

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,  
APPROVING A SPECIAL USE PERMIT TO OPERATE A CLEANING SERVICES OFFICE  
IN A RESIDENTIAL ZONING DISTRICT LOCATED AT 621 NORTH WALNUT AVENUE  
TO JENNIFER WOOD**

*WHEREAS*, the City of Republic, Missouri, (herein called the “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 a Special Use Permit was submitted by Jennifer Wood (herein called the “Applicant”), to operate a cleaning services office located at 621 North Walnut Avenue; and

*WHEREAS*, Section 405.670 of the City of Republic’s Municipal Code of Ordinances enumerates various land uses generally permissible as a special use, among those uses being commercial office uses located in any residential district which are associated with low traffic volumes such as accounting, architecture, drafting, engineering, law and associated professional consulting services; and

*WHEREAS*, notice of the date and time of public hearings concerning this application was published on December 2, 2020, in *The Greene County Commonwealth*, a newspaper of general circulation in the City of Republic, in addition to the same notice being sent by certified mail to those property owners within 185 feet of land subject to this special use permit application; and

*WHEREAS*, the Planning and Zoning Commission did thereafter hold a public hearing on January 11, 2021, after which they recommended the approval of the application by a vote of 5 Ayes to 0 Nays; and

*WHEREAS*, Section 405.670 of the City of Republic’s Municipal Code of Ordinances authorizes the City Council to impose appropriate conditions and safeguards to protect the public welfare and to conserve and protect private property and property values in the neighborhood; and

*WHEREAS*, the application for this special use permit was submitted to the City Council at its regular meeting held on January 19, 2021, after which City Council did proceed to vote to approve the special use permit subject to the imposed conditions contained herein.

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

Section 1. A Special Use Permit is hereby approved to operate a cleaning services office located at 621 North Walnut Avenue, otherwise described as follows:

ALL OF THE SOUTH 67 FEET OF THE NORTH 199 FEET OF LOT EIGHT (8), IN G.W. HINES SECOND ADDITION, A SUBDIVISION IN REPUBLIC, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Section 2. The following conditions and safeguards are hereby incorporated into the Special Use Permit:

- A. The special use permit shall expire and/or terminate:
  - 1. At such time of sale or transfer of the property subject to this special use permit.
  - 2. Upon death of the Applicant.
  - 3. Upon transfer of the special use for which the permit is granted.
  - 4. Abandonment of the special use for which the permit is granted for a period longer than 12 consecutive months.
  - 5. Upon the occurrence of any event which would terminate the same by operation of law including but not limited to violations of any City Ordinances, state or federal laws, or rules or regulations related to activity on the property or upon the property and activity on the property being determined to be unsafe or unsuitable for continued operation.
  - 6. Upon the rezone of the property.
  - 7. At such time as is established by Council.
- B. The special use shall provide sufficient off-street parking spaces to contain all parked vehicles associated with the special use.
- C. Parking provided by the special use must be of residential character.
- D. The special use shall provide all necessary stormwater management, including stormwater detention, in accordance with the City of Republic's regulations.
- E. Only a cleaning services office, in which the Applicant has an ownership interest, shall be operated from the property subject to this special use permit.

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: Scott Ison Digitally signed by Scott Ison Date: 2021.01.14 08:21:15 -06'00', Scott Ison, City Attorney

Final Passage and Vote: \_\_\_\_\_