

Findings of Fact



Date of Hearing:

04/12/2021

Time:

7:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-001 Mason Ridge

Location:

City Hall or Virtual

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:

Rezone from AG to PDD. 77 residential lots. Designed with less congestion in streets, Density Republic housing market. Able to be served by Republic Sewer. Two new local public street connections. Does not warrant roadway improvements. Natural topography used for drainage. Road widening trying to happen.

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

Approval Denial

Commissioner Name:

Chris Crosby

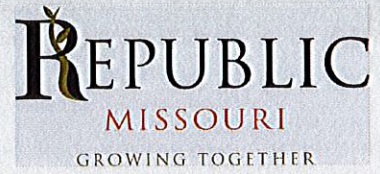
Commissioner Signature:

Chris Crosby

Date:

7/12/21

Findings of Fact



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Planned Development District

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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:

Commissioner Signature:

Date:

RAUSON ELKS III

Russell

4/12/21

Findings of Fact



Date of Hearing:

04/12/2021

Time:

7:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-001 Mason Ridge

Location:

City Hall or Virtual

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- 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:

some concern for driving on Miller Rd.

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

Approval Denial

Commissioner Name:

Erik Pedersen

Commissioner Signature:

Erik Pedersen

Date:

4/12/21

Findings of Fact

Date of Hearing:

04/12/2021

Time:

7:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-001 Mason Ridge

Location:

City Hall or Virtual

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 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:

- Property currently unimproved agriculture with no structures
- FLUM designates Single family residential
- Site is served by the city and has capacity to serve
- Proposed two new streets to connect to development
- Trips per day will go from 501 to 7700 with no roadway improvements

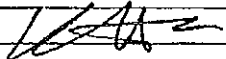
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Kevin Hawn

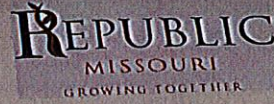
Commissioner Signature:



Date:

4/12/21

Findings of Fact



Date of Hearing: 04/12/2021 Time: 7:00PM Type of Application: Planned Development District
Name of Applicant: PDD 21-001 Mason Ridge Location: City Hall or Virtual

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- 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: CYNTHIA HYDER

Commissioner Signature: C. Hyder

Date: 4/12/2021

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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- 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:

Needs Flood plain and run off evaluated
Needs Miller Rd width evaluated

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

Commissioner Name: Commissioner Signature: Date: