

Findings of Fact

Date of Hearing:

07/13/2026

Time:

6:00 PM

Type of Application:

Rezone

Name of Applicant:

David McCormack

Location:

210 S. Hampton Ave.

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:

Installation of PD + FD equipment - not mechanical

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

☒ Approval

☐ Denial

Commissioner Name:

Sam Means

Commissioner Signature:

Sam Means

Date:

7/13/26

Findings of Fact

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☐ 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:

Richard Copeford

Commissioner Signature:

Richard Copeford

Date:

7-13-26

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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:

Currently Surrounded by C1 + C2 + Residential
After Vacated for 12 months Cause the need for the Zoning update
to Stay Compliant
Operate Similarly to its previous use, Installing equipment in emergency
vehicles, PD + Fire. Not auto repair, just installation

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

☒ Approval

☐ Denial

Commissioner Name:

Chris Crossley

Commissioner Signature:



Date:

7/13/26

Findings of Fact

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Rezone

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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:

Compatible with surrounding land use
6

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:

7/13/2026

Findings of Fact

Date of Hearing:

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Type of Application:

Rezone

Name of Applicant:

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Location:

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☒ 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:

7/13/26

Findings of Fact

Date of Hearing:

07/13/2026

Time:

6:00 PM

Type of Application:

Rezone

REZN-26-003

Name of Applicant:

David McCormack

Location:

210 S. Hampton Ave.

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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:

C1 → C2 Tire sales + installation - Code Change in 2021
Change to C2 to start a new tire business in same building
North: R1-M House
East: C1
South: C2
West: R1-M Church
Capacities all in conformance as previous use was the same
Emergency Response Equipment Installation

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

☒ Approval

☐ Denial

Commissioner Name:

Brian Dabrowski

Commissioner Signature:

Brian Dabrowski

Date:

2026-07-13

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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:

Rezone appropriate -

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

☒ Approval

☐ Denial

Commissioner Name:

RANDY ELLIS

Commissioner Signature:

Randy Ellis

Date:

7/13/2026