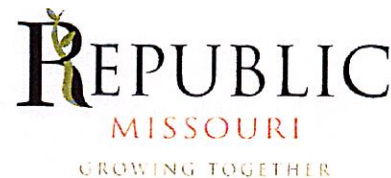


Findings of Fact



Date of Hearing:

05/11/2026

Time:

6:00 PM

Type of Application:

Special Use Permit

Name of Applicant:

N-Form Architecture

Location:

3155 E. Sawyer Rd.

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:

Is special? This one only?

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



Approval



Denial

Commissioner Name:

Commissioner Signature:

Date:

Richard Copeland

Richard Copeland

5/11/26

Findings of Fact



Date of Hearing:

05/11/2026

Time:

6:00 PM

Type of Application:

Special Use Permit

Name of Applicant:

N-Form Architecture

Location:

3155 E. Sawyer Rd.

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:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

5/11/26

Findings of Fact



Date of Hearing:

Time:

Type of Application:

05/11/2026

6:00 PM

Special Use Permit

Name of Applicant:

Location:

N-Form Architecture

3155 E. Sawyer Rd.

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:

Vet +/or boarding overnight. previously owned by city.
Great location!

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

☐ Approval

☐ Denial

Commissioner Name:

Commissioner Signature:

Date:

Hami Means

Hami Means

5/11/26

Findings of Fact



Date of Hearing:

05/11/2026

Time:

6:00 PM

Type of Application:

Special Use Permit

Name of Applicant:

N-Form Architecture

Location:

3155 E. Sawyer Rd.

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:

RANDY ELLIS III

Commissioner Signature:

Randy Ellis III

Date:

5/11/2026

Findings of Fact

Date of Hearing:

05/11/2026

Time:

6:00 PM

Type of Application:

Special Use Permit

Name of Applicant:

N-Form Architecture

Location:

3155 E. Sawyer Rd.

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:

Overnight boarding for animals
+ Comptibly w/ City's Special Use Ordinance
Across from Amazon
City owns property → Sell to Rescue One
Some Flooding issues

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

☒ Approval ☐ Denial

Commissioner Name:

Commissioner Signature:

Date:

Chris Crosby

[Signature]

5/11/26

Findings of Fact

Date of Hearing:

05/11/2026

Time:

6:00 PM

Type of Application:

Special Use Permit

Name of Applicant:

N-Form Architecture

Location:

3155 E. Sawyer Rd.

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 representative (Civil Engineer) present, applicant present.
Site owned by City currently, site plan already has
been developed in coordination w/ City. Addresses flood
plain concerns in design.

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]

5/11/26