



August 2, 2024

To: City Council, Sam Anselm

From: Dustin Harrison, Building Official/Zoning Administrator

Re: Veteran Affairs Clinic

**Executive Summary**

Recommend approving a building permit for a new VA Clinic

**Discussion**

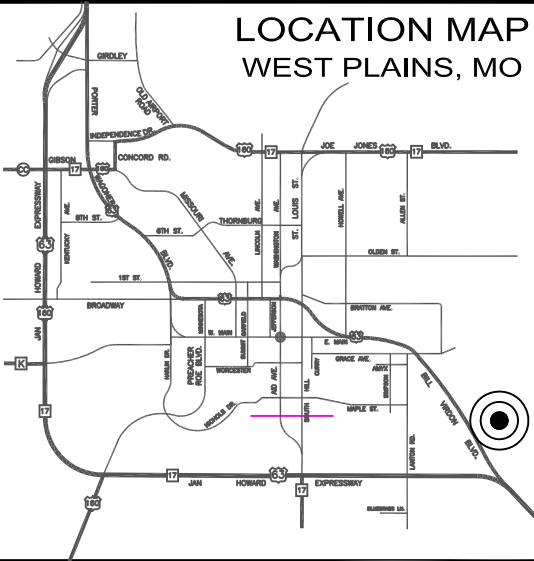
This request has been submitted by Jeff Coats. This request is for a building permit for a new 20,000 square foot Veterans Affairs Clinic located on Doctors Drive in the Howell Valley Medical Complex. City staff has reviewed the plan, it meets the requirements for the C-2 zone.

The West Plains Planning Commission met on August 1, 2024, and unanimously approved the site plan.

**Fiscal Impact**

N/a

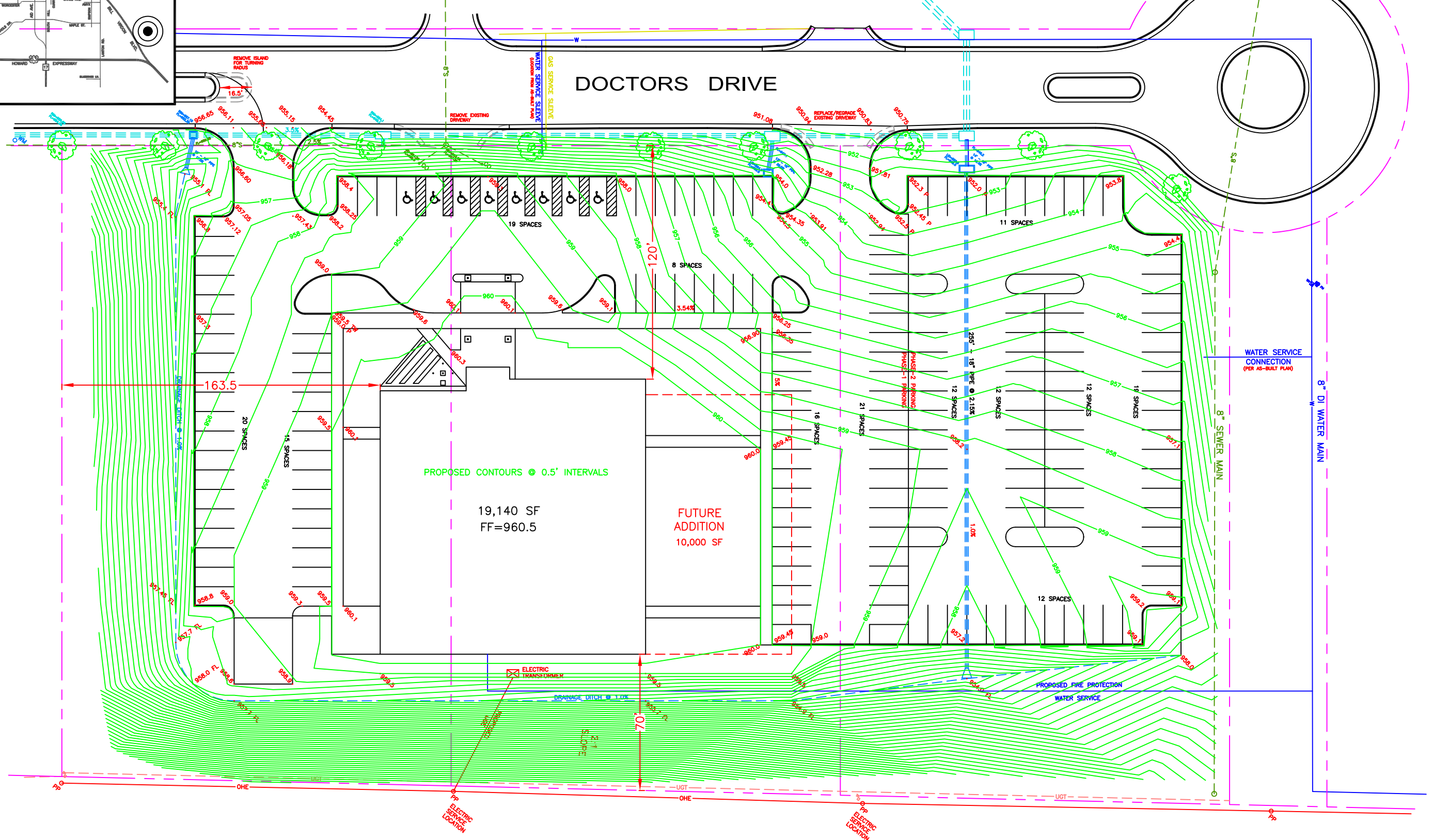
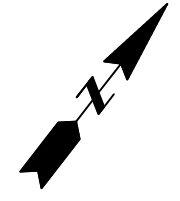
# LOCATION MAP WEST PLAINS, MO



# VA CLINIC - SITE / GRADING

HOWELL VALLEY MEDICAL PARK  
BLOCK 2, LOTS 4,5,6 (4.26 ACRES)

- C-2 ZONE – Minimum Requirements:
- (1) Minimum lot area: 7,500 square feet
  - (2) Minimum lot width: 75 feet
  - (3) Minimum front yard setback: 30 feet
  - (4) Minimum side yard setback: 10 feet
  - (5) Minimum rear yard setback: 20 feet
  - (6) Off-street parking: one per 500 sq. ft. of floor space (commercial) min. 2 spaces
  - (7) Maximum Structure height: side yard plus ten feet



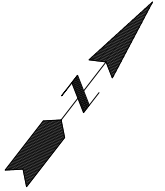
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**DOCTORS DRIVE**

