

Findings of Fact

Date of Hearing:

03/11/2024

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Brookside Estates Planned Development (PDD 24-001)

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:

I STRUGGLED OVER THIS ANSWER, MOST HOMES ARE R1-M IN THE AREA BUT THESE ARE STILL DECENT SIZED LOTS. MY HOPE IS THIS DOES NOT LOWER HOME VALUE OR CHANGE THE ESTABLISHED STERLING MEADOWS AREA, IN MY OPINION THIS FOLLOWS THE CITY'S PLAN, WHICH

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

Approval

Denial

Commissioner Name:

VAN BROSSE

Commissioner Signature:

[Signature]

Date:

3/11/24

IS ALL I CAN NOTE FOR COUNCIL CAN DECIDE ON R1-M ✓ R1-M IN THIS AREA

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

*Concerned about cookie cutters? Crime rate?
Concerned about house type
Gas Pipeline concerns
Concerns about total traffic
Area needs larger homes
Assumptions about people that may or may not purchase homes
Main concern is R1-H vs R1-M
Where is the green space?
TAPSA community?
Concerns about like zoning*

Statement of Relevant Facts Found:

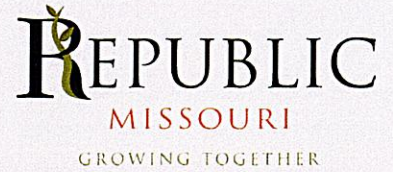
*40.64 acres PDD → PDD Medium density can be up to 4.00 lots/acre
3.67 lots/acre R1-M + R1-H 9000 v 7000 | Land service at all intersections surrounding
48 105
currently custom lot sizes @ 2.7 homes/acre
conform with PDD characteristics
Grace street connects Main → Lynn
AG ↓ R1-M to East + West
water + sewer available
Access for Emergency Response
R1-H is an island in R1-M*

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: 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:

Difficult issue. PDD proposed meets the ordinance

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: 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: