



August 4, 2025

To: City Council

From: Dustin Harrison, Building Official/Zoning Administrator.

Re: Garner Family Phase II

Executive Summary

This resolution expresses the West Plains City Council's formal support for the proposed Garner Family Phase 2 multifamily housing development. The project will consist of 48 affordable housing units, to be constructed adjacent to Garner Villas on County Road 6420 and Bruce Smith Parkway in Howell County, Missouri.

Key Points:

- **Project Overview:** Garner Family Phase II is a planned 48-unit multifamily development designed to address the growing need for affordable housing in West Plains.
- **Affordability Commitment:** All units will be reserved for families earning at or below 60% of the area median income, ensuring that the development serves low- and moderate-income residents.
- **Location:** This development will be situated next to the existing Garner Villas, providing continuity in affordable housing options and supporting neighborhood stability.
- **Community Impact:** By increasing the availability of affordable housing, this project will help meet local housing needs, support economic growth, and enhance the quality of life for West Plains families.
- **Land Use Plan:** This project is in line with the Growth Framework Plan adopted by the City Council in August 2023.

Conclusion:

The West Plains City Council recognizes the importance of affordable housing and supports the Garner Family Phase II development as a positive step toward meeting the community's housing needs. This resolution affirms the Council's commitment to fostering inclusive, sustainable growth in West Plains.

Fiscal Impact:

Short- and long-term economic benefits to the city.

BILL NO. 2025-15

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF WEST PLAINS, MISSOURI, STATING SUPPORT FOR THE PROPOSED 48-UNIT MULTI-FAMILY DEVELOPMENT KNOWN AS GARNER FAMILY PHASE 2, WHICH WILL BE LOCATED ADJACENT TO GARNER VILLAS ON COUNTY ROAD 6420 AND BRUCE SMITH PARKWAY. ALL UNITS WILL BE AFFORDABLE AND LEASED TO FAMILIES EARNING AT OR BELOW 60% OF THE AREA MEDIAN INCOME.

WHEREAS, the City of West Plains has a significant need for safe, decent, affordable housing; and,

WHEREAS, the City of West Plains wishes to support developments which propose to build quality, energy-efficient housing for families that offer tenants the ability to live in healthy, safe homes at affordable rental rates.

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

Section 1: The City of West Plains, Missouri is pleased to support the Garner Family Phase 2 housing development consisting of up to 48 units, offering multi-unit attached townhome units with 2- and 3-bedroom floor plans and attached garages which is being proposed to the Missouri Housing Development Commission by Housing Plus, LLC.

Section 2: The city believes that Garner Family Phase 2 will be an example of the type of affordable housing developments that West Plains would like to have developed in our community.

Section 3: The city hereby supports the Garner Family Phase 2 development submitted by Housing Plus, LLC and urges the Missouri Housing Development Commission to allocate tax credits to fund this development.

Section 4: This resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY OF WEST PLAINS, MISSOURI

(SEAL)

MAYOR MICHAEL TOPLIFF

Attest:

CITY CLERK KELLIE MAYERS

GARNER FAMILY PHASE II

WEST PLAINS, HOWELL COUNTY, MISSOURI

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AP4	2-BR UNIT FLOOR PLANS
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AP6	APARTMENT BUILDING EXTERIOR ELEVATIONS
AP7	EXAMPLE RENDERINGS

SAMPLE EXTERIOR RENDERING



GPS WAYPOINT
36° 42' 41.30" N
91° 53' 10.28" W



PROJECT LOCATION



GARNER FAMILY PHASE II
WEST PLAINS, HOWELL COUNTY,
MISSOURI

AP0



AUGUST 2025

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UNITS	
TYPE	QUANTITY
2-BR UNIT(S)	24
3-BR UNIT(S)	24

PARKING PROVIDED	
TYPE	QUANTITY
GARAGE SPACE(S)	45
ACCESSIBLE GARAGE SPACE(S)	3
DRIVEWAY SPACE(S)	48
TOTAL PARKING PROVIDED:	96

SITE INFORMATION	
LAND AREA:	+/- 6.98 ACRE(S)
EXISTING USE:	VACANT
CURRENT ZONING:	R3
PROPOSED USE:	MULTIFAMILY APARTMENTS

UNIT TYPE LEGEND	
FHA =	FAIR HOUSING ACT
UFAS =	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
AV =	AUDIO/VISUAL
UD =	UNIVERSAL DESIGN

ACCESSIBLE ROUTE (36" MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX.)

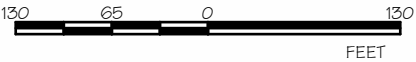
UFAS/ADA ACCESSIBLE

AUDIO/VISUAL (OR) HEARING/VISUAL (H/V) ACCESSIBLE



SCHEMATIC SITE PLAN

SCALE: 1" = 130'-0"



GARNER FAMILY PHASE II
WEST PLAINS, HOWELL COUNTY,
MISSOURI

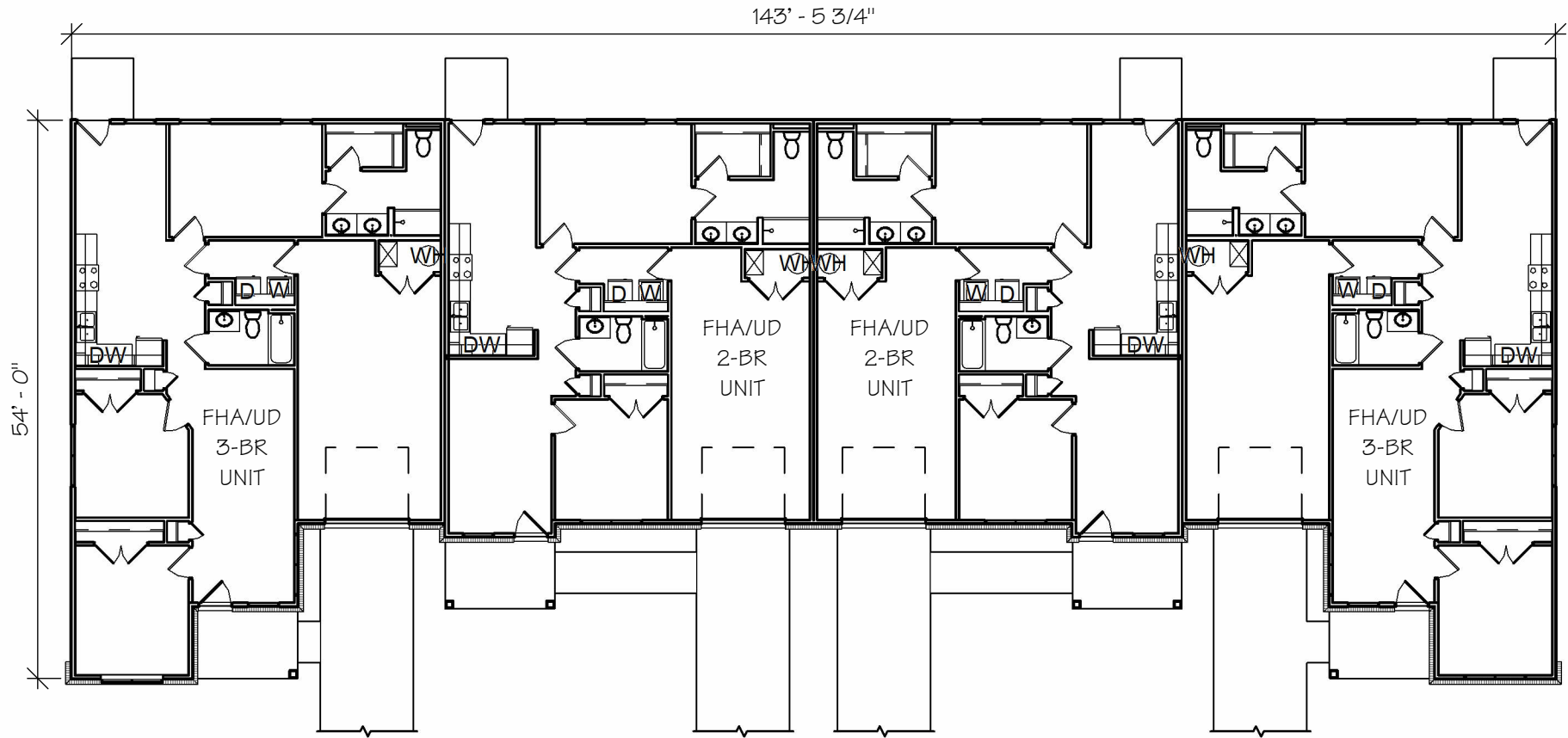
AP2



AUGUST 2025

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UNIT TYPE LEGEND	
FHA	= FAIR HOUSING ACT
UFAS	= UNIFORM FEDERAL ACCESSIBILITY STANDARDS
A/V	= AUDIO/VISUAL
UD	= UNIVERSAL DESIGN



BUILDING TYPE "A" FLOOR PLAN

SCALE: 1/16" = 1'-0"

BUILDING TYPES "B" & "C" (SIM.)
SEE ARCHITECTURAL SITE PLAN FOR UFAS UNIT LOCATIONS

UNIT MATRIX						
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS						
UNIT LABEL	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	PORCH / PATIO AREA PER UNIT	GARAGE AREA PER UNIT	
(24) 2-BR UNIT(S) 50%						
FHA/UD 2-BR	2	2	1,059 SF	110 SF	345 SF	
UFAS/UD 2-BR	2	2	1,084 SF	110 SF	399 SF	
(24) 3-BR UNIT(S) 50%						
FHA/UD 3-BR	3	2	1,297 SF	107 SF	367 SF	
FHA/UD AUDIOVISUAL 3-BR	3	2	1,297 SF	107 SF	367 SF	
UFAS/UD 3-BR	3	2	1,314 SF	107 SF	410 SF	



FHA/UD 2-BR UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"



UFAS/UD 2-BR UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"

UNIT MATRIX						
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS						
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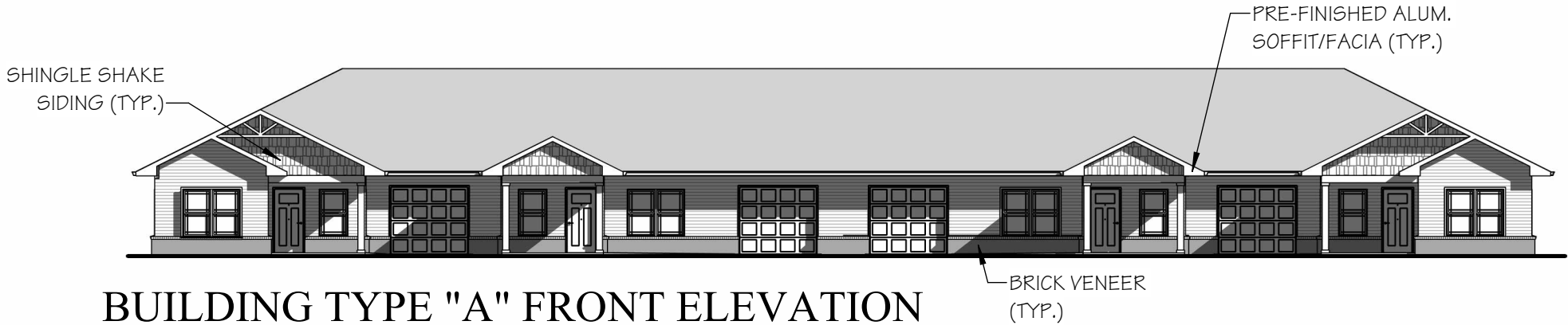
FHA/UD 3-BR UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"



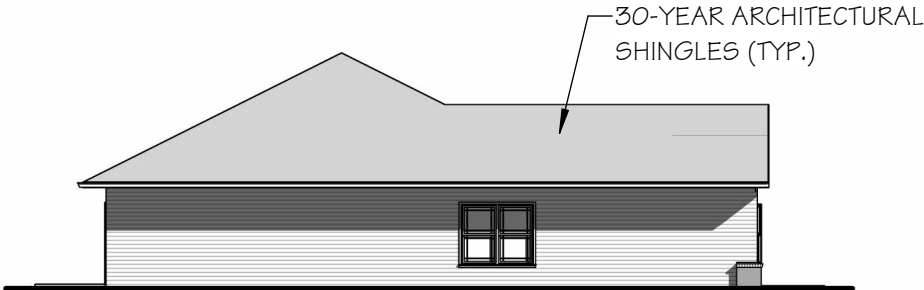
UFAS/UD 3-BR UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING TYPE "A" FRONT ELEVATION

SCALE: 1/16" = 1'-0" BUILDING TYPES "B" & "C" (SIM.)



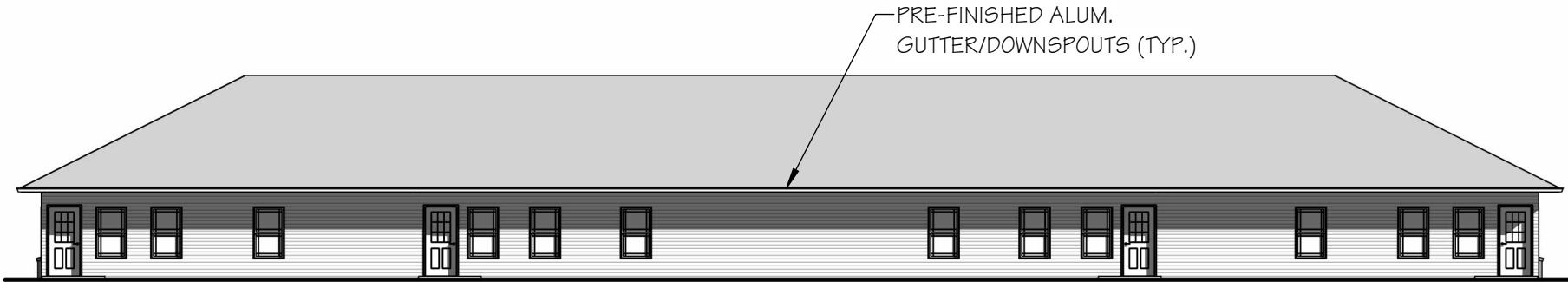
BUILDING TYPE "A" LEFT SIDE ELEVATION

SCALE: 1/16" = 1'-0" BUILDING TYPES "B" & "C" (SIM.)



BUILDING TYPE "A" RIGHT SIDE ELEVATION

SCALE: 1/16" = 1'-0" BUILDING TYPES "B" & "C" (SIM.)



BUILDING TYPE "A" REAR ELEVATION

SCALE: 1/16" = 1'-0" BUILDING TYPES "B" & "C" (SIM.)



AP7

GARNER FAMILY PHASE II
WEST PLAINS, HOWELL COUNTY,
MISSOURI



AUGUST 2025

Wallace
ARCHITECTS L L C
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