

A RESOLUTION OF THE CITY COUNCIL APPROVING A PRELIMINARY PLAT FOR OAKWOOD HEIGHTS SECOND ADDITION, A RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 2.97 ACRES LOCATED AT 602 NORTH OAKWOOD 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, the City’s Planning and Zoning Commission (“Commission”), together with the City Council, have adopted Subdivision Regulations governing the subdivision of land within the City; and

WHEREAS, the Commission and the Council have passed resolutions adopting a Comprehensive Land Use Plan and a Transportation Plan for the City; and

WHEREAS, Little Apple Investment Company, LLC (“Applicant”) submitted an application (“Application”) for the review and approval of a preliminary plat (“Proposed Preliminary Plat”) of approximately two point nine seven (2.97) acres located at 602 North Oakwood Avenue in Republic, Missouri, also known as the Oakwood Heights Second Addition (“Oakwood Second Addition Subdivision”); and

WHEREAS, under the Proposed Preliminary Plat, the Oakwood Heights Second Addition will consist of three (3) residential lots, each with a minimum lot size of 2,500 square feet, streets, sidewalks and open space, and is appropriately zoned as Multi-Family Residential (R-3) use; and

WHEREAS, pursuant to Republic Municipal Code Section 410.150, following review by the City’s planner(s) and/or engineer(s), the Commission examines proposed preliminary plats to ensure the proposed development (1) will not endanger public health or safety, (2) will not injure the value of adjoining/abutting property, (3) will 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) will be in harmony with the surrounding area; and

WHEREAS, the City’s planner(s) and/or engineer(s) have reviewed the Proposed Preliminary Plat and transmitted the Application to the Commission for review and approval; and

WHEREAS, the Commission has examined the Proposed Preliminary Plat and found it complies with applicable Republic Municipal Code Sections, Ordinances and Subdivision Regulations, and conforms to the City’s Comprehensive Land Use Plan, Transportation Plan and other adopted plans; and

WHEREAS, at a regular meeting of the Commission held on April 10, 2023, the Commission recommended Council’s approval of the Proposed Preliminary Plat by a vote of 7 Ayes to 0 Nays.

WHEREAS, the City Council finds the Proposed Preliminary Plat meets the requirements of Chapter 410, Republic Municipal Code, and all other applicable Regulations and adopted Plans, and therefore 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 the Oakwood Second Addition 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 Oakwood Second Addition 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 _____, 2023.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote: