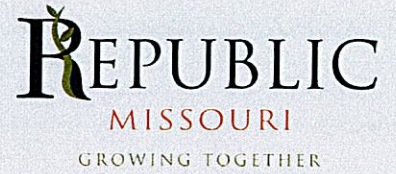


Findings of Fact



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:

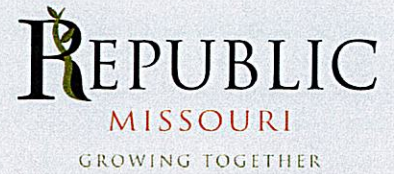
- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

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:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

1100 Block of Main (REZN 24-013)

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:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

8/12/24

Findings of Fact



Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

1100 Block of Main (REZN 24-013)

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:

- o consistent with surrounding zoning
- o R1-M
- o able to be served by city water/sewer, traffic

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:

1100 Block of Main (REZN 24-013)

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:

SIMILAR TO REZN 24-004, ORD 24-24 FROM MAY 7th
1 to 6 NOT PASSED

TIS SEEMS LIKE IT SHOULD BE LOOKED AT AGAIN w/ SCHOOL
IN SESSION

(100 TO 122 LOTS PLANNED)

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

Approval Denial

Commissioner Name:

Berube

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:

1100 Block of Main (REZN 24-013)

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 Rep present for owner - RFL to RI-M,
more consistent w/ surrounding 122 lots → ~100
Development company has spent time w/ neighbors
No other speakers.

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

Approval

Denial

Commissioner Name:

John Alexach

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:

1100 Block of Main (REZN 24-013)

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
A1 to N
R1-M to E
R1-M + R1-H to South
A1 to W.
Water, FIS, Flood, + Sinkholes are in conformance

Comp Plan Objective 1B
8000 sq ft lots in R1-M
≈ 100 lots

Previous rezone failed;
at R1-H in council


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

Approval Denial

Commissioner Name:

Brian Debrauca

Commissioner Signature:



Date:

8-12-24