

**AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY 0.18 ACRES OF REAL PROPERTY LOCATED AT 204 NORTH MAIN STREET AND 103 EAST GRANT STREET FROM LOCAL COMMERCIAL (C-1) TO MAIN STREET DISTRICT (MSD)**

**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**, the City of Republic, as property owner, applied for (“Application”) an amendment to the Zoning Code and Official Zoning Map rezoning certain real property totaling approximately 0.18 acres located at 204 North Main Street and 103 East Grant Street (the “Property”), from its current zoning of Local Commercial (C-1) to Main Street District (MSD); and

**WHEREAS**, the City set a public hearing on the Application before the Planning and Zoning Commission (“PZ Commission”) for November 4, 2024; and

**WHEREAS**, on October 16, 2024, pursuant to Republic Municipal Code § 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 Republic Municipal Code § 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 PZ Commission conducted the public hearing on November 4, 2024, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

**WHEREAS**, the PZ Commission, by a vote of 5 Ayes to 0 Nays, recommended approval of the Application; and

**WHEREAS**, the Application was submitted to the City Council for first read at its regular meeting on November 5, 2024 and second read at its regular meeting on November 19, 2024, after which the Council voted to approve the Application 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 consisting of approximately 0.18 acres located at 204 North Main Street and 103 East Grant Street in Republic, Missouri, more fully described in the legal description herein below, from the zoning classification of Local Commercial (C-1) to Main Street District (MSD):

**TRACT I:**

All of Lot One (1) and the North Thirty-five (35) feet of the West Sixty (60) feet of Lot Three (3), all in Block One (1) in the ORIGINAL PLAT OF THE TOWN OF REPUBLIC, sometimes known as WILLIAM B. OR W.B. O'NEAL'S ORIGINAL PLAT OF THE TOWN OF REPUBLIC, in GREENE County, Missouri, according to the recorded plat thereof.

**TRACT II:**

The West 15 feet of the South 35 feet of Lot Three (3), Block One (1) and all of that part of Lot Three (3), Block One (1), described as follows: Beginning 596 feet 9 inches North and 160 feet East of the Southwest corner of the Northwest Quarter (NW¼) of Section Twenty (20), Township Twenty-eight (28), Range Twenty-three (23); thence North 35 feet; thence West 25 feet; thence South 35 feet; thence East 25 feet to the point of beginning, all in the ORIGINAL PLAT OF THE TOWN OF REPUBLIC, sometimes known as WILLIAM B. OR W.B. O'NEAL'S ORIGINAL PLAT OF THE TOWN OF REPUBLIC, GREENE County, Missouri, according to the recorded plat thereof.

- 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:** The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 5:** 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 \_\_\_\_\_, 2024.

**Attest:**

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Eric Franklin, Mayor

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Laura Burbridge, City Clerk**Approved as to Form:**

Megan McCullough, City Attorney

**Final Passage and Vote:**