

Findings of Fact

Date of Hearing:

04/13/2026

Time:

6:00 PM

Type of Application:

Planned Development District

Name of Applicant:

Westward Land Co.

Location:

900 Block of S. Colorado

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

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Statement of Relevant Facts Found:

Increasing area 2 from 16 to 20 (townhomes)

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

Findings of Fact

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6:00 PM

Type of Application:

Planned Development District

Change on agenda 001
to
002
PDD26-~~001~~ 002

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

Statement of Relevant Facts Found:

5.08 acres 900 block Colorado Ave
PDD → PDD Lot Addition
Area B → 16 units to 20 units ~~at several lot splits~~
7.96 DU/acre → 9.95 DU/acre
→ Multifamily Residential
Utilities can support. TIS performed + approved by BUILDS + MoDOT
Storm/Sink/Flood pose no issues
Types of use in a 20 DU/acre? 4x4 lot townhomes → 4x5 lot townhomes

Area 1 stays same
C-2 + PDD Surrounding

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

☒ Approval ☐ Denial

Commissioner Name:

Brian Debraun

Commissioner Signature:



Date:

2026-04-13

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Statement of Relevant Facts Found:

Minor Change to an existing Planned PDD
- 16 units to 20 units
These changes help the developers provide different types of ^{lot} sizes
~~and~~ from 4 packs to 5 packs
Met with Fire department + no concerns with changes

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

☒ Approval ☐ Denial

Commissioner Name:

Chris Crosby

Commissioner Signature:



Date:

4/13/26

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Statement of Relevant Facts Found:

Applicant's engineer present. In plans, had ability to add some additional units to the design.
No other 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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☒ Approval ☐ Denial

Commissioner Name:

RANSOM ELLIS

Commissioner Signature:

Ransom Ellis

Date:

4/13/26