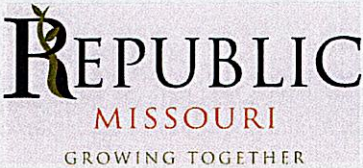


# Findings of Fact



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

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:

# 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:**

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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:  Commissioner Signature:  Date:

# Findings of Fact

Date of Hearing:

08/11/2025

Time:

6:00PM

Type of Application:

Special Use Permit

Name of Applicant:

RepMo 1st Store LLC (SU 25-001)

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                                      | <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:**

o adding new building to existing storage facility.  
o adding site improvements  
o Conforms w/ surrounding zoning

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

Approval     Denial

Commissioner Name:

Michael Mann

Commissioner Signature:

*Michael Mann*

Date:

8/11/2025

# Findings of Fact



Date of Hearing:

08/11/2025

Time:

6:00PM

Type of Application:

Special Use Permit

Name of Applicant:

RepMo 1st Store LLC (SU 25-001)

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:

Due to the addition of new building requires the Special Use Permit, This is an addition of a building and improvements to site. I agree with staff regarding this is consistent with city Special Use Permit requirements

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

Approval  Denial

Commissioner Name:

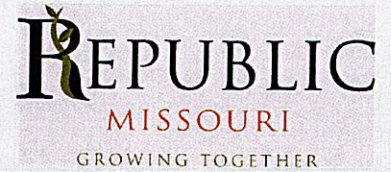
Chris Coashy

Commissioner Signature:

Date:

8/11/25

# Findings of Fact



Date of Hearing:

08/11/2025

Time:

6:00PM

Type of Application:

Special Use Permit

Name of Applicant:

RepMo 1st Store LLC (SU 25-001)

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:

Ransom Ellis FA

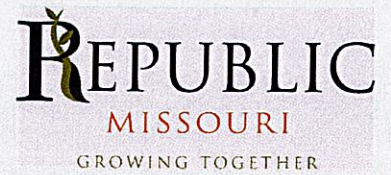
Commissioner Signature:

*[Handwritten Signature]*

Date:

9/11/2025

# Findings of Fact



Date of Hearing:

08/11/2025

Time:

6:00PM

Type of Application:

Special Use Permit

Name of Applicant:

RepMo 1st Store LLC (SU 25-001)

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:**

*Applicant's Engineer present.  
No questions or concerns.*

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

Approval  Denial

Commissioner Name:

*John Alexander*

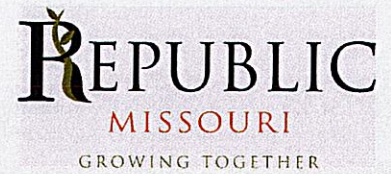
Commissioner Signature:

*[Signature]*

Date:

*8/11/25*

# Findings of Fact



Date of Hearing:

08/11/2025

Time:

6:00PM

Type of Application:

Special Use Permit

Name of Applicant:

RepMo 1st Store LLC (SU 25-001)

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:**

Special Use permit  
Currently C-2 but houses self storage already  
Current gravel drive  
- C-2 → SUP  
- Impervious surface upgrade  
- No TIS needed  
- No Flood or sinkhole issues  
R-3, C-2, + R-2 surround the parcel

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

Approval  Denial

Commissioner Name:

Brian Dubrawa

Commissioner Signature:

Date:

2025-08-11