#### REPUBLIC **Findings of Fact** GROWING TOGETHER Type of Application: Time: 7:00PM Rezone Location: City Hall or Virtual REZN 21-004: Villars Auto Based upon the facts presented during the course of this hearing, I have found that the application is O No Conforming to the City's adopted Land Use Plan O No Conforming to the City's adopted Transportation Plan Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) O No O No Compatible with surrounding land uses

O No

O No

Statement of Relevant Facts Found:

Able to be adequately served by municipal

Aligned with the purposes of RSMo. 89.040

Date of Hearing:

Name of Applicant:

03/12/2021

generally:

infrastructure

Commissioner Name:

Commissioner Signature:



Date of Hearing: Time:	Type of Application:	
03/12/2021 7:00PM	Rezone	
Name of Applicant:	Location:	
REZN 21-004: Villars Auto	City Hall or Virtual	
generally:	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	X Yes O 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 nfrastructure	⊗ Yes ○ No	
Aligned with the purposes of RSMo. 89.040	Ø Yes ○ No	
Statement of Relevant Facts Found:		
Dan is just reconing to It was originally the current zone.	get to current code grandfathered in to	
Based on these findings, I have concluded to recommend the application to the City Council for	or: Approval O Denial	
Commissioner Name: Commissione	er Signature: Date:	
Brandon Andrais	4-12-2021	



Date of Hearing: Time:	Type of Application:			
03/12/2021 7:00PM	Rezone			
Name of Applicant:	Location:			
REZN 21-004: Villars Auto	City Hall or Virtual			
Based upon the facts presented during the cours generally:  Conforming to the City's adopted Land Use Plan  Conforming to the City's adopted Transportation Plan  Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Compatible with surrounding land uses	e of this hearing, I have found that the application is			
Able to be adequately served by municipal infrastructure	→ Yes    No			
Aligned with the purposes of RSMo. 89.040				
Statement of Relevant Facts Found:				
Statement of Relevant Facts Found:  Charles fathered in with Clo City for this type of business Should be C2. Seeking to get to C2. Currently of this being Served.  No trace Study, doe to already being there.  Based on these findings, I have concluded to  recommend the application to the City Council for:				
recommend the application to the City Council fo				
2 -	er Signature: Date:			



Date of Hearing:	Time:	Type of Application:			
03/12/2021	7:00PM	Rezone			
Name of Applicant:		Locatio	on:		
REZN 21-004: Villars Auto		City Ha	all or Virtual		
Based upon the facts prese generally:	nted during the course	of this hearing	g, I have found that th	e application is	
Conforming to the City's adop	ted Land Use Plan	① Yes	○ No		
Conforming to the City's adop	ted Transportation Plan	Yes	○ No		
Conforming to other adopted water, wastewater, parks, etc.		∀Yes	○ No		
Compatible with surrounding	land uses	<b>Yes</b>	○ No		
Able to be adequately served infrastructure	by municipal	Ves	○ No		
Aligned with the purposes of	RSMo. 89.040	Yes	○ No		
Statement of Relevant Fact	Statement of Relevant Facts Found:				
appropriate.					
Based on these findings, I recommend the application		Appro r:	val O Denial		
Commissioner Name:	Commissione	er Signature:	Date:		
RANSON Ellis W	Kun C:	300 =	4/12/2	21	



Date of Hearing:	Time:	Type of Application:		
03/12/2021	7:00PM	Rezone		
Name of Applicant:		Location:		
REZN 21-004: Villars Auto		City H	lall or Virtual	
		·········		
Based upon the facts pre- generally:	sented during the course	of this hearin	ng, I have found that the application is	
Conforming to the City's ad	opted Land Use Plan	<b>Ves</b>	○ No	
Conforming to the City's ad	opted Transportation Plan	Yes	○ No	
Conforming to other adopte water, wastewater, parks, e		⊙ Yes	○ No	
Compatible with surrounding	g land uses	⊕ Yes	○ No	
Able to be adequately served by municipal infrastructure		<b>⊘</b> Yes	○ No	
Aligned with the purposes of	of RSMo. 89.040	Q Yés	○ No	
Statement of Relevant Fa	cts Found:			
	···			
Based on these findings, recommend the application		Appro	oval Oenial	
Commissioner Name:	Commissione	r Signature:	Date:	
ECX Prolesson		Cu	4/12/21	



Date of Hearing:	Time:	Type of Application:			
04/12/2021	7:00PM	Code Amendment			
Name of Applicant:		Locati	on:		
ORD 21-994: City of Repub	ORD 21-994: City of Republic City Hall or Virtual				
REZN 21-004 VII	ars Auto				
Based upon the facts pres generally:	ented during the course	of this hearin	ng, I have found that the a	pplication is	
Conforming to the City's ado	pted Land Use Plan	X 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.)		X Yes	○ No		
Compatible with surrounding land uses		X Yes	○ No		
Able to be adequately served by municipal infrastructure		X Yes	○ No		
Aligned with the purposes of	RSMo. 89.040	X Yes	○ No		
Statement of Relevant Fac	ts Found:				
- Parcel owner is changing classification to get into conformty  It is currently grand Fathered in.  - Municipal Water and Sour Server already serves beaton  - No traffic study needed					
Based on these findings, I recommend the applicatio		: Appro	oval O Denial		
Commissioner Name:	Commissione	r Signature:	Date:		
Keun Haus		AA	4/12/2	A = 1	