

Findings of Fact

Date of Hearing:

1/12/2025

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Blake Cantrell Real Estate Investments LLC

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:

Conforms with surrounding area

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:

1/12/2025

Findings of Fact

Date of Hearing:

1/12/2025/26

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Blake Cantrell Real Estate Investments LLC

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 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:

Richard Copeland

Commissioner Signature:

Richard Copeland

Date:

1-12-26

Findings of Fact

Date of Hearing:

1/12/2025

Time:

6:00

Type of Application:

REZU 25-004

Rezone

Name of Applicant:

Blake Cantrell Real Estate Investments LLC

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

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- 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:

33 acres R1-M → R2
Vacant land
Surrounded by R1-M and R-2 (to ^{south} east across the street)
Compatible w/ surrounding

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

Approval Denial

Commissioner Name:

Brian Deubrava

Commissioner Signature:

B-1

Date:

2025-01-12

Findings of Fact

Date of Hearing:

1/12/2025

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Blake Cantrell Real Estate Investments LLC

Location:

City Council Chambers

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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:

Everything seems to conform to the goals and objectives of the Comp Plan.

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

Approval Denial

Commissioner Name:

Chris Crosby

Commissioner Signature:



Date:

1/12/26

Findings of Fact

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1/12/2025

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6:00

Type of Application:

Rezone

Name of Applicant:

Blake Cantrell Real Estate Investments LLC

Location:

City Council Chambers

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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:

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

Approval Denial

Commissioner Name:

Paul Smith Ellis III

Commissioner Signature:

Paul Smith Ellis III

Date:

1/12/2025