



August 8, 2025

To: City Council

From: Dustin Harrison, Building Official/Zoning Administrator.

Re: Andrew Cobb; Deer Meadows Minor Subdivision

Executive Summary

Request Overview

Andrew Cobb has submitted a request for a 4-lot minor subdivision on Burke Avenue.

City Staff Review

The City Staff have thoroughly reviewed the development plan associated with this request. Key findings include:

- The proposed development plan **meets all code requirements** for the designated zone
- No significant issues were identified that would impede the approval of the request

Planning and Zoning

This request was taken up by the planning commission on August 7, 2025. Planners reviewed the development plan and voted to recommend it for approval.

The development proposal is consistent with the Comprehensive Land use Plan growth plan.

Fiscal Impact

N/a

DEER MEADOW SUBDIVISION

A PART OF THE N1/2 OF LOT 1 OF THE NW1/4
SECTION 18, TOWNSHIP 24 NORTH, RANGE 8 WEST,
HOWELL COUNTY MISSOURI

SURVEYOR'S NOTES

1. This plat represents a Boundary Survey and Subdivision of the tracts as shown. They are part of a parcel described in Instrument No. 2025R651 of the Howell County Deed Records.
2. Survey is valid only if original seal and signature of surveyor are present.
3. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements; Building setback lines; Restrictive covenants; Subdivision restrictions; Zoning or other land use regulations, and any other facts which an accurate and current title search may disclose.
4. Only the records delineated on this plat were provided the surveyor. Record documents other than those shown hereon may affect this tract.
5. Reference Documents: Unrecorded Survey No. 09001B by Survey Services Group, LLC; Unrecorded Survey No. 09001A by Survey Services Group, LLC;
6. This property lies is Special Flood Hazard Area AE, as shown on FIRM Panel No. 29091C0244F, with an Effective date of April 7, 2021.
7. This property is Zoned R-3 per the City of West Plains Zoning Map.
8. The locations of underground utilities as shown are based upon above ground locations and record locations provided by Missouri One Call and member utilities. These locations may vary from the locations shown. No excavations were made during the progress of this survey to locate buried utilities and/or structures.
9. All Lots are subject to a 10 ft. Utility Easement as shown.
10. A fire hydrant is approximately 180 ft. east of the Subdivision's east boundary.

Certification
I, Allen D. Burgess, Missouri Professional Land Surveyor No. 2655, certify that this survey was made by me or under my direct supervision in accordance with the current Missouri Standards for Property Boundary Surveys to the best of my knowledge and belief.

DEDICATION

The undersigned, Cobb Management Company, LLC, the owners of the land embraced in Deer Meadow Subdivision, have caused the same to be surveyed and subdivided in the manner as shown by the within plat of said and hereby dedicate the easements as shown hereon to the public.

IN WITNESS WHEREOF, the owner has caused these presents to be signed
this _____ day of _____, 2025.

Andrew Cobb, Member

STATE OF MISSOURI
COUNTY OF HOWELL

On this _____ day of _____, 2025, before me personally appeared the above written persons, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal at my office in West Plains, Missouri, the day and year first above written.

Notary Public
My commission expires _____

All Lots in this Subdivision shall be subject to the Restrictive Covenants and limitations set out in Book _____, Page _____, in the Office of the Recorder of Deeds in Howell County, Missouri.

Approved this _____ day of _____, 2025 by the Planning Commission of the City of West Plains, Missouri.

By: _____
Chairman

Approved and accepted this _____ day of _____, 2025 by the City Council of West Plains, Missouri.

By: _____; Attest: _____
Mayor City Clerk

All taxes have been paid on the above described property _____
Howell County Collector

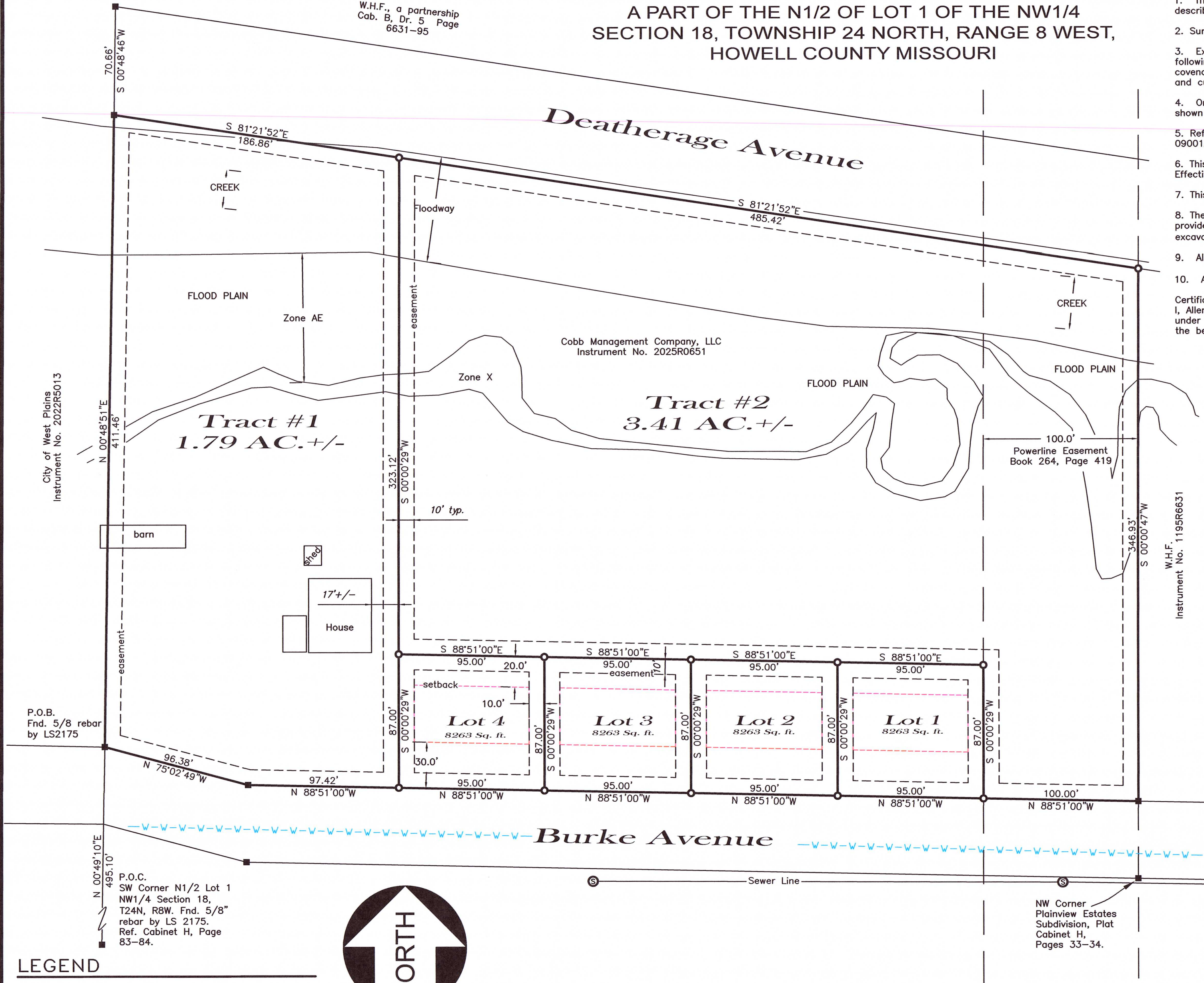
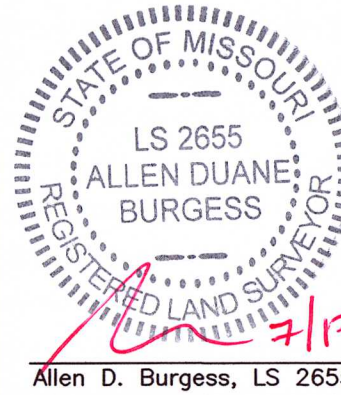
SURVEY FOR:

Cobb Management Company, LLC

JOB NO. 25-055 SURVEY NO.: 25-055 DATE: 7/17/25
DRAWN BY: A.D.B. DWG: 25-055 SHEET: 1 OF 1

REVISED:

Allen D. Burgess, Land Surveyor
PLS #2655, SOLE PROPRIETOR
612 PORTER WAGONER BLVD., WEST PLAINS, MO 65775
417-331-8900 - 2655ALLEN@GMAIL.COM



LEGEND

- FOUND MARKER BY LS 2655
- SET 5/8" REBAR WITH PLASTIC I.D. CAP
- COMPUTED POSITION
- SET COTTON PICKER SPINDLE
- SURVEYED BOUNDARY LINE
- EASEMENT LINE
- (00.00') (D) RECORD DIMENSION - DEED
- SANITARY SEWER LINE (SIZED NOTED)
- WATER LINE
- SETBACK LINE
- FIRE HYDRANT
- SEWER MANHOLE



GRID NORTH
MO. CENTRAL ZONE
ACCURACY CLASS: URBAN

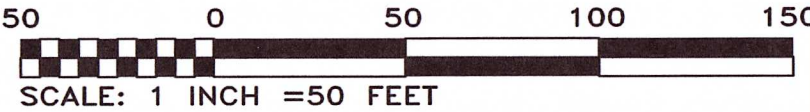
R-3 ZONING REQUIREMENTS

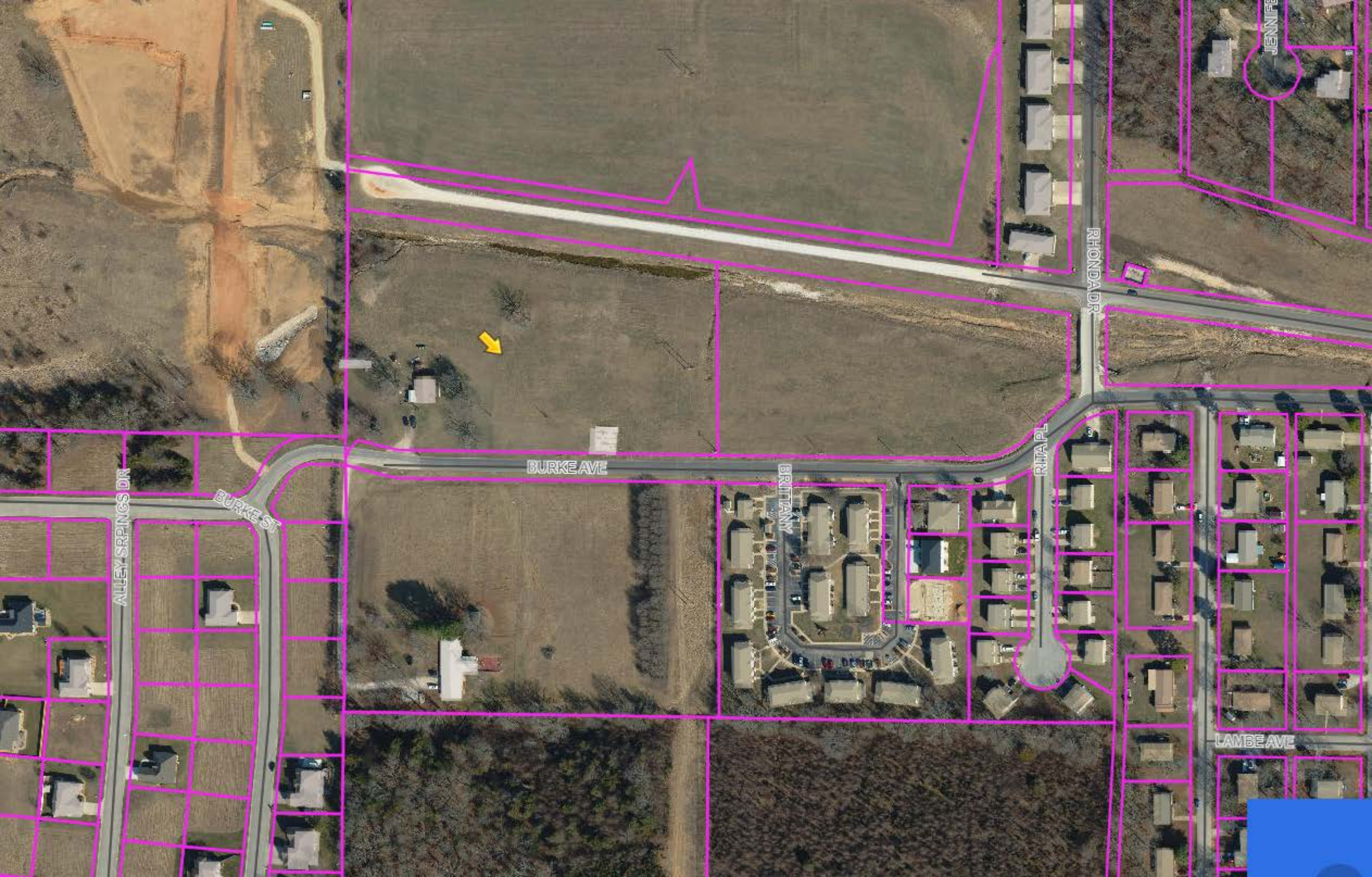
- Minimum Square footage=6,500 sq. ft.
- Minimum Lot width= 75 ft.
- Front Yard Setback = 30 ft.
- Rear Yard Setback = 20 ft.
- Side Yard Setback = 10 ft.
- Open Space: 1,500 square feet per dwelling unit.
- Off-street parking: Two per dwelling
- Maximum structure height: Three-story from grade

Subdivision Description

A part of the N1/2 Lot 1 of the NW1/4 Section 18, Township 24 North, Range 8 West, described as follows: Commencing at the southwest corner of said N1/2 of Lot 1 of the NW1/4, thence North 00°49'10" East, 495.10 feet to an existing 5/8" rebar and the POINT OF BEGINNING: thence North 00°48'51" East, 411.46 feet; thence South 81°21'52" East, 672.28 feet; thence South 00°00'47" West, 346.93 feet; thence North 88°51'00" West, 577.42 feet; thence North 75°02'49" West, 96.38 feet to the point of beginning containing 5.96 acres more or less as shown by Survey No. 25-055 by Allen D. Burgess, PLS 2655.

Subject to easements and restrictions of record.





JENNIFER

RHONDA DR

RITA PL

LAMBE AVE

BRITANNY

BURKE AVE

BURKE ST

ALLEY SPRINGS DR