

# Findings of Fact



Date of Hearing:

03/12/2021

Time:

7:00PM

Type of Application:

Rezoning

Name of Applicant:

REZN 21-004: Villars Auto

Location:

City Hall or Virtual

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:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

4/12/2021

# Findings of Fact

Date of Hearing:

03/12/2021

Time:

7:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-004: Villars Auto

Location:

City Hall or Virtual

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:

Dan is just rezoning to get to current code  
It was originally grandfathered in to  
the current zone.

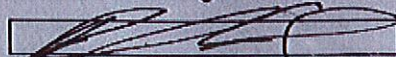
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

Brandon Andrews

Commissioner Signature:



Date:

4-12-2021

# Findings of Fact

Date of Hearing:

03/12/2021

Time:

7:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-004: Villars Auto

Location:

City Hall or Virtual

**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:**

Grandfathered in with C1. City for this type of business should be C2. Seeking to get to C2. Currently at this location. Flum designation. Water use currently being served. No traffic study, due to already being there.

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

Approval  Denial

Commissioner Name:

CHRIS CASH

Commissioner Signature:

*Chris Cash*

Date:

4/12/21

# Findings of Fact

Date of Hearing:

03/12/2021

Time:

7:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-004: Villars Auto

Location:

City Hall or Virtual

**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:**

*Appropriate.*

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

Approval  Denial

Commissioner Name:

RANSON ELLIS III

Commissioner Signature:

*Ryan CSOQ III*

Date:

4/12/21

# Findings of Fact

Date of Hearing:

03/12/2021

Time:

7:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-004: Villars Auto

Location:

City Hall or Virtual

**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:**

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

Approval     Denial

Commissioner Name:

Kirk Pedersen

Commissioner Signature:

*[Signature]*

Date:

3/12/21

# Findings of Fact

Date of Hearing:

Time:

Type of Application:

04/12/2021

7:00PM

Code Amendment

Name of Applicant:

Location:

~~ORD 24-004: City of Republic~~

City Hall or Virtual

**REZN 21-004 Villars Avn**

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

Statement of Relevant Facts Found:

- Parcel owner is changing classification to get into conformity  
It is currently grandfathered in.  
- Municipal Water and Sewer Service already serves location  
- No traffic study needed

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



Approval



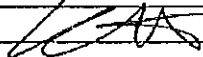
Denial

Commissioner Name:

Commissioner Signature:

Date:

Kevin Havn



4/12/21