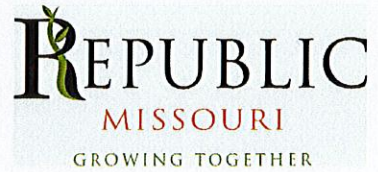


Findings of Fact



Date of Hearing:

10/12/2021

Time:

6:00PM

Type of Application:

Other

Name of Applicant:

Bester Properties LLC - for Emerald Valley Ph 2

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:

No info given to deny this plat

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

Approval Denial

Commissioner Name:

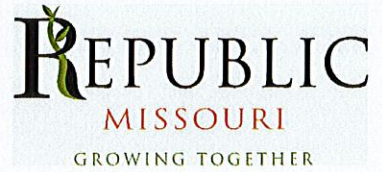
Brandon Andrews

Commissioner Signature:

Date:

10/12/2021

Findings of Fact



Date of Hearing:

10/12/2021

Time:

6:00PM

Type of Application:

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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:

Already zoned (R1 - m)
Speed limit change is up to Greene County
Developer pays for shoulder left turn lane

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

Approval Denial

Commissioner Name:

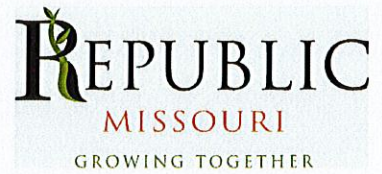
Kevin Haun

Commissioner Signature:

Date:

10/12/21

Findings of Fact



Date of Hearing:

10/12/2021

Time:

6:00PM

Type of Application:

Other

Name of Applicant:

Bester Properties LLC - for Emerald Valley Ph 2

Location:

City Council Chambers

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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:

Speed Limit change? Set by Greene County
Water main 10"-8"? Not applicable to this approval

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

Approval Denial

Commissioner Name:

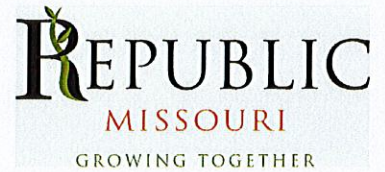
Brian DeBrowe

Commissioner Signature:

Date:

10-12-21

Findings of Fact



Date of Hearing:

10/12/2021

Time:

6:00PM

Type of Application:

Other

Name of Applicant:

Bester Properties LLC - for Emerald Valley Ph 2

Location:

City Council Chambers

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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:

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

Approval Denial

Commissioner Name:

CYNTHIA HYDER

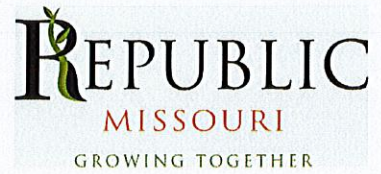
Commissioner Signature:

C. Hyder

Date:

10/12/21

Findings of Fact



Date of Hearing:

10/12/2021

Time:

6:00PM

Type of Application:

Other

Name of Applicant:

Bester Properties LLC - for Emerald Valley Ph 2

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:

RAWSON ELLIS

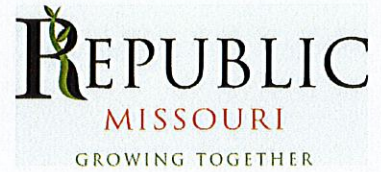
Commissioner Signature:

[Handwritten Signature]

Date:

10/12/21

Findings of Fact



Date of Hearing:

10/12/2021

Time:

6:00PM

Type of Application:

Other

Name of Applicant:

Bester Properties LLC - for Emerald Valley Ph 2

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 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:

A side walk will be connected from Emerald Phase 1 to Phase 2.

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:

10-12-21