

**AN ORDINANCE AMENDING THE ZONING CODE AND OFFICIAL  
MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY  
.2404 ACRES OWNED BY VL PROPERTIES LLC, LOCATED  
AT 379 & 381 GEORGE STREET FROM R-2 TO R1-Z**

**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 379 & 381 George Street in the City of Republic, Missouri, by changing the zoning classification from R-2 to R1-Z was submitted to the Planning and Development Staff by Vernon L. Chastain (hereinafter "Applicants"); and

**WHEREAS**, the Planning and Development Staff did, thereafter, submit said application to the Planning and Zoning Commission which did set the 17<sup>th</sup> day of July, 2006, 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 June 28<sup>th</sup>, 2006, 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 17<sup>th</sup> day of July, 2006, 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 6 to 0, did recommend to approve such application for rezoning; 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 June 28<sup>th</sup>, 2006, 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 24<sup>th</sup> day of July, 2006, 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

**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 tract of realty located at 379 & 381 George Street changing the zoning classification thereof from R-2 to R1-Z , such tract being more fully described as follows:

ALL OF LOT 9 OF STRAWBERRY FIELDS, A RECORDED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE, N89°53'00"E, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 129.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE, S23°14'51"E, ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 96.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF GEORGE STREET; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 47°19'46", AN ARC DISTANCE OF 53.69 FEET, ALONG A CHORD BEARING S44°00'08"W TO THE SOUTHERN MOST CORNER OF SAID LOT 9; THENCE, N70°40'21"W, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 140.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE, N00°48'54"E, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 79.53 FEET TO THE POINT OF BEGINNING. CONTAINING 15,661.5 SQUARE FEET (MORE OR LESS)

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