

**AN ORDINANCE OF THE CITY COUNCIL APPROVING THE FINAL PLAT OF  
THE STONE CREEK FALLS PHASE TWO 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 August 3, 2021, the City Council approved of the Planned Development District for the Stone Creek Falls Planned Development District (PDD) in Bill No. 21-54; and

**WHEREAS**, following passage of Bill No. 21-54, the City received an application from the property owner, Stone Creek Development LLC (“Owner”), to modify the maximum building height allowed under the Development Plan from three (3) stories to four (4) stories; and

**WHEREAS**, on March 13, 2023, following review of the application and a public hearing, the Planning and Zoning Commission recommended approval of the Owner’s requested amendment; and

**WHEREAS**, a on April 11, 2023, the City Council approved of the amended Planned Development District for the Stone Creek Falls Planned Development District (PDD) in Ordinance 23-13; and

**WHEREAS**, the Owner recently submitted an application to the BUILDS Department for review and approval of the Final Plat of Phase 2 of the amended Stone Creek Falls Planned Development District (“Stone Creek Falls Phase 2”); and

**WHEREAS**, the BUILDS Department has reviewed the Owner’s proposed Final Plat of Stone Creek Falls Phase 2 and has determined it substantially conforms to the requirements of the Development Plan, the requirements of the City Code Chapter 410 Subdivision Regulations, and Article 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 Stone Creek Falls Phase 2 have been met.
- Section 2:** That the Final Plat of Stone Creek Falls Phase 2, attached and incorporated herein as “Attachment 1”, is hereby approved in all respects.
- Section 3:** That the approval of the Final Plat of Stone Creek Falls Phase 2 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 the Stone Creek Falls Phase 2 shall commence until the Final Plat of Stone Creek Falls Phase 2 has been approved and recorded.
- 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:**

  
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Megan McCullough, City Attorney

**Final Passage and Vote:**