

# Findings of Fact



Date of Hearing:

Time:

Type of Application:

08/14/2023

6:00

Rezone

Name of Applicant:

Location:

688 S. Kansas Ave (REZN 23-005)

City Council Chambers

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:

*Jeff Hays*

*[Signature]*

8/14/23

# Findings of Fact



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688 S. Kansas Ave (REZN 23-005)

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- Aligned with the purposes of RSMo. 89.040  Yes  No

### Statement of Relevant Facts Found:

10.44 acres of AG and R1-M to R-2 8.71 units/acre vs 484  
surrounded by R1-M established neighborhoods  
Requires to build to water + sewer mains that have capacity and are adjacent  
to property  
TIS done for R-3  
Proposing 22 <sup>Buildings</sup> or 44 units <sup>4.2</sup>  $\approx$  8 units/acre or close to R1-M

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

- Approval
- Denial

Commissioner Name:

Brian Doubrava

Commissioner Signature:

Date:

8-14-23

# Findings of Fact



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08/14/2023

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Rezone

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688 S. Kansas Ave (REZN 23-005)

Location:

City Council Chambers

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- Aligned with the purposes of RSMo. 89.040  Yes  No

### Statement of Relevant Facts Found:

Opposed ~~the~~!!  
- depreciation of value of single family homes. explained.  
- Complaints of too much traffic & Traffic Study Not done, relying on one a year old that does not reflect developments since.  
- trains holding traffic?  
- Storm water runoff.

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

Approval  Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

8/14/2023



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Rezone

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- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

Size of proposed duplexes are approximately the same as the houses in the adjoining R-1.  
Traffic has expanded based on finalization of R-1 properties  
Water does not run from the proposed R-2 property onto the adjoining R-1 properties

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

Commissioner Name:

Ransom Ellis, III

Commissioner Signature:

R. Ellis

Date:

8/14/23

# Findings of Fact



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Time:

6:00

Type of Application:

Rezone

Name of Applicant:

688 S. Kansas Ave (REZN 23-005)

Location:

City Council Chambers

**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                                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to the City's adopted Transportation Plan                                | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Compatible with surrounding land uses   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Able to be adequately served by municipal infrastructure                            | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Aligned with the purposes of RSMo. 89.040   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

**Statement of Relevant Facts Found:**

- falls in line with planning & zoning of the city.  
- meets all requirements of R-2  
-

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

Approval     Denial

Commissioner Name:

Michael Mann

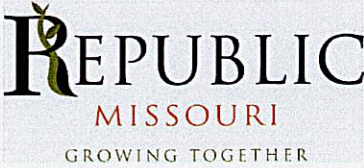
Commissioner Signature:

*[Signature]*

Date:

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**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: