

# Findings of Fact



Date of Hearing:

Time:

Type of Application:

06/12/2023

6:00

Rezone

Name of Applicant:

Location:

3020 N York Ave (REZN 23-002)

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 - Roads / potential

Able to be adequately served by municipal infrastructure  Yes  No - offer zoning options

Aligned with the purposes of RSMo. 89.040  Yes  No

### Statement of Relevant Facts Found:

Applicant's Engineer present.  
Vinson Birch (against) 2891 W. York - concern about traffic/noise, if wheelers hitting poles/trees?  
David Seimann 2979 W. York - Amazon construction damaging York ave.? Power pole repeat, concern over traffic, concern over road widening/loss of land?

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

Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

John Alward

6/12/2023

Melanie Clark 2952 W. Atlantic - Concern over  
IP wheelers, showed pictures  
concern over noise / traffic.

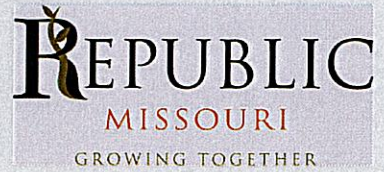
William Clark, husband of Melanie.

Question / Discussion

- warehouse / office combo development
- Entrance off York + Sawyer
- Widening of road on the developer

Potential lower impact being available?

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- 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:

1 CONCERNED CITIZEN STATING ROAD IS NOT LARGE ENOUGH FOR LOGGED VEHICLES  
- NOISE & WATER RUN OFF

2<sup>ND</sup> CITIZEN STATES ROAD IS NOT LARGE ENOUGH FOR TRUCK TRAFFIC

3 TRUCK TIRE WAS SUPPOSED TO BE REPLACED (MOVIE) → HAS BEEN HIT & KNUCKLES WERE AND TIRE HAS BEEN LOST

4 16' CHIP & SEAL ROAD → YORK AVE.

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Commissioner Signature:

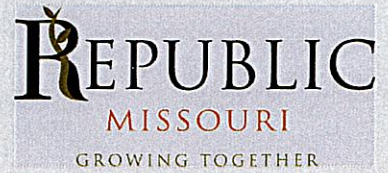
Date:

Jeff Hays

[Signature]

6/12/2023

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Rezone

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- 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:**

- Road not wide enough, cannot adequately handle the traffic of M-2 commercial. If rezoned to a different commercial use<sup>maybe</sup>. Needs improvements to infrastructure.

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

Approval  Denial

Commissioner Name:

Michael Mann

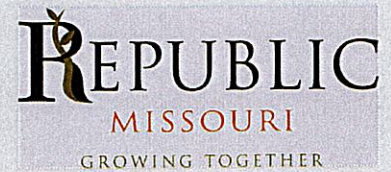
Commissioner Signature:

*Michael Mann*

Date:

6/12/23

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- Aligned with the purposes of RSMo. 89.040  Yes  No

### Statement of Relevant Facts Found:

This change is not appropriate for the Residential area across the street. Neighbors present appropriate issues which should be followed up by developer

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

- Approval
- Denial

Commissioner Name:

Ransom Ellish

Commissioner Signature:

Ransom Ellish

Date:

6/12/23

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### Statement of Relevant Facts Found:

*residents* Citizens that have residences come fourth to give concerns and made the point that it is a clearly agric ultural area. Changing the zoning from residential to the highest possible capacity/commercial is not something that I believe the city should do.

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:

6/12/2023