

# Findings of Fact



Date of Hearing:

Time:

Type of Application:

10/6/25

2:00 pm

Rezone

Name of Applicant:

Location:

ARCIS Coors SUBD-PRF-001

Rezone: 688 S Kansas Ave

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

### Statement of Relevant Facts Found:

Consistent with Surrounding Homes  
Not a lot of impact to traffic, will connect stub out ~~street~~  
No Floodplain or Sinkholes  
No near improvements for traffic

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

Chris Cooshy

10/4/25

# Findings of Fact



Date of Hearing:

Time:

Type of Application:

10/6/25

6:00pm

Rezone

Name of Applicant:

Location:

James Nathan LLC

1688 S. Kansas Ave.

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

**Based on these findings, I have concluded to recommend the application to the City Council for:**

Approval  Denial

Commissioner Name:

Commissioner Signature:

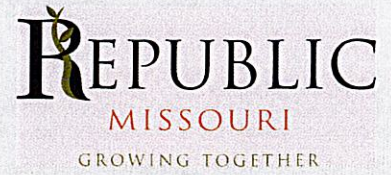
Date:

Hami Means

Hami Means

10/6/25

# Findings of Fact



Date of Hearing:

Time:

Type of Application:

10/6/25

6:00pm

Rezone

Name of Applicant:

Location:

JamesNathan LLC

6800 S Kansas Ave

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

**Based on these findings, I have concluded to recommend the application to the City Council for:**

Approval  Denial

Commissioner Name:

Commissioner Signature:

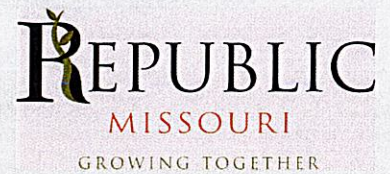
Date:

Richard Lopez

Richard Lopez

10/6/25

# Findings of Fact



Date of Hearing:

Time:

Type of Application:

10/4/2025

6:00pm

Rezone

Name of Applicant:

Location:

James Nathan LLC

488 South Kansas

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

• Confirms with plans  
• meets requirements

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

Commissioner Signature:

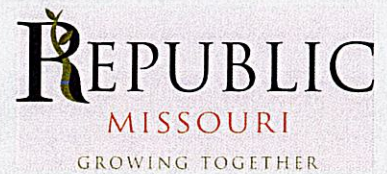
Date:

Michael Mann

Michael Mann

10/4/2025

# Findings of Fact



Date of Hearing:

Time:

Type of Application:

10-06-2025

6:00pm

Rezoning SUBD-PRE 25-001

Name of Applicant:

Location:

James Nathan LLC

688 S. Kansas Ave

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

### Statement of Relevant Facts Found:

Preliminary Plat - SUBD-PRE 25-001  
10.44 Acres @ 688 S Kansas  
28 residential R1-M Lots  
Min 9000 sq ft @ 4.84 lots/acre  
Actual @ 2.68 lots/acre ≈ 11,415 sq ft

Staff Supports and Recommends Approval

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

Brian Doubrava

10-06-2025



## MINUTES

Planning and Zoning Commission  
BUILDS Building, 4221 S. Wilson's Creek Blvd.  
August 11, 2025 at 6:00 PM

### Call Meeting to Order

PRESENT

Chairman Ransom Ellis  
Commissioner John Alexander  
Commissioner Chris Crosby  
Commissioner Brian Doubrava  
Commissioner Cynthia Hyder  
Commissioner Michael Mann  
Commissioner Kami Means  
City Council Liaison Brian Fields

### Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Crosby, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means

### Approve Minutes

1. **Draft Minutes 06/09/2025.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held June 9, 2025.

Motion made by Commissioner Alexander, Seconded by Commissioner Mann.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Crosby, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means

2. **Draft Minutes 07/14/2025.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held July 14, 2025.

Motion made by Commissioner Alexander, Seconded by Commissioner Crosby.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Crosby, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means

### Nomination & Appointment of Planning & Zoning Commission Secretary

Motion made by Commissioner Crosby to nominate himself as the Planning & Zoning Commission Secretary. Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Crosby, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means

### Meeting Procedures

Senior Planner, Patrick Ruiz, read the meeting procedures.

### Public Hearings

3. **SU 25-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application for a Special Use Permit to Repmo 1st Store LLC for a Self-Storage Building at 715 North Denver Avenue.

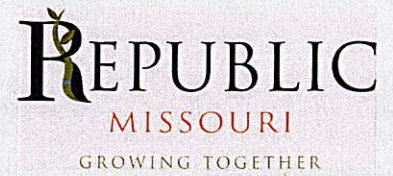
Staff Report presented by Patrick Ruiz, Senior Planner.



Item	Motion	Second	Alexander	DeBraava	Ellis	Means	Hyder	Mann	Crosby	Copeland
Attendance			X	✓	✓	✓	X	✓	✓	✓
Approve Agenda	CC BD.	DE CL	X	✓	✓	✓	X	✓	✓	✓
Approve Minutes	BD	CS.	X	✓	✓	✓	X	✓	✓	✓
SUBD-PRE 25-001	BD	MM	X	✓	✓	✓	X	✓	✓	✓
Adjournment	CC	BD.	X	✓	✓	✓	X	✓	✓	✓

Speakers in Support	SUBD-PRE 25-001 X
Speakers in Opposition	X

# Findings of Fact



Date of Hearing:

10/6/2025

Time:

6:00 PM

Type of Application:

Rezone

Name of Applicant:

JAMES RACE

Location:

688 South Kansas Ave

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

[Empty box for Statement of Relevant Facts Found]

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

PAUL SMITH III

Commissioner Signature:

[Handwritten Signature]

Date:

10/6/2025