

PLANNING AND ZONING COMMISSION
REZONING FINDINGS AND RECOMMENDATION

Property owned by: Missouri American Water formerly known as Missouri Cities Water Company

Request to amend a Conditional Use Permit for a community utility facility (Land Use 18.200) in a GB: General Business District pursuant to Section 27-200 Land Use 18.200 Community or regional utility facilities in a GB District.

Property located at 1705 Montserrat Park Rd. and also described as:

All that part of the Southwest quarter of the Southwest quarter of Section 20, Township 46, Range 25, described as follows: Commencing at the Southwest corner thereof, thence East 468 feet along the South line of said 40 acre tract to a point, thence North 468 feet parallel with the West line of said 40 acre tract to a point, thence West 468 feet parallel with the South line of said 40 acre tract to a point in the West line thereof, thence South 468 feet along the West line of said 40 acre tract to the point of beginning, containing a square five (5) acre tract of land.

The Planning and Zoning Commission has considered the request for a conditional use permit at an open public meeting on February 7, 2022 and makes the following findings and recommendations based upon the evidence presented with respect to these matters:

1. The site plan required to be submitted by Section 27-350 (e) is

_____ Not waived _____

_____ Waived because the use will not affect existing drainage, circulation, relationship of buildings to each other, landscaping, buffering, lighting, and other conditions of site plan approval, and the existing facilities do not require upgraded or additional site improvements.

2. The proposed conditional use permit is consistent with the goals of the City's Comprehensive Plan Update and _____ will or _____ will not further the applicable objectives of the plan.
3. The effect of the conditional use permit upon the existing uses of land within the general area could be _____ minimal, _____ major.
4. The impact the change would have on the character of the neighborhood should be _____ minimal, _____ major.
5. Public health and safety _____ will _____ will not be jeopardized if the permit is granted.
6. Additional Comments: _____
- _____

The Planning and Zoning Commission

_____ Recommends Approval to amend the Conditional Use Permit for a community utility facility (Land Use 18.200) in a GB: General Business District pursuant to Section 27-200 Land Use 18.200 Community or regional utility facilities in a GB District, as legally described above.

_____ Does Not Recommend Approval to amend the Conditional Use Permit for a community utility facility (Land Use 18.200) in a GB: General Business District pursuant to Section 27-200 Land Use 18.200 Community or regional utility facilities in a GB District, as legally described above.

Accepted this _____ day of February, 2022.

Chairperson, Planning and Zoning Commission