

# Findings of Fact

Date of Hearing:

03/09/2026

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Modern Tractor LLC

Location:

900 Block of W Colorado

**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                                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to the City's adopted Transportation Plan                                | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Compatible with surrounding land uses   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Able to be adequately served by municipal infrastructure                            | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Aligned with the purposes of RSMo. 89.040   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

**Statement of Relevant Facts Found:**

- setbacks changed from 25' to 20' except those that back-up to existing residential properties.  
- reduced lot number.  
- concern over connecting sidewalks or bike paths to subdivisions.

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

Approval     Denial

Commissioner Name:

Hami Means

Commissioner Signature:

Hami Means

Date:

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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:

PDD Change - 900 Colorado - FRISCO Commons 18.49 acres  
74 lots  
400 lots/acre  
Parts A+B - Set Back differences - ~~B's~~  
20' back Rear set from 25' feet for Part B - Interior  
20' back Front from 25' → 20' feet for All  
11' reduction 75 → 74  
Concern about interconnectivity w/ developments  
21-44 to South  
PDD-Multi to North  
Single + Multi PDD to East  
C-2 to West  
TIS ok  
3 detention w/ 2 sinkholes

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

Approval  Denial

Commissioner Name:

Brian Debraava

Commissioner Signature:



Date:

2026-03-09

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- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

Applicant rep present (Engineer) - clarify that purpose is to give flexibility in home design. left lots adjacent to existing subdivisions unchanged.

Comment from public unrelated to this request desiring connectivity between subdivisions.

Emailed comment about trees on property (repeat from prior rezoning).

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

Approval  Denial

Commissioner Name:

John Alexander

Commissioner Signature:



Date:

3/9/2026

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| Aligned with the purposes of RSMo. 89.040   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

**Statement of Relevant Facts Found:**

Already a PDD - This is just updating a handful of things. One "lot" less and lot size changing + setback changes for some of the lots  
Consistent w/ PDD ordinance  
Setback changes are due to the desire to have different types of homes


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

Approval     Denial

Commissioner Name:

Chris Cross

Commissioner Signature:



Date:

3/9/26

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- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

*Excerpt, sidewalks, within 20' yet.*

**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:

3-9-26

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- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

Citizen concerned about the newer developments being closed off without a bike / walking trail or place to cross between them.

**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:

3/9/26

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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:**

Plan substantially similar to the Plan previously approved by the PZ Commission. Plan meets the requirements set forth above.

**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:

3/9/2026