



October 7, 2024

To: City Council  
Sam Anselm, City Administrator  
Kellie Mayers, City Clerk

From: Dustin Harrison, Building Official/Zoning Administrator

Re: Office Buildings Grisham Properties

### **Executive Summary**

Recommending approving a building permit for two new office buildings.

### **Discussion**

This request has been submitted by Overland Engineering. This request is for two new office buildings in the Imperial Center. One building is proposed to be 4,960 square feet and the other is proposed to be 4,560 square feet.

City staff has reviewed this plan for zoning compliance and adequate infrastructure. This plan meets the requirements for the C-2 zoning designation and utilities are in place to support the development.

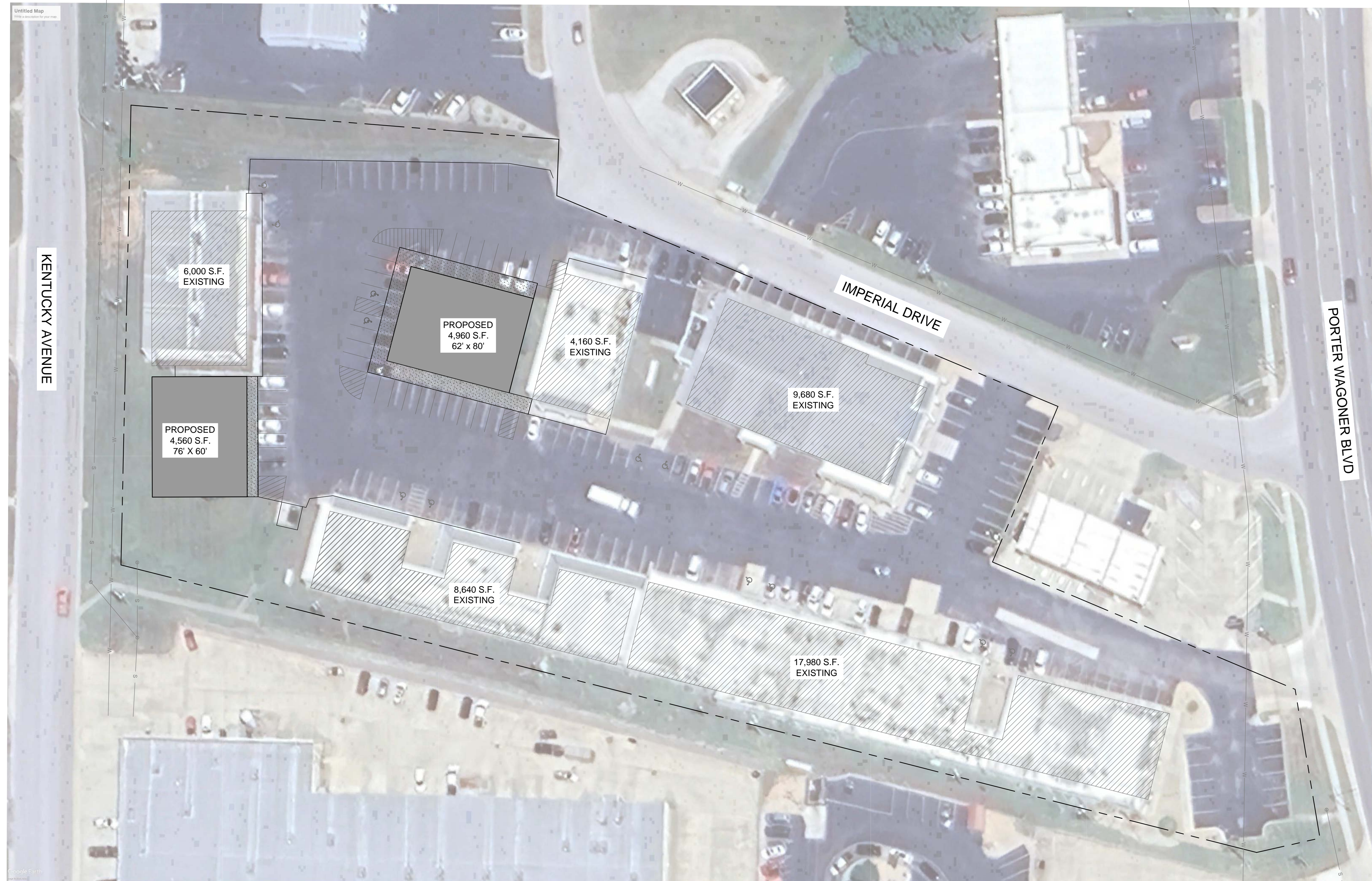
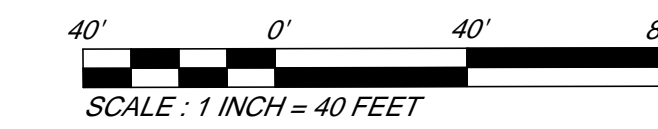
Planning and Zoning recommended this for approval on October 3, 2024.

### **Fiscal Impact**

N/a

# IMPERIAL CENTER OFFICE ADDITION

1598 IMPERIAL CENTER  
WEST PLAINS, MISSOURI 65775



### LEGEND

- MANHOLE
- FIRE HYDRANT
- POWER POLE
- PHONE PEDESTAL
- FIBER OPTICS
- SANITARY SEWER
- OVERHEAD ELECTRIC
- WATER MAIN
- PROPERTY BOUNDARY
- 1' CONTOURS

### GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC GENERAL NOTES WORKS DEPARTMENT OF THE CITY OF WEST PLAINS, MISSOURI, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF WEST PLAINS, MISSOURI.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY THE ONE CALL SYSTEM, INC.: 1-(800)-344-7483. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI.
5. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE CITY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR PROPERTY OWNER.
7. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED & MULCH ALL DISTURBED AREAS AT THE DIRECTION OF THE ENGINEER.

### UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



### PARKING SUMMARY

EXISTING OFFICE SPACE = 46,460 S.F.  
ADDED OFFICE SPACE = 9,520 S.F.  
TOTAL PROPOSED OFFICE SPACE = 55,980 S.F.

EXISTING PARKING = 182 SPACES  
REQUIRED PARKING @ 1:300 = 187 SPACES

5 SPACES ADDED  
PROPOSED PARKING = 187 SPACES

NO.	DATE	REVISION DESCRIPTION	BY

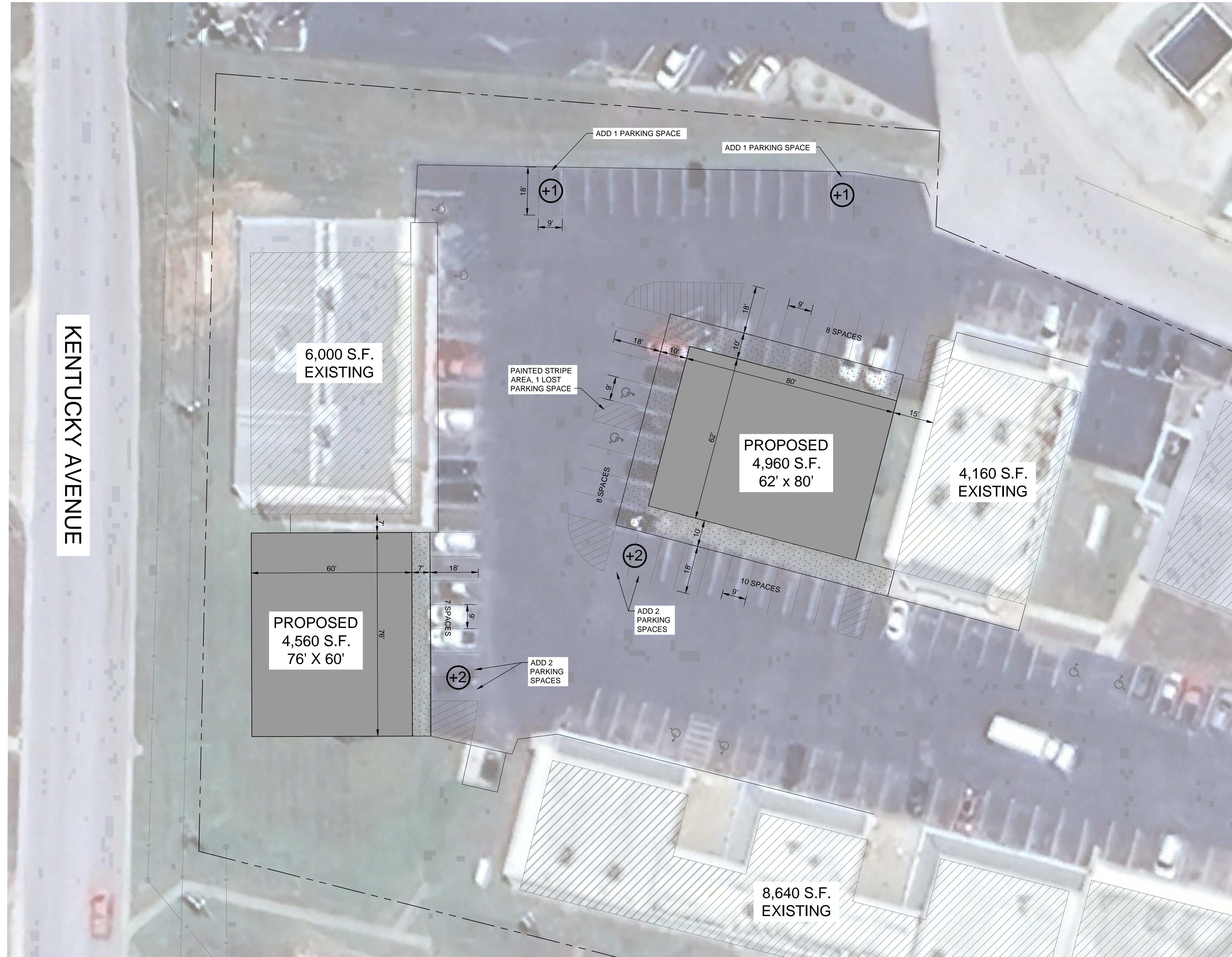


**Overland**  
ENGINEERING, LLC  
1598 IMPERIAL CTR., STE. 200B WEST PLAINS, MO 65775  
PHONE: (417) 296-8100 FAX: (417) 296-8627  
www.overlandeng.com

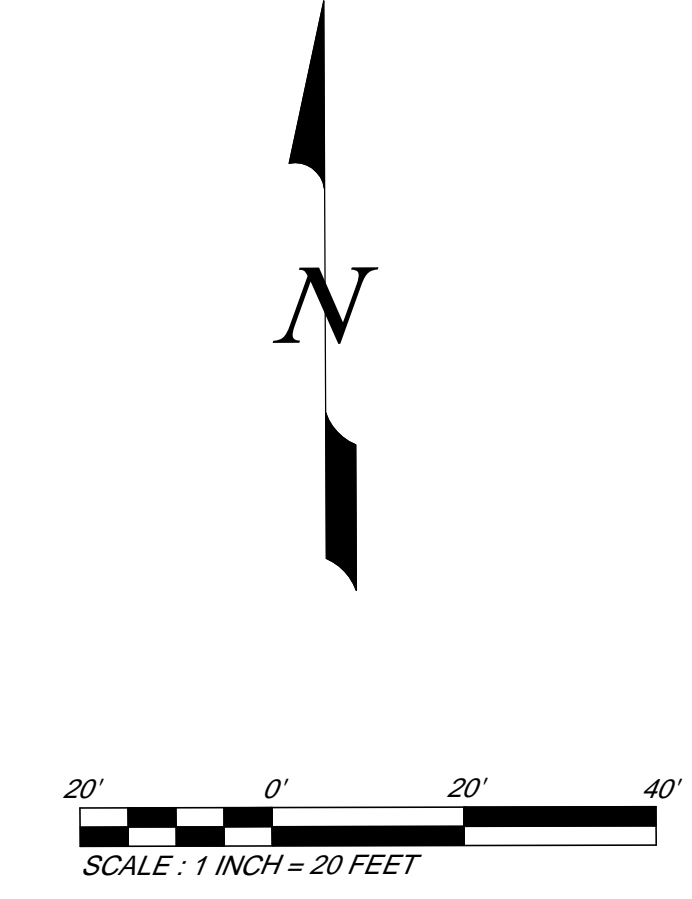
CHECKED BY:	R.D.
DRAWN BY:	R.D.
JOB NUMBER:	24-1218
DATE:	09-18-2024

IMPERIAL CENTER  
WEST PLAINS, MISSOURI  
OVERALL SITE PLAN  
OFFICE ADDITION

SHEET  
C1.0



KENTUCKY AVENUE



**SITE DEVELOPMENT DATA**  
 LOT SIZE = 186,783 S.F. = 4.29 ACRES

EXISTING BUILDING  
 GROSS AREA = 46,460 S.F.  
 EXISTING LOT OPEN AREA = 43,627 S.F. = 23%  
 PROPOSED BUILDING ADDED  
 GROSS AREA = 9,520 S.F.  
 TOTAL PROPOSED LOT OPEN AREA = 33,293 = 18%

PARKING SPACES  
 EXISTING VEHICLE = 182 SPACES  
 REQUIRED VEHICLE = 55,980 S.F. / 300 = 187 SPACES  
 PROVIDED VEHICLE = 187 SPACES

ZONING: C-2  
 EXISTING USE: OFFICE  
 PROPOSED USE: OFFICE

NO.	DATE	REVISION DESCRIPTION	BY



**Overland**  
 ENGINEERING, LLC  
 1556 IMPERIAL CTR., STE. 200B WEST PLAINS, MO 65775  
 PHONE: (417) 296-8100 FAX: (417) 296-8527  
 www.overlandeng.com

CHECKED BY:	R.D.	DRAWN BY:	R.D.	JOB NUMBER:	DATE:
				24-1218	09-18-2024

IMPERIAL CENTER  
 WEST PLAINS, MISSOURI  
 SITE PLAN  
 OFFICE ADDITION

SHEET  
 C2.0