



8/10/2026

To: City Council

From: Dustin Harrison, Building Official/Zoning Administrator.

Re: Scaggs Repair, site development plan.

Executive Summary for City Council

Site Development Plan Approval Request

Scaggs Repair – Missouri Avenue

Applicant: Scaggs Repair

Request: Review and approval of a Site Development Plan for the construction of a new commercial building.

Proposal

The applicant has submitted a Site Development Plan for the construction of a new **9,125-square-foot commercial building** to be occupied by Scaggs Repair. The proposed development is located on a vacant parcel along Missouri Avenue and is zoned **C-1 Commercial**.

The site plan provides for **10 hard-surfaced off-street parking spaces** and approximately **31,000 square feet of landscaped green space**. The proposed layout includes adequate access, parking, and open space consistent with the requirements of the City of West Plains Zoning Ordinance.

Staff Review

City staff have completed a comprehensive review of the submitted Site Development Plan for compliance with applicable zoning, site development, and engineering standards. The review included, but was not limited to, building placement, parking requirements, site access, landscaping, and overall conformance with the development regulations applicable to the C-1 Commercial District.

Based on this review, staff have determined that the proposed development complies with all applicable provisions of the City of West Plains Municipal Code. No deficiencies or conflicts with the City's development standards were identified during the review process.

Staff Recommendation

Staff finds the proposed Site Development Plan to be consistent with the intent and requirements of the C-1 Commercial District and recommends that the West Plains Planning Commission approve the Site Development Plan for Scaggs Repair as submitted.

Planning Commission

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

Fiscal Impact

N/a

SCAGGS REPAIR WEST PLAINS, MO

PROJECT LOCATION



OWNER
PEANUT INVESTMENTS
736 MISSOURI AVE
WEST PLAINS, MISSOURI 65775
417-293-4161



SITE DEVELOPMENT DATA
LOT AREA = 1.38 ACRES
OPEN AREA = 0.84 ACRES
IMPERVIOUS AREA = 0.54 ACRES
PROPOSED BUILDING
GROSS AREA = 9,125 S.F.
EXISTING ZONING:
C1-NEIGHBORHOOD COMMERCIAL
EXISTING USE: VACANT
PROPOSED USE: REPAIR SHOP/
HVAC CONTRACTOR

PAVING AREA 14476 SF
SAN. SEWER — 78 LF
WATER LINE — 90 LF
10 TOTAL PARKING SPACES (9'W 20'L)
BASE ROCK AREA — 23,600 SF
GREEN SPACE — 31,000 SF

LEGAL DESCRIPTION

All of Lots 16 and 17 and half of Lot 15 and 42' off the southerly side of Lot 18 of Ramsey's Addition. More particularly described as follows; Beginning at the southwest corner of said Lot 17. At an Iron Pin set by Link Surveying on the east side of Missouri Avenue, thence along Missouri Avenue in a northwesterly direction 142 feet, thence northeasterly parallel to the line between Lotss 17 & 18 a distance of 197 feet to the east line of Lot 18, thence southeasterly along the east line of Lots 18, 17, 16, and 15, 292 feet to the midpoint of Lot 15 at an Iron Pin set by Link Surveying,; thence southwesterly 197 feet parallel to the line between Lots 15 and 16 to a found IP, ; thence northwesterly direction 150 feet along the east side of Missouri Avenue to the Point of Beginning. Subject to easements and restrictions of record.



- SAN Sanitary Sewer
- OHE Over Head Electric
- W Water Line

Link Professional
Engineering & Surveying
881 MISSOURI AVENUE • WEST PLAINS, MO 65775

SCAGGS REPAIR
MISSOURI AVE, WEST PLAINS MO
LOT 4 (3.49 ACRES)
SITE PLAN

PROJECT: SCAGGS REPAIR
DRAWN BY: DCL
CHECKED BY: RBH
DATE: 07-15-26