

**AN ORDINANCE AMENDING THE  
ZONING CODE AND OFFICIAL  
MAP BY CHANGING THE CLASSIFICATION OF  
APPROXIMATELY 7.89 ACRES  
OWNED BY DEAN LUCAS,  
LOCATED IN THE 5800 BLOCK OF  
WEST U. S. HIGHWAY 60 FROM M-1 TO C-2**

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

**WHEREAS**, an application for amendment of the Zoning Code to rezone real estate located in the 5800 Block of West U.S. Highway 60 in the City of Republic, Missouri, by changing the zoning classification from M-1 to C-2 was submitted to the Planning and Development Staff by Dean Lucas, (hereinafter "Applicants"); and

**WHEREAS**, the Planning and Development Staff did, thereafter, submit said application to the Planning and Zoning Commission which did set the 20<sup>th</sup> day of August 2007, 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 Wednesday August 1<sup>st</sup>, 2007, 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 20<sup>th</sup> of August, 2007, 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 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 City Council was given by publication on Wednesday August 1<sup>st</sup>, 2007, 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 City Council at its regular meeting held on the 27<sup>th</sup> day of June 2007, after which the Council 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 CITY COUNCIL 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 in the 5800 Block of West U.S. Highway 60 from M-1 to C-2, such tract being more fully described as follows:

BEGINNING AT A POINT 407 FEET SOUTH AND 25 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 23 WEST; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER, A DISTANCE OF 845.5 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 60; THENCE NORTHEASTERLY AND ALONG SAID HIGHWAY RIGHT-OF-WAY LINE, A DISTANCE OF 416.8 FEET; THENCE NORTHWESTERLY AND MAKING AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT FROM THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, A DISTANCE OF 250 FEET; THENCE NORTHEASTERLY AND MAKING AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 411 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID 'NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 585.6 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST 159.2 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 407 FEET; THENCE WEST 383 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI AND CONTAINING 7.89 ACRES 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 City Council of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

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

ATTEST:

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

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

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