

Date of Hearing:	Time:	Type of Application:			
08/14/2023	6:00	Rezone	Rezone		
Name of Applicant:		Locati	ion:		
688 S. Kansas Ave (REZN 23-005)		City C	Council Chambers		
Based upon the facts pres generally:	ented during the course	of this hearir	ng, 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 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 Fact	s Found:				
Based on these findings, I I recommend the application	nave concluded to to the City Council for:	○ Approv	val Denial		
Commissioner Name:	Commissioner Name: Commissioner Signature: Date:				
- THE ONE					



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Name of Applicant:		Locat	ation:		
688 S. Kansas Ave (REZ	² N 23-005)	City (Council Chambers		
Based upon the facts pagenerally:	resented during the course	of this heari	ring, I have found that the applicat	ion is	
Conforming to the City's adopted Land Use Plan		O Yes	○ No		
Conforming to the City's a	adopted Transportation Plan	Yes	○ No		
Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)		∀ Yes	○ No		
Compatible with surround	ling land uses	O Yes	⊘ -No		
Able to be adequately sei infrastructure	rved by municipal	Yes Yes	○ No		
Aligned with the purposes	s of RSMo. 89.040	○ Yes	No No		
Statement of Relevant F	acts Found:				
10.414 acres of	AG and RI-M	6 R-Z	8.71 onls/pracre us	184	
surrounded by	RI-M established	neighbo	orhoods		
Requests build to when + sever oneing that have capacity and are adjacent' to property					
TIS done D R-3					
Proposing 22 and o- 44 unils 2 Bunily/core o- close to RI-H					
Based on these findings, I have concluded to recommend the application to the City Council for:					
Commissioner Name:	Commissioner	Signature:	Date:		
Brian Doubrava	Bon		8-14-23		



Date of Hearing: Time:	e of Hearing: Type of Application:				
08/14/2023 6:00	Rezone				
Name of Applicant:	Location	on:			
688 S. Kansas Ave (REZN 23-005)	City C	Council Chambers			
-					
Based upon the facts presented during the course generally:	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	○ No			
Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)	Yes	○ No			
Compatible with surrounding land uses	Yes 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:	,				
Opposed THII					
- depreciation of Value of Single fa	mily ho	mes. explai			
- Complaints of too much traffi	CSTRAG	fic Study Not done,			
- depreciation of value of Single far - Complaints of too much trassic relying on one a year old- Since.	that doe	s mot reflect developments			
-trains holding trafic? -Storm water runoff.					
Based on these findings, I have concluded to recommend the application to the City Council for:					
Commissioner Name: Commissioner	Signature:	Date:			
CYNTHIA HYDER COM	yder	8/14/2023			



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688 S. Kansas Ave (REZN	23-005)	City (Council Chambers			
		1				
Based upon the facts pres generally:	sented during the cours	e of this hearii	ng, I have found that the application is			
Conforming to the City's add	opted 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	g land uses	Yes	○ No			
Able to be adequately serve infrastructure	d by municipal	Yes	○ No			
Aligned with the purposes of	f RSMo. 89.040	✓ Yes	○ No			
Statement of Relevant Fac						
Size of proposed duplex's are appreximitely the same as the house in the adjoining R-1. Theffic has expanded based on Finalization of 12-1 property water does not more from the proposed 12-2 property onto the adjoining R-1 property.						
Based on these findings, I have concluded to recommend the application to the City Council for:						
Commissioner Name: Commissioner Signature: Date: RANSMETTS, THE CECL = 9/4/23						



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Name of Applicant:		Location:			
688 S. Kansas Ave (REZN 23-005)		City	City Council Chambers		
Based upon the facts generally:	presented during the course	of this heari	ng, I have found t	nat the application is	
Conforming to the City's	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 Yes	○ No		
Compatible with surrour	nding 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:				
- falls in line with planning & zoning of the City. - Melts all reguirements of R-Z					
-					
ŷ.					
Based on these findings, I have concluded to recommend the application to the City Council for:					
Commissioner Name:	Commissioner	Signature:	Date:	. /	
Michael Mar	m Mul	Ilm		4/23	



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688 S. Kansas Ave (REZN 23-005)			City Coun	cil Cha	mbers
Based upon the facts presented d generally:	uring the course	of this l	nearing, I	have f	ound that the application is
Conforming to the City's adopted Land Use Plan		Ø	Yes C) No	
Conforming to the City's adopted Transportation Plan		(X)	Yes C) No	
Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)		⊗ ′	Yes C) No	
Compatible with surrounding land us	es	X	Yes C) No	
Able to be adequately served by municipal infrastructure		()	Yes C) No	
Aligned with the purposes of RSMo. 89.040		Ø.	Yes C) No	
Statement of Relevant Facts Foun	d:				
Based on these findings, I have concluded to recommend the application to the City Council for:			Approval	0	Denial
Commissioner Name:	Commissioner	Signatu	re:	_	Date:
Darran Campbell Kum Coe		ellos			8-14-23