

Date of Hearing:	Time:	Type of Application:		
01/10/2025	6:00	Rezone		
Name of Applicant:		Locati	ion:	
688 S Kansas Ave (REZN 25-001)		City C	Council Chambers	
Based upon the facts pres generally:	sented during the course	of this hearin	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 add	opted Transportation Plan	O Yes	○ No	
Conforming to other adopted water, wastewater, parks, et			○ No	
Compatible with surrounding	g land uses	✓ Yes	○ No	
Able to be adequately served by municipal infrastructure		∀es	○ No	
Aligned with the purposes of RSMo. 89.040		Yes	○ No	
Statement of Relevant Fac	ts Found:			
Based on these findings, I recommend the application		Approv	val O Denial	
Commissioner Name:	Commissioner	Signature:	Date:	
Kichard Espelant	Kuchan	Capellon	2-10-25	



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Name of Applicant:		Location	ion:	
688 S Kansas Ave (REZN 25	-001)	City C	Council Chambers	
Based upon the facts prese generally:	nted during the course	of this hearin	ng, I have found that the application is	
Conforming to the City's adop	ted Land Use Plan	Yes	○ No	
Conforming to the City's adop	ted Transportation Plan	Yes	○ No	
Conforming to other adopted parks, wastewater, parks, etc.		Yes	○ No	
Compatible with surrounding I	and uses	Yes	○ No	
Able to be adequately served infrastructure	by municipal	Yes	○ No	
Aligned with the purposes of RSMo. 89.040		Yes	○ No	
Statement of Relevant Facts	Found:			
Owner Engineer present (Toth) - 3rd times though retaining 1st R3, and R2, hoping for passage, "30 homes holy James (Andry) - traffic concerns, stop signs?				
Latest poposal mirrors surrounding.				
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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Name of Applicant:		Location	on:		
688 S Kansas Ave (REZN 25-0	01)	City C	Council Chambers		
Based upon the facts present generally:	ed during the course	of this hearin	g, I have found that the	application is	
Conforming to the City's adopted	d Land Use Plan	Yes	○ No		
Conforming to the City's adopted	d Transportation Plan	Ø Yes	○ No		
Conforming to other adopted pla water, wastewater, parks, etc.)	ans of the City (i.e.	Ø Yes	○ No		
Compatible with surrounding lan	d uses	Yes	○ No		
Able to be adequately served by municipal infrastructure		Yes Yes	○ No		
Aligned with the purposes of RSMo. 89.040		Q Yes	○ No		
Statement of Relevant Facts F	ound:				
10.44 acres from	AG+RI-M -	> R1-M	in total		
RY-M to North, East, and south of percel immedely south					
AG + County Ag to South + West					
Seve i Weder available					
Access Lo Konsas, Audry, * Angol, + Lipscomb					
No Flored or sinkholes					
Previously submitted as R-3+R-Z One concerned about 2 day homes.					
Based on these findings, I have concluded to recommend the application to the City Council for:					
Commissioner Name:	Commissioner	Signature:	Date:		
Brian Doubrave	13-1		02/10/2	5	



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688 S Kansas Ave (REZN 25-001)		City C	Council Chambers	
Based upon the facts present generally:	ed during the course	of this hearin	ng, I have found that the application is	}
Conforming to the City's adopte	d Land Use Plan	⊘ Yes	○ No	
Conforming to the City's adopte	d Transportation Plan	Yes	○ No	
Conforming to other adopted pla water, wastewater, parks, etc.)	ans of the City (i.e.	Yes	○ No	
Compatible with surrounding lar	nd 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 recommend the application to		Ø Approv	val O Denial	
Commissioner Name:	Commissioner	Signature:	Date:	
MM A Ellis ML	My C	WE	2/10/25	



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Name of Applicant:	Location:			
688 S Kansas Ave (REZN 25-001)	City Council Chambers			
Based upon the facts presented during the course generally:	e 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 Plan	O∕Yes			
Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)	⊘Yes			
Compatible with surrounding land uses	♂ Yes ○ No			
Able to be adequately served by municipal infrastructure	Ø Yes ○ No			
Aligned with the purposes of RSMo. 89.040	→ Yes O No			
Statement of Relevant Facts Found:				
- Conforms with sumunding 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: Commissioner	Signature: Date:			
Michael Mann Dun 2/10/2025				



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Conforming to the City's adopt	ed Land Use Plan	⊘ Yes	○ No	
Conforming to the City's adopt	ed Transportation Plan		○ No	
Conforming to other adopted pwater, wastewater, parks, etc.)		Ø Yes	○ No	
Compatible with surrounding la	and 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 recommend the application to			val O Denial	
Commissioner Name:	Commissioner	Signature:	Date: 2/10 / 2¥	
DRIDGES		/	2/10/24	



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Based upon the facts prese generally:	nted during the course	of this hearin	ig, I have found that t	he application is	
Conforming to the City's adop	ted Land Use Plan	Yes	○ No		
Conforming to the City's adop	ted Transportation Plan	Yes Yes	○ No		
Conforming to other adopted water, wastewater, parks, etc.		Yes	○ No		
Compatible with surrounding	and uses	Yes Yes	O No		
Able to be adequately served by municipal infrastructure		Yes	○ No		
Aligned with the purposes of RSMo. 89.040		Yes Yes	○ No		
Statement of Relevant Facts Found:					
Based on these findings, I h recommend the application		Approv	val O Denial		
Commissioner Name:	Commissioner Name: Commissioner Signature: Date:				
hami Means	hami yneans 2 junity ecine 2/10/25				