

# Findings of Fact

Date of Hearing:

01/08/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

1167 North Oakwood Ave (REZN 24-001)

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                                      | <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 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:**

Conforms with surrounding zoning of C-2

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

Approval

Denial

Commissioner Name:

Michael Mann

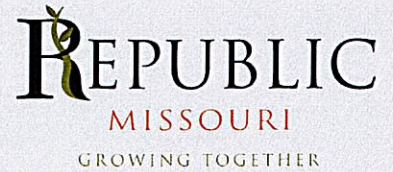
Commissioner Signature:

*Michael Mann*

Date:

1/8/24

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- 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:**

No witnesses provided information during the hearing.  
Application meets Land use Plan

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

Approval  Denial

Commissioner Name:

RAWSON ELIS III

Commissioner Signature:

Date:

1/8/24

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| Aligned with the purposes of RSMo. 89.040   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

**Statement of Relevant Facts Found:**

Applicant not present.  
No speakers.  
No concerns.

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

Approval  Denial

Commissioner Name:

John Alexander

Commissioner Signature:



Date:

1/8/24

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- 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:**

0.29 acre AG → C-2  
Surrounded on all sides by C-2  
Water + Sewer onsite  
Transportation, Floodplain, + Sinkholes not at odds

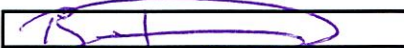
**Based on these findings, I have concluded to recommend the application to the City Council for:**

Approval  Denial

Commissioner Name:

Brian Debraun

Commissioner Signature:



Date:

1-8-23