CITY OF WEST PLAINS
1910 Holiday Lane
West Plains, Mo.
417.256.7176

November 4, 2026

To: City Council

From: Nick Crabtree, Building Official/Zoning Administrator

Re: Rezone Petition From R-2 Urban Residential To R-3 Multifamily Residential at Davidson Street Parcel Number 15502100100900108200

Executive Summary

Council action approving an ordinance changing the official zoning map to rezone the property located at Davidson Street Parcel Number 15502100100900108200 from R-2 Urban Residential to R-3 Multifamily Residential.

Discussion
This request was submitted by JMJ HomeZ, LLC (Dylan Osmon) and seeks to rezone the property from R-2 Urban Residential, which allows a maximum of eight dwelling units per acre, to R-3 Multifamily Residential, which allows a maximum of 16 dwelling units per acre.

Following a public hearing at their regular meeting on November 3, 2026, the Planning Commission voted to recommend the matter to Council for approval.

Fiscal Impact

N/A

BILL NO. 4843 ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTY THEREBY CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF WEST PLAINS, MISSOURI AND DEFINING THE BOUNDARIES OF THE AREA TO BE CHANGED ON SAID OFFICIAL ZONING MAP (PROPERTY LOCATED ON DAVIDSON STREET).

WHEREAS, JMJ HomeZ, LLC (Dylan Osmon), petitioned the City of West Plains, Missouri seeking to have property located on Davidson Street, West Plains, Missouri be rezoned from Urban Residential (R-2) to Multifamily Residential (R-3). The property is further described as follows:

LAND SITUATED IN HOWELL COUNTY, MISSOURI, TO-WIT:
Lots 19 and 22 in Reed's Subdivision of the El/2 of the NEl/4 of Section 21, Township 24 North, Range 8 West, EXCEPT therefrom the following described tract: Beginning at a point on the North line of said Lot 19 and the East line of College Street, which point is 25 feet East of the Northwest corner of said Lot 19, thence East along the North line of said Lot 19 a distance of 150 feet, thence South parallel with the East line of College Street 630 feet to the South line of said Lot 22, thence West 175 feet to the Southwest corner of said Lot 22, thence North 630 feet to the Northwest corner of said Lot 19, and thence East 25 feet to the point of beginning.
ALSO EXCEPT a part of Lot 19 of Reed's Subdivision of the El/2 of the NEl/4 of Section 21, Township 24 North, Range 8 West, City of West Plains, Howell County, Missouri, as filed in Plat Book A, Page 58 more particularly described as follows: BEGINNING at the Northeast corner of said Lot 19, being at the intersection of the West right-of-way line of Davidson Street and the South right-of-way line of Sesson Street; thence along the East line of said Lot 19 and the West right-of-way line of Davidson Street, South 00 degrees 49'05" West, 104.94 feet; thence North 88 degrees 57'27" West, 125.17 feet; thence North 00 degrees 46'44" East, 104.92 feet to the North line of said Lot 19 and the South right-of-way line of Sesson Street; thence along the North line of said Lot 19 and the South right-of-way line of Sesson Street, South 88 degrees 58'09" East, 125.25 feet to the point of beginning.
Subject to easements and restrictions of record, if any.

WHEREAS, a public hearing was held by the Planning and Zoning Commission on November 3, 2026, concerning the rezoning request with public notice published in the West Plains Daily Quill on October 17, 2026; and

WHEREAS, the Planning and Zoning Commission considered such rezoning request and recommended approval of such application.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI AS FOLLOWS:

Section 1: That the zoning classification for properties described above and which are situated in the City of West Plains, Missouri, shall be and is hereby changed from Urban Family Residential (R-2) to Multifamily Residential (R-3).

Section 2: That boundary lines of the Official Zoning Map of the City of West Plains, Missouri, be and hereby are changed so as to include the properties described above as zoning classification R-3.

Section 3: That this ordinance shall be in full force and effect on and after its passage and approval.

PASSED AND APPROVED THIS _____DAY OF _____ 20____.

CITY OF WEST PLAINS, MISSOURI

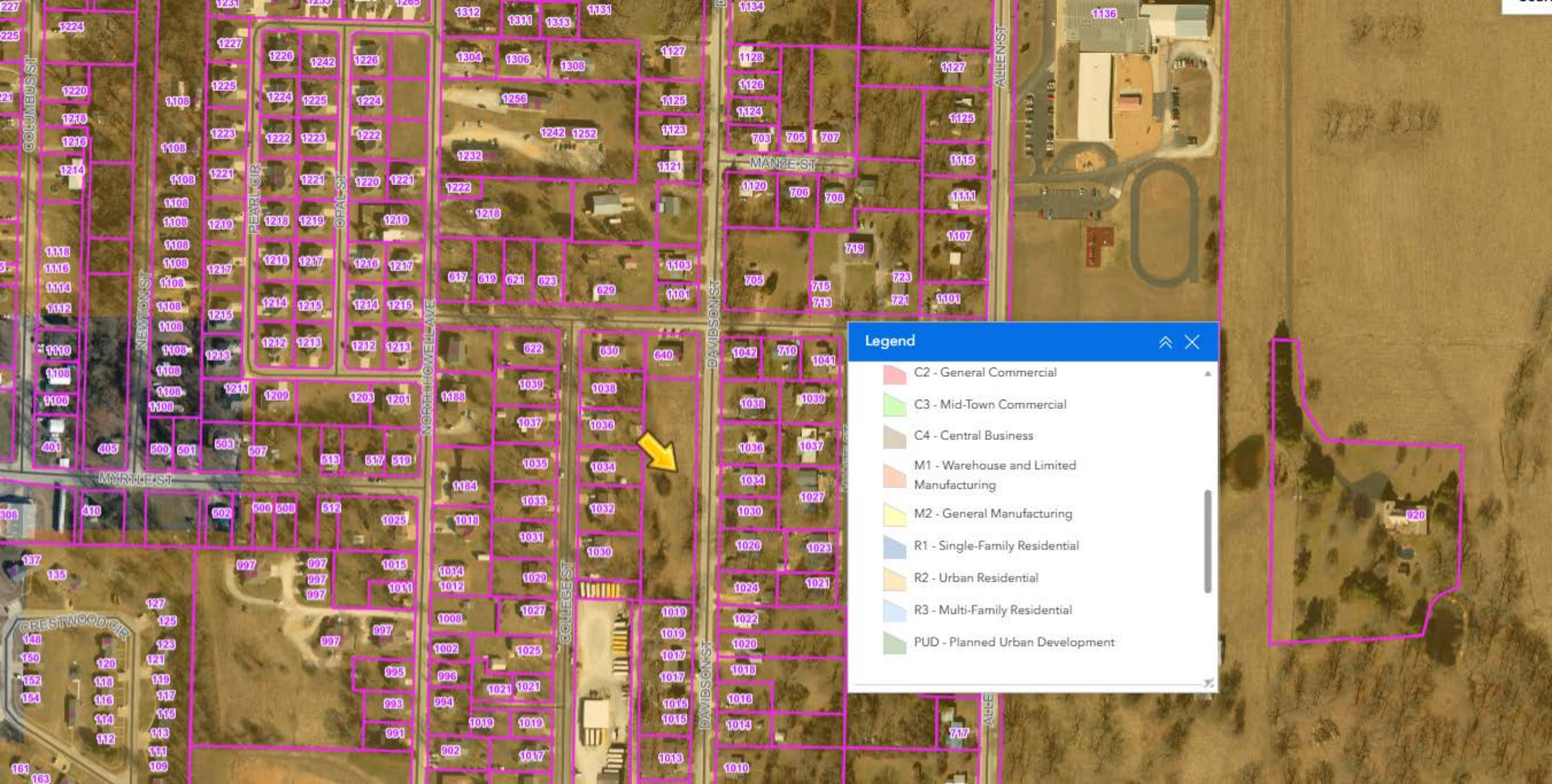
(SEAL)

BY: _____
MAYOR MICHAEL TOPLIFF

ATTEST:

_____
CITY CLERK KELLIE MAYERS

SESSON ST
SESSON
630
640
642
1038
1036
1034
1032
1030
1019
COLLEGE ST
COLLEGE ST
COLLEGE ST
DAVIDSON ST
DAVIDSON ST
DAVIDSON ST


Legend
C2 - General Commercial
C3 - Mid-Town Commercial
C4 - Central Business
M1 - Warehouse and Limited Manufacturing
M2 - General Manufacturing
R1 - Single-Family Residential
R2 - Urban Residential
R3 - Multi-Family Residential
PUD - Planned Urban Development
COLUMBUS ST
NEWTON ST
PEARL CIR
OPAL ST
NORTH HOWELL AVE
COLLEGE ST
DAVIDSON ST
ALLEN ST
MANZE ST
MYRTLE ST
CRESTWOOD CIR

DAVIDSON STREET RESIDENCES

G-001 | COVER SHEET | R-3 MULTIFAMILY PROPOSAL

PROJECT INFORMATION

Location: Davidson Street, West Plains, Missouri
Client: Dylan

Proposal: Six fourplex buildings / 24 dwellings
Parking: 48 total spaces, including 2 accessible bays
Submission: Preliminary proposed site development review

SITE / PARCEL SUMMARY

Stated site area: 1.50 acres or 65,340 sq ft
Source boundary dimensions: 525 ft x 125 ft: 65,625 sqft

Zoning basis: R-3, subject to City verification
Building footprint: 46 ft 2 in x 34 ft each
Total building footprint: 9,418 sq ft
Total dwelling floor area: 18,840 sq ft

Open area: 36,041 sq ft

LOCATION MAP / SITE KEY - N.T.S.



DRAWING TITLE	SUBMISSION CONTENT
Cover Sheet	Project information, location, parcel data and index
Existing Conditions & Survey	Existing site, contours, trees and utility context
Proposed Site Plan & R-3 Schedule	Six fourplexes, site layout and development schedules
Parking & Circulation	48 spaces, accessible parking and circulation notes
Upper Ground Floor Plan	Typical upper-level two-bedroom dwelling plans
Lower Ground Floor Plan	Typical lower-level two-bedroom dwelling plans

SUBMISSION STATUS: Prepared for review; no approval or construction authorization is represented.

AREA COORDINATION: 525 x 125 ft gives 65,625 sq ft, differing from stated site area. Reconcile before final approval.
Accessible parking, graded routes, drainage and utility connections remain subject to applicable authority review.

PRELIMINARY
SITE DEVELOPMENT
SUBMISSION

6 FOURPLEXES
24 DWELLINGS
48 PARKING SPACES

REV.	DESCRIPTION	BY	DATE

REVISION SCHEDULE

STATUS :

PROJECT :

R3 Residences, Davidson
west plains, Missouri

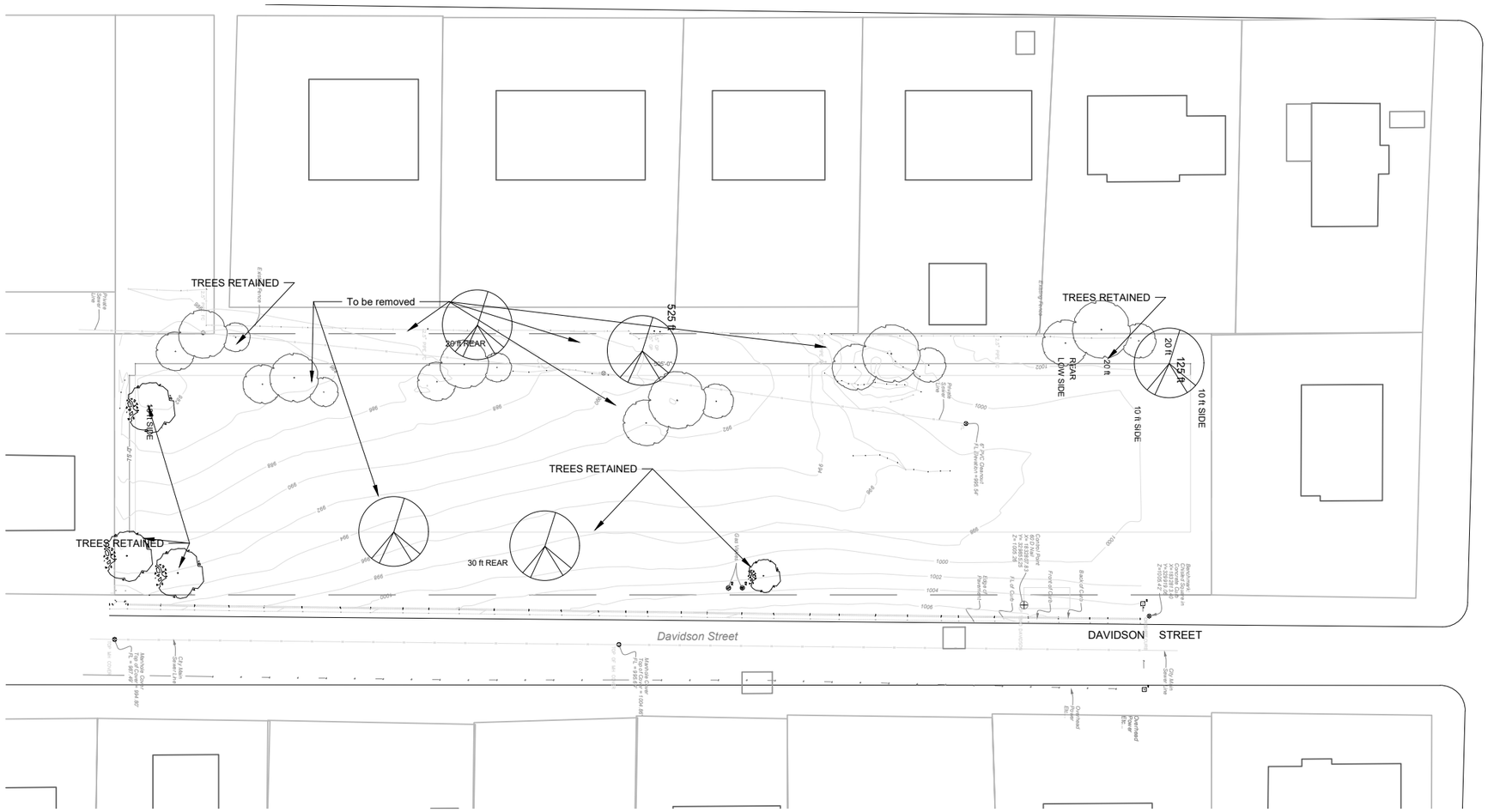
SCAPE CRAFT
LIMITED
www. scape-craft.com
+49 1515 2937934 Info@scape-craft.com

TITLE :

COVER SHEET

ARCHITECT :	DRAWN BY :	SCALE :
AR. MUHAMMAD HUZAIFAH	AR. MANAHIL ARIF	
CLIENT :	DATE :	DWG NO :
DYLAN	15-10-26	

Existing Conditions & Survey



SITE DATA:

- 1.5 ACRES or 65340 sqft
- Existing trees on site
- Mature trees on front
- Cluster of trees on rear
- Private Sewer line going through the site

PRELIMINARY
SITE DEVELOPMENT
SUBMISSION

REV.	DESCRIPTION	BY	DATE

REVISION SCHEDULE

STATUS :

KEY PLAN



PROJECT :

R3 Residences, Davidson
west plains, Missouri

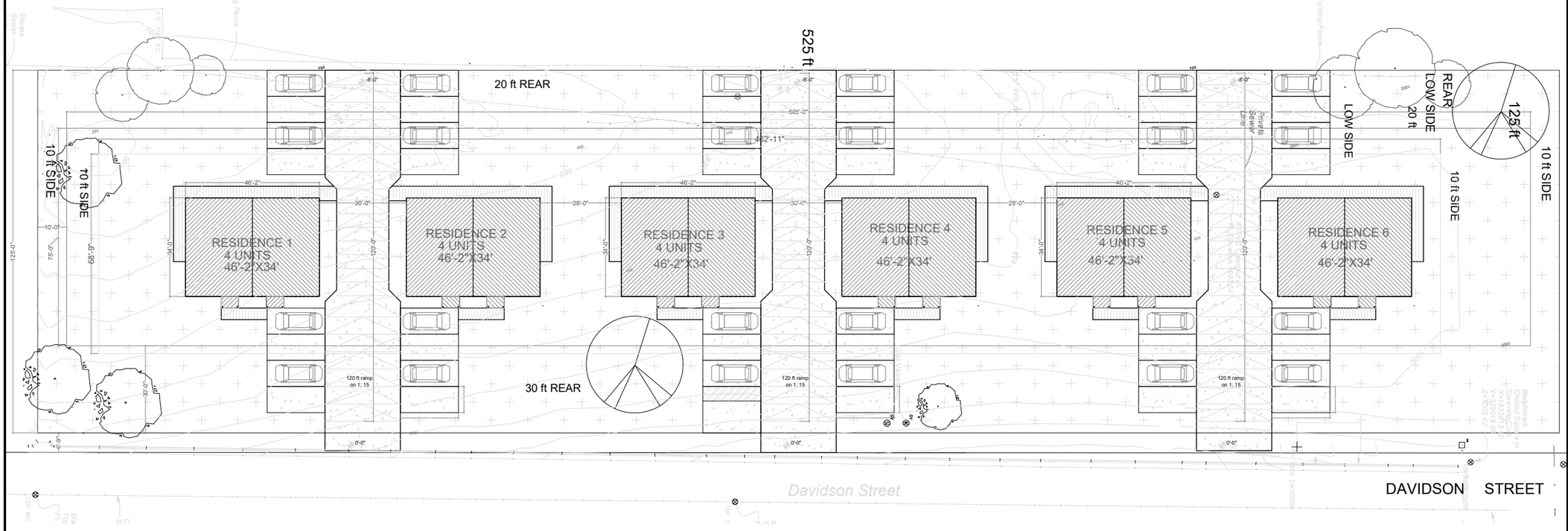
SCAPE CRAFT
LIMITED
www. scape-craft.com
+49 1515 2937934 Info@scape-craft.com

TITLE :

EXISTING CONDITIONS SITE PLAN

ARCHITECT :	DRAWN BY :	SCALE :
AR. MUHAMMAD HUZAIFAH	AR. MANAHIL ARIF	1/64" : 1'
CLIENT :	DATE :	DWG NO :
DYLAN	15-10-26	

Proposed Site Plan & R-3 Schedule



01. R-3 REQUIREMENTS

ITEM / CODE	CITY REQUIREMENT	24-DWELLING BASIS
Density | 50-231	Maximum 16 dwellings / acre	24 / 16 = 1.50 acres
Minimum lot | 50-235(1)	6,500 sq ft per lot	Not a per-dwelling allowance
Front yard | 50-235(3)	30 ft minimum	Measure to relevant projections
Side yard | 50-235(4)	10 ft minimum	Each applicable side boundary
Rear yard | 50-235(5)	20 ft minimum	Verify boundary / yard definition
Open space | 50-235(6)	1,500 sq ft / dwelling	24 x 1,500 = 36,000 sq ft
Parking | 50-235(7)	2 spaces / dwelling	24 x 2 = 48 spaces
Height | 50-235(8)	Side yard + 10 ft	10 ft side yard implies 20 ft
Water / sewer | 50-231	City water and sewer service	Provider acceptance required
Site-plan review	Buildings, access, grades, utilities	City development review required
Accessibility / fire access	Separate applicable code review	2 Accessible parkings

02. PROPOSED DEVELOPMENT AREA SCHEDULE

PROPOSED ITEM	BASIS	FINAL CALCULATIONS
Site area	1.50 acres x 43,560	65,340 sq ft
Buildings / dwellings	6 fourplexes x 4 dwellings each	24 dwellings
Area per dwelling		785 sq ft
Total dwelling floor area	785 x 24	18,840 sq ft (not footprint)
Building footprint dimensions		46 ft 2 in x 34 ft
Footprint / fourplex		1,569.67 sq ft
Combined building footprints	1,569.6667 x 6	9,418.00 sq ft
Building site coverage	9,418 / 65,340 x 100	14.41%
Parking provided	3 groups x 16 spaces	48 | 48 required
Typical parking stall	9 ft x 20 ft	180 sq ft per stall
Total stall area	48 x 180 sq ft	8,640 sq ft | excludes aisles
Open area (source schedule)	36,041 / 24 dwellings	1,501.7 sq ft / dwelling

SITE KEY

Total Site Area: 65,340

OPEN AREA: 36041 SQFT

48 car parks (9' x 20') = 8640 SQFT

6 Fourplex units: 1570 SQFT x 6 = 9418 sqft

REV.	DESCRIPTION	BY	DATE

REVISION SCHEDULE

STATUS :

PRELIMINARY
SITE DEVELOPMENT
SUBMISSION

PROJECT :

R3 Residences, Davidson west plains, Missouri

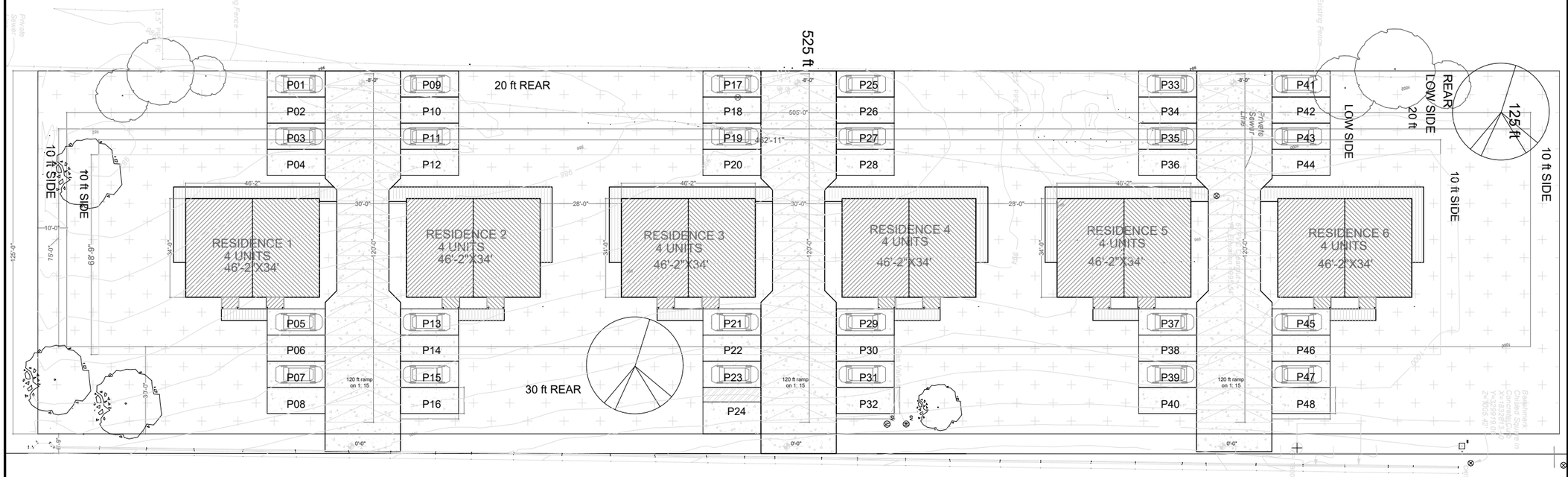
SCAPE CRAFT LIMITED
www. scape-craft.com
+49 1515 2937934 Info@scape-craft.com

TITLE :

PROPOSED SITE PLAN & R3 SCHEDULE

ARCHITECT :	DRAWN BY :	SCALE :
AR. MUHAMMAD HUZAIFAH	AR. MANAHIL ARIF	1/40" : 1'
CLIENT :	DATE :	DWG NO :
DYLAN	15-10-26	

Proposed Site Plan & R-3 Schedule



PARKING REQUIREMENTS:

1. Two Parking Spaces per house; Total 24 units with 48 designated parking spaces
2. 48 spaces numbered P01-P48. Three groups of 16 spaces; four banks of four stalls per group. Typical stall 9 ft x 20 ft.
3. 26 ft driveway clear width
4. Two accessible parking spaces as part of the total 48 parking spaces requirement:

- (P24) One Van-Accessible Space: Must be 11 feet wide with a 5-foot access aisle (or 8 feet wide with an 8-foot access aisle) with a "Van Accessible" designation on the sign.
- (P23) One Standard Accessible Space : 9 feet wide wide with a 5-foot access aisle

Ramp ratio= 1: 15
Ramp drop= 8ft

SITE KEY

Total Site Area: 65,340

OPEN AREA: 36041 SQFT

48 car parks (9' x 20') = 8640 SQFT

6 Fourplex units: 1570 SQFT x 6 = 9418 sqft

REV.	DESCRIPTION	BY	DATE

REVISION SCHEDULE

STATUS :

PRELIMINARY
SITE DEVELOPMENT
SUBMISSION

PROJECT :

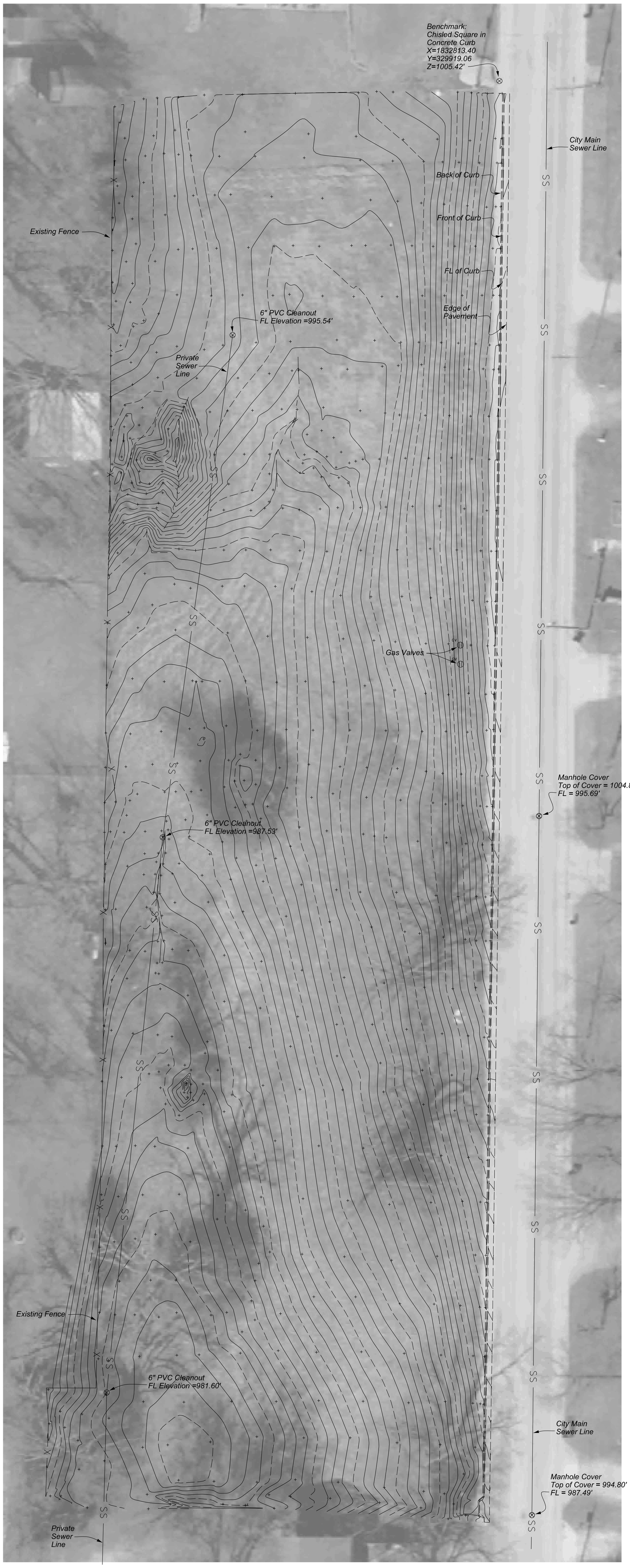
R3 Residences, Davidson
west plains, Missouri

SCAPE CRAFT
LIMITED
www. scape-craft.com
+49 1515 2937934 Info@scape-craft.com

TITLE :

PARKING & CIRCULATION

ARCHITECT :	DRAWN BY :	SCALE :
AR. MUHAMMAD HUZAIFAH	AR. MANAHIL ARIF	1/40" : 1'
CLIENT :	DATE :	DWG NO :
DYLAN	15-10-26	



SOUTHERN MISSOURI SURVEYING

4753 County Road 6300
WEST PLAINS, MO 65775
417-505-9665 417-204-3530
http://southernmissourisurveying.com

SURVEY FOR: Dylan Osmon

DRAWN BY: TMB	JOB NO. HWC26165	DATE: 10-08-2026
COUNTY: HOWELL	S-T-R: S21 T24N R8W	SHEET : 1 OF 1

TOPOGRAPHY SURVEY