

Findings of Fact

Date of Hearing:

04/13/2026

Time:

6:00 PM

Type of Application:

Other

Name of Applicant:

Oak Hills eCommerce LLC

Location:

7217 W. Farm Road 182

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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| 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:

40.46 acres 101 residential lots @ R1-M
Previously platted on Jan 11, 2024 - expired on Jan 10, 2026
No lot access to (E) FR 182

No requirement to connect to East Property

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

☒ Approval ☐ Denial

Commissioner Name:

Brian Drexler

Commissioner Signature:

Brian Drexler

Date:

2026-04-13

Findings of Fact

Date of Hearing:

04/13/2026

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6:00 PM

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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:

Plat was done originally Jan 11 2024, but expired Jan 10
5 New Streets
Water Systems + Wastewater Facility have Capacity to Serve the use

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:

4/13/24

Findings of Fact

Date of Hearing:

04/13/2026

Time:

6:00 PM

Type of Application:

Other

Name of Applicant:

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Location:

7217 W. Farm Road 182

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

Statement of Relevant Facts Found:

No 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:

4/13/26

Findings of Fact

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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:

RANSWELL

Commissioner Signature:

RANSWELL

Date:

4/13/26