

Date of Hearing: Time:	Type of Application:		
08/12/2024 6:00	Rezone		
Name of Applicant:	Location:		
907 N Walnut Ave (Lots 20 & 21) (REZN 24-014)	City Council Chambers		
Based upon the facts presented during the cougenerally:	urse of this hearing, I have found that the application is		
Conforming to the City's adopted Land Use Plan	Yes O No		
Conforming to the City's adopted Transportation Pl	lan 🐧 Yes 🔘 No		
Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)	Yes O No		
Compatible with surrounding land uses	Yes O No		
Able to be adequately served by municipal infrastructure	Yes O No		
Aligned with the purposes of RSMo. 89.040	Yes O No		
Statement of Relevant Facts Found:			
Based on these findings, I have concluded to recommend the application to the City Council	for: Approval O Denial		
Commissioner Name: Commissio	oner Signature: Date:		
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Name of Applicant:		Location	on:	
907 N Walnut Ave (Lots 20 & 21) (REZN 24-014)	City C	ouncil Chambers	
Based upon the facts presente generally:	ed during the course	of this hearin	g, I have found that	the application is
Conforming to the City's adopted	Land Use Plan	Yes	○ No	
Conforming to the City's adopted	Transportation Plan	Yes	O No	
Conforming to other adopted pla water, wastewater, parks, etc.)	ns of the City (i.e.	Yes	O No	
Compatible with surrounding land	d uses	Yes	O No	
Able to be adequately served by infrastructure	municipal	Yes	O No	
Aligned with the purposes of RSI	Mo. 89.040	Yes	○ No	
Statement of Relevant Facts Fo	ound:			
Based on these findings, I have recommend the application to		Approv	al Oenial	
Commissioner Name:	Commissioner	Signature:	Date:	
CYNTHIA HYDER	Cilly	de	8/12/	24



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Name of Applicant:		Locati	on:	
907 N Walnut Ave (Lots 20	0 & 21) (REZN 24-014)	City C	Council Chambers	
Based upon the facts pre generally:	sented during the course	of this hearir	ng, I have found tha	t the application is
Conforming to the City's ad	opted Land Use Plan	Yes Yes	○ No	
Conforming to the City's ad	opted Transportation Plan	Yes	O No	
Conforming to other adopte water, wastewater, parks, e		Yes	○ No	
Compatible with surrounding	g land uses	Yes Yes	O No	
Able to be adequately serve infrastructure	ed by municipal	X Yes	○ No	
Aligned with the purposes of	of RSMo. 89.040	✓ Yes	○ No	
Statement of Relevant Fac				
land i to be re lan	s currently roned. · Comp d vse.	home o	fa duple With Sir	x, just reeded rounding
Based on these findings, recommend the application		Approv	/al O Denial	
Commissioner Name:	Commissioner	Signature:	Date:	
Michael Man	n Mil	Man	_ 8/1	2/24



Date of Hearing:	Time:	Type of Application:		
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Name of Applicant:		Locatio	on:	
907 N Walnut Ave (Lots 20 & 2	21) (REZN 24-014)	City Co	ouncil Chambers	
Based upon the facts presen generally:	ted during the course	of this hearing	g, I have found that the ap	plication is
Conforming to the City's adopte	ed Land Use Plan		O No	
Conforming to the City's adopte	ed Transportation Plan	⊘ Yes	○ No	
Conforming to other adopted p water, wastewater, parks, etc.)	lans of the City (i.e.	⊘ Yes	○ No	
Compatible with surrounding la	nd uses	Yes	○ No	
Able to be adequately served be infrastructure	y municipal	Yes	○ No	
Aligned with the purposes of R	SMo. 89.040	∀es	○ No	
Statement of Relevant Facts	Found:			
Based on these findings, I have concluded to recommend the application to the City Council for:				
Commissioner Name:	Commissioner	Signature:	Date:	
Bereal	7 ///	1	8/12/24	



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Based upon the facts preser generally:	nted during the course	of this hearin	ng, I have foun	d that the application is	
Conforming to the City's adopt	ed Land Use Plan	Yes	O No		
Conforming to the City's adopt	ed Transportation Plan	Yes	O No		
Conforming to other adopted p water, wastewater, parks, etc.)		XYes	O No		
Compatible with surrounding la	and uses	Yes	O No		
Able to be adequately served by infrastructure	oy municipal	Yes	O No		
Aligned with the purposes of R	SMo. 89.040	Yes	O No		
Statement of Relevant Facts					
Applicant P.	igent. De	sing to	build	add-tional	
Based on these findings, I have concluded to recommend the application to the City Council for:					
Commissioner Name: Commissioner Signature: Date:					



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907 N Walnut Ave (Lots 20 & 2	21) (REZN 24-014)	City C	ouncil Chambers	
Based upon the facts present generally:	ted during the course	of this hearin	g, I have found tha	t the application is
Conforming to the City's adopte	ed Land Use Plan	(2)_Yes	O No	
Conforming to the City's adopte	ed Transportation Plan	Yes	○ No	
Conforming to other adopted pl water, wastewater, parks, etc.)	ans of the City (i.e.	Yes	○ No	
Compatible with surrounding la	nd uses	⊘ –Yes	O No	
Able to be adequately served by infrastructure	y municipal	(A) Yes	○ No	
Aligned with the purposes of RS	SMo. 89.040	Yes Yes	○ No	
Statement of Relevant Facts Found:				
.46 acres M-1 -		Comp Ale	r Objective	- Preserving Existing
Non-conforming lot correctly Comp Plan Objective - Preserving Existing Non-conforming lot correctly Usage				
Non-conforming lot corrently Adjacent to M-1, C-1 Water, sever, trabbe, Flood & Sinkhole Conformance				
Water, sever trabba, Flood, & Sinkhole Conformance				
Based on these findings, I have concluded to recommend the application to the City Council for:				
Commissioner Name:	Commissioner	Signature:	Date:	
Brian Doubroug	Bil		8-12	-24