

**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 16.42 ACRES FROM AGRICULTURAL
(AG) TO HEAVY MANUFACTURING (M-2), LOCATED IN THE
1100 BLOCK OF SOUTH STATE HIGHWAY MM**

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 1100 Block of South State Highway MM, and comprising approximately 16.42 acres from Agricultural (AG) to Heavy Manufacturing (M-2), was submitted to the City’s BUILDS Department by Plaza Southwest, 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 4 Ayes to 2 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 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 1100 Block of South State Highway MM, and comprising approximately 16.42 acres from Agricultural (AG) to Heavy Manufacturing (M-2), such tract being more fully described as follows:

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST OF THE 5TH P.M., GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF ABOVE MENTIONED SECTION 27; THENCE ALONG THE EAST LINE OF SAID SECTION 27 S02°19 37 W 1332.49 FEET; THENCE DEPARTING SAID EAST LINE N88°27 42 W 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF MISSOURI HIGHWAY MM BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND RAILROAD RAIL BEARS SOUTH 14°19 32 WEST 0.41 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE AND ALONG THE NORTH AND WEST LINES OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO RANDLER PER BOOK 2521 PAGE 367 OF THE GREENE COUNTY RECORDER S OFFICE N88°27 42 W 200.03 FEET TO A FOUND IRON ROD; THENCE S02°14 33 W 0.55 FEET TO THE NORTH LINE OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO ASSET HOLDINGS GROUP LLC PER DOCUMENT NO. 2020-030874-20 OF SAID RECORDER S OFFICE; THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTH LINE OF ASSET HOLDING GROUP TRACT N88°35 58 W 1101.37 FEET TO A SET IRON ROD AT THE SOUTHEAST CORNER OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO NOBLE PER DOCUMENT NO. 2016-006733-16 OF SAID RECORDER S OFFICE; THENCE ALONG THE EAST LINE OF SAID NOBLE TRACT N02°21 18 E 549.65 FEET TO A SET IRON ROD; THENCE DEPARTING SAID EAST LINE S88° 35 58 E 1301.14 FEET TO A SET IRON ROD ON THE ABOVE MENTIONED WEST RIGHT OF WAY LINE OF MISSOURI HIGHWAY MM; THENCE ALONG SAID WEST RIGHT OF WAY LINE S02°19 37 W 549.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.42 ACRES MORE OR LESS.


- 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.
- 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 10:22:46
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____