

Findings of Fact



Date of Hearing:

01/10/2025

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

688 S Kansas Ave (REZN 25-001)

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 ☒ 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:

Richard Engelhardt

Commissioner Signature:

Richard Engelhardt

Date:

2-10-25

Findings of Fact

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- 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:

Owner Engineer present (Toth) - 3rd time through rezoning
1st R3, 2nd R2, hoping for passage, ~30 homes
Kathy Tanner (Audrey) - traffic concerns, stop sign?

Latest proposal mirrors surrounding.

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

☒ Approval

☐ Denial

Commissioner Name:

John Alexander

Commissioner Signature:

[Signature]

Date:

2/10/25

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Statement of Relevant Facts Found:

10.44 acres From AG + R1-M → R1-M in total

R1-M to North, East, and south of parcel immediately south

AG + County Ag to South + West

Sewer + Water available

Access to Kansas, Audry, * Angel, + Lipscomb

No Flood or sinkholes

Previously submitted as R-3 + R-2

No one else spoke
One concerned about 2 story homes.

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

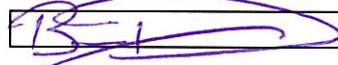
☒ Approval

☐ Denial

Commissioner Name:

Brian Doubrave

Commissioner Signature:



Date:

02/10/25

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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:

Tim ABLE III

Commissioner Signature:

Tim ABLE III

Date:

2/10/25

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Statement of Relevant Facts Found:

- Conforms with surrounding zoning.
- Connects dead end streets to new streets
-

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

☒ Approval

☐ Denial

Commissioner Name:

Michael Mann

Commissioner Signature:

Michael Mann

Date:

2/10/2025

Findings of Fact



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Statement of Relevant Facts Found:

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☒ Approval

☐ Denial

Commissioner Name:

BRIDGES

Commissioner Signature:

Date:

2/10/24

Findings of Fact



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01/10/2025

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6:00

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☒ Approval

☐ Denial

Commissioner Name:

Hami Means

Commissioner Signature:

Hami Means

Date:

2/10/25