

**A RESOLUTION OF THE CITY COUNCIL APPROVING A PRELIMINARY PLAT FOR TIGER CREEK, A
RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY FORTY (40.0) ACRES LOCATED AT 3445
EAST HINES STREET**

WHEREAS, the City of Republic, Missouri (“City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, the City’s Planning and Zoning Commission (“PZ Commission”), together with the City Council (“Council”), have adopted Subdivision Regulations governing the subdivision of land located within the City; and

WHEREAS, the PZ Commission and Council have adopted a Comprehensive Land Use Plan and a Transportation Plan for the City; and

WHEREAS, S6 Tiger Creek, LLC (“Applicant”) submitted an application (“Application”) for the review and approval of a preliminary plat (“Proposed Preliminary Plat”) of approximately forty (40) acres located at 3445 East Hines Street in Republic, Missouri, also known as the Tiger Creek residential subdivision “Subdivision”); and

WHEREAS, under the Proposed Preliminary Plat, the Subdivision will tentatively consist of one hundred and fifteen (115) residential lots which meet the applicable requirements for single-family detached structures in the High-Density Single-Family Residential (R1-H) zoning classification; and

WHEREAS, pursuant to Republic Municipal Code Section 410.150, following the requisite review by City planners/engineers, the PZ Commission examined the Proposed Preliminary Plat to ensure the Subdivision will: (1) not endanger public health or safety, (2) not injure the value of adjoining/abutting property, (3) be in conformity with the Comprehensive Land Use Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council, and (4) be in harmony with the surrounding area; and

WHEREAS, upon its review, the PZ Commission found the Proposed Preliminary Plat complies with all applicable Republic Municipal Code requirements, Ordinances and Subdivision Regulations, and conforms to the City’s Comprehensive Land Use Plan, Transportation Plan and other adopted plans; and

WHEREAS, at the PZ Commission’s regular meeting held on December 2, 2024, the PZ Commission recommended Council’s approval of the Proposed Preliminary Plat by a vote of 6 Ayes to 0 Nays.

WHEREAS, the Council finds the Proposed Preliminary Plat meets the requirements of the Republic Municipal Code, Chapter 410, as well as all other applicable Ordinances and Subdivision Regulations, and conforms to the City’s Comprehensive Land Use Plan, Transportation Plan and other adopted plans, thus, approves the Application accordingly.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

Section 1: The Proposed Preliminary Plat substantially conforms to Chapter 410, Republic Municipal Code, and all other applicable Ordinances, Regulations and adopted City Plans.

Section 2: The Application for approval of the Proposed Preliminary Plat for the Tiger Creek residential subdivision (also referred to herein as "Subdivision") is hereby **approved** in all respects, and the Preliminary Plat as approved, attached hereto and labeled "Exhibit 1", shall hereafter serve as the official guide for the development of the Subdivision.

Section 3: The whereas clauses are hereby specifically incorporated herein by reference.

Section 4: This Resolution shall become effective on and after the date of passage and approval as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2024.

Eric Franklin, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote: