



City of West Plains
1910 Holiday Lane
West Plains, Mo.
417.256.7176

July 8, 2026

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

From: Michael McMahon, Project Coordinator

Re: Garner Phase 3 Support

Executive Summary

The purpose of this resolution is to state support for the proposed 48-unit development of multifamily housing known as Garner Phase 3 which will be located adjacent to Garner Villas on County Road 6460 and Bruce Smith Parkway. All units will be affordable and be leased to families earning at or below 60% of the area median income.

Discussion

This will be the third housing development in this area. The city will be showing support for the project without needing to commit additional match towards the project.

Please see attached map for project location.

Fiscal Impact

There will be no fiscal impact as a result of this resolution.

GARNER PHASE 3 SUPPORT



GARNER VILLAS III

WEST PLAINS, HOWELL COUNTY, MISSOURI

INDEX TO DRAWINGS

AP0	COVER SHEET
AP1	UNIT & BUILDING TYPE MATRIX
AP2	PROPOSED SITE PLAN
AP3	BUILDING TYPE "A" BUILDING PLAN
AP4	BUILDING TYPE "B" BUILDING PLAN
AP5	BUILDING TYPE "C" BUILDING PLAN
AP6	2-BR UNIT FLOOR PLANS
AP7	3-BR UNIT FLOOR PLANS
AP8	BUILDING TYPE "A" ELEVATIONS
AP9	BUILDING TYPE "B" ELEVATIONS
AP10	BUILDING TYPE "C" ELEVATIONS
AP11	EXAMPLE RENDERING

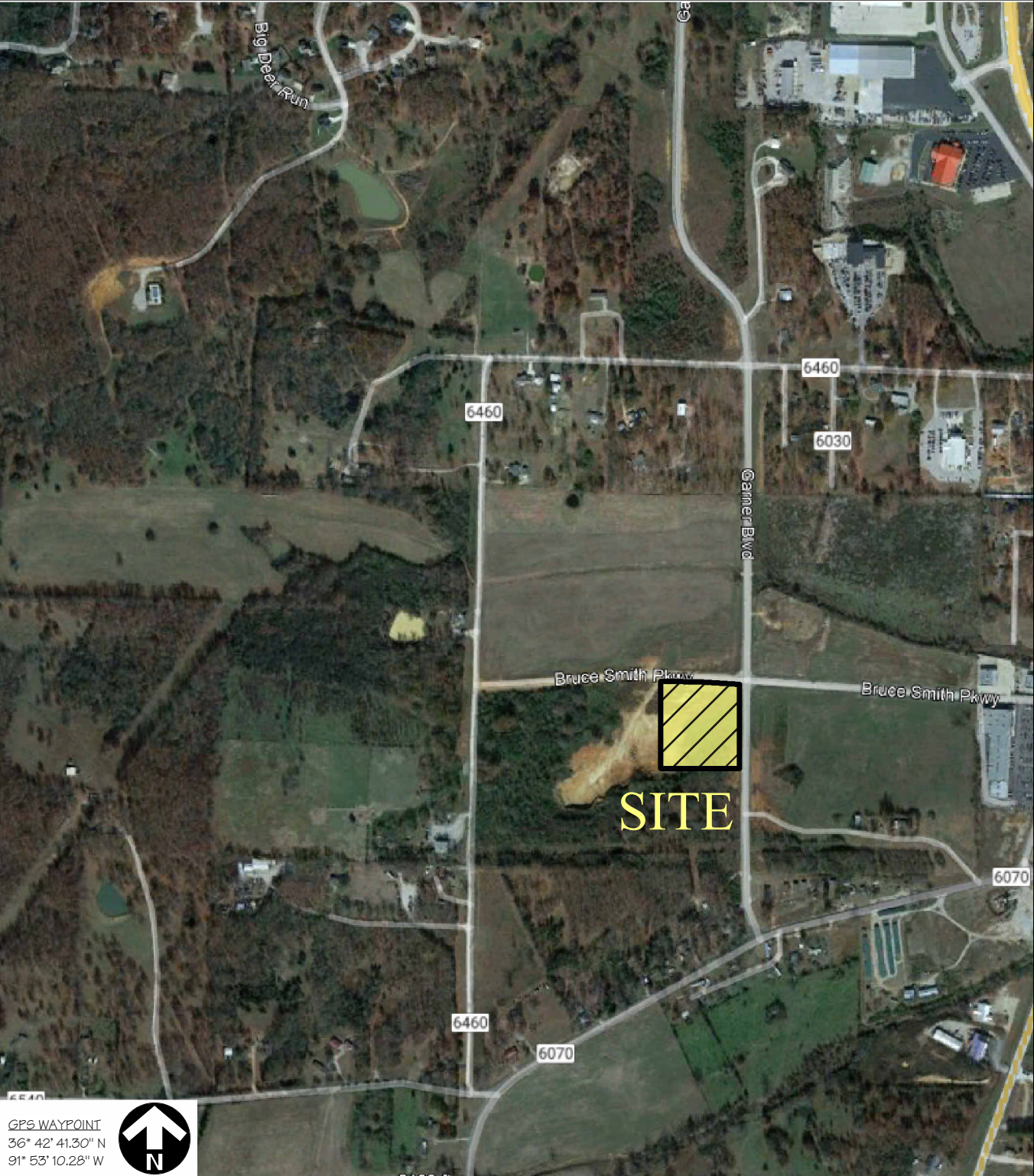
SAMPLE EXTERIOR RENDERING



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



PROJECT LOCATION



JULY 2026



COPYRIGHT © 2026

GARNER VILLAS III
WEST PLAINS, HOWELL COUNTY,
MISSOURI

AP0

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	BUILDING IDENTIFICATION								TOTAL NUMBER OF BUILDING(S)			
						"A"						"B"	"C"				
						#1	#3	#4	#6	#7	#8	#2	#5	(B)			
						NUMBER OF UNIT(S) PER BUILDING								NUMBER OF UNIT(S) PER UNIT TYPE	RESIDENTIAL AREA PER UNIT TYPE:		
TOTAL NRA	TOTAL PORCH/PATIO AREA	GARAGE AREA															
(16) 2-BR UNIT(S) 50%																	
FHA/UD 2-BR	2	2	951 SF	110 SF	339 SF	2	2	2	2	2	2	1	2	15	14,265 SF	1,650 SF	5,085 SF
UFAS/UD 2-BR	2	2	953 SF	110 SF	415 SF	-	-	-	-	-	-	1	-	1	953 SF	110 SF	415 SF
(16) 3-BR UNIT(S) 50%																	
FHA/UD 3-BR	3	2	1,297 SF	107 SF	367 SF	2	2	2	1	2	2	2	1	14	18,158 SF	1,498 SF	5,138 SF
FHA/UD AUDIO/VISUAL 3-BR	3	2	1,297 SF	107 SF	367 SF	-	-	-	1	-	-	-	-	1	1,297 SF	107 SF	367 SF
UFAS/UD 3-BR	3	2	1,324 SF	107 SF	428 SF	-	-	-	-	-	-	-	1	1	1,324 SF	107 SF	428 SF
TOTAL NUMBER OF UNITS PER BUILDING:						4	4	4	4	4	4	4	4	32	35,997 SF	3,472 SF	11,433 SF
TOTAL NRA PER BUILDING:						4,496 SF	4,496 SF	4,496 SF	4,496 SF	4,496 SF	4,496 SF	4,498 SF	4,523 SF				
RESIDENTIAL BUILDING(S)			TOTAL RESIDENTIAL AREA:											50,902 SF			
			TOTAL NON-RESIDENTIAL AREA:											-			
RESIDENTIAL BUILDING(S) TOTAL AREA:											50,902 SF						
TOTAL DEVELOPMENT AREA:											50,902 SF						

AP1

GARNER VILLAS III
WEST PLAINS, HOWELL COUNTY,
MISSOURI



JULY 2026



UNITS	
TYPE	QUANTITY
2-BR UNIT(S)	16
3-BR UNIT(S)	16

AMENITIES	
(1)	PLAYGROUND W/ OBSERVATION BENCH

PARKING PROVIDED	
TYPE	QUANTITY
GARAGE SPACE(S)	30
ACCESSIBLE GARAGE SPACE(S)	1
VAN ACCESSIBLE GARAGE SPACE(S)	1
DRIVEWAY SPACE(S)	32
TOTAL PARKING PROVIDED:	64

SITE INFORMATION	
LAND AREA:	+/- 5.35 ACRE(S)
EXISTING USE:	VACANT
CURRENT ZONING:	R-3
PROPOSED USE:	MULTIFAMILY APARTMENTS

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

SITE LEGEND	
	ACCESSIBLE ROUTE (36" MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX.)
	UFAS/ADA ACCESSIBLE
	AUDIO/VISUAL (AV) ACCESSIBLE

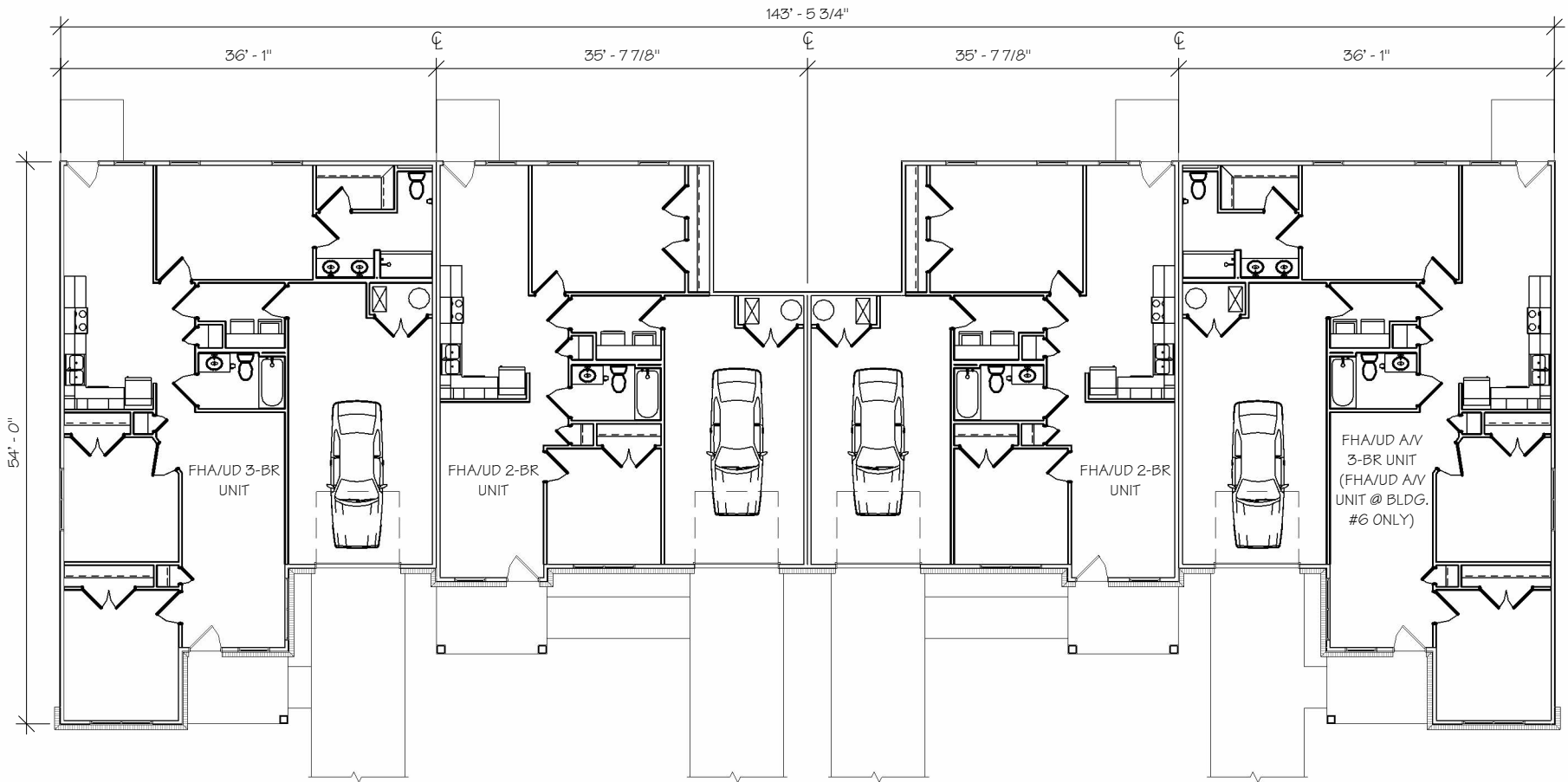


PROPOSED SITE PLAN

GARNER VILLAS III
WEST PLAINS, HOWELL COUNTY,
MISSOURI
AP2



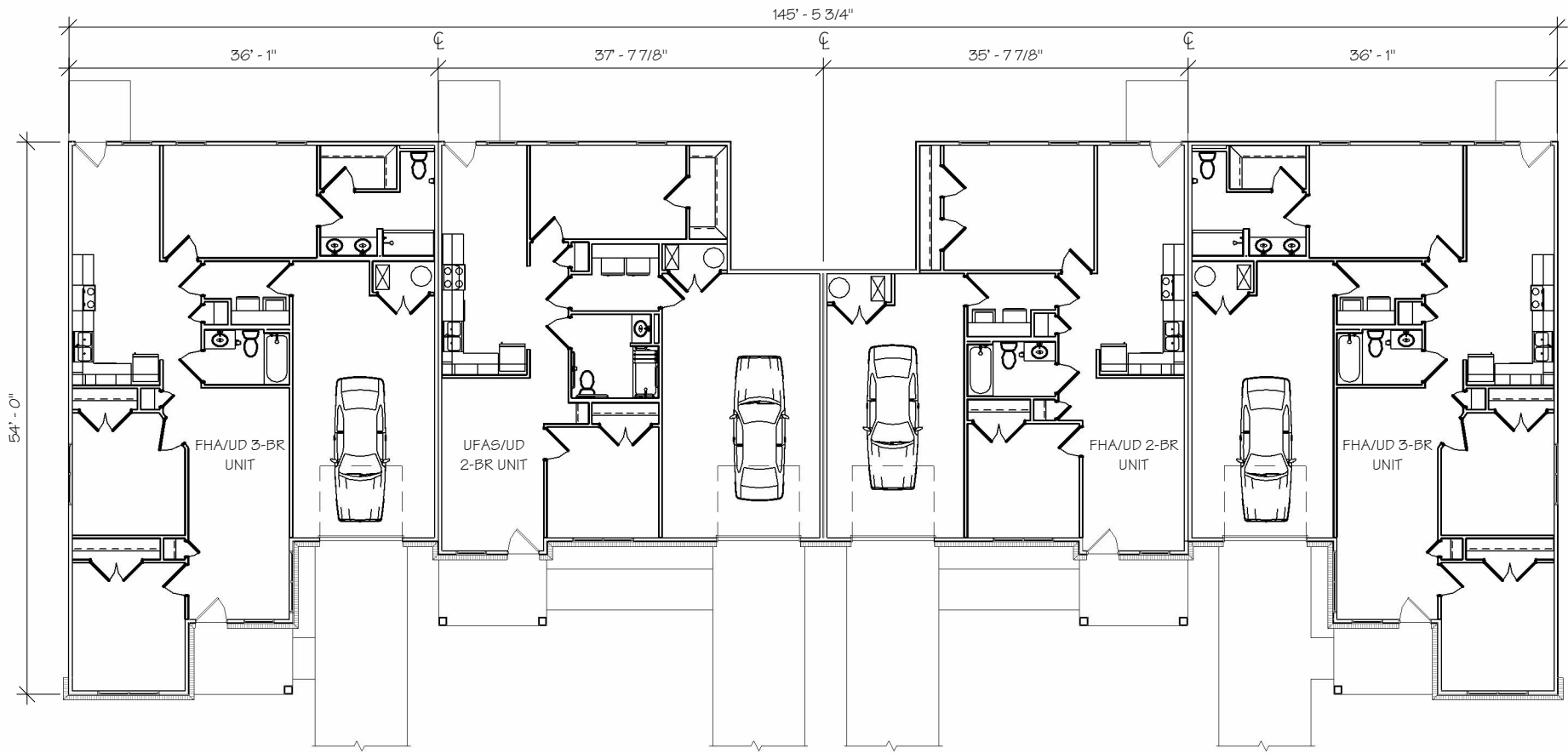
UNIT TYPE LEGEND	
FHA	= FAIR HOUSING ACT UNIT
UFAS	= UNIFORM FEDERAL ACCESSIBILITY STANDARDS UNIT
A/V	= AUDIO/VISUAL IMPAIRED UNIT
UD	= MHDC UNIVERSAL DESIGN UNIT



BUILDING TYPE "A" FLOOR PLAN

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

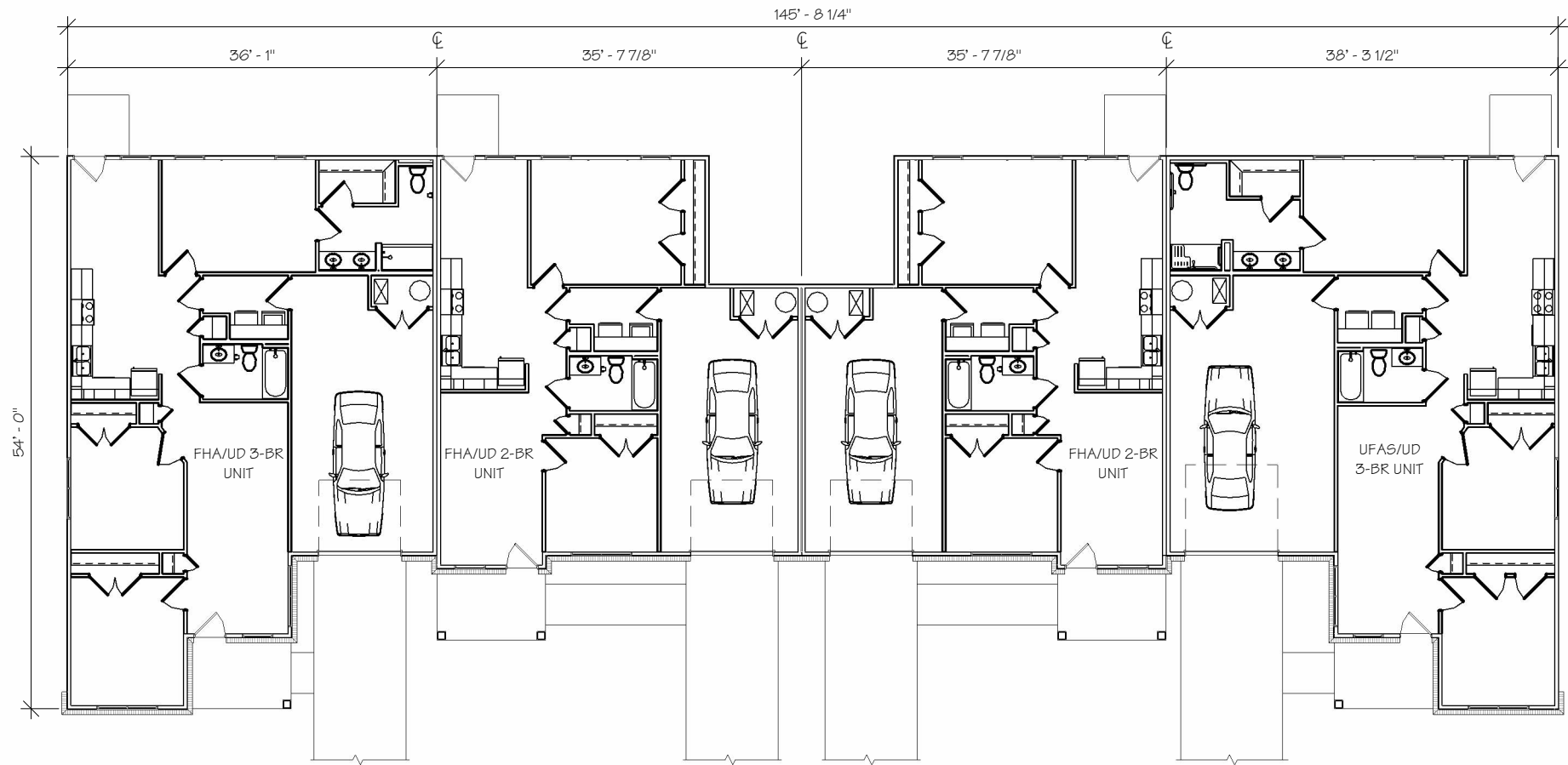
UNIT TYPE LEGEND	
FHA	= FAIR HOUSING ACT UNIT
UFAS	= UNIFORM FEDERAL ACCESSIBILITY STANDARDS UNIT
A/V	= AUDIO/VISUAL IMPAIRED UNIT
UD	= MHDC UNIVERSAL DESIGN UNIT



BUILDING TYPE "B" FLOOR PLAN

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

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



BUILDING TYPE "C" FLOOR PLAN

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

GARNER VILLAS III
WEST PLAINS, HOWELL COUNTY,
MISSOURI
AP5



Wallace
ARCHITECTS L L C
COPYRIGHT © 2026

JULY 2026

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	
(16) 2-BR UNIT(S) 50%						
FHA/UD 2-BR	2	1	951 SF	110 SF	339 SF	
UFAS/UD 2-BR	2	1	953 SF	110 SF	415 SF	
(16) 3-BR UNIT(S) 50%						
FHA/UD 3-BR	3	2	1,297 SF	107 SF	367 SF	
FHA/UD AUDIO/VISUAL 3-BR	3	2	1,297 SF	107 SF	367 SF	
UFAS/UD 3-BR	3	2	1,324 SF	107 SF	428 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						
UNIT LABEL	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	NRA PER UNIT	PORCH / PATIO AREA PER UNIT	GARAGE AREA PER UNIT	
(16) 2-BR UNIT(S) 50%						
FHA/UD 2-BR	2	1	951 SF	110 SF	339 SF	
UFAS/UD 2-BR	2	1	953 SF	110 SF	415 SF	
(16) 3-BR UNIT(S) 50%						
FHA/UD 3-BR	3	2	1,297 SF	107 SF	367 SF	
FHA/UD AUDIO/VISUAL 3-BR	3	2	1,297 SF	107 SF	367 SF	
UFAS/UD 3-BR	3	2	1,324 SF	107 SF	428 SF	



FHA/UD 3-BR UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0" FHA/UD A/V UNIT SIMILAR



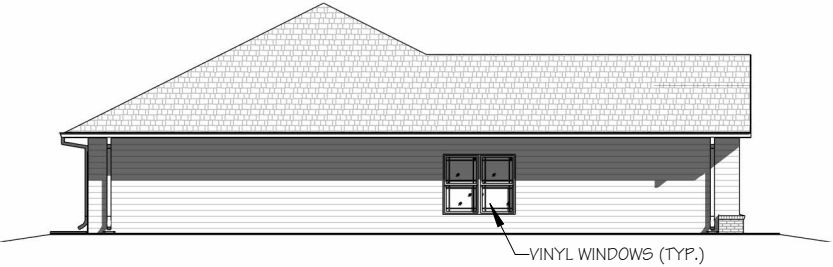
UFAS/UD 3-BR UNIT FLOOR PLAN

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



BUILDING TYPE "A" FRONT ELEVATION

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



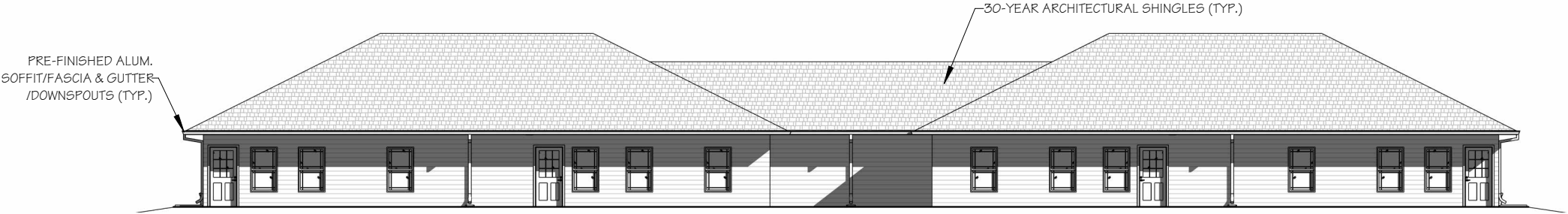
BUILDING TYPE "A"
LEFT SIDE ELEVATION

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



BUILDING TYPE "A"
RIGHT SIDE ELEVATION

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



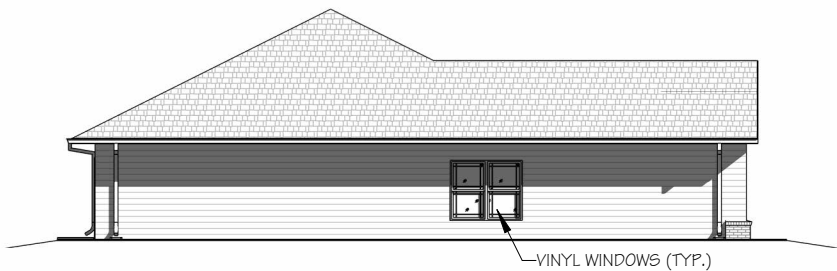
BUILDING TYPE "A" REAR ELEVATION

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



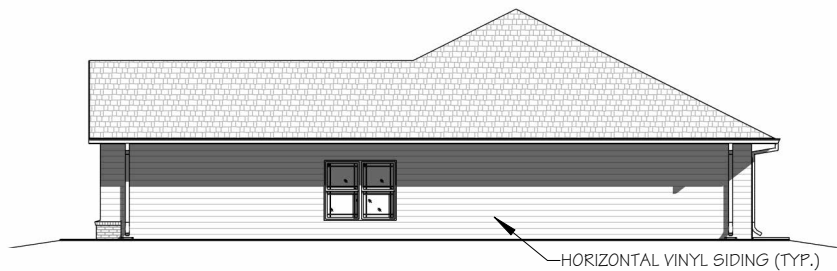
BUILDING TYPE "B" FRONT ELEVATION

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



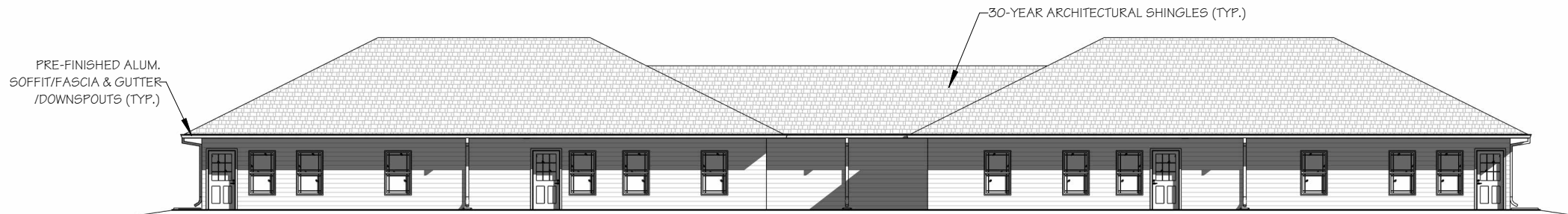
BUILDING TYPE "B"
LEFT SIDE ELEVATION

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



BUILDING TYPE "B"
RIGHT SIDE ELEVATION

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



BUILDING TYPE "B" REAR ELEVATION

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

JULY 2026



Wallace
ARCHITECTS L L C
COPYRIGHT © 2026

GARNER VILLAS III
WEST PLAINS, HOWELL COUNTY,
MISSOURI

AP9

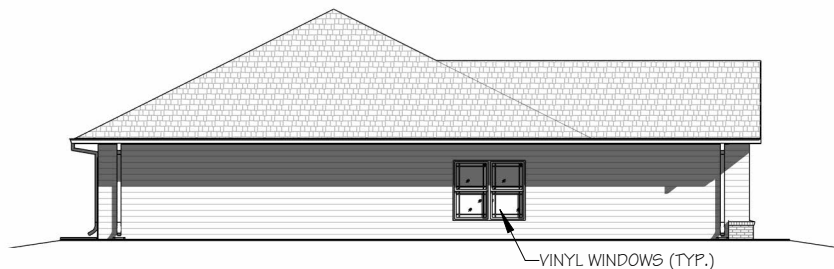
7/14/2026 1:54:12 PM

4753



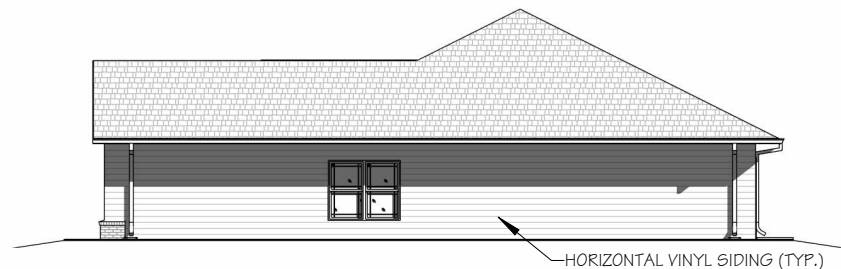
BUILDING TYPE "C" FRONT ELEVATION

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



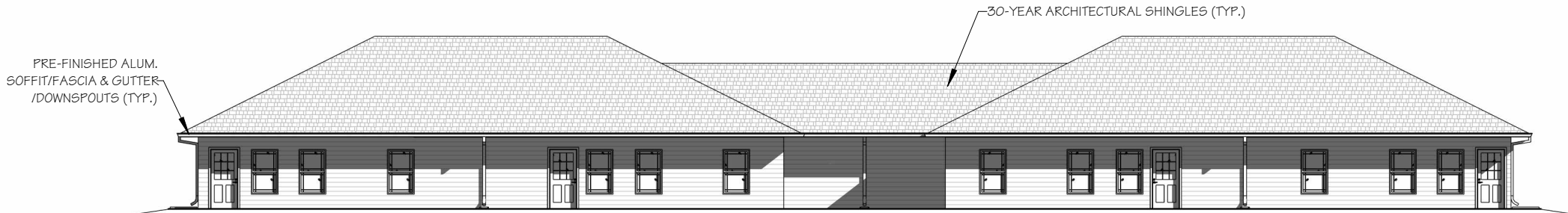
BUILDING TYPE "C"
LEFT SIDE ELEVATION

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



BUILDING TYPE "C"
RIGHT SIDE ELEVATION

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



BUILDING TYPE "C" REAR ELEVATION

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

JULY 2026



Wallace
ARCHITECTS L L C
COPYRIGHT © 2026

GARNER VILLAS III
WEST PLAINS, HOWELL COUNTY,
MISSOURI

AP10



GARNER VILLAS III
WEST PLAINS, HOWELL COUNTY,
MISSOURI
AP11



JULY 2026

Wallace
ARCHITECTS L L C
COPYRIGHT © 2026

A RESOLUTION OF THE CITY OF WEST PLAINS, MISSOURI, STATING SUPPORT FOR THE PROPOSED 48-UNIT DEVELOPMENT OF MULTIFAMILY HOUSING KNOWN AS GARNER PHASE 3 WHICH WILL BE LOCATED ADJACENT TO GARNER VILLAS ON COUNTY ROAD 6460 AND BRUCE SMITH PARKWAY. ALL UNITS WILL BE AFFORDABLE AND BE 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 is pleased to support the Garner Phase 3 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 Phase 3 will be an example of the type of affordable housing development that West Plains would like to have developed in our community.

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

Section 4. Effective Date
This resolution shall be in full force and effect immediately following 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