

**AN ORDINANCE OF THE CITY COUNCIL APPROVING A SPECIAL USE PERMIT FOR
REPMO 1ST STORE LLC TO EXPAND AND CONSTRUCT A SELF-STORAGE BUILDING AT AN EXISTING SELF-
STORAGE FACILITY ON REAL PROPERTY LOCATED AT 715 N DENVER 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, RepMo 1st Store LLC (“Applicant”) submitted an application for a Special Use Permit (“Application”) that would allow Applicant to construct a self-storage building and expand their self-storage facility on real property located at 715 N Denver Avenue in Republic, Missouri (collectively, “the Property”); and

WHEREAS, under Republic Code Section 405.670, the City Council may authorize certain land uses on real property that are otherwise prohibited under Republic Code, subject to conditions and/or safeguards designed to protect the public welfare and to conserve and protect the condition and value of property in the surrounding area, as deemed necessary and/or appropriate by the Council; and

WHEREAS, under Section 405.670, a special use permit is required for any individual or entity to operate a self-storage facility in the City of Republic; and

WHEREAS, the City submitted the Application to the Planning and Zoning Commission (“Commission”) and set a public hearing before the Commission for August 11, 2025; and

WHEREAS, notice of the time and date of the public hearing before the Commission was published at least fifteen (15) days in advance thereof, on July 23, 2025, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, and such notice was sent via mail to all property owners within 185 feet of the Property; and

WHEREAS, the Commission presided over the public hearing on the Application on August 11, 2025, as scheduled, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

WHEREAS, the Commission, by a vote of 7 Ayes to 0 Nays, recommended approval of the Application; and

WHEREAS, the Application was submitted to the Council for first read at its regular meeting on August 26, 2025, and submitted for second read at its regular meeting on September 16, 2025; and

WHEREAS, pursuant to Republic Code Section 405.670, the Council finds the proposed special use will not endanger the public’s health or safety, is in conformity with the City’s Comprehensive Plan and other adopted plans currently in place and will generally be in harmony with the surrounding uses, and therefore approves the Special Use Permit for Applicant.

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

Section 1: A Special Use Permit is hereby approved for issuance to RepMo 1st Store LLC for the purpose of constructing a self-storage building and expanding their self-storage facility on real property located at 715 N Denver Avenue in Republic, Missouri, more specifically described as follows:

ALL OF LOT ONE (1), FINAL PLAT OF WINDMILL PLACE 2ND ADDITION, A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

Section 2: The following conditions and safeguards are hereby expressly incorporated into the Special Use Permit issued under this Ordinance:

- A. The Application.
- B. Municipal Water and Sewer Service:
 - a. The Property currently has access to City water and sanitary sewer services.
 - b. Placement of additional water and sewer infrastructure shall be considered and determined upon review of the Applicant’s New Commercial Building Permit application. Applicant shall comply with the determinations made by the City in this regard.
- C. Duration:
 - a. The Special Use Permit shall remain valid until a change in use or in the configuration of the use occurs, which will void and invalidate the Special Use Permit.
- D. Transportation:
 - a. The property will be accessed from North Denver Avenue.
- E. Other Requirements:
 - a. Applicant must submit an application for a New Commercial Building Permit demonstrating conformance with all applicable City code and regulations, including, but not limited to, the City’s Zoning Regulations, Building Codes and Regulations and Fire Code, and comply with all procedural requirements for obtaining the appropriate building and other permits required for development of the storage facility.

Section 3: The WHEREAS clauses above are specifically incorporated herein by reference.

Section 4: 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 5: 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 _____, 2025.

Eric Franklin, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

DocuSigned by:
Damon Phillips 8/22/2025
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Damon Phillips, Interim City Attorney

Final Passage and Vote: