

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING AMENDING THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 36.95 ACRES FROM AGRICULTURAL (AG) TO HEAVY MANUFACTURING (M-2), LOCATED IN THE 6800 BLOCK OF WEST FARM ROAD 144

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 real estate located in the 6800 Block of West Farm Road 144, and comprising approximately 36.95 acres from Agricultural (AG) to Heavy Manufacturing (M-2), was submitted to the City’s BUILDS Department by Asset Holding Group, LLC (“Applicant”); and

WHEREAS, the City did thereafter submit said application to the Planning and Zoning Commission, which did set June 7, 2021, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, a notice of the time and date of the public hearing was given by publication on May 19, 2021, in *The Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least 15 days before the date set for the public hearing; and

WHEREAS, the City gave notice of such public hearing 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, a public hearing was conducted by the Planning and Zoning Commission on June 7, 2021, after which the Commission rendered written findings of fact on the proposed amendment and rezoning and, thereafter, submitted the same, together with its recommendations, to the City Council; and

WHEREAS, the Planning and Zoning Commission, by a vote of 2 Ayes to 4 Nays, recommended the denial 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 at its regular meeting on June 15, 2021, after which the City Council did proceed to vote 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 insofar as the same relates to a certain tract of realty located in the 6800 Block of West Farm Road 144, and comprising approximately 36.95 acres from Agricultural (AG) to Heavy Manufacturing (M-2), such tract being more fully described as follows:

ALL OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23, ALL IN GREENE COUNTY, MISSOURI, EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACTS: A. BEGINNING 167 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23; THENCE WEST 200 FEET; THENCE SOUTH 100 FEET; THENCE EAST 200 FEET; THENCE NORTH 100 FEET TO BEGINNING, GREENE COUNTY, MISSOURI B. BEGINNING 267 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23; THENCE WEST 200 FEET; THENCE SOUTH 150 FEET; THENCE EAST 200 FEET; THENCE NORTH 150 FEET TO BEGINNING, GREENE COUNTY, MISSOURI C. BEGINNING 417 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23; THENCE WEST 200 FEET; THENCE SOUTH 100 FEET; THENCE EAST 200 FEET; THENCE NORTH 100 FEET TO BEGINNING, GREENE COUNTY, MISSOURI D. BEGINNING 530 FEET WEST AND 20 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER SECTION 27, TOWNSHIP 29, RANGE 23; THENCE NORTH 200 FEET; THENCE WEST 150 FEET; THENCE SOUTH 200 FEET; THENCE EAST 150 FEET TO BEGINNING, GREENE COUNTY, MISSOURI E. BEGINNING 230 FEET WEST AND 20 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER SECTION 27, TOWNSHIP 29, RANGE 23; THENCE NORTH 200 FEET; THENCE WEST 150 FEET; THENCE SOUTH 200 FEET; THENCE EAST 150 FEET TO BEGINNING, GREENE COUNTY, MISSOURI F. THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23 G. BEGINNING 167 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23; THENCE WEST 200 FEET, THENCE NORTH 15 FEET; THENCE EAST 200 FEET; THENCE SOUTH 15 FEET TO BEGINNING, GREENE COUNTY, MISSOURI H. BEGINNING 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23; THENCE WEST 200 FEET; THENCE SOUTH 152 FEET; THENCE EAST 200 FEET; THENCE NORTH 152 FEET TO BEGINNING, GREENE COUNTY, MISSOURI SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.

- 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 are hereby specifically incorporated herein by reference.

BILL NO. 21-46

ORDINANCE NO.

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 _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.09 10:15:20
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____