

**A RESOLUTION OF THE CITY COUNCIL APPROVING A PRELIMINARY PLAT FOR WALKER HEIGHTS, A
RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 40.456 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 ("P&Z Commission"), together with the City Council ("Council"), have adopted Subdivision Regulations governing the subdivision of land located within the City; and

WHEREAS, the P&Z Commission and City 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 five six (40.456) 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, City Council previously approved the preliminary plat on January 11, 2024, by Resolution 24-R-03, which expired on January 11, 2026; and

WHEREAS, pursuant to Municipal Code of the City of Republic, Missouri ("Municipal Code"), § 410.150, following the requisite review by City planners/engineers, the P&Z 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 P&Z Commission found the Proposed Preliminary Plat complies with all applicable 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 P&Z Commission's regular meeting held on April 13, 2026, the P&Z Commission recommended City Council's approval of the Proposed Preliminary Plat by a vote of 6 Ayes to 0 Nays; and

WHEREAS, the City Council finds that the Proposed Preliminary Plat meets the requirements of Chapter 410 of the Municipal Code, 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, based upon the review of City staff and engineers and the recommendation of the P&Z Commission.

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

Section 1: The Preliminary Plat substantially conforms to Chapter 410 of the Municipal Code and

all other applicable ordinances, regulations, and adopted City plans, based upon a review of City staff and engineers and the recommendation of the P&Z Commission.

Section 2: The City Council finds and determines that approval of a preliminary plat under Chapter 410 is an administrative or quasi-judicial action properly taken by resolution under the City Charter and Municipal Code.

Section 3: The Application for approval of a preliminary plat for Walker Heights (also referred to herein as "Subdivision") is hereby approved as a preliminary plat, subject to Chapter 410 of the Municipal Code and all other applicable ordinances and regulations. The Preliminary Plat, attached hereto and labeled "Exhibit 1," establishes the general layout of the Subdivision, including lot configuration, street network, and proposed dedications, and shall guide further development subject to all applicable requirements and approvals.

Section 4. If any clause, word, paragraph, section, or other portion of this Resolution is held unconstitutional, illegal, or invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Section 5: The *Whereas* clauses set forth in the preamble of this Resolution are hereby incorporated herein for background purposes only and shall not create enforceable provisions except as expressly set forth in the operative sections of this Resolution.

Section 6: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

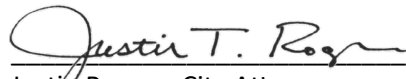
PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2026.

Eric Franklin, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

 04/16/2026
Justin Rogers, City Attorney

Final Passage and Vote:

