



May 6, 2026

To: City Council

From: Dustin Harrison, Building Official/Zoning Administrator.

Re: Amy Garrison Conditional Use

Conditional Use Request Summary

Applicant: Amy Garrison

Location: 212 Worcester St., West Plains, Missouri

Zoning: R-3 Multi-Family Residential

This request was tabled from the March meeting. Planners requested letters be sent out to adjacent property owners to make them aware of the request and have an opportunity to be heard. Letters were sent out to properties within 185’ of the property.

Mrs. Amy Garrison has submitted a request for a Conditional Use Permit to operate a prenatal and post-partum health facility at the above-referenced property. The subject property is currently zoned R-1 Single Family Residential.

According to the City Code, permitted conditional uses within the R-3 district include specific uses such as mobile homes (under hardship or temporary conditions), cemeteries, artificial lakes (one acre or more), general daycare facilities, off-street parking areas, recreational structures, administrative and public service structures, and any other use deemed compatible by the Planning Commission.

While a prenatal and post-partum health facility is not explicitly listed as a conditional use within the R-1 district, the proposed use may be considered under the provision allowing “any other use deemed compatible by the Planning Commission.” The Commission is tasked with evaluating whether the proposed facility is consistent with the character of the surrounding neighborhood and whether it will have any adverse impacts on nearby residential properties.

Key considerations for this request may include traffic generation, hours of operation, parking availability, signage, and overall compatibility with the residential nature of the area.

The Planning Commission heard the matter on again May 5th at the regular scheduled meeting and voted to recommend to council for approval.

Fiscal Impact

N/a

APPLICATION FOR CONDITIONAL USE PERMIT

Name: Amy Garrison Date of Application: 3-3-26

Company: Cornerstone Childbearing Cost - \$75 at Time of Application

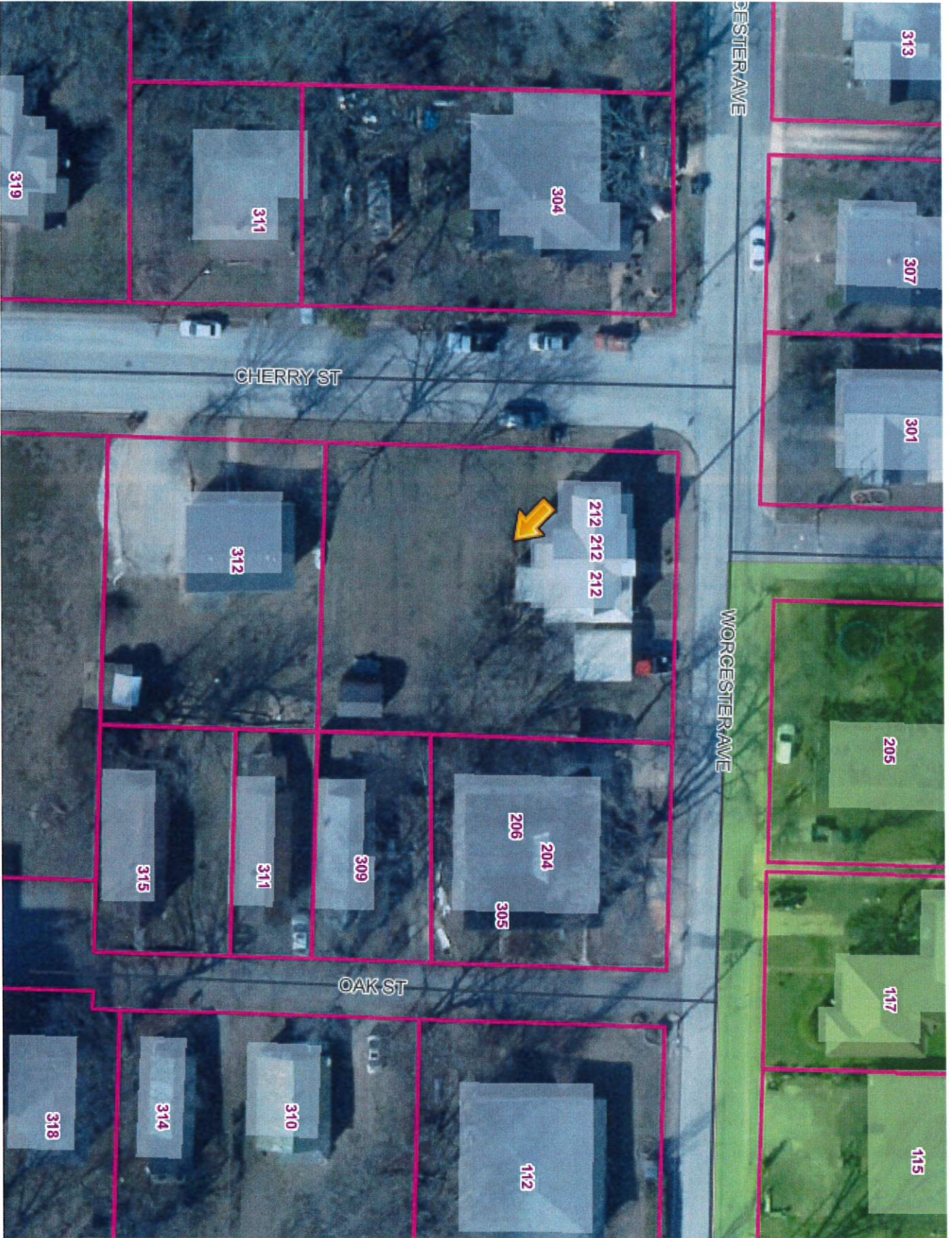
Location Address: 212 Worcester St Mailing Address: 8302 County Rd 1740

Reason for Request: Zone for commercial use to use building for office for prenatal & post partum visits - for health care Peace Valley MD 2065798

Lots Size	
Side Yard (front, back, side)	
Set Backs (front, back, side)	
Landscape and Screen Planting Plans Attached?	
Zone	
Height of Structure if applicable	
Fence:	<u>Ø</u>
Parking Spaces	<u>Large parking area in rear. A couple in front.</u>
Distance of parking area from residential use (feet)	
Is there a plat or drawing of the development attached?	
Number of principal entrances from major thoroughfare	<u>3</u>
List and attach a copy of other state licenses required.	<u>N/A</u>
Describe outdoor artificial lighting	
Will there be disposal of liquid or other wastes?	<u>NO</u>
Will there be sales, storage, repair work, or dismantling on the property?	<u>NO</u>
What is the principal use of the building?	<u>office space housing for out of town</u>
How many deliveries per week to you anticipate?	<u>maybe 1 box of supplies/week helpers</u>
Will merchandise be sold on the premises?	<u>NO</u>
How many employees are planned? Do they live on the premises?	<u>Contract workers may stay in extra apt short term, 3 other workers.</u>
Signage and size.	<u>I don't plan on having a sign.</u>
How much traffic do you anticipate?	<u>light - 3-5 people coming in the course of a day.</u>
If day care, is there another day care within 440' to another day care (closest corner to closest corner to another day care)?	<u>N/A</u>
Is there a state from all neighbors within 440' stating no objection to this conditional use request?	
If day care, how many unrelated persons will receive day care in a 24-hour period?	<u>N/A</u>
Legal Description attached?	

I hereby certify that the above information is true and correct and understand that there are penalties for false states from \$5 to \$500 per day for each offense.

Signed: Amy Garrison Date: 3-3-26



313

307

301

205

117

115

WORCESTER AVE

WORCESTER AVE

CHERRY ST

OAK ST

212 212 212

304

311

319

312

206

204

305

309

311

315

112

310

314

318



63

137

80

130

38

11

8

105

7

6

88.6

8

13

10

9

8.01

82.5

30

44

86

110

90



212 Worcester St
Conditional Use request

West Plains, Missouri

 Google Street View

Jul 2024 [See more dates](#)



212 Worcester St

Building



Directions



Save



Nearby



Send to
phone

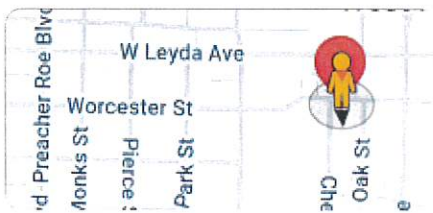


Share



212 Worcester St, West Plains, MO 65775

Photos



PUBLIC NOTICE

Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of West Plains, Missouri at 5:30 p.m. Tuesday, May 5, 2026 in the Council Chambers at the West Plains City Hall, 1910 Holiday Lane, West Plains, Missouri to give all interested persons an opportunity to be heard on a conditional use permit submitted to the City of West Plains for a building to be used as commercial use in an R-2 zone, located at 212 Worcester Street and further described as:

Lot 6 of Sylvan Subdivision

Done by order of the City Council of the City of West Plains, Missouri this 14th day of April 2026.

KELLIE MAYERS

CITY CLERK

Insert Date: April 18, 2026