

CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, JULY 17, 2025, 6:00 PM
CITY HALL, STANLEY H. ALLEN COUNCIL CHAMBERS, 401 SOUTH JEFFERSON
“TENTATIVE AGENDA”

1. Call to Order, Roll Call, and Declaration of Quorum
2. Approval of Minutes
 - a. June 12, 2025, Regular Meeting
3. Public Hearing
 - a. Replat Request of lots 21, 22 & 23, Block 17, First Railroad Addition, located at 156 N Monroe Ave.
 - b. Rezone Request from RS-1 Residential District to RS-2 Residential District located at 634 Fremont
 - c. Preliminary Plat Request from Lebanon Acreage from 2 lots to 1 lot located at 634 Fremont Drive.
 - d. Conditional Use Request to build multi-family housing at 634 Fremont Drive
 - e. Final Plat Request of Lebanon Eagle Stop No 2 located at 1840 W Elm Street
 - f. Replat Request of lots 79 and 80, Flatwood Estates, located at Kay Avenue.
 - g. Conditional Use Request to build duplexes at lots 79 and 80 located at Kay Avenue
 - h. Final Plat Request of Lebanon Ready Mix subdivision located at 999 Utah St., Plat of 2 lots into 1 lot.
4. Commission Action
 - a. Replat Request of lots 21, 22 & 23, Block 17, First Railroad Addition, located at 156 N Monroe Ave.
 - b. Rezone Request from RS-1 Residential District to RS-2 Residential District located at 634 Fremont
 - c. Preliminary Plat Request from Lebanon Acreage from 2 lots to 1 lot located at 634 Fremont Drive.
 - d. Conditional Use Request to build multi-family housing at 634 Fremont Drive
 - e. Final Plat Request of Lebanon Eagle Stop No 2 located at 1840 W Elm Street
 - f. Replat Request of lots 79 and 80, Flatwood Estates, located at Kay Avenue.
 - g. Conditional Use Request to build duplexes at lots 79 and 80 located at Kay Avenue
 - h. Final Plat Request of Lebanon Ready Mix subdivision located at 999 Utah St., Plat of 2 lots into 1 lot.
5. Commission and Staff Discussion
6. Adjournment

You can obtain a copy of this notice and view the full agenda packet online at www.lebanonmissouri.org. If you require a paper copy of this notice, please [email the Custodian of Records](mailto:custodian@lebanonmissouri.org) or call at 417-991-2360.

CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
JUNE 12, 2025

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on June 12, 2025 at 6:00 PM in the Council Chambers at City Hall located at 401 South Jefferson.

Call to Order, Roll Call, and Declaration of Quorum

Upon roll call, the following Officers were present: Michall Holmes, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich. Absent: Chris Meckem, Randy Randolph, Jeff Stokes.

A quorum was declared.

Staff members and others in attendance: Code Administrator Christina Wagner, Planning and Zoning Manager Mark Scott, Compliance Specialist Kim Shoemaker, and Deputy City Clerk Melissa Richardson.

Approval of Minutes

May 8, 2025, Regular Meeting

Joe Berkich moved, and Randy Wall seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Randy Randolph, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Randy Randolph, Jeff Stokes.

Public Hearing

Joe Berkich moved, and Randy Wall seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (6) Michall Holmes, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Randy Randolph, Jeff Stokes.

Request for a Conditional Use to operate a Short-Term Rental at 1701 Tower Road

Planning and Zoning Manager Mark Scott shared that this was a Conditional Use to operate a Short-Term Rental.

Acting Secretary Shirley Tarwater explained to those at the meeting why they had received a letter and could share any concerns they might have.

Norma Rayfield is concerned about traffic coming in and out of the neighborhood, and if she could be liable if something happens on her property.

Request for a Final Plat of Tower Property Subdivision

Planning and Zoning Manager Mark Scott stated that the property was a Conditional Use Request for a Final Plat of Tower Property Subdivision.

There were no public comments.

Randy Wall moved and Joe Berkich seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Randy Randolph, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Randy Randolph, Jeff Stokes.

Commission Action

Commission Action on a Request for a Conditional Use to operate a Short-Term Rental at 1701 Tower Road

Randy Wall moved and David Wheeler seconded that the Commission approve a Request for a Conditional Use to operate a Short-Term Rental at 1701 Tower Road. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Randy Randolph, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Randy Randolph, Jeff Stokes.

Commission Action for a Final Plat of Tower Property Subdivision.

Randy Wall moved and Joe Berkich seconded that the Commission approve a Request for a Final Plat of Tower Property Subdivision (831 Tower Road). Motion Failed as follows: Yea: (0) None; Nay: (8) Michall Holmes, Chris Meckem, Randy Randolph, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Abstain: (0) None; Absent: (3) Chris Meckem, Randy Randolph, Jeff Stokes.

Election for Chairman and Secretary

Chairman

Commission Member Shirley Tarwater nominated Jeff Stokes for Chairman. Randy Wall moved to cease nominations. No other nominations were received; therefore, Jeff Stokes was elected Chairman by acclamation.

Secretary

Commission Member Joe Berkich nominated Shirley Tarwater for Secretary. Travis Townsend moved to cease nominations. No other nominations were received; therefore, Shirley Tarwater was elected Secretary by acclamation.

Commission and Staff Discussion

Planning and Zoning Manager Mark Scott stated the next meeting is July 17, 2025.

Adjournment

Acting Chairwoman Tarwater declared the meeting adjourned at 6:27 p.m.

ATTEST:

Planning and Zoning Manager Mark Scott

Secretary Shirley Tarwater

Minutes Approved

DRAFT



To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 17, 2025

Staff Informational Sheet

Topic: Replat Request of lots 21, 22 & 23, Block 17, First Railroad Addition, located at 156 N Monroe Ave.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a replat of lots 21, 22 & 23, Block 17, First Railroad Addition located at 156 N Monroe Ave.

Background (problem/explanation):

DBD- Downtown Business District Property must be properly platted for new construction. Owner is requesting a replat of two lots to one lot.

Staff Recommendation:

Planning and Zoning sees no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

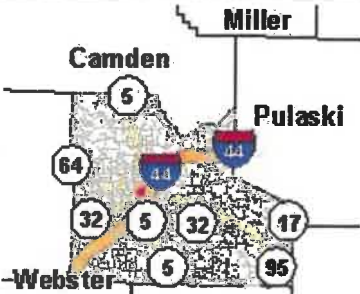
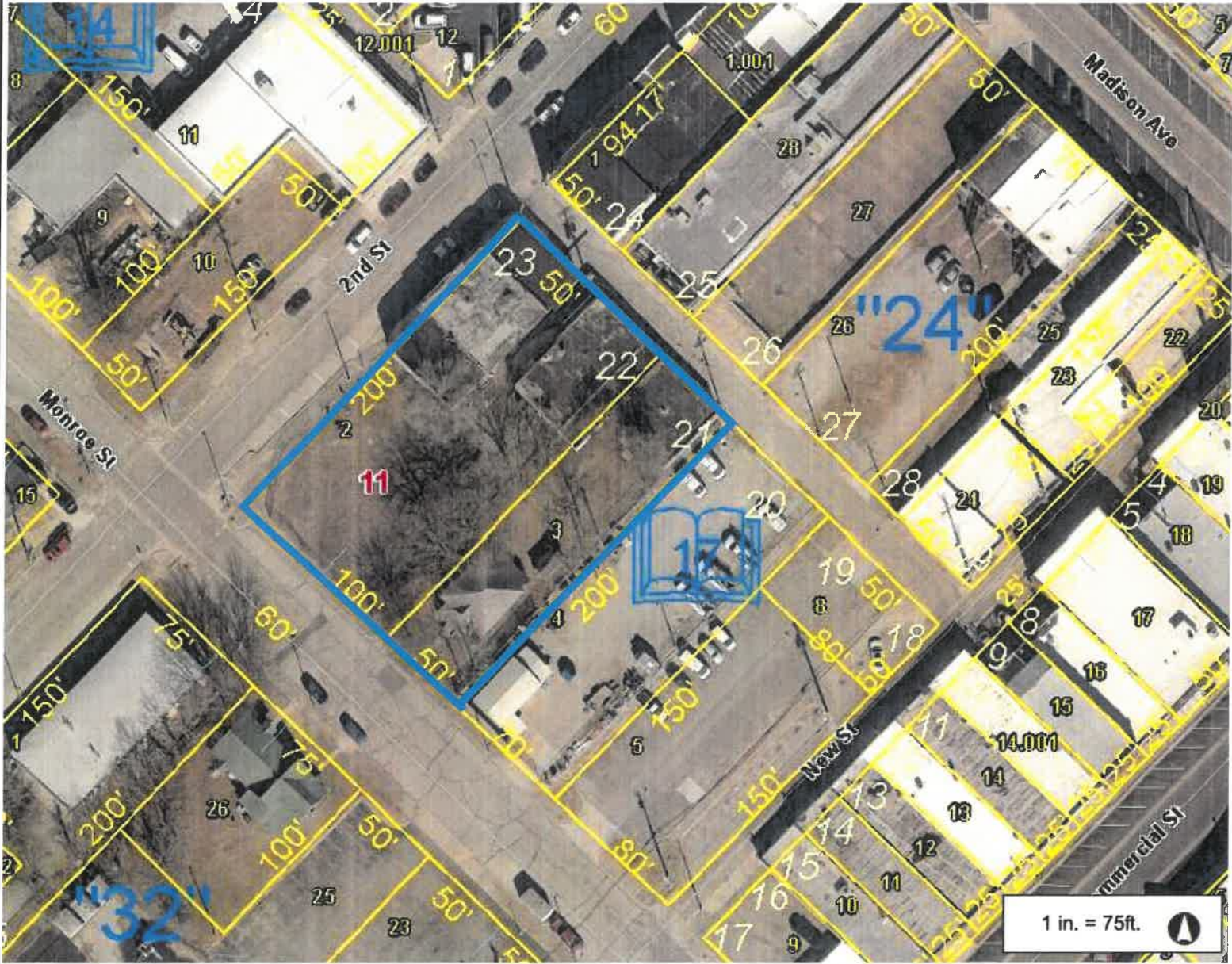
Department: Planning and Zoning

Date: 07/03/2025

ATTACHMENTS:

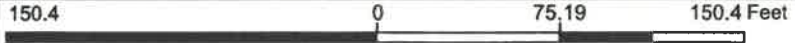
1. 156 N Monroe Ave GIS map depiction
2. 156 N Monroe Ave zoning map depiction
3. Cross Creek Church plat depiction

Laclede County, MO



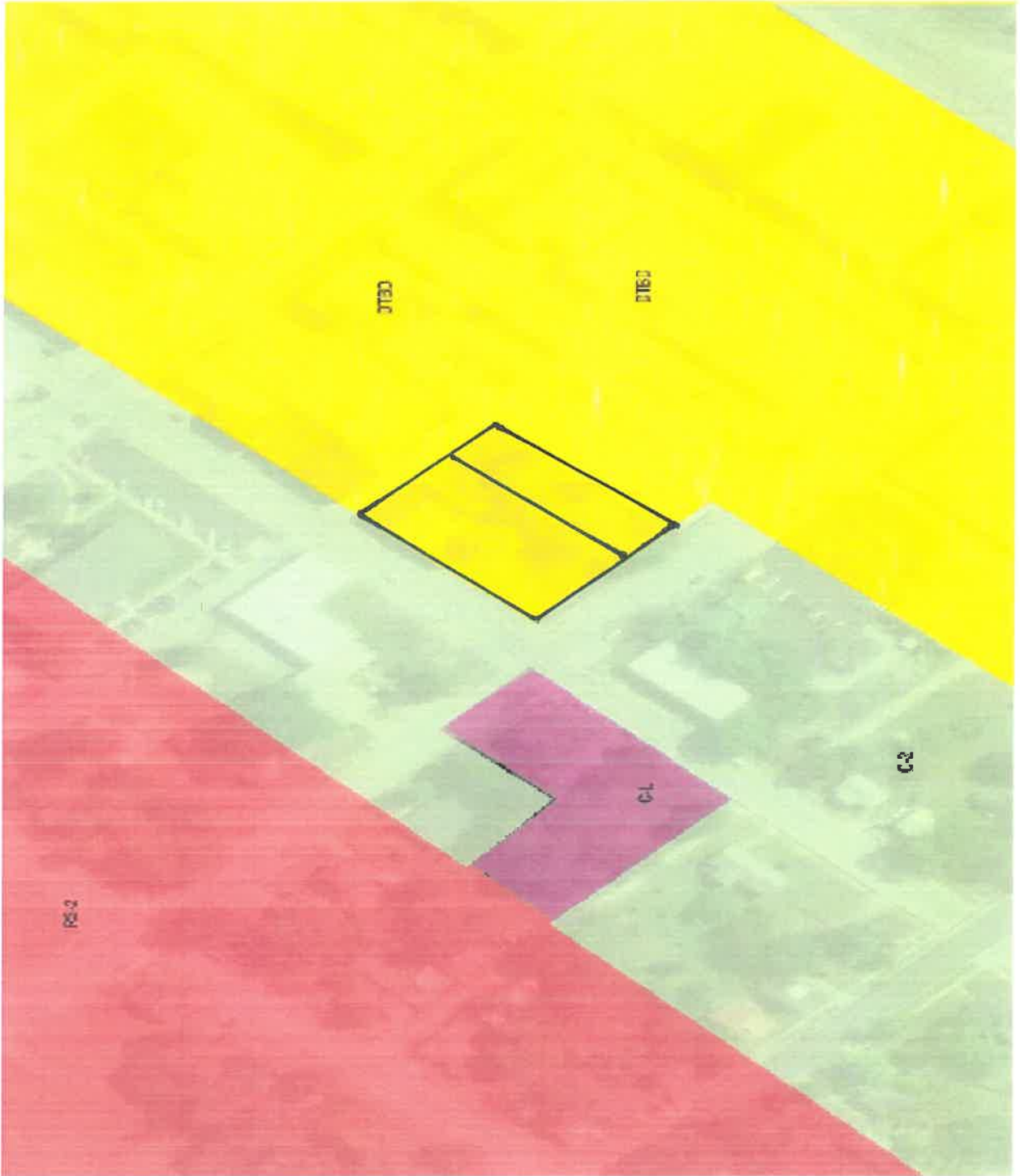
- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

1 in. = 75ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



156 N Monroe Ave zoning map depiction

Final Plat of

REPLAT OF LOTS 21, 22 & 23, BLOCK 17, FIRST RAILROAD ADDITION Lebanon, Laclede County, Missouri

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, **ROBERT S. SHOTTS**, Professional Land Surveyor, did survey the hereon described tract on April 7, 2025 and the results of said survey are represented on this plat. This survey was completed in accordance with the current Missouri Standards for Property Boundary Surveys for Urban Property.

Cross Creek Church hereby certifies that it is the owner of the property described and shown hereon, which property is located within the subdivision regulation jurisdiction of the City of Lebanon, that they have caused this property to be platted as shown hereon and that said property shall be known and designated as "REPLAT OF LOTS 21, 22 & 23, BLOCK 17, FIRST RAILROAD ADDITION." The owner hereby freely adopts this plan of subdivision.

Robert S. Shotts
PLS No. 1941

DATED: _____, 2025 CROSS CREEK CHURCH

Attest: _____
Joseph Campbell, President

Kenneth Rogers, Secretary

By: _____
"DEDICATOR"

STATE OF MISSOURI)
) SS.
COUNTY OF LACLEDE)

On this ___ day of _____, 2025 before me appeared Joseph Campbell, to me personally known, who, being by me duly sworn did say: That he is the President of Cross Creek Church and that said instrument was signed in their behalf, and acknowledged said instrument to be the free act and deed of said Cross Creek Church.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.
My Commission Expires: _____

NOTARY PUBLIC

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This plat of subdivision "REPLAT OF LOTS 21, 22 & 23, BLOCK 17, FIRST RAILROAD ADDITION," an addition to the City of Lebanon, Missouri was duly submitted to the City Council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said City as was approved by the City Council at a meeting held on this ___ day of _____, 2025 by Ordinance No. _____.

Jared Carr, Mayor

Date

Attest:

Lacey Brackett, City Clerk

Date

COUNTY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede against the real estate described on this plat have been paid in full for 2024 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date

RECORDER'S CERTIFICATE

This plat was filed for record in my office on this ___ day of _____, 2025. Plat filed at _____.

Jennifer Raef
Recorder of Deeds
Laclede County, Missouri

Date

CM Archer Group, P.C. dba:

ARCHER-ELGIN-SHOTTS

310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362

ENGINEERING
SURVEYING
ARCHITECTURE

267 East 3rd Street
Lebanon, Missouri 65536
Phone: 417-588-7877

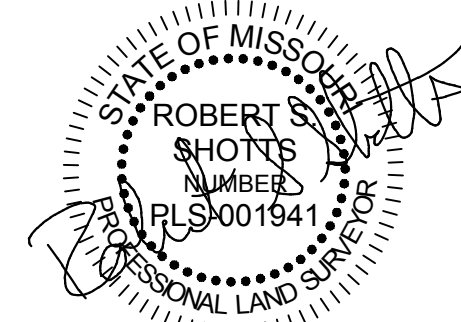
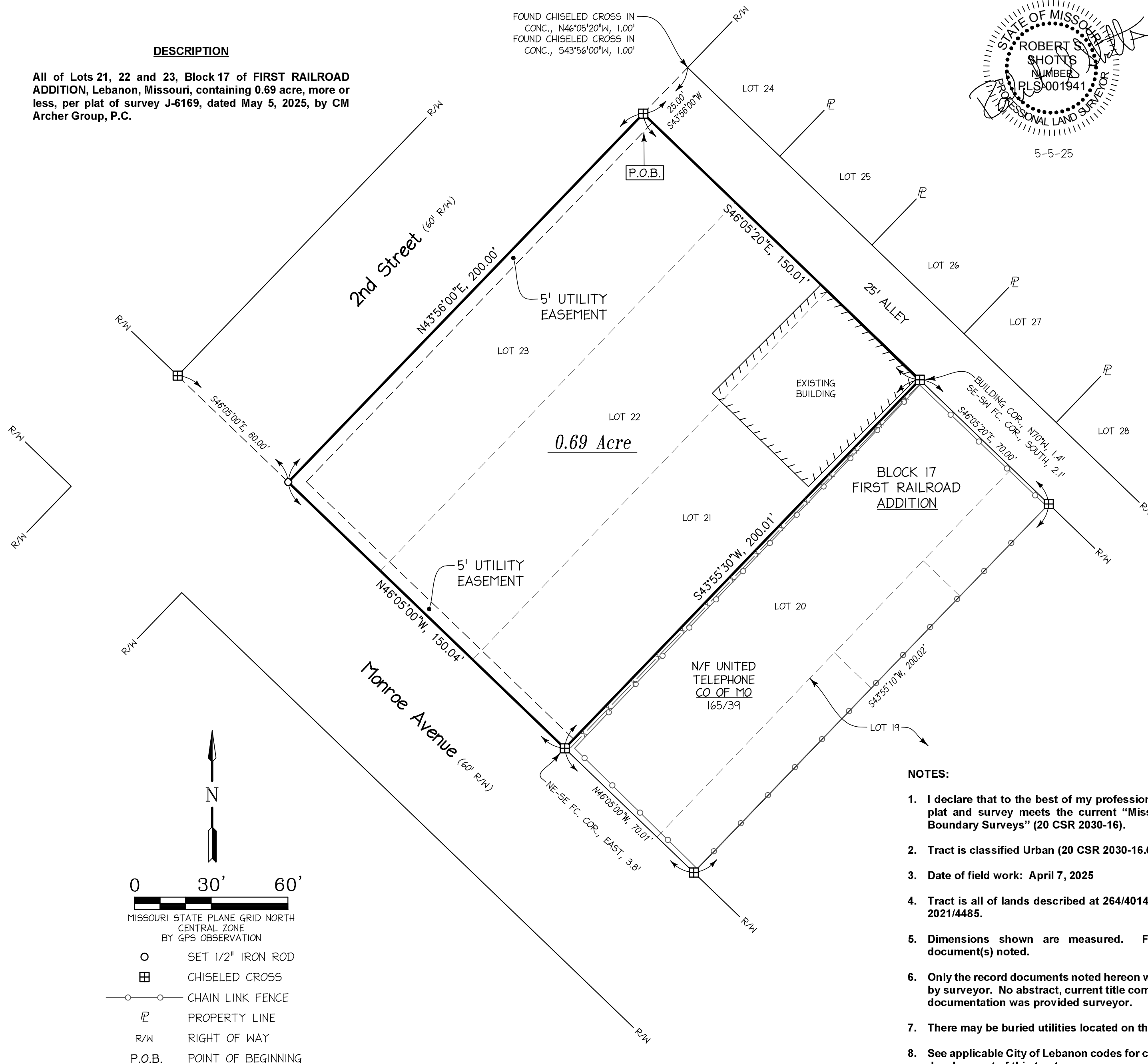
Corporate Authority:
CM Archer Group, P.C.: E: 2003023612-D, LS: 2004017577-D, A-2016017179

REVISIONS		Final Plat	
		REPLAT OF LOTS 21, 22 & 23, BLOCK 17, FIRST RAILROAD ADDITION, Lebanon, Laclede County, MO	
		Cross Creek Church	
		219 W. 2nd Street; Lebanon, Missouri 65536	
DRAWN BY	MEP	SCALE	1" = 30'
CHK'D	RSS	DATE	May 5, 2025
			J6169

DESCRIPTION

All of Lots 21, 22 and 23, Block 17 of FIRST RAILROAD ADDITION, Lebanon, Missouri, containing 0.69 acre, more or less, per plat of survey J-6169, dated May 5, 2025, by CM Archer Group, P.C.

FOUND CHISELED CROSS IN CONC., N46°05'20"W, 1.00'
FOUND CHISELED CROSS IN CONC., S43°56'00"W, 1.00'



5-5-25

NOTES:

- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
- Tract is classified Urban (20 CSR 2030-16.040).
- Date of field work: April 7, 2025
- Tract is all of lands described at 264/4014 and all of lands described at 2021/4485.
- Dimensions shown are measured. For record dimensions, see document(s) noted.
- Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
- There may be buried utilities located on this tract.
- See applicable City of Lebanon codes for conditions that might affect the development of this tract.



To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 17, 2025

Staff Informational Sheet

Topic: Rezone Request from RS-1 Residential District to RS-2 Residential District located at 634 Fremont

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone from RS-1 to RS-2.

Background (problem/explanation):

This is zoned RS- 1 Residential. Multiple family dwelling requires a conditional use to be located in a RS-2.

Multiple family is not designated in RS-1 zoning.

Staff Recommendation:

Staff recommends the motion and approval of rezoning to RS-2. The property is adjoined by RS-2 and RS-4 residential districts.

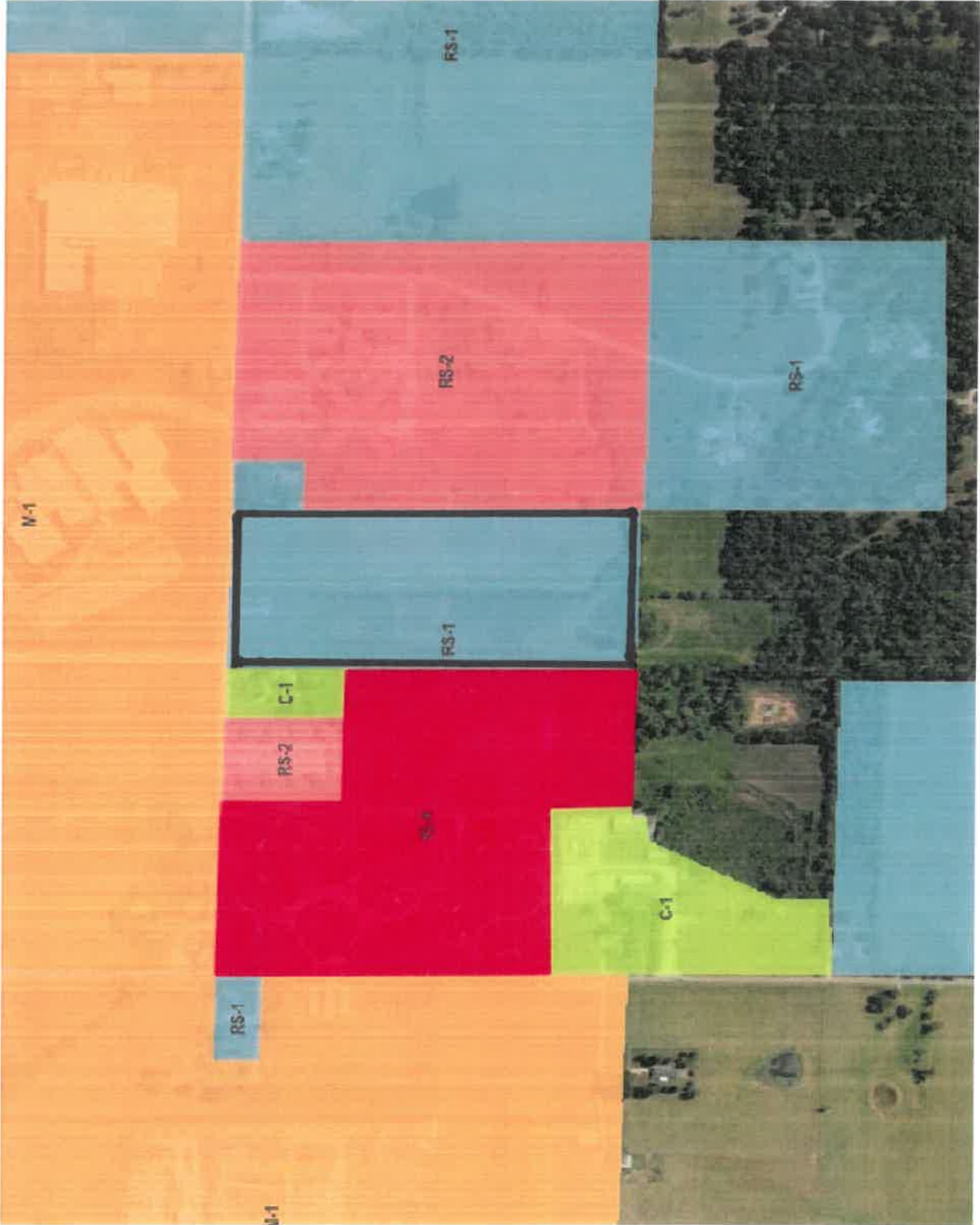
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date: 07/03/2025

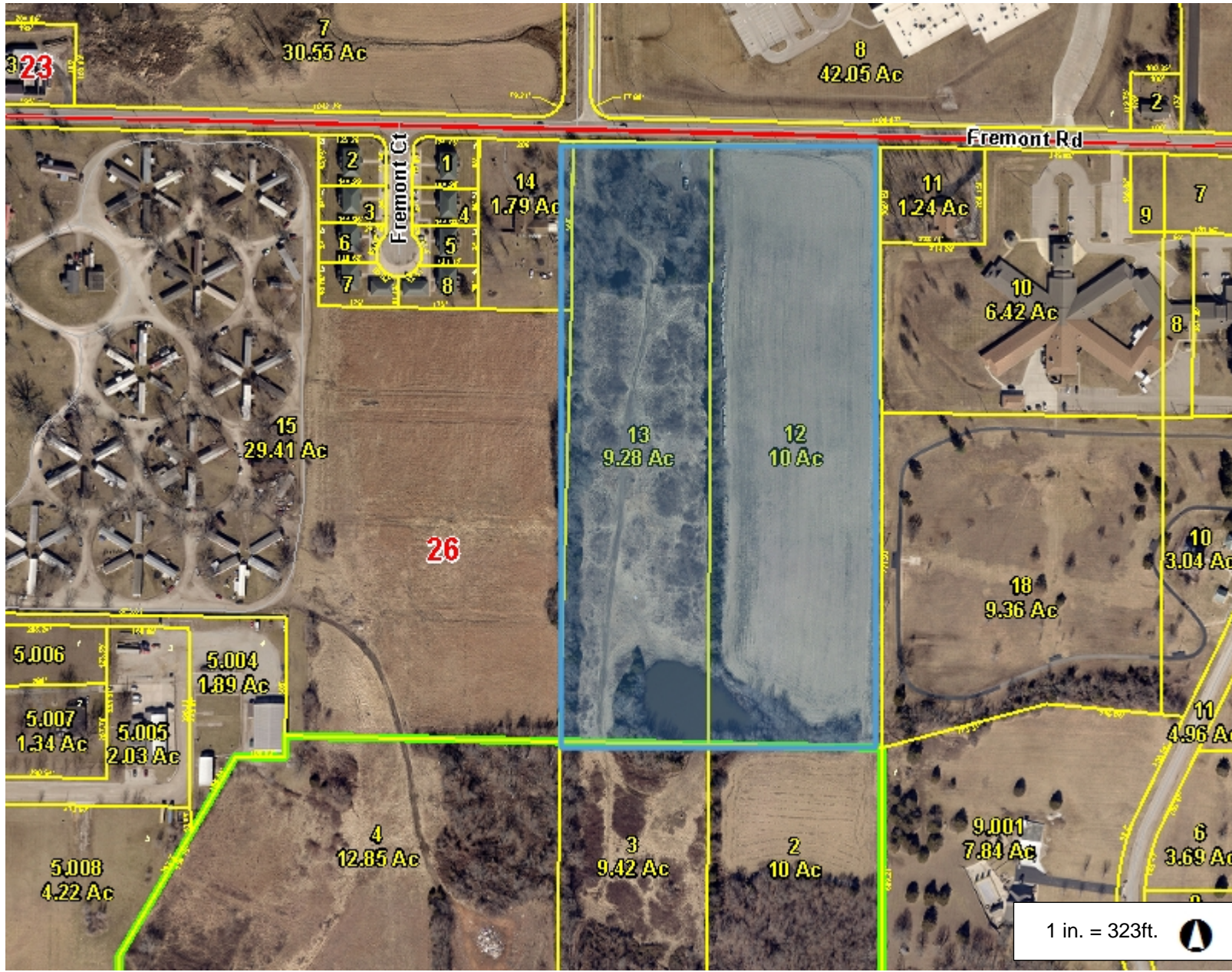
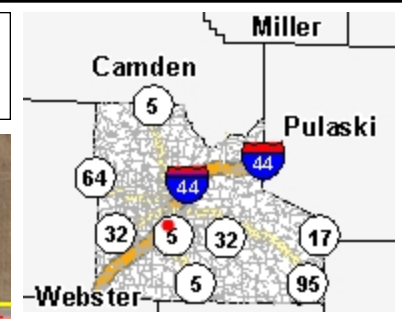
ATTACHMENTS:

1. 634 Freemont Drive Zoning Map depiction
2. 634 Freemont Dr GIS Map Depiction



634 Freemon Dr zoning map depiction

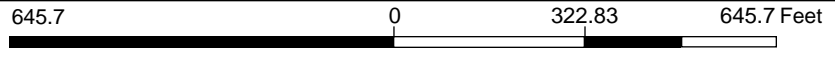
Laclede County, MO



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

RS-1 to
RS-2
634 Fremont
Rd

1 in. = 323ft.



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Notes



To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 17, 2025

Staff Informational Sheet

Topic: Preliminary Plat Request from Lebanon Acreage from 2 lots to 1 lot located at 634 Fremont Drive.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat from Lebanon Acreage from 2 lots to 1 lot located at 634 Fremont Drive.

Background (problem/explanation):

This is zoned RS- 1 Residential.

Staff Recommendation:

Sec.48-34

(Property must be properly platted for any new construction)

Submitted By: Mark Scott, Planning and Zoning Manager

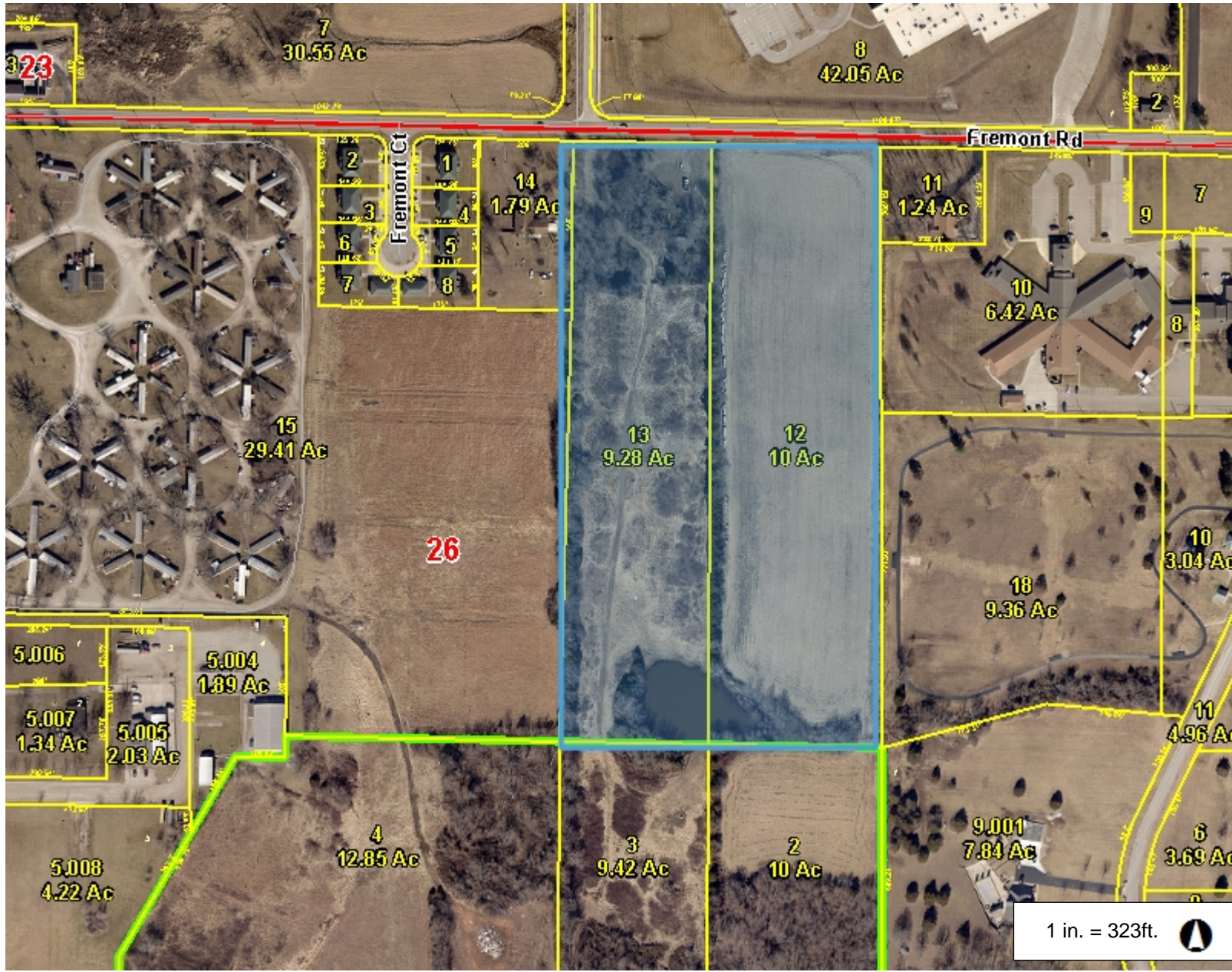
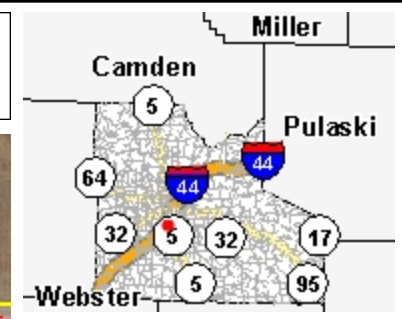
Department: Planning and Zoning

Date: 07/07/2025

ATTACHMENTS:

1. 634 Freemont Dr civil site plan
2. 634 Freemont Dr GIS Map Depiction
3. 634 Freemont Drive zoning map depiction
4. 634 Freemont plat revisions 1 of 1

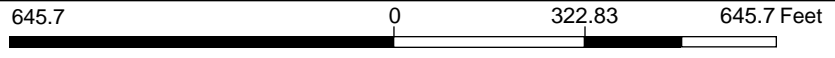
Laclede County, MO



- Legend**
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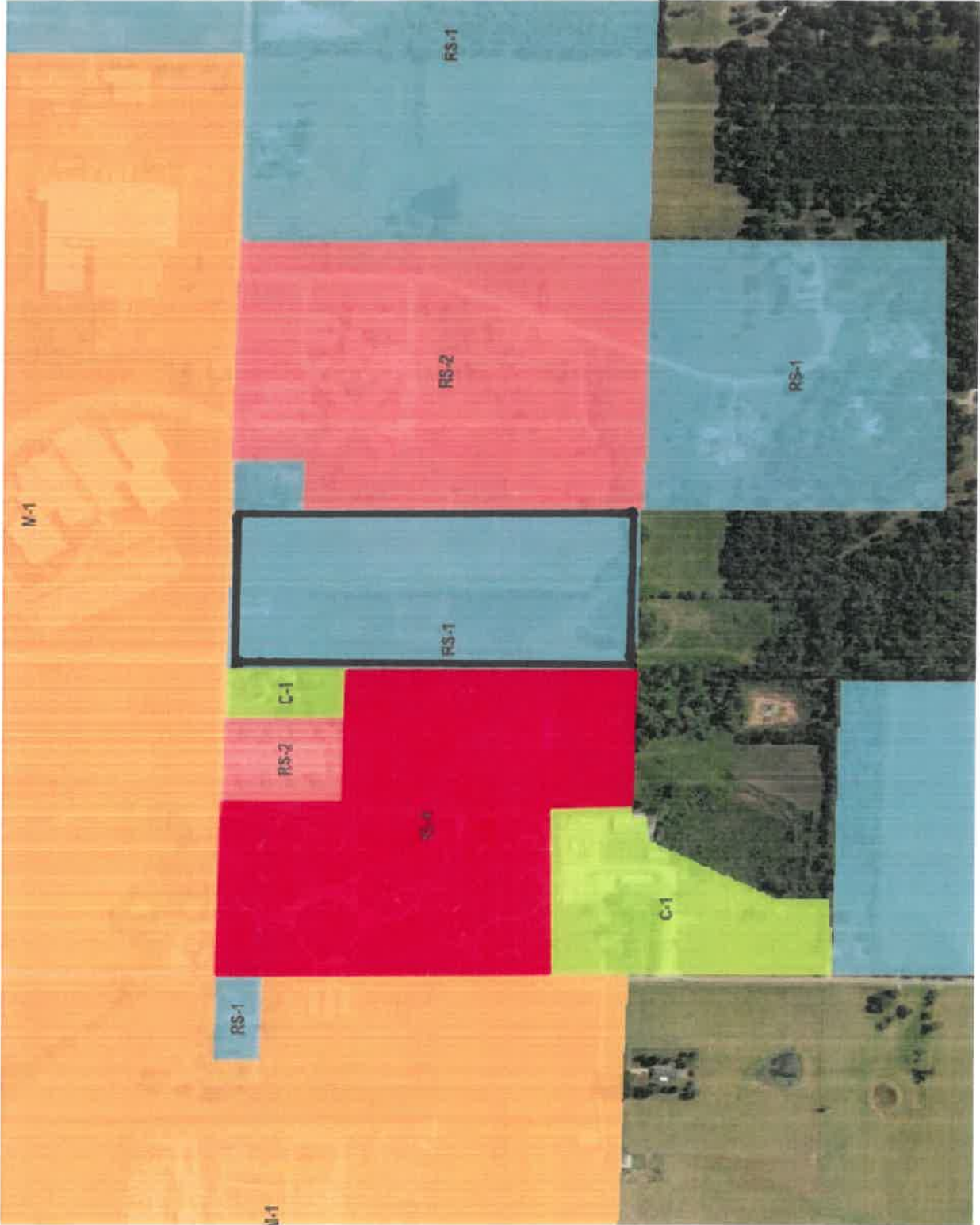
RS-1 to
RS-2
634 Fremont
Rd

1 in. = 323ft.



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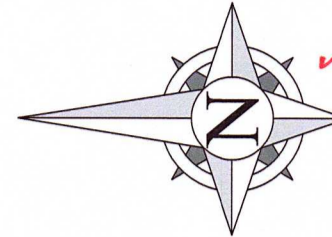
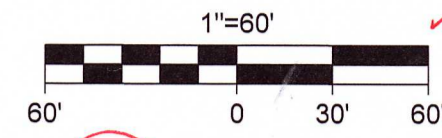
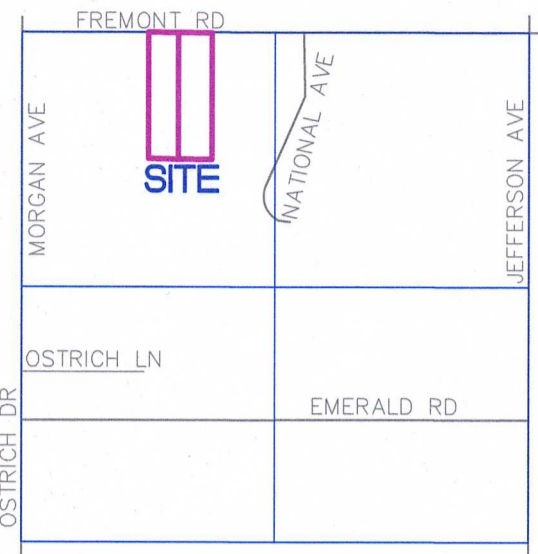
634 Freemon Dr zoning map depiction

CEDAR RIDGE OF LEBANON

PRELIMINARY PLAT

BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

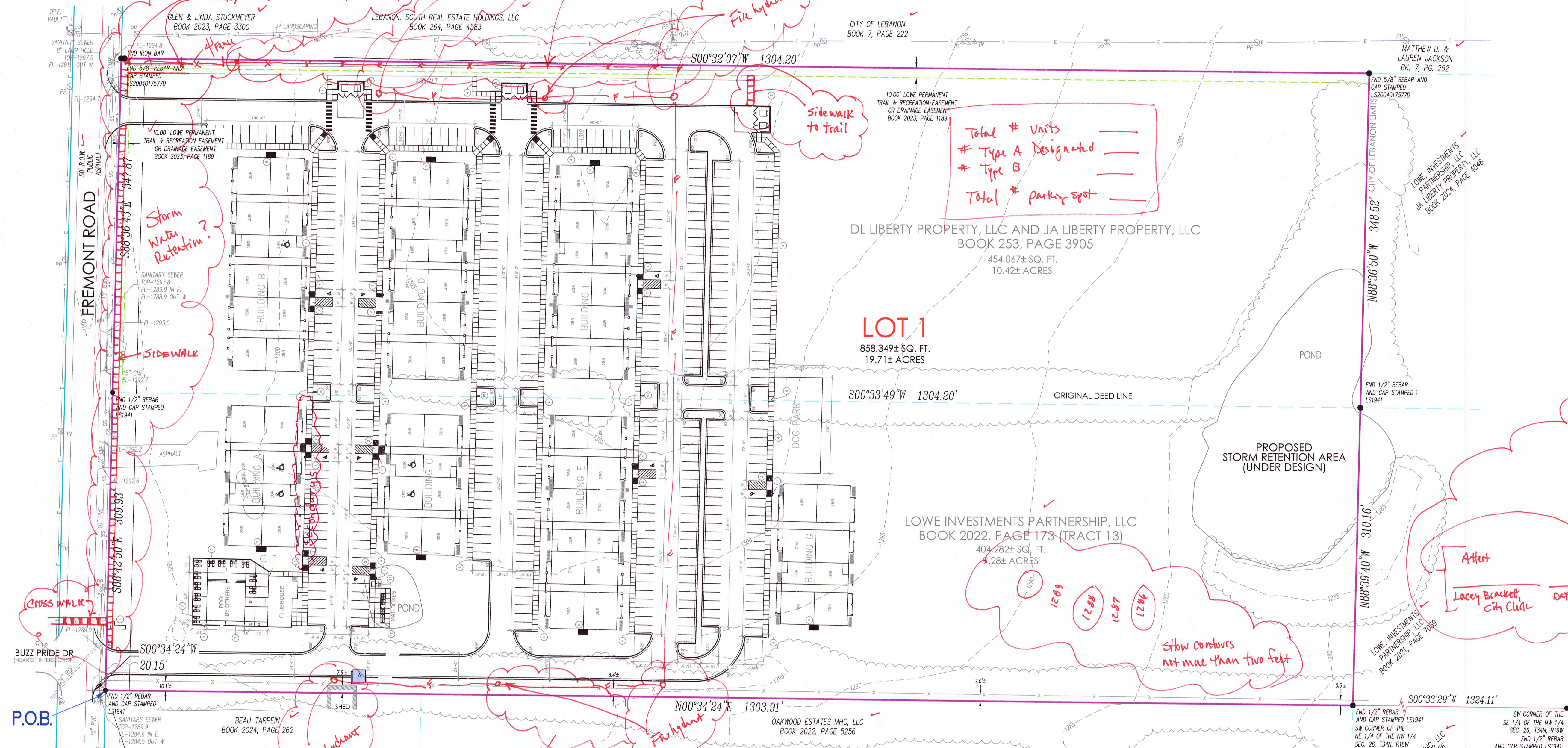
RECORDER'S SPACE



GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, FROM GPS OBSERVATIONS. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

LOCATION SKETCH

SEC. 26, T34N, R16W
SCALE: 1"=2000'



Total # Units	_____
# Type A Designated	_____
# Type B	_____
Total # parking spot	_____

LOT 1
858,349± SQ. FT.
19.71± ACRES

LOWE INVESTMENTS PARTNERSHIP, LLC
BOOK 2022, PAGE 173 (TRACT 13)

OAKWOOD ESTATES MHC, LLC
BOOK 2022, PAGE 5256

ZONING DATA

SUBJECT PROPERTY IS ZONED RS-1 (RESIDENTIAL DISTRICT).
MINIMUM YARD REQUIREMENTS:
FRONT: 30 FEET
SIDE: 10 FEET
REAR: 30 FEET

NOTES

SITE WATER SUPPLY TO BE WATER MAIN LINE LOCATED NORTH AND PARALLEL TO FREMONT ROAD.

WEST TRACT RECORD DESCRIPTION BK. 2022, PG. 173 (TRACT 13)

ALL OF A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION TWENTY-SIX (26) NORTH, RANGE SIXTEEN (16) WEST OF THE FIFTH PRINCIPAL MERIDIAN, LACLEDE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE SOUTH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 310 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 310 FEET EAST OF THE BEGINNING POINT; THENCE WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE PLACE OF BEGINNING.

EAST TRACT RECORD DESCRIPTION BK. 253, PG. 3905

A FRACTIONAL PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIXTEEN (16) WEST OF THE FIFTH PRINCIPAL MERIDIAN, LACLEDE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION TWENTY-SIX (26), THENCE SOUTH 88°41'01" EAST, 310.00 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) TO THE TRUE POINT OF BEGINNING OF THE HEREWITNESS DESCRIBED TRACT; THENCE CONTINUING SOUTH 88°41'01" EAST, 348.54 FEET ALONG SAID SOUTH LINE; THENCE NORTH 0°23'00" EAST, 134.21 FEET TO THE SOUTH RIGHT-OF-WAY OF FREMONT ROAD; THENCE NORTH 88°40'50" WEST, 347.94 FEET ALONG SAID SOUTH RIGHT-OF-WAY; THENCE SOUTH 0°34'00" WEST, 1304.13 FEET TO THE TRUE POINT OF BEGINNING.

SURVEY DESCRIPTION

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2022, PAGE 173 AND BOOK 253, PAGE 3905 IN THE RECORDERS OF DEEDS OFFICE IN LACLEDE COUNTY, MISSOURI BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND COPPER ROD AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST; THENCE ALONG THE NORTH LINE OF SAID SECTION 26, SOUTH 88°41'01" EAST, 1315.94 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26, SOUTH 0°34'24" WEST, 20.15 FEET TO A FOUND 1/2" REBAR WITH A CAP LABELED LS1941 SAID REBAR ALSO BEING THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY OF FREMONT ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88°42'00" EAST, 308.93 FEET TO A FOUND 1/2" REBAR WITH A CAP LABELED LS1941; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 88°38'43" EAST, 347.87 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED LS2004017570; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY SOUTH 00°20'00" WEST, 1304.20 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED LS2004017570; THENCE NORTH 88°38'50" WEST, 348.52 FEET TO A FOUND 1/2" REBAR WITH A CAP LABELED LS1941; THENCE NORTH 88°39'40" WEST, 310.16 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED 1941 SAID REBAR BEING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER NORTH 00°34'24" EAST, 1303.91 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, CONTAINING 858,349 SQUARE FEET OR 19.71 ACRES MORE OR LESS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT, BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

LEGEND OF SYMBOLS AND ABBREVIATIONS

- INTERNAL ANGLE (SEE TABLE)
- SS - SANITARY SEWER LINE
- OE - OVERHEAD ELECTRIC
- G - GAS LINE
- WS - WATER SERVICE
- UT - UNDERGROUND TELEPHONE
- UE - UNDERGROUND ELECTRIC
- FL - FENCE LINE
- FH - FIRE HYDRANT
- LP - LIGHT POLE
- P.O.C. - POINT OF COMMENCEMENT
- MEASURED 100' M
- DEED 100' D
- RECORD 100' R
- WV - WATER VALVE
- GV - GAS VALVE
- WM - WATER METER
- TR - TELEPHONE RISER
- ER - ELECTRIC RISER
- RD - ROOF DRAIN
- TR - TRANSFORMER PAD
- MH - SANITARY MANHOLE
- R/W - RIGHT-OF-WAY MARKER
- IP - FOUND IRON PIN AS NOTED
- SET 5/8" X 18" REBAR WITH CAP STAMPED OWN LCBZ
- POINT OF BEGINNING
- P.O.B. - POINT OF BEGINNING
- GROUND LIGHT
- PERMANENT MONUMENT
- TREELINE

STATEMENT OF ENCROACHMENTS

ADJACENT SHED ENCLOSED ONTO THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT PROVIDED OR SHOWN.

SURVEYORS NOTE:

WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED. REFERENCE SURVEY BY ROBERT SHOTTS DATED 08-28-24 DWG # 15841 REFERENCE SURVEY BY ROBERT SHOTTS DATED 08-28-24 DWG # 15841

FLOOD NOTE:

BY GRANTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 281050218C, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 23, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

10' Easement for all Electric Services
Primary Electric

Certificate of Ownership and Dedication

WHEREAS, DL LIBERTY PROPERTY, LLC, JA LIBERTY PROPERTY, LLC AND LOWE INVESTMENTS PARTNERSHIP, LLC, THE OWNERS OF THE PREMISES DESCRIBED ON THIS PLAT, HEREIN CALLED THE DEDICATORS AND WHEREAS, DEDICATORS DESIRE TO SUBSIDE THE LAND AS SHOWN ON THIS PLAT WITH SAID SUBDIVISION TO BE NAMED:

PRELIMINARY PLAT	
RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO PUBLIC USE AS SUCH.	
MANAGING MEMBER OF LOWE INVESTMENTS PARTNERSHIP, LLC	DATE
MANAGING MEMBER OF DL LIBERTY PROPERTY, LLC	DATE
MANAGING MEMBER OF JA LIBERTY PROPERTY, LLC	DATE

NOTARY CERTIFICATE

STATE OF MISSOURI
COUNTY OF LACLEDE
ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THE HES/HE/THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL.

Acknowledgement of Approval By City Council

MAYOR'S CERTIFICATE
I, JARED CARR, MAYOR OF THE CITY OF LEBANON, MISSOURI, DO CERTIFY THAT THIS PLAT OF PRELIMINARY PLAT Cedar Ridge of Lebanon WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AND WAS APPROVED BY THE CITY COUNCIL AT A MEETING ON THE _____ DAY OF _____ BY ORDINANCE NO. _____

COUNTY AND CITY RELEASE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES BY THE COUNTY OF LACLEDE AND THE CITY OF LEBANON AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 2024 AND ALL PRIOR YEARS.

RECORDER'S CERTIFICATE

Jennifer Reef, Recorder of Deeds, Laclede County, Missouri
SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

THAT I, RONALD W. WALLACE, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREON DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY OWN, INC. AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER THE RECORDING PLAT.

OWN, INC. BY: _____
RONALD W. WALLACE, MO PLS NO. 201915191
06-16-2025
DATE

OWNER AND DEVELOPER: BRYAN PROPERTIES, 1375 S. NATIONAL AVE, SPRINGFIELD, MO, 65804
PREPARED BY: RONALD W. WALLACE, PLS OWN, INC., 821 E. 3RD ST, JOPLIN, MO 65807

OWN Engineering Inc. FORMERLY ANDERSON ENGINEERING
3213 S. West Byss Springfield, MO 65807 417.868.2741 www.own.com

FIELD: GS & BB	DATE: 06/04/2025	112087.DWG SHEET 1 OF 1
DRAWN: GAS	FIELD BK: -	
CHECKED: RWW	JOB NO: 24SP10197	

PRELIMINARY



To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 17, 2025

Staff Informational Sheet

Topic: Conditional Use Request to build multi-family housing at 634 Fremont Drive

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Conditional Use to build multi-family housing.

Background (problem/explanation):

This is zoned RS- 1 Residential.

Staff Recommendation:

Sec.48-34

(Property must be properly platted for any new construction) Conditional Use is required to build multifamily housing in RS-1.

Submitted By: Mark Scott, Planning and Zoning Manager

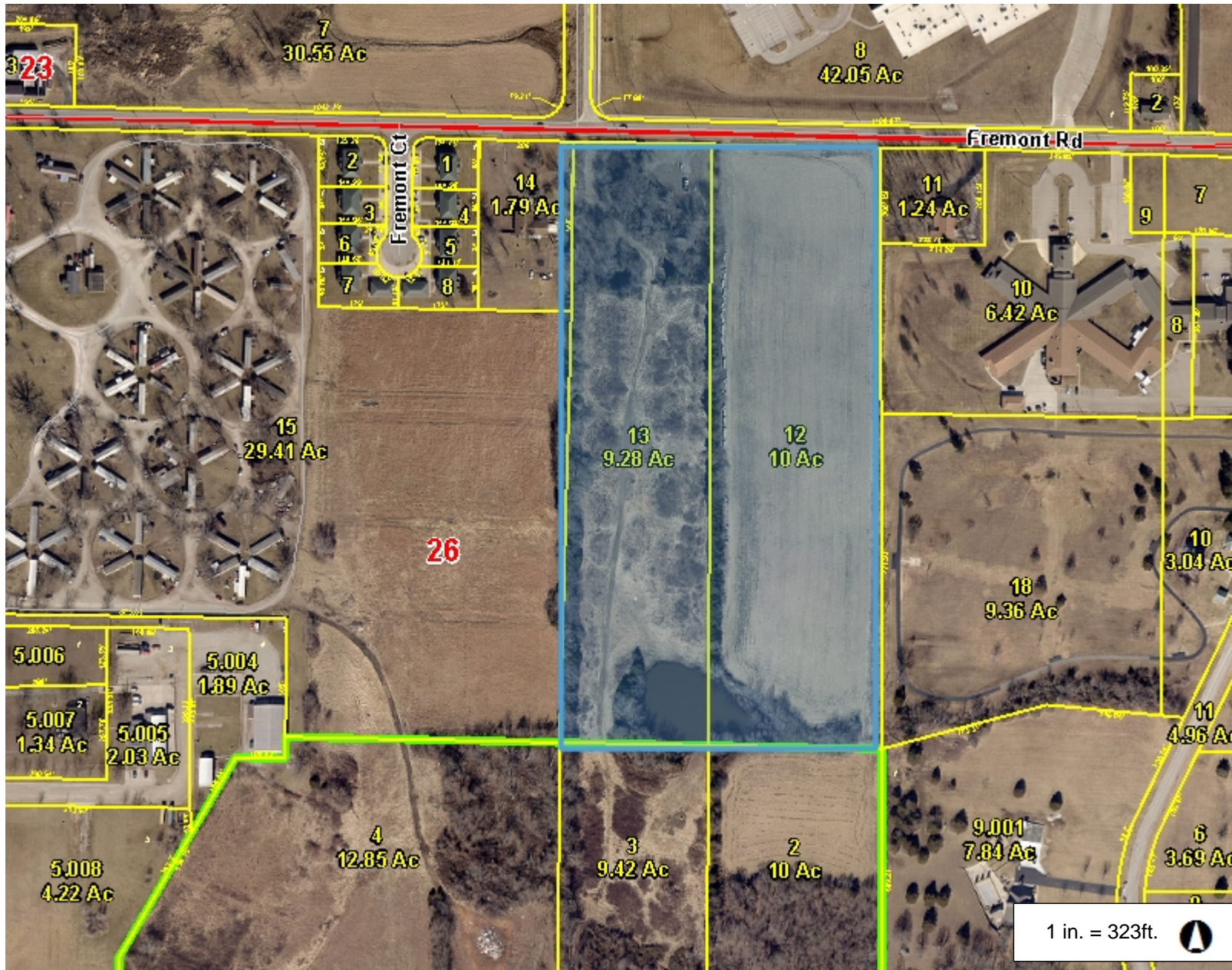
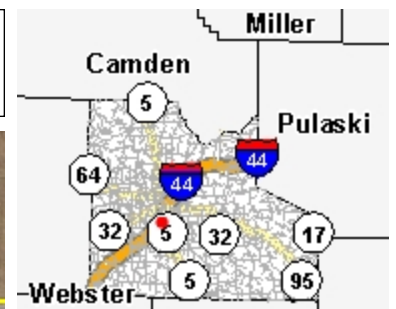
Department: Planning and Zoning

Date: 07/07/2025

ATTACHMENTS:

1. 634 Freemont Dr GIS Map Depiction
2. 634 Freemont Drive zoning map depiction
3. 634 Freemont plat revisions 1 of 1
4. 634 Freemont Dr civil site plan

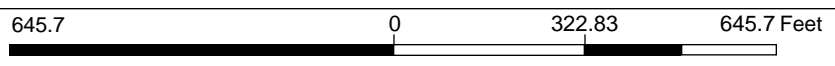
Laclede County, MO



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

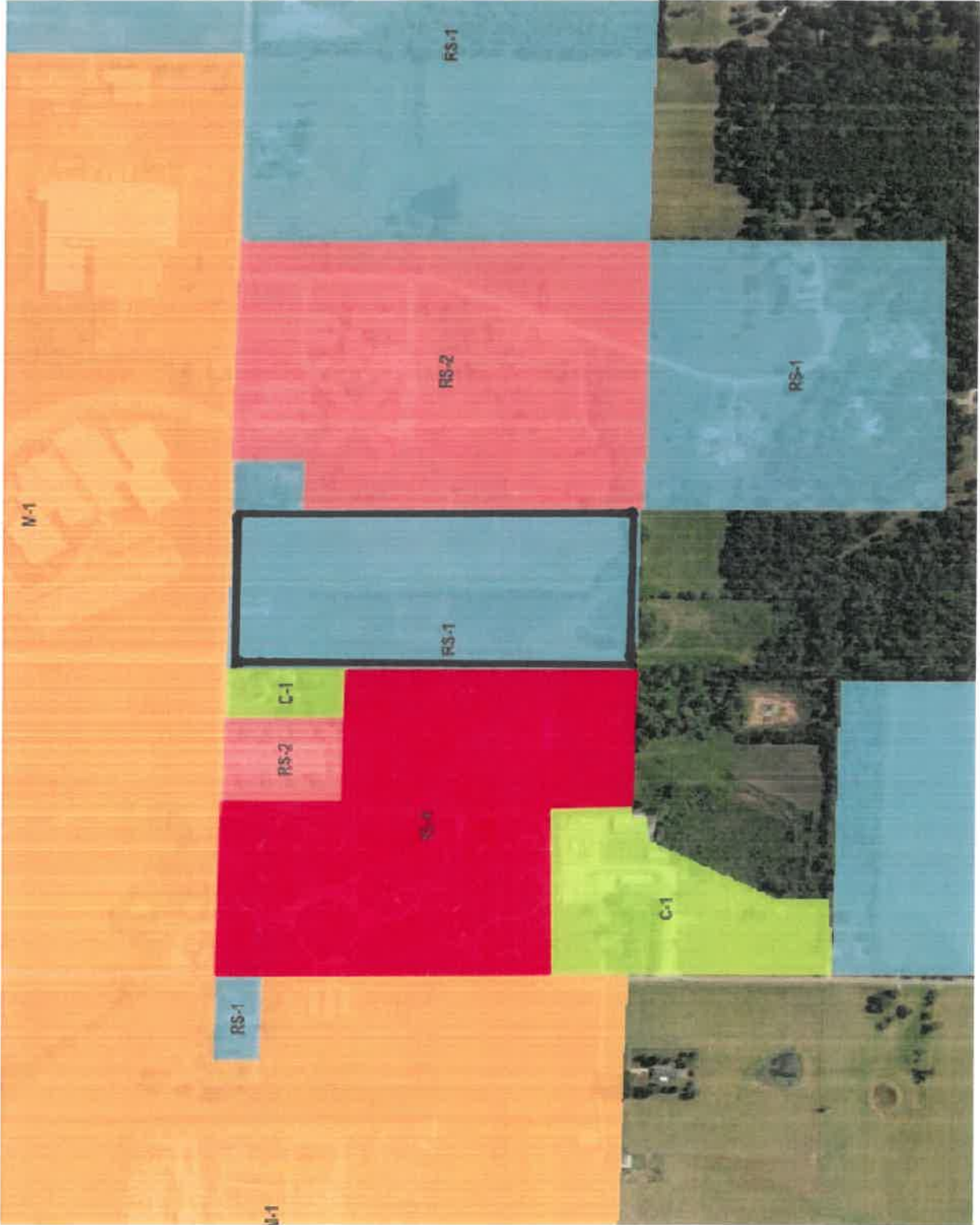
RS-1 to
RS-2
634 Fremont
Rd

1 in. = 323ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



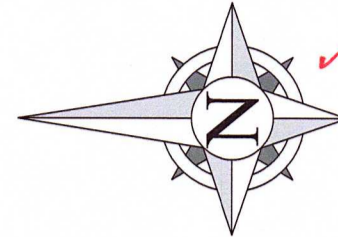
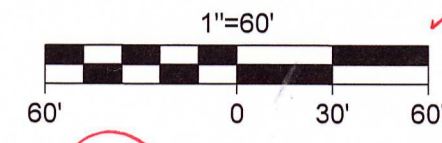
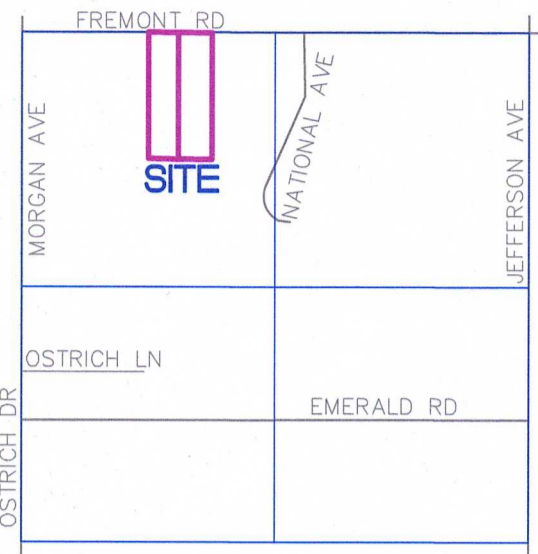
634 Freemon Dr zoning map depiction

CEDAR RIDGE OF LEBANON

PRELIMINARY PLAT

BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

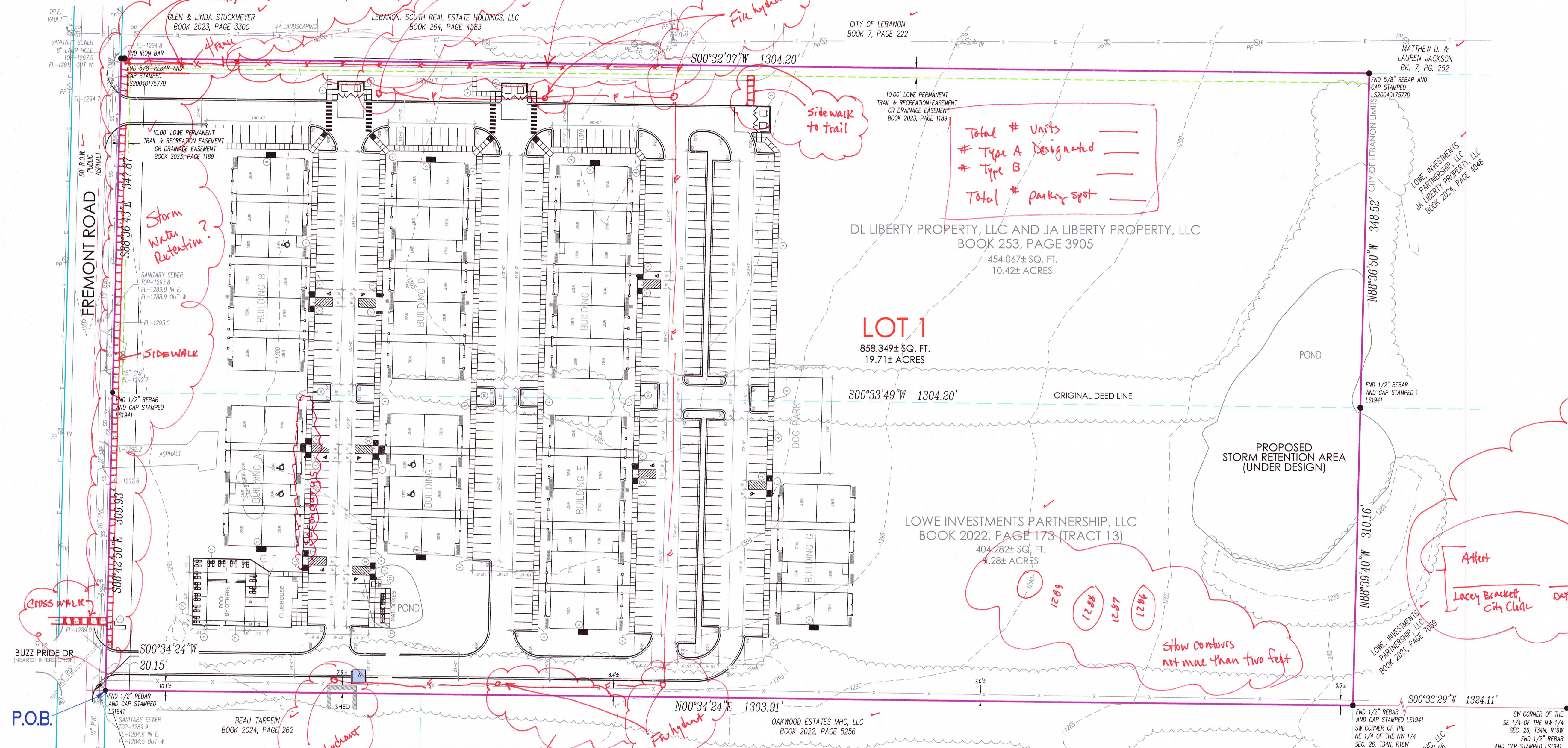
RECORDER'S SPACE



GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, FROM GPS OBSERVATIONS. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

LOCATION SKETCH

SEC. 26, T34N, R16W
SCALE: 1"=2000'



Total # Units	_____
# Type A Designated	_____
# Type B	_____
Total # parking spot	_____

LOT 1
858,349± SQ. FT.
19.71± ACRES

LOWE INVESTMENTS PARTNERSHIP, LLC
BOOK 2022, PAGE 173 (TRACT 13)

OAKWOOD ESTATES MHC, LLC
BOOK 2022, PAGE 5256

PROPOSED STORM RETENTION AREA (UNDER DESIGN)

ZONING DATA

SUBJECT PROPERTY IS ZONED RS-1 (RESIDENTIAL DISTRICT).
MINIMUM YARD REQUIREMENTS:
FRONT: 30 FEET
SIDE: 10 FEET
REAR: 30 FEET

NOTES

SITE WATER SUPPLY TO BE WATER MAIN LINE LOCATED NORTH AND PARALLEL TO FREMONT ROAD.

WEST TRACT RECORD DESCRIPTION BK. 2022, PG. 173 (TRACT 13)

ALL OF A TRACT OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION TWENTY-SIX (26) NORTH, RANGE SIXTEEN (16) WEST OF THE FIFTH PRINCIPAL MERIDIAN, LACLEDE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE SOUTH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 310 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 310 FEET EAST OF THE BEGINNING POINT; THENCE WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE PLACE OF BEGINNING.

SUBJECT TO ALL ROW'S EASEMENTS, RESTRICTIONS AND RESERVATIONS AS THEY NOW EXIST.

EAST TRACT RECORD DESCRIPTION BK. 253, PG. 3905

A FRACTIONAL PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE SIXTEEN (16) WEST OF THE FIFTH PRINCIPAL MERIDIAN, LACLEDE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION TWENTY-SIX (26), THENCE SOUTH 88°41'01" EAST, 310.00 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) TO THE TRUE POINT OF BEGINNING OF THE HEREWITNESS DESCRIBED TRACT; THENCE CONTINUING SOUTH 88°41'01" EAST, 348.54 FEET ALONG SAID SOUTH LINE; THENCE NORTH 0°34'24" EAST, 1303.91 FEET TO THE SOUTH RIGHT-OF-WAY OF FREMONT ROAD; THENCE NORTH 88°40'50" WEST, 347.94 FEET ALONG SAID SOUTH RIGHT-OF-WAY; THENCE SOUTH 0°34'20" WEST, 1304.13 FEET TO THE TRUE POINT OF BEGINNING.

SURVEY DESCRIPTION

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2022, PAGE 173 AND BOOK 253, PAGE 3905 IN THE RECORDERS OF DEEDS OFFICE IN LACLEDE COUNTY, MISSOURI BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND COPPER ROD AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST; THENCE ALONG THE NORTH LINE OF SAID SECTION 26, SOUTH 88°41'01" EAST, 1315.54 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26, SOUTH 0°34'24" WEST, 20.15 FEET TO A FOUND 1/2" REBAR WITH A CAP LABELED LS1941 SAID REBAR ALSO BEING THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY OF FREMONT ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88°42'00" EAST, 308.93 FEET TO A FOUND 1/2" REBAR WITH A CAP LABELED LS1941; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 88°39'43" EAST, 347.87 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED LS2004017570; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY SOUTH 00°20'00" WEST, 1304.20 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED LS2004017570; THENCE NORTH 88°35'00" WEST, 348.52 FEET TO A FOUND 1/2" REBAR WITH A CAP LABELED LS1941; THENCE NORTH 88°39'40" WEST, 310.16 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED 1941 SAID REBAR BEING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER NORTH 00°34'24" EAST, 1303.91 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, CONTAINING 858,349 SQUARE FEET OR 19.71 ACRES MORE OR LESS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT, BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

10' Easement for all Electric Services
Primary Electric

Certificate of Ownership and Dedication

WHEREAS, DL LIBERTY PROPERTY, LLC, JA LIBERTY PROPERTY, LLC AND LOWE INVESTMENTS PARTNERSHIP, LLC, THE OWNERS OF THE PREMISES DESCRIBED ON THIS PLAT, HEREIN CALLED THE DEDICATORS AND WHEREAS, DEDICATORS DESIRE TO SUBDIVIDE THE LAND AS SHOWN ON THIS PLAT WITH SAID SUBDIVISION TO BE NAMED:

PRELIMINARY PLAT	
RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO PUBLIC USE AS SUCH.	
MANAGING MEMBER OF LOWE INVESTMENTS PARTNERSHIP, LLC	DATE
MANAGING MEMBER OF DL LIBERTY PROPERTY, LLC	DATE
MANAGING MEMBER OF JA LIBERTY PROPERTY, LLC	DATE

NOTARY CERTIFICATE

STATE OF MISSOURI
COUNTY OF LACLEDE
ON THIS _____ DAY OF _____ IN THE YEAR _____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THE HESITHE/HE/ SHE/HE/ SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL.

Acknowledgement of Approval By City Council

MAYOR'S CERTIFICATE
I, JARED CARR, MAYOR OF THE CITY OF LEBANON, MISSOURI, DO CERTIFY THAT THIS PLAT OF PRELIMINARY PLAT Cedar Ridge of Lebanon was DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AND WAS APPROVED BY THE CITY COUNCIL AT A MEETING ON THE _____ DAY OF _____ BY ORDINANCE NO. _____

Jared Carr, Mayor
COUNTY AND CITY RELEASE
STATE OF MISSOURI
I HEREBY CERTIFY THAT ALL PROPERTY LEVIED BY THE COUNTY OF LACLEDE AND THE CITY OF LEBANON AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 2024 AND ALL PRIOR YEARS.

TONY MORRIS
COLLECTOR OF REVENUE
LACLEDE COUNTY, MISSOURI
RECORDED'S CERTIFICATE
JENNIFER ROEF, Recorder of Deeds, Laclede County, Missouri
SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
THAT I, RONALD W. WALLACE, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREOF DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY SURVEYS, PREPARED BY OWN, INC. AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER THE RECORDING PLAT.
LAST REVISION DATE: JUNE 16, 2025.
OWN, INC. BY: _____
RONALD W. WALLACE, MO PLS NO. 201915191
06-16-2025
DATE

OWNER AND DEVELOPER
BRYAN PROPERTIES
1375 S. NATIONAL AVE.
SPRINGFIELD, MO, 65804

PREPARED BY
RONALD W. WALLACE, PLS
OWN, INC.
821 E. 3RD ST.
JOPLIN, MO 65807

FIELD: GS & BB
DRAWN: GAS
CHECKED: RWW

DATE: 06/04/2025
FIELD BK: -
JOB NO: 24SP10197

112087.DWG
SHEET 1 OF 1

FORMERLY ANDERSON ENGINEERING

CD# 4500292

3213 S. West Byssop
Springfield, MO 65807
417.868.2741
www.own.com

OWN Engineering Inc.

FORMERLY ANDERSON ENGINEERING

OWN, INC.

OWN, INC.



To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 17, 2025

Staff Informational Sheet

Topic: Final Plat Request of Lebanon Eagle Stop No 2 located at 1840 W Elm Street

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of Lebanon Eagle Stop No. 2 located at 1840 W Elm Street

Background (problem/explanation):

This is zoned C-1 general commercial, Sec.48-39. Property must be properly platted for any new construction.

Plat to 1 lot

Staff Recommendation:

Planning and Zoning sees no issues.

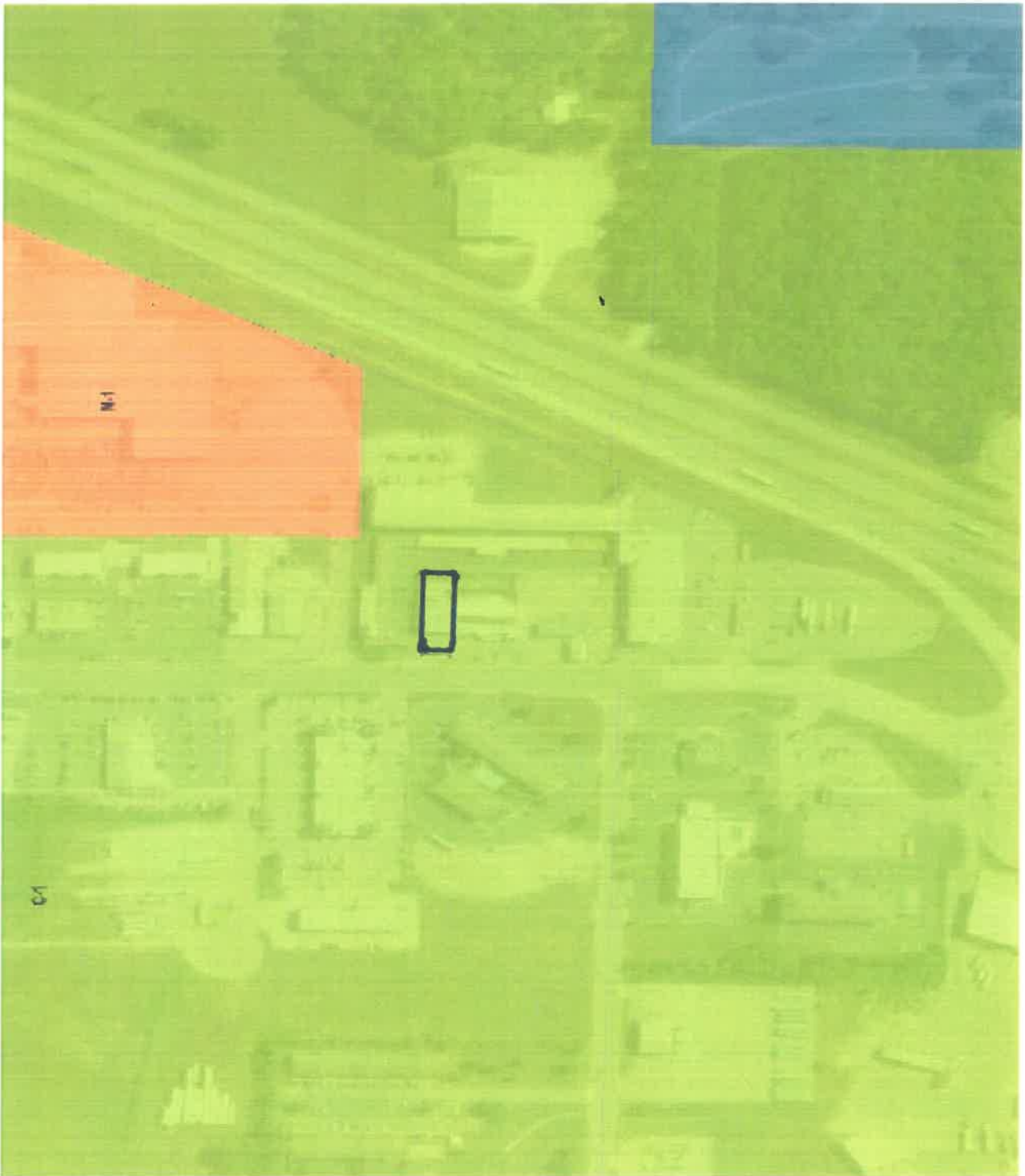
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date: 07/03/2025

ATTACHMENTS:

1. 1840 W Elm GIS map depiction
2. 1840 W Elm Street zoning map depiction
3. Lebanon Eagle Stop No. 2 Plat 18x24 SEWER



1840 W Elm Street zoning map depiction

LEBANON EAGLE STOP PLAT NO. 2

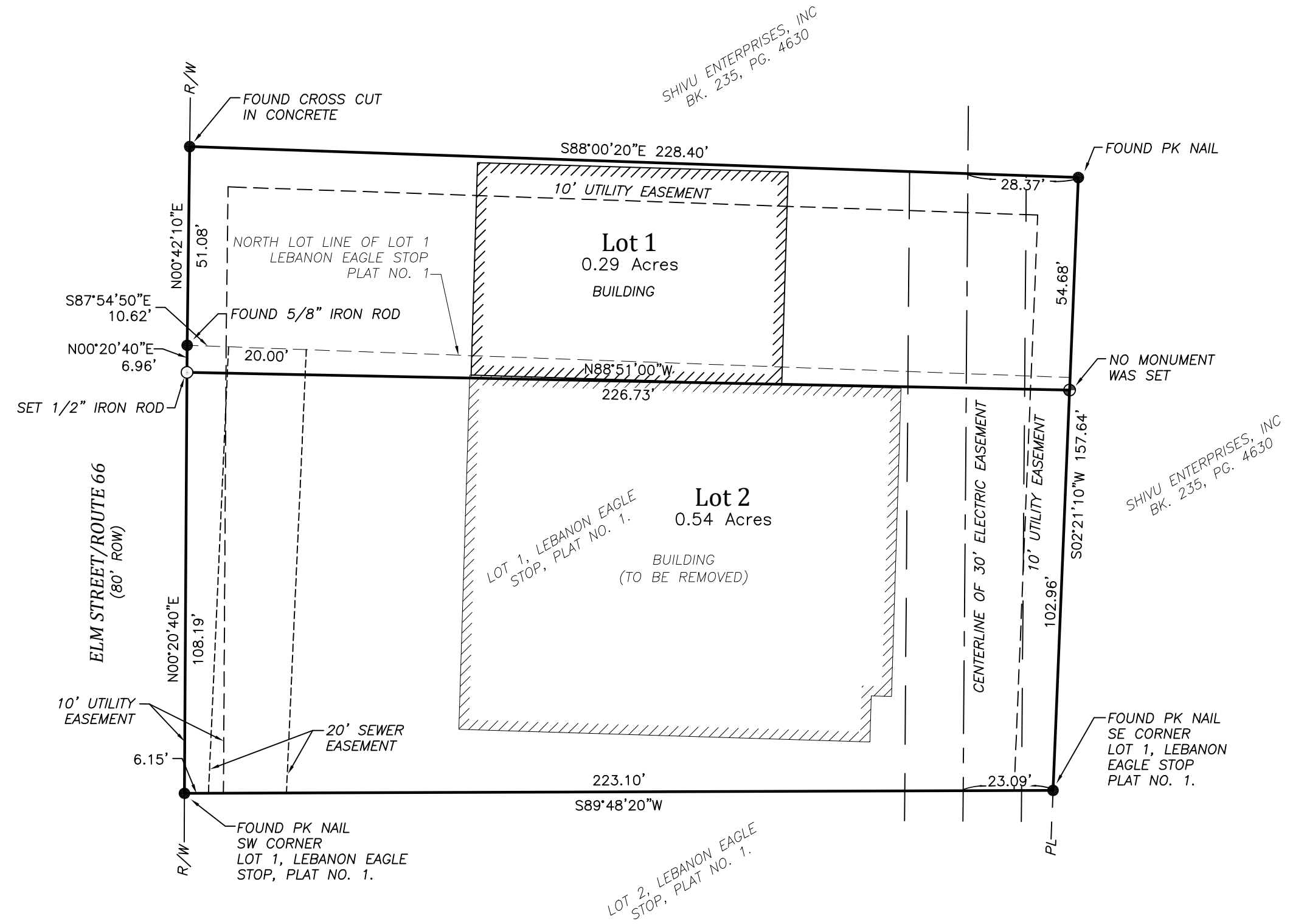
A SUBDIVISION IN THE CITY OF LEBANON
BEING ALL OF LOT 1 OF FINAL PLAT OF EAGLE STOP, PLAT NO. 1
AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 16 WEST
LALEDE COUNTY, MISSOURI



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



- SET MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- ⊙ CALCULATED POSITION



SURVEYOR'S NOTES

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Lots are part of the lands described in Book 275 Page 524 and Book 2020, Page 2959.
3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
4. There may be structures and improvements located on this tract which are not shown.

DESCRIPTION

All that part of the Northwest Quarter of the Northwest Quarter of Section 23, Township 34 North, Range 16 West of the 5th P.M. and all of Lot 1 of Lebanon Eagle Stop, Plat No. 1, a subdivision to the City of Lebanon, Laclede County, Missouri, described as follows: Beginning at the Southeast corner of Lot 1 of Lebanon Eagle Stop, Plat No. 1; thence South 89°48'20" West, 223.10 feet to the Southwest corner of said Lot 1 and the East right of way of Elm Street/Route 66; thence along said right of way the following courses: North 00°20'40" East, 115.15 feet and North 00°42'10" East, 51.08 feet all along said right of way; thence South 88°00'20" East, 228.40 feet; thence South 02°21'10" West, 157.64 feet to the Point of Beginning. Contains 0.83 acres per Survey No. L-2563 by Lortz Surveying, LLC.

DEDICATION

Whereas, RH SH Properties, LLC, is the owner of the premises described on this plat, herein called the "Dedicator" and

Whereas, Dedicator desires to subdivide the land as shown on this plat with said subdivision to be named:

"LEBANON EAGLE STOP PLAT NO. 2"

Right-of-ways and easements as shown on this plat are dedicated to public use as such.

Robert Headley _____ Date _____
Member
RH SH Properties, LLC

NOTARY CERTIFICATE

State of Missouri }
County of Laclede } SS.

On this _____ day of _____, 2025, before me personally appeared Robert Headley, member of RH SH Properties LLC, known to me to be person who executed the within final plat and acknowledged to me that he executed the same for the purposes therein stated.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Notary Public

My Commission expires:

(Notary Seal)

MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:

"LEBANON EAGLE STOP PLAT NO. 2"

was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2025 by ordinance no. _____

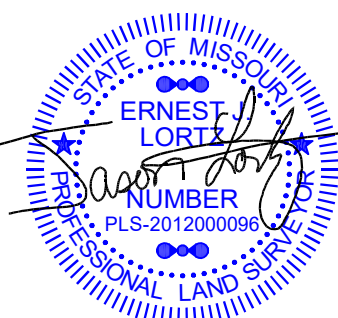
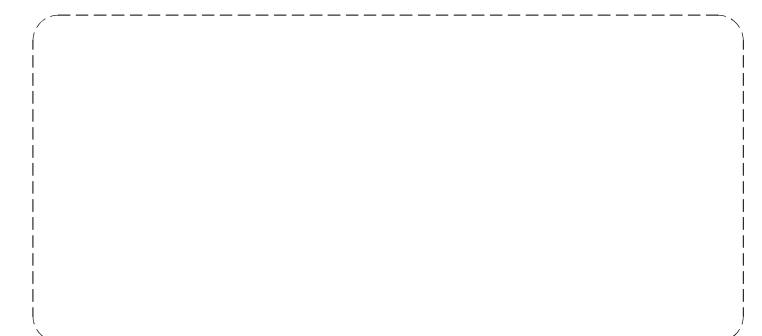
Jared Carr _____ Attest: _____
Mayor, City of Lebanon Lacey Brackett
City Clerk, City of Lebanon

COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2024 and all prior years.

Toni Morris _____ Date _____
Collector of Revenue
Laclede County, Missouri

RECORDER'S CERTIFICATE



6/18/25

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of Sam Headley on June 17, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

LORTZ SURVEYING

P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494



Subdivision Plat of
Lebanon Eagle Stop, Plat 2
Sec. 23, T34N, R16W
Lebanon, Missouri

RH SH Headley Properties, LLC
Lebanon, Missouri

Drawn by SIM	Scale 1" = 30'	Survey No.
Checked by EJL	Date 6/18/2025	L-2563



To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 17, 2025

Staff Informational Sheet

Topic: Replat Request of lots 79 and 80, Flatwood Estates, located at Kay Avenue.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a conditional use to build duplexes at lots 79 and 80 located at Kay Avenue

Background (problem/explanation):

This is zoned RS-2 Residential.

Staff Recommendation:

Sec.48-31-A (Property must be properly platted for any new construction). Conditional use is required to build duplex housing in RS-2. An HOA is in place and ready for future tenants.

Submitted By: Mark Scott, Planning and Zoning Manager

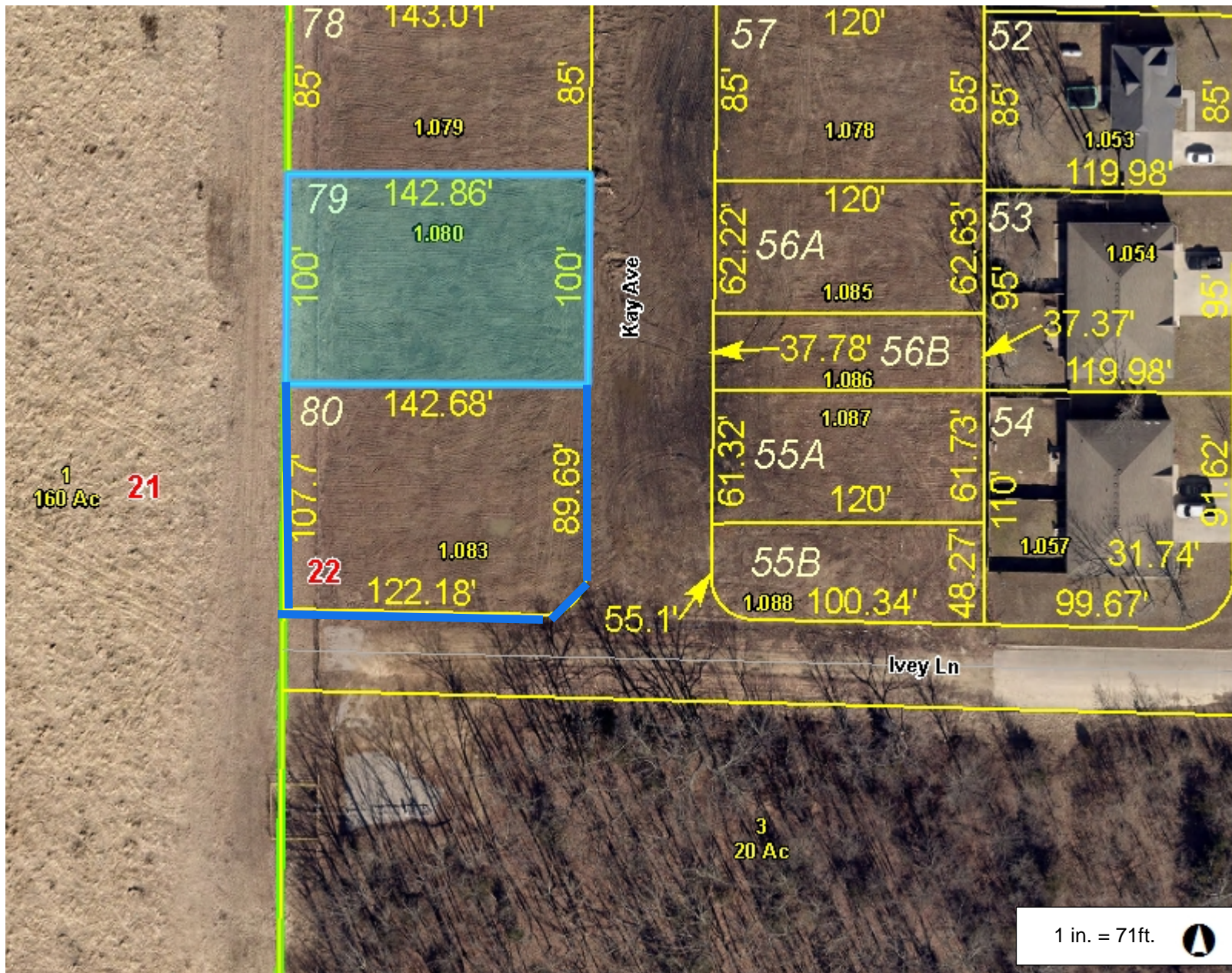
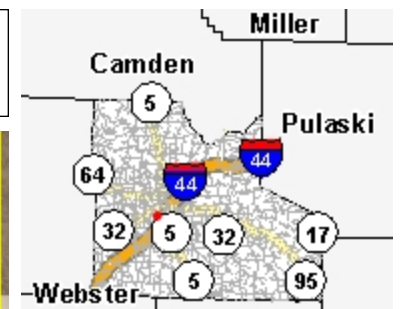
Department: Planning and Zoning

Date: 07/03/2025

ATTACHMENTS:

1. Flatwood Estates lots 79 and 80 GIS map depiction
2. Flatwood Estates lots 79 and 80 zoning map depiction
3. Flatwood Estates No. 5 plat depiction

Laclede County, MO



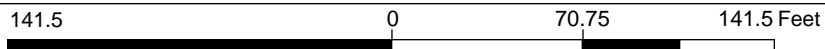
Legend

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1 in. = 71ft.



Flatwood Estates lots 79 and 80 zoning map depiction

FINAL PLAT
FLATWOOD ESTATES NO. 5
 BEING A REPLAT OF LOTS 79 & 80 OF FLATWOOD ESTATES PHASE 3
 A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI



STATE PLANE GRID NORTH
 MISSOURI CENTRAL ZONE



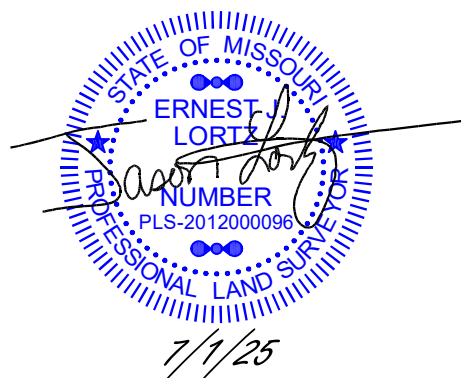
- SET 1/2" IRON ROD (UNLESS NOTED)
- FOUND 1/2" IRON ROD
- ◇ CROSS CUT IN CONCRETE
- ⊙ WATER METER
- ⊙ CLEAN OUT
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ ELECTRIC TRANSFORMER
- ⊙ FIBER OPTIC BOX
- W — WATER LINE
- UGE — UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE
- SS — SEWER LINE
- UGC — UNDERGROUND CABLE LINE

ZONING INFORMATION

Property is zoned RS-2.

Yard Requirements:

- Front 25'
- Side 10'
- Rear 25'

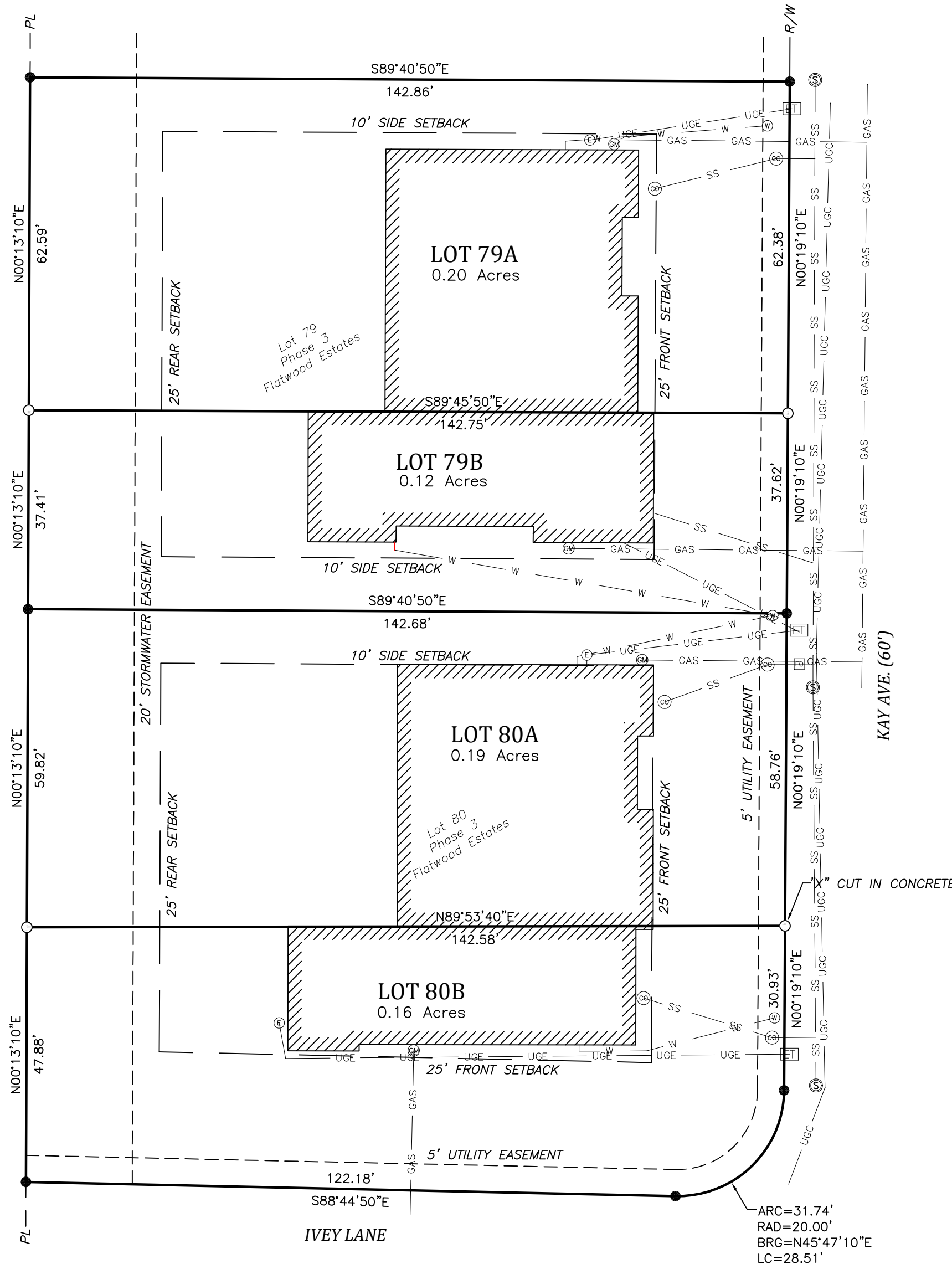


SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of Barnhardt Property Management, Inc. on July 1 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

SURVEYOR'S NOTES

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Tract is part of the lands described in Book 237, Page 8174.
3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
4. There may be structures and improvements located on this tract which are not shown.



DESCRIPTION

All of Lots 79 and 80 of Phase 3 of Flatwood Estates, A Subdivision to the City of Lebanon, Laclede County, Missouri.

DEDICATION

Whereas, Barnhardt Property Management, Inc., herein called the "Dedicator" is the owner of the premises described on this plat, and Whereas, Dedicators desire to subdivide the land as shown on this plat with said subdivision to be named "FLATWOOD ESTATES NO. 5".

Right-of-ways and easements as shown on this plat are dedicated to public use as such.

Barnhardt Property Management, Inc.

By: John Barnhardt Date _____
 President
 Barnhardt Land Mangement, Inc.

State of Missouri }
 County of Laclede } SS.

On this _____ day of _____, 2025, before me personally appeared John Barnhardt, President of Barnhardt Property Management, Inc, known to me to be the person who executed the within final plat in behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Notary Public

My Commission expires: _____

(Notary Seal)

COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the county of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2024 and all prior years.

Toni Morris Date _____
 Collector of Revenue
 Laclede County, Missouri

RECORDER'S CERTIFICATE



MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:

FLATWOOD ESTATES NO. 5

was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2025 by ordinance no. _____

Jared Carr Attest: Lacey Brackett
 Mayor, City of Lebanon City Clerk, City of Lebanon

LORTZ SURVEYING
 P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
 Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494

Survey of Lots 79 and 80
 Phase 3, Flatwood Estates
 Lebanon, Missouri

Barnhardt Property Management, Inc.
 Nixa, Missouri

Drawn by SIM	Scale 1" = 20'	Survey No.
Checked by EJL	Date 7/1/2025	L-2579



To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 17, 2025

Staff Informational Sheet

Topic: Conditional Use Request to build duplexes at lots 79 and 80 located at Kay Avenue

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Conditional Use to build duplexes at lots 79 and 80 located at Kay Avenue

Background (problem/explanation):

This is zoned RS- 2 Residential.

Staff Recommendation:

Sec.48-31-A (Property must be properly platted for any new construction). Conditional Use is required to build duplex housing in RS-2. A HOA is in place and ready for future tenants.

Submitted By: Mark Scott, Planning and Zoning Manager

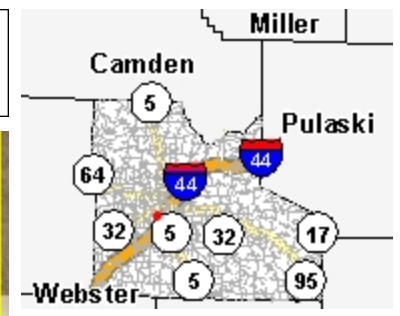
Department: Planning and Zoning

Date: 07/07/2025

ATTACHMENTS:

1. Flatwood Estates lots 79 and 80 GIS map depiction
2. Flatwood Estates lots 79 and 80 zoning map depiction

Laclede County, MO

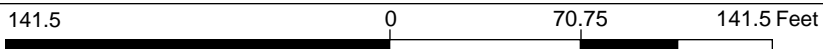


Legend

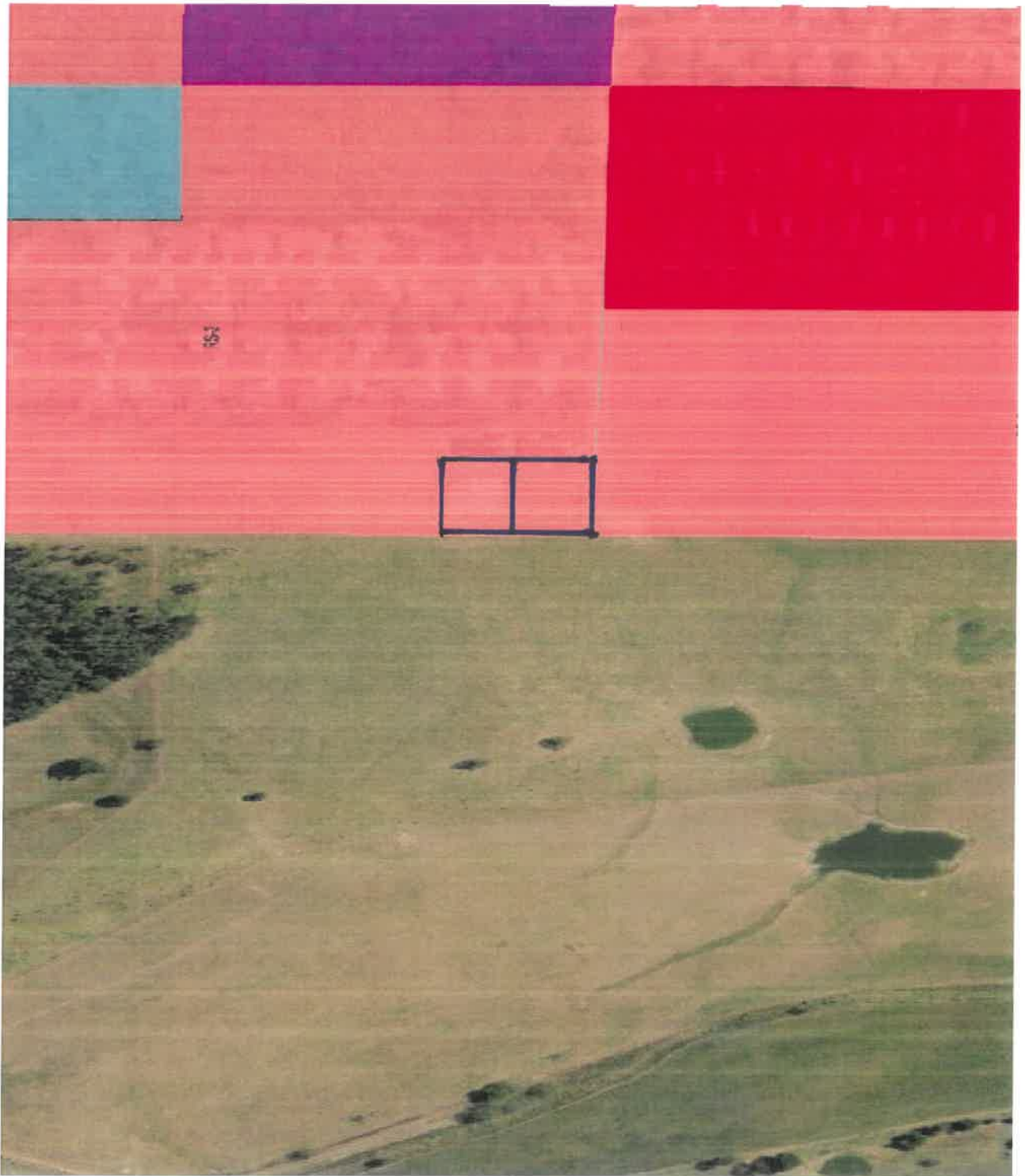
- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

Notes

1 in. = 71ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION



Flatwood Estates lots 79 and 80 zoning map depiction



To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 17, 2025

Staff Informational Sheet

Topic: Final Plat Request of Lebanon Ready Mix subdivision located at 999 Utah St., Plat of 2 lots into 1 lot.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Final Plat of Lebanon Ready Mix subdivision located at 999 Utah St., Plat of 2 lots into 1 lot.

Background (problem/explanation):

Sec.48-42. M-1 Light Industrial District. Property must be properly platted for new construction.

Staff Recommendation:

Planning and Zoning sees no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

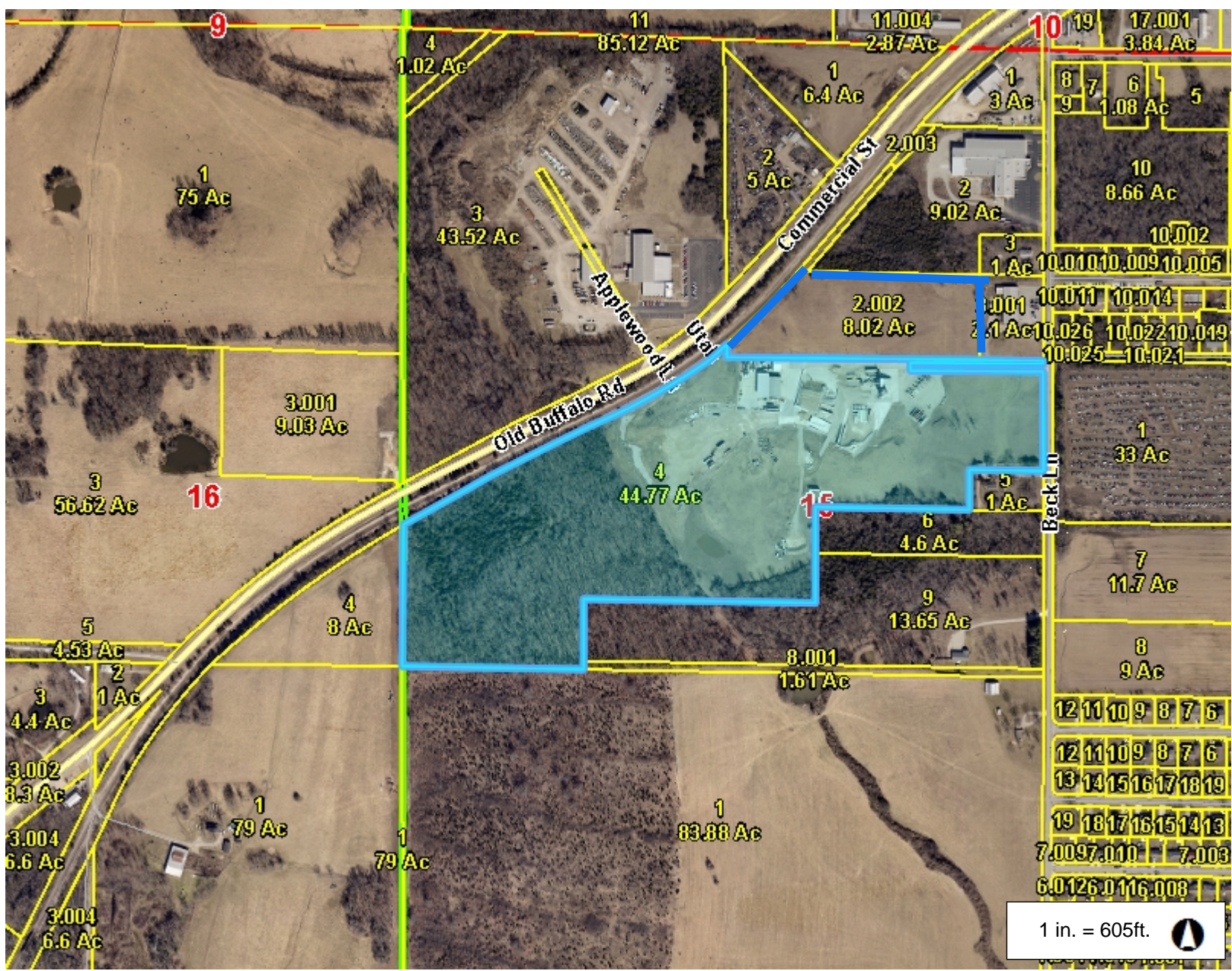
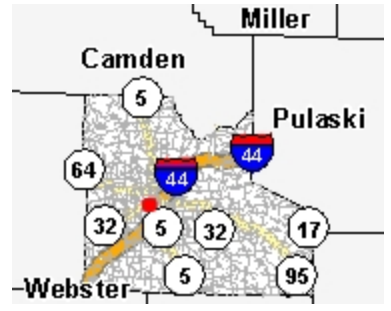
Department: Planning and Zoning

Date: 07/07/2025

ATTACHMENTS:

1. 999 Utah GIS map depiction
2. 999 Utah St zoning map lots depiction
3. Lebanon Ready Mix plat depiction

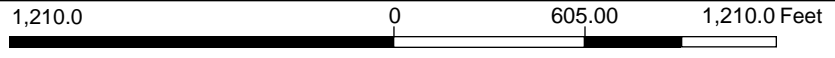
Laclede County, MO



Legend

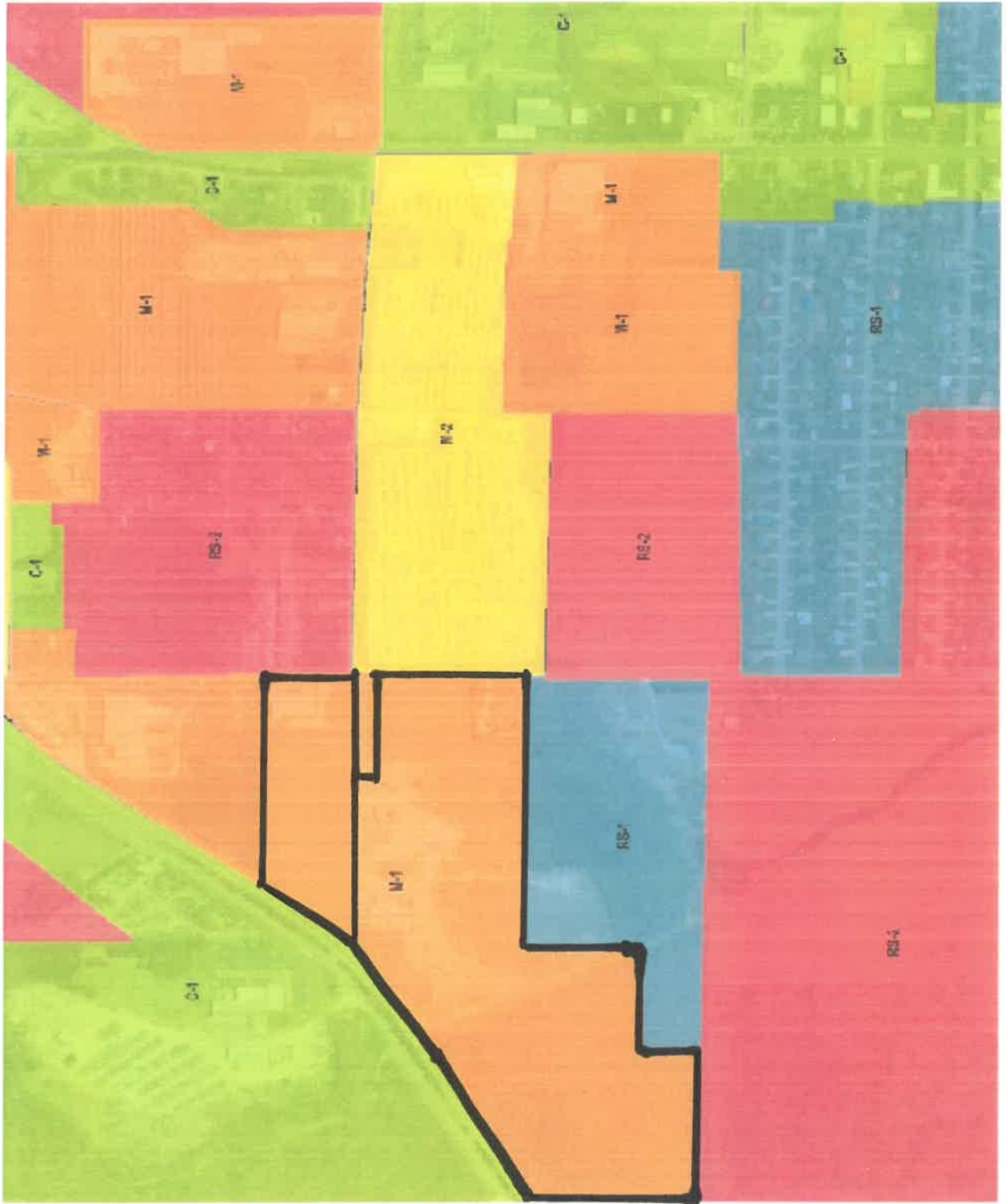
- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

1 in. = 605ft.



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



999 Utah Steet zoning map depiction.

Final Plat of LEBANON READY MIX SUBDIVISION

**Being a Fractional Part of NW1/4 Sec. 15, T34N, R16W;
Lebanon, Laclede County, Missouri**

CERTIFICATE OF OWNERSHIP AND DEDICATION

Lebanon Ready Mix, Inc. hereby certifies that it is the owner of the property described and shown hereon, which property is located within the subdivision regulation jurisdiction of the City of Lebanon, that they have caused this property to be plated as shown hereon and that said property shall be known and designated as "LEBANON READY MIX SUBDIVISION." The owner hereby freely adopts this plan of subdivision.

DATED: _____, 2025 **LEBANON READY MIX, INC.**
By: _____
David Willard
President & Secretary
"DEDICATOR"

STATE OF MISSOURI)
) SS.
COUNTY OF LACLEDE)

On this ___ day of _____, 2025 before me appeared David Willard, to me personally known, who, being by me duly sworn did say: That he is the President and Secretary of Lebanon Ready Mix, Inc. and that said instrument was signed in their behalf, and acknowledged said instrument to be the free act and deed of said Lebanon Ready Mix, Inc.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.
My Commission Expires: _____

NOTARY PUBLIC

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This plat of subdivision "LEBANON READY MIX SUBDIVISION," an addition to the City of Lebanon, Missouri was duly submitted to the City Council of the City of Lebanon, Missouri having been approved by the Planning and Zoning Commission of said City as was approved by the City Council at a meeting held on this ___ day of _____, 2025 by Ordinance No. _____.

Jared Carr, Mayor _____ Date
Attest:
Lacey Brackett, City Clerk _____ Date

COUNTY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede against the real estate described on this plat have been paid in full for 2024 and all prior years.

Toni Morris _____ Date
Collector of Revenue
Laclede County, Missouri

RECORDER'S CERTIFICATE

This plat was filed for record in my office on this ___ day of _____, 2025. Plat filed at _____.

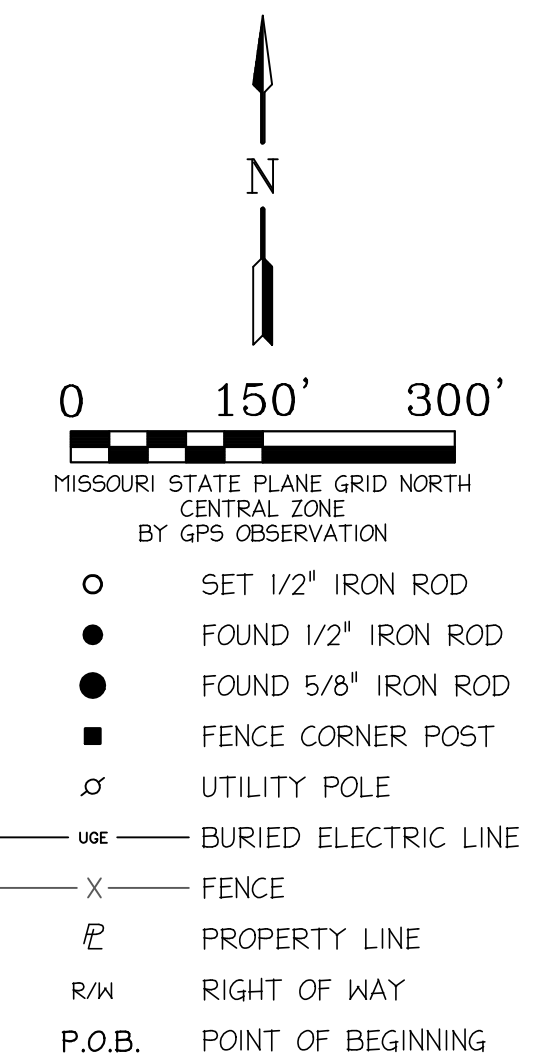
Jennifer Raef _____ Date
Recorder of Deeds
Laclede County, Missouri

NOTES:

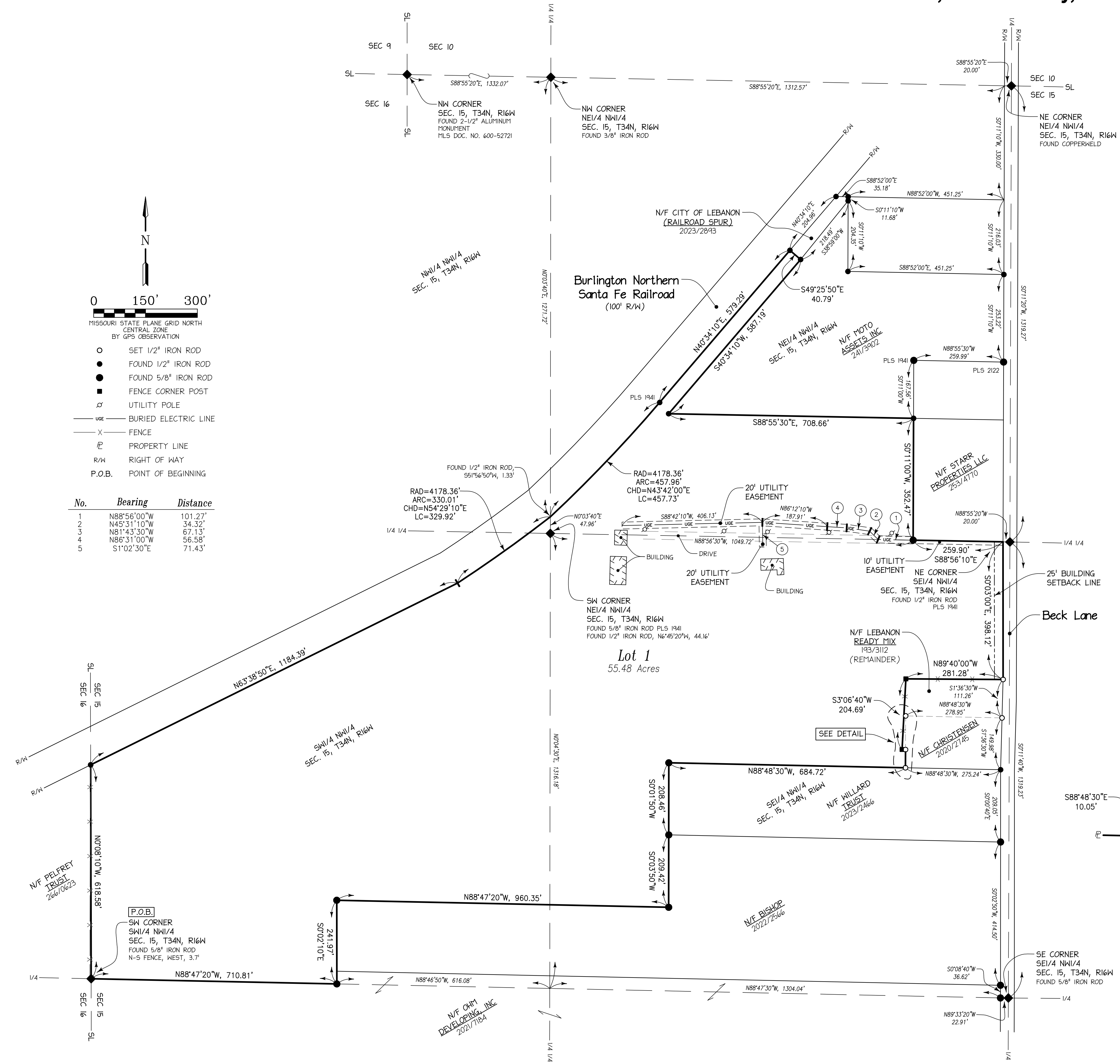
- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
- Tract is classified Urban (20 CSR 2030-16.040).
- Date of field work: March and April, 2025
- Tract is all of lands described at 245/4259 and part of lands described at 193/3112.
- Dimensions shown are measured. For record dimensions, see document(s) noted.
- Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
- There may be buried utilities located on this tract.
- See applicable City of Lebanon codes for conditions that might affect the development of this tract.

DESCRIPTION

A fractional part of the Northwest Quarter of Section 15, Township 34 North, Range 16 West of the 5th P.M. described as follows: Beginning at the Southwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 15; thence North 0°08'10" West, 618.58 feet along the West line of said Southwest Quarter of the Northwest Quarter to the southeasterly right of way of the Burlington Northern Santa Fe Railroad; thence North 63°38'50" East, 1184.39 feet, and, northeasterly, 330.01 feet along the arc of a curve, concave northwesterly with a radius of 4178.36 feet, the chord of which is North 54°29'10" East, 329.92 feet, and, northeasterly, 457.96 feet along the arc of a curve, concave northwesterly with a radius of 4178.36 feet, the chord of which is North 43°42'00" East, 457.73 feet, and, North 40°34'10" East, 579.29 feet, all along said southeasterly right of way to the southwest corner of a parcel described in Laclede County Deed Records at Book 2023, Page 2893; thence South 49°25'50" East, 40.79 feet along the southerly line of said Book 2023, Page 2893 parcel to the westerly line of a parcel described in Laclede County Deed Records at Book 241, Page 3902; thence South 40°34'10" West, 587.19 feet along said westerly line to the southwest corner of said Book 241, Page 3902 parcel; thence South 88°55'30" East, 708.66 feet along the southerly line of said Book 241, Page 3902 parcel to the northwest corner of a parcel described in Laclede County Deed Records at Book 253, Page 4770; thence South 0°11'00" West, 352.47 feet along the West line of said Book 253, Page 4770 parcel to the North line of the Southeast Quarter of the Northwest Quarter; thence South 88°56'10" East, 259.90 feet along said North line to the West right of way of Beck Lane; thence South 0°03'00" East, 398.12 feet along said West right of way; thence North 89°40'00" West, 281.28 feet; thence South 3°06'40" West, 204.69 feet, and, South 88°48'30" East, 10.05 feet to the westerly line of a parcel described in Laclede County Deed Records at Book 2020, Page 2745; thence South 0°11'40" West, 52.47 feet along said westerly line to the North line of a parcel described in Laclede County Deed Records at Book 2023, Page 2466; thence North 88°48'30" West, 684.72 feet along said North line to the northwest corner of said Book 2023, Page 2466 parcel; thence South 0°01'50" West, 208.46 feet along the West line of said Book 2023, Page 2466 parcel to the northerly line of a parcel described in Laclede County Deed Records at Book 2022, Page 2566; thence South 0°03'50" West, 209.42 feet, and, North 88°47'20" West, 960.35 feet, along said northerly line to the northwest corner of said Book 2022, Page 2566 parcel; thence South 0°02'10" East, 241.97 feet along the West line of said Book 2022, Page 2566 parcel and along the northerly line of a parcel described in Laclede County Deed Records at Book 2021, Page 7184 to the South line of the aforesaid Southwest Quarter of the Northwest Quarter; thence North 88°47'20" West, 710.81 feet along said South line to the point of beginning. Above described tract contains 55.48 acres, more or less, per plat of survey J-6113, dated May 15, 2025, by CM Archer Group, P.C.

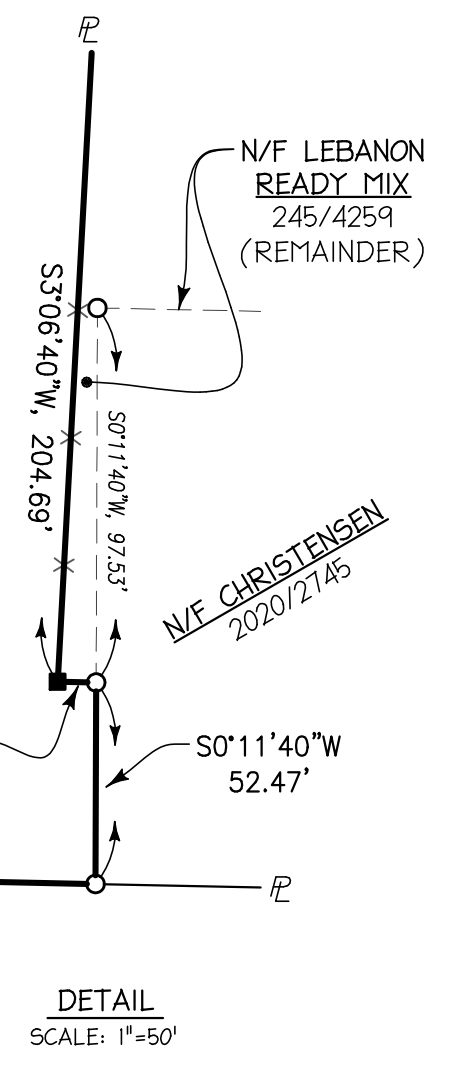
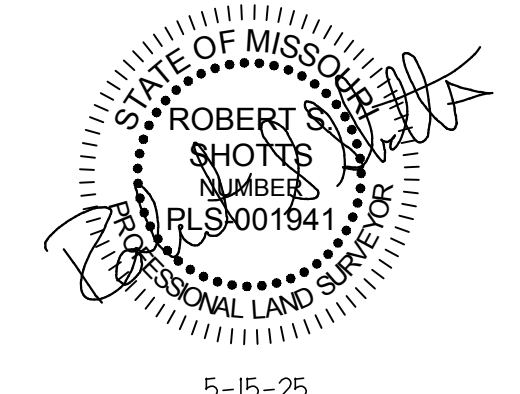


No.	Bearing	Distance
1	N88°56'00"W	101.27'
2	N45°31'10"W	34.32'
3	N81°43'30"W	67.13'
4	N86°31'00"W	56.58'
5	S1°02'30"E	71.43'



I, ROBERT S. SHOTTS, Professional Land Surveyor, did survey the heron described tract during March and April, 2025 and the results of said survey are represented on this plat. This survey was completed in accordance with the current Missouri Standards for Property Boundary Surveys for Urban Property.

Robert S. Shotts
PLS No. 1941



CM Archer Group, P.C. dba:
ARCHER-ELGIN-SHOTTS

310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362

ENGINEERING
SURVEYING
ARCHITECTURE

267 East 3rd Street
Lebanon, Missouri 65536
Phone: 417-588-7877

CM Archer Group, P.C.: E: 2003023612-0; LS: 200401977-D; A:201601179

REVISIONS			

Final Plat of
LEBANON READY MIX SUBDIVISION
Lebanon, Laclede County, Missouri
Lebanon Ready Mix
P.O. Box 1183; Lebanon, Missouri 65536

DRAWN BY: MEP SCALE: 1"=150' SURVEY NO.:
CHECKED: RSS DATE: 1 May 15, 2025 **J6113**