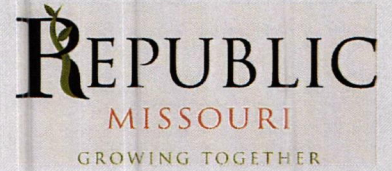


Findings of Fact



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

Industrial next to R1 would bring commercial a better fit for adjacent zoning to Brookline

M-1 is invading the neighborhood -2752 N Atlantic opposed Industrial pushing into the neighborhood Bracklin consideration not aeration

Statement of Relevant Facts Found:

AG -> PDD 18.39 acres Landscaping developed in initial development

M-1 warehouse space 50, 75, 50, +25 KSF

20ft buffer along York to screen from neighbors - 3023 York sent letter of support

3' berm, 6' fence, 5 trees per 100' - 2891 opposed widening York - 2752 Atlantic opposed

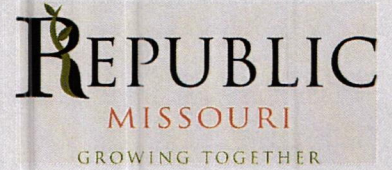
M-1, AG, C-2, R1-M surrounding Restoration to south

Water + Sewer capacity Traffic access to Sawyer No Truck Traffic signs on York

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:

09/11/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

6-Point Junction Planned Development (PDD 23-004)

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:



Commissioner Signature:



Date:

9/11/23

Findings of Fact



Date of Hearing:

09/11/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

6-Point Junction Planned Development (PDD 23-004)

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:

Significant work by applicant to accommodate concerns from nearby residential + to specifically limit what they can do with the property in line w/ compatibility.
Applicant (Engineer) + Developer + Real Estate Agent
One resident sent a letter in favor - read by staff.
Three residents concerned about overall development

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

Approval Denial

Commissioner Name:

John Alward

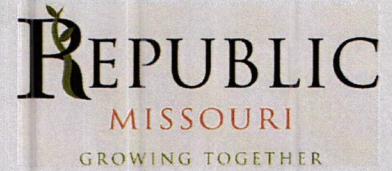
Commissioner Signature:

[Handwritten Signature]

Date:

9/11/23

Findings of Fact



Date of Hearing:

09/11/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

6-Point Junction Planned Development (PDD 23-004)

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
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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:

- Olsson - 2 reps
- Developer spoke about trying to take surrounding Neighbors
- Concerns in to Consideration
- Realtor
- letter in support.
- will soften sharp turn at York
- Opposed spoke.

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

- Approval
- Denial

Commissioner Name:

CYNTHIA HYDER

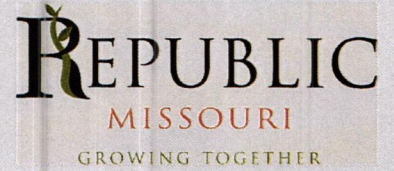
Commissioner Signature:

C. Hyder

Date:

9/11/2023

Findings of Fact



Date of Hearing:

09/11/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

6-Point Junction Planned Development (PDD 23-004)

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:

Darran Campbell

Commissioner Signature:

Darran Campbell

Date:

9-11-23