



August 10, 2026

To: City Council

From: Dustin Harrison, Building Official/Zoning Administrator.

Applicant:

Housing Plus LLC

Request:

Review and consideration of a site development plan for the construction of a 32-unit attached townhome development.

Location:

Property located at the intersection of Garner Boulevard and Bruce Smith Parkway, adjacent to the existing Garner Villas development on County Road 6420.

Zoning:

C-2 General Commercial

Background:

Housing Plus LLC has submitted a site development plan proposing the development of a 32-unit attached townhome community. The subject property is located adjacent to the existing Garner Villas development and is situated at the intersection of Garner Boulevard and Bruce Smith Parkway.

The property is currently zoned C-2 General Commercial. Multifamily residential development is a permitted use within the C-2 zoning district, making the proposed development consistent with the property's existing zoning classification.

Staff Review:

City staff have reviewed the submitted site development plan for compliance with the City of West Plains Code of Ordinances. The review included an evaluation of applicable zoning requirements, site layout, access, parking, utilities, drainage, and other development standards.

Based on this review, staff have determined that the proposed development complies with all applicable provisions of the City of West Plains Code of Ordinances. No deficiencies or outstanding issues were identified during the review process.

Staff Recommendation:

City staff recommend approval of the site development plan submitted by Housing Plus LLC for the proposed 32-unit attached townhome development, as the plan complies with the applicable requirements of the City of West Plains Code of Ordinances.

Planning Commission

This request was heard by the West Plains Planning Commission on August 2, 2026 and was recommended for approval.

UNITS	
TYPE	QUANTITY
2-BR UNIT(S)	16
3-BR UNIT(S)	16
TOTAL	32

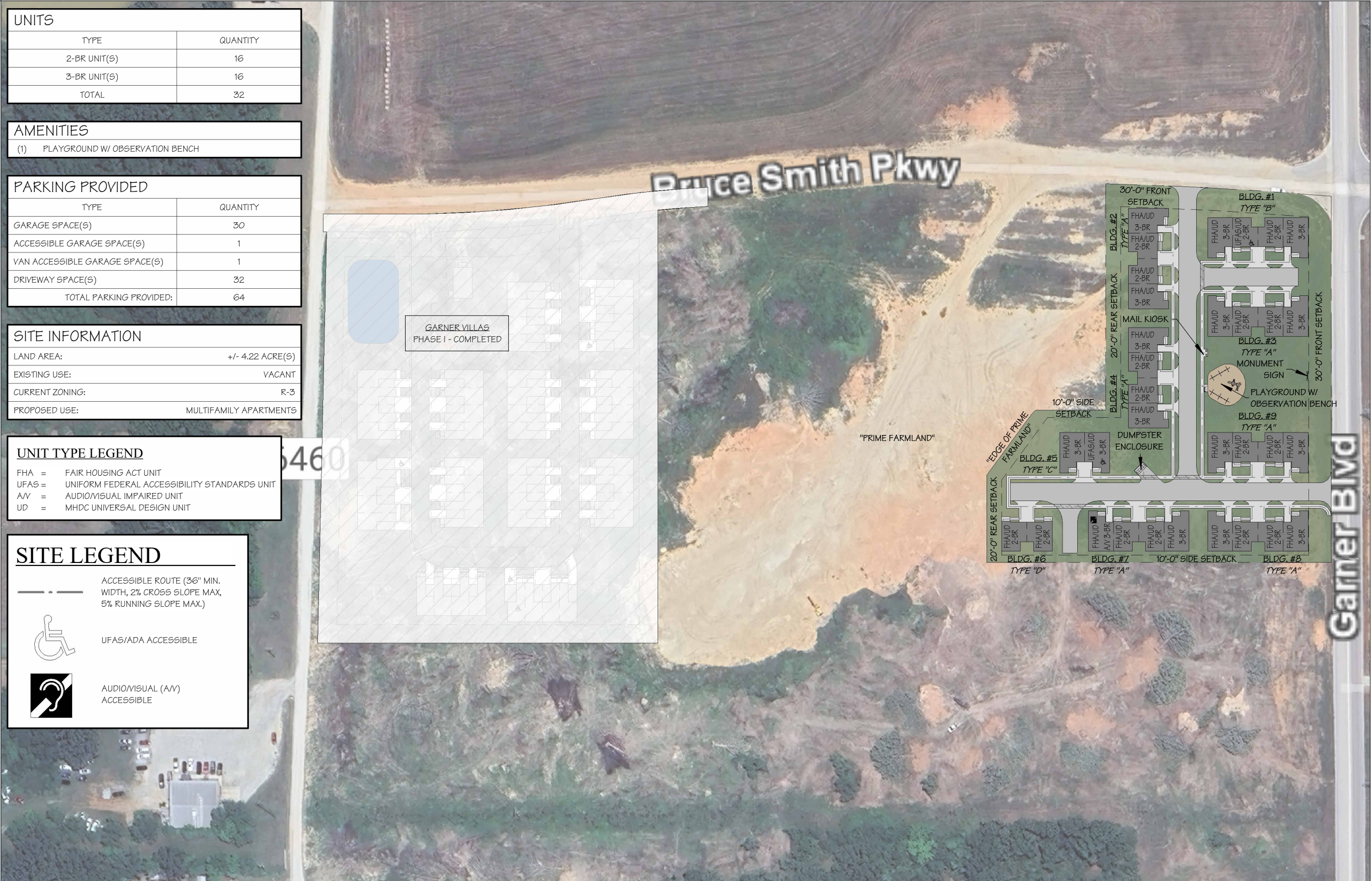
AMENITIES
(1) PLAYGROUND W/ OBSERVATION BENCH

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:	+/- 4.22 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 PHASE III
WEST PLAINS, HOWELL COUNTY,
MISSOURI
AP2

HOUSING PLUS LLC

JULY 2026

Wallace ARCHITECTS LLC

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