

**AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY ZERO POINT NINE-FOUR (0.94) ACRES, LOCATED AT 221 EAST US HIGHWAY 60, FROM LOCAL COMMERCIAL (C-1) TO GENERAL COMMERCIAL (C-2)**

**WHEREAS**, the City of Republic, Missouri, (“City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

**WHEREAS**, an application for an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 0.94 acres located at 221 East US Highway 60, in Republic, Missouri, from Local Commercial (C-1) to General Commercial (C-2) was submitted to the City’s BUILDS Department; and

**WHEREAS**, the City submitted the application to the Planning and Zoning Commission and set a public hearing on the application for March 7, 2022; and

**WHEREAS**, a notice of the time and date of the public hearing on the application was given by publication on February 16, 2022, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the date set for the public hearing; and

**WHEREAS**, the City gave notice of the public hearing on the application to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned; and

**WHEREAS**, the public hearing on the application was conducted by the Planning and Zoning Commission on March 7, 2022, at which all interested persons and entities were afforded the opportunity to present evidence or statement on the application, after which the Commission rendered written findings of fact and submitted the same, together with its recommendations, to the Council; and

**WHEREAS**, the Planning and Zoning commission, by a vote of five (5) Ayes to zero (0) Nays, recommended the approval of such application for rezoning; and

**WHEREAS**, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council for first read at its regular meeting on March 15, 2022, and again submitted for second read at its regular meeting on April 5, 2022, after which the City Council voted to rezone such property and amend the Zoning Code accordingly.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:**

**Section 1:** The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property tract located at 221 East US Highway 60 in Republic, Missouri, more fully described in the legal description herein below, from Local Commercial (C-1) to General Commercial (C-2):

All of the North One-Half (N1/2) of the North One-Half (N1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Twenty-Eight (28), Range Twenty-Three (23), in Greene County, Missouri, lying North and Northwest of U.S. Highway No.60.

**EXCEPT:**

Commencing at the NW corner of the SW1/4 of the SW1/4 of Section 20, Township 28 North, Range 23 West of the Fifth Principal Meridian in Republic, Greene County, Missouri; thence East along the North line of said SW ¼ of the SW ¼, a distance of 30' to a point on the East line of Main Street (State Hwy. "P"); thence continuing East along and North line a distance of 366.55' to an iron pin for a point of beginning; thence continuing East along said North line a distance of 135'; thence South a distance of 167.77' to an iron pin on the Northwesterly right of way line of U.S. Highway 60; thence Southwesterly along said Northwesterly right of way line of U.S. Hwy 60 a distance of 142.41' to an iron pin; thence North a distance of 213.10' to the point of beginning.

**ALSO EXCEPT:**

Commencing at the Northwest corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Twenty-Eight (28), Range Twenty-Three (23), in Republic, Greene County, Missouri; thence East along the North line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) a distance of 30 feet to an existing iron pin on the East right-of-way line of Main Street (State Highway "P") for the point of beginning: Thence continuing along and said North line a distance of 177.35 feet to an iron pin set; thence South 00°43'32" East a distance of 248.88 feet to an iron pin set on the Northerly right-of-way of U.S. Highway No. 60, as it now exists; thence North 86°51'11" West along said right-of-way line, a distance of 180.41 feet to a point on the East right-of-way line of Main Street (State Highway "P"), thence North 00°02'43" West along said East right-of-way line, a distance of 113.55 feet to an existing right-of-way marker, thence North 00°03'17" West along said East right-of-way a distance of 123.50 feet to the point of beginning, all being in Republic, Greene County, Missouri, except any part thereof taken, deeded or used for road or highway purposes.

**Section 2:** In all other aspects other than those herein amended, modified, or changed, the Zoning Code and Official Zoning Map shall remain the same and continue in full force and effect.

**Section 3:** The WHEREAS clauses above are specifically incorporated herein by reference.

**Section 4:** This Ordinance shall take effect and be in force from and after its passage as provided by law.

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Matt Russell, Mayor

**Attest:**

---

Laura Burbridge, City Clerk

**Approved as to Form:**

*Megan E. McCullough*  
\_\_\_\_\_  
Megan McCullough, City Attorney

**Final Passage and Vote:**