

Findings of Fact

Date of Hearing:

06/08/2026

Time:

6:00 PM

Type of Application:

Planned Development District

Name of Applicant:

Moral Republic, LLC

Location:

2125 E. Hamilton St.

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:

These were properties that were previously owned by the city
PDD due to regulations to allow mixed-use
Land use is generally compatible with surrounding zoned areas
1 to 3 patient/Resident ratio

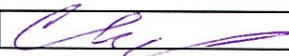
Based on these findings, I have concluded to recommend the application to the City Council for:

☒ Approval ☐ Denial

Commissioner Name:

Chris CASH

Commissioner Signature:



Date:

6/8/26

Findings of Fact

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Type of Application:

Planned Development District

Name of Applicant:

Moral Republic, LLC

Location:

2125 E. Hamilton St.

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:

5.25 acres PDD → PDD Assisted Living
SE Oakwood + FR174
Special Long Term Care
24/7 Care w/ private rooms
16 units / building
water / sewer / transportation are good
Want to Build a 1:3 employee to patient ratio
Original Platf dwelling/acre?

undeveloped
C-2 RI-M
PDD surrounding this location
Multi-family allowed
Secured Quality Campus
↑ treat like

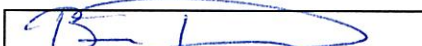
Based on these findings, I have concluded to recommend the application to the City Council for:

☒ Approval ☐ Denial

Commissioner Name:

Brian Dauterave

Commissioner Signature:



Date:

06-08-2026

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Planned Development District

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|---|--------------------------------------|--------------------------|
| 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:

memory care assisted living - secure facility.

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



Approval



Denial

Commissioner Name:

Ham Means

Commissioner Signature:

Ham Means

Date:

6/8/26

Findings of Fact

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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:

6-8-26