

**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 0.22 ACRES FROM AGRICULTURAL (AG) AND 18.97 ACRES FROM GENERAL COMMERCIAL (C-2), LOCATED NORTHEAST OF THE NORTHEASTERN RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE 360, TO LIGHT INDUSTRIAL (M-1)**

*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 an amendment to the Zoning Code and Official Zoning Map to rezone real estate located northeast of the northeastern right of way line of Missouri State Route 360, and comprising approximately 0.22 Acres from Agricultural (AG) and 18.97 acres from General Commercial (C-2) to Light Industrial (M-1), was submitted to the Community Development Department Staff by Morelock Family Limited Partnership (hereinafter called the "Applicant"); and

*WHEREAS*, the Community Development Staff did thereafter submit said application to the Planning and Zoning Commission, which did set January 11, 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 December 16, 2020, 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 January 11, 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 6 Ayes to 0 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 January 19, 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 northeast of the northeastern right of way line of Missouri State Route 360, and comprising approximately 0.22 Acres from Agricultural (AG) and 18.97 acres from General Commercial (C-2) to Light Industrial (M-1), such tract being more fully described as follows:

A TRACT OF LAND BEING DESCRIBED IN BOOK 2194 AT PAGE 533 IN THE GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY FOUR (34), TOWNSHIP TWENTY NINE (29) NORTH, RANGE TWENTY THREE (23) WEST, GREENE COUNTY, MISSOURI; COMMENCING AT AN EXISTING 5/8" IRON PIN AT THE NORTHEAST CORNER OF SAID SECTION THIRTY FOUR (34); THENCE SOUTH 01o11'12" EAST A DISTANCE OF 1,244.94 FEET TO STATION 0+495.615 OF MISSOURI STATE HIGHWAY MM; THENCE SOUTH 88o43'09" WEST OF SAID STATION 0+495.615 A DISTANCE OF 108.27 FEET TO AN EXISTING IRON PIN FOR CORNER; THENCE SOUTH 02o38'41" EAST A DISTANCE OF 87.54 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING; THENCE SOUTH 02o38'41" EAST A DISTANCE OF 326.00 FEET TO AN IRON PIN FOR CORNER, SAID CORNER BEING 98.43 FEET WEST OF STATION 0+621.626 OF SAID MISSOURI STATE HIGHWAY MM; THENCE SOUTH 04o42'52" EAST A DISTANCE OF 164.34 FEET TO AN IRON PIN FOR CORNER, SAID CORNER BEING 88.58 FEET WEST OF STATION 0+671.626; THENCE SOUTH 02o52'12" EAST A DISTANCE OF 73.85 FEET TO AN IRON PIN FOR CORNER, SAID CORNER BEING 85.30 FEET WEST OF STATION 0+695; THENCE SOUTH 05o13'35" WEST A DISTANCE OF 306.99 FEET TO AN IRON IN FOR CORNER, SAID CORNER BEING 88.58 FEET WEST OF STATION 0+792.327 OF SAID MISSOURI STATE HIGHWAY MM; THENCE SOUTH 25o38'01" WEST A DISTANCE OF 163.94 FEET TO AN IRON PIN FOR CORNER, SAID CORNER BEING 391.37 FEET NORTH OF STATION 2+903.682 OF JAMES RIVER FREEWAY; THENCE NORTH 85.55'01" WEST A DISTANCE OF 100.21 FEET TO AN IRON PIN FOR CORNER, SAID CORNER BEING 328.08 FEET NORTH OF STATION 2+800; THENCE NORTH 53o43.21 WEST A DISTANCE OF 594.94 FEET TO AN IRON PIN FOR CORNER, SAID CORNER BEING 255.91 FEET NORTH OF STATION 2+700; THENCE NORTH 57o37'32" WEST A DISTANCE OF 278.32 FEET TO AN IRON PIN FOR CORNER, SAID CORNER BEING 203.41 FEET NORTH OF STATION 2+616.689; THENCE NORTH 50o27'12" WEST A DISTANCE OF 305.12 FEET TO AN IRON PIN FOR CORNER, SAID CORNER BEING 183.73 FEET NORTH OF STATION 2+523.881 OF SAID JAMES RIVER FREEWAY; THENCE NORTH 46o45'15" WEST A DISTANCE OF 401.65 FEET TO AN IRON PIN FOR CORNER; THENCE NORTH 88o24'42" EAST A DISTANCE OF 1,409.67

BILL NO. 21-07

ORDINANCE NO.

FEEET TO THE POINT OF BEGINNING, IN GREENE COUNTY, MISSOURI,  
EXCEPT ANY PART TAKEN OR USED FOR ROADS..

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.

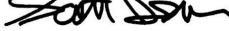
Section 4. This Ordinance shall take effect and be in force from and after its passage as  
provided by law.

**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: 2021.01.14 08:17:50 -06'00', Scott Ison, City Attorney

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