

Findings of Fact

Date of Hearing:

07/11/2022

Time:

6:00PM

Type of Application:

Special Use Permit

Name of Applicant:

Josan Properties Arkansas LLC (SU 22-003)

Location:

3030 US HWY 60

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:

5.7 acres C-2 to special use
TIS previously done - Remove 1 entrance
RIPRO entrance for this side but keep median open for other side

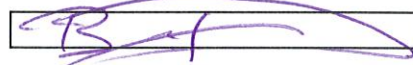
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Brian Debraun

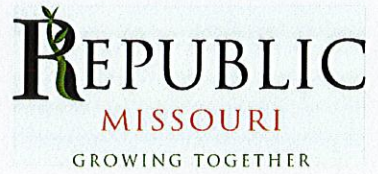
Commissioner Signature:



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Commissioner Name:

Michael Mann

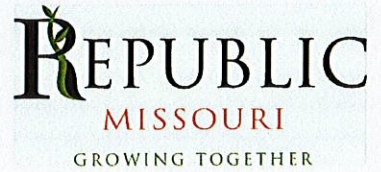
Commissioner Signature:

[Handwritten Signature]

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Statement of Relevant Facts Found:

Civil Engineer up Owner
No other speakers

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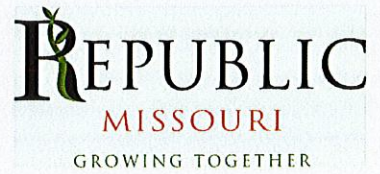
John Alexander

Commissioner Signature:

Date:

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Commissioner Name:

CYNTHIA HYDER

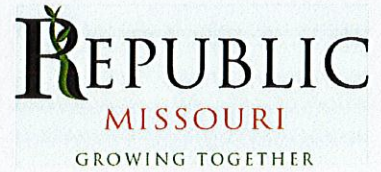
Commissioner Signature:

C. Hyder

Date:

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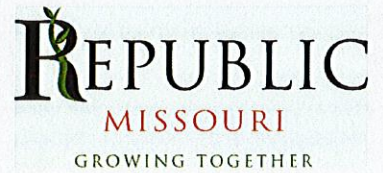
PINNELL

Commissioner Signature:

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Commissioner Name:

Ryan Ellis #4

Commissioner Signature:

Ryan Ellis

Date:

7/11/22