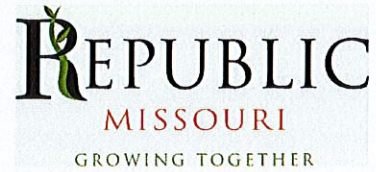


Findings of Fact



Date of Hearing:

10/03/2022

Time:

6:00 PM

Type of Application:

Rezone

Name of Applicant:

688 S Kansas Ave (REZN 22-008)

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:

AG + R1-M → Multi R-3
Surrounded by AG + R1-M
Kansas Ave + surrounding connections can support traffic generated
Sewer + water capacity available
Floodplain + sinkhole do not seem to be an issue

Bysecting 2 established R1-M neighborhoods
Not cohesive w/ surroundings
Transportation shows no connection to ~~Tippecanoe drive~~ Angel Ave

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

Approval Denial

Commissioner Name:

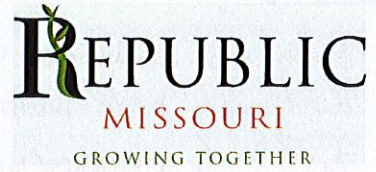
Brian Daubrava

Commissioner Signature:

Date:

10-3-22

Findings of Fact



Date of Hearing:

10/03/2022

Time:

6:00 PM

Type of Application:

Rezone

Name of Applicant:

688 S Kansas Ave (REZN 22-008)

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:

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

Commissioner Name:

William Plank

Commissioner Signature:

Date:

10/3/22

Findings of Fact

Date of Hearing:

10/03/2022

Time:

6:00 PM

Type of Application:

Rezone

Name of Applicant:

688 S Kansas Ave (REZN 22-008)

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

- Questionable.

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

- Very Questionable.

Statement of Relevant Facts Found:

*Applicant (owner present) - passed out plan drawing
Civil Engineer present - mix of duplexes/townhomes
58 units, R-3 only way to do townhomes
Susan - concern about looking into yard, compatibility to surrounding
Richard Deal - concern about compatibility (neighboring neighbor, not directly)
Steven Greenhall - direct neighbor, traffic concerns, concerns for quality of life
Aaren Oberman - attorney representing property to the south, traffic study trans study.*

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

Approval

Denial

Commissioner Name:

John Alexander

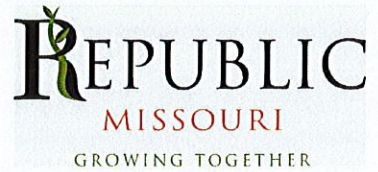
Commissioner Signature:

[Signature]

Date:

10/3/22

Findings of Fact



Date of Hearing:

10/03/2022

Time:

6:00 PM

Type of Application:

Rezone

Name of Applicant:

688 S Kansas Ave (REZN 22-008)

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:

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

Approval Denial

Commissioner Name:

Darren Campbell

Commissioner Signature:

[Signature]

Date:

10-3-22

Findings of Fact



Date of Hearing:

10/03/2022

Time:

6:00 PM

Type of Application:

Rezone

Name of Applicant:

688 S Kansas Ave (REZN 22-008)

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:

NOT compatible with surrounding land uses.

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

Approval Denial

Commissioner Name:

RANSOM ELLIS III

Commissioner Signature:

Ransom Ellis III

Date:

10/03/22