

Date of Hearing:	Time:	Type of Application:		
07/11/2022	6:00PM	Special Use Permit		
Name of Applicant:		Locati	on:	
Josan Properties Arkansa	s LLC (SU 22-003)	3030	US HWY 60	
	TOTAL IN EM APRILA MERA PERSON IN INCIDENTIA MANAGEMENTA MENTER PROPERTIES AND PROPERTIES.			
Based upon the facts progenerally:	esented during the course	of this hearin	g, I have found that t	he application is
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 Yes	○ No	
Aligned with the purposes of RSMo. 89.040		Yes	○ No	
Statement of Relevant Facts Found:				
ATTUALNESS OFFICERS SHEET AND ASSOCIATION	to special use done - Remove:	Lentrance		
TIS proviously done - Remove Lentrance RIRO entrance for this side but Keep median open for other side				
				10) - 2. m
Based on these findings, recommend the applicati	I have concluded to on to the City Council for:	Approv	ral O Denial	
Commissioner Name:	Commissioner	Signature:	Date:	
Bin Dabour	CR x	1	7.11-2	.7



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Josan Properties Arkansas	LLC (SU 22-003)	3030	US HWY 60	
R-3-1				
Based upon the facts pres generally:	ented during the course	of this hearin	g, I have found that th	e application is
Conforming to the City's add	pted Land Use Plan	<b>⊘</b> Yes	○ No	
Conforming to the City's adopted Transportation Plan		<b>Q</b> Yes	○ No	
Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)		X Yes	○ No	
Compatible with surrounding	land uses	Yes	○ No	
Able to be adequately served infrastructure	d by municipal		○ No	
Aligned with the purposes of RSMo. 89.040		Nes Yes	○ No	
Statement of Relevant Fac	ts Found:			
Based on these findings, I recommend the application		<b>€</b> Approv	ral O Denial	
Commissioner Name:	ne: Commişsioner Signature: Date:			
Michael Mann	Vichael Mann The 111/3033			2027



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Josan Properties Arkansas LLC	C (SU 22-003)	3030 U	IS HWY 60	
Based upon the facts present generally:	ted during the course	of this hearing	g, I have found that the application is	
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		<b>⊘</b> Yes	○ No	
Aligned with the purposes of RSMo. 89.040		Yes	○ No	
Statement of Relevant Facts Found:				
Civil Eyrar 14 Dwar No of Speakers				
Based on these findings, I have concluded to recommend the application to the City Council for:  Approval  Denial				
Commissioner Name: Commissioner Signature Date:				



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Josan Properties Arkansas LLC	(SU 22-003)	3030 (	JS HWY 60	
		***************************************		
Based upon the facts present generally:	ed during the course	of this hearin	g, I have found that the a	ipplication is
Conforming to the City's adopted Land Use Plan		Yes	○ No	
Conforming to the City's adopted Transportation Plan		Yes Yes	○ No	
Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)		Yes 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:				
Commissioner Name:	Commissioner	Signature:	Date:	
CYNTHIA HYDER	ydle	7/11/	2012	



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Name of Applicant:	Location:	
Josan Properties Arkansas LLC (SU 22-003)	3030 US HWY 60	
Based upon the facts presented during the cours generally:	e of this hearing, I have found that the application is	
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 ONo	
Able to be adequately served by municipal infrastructure		
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 Oenial	
Commissioner Name: Commissione	er Signature: Date:	
TINNELL	7/11/2022	



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Name of Applicant:	Location:	
Josan Properties Arkansas LLC (SU 22-003)	3030 US HWY 60	
Based upon the facts presented during the cours generally:	se of this hearing, I have found that the application is	
Conforming to the City's adopted Land Use Plan		
Conforming to the City's adopted Transportation Plan	n 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 fo	Approval O Denial or:	
Commissioner Name: Commissioner Signature: Date: 7/11/27		