

**AN ORDINANCE AMENDING THE ZONING CODE AND OFFICIAL
MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY
75 ACRES OWNED BY C&W INVESTMENTS LLC, LOCATED
AT 4494 SOUTH FARM ROAD 81 FROM AG TO R1-M**

**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 4494 South Farm Road 81 in the City of Republic, Missouri, by changing the zoning classification from AG to R1-M was submitted to the Planning and Development Staff by C&W Investments LLC (hereinafter "Applicants"); and

WHEREAS, the Planning and Development Staff did, thereafter, submit said application to the Planning and Zoning Commission which did set the 15th day of May, 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 April 26th, 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 15th day of May, 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 4 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 April 26th, 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 22nd day of May, 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 4494 South Farm Road 81

changing the zoning classification thereof from AG to R1-M, such tract being more fully described as follows:

ALL OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), GREENE COUNTY, MISSOURI, EXCEPT THE WEST ONE-HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), GREENE COUNTY, MISSOURI, SUBJECT TO THAT PART TAKEN OR USED FOR ROADS.

AND

ALL OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), GREENE COUNTY, MISSOURI, SUBJECT TO THAT PART TAKEN OR USED FOR ROADS.

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