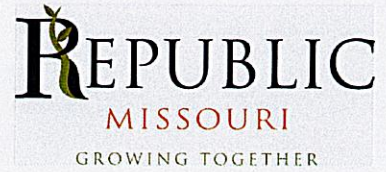


Findings of Fact



Date of Hearing:

08/14/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Garrett Farm PDD (PDD 23-002)

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:

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

- Approval Denial

Commissioner Name:



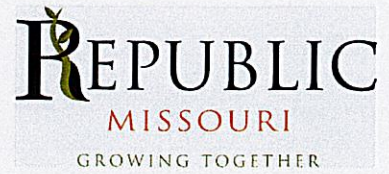
Commissioner Signature:



Date:

8/14/23

Findings of Fact



Date of Hearing:

08/14/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Garrett Farm PDD (PDD 23-002)

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:

Applicant explained where Road will be located.
Questions answered about intersection.

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

Approval Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

8/14/2023

Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Garrett Farm PDD (PDD 23-002)

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:

203.9 acres AG to PDD Industrial M-1, M-2, C-1, C-2
Li: Ab station required and water/sewer access is available to build to
Timeframe of MM? No TIS required for PDD due to MM reconstruction
TIS will be required for each phase of project
Floodplain on northern section offset of roadway cause any
issues w/ west side
Signal

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

Approval Denial

Commissioner Name:

Brian Debraue

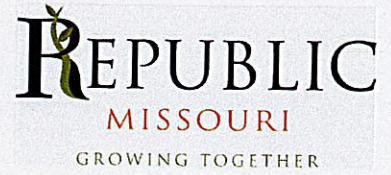
Commissioner Signature:



Date:

8-14-23

Findings of Fact



Date of Hearing:

08/14/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Garrett Farm PDD (PDD 23-002)

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:

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

- Approval Denial

Commissioner Name:

Robert Ellis III

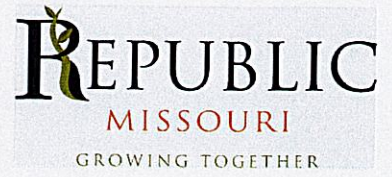
Commissioner Signature:

[Handwritten Signature]

Date:

8/14/23

Findings of Fact



Date of Hearing:

08/14/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Garrett Farm PDD (PDD 23-002)

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:

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

Approval Denial

Commissioner Name:

Darran Campbell

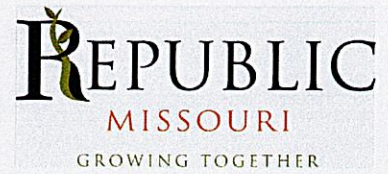
Commissioner Signature:

Darran Campbell

Date:

8-14-23

Findings of Fact



Date of Hearing:

08/14/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Garrett Farm PDD (PDD 23-002)

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:

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

Approval Denial

Commissioner Name:

Michael Mann

Commissioner Signature:

Michael Mann

Date:

8/14/23