



March 7, 2025

To: City Council

From: Dustin Harrison, Building Official/Zoning Administrator.

Re: Bill Adams, Rezone request

Executive Summary

Summary for City Council

Rezoning Request Overview

Bill Adams has submitted a request to rezone his properties, located at 923 & 925 Missouri Avenue. The proposal seeks to change the zoning designation from **R-2 Urban Residential** to **M-1 Light Manufacturing**.

Current Use of Property

The lot is currently and has historically been used by John Adams Construction for accessory parking and storage of construction equipment. This usage is classified as a **legal non-conforming use** under the current zoning regulations.

Purpose of Rezoning

Mr. Adams's intent in requesting the rezoning is to align the zoning classification with the property's existing use. This change would formalize the property's use for light manufacturing activities, consistent with its current operations.

Future Land Use Plan Considerations

- **Current Plan:** The Future Land Use Plan currently designates this area to transition into a **Mixed Residential** zone.
- **Previous Plans:** Earlier iterations of the land use planning indicated that the area was intended to become a **mixed commercial** use zone.

This request presents an opportunity for discussion on how best to align zoning with both current and future land use objectives.

This request was approved by the Planning Commission on March 6, 2025.

Fiscal Impact

N/a

AN ORDINANCE REZONING CERTAIN PROPERTY THEREBY CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF WEST PLAINS, MISSOURI AND DEFINING THE BOUNDARIES OF THE AREA TO BE CHANGED ON SAID OFFICIAL ZONING MAP (PROPERTIES LOCATED AT 923 & 925 MISSOURI AVENUE).

WHEREAS, John Adams Construction, petitioned the City of West Plains, Missouri seeking to have properties located on Missouri Avenue, West Plains, Missouri be rezoned from Urban Residential (R-2) to Light Manufacturing (M-1). The properties are further described as follows;

Description 1 for Lot #34 and Lot #8 Ramsey's Addition Block #1 and part of Lot#8 of Ward's Sub. Sec. 20 T24N R8W:

COMMENCING AT A FOUND 1" IRON BAR AT THE NW CORNER OF LOT #33 THENCE N52 35 49E 5.0FT. TO THE SW CORNER OF LOT #34 AND THE POB OF THIS DESCRIPTION. THENCE N52 35 49E 195.00, THENCE N36 38 37W 132.00, THENCE S53 31 09W 231.73, THENCE S00 41 37W 65.00, THENCE S83 32 35E 109.95, THENCE S26 55 47E 8.49 TO THE POB. CONTAINING 0.79 ACRES.

Description 2 for Adams Construction Lot:

COMMENCING AT THE NE CORNER OF LOT #2 HENRY MOORES SUBDIVISION IN SEC. 20 T24N R8W THE POB OF THIS DESCRIPTION. THENCE N86 36 38W 118.96, THENCE S01 23 19W 141.00, THENCE N86 36 41W 132.50, THENCE S09 48 11W 121.65, THENCE N89 06 52W 97.73, THENCE S00 21 46E 187.26, THENCE S55 36 48E 194.86, THENCE N21 42 01E 406.04, THENCE S73 38 16E 20.53, THENCE S72 49 43E 74.72, THENCE N52 01 13E 20.35, THENCE S39 14 51E 17.82, THENCE S36 36 51E 70.00, THENCE N53 26 09E 170.00, THENCE N36 36 51W 70.00, THENCE N36 36 51W 106.13, THENCE N86 35 20W 103.5 TO THE POB. CONTAINING 3.38 ACRES.

WHEREAS, a public hearing was held by the Planning and Zoning Commission on March 6, 2025, concerning the rezoning request with public notice published in the West Plains Daily Quill on February 15, 2025; and

WHEREAS, the Planning and Zoning Commission considered such rezoning request and recommended approval of such application.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI AS FOLLOWS:

Section 1: That the zoning classification for properties described above and which are situated in the City of West Plains, Missouri, shall be and is hereby changed from Urban Family Residential (R-2) to Light Manufacturing (M-1).

Section 2: That boundary lines of the Official Zoning Map of the City of West Plains, Missouri, be and hereby are changed so as to include the properties described above as zoning classification M-1.

Section 3: That this ordinance shall be in full force and effect on and after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____ 20____.

CITY OF WEST PLAINS, MISSOURI

BY: _____
MAYOR MICHAEL TOPLIFF

ATTEST:

CITY CLERK KELLIE MAYERS

Adams Construction Lot descriptions for Commercial Property Annexation

Description for Lot#34 & Lot#8
 Ramsey's Addition Block#1
 and part of Lot#8 of Ward's Sub.
 Sec. 20 T24N R8W



Commencing at a found 1" iron bar
 at the NW corner of Lot #33
 Thence N52 35 49E 5.0ft.
 to the SW corner of Lot #34 and
 the POB of this description.

Thence N52 35 49E 195.00
 Thence N36 38 37W 132.00
 Thence S53 31 09W 231.73
 Thence S00 41 37W 65.00
 Thence S83 32 35E 109.95
 Thence S26 55 47E 8.49 to the POB
 Containing
 0.79 Acres


Adams Construction Lot Description

Commencing at the NE Corner of Lot#2
 Henry Moores Subdivision
 in Sec. 20 T24N R8W
 the POB of this description.

Thence N86 36 38W 118.96
 Thence S01 23 19W 141.00
 Thence N86 36 41W 132.50
 Thence S09 48 11W 121.65
 Thence N89 06 52W 97.73
 Thence S00 21 46E 187.26
 Thence S55 36 48E 194.86
 Thence N21 42 01E 406.04
 Thence S73 38 16E 20.53
 Thence S72 49 43E 74.72
 Thence N52 01 13E 20.35
 Thence S39 14 51E 17.82
 Thence S36 36 51E 70.00
 Thence N53 26 09E 170.00
 Thence N36 36 51W 70.00
 Thence N36 36 51W 106.13
 Thence N86 35 20W 103.50 to the POB.

Containing
 3.38 Acres

Disclaimer
 Note: Lines and descriptions shown hereon are taken from numerous other surveys to create the product shown.
 This is not an actual survey plat but the descriptions are relevant to areas shown which are to be annexed.

NO.	DATE	REVISION DESCRIPTION	BY
 Link Professional Engineering & Surveying <small>881 MISSOURI AVENUE • WEST PLAINS, MO 65775</small>			
ADAMS CONSTRUCTION LOT DESCRIPTION		417-204-4413	
PROJECT:	ALD		
DRAWN BY:	DCL		
CHECKED BY:	RH		
DATE:	1/2/2025		
SHEET 1 of 1			

