

AN ORDINANCE OF THE CITY COUNCIL APPROVING THE FINAL PLAT OF THE HARPER RIDGE PHASE 1 SUBDIVISION

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, on or about October 26, 2021, via Resolution 21-R-49, the Council approved the Preliminary Plat for Phase 2 of the Emerald Valley Subdivision (renamed to Harper Ridge Phase 1 Subdivision); and

WHEREAS, on or about October 1, 2023, Bester Properties, LLC (“Applicant”) submitted an application to the BUILDS Department for review and approval of the Final Plat of Harper Ridge Phase 1 Subdivision (“Harper Ridge Phase 1 Subdivision”); and

WHEREAS, the BUILDS Department has reviewed the Applicant’s proposed Final Plat for the Harper Ridge Phase 1 Subdivision and has determined it substantially conforms to the requirements of the approved Development Plan, the requirements of applicable City Code provisions including, but not necessarily limited to, Chapter 410 Subdivision Regulations, Article 410-V Major Subdivision--Final Plat.

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

- Section 1:** That all conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of the Harper Ridge Phase 1 Subdivision have been met.
- Section 2:** That the Final Plat of the Harper Ridge Phase 1 Subdivision (“Attachment 1”), expressly incorporated herein at length, is hereby approved in all respects.
- Section 3:** That the approval of the Final Plat of the Harper Ridge Phase 1 Subdivision is contingent upon the same being recorded within sixty (60) days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4:** That neither the construction of structures nor the sale of lots in Harper Ridge Phase 1 Subdivision shall commence until the Final Plat of the Harper Ridge Phase 1 Subdivision has been duly approved and recorded as required by law.
- Section 5:** The whereas clauses are hereby specifically incorporated herein by reference.
- Section 6:** The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 7:** This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2023.

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote: