

Findings of Fact



Date of Hearing:

11/13/2023

Time:

6:00

Type of Application:

Rezoning

Name of Applicant:

7217 W Farm Road 182 (REZN 23-007)

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:

[Signature]

Commissioner Signature:

[Signature]

Date:

11/13/2023

Findings of Fact



Date of Hearing:

Time:

Type of Application:

11/13/2023

6:00

Rezone

Name of Applicant:

Location:

7217 W Farm Road 182 (REZN 23-007)

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:

Commissioner Signature:

Date:

CYNTHIA HYDER

C. Hyder

11/13/23

Findings of Fact



Date of Hearing:

11/13/2023

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

7217 W Farm Road 182 (REZN 23-007)

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:

Darran Campbell

Commissioner Signature:

Darran Campbell

Date:

11-13-23

Findings of Fact

Date of Hearing:

11/13/2023

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

7217 W Farm Road 182 (REZN 23-007)

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:

240 acres AG → RI-M
RI-M north A1 east A1 south RI-M west
Water sewer onsite with capacity
TIS pending
No flood or sinkholes identified
7003 concerns about water runoff from development and trespassers
PM peak traffic @
60 veh in peak
30 veh out hour
traffic

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

Approval Denial

Commissioner Name:

Brian Debraus

Commissioner Signature:



Date:

11-13-23

Findings of Fact

Date of Hearing:

11/13/2023

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

7217 W Farm Road 182 (REZN 23-007)

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:

Newly annexed, consistent with development to the N + W.
David Messner (applicant) present.
Traffic Engineer doing assessment present. +60 in, +38 cars at peak
George Caning (lives in development to the north) - traffic concerns? Home value?
Mitchell Gardner (lives to the East) - water concerns, neighbor children on the land

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

Approval Denial

Commissioner Name:

John Alexander

Commissioner Signature:



Date:

11/13/2023

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:

Proposed rezone property is consistent with surrounding developed property.

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

- Approval Denial

Commissioner Name: Commissioner Signature: Date: