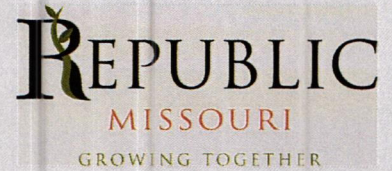


Findings of Fact



Date of Hearing:

09/11/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Boyce Mixed-Use PDD (PDD 23-003)

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:

40 acres 7 C-2
1 R-3 → 9 acres
Surrounded by C-2 + Ag w/ R-3 close
Water + sewer capacity in place
2 collector streets RIRO on USCO
27 acres R-3 → 9 R-3 + 18 C-2
Parking exception? 1.64 vs 2.0
~~Current PDD? Difference?~~
Driveway across from Coleter
@ Rock M? - MOLDOT LOT

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

Approval Denial

Commissioner Name:

Brian Paubane

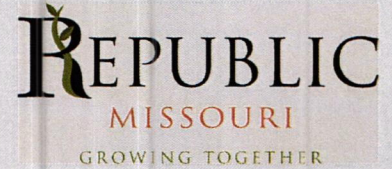
Commissioner Signature:

[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:

Boyce Mixed-Use PDD (PDD 23-003)

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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:

Jeff Hays

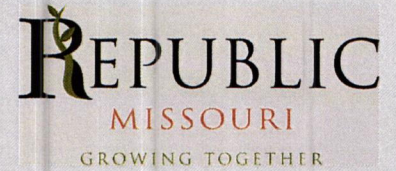
Commissioner Signature:

[Signature]

Date:

9/11/23

Findings of Fact



Date of Hearing:

Time:

Type of Application:

09/11/2023

6:00

Planned Development District

Name of Applicant:

Location:

Boyce Mixed-Use PDD (PDD 23-003)

City Council Chambers

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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:

Applicant present (Engineer) - primarily a change from more multifamily to instead do commercial.

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

Approval Denial

Commissioner Name:

Commissioner Signature:

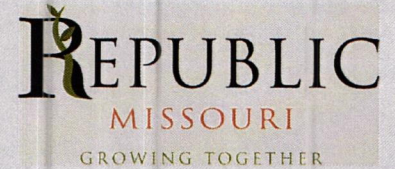
Date:

John Alexander

[Signature]

9/11/23

Findings of Fact



Date of Hearing:

09/11/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Boyce Mixed-Use PDD (PDD 23-003)

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:

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

- Approval
- Denial

Commissioner Name:

CYNTHIA HYDER

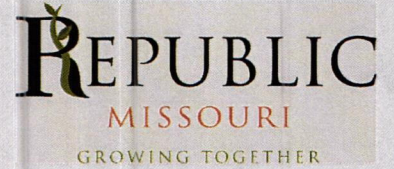
Commissioner Signature:

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:

Boyce Mixed-Use PDD (PDD 23-003)

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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- 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