

Date of Hearing:	Time:	Type of Application:			
10/12/2021	6:00PM	Other			
Name of Applicant:		Location	on:		
Bester Properties LLC - for E	merald Valley Ph 2	City C	ouncil Chambers		
				And the second s	
Based upon the facts presengenerally:	nted during the course	of this hearin	g, I have found that the applica	ation is	
Conforming to the City's adop	ted Land Use Plan	Yes	○ No		
Conforming to the City's adopt	ted Transportation Plan		○ No		
Conforming to other adopted pwater, wastewater, parks, etc.)		⊗ Yes	○ No		
Compatible with surrounding la	and uses		○ No		
Able to be adequately served by municipal infrastructure			○ No		
Aligned with the purposes of F	RSMo. 89.040		○ No		
Statement of Relevant Facts	Found:				
NO Info Given	. to deay this	Plate			
Based on these findings, I herecommend the application		Approv	val O Denial		
Commissioner Name:	Commissioner	Signature:	Date: 10/12/2021		



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Name of Applicant:		l	_ocation:			
Bester Properties LLC - fo	or Emerald Valley Ph 2		City Counc	il 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 a	dopted Land Use Plan	Ø,	res 🔘	No		
Conforming to the City's adopted Transportation Plan		\bigotimes	res 🔘	No		
Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)		Ø,	res 🔾	No		
Compatible with surroundi	ng land uses	Ø)	res O	No		
Able to be adequately served by municipal infrastructure		Ø Y	′es 🔘	No		
Aligned with the purposes	of RSMo. 89.040	X Y	′es 🔘	No		
Statement of Relevant Fa	acts Found:					
Already zoned (R1-m) Speed limit change is up to Greene County Developer pays for saxband left turn line						
Based on these findings, I have concluded to recommend the application to the City Council for:						
Commissioner Name: Commissioner Signature: Date:						
Kevin Haun 10/12/21						



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Name of Applicant:	Lo	Location:			
Bester Properties LLC - for Emerald Valley Ph 2		City Council Chambers			
Based upon the facts presented during the cogenerally:	ourse of this he	nearing, I have found that the application is			
Conforming to the City's adopted Land Use Plan	⊕ Ye	Yes No			
Conforming to the City's adopted Transportation	Plan 🕑 Ye	Yes No			
Conforming to other adopted plans of the City (i.e water, wastewater, parks, etc.)	e. 💮 Ye	Yes ○ No			
Compatible with surrounding land uses		Yes No			
Able to be adequately served by municipal infrastructure	Ye Ye	res No			
Aligned with the purposes of RSMo. 89.040	① Ye	∕es			
Statement of Relevant Facts Found:					
Speed Limit change? Set by	Greene Co	denty			
Speed Limit change? Set by water main 10"-8"? Not applicable	ale bothers a	approxim			
Based on these findings, I have concluded to recommend the application to the City Council		Approval O Denial			
Commissioner Name: Commiss	ioner Signature	re: Date:			
Brian Day brown B	10	10-12-2(



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Name of Applicant:		Locati	on:		
Bester Properties LLC - fo	r Emerald Valley Ph 2	City C	Council Chambers		
Marie Marie Control of the Control o	THE CONTROL OF THE ANGLE AND A STATE OF THE ANGLE ANGLE AND A STATE OF THE ANGLE AND A STATE OF THE ANGLE ANGLE AND A STATE OF THE ANGLE ANGLE AND A STATE OF THE ANGLE AND A STATE OF THE ANGLE AND A STATE OF THE ANGLE ANGLE AND A STATE OF THE ANGLE ANGLE AND A STATE OF THE ANGLE ANGLE ANGLE AND A STATE OF THE ANGLE ANGLE ANGLE AND A STATE OF THE ANGLE A			DANGERING MODULERANNING DINANGEN DIN KANDA KANDA KANDA KANDA	
Based upon the facts progenerally:	esented during the course	of this hearin	g, I have found that th	ne application is	
Conforming to the City's ad	dopted Land Use Plan	Yes	○ No		
Conforming to the City's ac	dopted Transportation Plan	Yes	○ No		
Conforming to other adopt water, wastewater, parks, e		Yes	○ No		
Compatible with surrounding	ng land uses	Yes	○ No		
Able to be adequately servinfrastructure	red by municipal	Yes	○ No		
Aligned with the purposes	of RSMo. 89.040	Yes	○ No		
Statement of Relevant Fa	icts Found:	/			
Based on these findings, recommend the applicati	I have concluded to on to the City Council for:	Approv	∕al ◯ Denial		
		4	Data		
Commissioner Name:	Commissioner	oignature:	Date:	1/1	
CYNTHIT HVD		Meer		121	



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Bester Properties LLC - fo	or Emerald Valley Ph 2		City Council Chambers			
Based upon the facts pr generally:	esented during the course	of this	hearing	g, I have found that the application is		
Conforming to the City's a	dopted Land Use Plan	Ø	Yes	○ No		
Conforming to the City's a	dopted Transportation Plan	Ø	Yes	○ No		
Conforming to other adopt water, wastewater, parks,		Ø	Yes	○ No		
Compatible with surroundi	ing land uses	\varnothing	Yes	○ No		
Able to be adequately served by municipal infrastructure			Yes	○ No		
Aligned with the purposes	of RSMo. 89.040	Ø	Yes	○ No		
Statement of Relevant Fa	acts Found:					
Based on these findings, I have concluded to recommend the application to the City Council for:						
Commissioner Name: Commissioner Signature: Date:						



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Based upon the facts pres generally:	sented during the course	of this hearin	g, I have found that t	he application is	
Conforming to the City's add	opted Land Use Plan		○ No		
Conforming to the City's add	opted Transportation Plan	Yes	○ No		
Conforming to other adopte water, wastewater, parks, et	Yes	○ No			
Compatible with surrounding land uses		Yes	○ No		
Able to be adequately served by municipal infrastructure			○ No		
Aligned with the purposes o		○ No			
Statement of Relevant Fac	ts Found:	·			
A side Walk of Phase 24	vill be connec	ted from	Emerald,	Phase I to	
- · ·					
Based on these findings, recommend the application		Approv	ral O Denial		
Commissioner Name:	Commissioner Name: Commissioner Signature: Date:				
Darran Campbell	Darran Campbell Num Cellett 10-12-21				