

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR SKYLINE COMMERCIAL PARK, A COMMERCIAL SUBDIVISION CONSISTING OF APPROXIMATELY 34.75 ACRES LOCATED AT THE NORTHEAST CORNER OF SOUTH STATE HIGHWAY MM AND JAMES RIVER EXPRESSWAY

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;

WHEREAS, the City has adopted Subdivision Regulations governing the subdivision of land located within the City;

WHEREAS, the City has adopted a Comprehensive Land Use Plan and a Transportation Plan for the City;

WHEREAS, PS & Co Property LLC ("Applicant") submitted an application ("Application") for the review and approval of a preliminary plat ("Proposed Preliminary Plat") of approximately thirty-four point seven-five (34.75) acres located at the Northeast Corner of South State Highway MM and James River Expressway in Republic, Missouri, also known as Skyline Commercial Park ("Subdivision");

WHEREAS, under the Proposed Preliminary Plat, the Subdivision will consist of four (4) commercial lots which meet the applicable requirements for General Commercial (C-2) zoning classification;

WHEREAS, pursuant to Republic Municipal Code Section 410.150, following the requisite review by City planners/engineers, the City's Planning and Zoning Commission ("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;

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;

WHEREAS, at the PZ Commission's regular meeting held on October 5, 2026, the PZ Commission recommended Council's approval of the Proposed Preliminary Plat by a vote of 5 Ayes to 0 Nays; and

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 COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

Section 1: The Preliminary Plat 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 Skyline Commercial Park (also referred to herein as “Subdivision”) is hereby approved as a Preliminary Plat pursuant to Chapter 410, and the Preliminary Plat, attached hereto and labeled “Exhibit 1”, shall serve as the official guide for the development of the Subdivision subject to further approvals required by Chapter 410 and applicable law.

Section 3: The recitals provide background only and create no enforceable obligations unless expressly incorporated into an operative section.

Section 4: If any provision of this Resolution is held unconstitutional, illegal, or invalid, the remaining provisions remain in effect.

Section 5: This Resolution takes effect as provided in the Charter.

PASSED AND APPROVED at a regular meeting of the Council of the City of Republic, Missouri, this 6th day of October, 2026.

Eric Franklin, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:


Justin T. Rogers, City Attorney 10/02/2026

Final Passage and Vote: