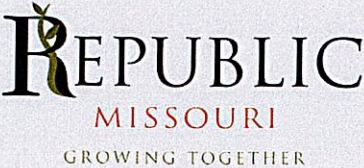


# Findings of Fact



Date of Hearing:  Time:  Type of Application:

Name of Applicant:  Location:

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 w/ surrounding area*

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

Commissioner Name:  Commissioner Signature:  Date:

# Findings of Fact

Date of Hearing:

01/08/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

505 West Brookfield Street (REZN 24-002)

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:**

*Ben Appleby - applicant/owner. Plan to build 2 story apartment.  
No other 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:

*[Signature]*

Date:

1/8/24

# Findings of Fact

Date of Hearing:

01/08/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

505 West Brookfield Street (REZN 24-002)

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:**

Applicant appeared and provided information concerning application  
Application meets City Land Use Plan

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

- Approval  Denial

Commissioner Name:

RANSOM ELLIS III

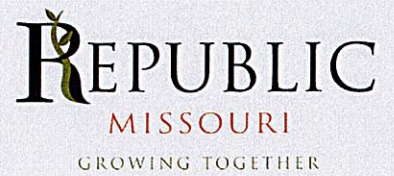
Commissioner Signature:

*Ransom Ellis III*

Date:

1/8/24

# Findings of Fact



Date of Hearing:

01/08/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

505 West Brookfield Street (REZN 24-002)

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:

1.08 acres C-2 → R-3  
C-1, R-3, C-2, M-1 surround the location.  
Water + Sewer on site  
TIS not needed  
Floodplain in the parcel - will require compliance

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

Approval  Denial

Commissioner Name:

Brian Dabrowski

Commissioner Signature:

Date:

1-8-23