



200 Cedar Street, Kennett, MO 63857
Office: 573-888-9001 Fax: 573-8884011
info@cityofkennettmo.com

**REQUEST FOR CHANGE OF
ZONING DISTRICT CLASSIFICATION**

808 Clipper st.
(Street Address of Property)

PART A: PARTIES IN INTEREST

The full legal name of each party and/or representative listed below (partnership, corporation, etc.) is required for review of the application. Having different individuals represent an Applicant at different meetings during the review process is allowed (with proper proof of authority) but may result in unnecessary confusion and delay. Consequently, in the interest of promoting clarity, consistency, and expediency, the City requests all Applicants, at the time of filing the Application, to identify a primary or principal representative (either attorney or non-attorney; corporations should see Notice below) who can be expected to attend each of the meetings during the Application review process.

NOTICE TO APPLICANTS: In matters which qualify as contested cases under Section 536.010(4) RSMo, corporations may not be represented by non-attorneys when the Council sits as an administrative tribunal. Non-attorney representation in such matters may constitute the practice of law under Section 484.010 RSMo.

***** Attorney representation is required only when the property at issue is owned by a corporation. This requirement does not apply to property owned by one or more individuals, a partnership, an LLC, or any other non-corporate entity. However, any applicant may choose to be represented by an attorney, even if representation is not otherwise required.**

Name and Title of APPLICANT: George & Aulna Smith
Address: 1405 Gunner Reed Rd
Phone Number: 513-559-5917 Email: agsmith07@yahoo.com

Name of Business Owner(s) - if different than above: _____
Address: _____
Phone Number: _____ Email: _____

Name of Property Owner(s) - if different than above: _____
Address: _____
Phone Number: _____ Email: _____

Name of Architect, Landscape Architect, Planner, or Engineer: ^{Contractor} Tommy Davis
Address: _____
Phone Number: 870-215-8092 Email: intiteled@gmail.com

Name of Primary/Principle Representative: _____
Address: _____
Phone Number: _____ Email: _____

Missouri Registered Agent for out-of-state Businesses:
Name: _____
Address: _____
Phone Number: _____ Email: _____

PART B: SITE DESCRIPTION

Full legal description of property for which rezoning is requested: Both to Be Combined
Attached

Current zoning R1 Requested zoning R2

Dimensions of property and square footage or acreage: ~~100000~~ 51X144
adding the Partial Lot Next to it which is 53X144 Makes 104X144

Current use of site: Vacant lot

Proposed use of site (please be as complete and detailed as possible): New
Construction, brick exterior 3 bedroom duplex. Providing
affordable housing options while aiming to improve
the integrity of the city of Kennett's affordable housing
(attach additional pages if necessary) market.

Justification for requested change in zoning district classification (please be as complete and detailed as possible): Rezoning to _____ will increase housing options
provided to citizens in an economical and financially
affordable manner. Permitting the new construction of duplexes
in this area provides a family friendly environment without
(attach additional pages if necessary) negatively impacting the value
or reputation of the surrounding area.

From what streets can the property currently be accessed W. Clapper

Describe any planned changes to current access: No change

*****FOR REQUESTS OTHER THAN TO R-1 OR R-2*****

Has a traffic study been obtained: _____

Has a market or feasibility study been obtained: _____

Does the proposed use of this property compete with existing uses in the City: _____

If so, in what way(s) and to what degree: _____

NOTE TO ALL APPLICANTS: The City Planning and Zoning Commission reserves the right to request additional information from Applicants, including, but not limited to, traffic studies, environmental impact studies, marketing studies, feasibility studies, and legible and reasonably detailed building and/or landscape plans related to any application, regardless of designation of the requested change.

PART C: GENERAL INFORMATION

APPLICATIONS: All applications must include:

- A copy of the current deed to the property, and of any previous deeds or other recorded documents that contain easements, restrictive covenants, or other restrictions or limitations that are not fully listed or described in the current deed
- A list of names and addresses of all persons owning property lying within 185 feet in all directions of the property for which rezoning is requested, and the current zoning for each such property.
- A legible map of the area extending 200 feet from each property line.

NOTE: No incomplete applications will be considered by the City Planning and Zoning Commission. An inspection of the relevant property by employees of one or more city departments may be requested by the City Planning and Zoning Commission as part of this Application, and refusal of any such inspection will result in this Application being deemed "incomplete" and no further action will be taken by the Commission.

CRITERIA ON WHICH ZONING CHANGES ARE MADE: It is Applicant's responsibility to clearly establish that the following criteria are met:

- The zone change will not have a substantial negative effect on traffic conditions or cause congestion in the streets.
- The zone change will not substantially increase fire hazards or otherwise substantially negatively impact public safety from fire, panic, and other dangers.
- The zone change will not adversely affect availability of adequate light and air.
- The zone change will not cause the overcrowding of land or an undue concentration of population.
- The zone change will not adversely affect the character of the neighborhood or features of historical significance.

- The zone change will not overtax the provision of transportation, water, sewerage, schools, parks, and other public requirements.
- The zone change will not otherwise substantially negatively affect the health, safety, morals, or the general welfare of the community.

MORE INFORMATION: For more information regarding zoning laws and the rezoning process, please consult the Municipal Code of the City of Kennett, Missouri, available on the City of Kennett website and in the Office of the City Clerk, 200 Cedar Street, Kennett, Missouri.

PART D: SIGNATURES

NOTE: If signing on behalf of a corporation, LLC, or Partnership, you must sign as an "Authorized Representative" and provide proof of authorization to sign. If signing as the owner of a sole proprietorship (even under a d/b/a), no proof of authority is required.

We, the signers of this application, do attest to the truth and correctness of all facts and information presented with this application as required by the City of Kennett.

PROPERTY OWNER(S):

Signature: George Smith Date: 3-8-26

Printed Name: George Smith

Signature: Audra Smith Date: 3-8-26

Printed Name: Audra Smith

Signature: _____ Date: _____

Printed Name: _____

AUTHORIZED REPRESENTATIVE:

I hereby certify that I am authorized to represent all owners of the property for which this application is being submitted. A power of attorney (or other necessary proof as may be required by representation of an applicable business entity) is attached.

Signature: _____ Date: _____

Printed Name: _____

FOR OFFICE USE ONLY:

Date Submitted: _____

Fees:

- Required Application Fee(s) Paid
- Required Mailing/Publication Fee(s) Paid Total Amount Paid: _____

Required Information included:

- Deed(s)
- List of Property Owners Within 185 Feet
- Area Map
- Proof of Authority to sign as an Authorized Representative

Application received by: _____

General Idea of future 808 W Clipper
(East + west)

