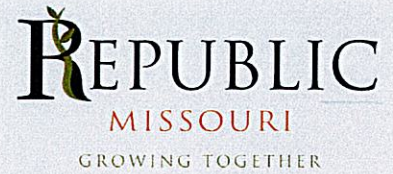


Findings of Fact



Date of Hearing:

Time:

Type of Application:

08/12/2024

6:00

Rezoning

Name of Applicant:

Location:

COH 1 Convoy Dr (REZN 24-015)

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:

Hume Means

Hume Means

8/13/24

Findings of Fact

Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

COH 1 Convoy Dr (REZN 24-015)

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:

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. A. Hyder

Date:

8/12/24

Findings of Fact

Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

COH 1 Convoy Dr (REZN 24-015)

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:

• Conforms with surrounding area
• ability to be served by city

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

Approval Denial

Commissioner Name:

Michael Mann

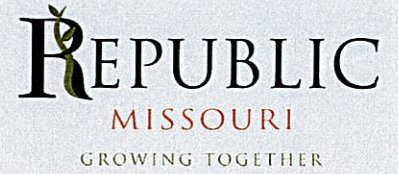
Commissioner Signature:

Michael Mann

Date:

8/12/24

Findings of Fact



Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

COH 1 Convoy Dr (REZN 24-015)

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:

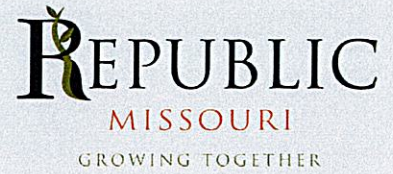
B. B. B. B.

Commissioner Signature:

Date:

8/12/24

Findings of Fact



Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

COH 1 Convoy Dr (REZN 24-015)

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:

Engineer present for applicant. Plan to combine the various plots. Eventual development - additional warehouse or other use.

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:

8/12/24

Findings of Fact

Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

COH 1 Convoy Dr (REZN 24-015)

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:

24.32 acres C-2 → M-2 Comis Plan Objective 3B
A1 to N, M-2 to E, C-2 to SHW

Conformances
Water, Sewer, Flood, Sinkholes
TIS not needed - Traffic w/ rest of properties needs to look at

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:

8-12-24