

**A RESOLUTION OF THE CITY COUNCIL APPROVING A PRELIMINARY PLAT FOR WALKER HEIGHTS, A RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 40.46 ACRES LOCATED AT 7217 WEST FARM ROAD 182**

**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**, Oak Hills eCommerce LLC (“Applicant”) submitted an application (“Application”) for the review and approval of a preliminary plat (“Proposed Preliminary Plat”) of approximately forty point four six (40.46) acres located at 7217 West Farm Road 182 in Republic, Missouri, also known as Walker Heights (“Subdivision”); and

**WHEREAS**, under the Proposed Preliminary Plat, the Subdivision will consist of one hundred and two (102) 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 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; and

**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; and

**WHEREAS**, at the PZ Commission’s regular meeting held on January 8, 2024, the PZ Commission recommended Council’s approval of the Proposed Preliminary Plat by a vote of 4 Ayes to 0 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 Walker Heights (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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Matt Russell, Mayor

**Attest:**

\_\_\_\_\_  
Laura Burbridge, City Clerk

**Approved as to Form:**

  
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Megan McCullough, City Attorney

**Final Passage and Vote:**