

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 10 ACRES FROM AGRICULTURAL (AG) TO PLANNED DEVELOPMENT DISTRICT (PDD), LOCATED IN THE 7400 BLOCK OF WEST FARM ROAD 174

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 7400 Block of West Farm Road 174, and comprising approximately 10 acres from Agricultural (AG) to Planned Development District (PDD), was submitted to the City's BUILDS Department by Blake Cantrell ("Applicant"); and

WHEREAS, an application for approval of a development plan for The Woods Planned Development District identified as PDD 21-003 ("Development Plan") was received from Applicant; and

WHEREAS, the City did thereafter submit said application and Development Plan 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, Development Plan, and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

WHEREAS, the Planning and Zoning Commission, by a vote of 5 Ayes to 1 Nay, recommended the approval of such application and Development Plan for rezoning; and

WHEREAS, the application for rezoning, Development Plan, 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, approve the Development Plan, 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 7400 Block of West Farm Road 174, and comprising approximately 10 acres from Agricultural (AG) to Planned Development District (PDD), such tract being more fully described as follows:

Tract 1: The north half (1/2) of the following described tract: Commencing at a 5/8 inch rebar LS 2334 set at the West 1/4 corner of said Section Fifteen (15), thence North 89 degrees 35 minutes 55 seconds East, 331.83 feet along the South line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) to a 1/2 inch rebar LS 2334 set for the point of beginning; thence North 00 degrees 18 minutes 50 seconds West, 1322.03 feet to a 1/2 inch rebar LS 2334 set at the intersection with the North line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); thence North 89 degrees 39 minutes 06 seconds East, 333.21 feet along said North line to a 1/2 inch rebar LS 2334 set; thence South 00 degrees 15 minutes 15 seconds East 1321.73 feet to a 1/2 inch rebar LS 2334 set at the intersection with said South line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); thence South 89 degrees 35 minutes 55 seconds West, 331.83 feet along said South line to the point of beginning, all in Section Fifteen (15), Township Twenty-eight (28), Range Twenty-three (23), in GREENE County, Missouri. Tract 2: THE WEST HALF (W 1/2) OF THE FOLLOWING DESCRIBED TRACT: A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8 REBAR LS 2334 SET AT THE WEST QUARTER (W 1/4) CORNER OF SAID SECTION FIFTEEN (15); THENCE NORTH 89°35'55" EAST, 663.66 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) TO A 1/2" REBAR LS 2334 SET FOR A POINT OF BEGINNING; THENCE NORTH 00°15'15" WEST, 1321.42 FEET TO A 1/2" REBAR 2334 SET AT THE INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE NORTH 89°39'06" EAST, 333.21 FEET ALONG THE NORTH LINE OF A 1/2" REBAR LS 2334 SET; THENCE SOUTH 00°11' 39" EAST, 1321.42 FEET TO A 1/2" REBAR LS 2334 SET AT THE INTERSECTION WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE SOUTH 89°35'55" WEST, 331.83 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI.

Section 2. The Development Plan, as incorporated and attached to this Ordinance, is hereby approved and adopted by the Council along with any modifications and conditions imposed herein.

Section 3. Unless otherwise specifically defined by the approved Development Plan, the development of the tracts of realty contained herein will be regulated according to the requirements of the City of Republic's Municipal Code of Ordinances.

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Section 4. 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 5. The whereas clauses are hereby specifically incorporated herein by reference.

Section 6. 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



Digitally signed by Scott Ison
Date: 2021.06.09 09:40:15
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Approved as to Form: _____, Scott Ison, City Attorney

Final Passage and Vote: _____