

Findings of Fact



Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

907 N Walnut Ave (Lots 20 & 21) (REZN 24-014)

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:

Lynni Means

Commissioner Signature:

Lynni Means

Date:

8/12/24

Findings of Fact



Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

907 N Walnut Ave (Lots 20 & 21) (REZN 24-014)

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:

[Empty box for 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: 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:

Land is currently home of a duplex, just needed to be rezoned. • Compatible with surrounding land use.

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:

907 N Walnut Ave (Lots 20 & 21) (REZN 24-014)

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 Espino

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:

907 N Walnut Ave (Lots 20 & 21) (REZN 24-014)

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="checkbox"/> Yes | <input type="checkbox"/> No |
| Conforming to the City's adopted Transportation Plan | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Compatible with surrounding land uses | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Able to be adequately served by municipal infrastructure | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Aligned with the purposes of RSMo. 89.040 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Statement of Relevant Facts Found:

Applicant present. Desiring to build additional unit.

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

Approval Denial

Commissioner Name:

John Altrachi

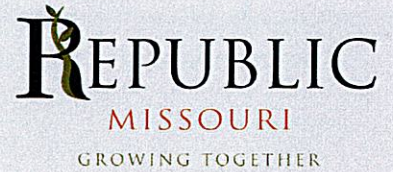
Commissioner Signature:



Date:

8/12/24

Findings of Fact



Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

907 N Walnut Ave (Lots 20 & 21) (REZN 24-014)

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:

.46 acres M-1 → R-3
Non-conforming lot currently
Adjacent to M-1, C-1
Water, sewer, trash, flood & sinkhole conformance
Comp Plan Objective - Preserving Existing Usage

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

Approval Denial

Commissioner Name:

Brian Debravec

Commissioner Signature:

Brian Debravec

Date:

8-12-24