

Findings of Fact

Date of Hearing:

04/13/2026

Time:

6:00 PM

Type of Application:

Rezone

Name of Applicant:

RJR 1605 LLC

Location:

1605 S. Farm Road 97

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:

Richard Copeland

Commissioner Signature:

Richard Copeland

Date:

4-13-26

Findings of Fact

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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:

Hami Means

Commissioner Signature:

Hami Means

Date:

4/13/26

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| Aligned with the purposes of RSMo. 89.040 | ☒ Yes | ☐ No |

Statement of Relevant Facts Found:

78.42 acres
1605 S FR 97
PDD → AG (Eclipse Event Center)
C-2, A-1, A-R, + PDD surrounding
No water, sewer, transportation, flood, or sinkhole issues w/ change

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

☒ Approval

☐ Denial

Commissioner Name:

Brian DeBruin

Commissioner Signature:

Brian DeBruin

Date:

2026-04-13

Findings of Fact

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| Aligned with the purposes of RSMo. 89.040 | ☒ Yes | ☐ No |

Statement of Relevant Facts Found:

Property Greater than a mile away from City's water and sewer
Development was never completed
Match surrounding zoning
Due to being a PDD - They can't do much with it

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

☒ Approval ☐ Denial

Commissioner Name:

Chris Crosby

Commissioner Signature:

Chris

Date:

4/13/26

Findings of Fact

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04/13/2026

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Rezone

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RJR 1605 LLC

Location:

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☒ 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:

No speakers.

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:

4/13/26

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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:

Raoul Ellis

Commissioner Signature:

Raoul Ellis

Date:

4/13/26