

A RESOLUTION OF THE CITY COUNCIL APPROVING A PRELIMINARY PLAT FOR JAMES PLACE, A RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 10.44 ACRES LOCATED AT 688 S. KANSAS AVENUE

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, JamesNathan LLC (“Applicant”) submitted an application (“Application”) for the review and approval of a preliminary plat (“Proposed Preliminary Plat”) of approximately ten point four-four (10.44) acres located at 688 S. Kansas Ave. in Republic, Missouri, also known as James Place (“Subdivision”); and

WHEREAS, under the Proposed Preliminary Plat, the Subdivision will consist of twenty-eight (28) residential lots which meet the applicable requirements for single-family detached structures in the Medium-Density Single-Family Residential (R1-M) 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 for conformance to and to ensure that 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 and determined that the Proposed Preliminary Plat complies with 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 October 6, 2025, the PZ Commission recommended Council’s approval of the Proposed Preliminary Plat by a vote of _ Ayes to _ 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 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 a preliminary plat for James Place (also referred to herein as “Subdivision”) is hereby approved in all respects, and the Preliminary Plat,

attached hereto and labeled "Exhibit 1", shall 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 _____, 2025.

Eric Franklin, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

DocuSigned by:

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Damon Phillips, Interim City Attorney

Final Passage and Vote: