

Findings of Fact

Date of Hearing:

Time:

Type of Application:

04/08/2024

6:00

Rezoning

Name of Applicant:

Location:

1100 Block of Main (REZN 24-004)

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:

Rezoning: (1) conforms to the City's adopted LUP; (2) conforms to the City's transportation plan; (3) conforms to other adopted plans; (4) is compatible with the surrounding land uses; (5) adequately served by municipal infrastructure and (6) aligned with the purpose of RSMO. Substantial concerns were from neighboring residents were considered and discussed at length. Approx 15 citizens plus the Representative of the applicant spoke during the hearing.

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

Approval Denial

Commissioner Name:

Commissioner Signature:

Date:

Russell Ellis

Russell Ellis

4/8/2024

Findings of Fact

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04/08/2024

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6:00

Type of Application:

Rezone

Name of Applicant:

1100 Block of Main (REZN 24-004)

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City Council Chambers

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- Aligned with the purposes of RSMo. 89.040 Yes No

MoDOT - Main + MO 174 unbundled needs list
Greene County N+168
TIS extents? Sush@ connections or for Area?
Speed Study

Statement of Relevant Facts Found:

5.0 acres R1-M → R1-H
A1, R1-M, R1-H, and AG surrounding
Water, TIS, and geography are compatible & available
Turn lanes on main street not required
On prem storm retention
Traffic along main street backups.
Water problems along the north side of property

children walking along Main
Side walk access to Swampy
Sewer backup?
Pass through traffic?
Access to Berry + College
Internet issues?
Emergency Access

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

- Approval Denial

Commissioner Name:

Brian Doubrava

Commissioner Signature:

[Signature]

Date:

4.8.24

By ordinance 185 foot from zoned location
Posted zone page on property
Posted in paper

Single Family plots

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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:

FLOODING ISSUE. SEWER. CITY DOES NOT CONSIDER RUNOFF / STORAGE WATER
INTERNET ALREADY SLOW. FIX ON THE WAY.
TRAFFIC ON MAIN

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:

4/8/2024

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Type of Application:

Rezone

Name of Applicant:

1100 Block of Main (REZN 24-004)

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:

• Falls in line with city's adopted plan
• Compatible with surrounding areas
• Able to be adequately served by municipal infrastructure
• Traffic study complete and requires no improvements
• Water retention will be better

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:

4/8/24

Findings of Fact



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- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

- AS WE ALL KNOW, TRAFFIC ON MAIN NEEDS WORK

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

Approval Denial

Commissioner Name:

J. RESOLVER

Commissioner Signature:

Date:

4/8/24