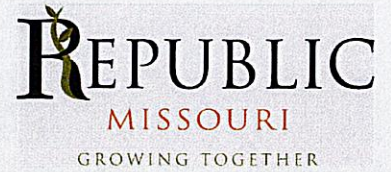




# Findings of Fact



Date of Hearing:

07/14/2025

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Frisco Square Amended PDD (PDD 25-001)

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:

Capacity of the PDD is reduced by 50% with new plan  
• less traffic issues  
• infrastructure can serve  
•

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

Approval  Denial

Commissioner Name:

Michael Mann

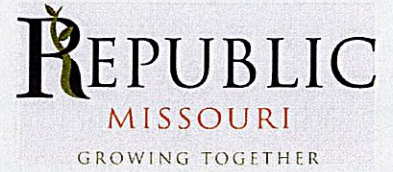
Commissioner Signature:

Michael Mann

Date:

7/14/2025

# Findings of Fact



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Stormwater concerns about  
 - pond + home pesticides  
 - putting on property  
 - City regulations on retaining water

Try to save trees

- Sinkhole questions  
 - protect animals

Traffic concerns  
 Lot sizes

Noise

Power capacity

Traffic Calming

**Statement of Relevant Facts Found:**

18.49 acres amended  
~~about~~ 75 lots @ 5,500sf  
 Surrounded by PDD mix use  
 R1-H  
 PDD mix use  
 C-2

Current R-3 @ 147 units  
 R1 @ 19 units  
 Greenspace @ 5 acres  
 → Less units total in new change  
 166 vs 75

TIS approved by Banks + Holbert  
 Colorado + Illinois are collectors

Greenspace location of previous PDD?  
 Lot size differ from current zoning?

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

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**Statement of Relevant Facts Found:**

*Reduction of # of dwellings a BIG plus.  
Detention vs retention? water overrun?  
Trees remaining?  
Traffic?  
This is better than the current existing PDD*

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

Approval  Denial

Commissioner Name:

Richard Copeland

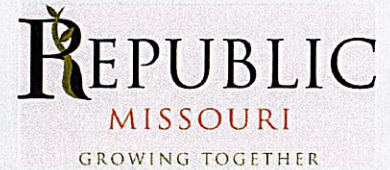
Commissioner Signature:

Richard Copeland

Date:

7-14-25

# Findings of Fact



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- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

Concerns from public about wildlife living in grove of trees, water runoff & pollution as well as increased traffic

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

Approval  Denial

Commissioner Name:

Hanni Means

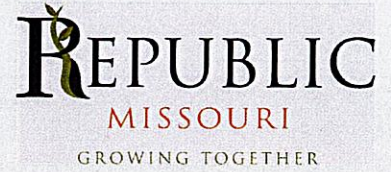
Commissioner Signature:

Hanni Means

Date:

7/14/25

# Findings of Fact



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- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

*Change meets all Requirements*

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

Commissioner Name:  
RAUSM ELLIS III

Commissioner Signature:  
*[Signature]*

Date:  
7/19/2025