

# Findings of Fact

Date of Hearing:

Time:

Type of Application:

06/13/2022

6:00

Planned Development District

Name of Applicant:

Location:

Prairie Ridge PDD (PDD 22-004)

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:**

100.64 acres on 174 PDD to PDD  
~16 acres Multifamily  
~85 acres Single Family  
Compatible w/ surrounding land use + utilities  
New light station required  
Staff recommends approval

6000 sqft min lots SW retention adequate for off flow No onsite treatment

Covenants + Architectural restrictions

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

Approval  Denial

Commissioner Name:

Commissioner Signature:

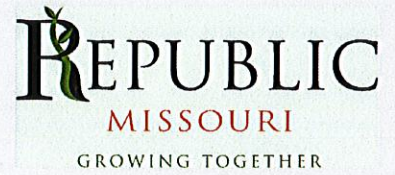
Date:

Brian Debraava



6-13-22

# 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:



# Findings of Fact

Date of Hearing:

Time:

Type of Application:

06/13/2022

6:00

Planned Development District

Name of Applicant:

Location:

Prairie Ridge PDD (PDD 22-004)

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:

~583 housing units  
\* SIMILAR TO WILSON VALLEY NEIGHBORHOOD  
\* R3 PLACED IN MIDDLE FOR BUFFER  
\* MIN LOT SIZE - 6000 sqft  
\* ARTERIAL ROADS - NO DRIVEWAYS CONNECTED  
\* STUDY ON TRAFFIC w/ TURN LANES  
\* SWIMMING POOL / GYM / COURTS  
\* PREVIOUSLY INCLUDED COMMERCIAL - CHANGED  
\* COVENANTS / RESTRICTIONS

\* WESTWOOD SUBDIVISION (COUNTY)

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

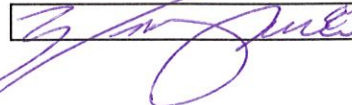
Approval  Denial

Commissioner Name:

Commissioner Signature:

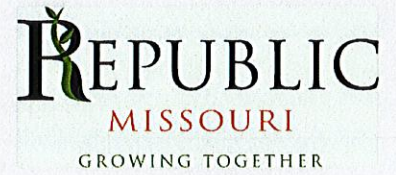
Date:

WILLIAM PINNELL



6/13/22

# Findings of Fact



Date of Hearing:

Time:

Type of Application:

06/13/2022

6:00

Planned Development District

Name of Applicant:

Location:

Prairie Ridge PDD (PDD 22-004)

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:**

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

- Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

Michael Mann

*[Handwritten Signature]*

06/13/2022