

AN ORDINANCE OF THE CITY COUNCIL APPROVING AN AMENDMENT TO THE ZONING CLASSIFICATION OF APPROXIMATELY 5.25 ACRES LOCATED AT 2125 EAST HAMILTON STREET FROM OAK COURT PLANNED DEVELOPMENT DISTRICT (PDD) TO MORAL ASSISTED LIVING PLANNED DEVELOPMENT DISTRICT (PDD) AND APPROVING A DEVELOPMENT PLAN.

WHEREAS, the City of Republic, Missouri (the “City”) 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, the City Council has authority to adopt and amend zoning regulations pursuant to the City Charter and the Municipal Code of the City of Republic, Missouri (“Municipal Code”), including §§405.230–.980, and the laws of the State of Missouri; and

WHEREAS, Everett Wineman (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department to rezone approximately 5.25 acres of real property located at 2125 East Hamilton Street in Republic, Missouri (“Property”) from Oak Court Planned Development District (PDD) to the Moral Assisted Living Planned Development District (PDD); and

WHEREAS, Applicant additionally seeks approval of a development plan for Moral Assisted Living Planned Development District, identified as PDD 26-003 (“Development Plan”), an assisted living and residential care facility development containing approximately 80 units on approximately 5.25 acres, as reflected in the approved Development Plan; and

WHEREAS, the City submitted the Application and Development Plan to the Planning and Zoning Commission (“P&Z Commission”) and set a public hearing on the Application for May 11, 2026; and

WHEREAS, on May 20, 2026, pursuant to Municipal Code Section 405.980, the City published notice of the time and date for the public hearing on the Application in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

WHEREAS, pursuant to Municipal Code Section 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

WHEREAS, the P&Z Commission conducted the public hearing on the Application and Development Plan on June 8, 2026, after which the P&Z Commission rendered written findings of fact on the Application, Development Plan, and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

WHEREAS, the Property was previously rezoned and incorporated into the Oak Court Planned Development District pursuant to Ordinance No. 12-56; and

WHEREAS, the City desires to ensure that, notwithstanding any subsequent change to the name of the Planned Development District, the Development Plan identified as PDD 26-003 shall remain the controlling identifier for the development approved by this Ordinance; and

WHEREAS, the P&Z Commission, by a vote of 4 Ayes to 0 Nays, recommended the approval of the Application and Development Plan; and

WHEREAS, the Application, Development Plan, and request to amend the Zoning Code and Official Zoning Map was submitted to the City Council for a first reading at its regular meeting on the 16th day of June, 2026, after which the City Council, following a second reading on the 21st day of July, 2026, voted to rezone the property, approve the Development Plan, and amend the Zoning Code accordingly.

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

Section 1: The Zoning Code and Official Zoning Map of the City of Republic are hereby amended to rezone the real property located at 2125 East Hamilton Street, Republic, Missouri, containing approximately 5.25 acres and more particularly described in the legal description herein below, from the Oak Court Planned Development District (PDD) to Moral Assisted Living Planned Development District (PDD):

BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00°56'26" EAST, A DISTANCE OF 340.63 FEET; THENCE NORTH 45°37'50" EAST, A DISTANCE OF 85.31 FEET; THENCE SOUTH 89°41'18" EAST, A DISTANCE OF 734.35 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.67 FEET, A CENTRAL ANGLE OF 90°42', AND A CHORD BEARING AND DISTANCE OF SOUTH 44°28'37" EAST, 21.29 FEET; THENCE SOUTH 00°44'05" WEST, A DISTANCE OF 142.50 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.45 FEET, A CENTRAL ANGLE OF 89°58', AND A CHORD BEARING AND DISTANCE OF SOUTH 45°31'23" WEST, 21.13 FEET; THENCE NORTH 89°41'19" WEST, A DISTANCE OF 160.79 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 335.13 FEET, AN ARC LENGTH OF 423.71 FEET, A CENTRAL ANGLE OF 72°44', AND A CHORD BEARING AND DISTANCE OF SOUTH 55°01'19" WEST, 396.05 FEET; THENCE NORTH 89°33'38" WEST, A DISTANCE OF 313.64 FEET TO THE POINT OF BEGINNING, CONTAINING 5.25 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD.

Section 2: The Development Plan for Moral Assisted Living Planned Development District (PDD 26-003), attached hereto as Exhibit A and incorporated herein by reference as if fully set forth, is hereby approved and adopted and shall govern the development and use of the property described in Section 1.

Section 3: Development of the property described in Section 1 shall comply with the approved Development Plan and all applicable provisions of the Code of Ordinances of the City of Republic unless specifically modified by the approved Development Plan.

Section 4: Except as specifically amended by this Ordinance, all other provisions of the Zoning Code and Official Zoning Map of the City of Republic shall remain unchanged and in full force and effect.

Section 5: The *Whereas* clauses set forth in the preamble of this Ordinance are hereby incorporated herein for background purposes only and shall not create enforceable provisions except as expressly set forth in the operative sections of this Ordinance.

Section 6: If any clause, word, paragraph, section, or other portion of this Ordinance is held unconstitutional, illegal, or invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Section 7: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

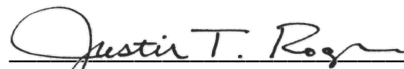
PASSED AND APPROVED at a regular meeting of the Council of the City of Republic, Missouri, this 21st day of July, 2026.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

 06/10/2026

Justin Rogers, City Attorney

Final Passage and Vote: