

**AN ORDINANCE AMENDING THE ZONING CODE AND OFFICIAL MAP BY  
CHANGING THE CLASSIFICATION OF APPROXIMATELY 3.5 ACRES, OWNED  
BY HOMESTEAD PROPERTY MANAGEMENT, LLC, LOCATED AT 511 SOUTH  
MAIN STREET FROM R1-M TO C-1**

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 at 511 South Main Street in the City of Republic, Missouri, by changing the zoning classification from R1-M to C-1 was submitted to the Planning and Development Staff by Homestead Property Management, 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 18<sup>th</sup> day of June 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 May 30<sup>th</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 18<sup>th</sup> of June, 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 7 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 May 30<sup>th</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 25<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 at 511 South Main Street from r1-M to C-1, such tract being more fully described as follows:

THE NORTH ONE-HALF (N ½) OF THE SOUTH ONE-HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 19, TOWNSHIP 28, RANGE 23 IN GREENE COUNTY, MISSOURI, EXCEPT ALL THAT PART TAKEN AND NOW USED FOR HIGHWAY PURPOSES, AND EXCEPT THAT PART OF SAID TRACT CONVEYED TO ALBERT AND ADA NORMAN AS SHOWN BY DEED IN BOOK 1121, PAGE 124, IN THE RECORDER OF DEEDS OFFICE, GREENE COUNTY, MISSOURI

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.

ATTEST:

Brenda Jackson, City Clerk \_\_\_\_\_ James H. Collins, Mayor \_\_\_\_\_

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

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