



8/21/2026

To: City Council

From: Dustin Harrison, Building Official/Zoning Administrator
Nick Crabtree, Planning Technician

Re: Casey Gale, Commercial site development plan.

Site Development Plan Approval Request

Casey Gale – Ransom Road

Applicant: Casey Gale

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

Proposal

The applicant has submitted a Site Development Plan for the construction of a new **6,600-square-foot commercial retail office building**. The proposed development is located on a vacant parcel along Ransom Road and is zoned **C-2 General Commercial**.

The site plan provides **22 hard-surfaced off-street parking spaces and 1 ADA parking 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-2 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-2 Commercial District and recommends that the West Plains Planning Commission approve the Site Development Plan for Casey Gale as submitted.

Planning Commission

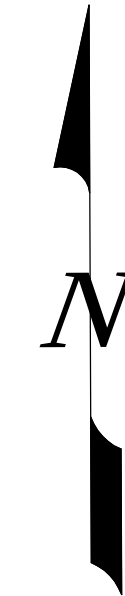
This request was heard on 9/1/2026 by the West Plains Planning Commission. This request was approved as presented.

Fiscal Impact

N/A



RANSOM ROAD
WEST PLAINS, MISSOURI 65775



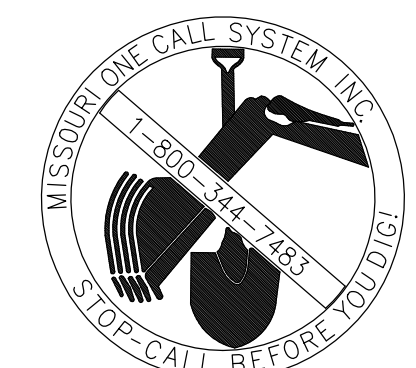
SITE DEVELOPMENT DATA
LOT AREA = 1.37 ACRES
ZONING: C-2
EXISTING USE: VACANT
REQUIRED FRONT SETBACK: 30 FEET
PROPOSED FRONT SETBACK: 84 FEET
REQUIRED SIDE SETBACK: 10 FEET
PROPOSED SIDE SETBACK: 46 FEET
REQUIRED REAR SETBACK: 30 FEET
PROPOSED REAR SETBACK: 49 FEET
PROPOSED USE: COMMERCIAL RETAIL
PROPOSED BUILDING
GROSS AREA = 6,600 S.F.
REQUIRED VEHICLE PARKING
6,600 S.F. / 300 = 22 SPACES
ADA PARKING = 1 SPACE
PROVIDED VEHICLE PARKING = 22 SPACES
PROVIDED ADA PARKING = 1 SPACE

 MANHOLE
 FIRE HYDRANT

_____ S _____ S _____ SANITARY SEWER
 _____ W _____ W _____ WATER MAIN
 - - - - - PROPERTY BOUNDARY
 _ _ _ _ _ BUILDING SETBACK

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC GENERAL NOTES WORKS DEPARTMENT OF THE CITY OF WEST PLAINS, MISSOURI, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF WEST PLAINS, MISSOURI.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY THE ONE CALL SYSTEM, INC.: 1-(800)-344-7483. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI.
5. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE CITY WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER.
7. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED & MULCH ALL DISTURBED AREAS AT THE DIRECTION OF THE OWNER.

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED



CASEY GALE SITE PLAN WEST PLAINS, MISSOURI	CHECKED BY: _____ R.D.	 ENGINEERING, LLC 1508 IMPERIAL CIR., STE. 200B WEST PLAINS, MO 65755 PHONE: (417) 256-8150 FAX: (417) 256-8152 www.overlandeng.com		NO.	DATE	REVISION	DESCRIPTION	BY
	DRAWN BY: _____ R.D.							
SITE PLAN	JOB NUMBER: <u>26-1234</u>							
	DATE: <u>08-11-2026</u>							
SHEET C1.0								