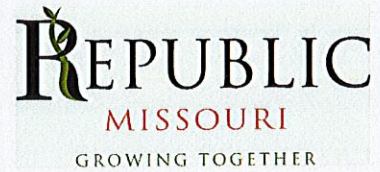


# Findings of Fact



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:

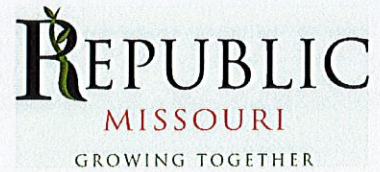
AG<sup>PLI</sup> to Mixed Use Planned Development  
C-2: 11.785 acres  
Single Family: 28.785 acres  
Multi Family: 27.196 acres  
water + sewer can accommodate  
No direct Access to 103 or 60 by single property

Possible Flood concerns by neighbors  
Alignment concerns addressed w/ MoDOT project

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:

Name of Applicant:  Location:

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

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- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

*Staff -  
- Buffer B between  
C-2 + Ag/Industrial  
- Flexibility w/  
MoDot alignment*

### Statement of Relevant Facts Found:

*Applicant's Engineer present (Olson)  
- Start from West - move East to allow for MoDot timing  
Applicant (~~Olson~~ Steyer) present.  
Opposition:  
- Todd Davis (neighbor to the South) - drainage (sinkholes, buffer, population)  
- Dan Frant (neighbor to East) - drainage*

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:

04/11/2022

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Wilson's Valley PDD (PDD 21-005)

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

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- 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

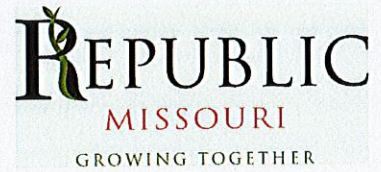
Commissioner Signature:

Darran Campbell

Date:

4-11-22

# 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:

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- Aligned with the purposes of RSMo. 89.040  Yes  No

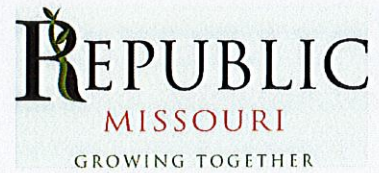
Statement of Relevant Facts Found:

Concerns about drainage were addressed.  
Concerns about overwhelming the school system were addressed.

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:

04/11/2022

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Wilson's Valley PDD (PDD 21-005)

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

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- 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:

RANSOM ELLIS III

Commissioner Signature:

*Ransom Ellis III*

Date:

4/11/2022