

**AN ORDINANCE AMENDING THE ZONING CODE AND OFFICIAL  
MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 6.43  
ACRES OWNED BY JEFFERY AND WANDA FAY MESSENGER, LOCATED  
AT 6840 WEST STATE HIGHWAY M, FROM R1-M TO C-2**

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF REPUBLIC,  
MISSOURI, AS FOLLOWS:**

**WHEREAS**, an application for amendment of the Zoning Code to rezone real estate located at the 6840 West State Highway M in the City of Republic, Missouri, by changing the zoning classification from R1-M to C-2 was submitted to the Planning and Development Staff by the City of Republic (hereinafter "Applicants"); and

**WHEREAS**, the Planning and Development Staff did, thereafter, submit said application to the Planning and Zoning Commission which did set the 21<sup>st</sup> day of December, 2005, as the date a Public Hearing would be held on such application and proposed amendment; and

**WHEREAS**, notice of the time and date of Public Hearing was given by publication on November 30<sup>th</sup>, 2005, in *The Republic Monitor*, a newspaper of general circulation in the City of Republic, such notice being at least 15 days before the date set for the Public Hearing; and

**WHEREAS**, a Public Hearing was conducted by the Planning and Zoning Commission on the 21<sup>st</sup> day of December, 2005, 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 Board of Aldermen; and

**WHEREAS**, the Planning and Zoning Commission, by a vote of 5 to 0, did recommend to approve such application for rezoning and to amend the Zoning Code; and

**WHEREAS**, notice of the time and date of the Public Hearing at which the application for rezoning and to amend the Zoning Code would be submitted to the Board of Aldermen was given by publication on November 30<sup>th</sup>, 2005, in *The Republic Monitor*, a newspaper of general circulation in the City of Republic; such notice being at least 15 days before the date set for Public Hearing; and

**WHEREAS**, a Public Hearing was conducted, and the application for rezoning and to amend the Zoning Code was submitted to the Board of Aldermen at its regular meeting held on the 27<sup>th</sup> day of December, 2005, after which the Board did proceed to vote to rezone such property and amend the zoning code accordingly; 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 by certified mailings to such record owners.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE  
CITY OF REPUBLIC AS DESCRIBED, AS FOLLOWS:**

SECTION 1: That the Zoning Code and Official Zoning Map are hereby amended insofar as the same relate to a certain tracts of realty located at the 6840 West State Highway M changing the zoning classification thereof from R1-M to C-2, such tracts being more fully described as follows:

ALL OF AN IRREGULAR TRACT OF LAND IN THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TEN (10), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TEN (10), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST; THENCE EAST TO STATE RIGHT-OF-WAY LINE ON THE SOUTH SIDE OF HIGHWAY "M" AS NOW LOCATED; THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID RIGHT-OF-WAY, TO THE STATE RIGHT-OF-WAY LINE ON THE SOUTH OF THE HIGHWAY 166 AS NOW LOCATED; THENCE WEST, ALONG SAID RIGHT-OF-WAY LINE ON THE SOUTH SIDE OF HIGHWAY 166, TO THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TEN (10), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE SOUTH, ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES, AND EXCEPT THEREFROM, A STRIP OF LAND ALONG THE ENTIRE WEST SIDE THEREOF, THREE (3) FEET IN WIDTH AT THE NORTHERLY END AND 7.4 FEET IN WIDTH AT THE SOUTH END.

SECTION 2: In all other respects 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: This ordinance shall be in full force and effect from and after its date of passage.

Passed and approved at a regular meeting of the Board of Aldermen of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

ATTEST:

\_\_\_\_\_  
Brenda Jackson, City Clerk

\_\_\_\_\_  
James H. Collins, Mayor

Approved for Board Action: \_\_\_\_\_, City Administrator

Approved as to Form: \_\_\_\_\_, City Attorney