

CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, JANUARY 8, 2026, 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. Regular Meeting Minutes November 13, 2025
3. Public Hearing
 - a. Request for a Replat of Allens First Subdivision located at 1060 N Jefferson Avenue.
 - b. Request a Rezone of Hayes Addition Block 1 from RS-2 Residential to C-1 General Commercial.
 - c. Request a preliminary plat of Crestwood Subdivision located at 1900 S Jefferson Avenue.
 - d. Request a plat of Hoke-Reid Park from one lot to two lots located at the 700 block of Mountrose Street.
 - e. Request a rezone of Wolken Subdivision from RS-1 Residential to C-1 General Commercial.
4. Commission Action
 - a. Election for Chairman
 - b. Request a Rezone of Hayes Addition Block 1 from RS-2 Residential to C-1 General Commercial.
 - c. Request for a Replat of Allens First Subdivision located at 1060 N Jefferson Avenue.
 - d. Request a preliminary plat of Crestwood Subdivision located at 1900 S Jefferson Avenue.
 - e. Request a plat of Hoke-Reid Park from one lot to two lots located at the 700 block of Mountrose Street.
 - f. Request a rezone of Wolken Subdivision from RS-1 Residential to C-1 General Commercial.
5. Commission and Staff Discussion
6. Adjournment

CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
NOVEMBER 13, 2025

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on November 13, 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, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler. Absent: Randy Wall.

A quorum was declared.

Staff members and others in attendance: Planning and Zoning Manager Mark Scott, Compliance Specialist Kim Schomaker, and Deputy City Clerk Melissa Richardson.

Approval of Minutes

October 9, 2025, Meeting Minutes

Shirley Tarwater moved and Joe Berkich seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

Public Hearing

Michall Holmes moved and Chris Meckem seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

Request a Conditional Use for RS-2 Residential Occupancy located at 333 Lincoln Ave and 595 Chestnut Ave.

Planning and Zoning Manager Mark Scott explained that the request would involve dividing one existing plat into four separate plats in order to accommodate Conditional Use for RS-2 Residential Occupancy. He noted that the property owners would be required to appear before the Board of Adjustment for consideration for individual platting, which is necessary. Tim Brown and Brandon Alvarez, owners of BAM Estates LLC, stated that they have invested substantial time, money, and effort into improving the property and providing rental housing in the area. They explained that they were unaware that the property was situated on a non-conforming plat that did not meet RS-2 regulations for Conditional Use and expressed their intent to take the necessary steps to bring the matter before the Board of Adjustments within the next 120 days to achieve compliance.

Request a Plat of Wolken Subdivision located at 817 Holman Road.

Planning and Zoning Manager Mark Scott stated this is zoned RS-1 Residential and must be properly platted for any new construction. Plat from Lebanon acreage to one lot. Utility access has been confirmed with PW Director R. Shockley.

Request a Plat of Resubdivision of Lots 1, 2, and 3 of Block 2 Clough's 1st Addition.

Planning and Zoning Manager Mark Scott stated that this property must be properly platted for any new construction. This is zoned RS-2 Residential Plat from two lots to three lots, and the utility access has been confirmed by PW Director R. Shockley.

Request a Plat of Tower Property Subdivision located at 831 Tower Road.

Planning and Zoning Manager Mark Scott stated this is an M-1 light industrial district and requests a plat from Lebanon acreage from one lot to two lots. Staff see no issue.

Request to Replat and Vacate an alley at 914 N Jefferson Ave.

Planning and Zoning Manager Mark Scott indicates this is a C-1 General Commercial and requests to replat and vacate an alley at 910 N Jefferson Ave., and stated that typical alley vacates are divided in half. This alley was dedicated solely from the existing lot and will revert to the original lot.

Request a Conditional Use for multifamily housing located at 1055 St Louis St.

Planning and Zoning Manager Mark Scott stated that this is zoned RS-2 Residential, and a Conditional Use is required for multifamily housing in an RS-2 district. Planning and Zoning staff see no issues.

Request a Conditional Use to Build Duplexes at 1253 and 1273 Main Street.

Planning and Zoning Manager Mark Scott stated this is an RS- 2 Residential District, and a Conditional Use is required to build duplex housing in RS-2. Staff has no objection.

Request a Plat of Donnelly's Addition No. 3 located at 808-826 N Adams Ave.

Planning and Zoning Manager Mark Scott stated that this is zoned RS-2 Residential and property must be properly platted for any new construction. Plat from four lots to eight lots, and that utility access has been confirmed by PW Director R. Shockley. Staff see no issues.

Commission Action

Shirley Tarwater 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, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

Commission Action on a Request for a Conditional Use for RS-2 Residential Occupancy.

Shirley Tarwater moved and Chris Meckem seconded that the Commission approve a Request for a Conditional Use for RS-2 Residential Occupancy located at 333 Lincoln and 595 Chestnut Ave., with the caveat that it be brought before the Board of Adjustments within 120 days to

address the Discontinuance of Nonconforming Uses. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

Commission Action on a Request for a Plat of Wolken Subdivision.

David Wheeler moved and Shirley Tarwater seconded that the Commission approve a Request for a Plat of Wolken Subdivision at 817 Holman Road. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

Commission Action on a Request for a Plat of Resubdivision of Lots 1, 2, and 3 of Block 2 Clough's 1st Addition.

Shirley Tarwater moved and Joe Berkich seconded that the Commission approve a Request for a Plat of Resubdivision of Lots 1, 2, 3 of Block 2 Clough's 1st Addition. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

Commission Action on a Request for a Plat of Tower Property Subdivision.

Joe Berkich moved and Randy Randolph seconded that the Commission approve a Request for an M-1 Light Industrial District to be platted from one lot to two lots located at 831 Tower Road. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

Commission Action on a Request to Replat and Vacate an alley.

Shirley Tarwater moved and Chris Meckem seconded that the Commission approve a Request for a replat of lot 9 and part of the vacated alley in Block 1, John Crow's Addition at 910 N Jefferson Ave., with the caveat of updating the final plat with a 10-foot front easement. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

Commission Action on a Request for a Conditional Use for multifamily housing.

David Wheeler moved and Travis Townsend seconded that the Commission approve a Request for a Conditional Use for multifamily housing located at 1055 St. Louis Street. Motion as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

Commission Action on a Request for a Conditional Use to Build Duplexes.

Randy Randolph moved and Joe Berkich seconded that the Commission approve a Request for a Conditional Use to build duplexes at 1253 and 1273 Main Street. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley

Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

Commission Action on a Request for a Plat of Donnelly's Addition No. 3.

Shirley Tarwater moved and Chris Meckem seconded that the Commission approve a Request for a plat from four lots to eight lots of Donnelly's Addition No. 3 located at 808-826 N. Adams Ave. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

Commission and Staff Discussion

Planning and Zoning Manager Mark Scott expressed appreciation to the Board for their flexibility in helping the landowners achieve their requests.

Adjournment

Chairman Stokes declared the meeting adjourned at 6:37 p.m.

ATTEST:

Planning and Zoning Manager Mark Scott

Secretary Shirley Tarwater

Minutes Approved



To: Zoning and Planning Commission Proposed for the Meeting Date of: January 8, 2026

Staff Informational Sheet

Topic: Request for a Replat of Allens First Subdivision located at 1060 N Jefferson Avenue.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a replat of Allens First Subdivision located at 1060 N Jefferson Avenue.

Background (problem/explanation):

Sec.48-42. This is zoned C-1 General Commercial Property must be properly platted for any new construction. Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Hayes Addition lots are currently in an RS-2 residential district.

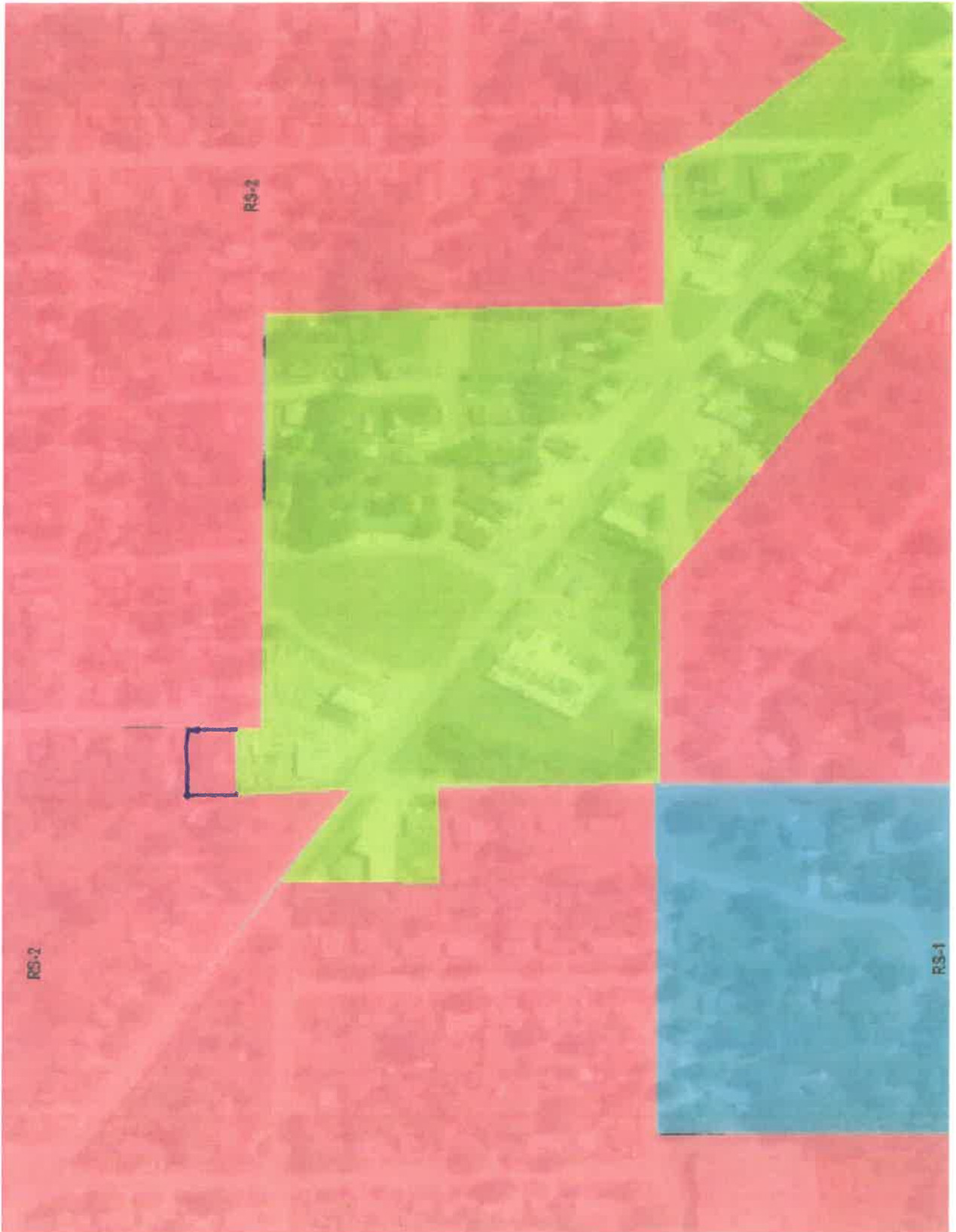
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

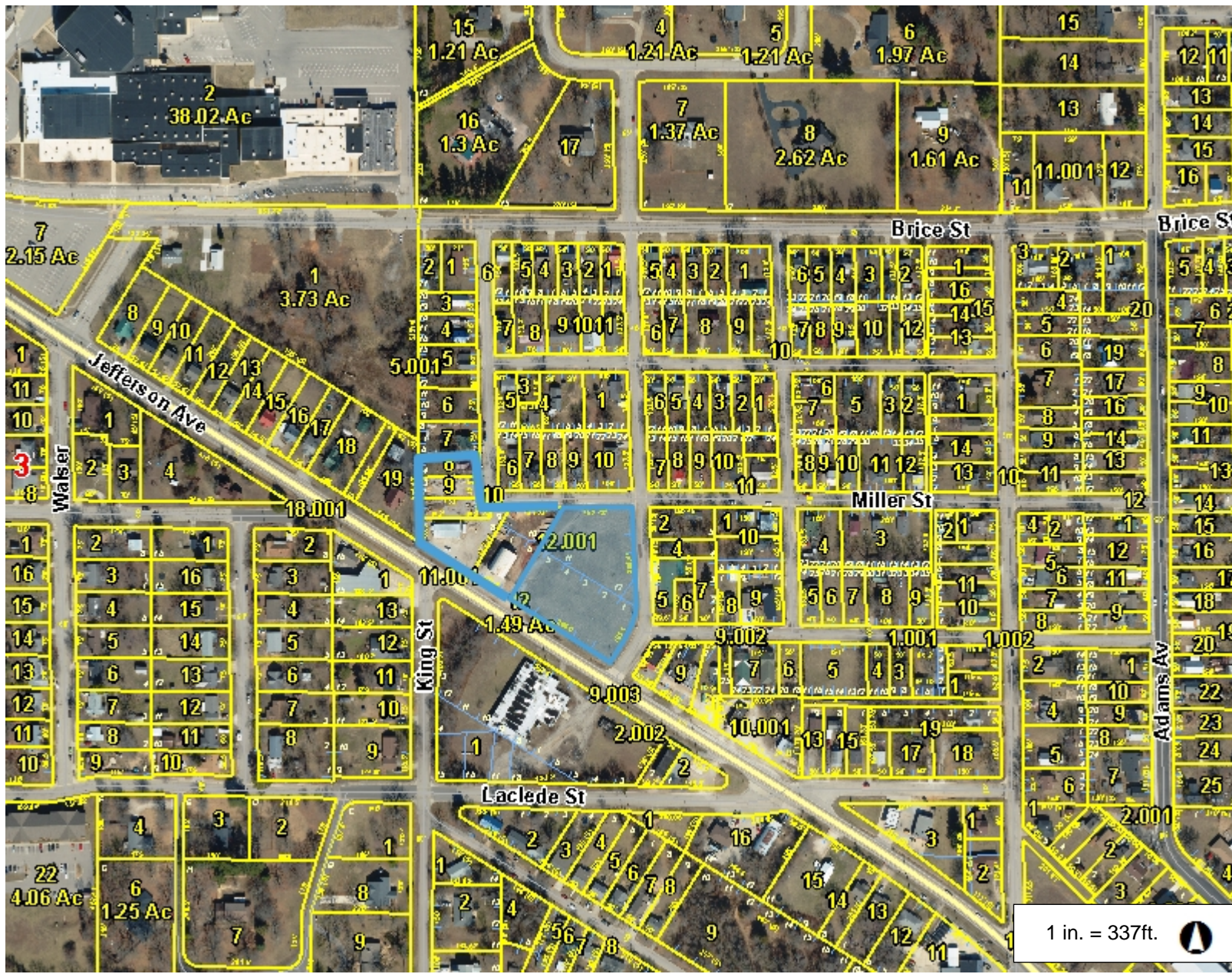
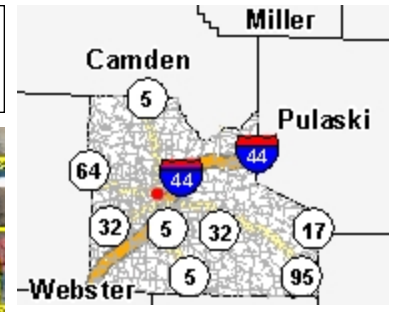
ATTACHMENTS:

1. Allens First Additon zoning map depiction
2. Allens First Additon GIS map depiction
3. Allens First Additon GIS map and rezone depiction
4. Allens First Addition plat depiction



Allen First and Hayes Addition zoning map depiction

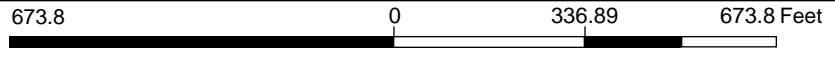
Laclede County, MO



Legend

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

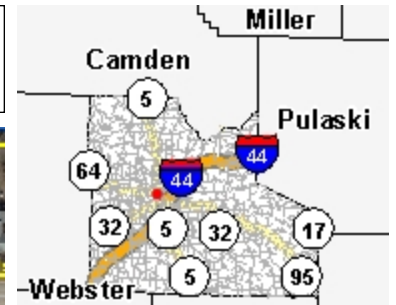
1 in. = 337ft.



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

Laclede County, MO



Legend

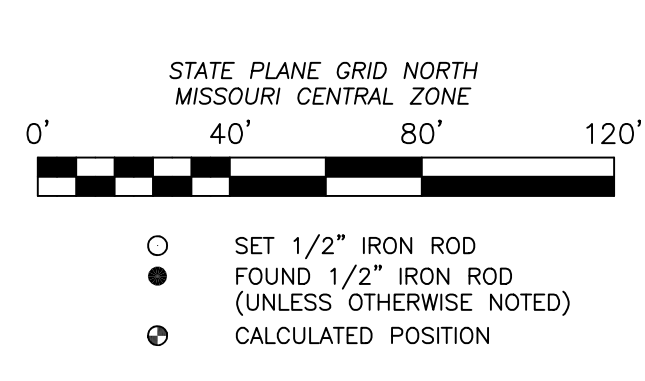
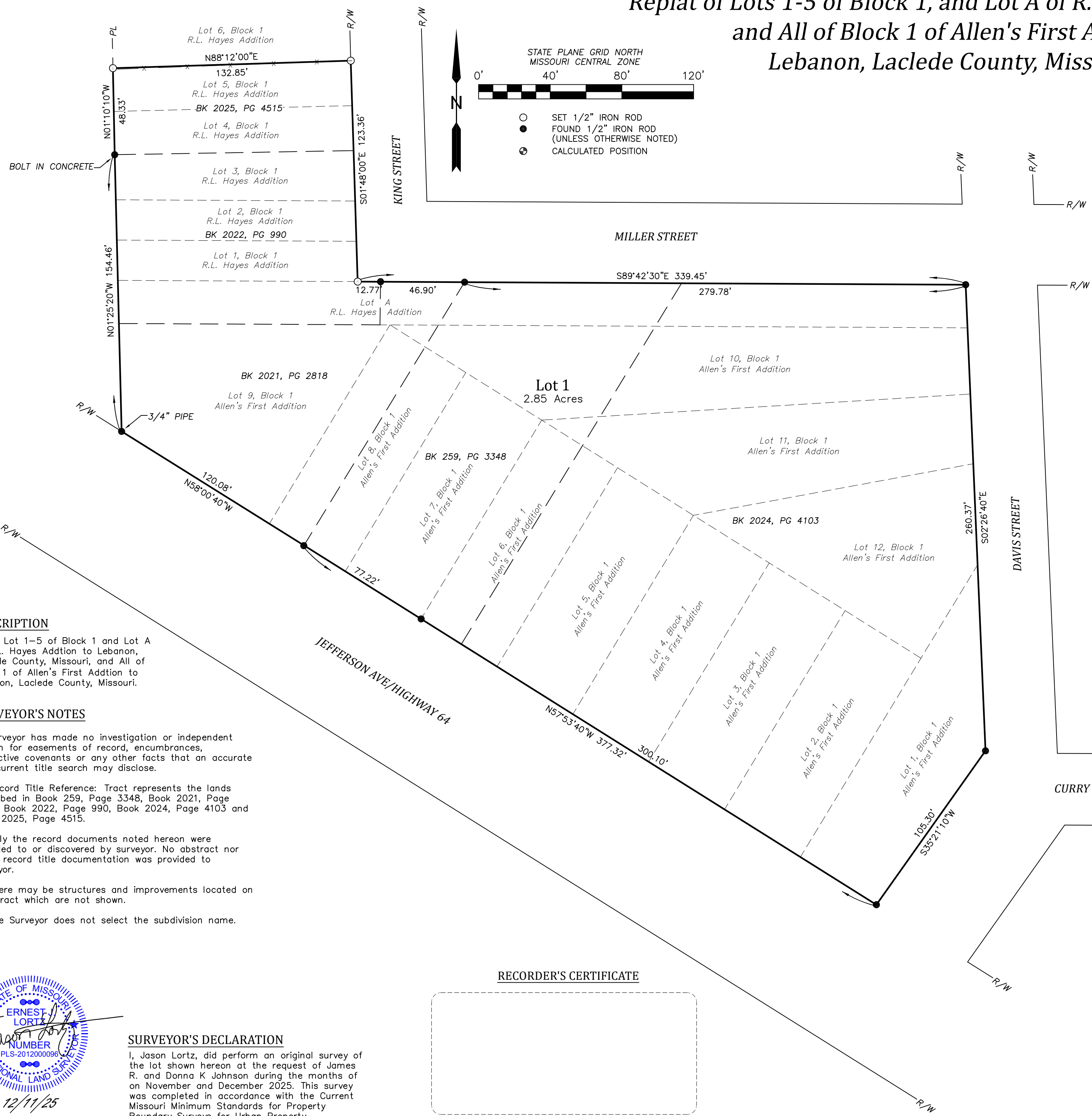
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Replat of Lots 1-5 of Block 1, and Lot A of R.L. Hayes Addition and All of Block 1 of Allen's First Addition Lebanon, Laclede County, Missouri

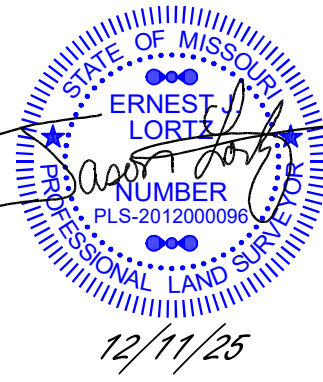


DESCRIPTION

All of Lot 1-5 of Block 1 and Lot A of R.L. Hayes Addition to Lebanon, Laclede County, Missouri, and All of Block 1 of Allen's First Addition to Lebanon, Laclede County, Missouri.

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 represents the lands described in Book 259, Page 3348, Book 2021, Page 2818, Book 2022, Page 990, Book 2024, Page 4103 and Book 2025, Page 4515.
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.
5. The Surveyor does not select the subdivision name.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lot shown hereon at the request of James R. and Donna K Johnson during the months of on November and December 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

RECORDER'S CERTIFICATE



DEDICATION

Whereas, James R and Donna K Johnson, are the owners 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:

*Replat of Lots 1-5 of Block 1, and Lot A of R.L. Hayes Addition
and All of Block 1 of Allen's First Addition
Lebanon, Laclede County, Missouri*

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

James R. Johnson _____ Date _____

Donna K. Johnson _____ Date _____

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2026, before me personally appeared James R. Johnson and Donna K. Johnson, known to me to be persons who executed the within final plat and acknowledged to me that he/she 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:

*Replat of Lots 1-5 of Block 1, and Lot A of R.L. Hayes Addition
and All of Block 1 of Allen's First Addition
Lebanon, Laclede County, 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 and was approved by the city council at a meeting held on the _____ day of _____, 2026 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 2025 and all prior years.

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

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

LORTZ
 SURVEYING, LLC

Survey of Lots 1-5, Block 1 and Lot A
of R.L. Hayes Addition and All of
Block 1 of Allen's First Addition to
Lebanon, Laclede County, Missouri

James R. and Donna K. Johnson
Lebanon, Missouri

Drawn by SIM	Scale 1" = 40'	Survey No.
Checked by EJL	Date 12/11/2025	L-2722



To: Zoning and Planning Commission

Proposed for the Meeting Date of: January 8, 2026

Staff Informational Sheet

Topic: Request a Rezone of Hayes Addition Block 1 from RS-2 Residential to C-1 General Commercial.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone of Hayes Addition block 1, lot 4 & 5, from RS-2 residential to C-1 general commercial.

Background (problem/explanation):

Sec.48-36The lots 4 and 5 are zoned RS-2 residential. The request is to rezone these two lots to C-1 General Commercial within the Hayes Addition block 1, lots 2,3,4, and 5. These lots are adjacent to a C-1 district. Currently, Hayes Addition block 1, lots 1, 2, and 3 are zoned C-1, General Commercial.

Staff Recommendation:

The proposed rezone of Hayes Addition block 1, lots 4 and 5, from RS-2 to C-1. Adding these two lots will join lots 1, 2, and 3 of Hays Addition in sharing the same commercial C-1 zone. The proposed new plat will be a continuous C-1 district.

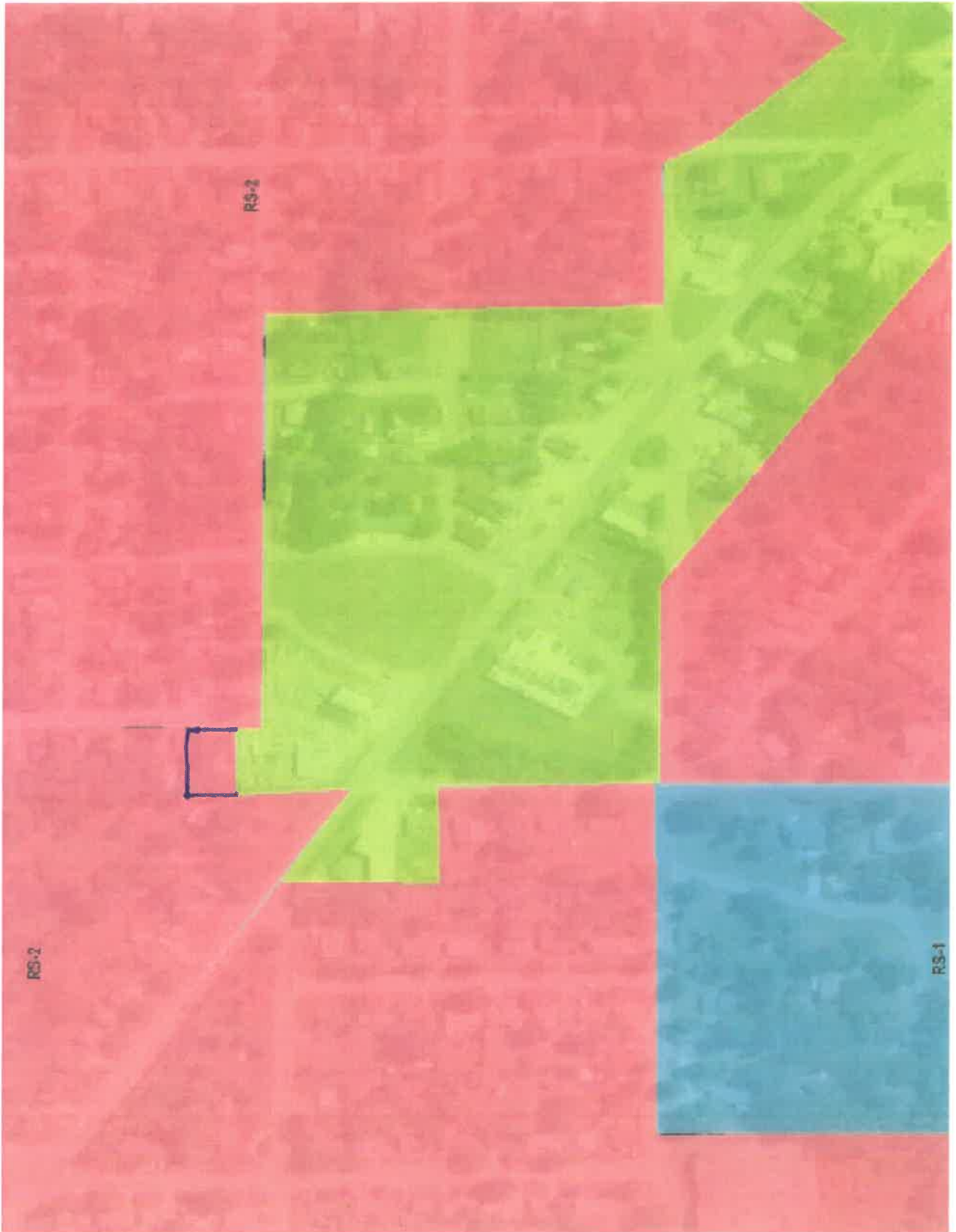
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

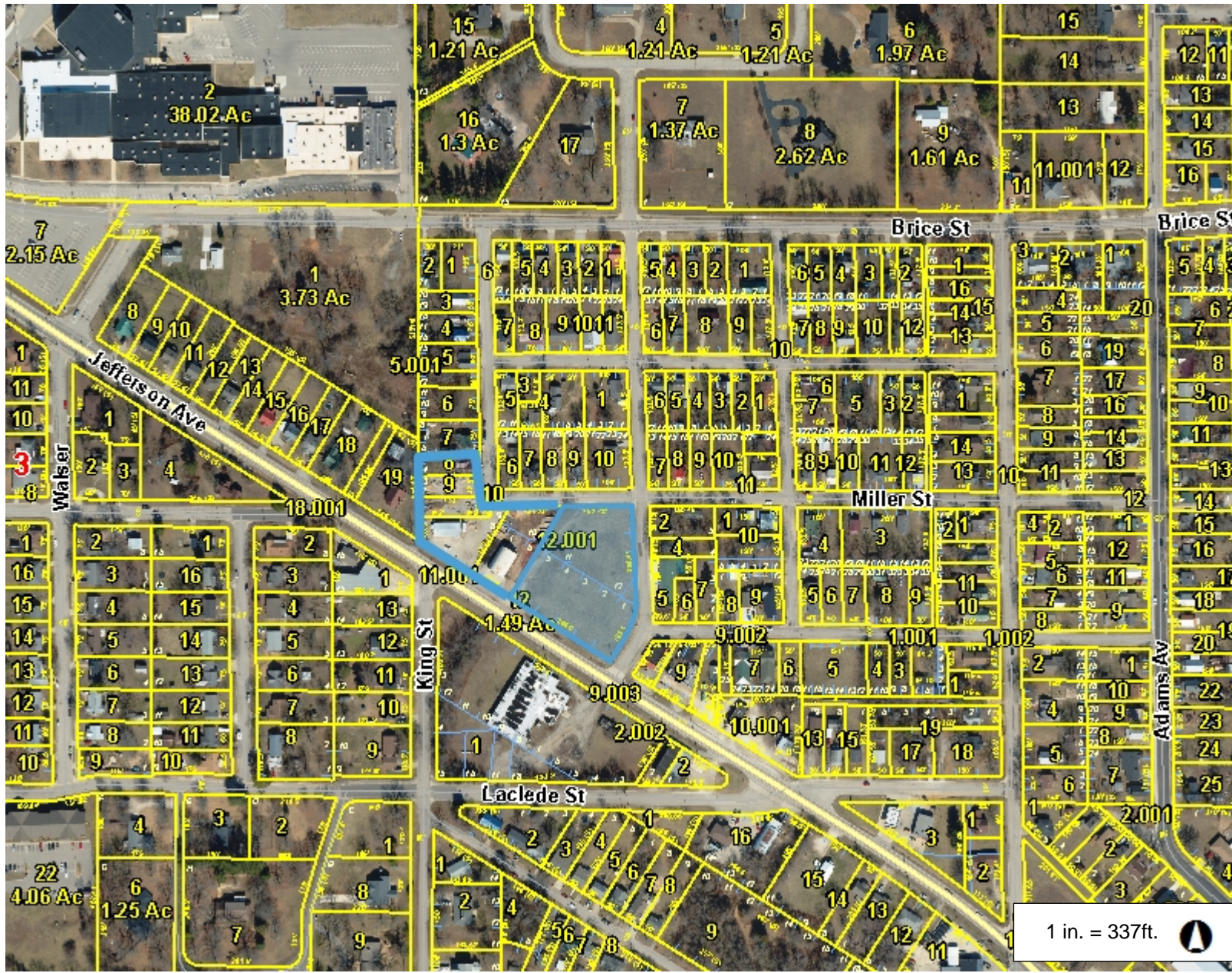
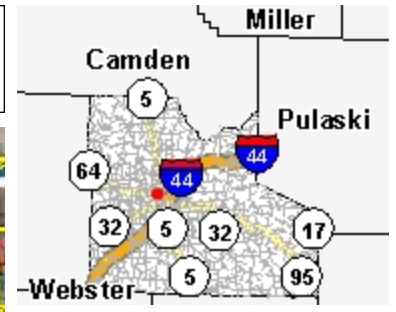
ATTACHMENTS:

1. Allens First Additon zoning map depiction
2. Allens First Additon GIS map depiction
3. Allens First Additon GIS map and rezone depiction
4. Allens First Addition plat depiction
5. Zoning District Map - 1060 N Jefferson Ave



Allen First and Hayes Addition zoning map depiction

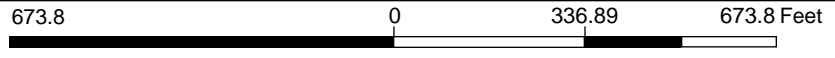
Laclede County, MO



Legend

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

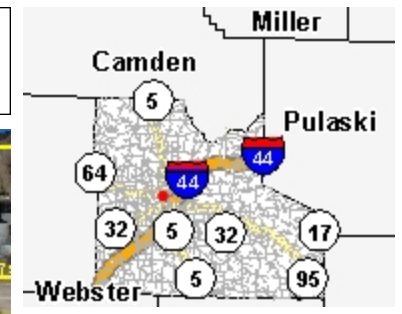
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Notes

Laclede County, MO



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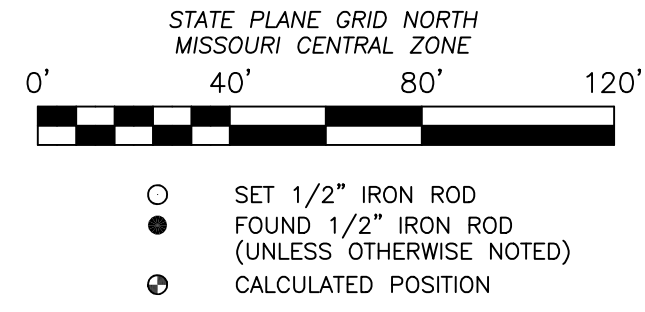
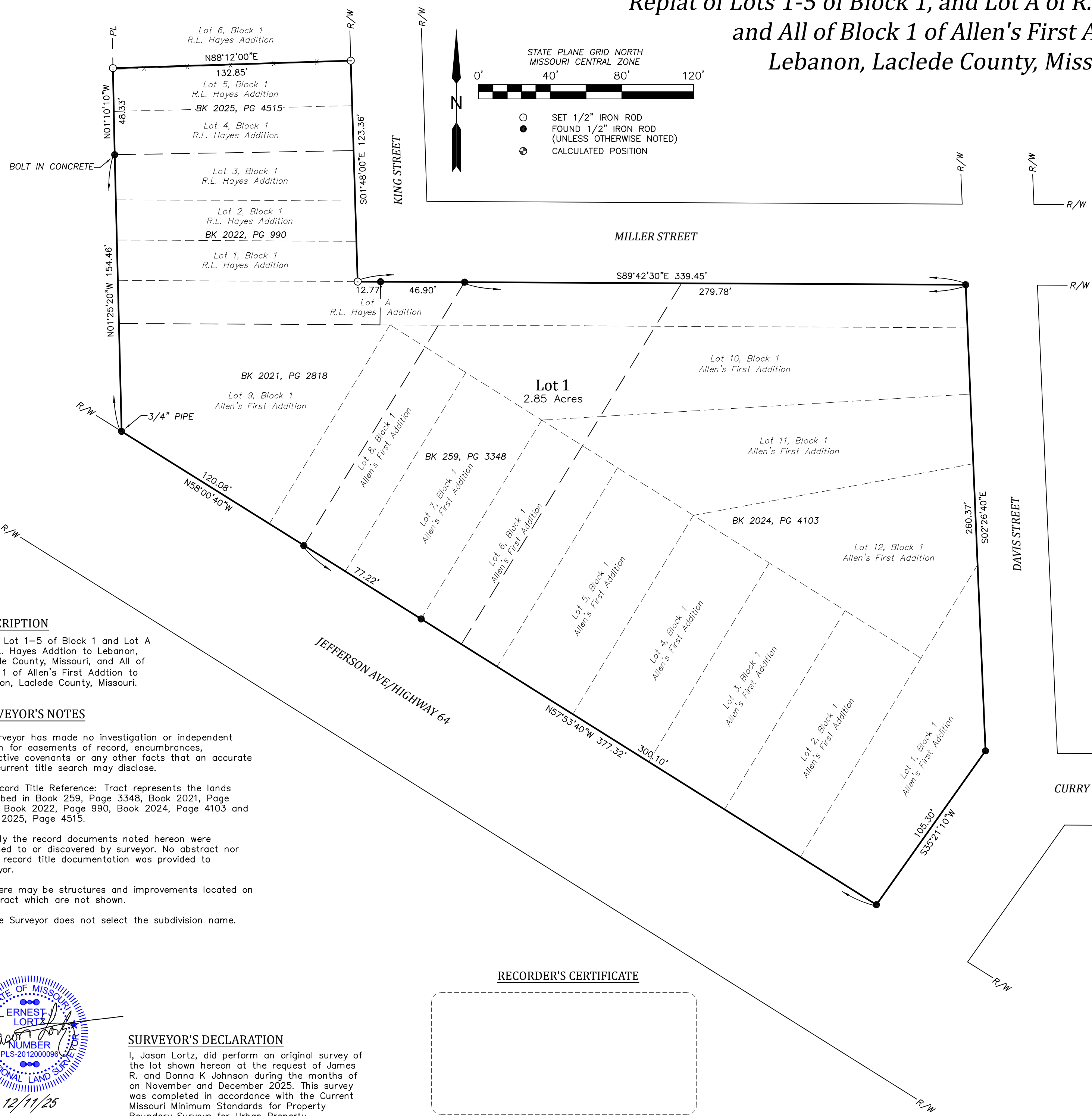
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Notes

376.7 0 188.37 376.7 Feet

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Replat of Lots 1-5 of Block 1, and Lot A of R.L. Hayes Addition and All of Block 1 of Allen's First Addition Lebanon, Laclede County, Missouri



DESCRIPTION

All of Lot 1-5 of Block 1 and Lot A of R.L. Hayes Addition to Lebanon, Laclede County, Missouri, and All of Block 1 of Allen's First Addition to Lebanon, Laclede County, Missouri.

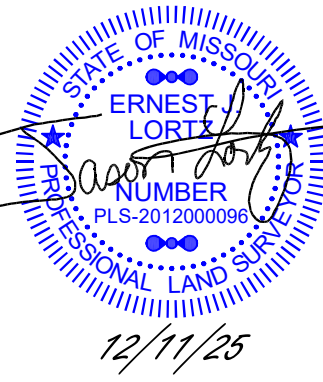
SURVEYOR'S NOTES

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 represents the lands described in Book 259, Page 3348, Book 2021, Page 2818, Book 2022, Page 990, Book 2024, Page 4103 and Book 2025, Page 4515.
3. Only the record documents noted herein 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.
5. The Surveyor does not select the subdivision name.

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lot shown hereon at the request of James R. and Donna K Johnson during the months of on November and December 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

RECORDER'S CERTIFICATE



DEDICATION

Whereas, James R and Donna K Johnson, are the owners 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:

*Replat of Lots 1-5 of Block 1, and Lot A of R.L. Hayes Addition
and All of Block 1 of Allen's First Addition
Lebanon, Laclede County, Missouri*

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

James R. Johnson _____ Date _____

Donna K. Johnson _____ Date _____

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2026, before me personally appeared James R. Johnson and Donna K. Johnson, known to me to be persons who executed the within final plat and acknowledged to me that he/she 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:

*Replat of Lots 1-5 of Block 1, and Lot A of R.L. Hayes Addition
and All of Block 1 of Allen's First Addition
Lebanon, Laclede County, 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 and was approved by the city council at a meeting held on the _____ day of _____, 2026 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 2025 and all prior years.

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

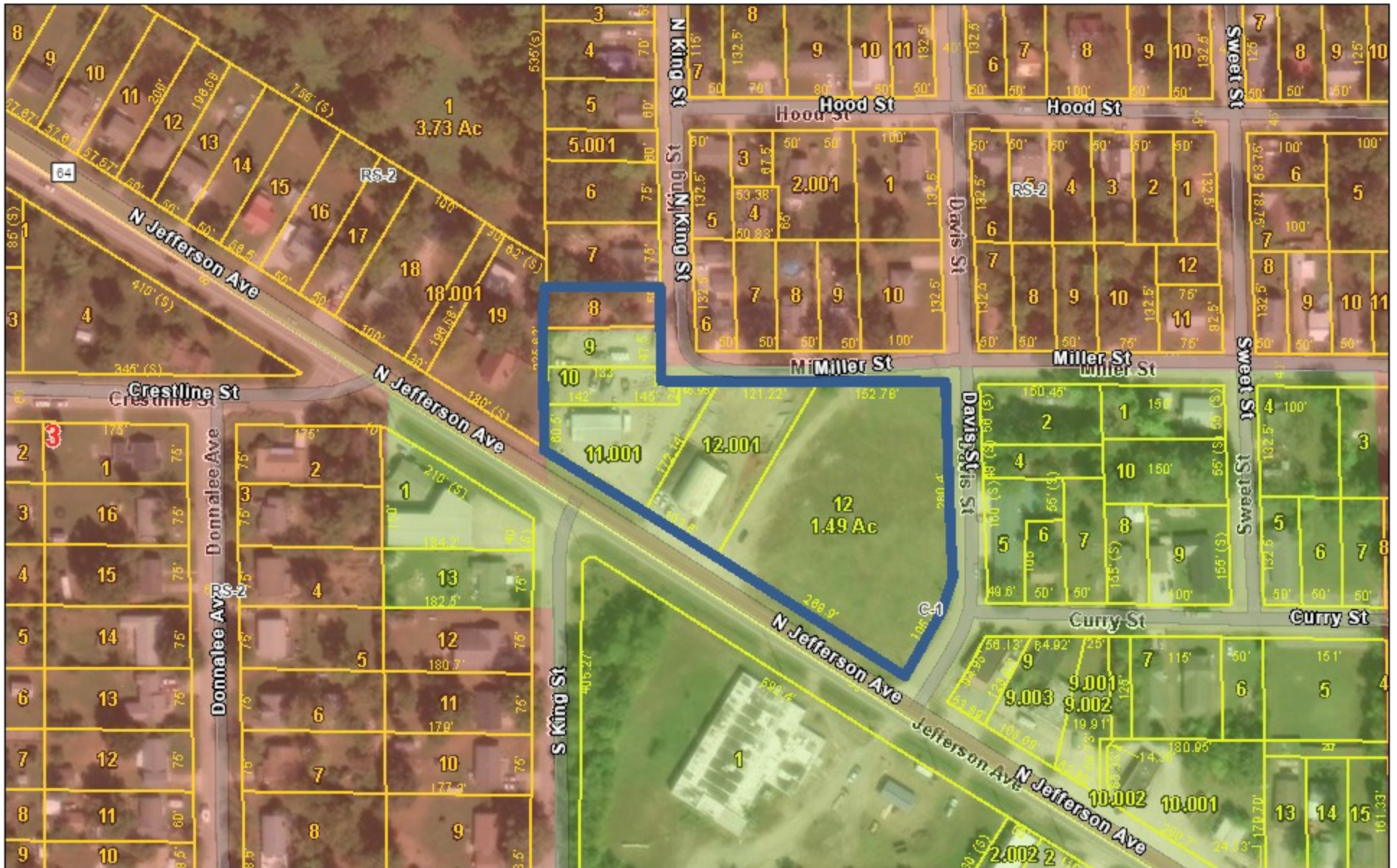
LORTZ SURVEYING
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494

Survey of Lots 1-5, Block 1 and Lot A
of R.L. Hayes Addition and All of
Block 1 of Allen's First Addition to
Lebanon, Laclede County, Missouri

James R. and Donna K. Johnson
Lebanon, Missouri

Drawn by SIM	Scale 1" = 40'	Survey No.
Checked by EJL	Date 12/11/2025	L-2722

Zoning District Map - 1060 N Jefferson Avenue



12/30/2025, 12:24:58 PM

Zoning District Road

RS-2

C-1

Interstate

State Highway

Street

Parcel

Parcel Number/Acres

Corporate Limit Line

Section

County Boundary

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

1:2,022

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

State of Missouri, Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



To: Zoning and Planning Commission Proposed for the Meeting Date of: January 8, 2026

Staff Informational Sheet

Topic: Request a preliminary plat of Crestwood Subdivision located at 1900 S Jefferson Avenue.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a preliminary plat of Crestwood Subdivision located at 1900 S Jefferson Avenue.

Background (problem/explanation):

Sec.48-42. This is zoned C-1. General Commercial Property must be properly platted for any new construction. Preliminary plat from Crestwood subdivision plat to four lots. Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Planning and zoning staff see no issues.

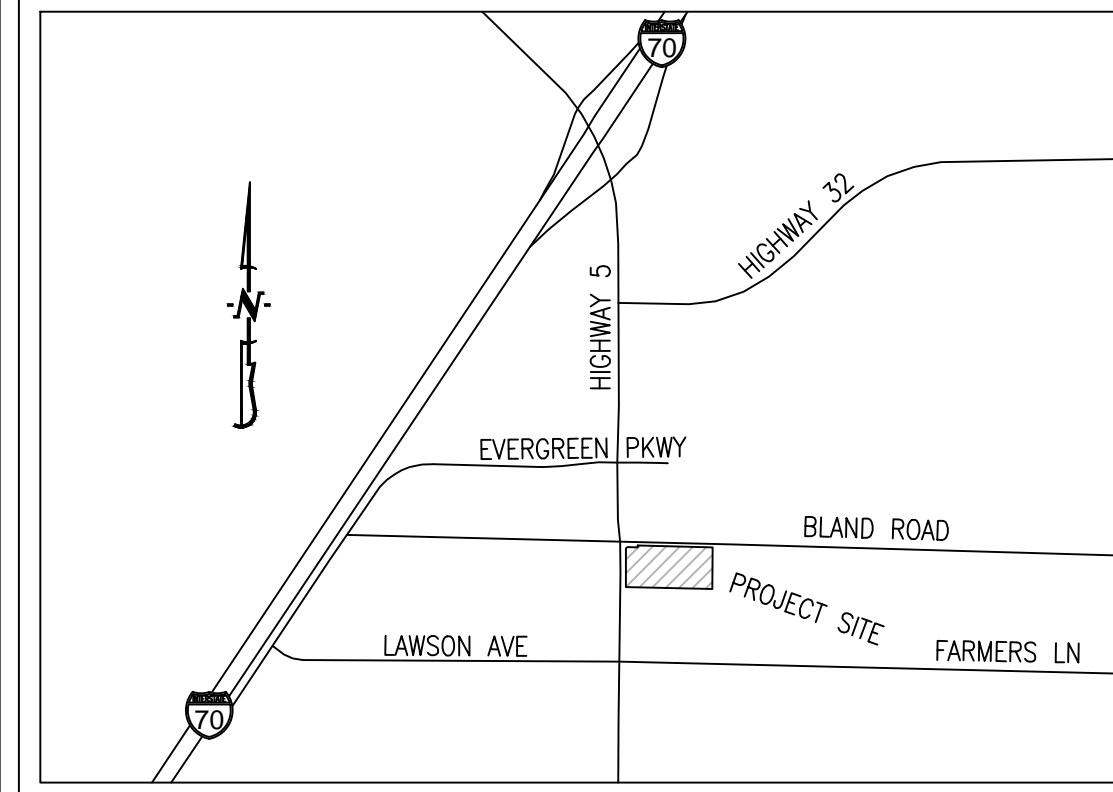
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Crestwood Subdivision plat depiction
2. Crestwood Subdivision zoning map depiction
3. Crestwood Subdivision GIS map depiction



LOCATION MAP
NOT TO SCALE

PRELIMINARY PLAT PLAZA PLACE, PLAT No.1

A REPLAT OF CRESTWOOD SUBDIVISION, BLOCK 3, LOTS 1-12 AND LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 16 WEST
LEBANON, LACLEDE COUNTY, MISSOURI
DECEMBER 3, 2025

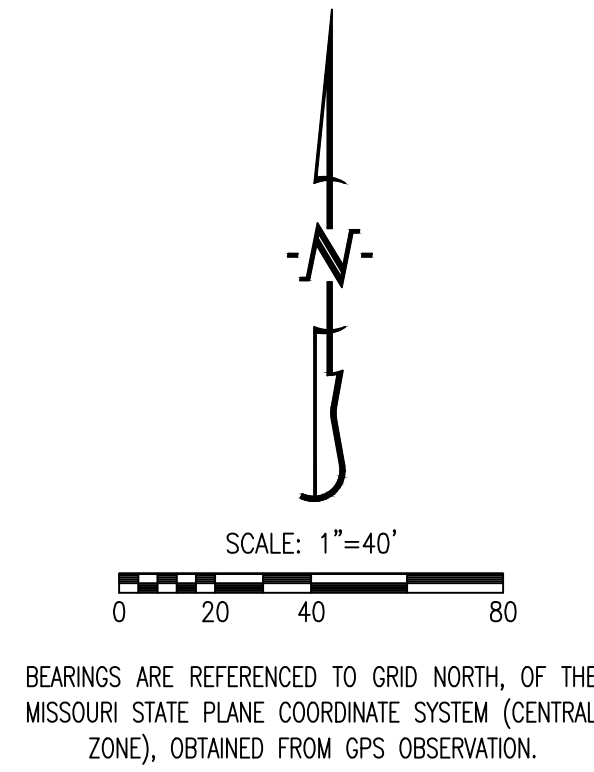
DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 16 WEST, LACLEDE COUNTY, MISSOURI AND BEING ALL OF LOTS 1-12, CRESTWOOD SUBDIVISION, BLOCK 3, TO LACLEDE COUNTY, MISSOURI RECORDED IN PLAT BOOK 3, PAGE 45 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 2025, PAGE 1762 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY OF JEFFERSON AVENUE AT STATION 936+91.00, 50 FEET LEFT OF CENTERLINE, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF LYLE STREET, AND WITH SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, N 07°02'30" E, 261.72 FEET TO STATION 934+34.00, 50 FEET LEFT OF CENTERLINE; THENCE N 45°02'10" E, 14.14 FEET TO STATION 934+20.00, 60 FEET LEFT OF CENTERLINE; THENCE S 87°28'10" E, 69.07 FEET; THENCE N 2'02'45" E, 14.65 FEET TO THE SOUTH RIGHT OF WAY LINE OF BLAND ROAD; THENCE LEAVING SAID EAST RIGHT OF WAY LINE AND WITH SAID SOUTH RIGHT OF WAY LINE, S 88°37'20" E, 511.85 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE WEST RIGHT OF WAY LINE OF HIGHLAND STREET, S 07°20'50" W, 285.20 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE AND WITH THE NORTH RIGHT OF WAY LINE OF LYLE STREET, N 88°37'15" W, 589.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.84 ACRES.

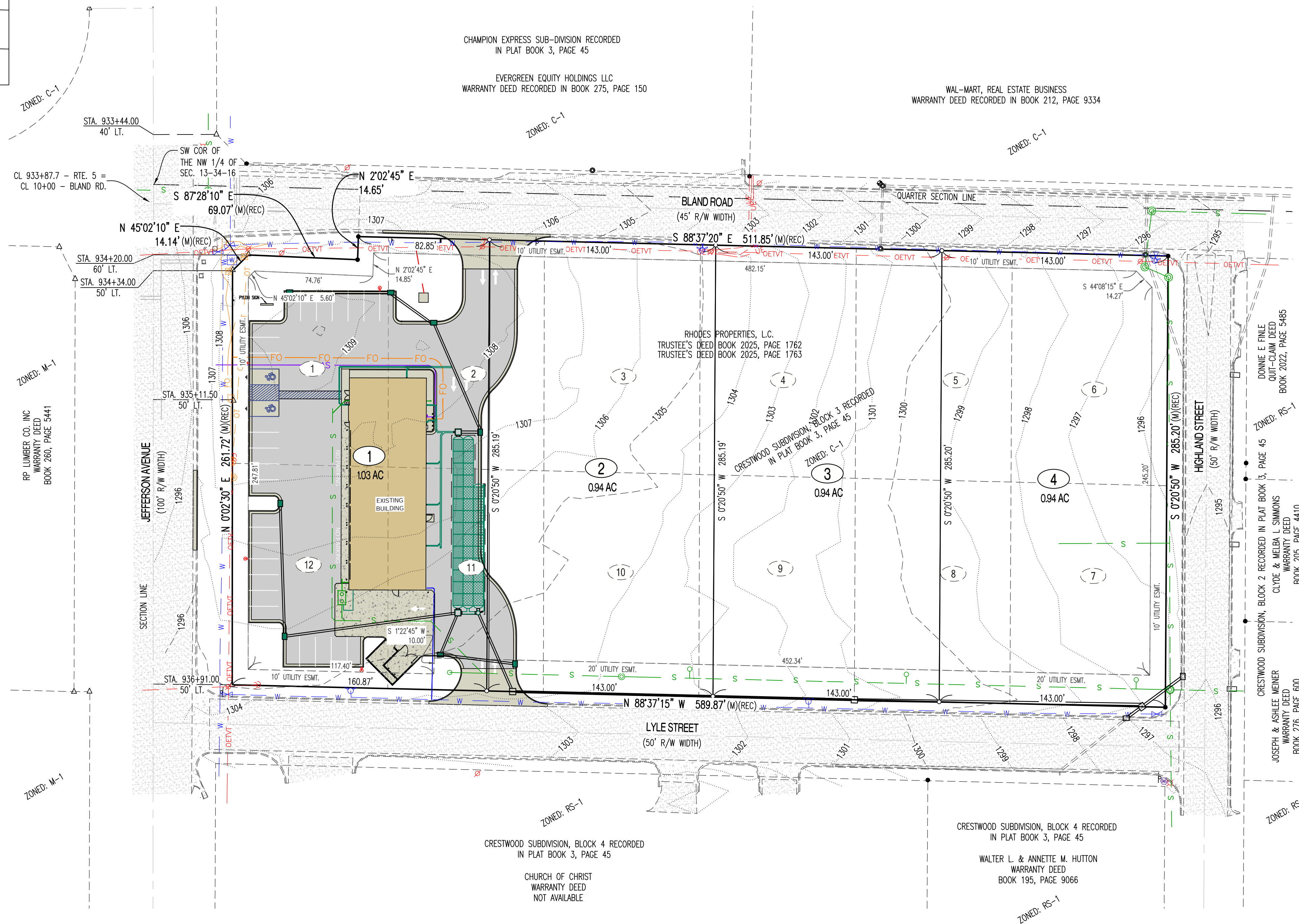
NOTES:

1. THIS TRACT IS LOCATED IN ZONE X--AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29105C0217C, DATED: SEPTEMBER 29, 2010.
2. PUBLIC SEWER IS PROVIDED BY THE CITY OF LEBANON.
3. WATER DISTRIBUTION IS PROVIDED BY THE CITY OF LEBANON.
4. ELECTRIC DISTRIBUTION IS PROVIDED BY THE CITY OF LEBANON.
5. NATURAL GAS DISTRIBUTION IS PROVIDED BY SUMMIT NATURAL GAS.
6. EXISTING ZONING OF THIS TRACT IS C-1.
7. THE INTENT OF THIS DEVELOPMENT IS FOR COMMERCIAL DEVELOPMENT WITH APPROVED USES FOR C-1 AS SHOWN IN CITY CODE OF ORDINANCES UNDER ARTICLE II - USE REGULATIONS, SEC. 48-32.
8. ALL STORMWATER DESIGN SHALL MEET THE CITY OF LEBANON STORMWATER MANAGEMENT REQUIREMENTS. EACH INDIVIDUAL LOT IS RESPONSIBLE FOR PROVIDING STORMWATER MANAGEMENT.
9. THERE ARE NO COVENANTS OR RESTRICTIONS.

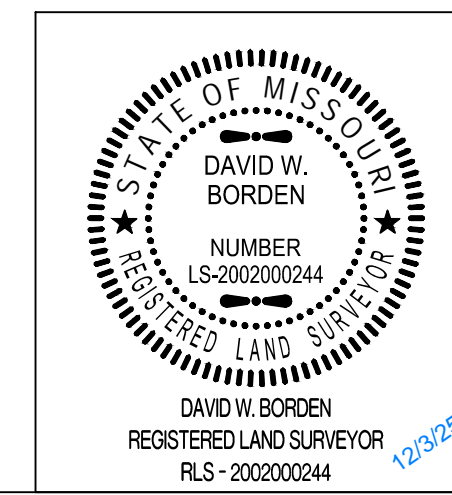


LEGEND:

- 805--- EXISTING MINOR CONTOUR
- 820--- EXISTING MAJOR CONTOUR
- C— CURE
- S — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER
- ⊙ MANHOLE
- W — PROPOSED WATERLINE
- W — EXISTING WATERLINE
- ⊙ PROPOSED LIGHT POLE
- ⊙ PROPOSED FIRE HYDRANT
- EXISTING TREELINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- ⊙ XX ⊙ LOT NUMBER
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED DETENTION



OWNER/DEVELOPER:
RHODES PROPERTIES, L.C.
1650 N. KINGSHIGHWAY ST., SUITE 303
CAPE GIRARDEAU, MO 63701

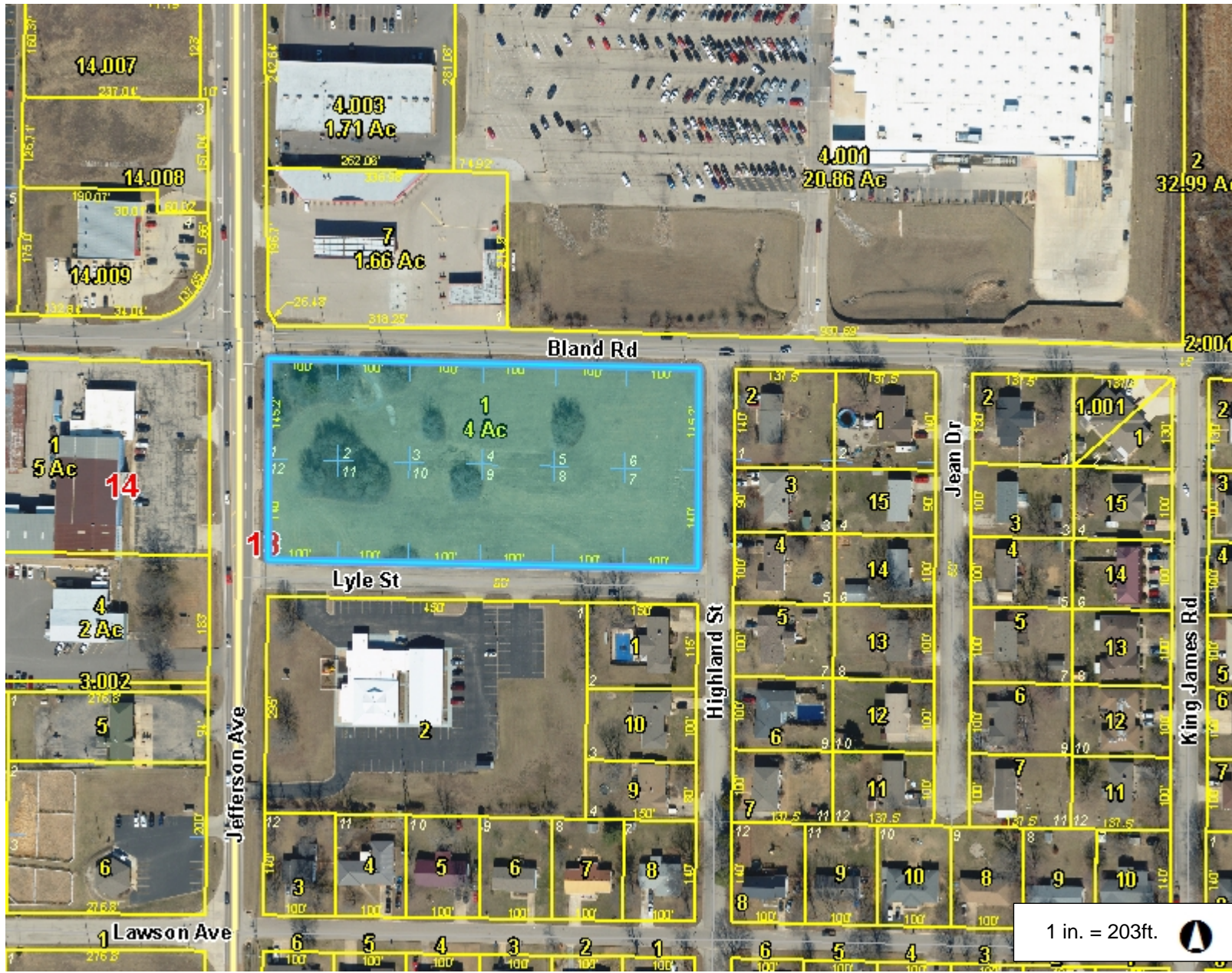
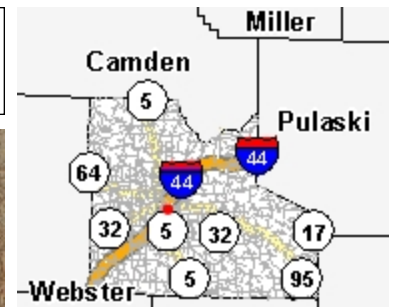


PLAZA PLACE, PLAT NO. 1	
A REPLAT OF CRESTWOOD SUBDIVISION, BLOCK 3, LOTS 1-12 SECTION 13, TOWNSHIP 34 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 200065904	
DATE: 12/03/2025	SCALE: 1" = 40'
PROJECT: 250042	DRAWN BY: JEE
 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	



1900 S Jefferson Ave zoning map 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



To: Zoning and Planning Commission

Proposed for the Meeting Date of: January 8, 2026

Staff Informational Sheet

Topic: Request a plat of Hoke-Reid Park from one lot to two lots located at the 700 block of Mountrose Street.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a plat of Hoke-Reid Park from one lot to two lots located at the 700 block of Mountrose Street.

Background (problem/explanation):

Staff Recommendation:

The plat utility access has been checked and signed by PW Director R. Shockley.

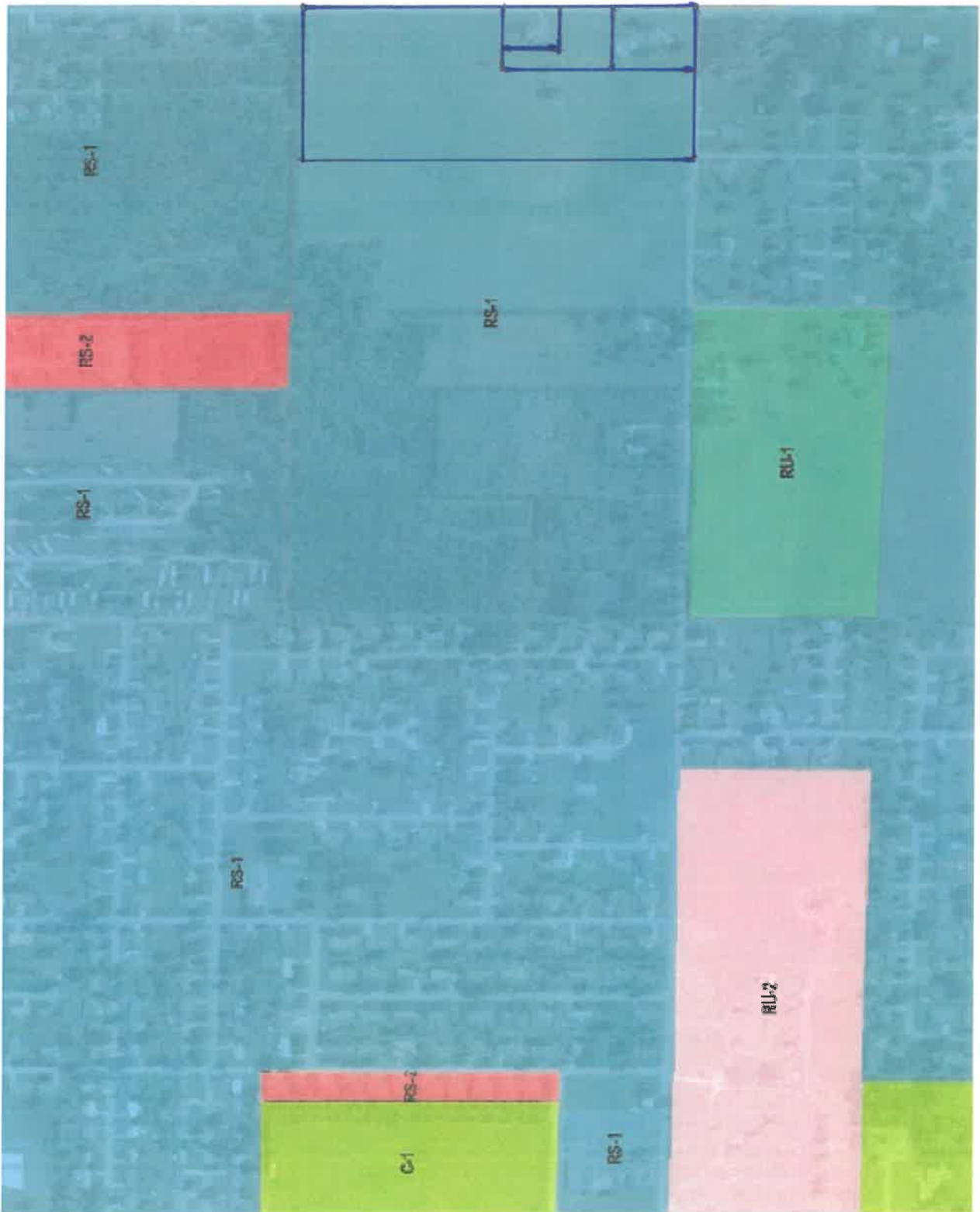
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Hoke-Reid Park zoning map depiction
2. Hoke-Reid Park zoning map depiction
3. Hoke-Reid Park plat depiction
4. Hoke-Reid Park GIS map depiction



Hoke-Reid Park zoning map depiction.



700 block Mountrose Street zoning map depiction

REPLAT OF LOT 2, HOKE-REID PARK

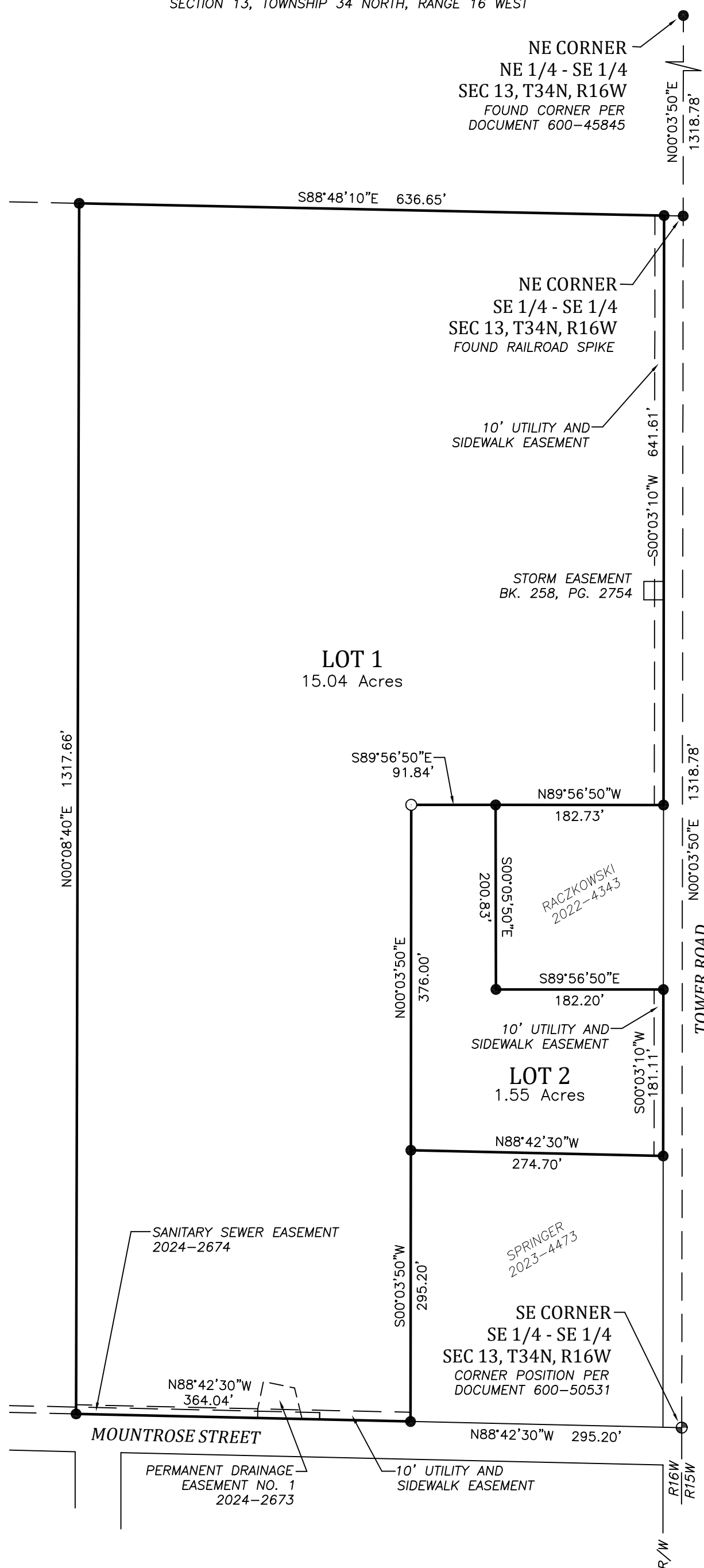
TO THE CITY OF LEBANON, MISSOURI
BEING PART OF THE SE 1/4, SE 1/4
SECTION 13, TOWNSHIP 34 NORTH, RANGE 16 WEST



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- ⊕ CALCULATED POSITION
- FOUND SPIKE



DEDICATION

Whereas, Rhonda Shank and David L. Reid, tenants in common and not as joint tenants, the owners 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:

"REPLAT OF LOT 2, HOKE-REID PARK"

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

David L. Reid _____ Date _____

Rhonda Shank _____ Date _____

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS. David L. Reid

On this _____ day of _____, 2026, before me personally appeared David L. Reid, known to me to be persons 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:

"REPLAT OF LOT 2, HOKE-REID PARK"

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 _____, 2026 by ordinance no. _____

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

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS. Rhonda Shank

On this _____ day of _____, 2026, before me personally appeared Rhonda Shank, known to me to be persons 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)

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 2025 and all prior years.

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

RECORDER'S CERTIFICATE

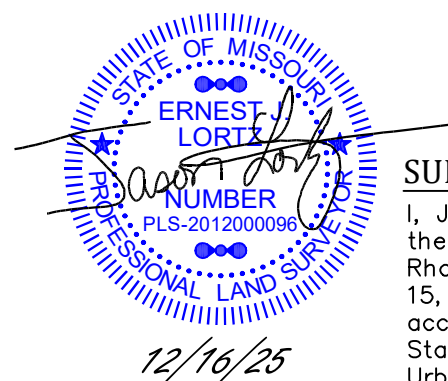


DESCRIPTION

All of Lot 2, Hoke-Reid Park to the City of Lebanon, Laclede County, Missouri.

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: Tracts represent the lands described in Book 199 Page 8050.
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.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of the Rhonda Shank and David L. Reid on December 15, 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

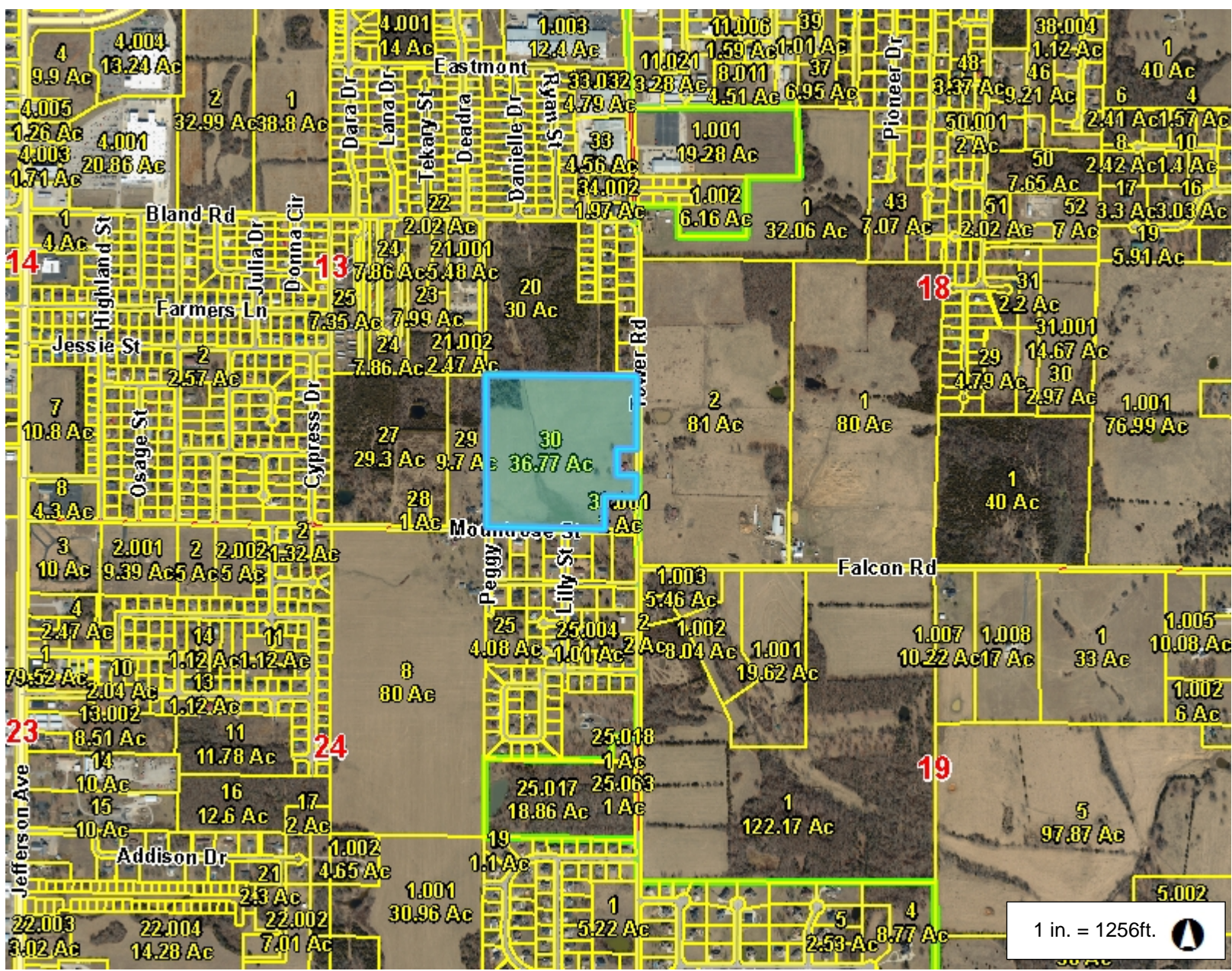
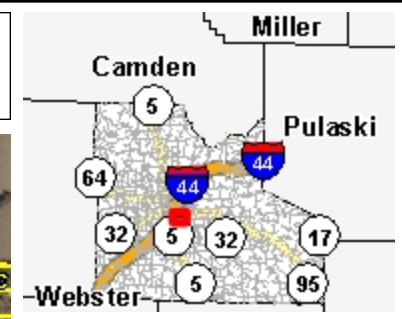


Survey of Lot 2
Hoke-Reid Park
Lebanon, Laclede County Missouri

David L. Reid and Rhonda Shank
Lebanon, Missouri

Drawn by EIL/SJM	Scale 1" = 120'	Survey No.
Checked by EIL	Date 12/16/2025	L-2751

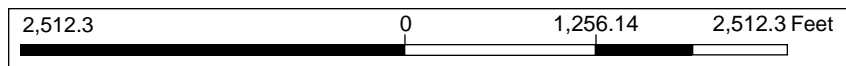
Laclede County, MO



Legend

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

1 in. = 1256ft.



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



To: Zoning and Planning Commission

Proposed for the Meeting Date of: January 8, 2026

Staff Informational Sheet

Topic: Request a rezone of Wolken Subdivision from RS-1 Residential to C-1 General Commercial.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone of Wolken Subdivision from RS-1 Residential to C-1 General Commercial.

Background (problem/explanation):

Staff Recommendation:

The proposed rezone of 817 Holman Road is adjacent to 1440 and 1480 W Elm Street. The property of 1440 is zoned C-1; the zoning map does not reflect the accurate lot depiction of 1440 W Elm Street. See attached GIS map depiction of 1440 W Elm Street.

Submitted By: Mark Scott, Planning and Zoning Manager

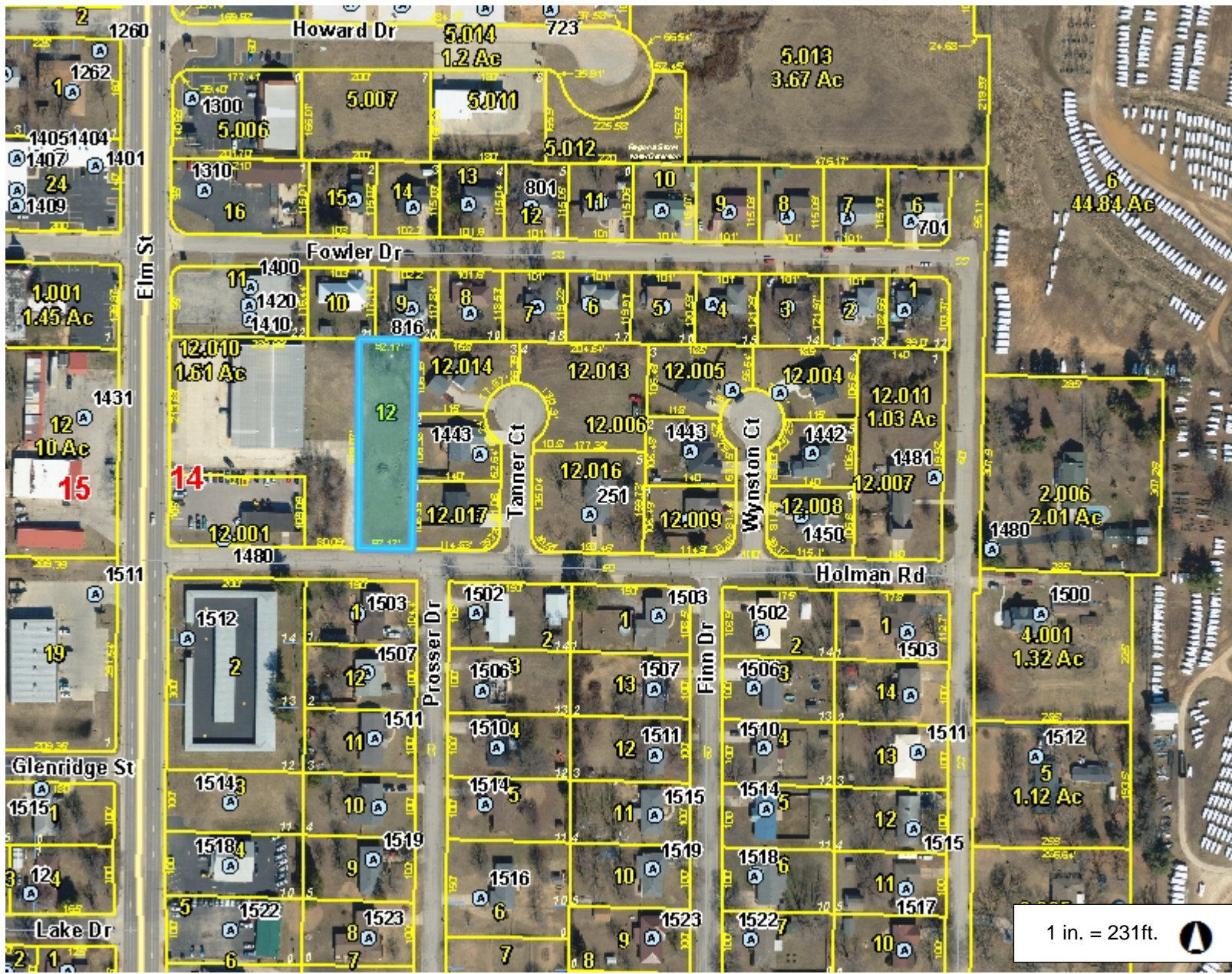
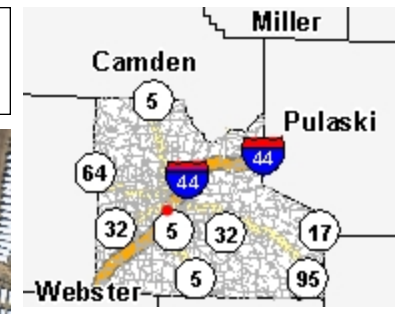
Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Wolken subdivision GIS map depiction
2. Wolken subdivision zoning map depiction
3. Wolken subdivision site plan depiction
4. 1440 W Elm St GIS map depiction

Laclede County, MO



Legend

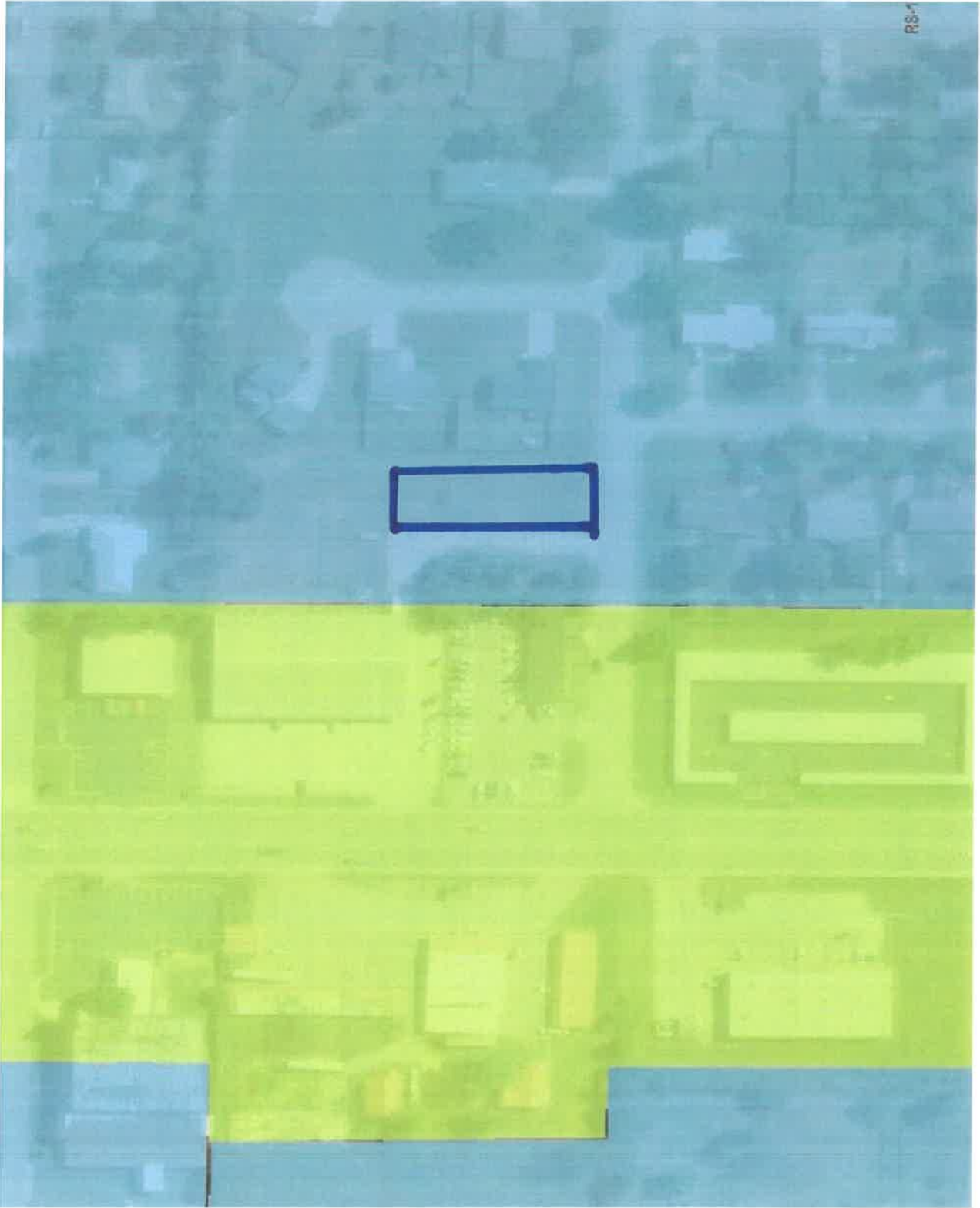
- Address Point
- Road
- Interstate
- State Highway
- Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

Notes

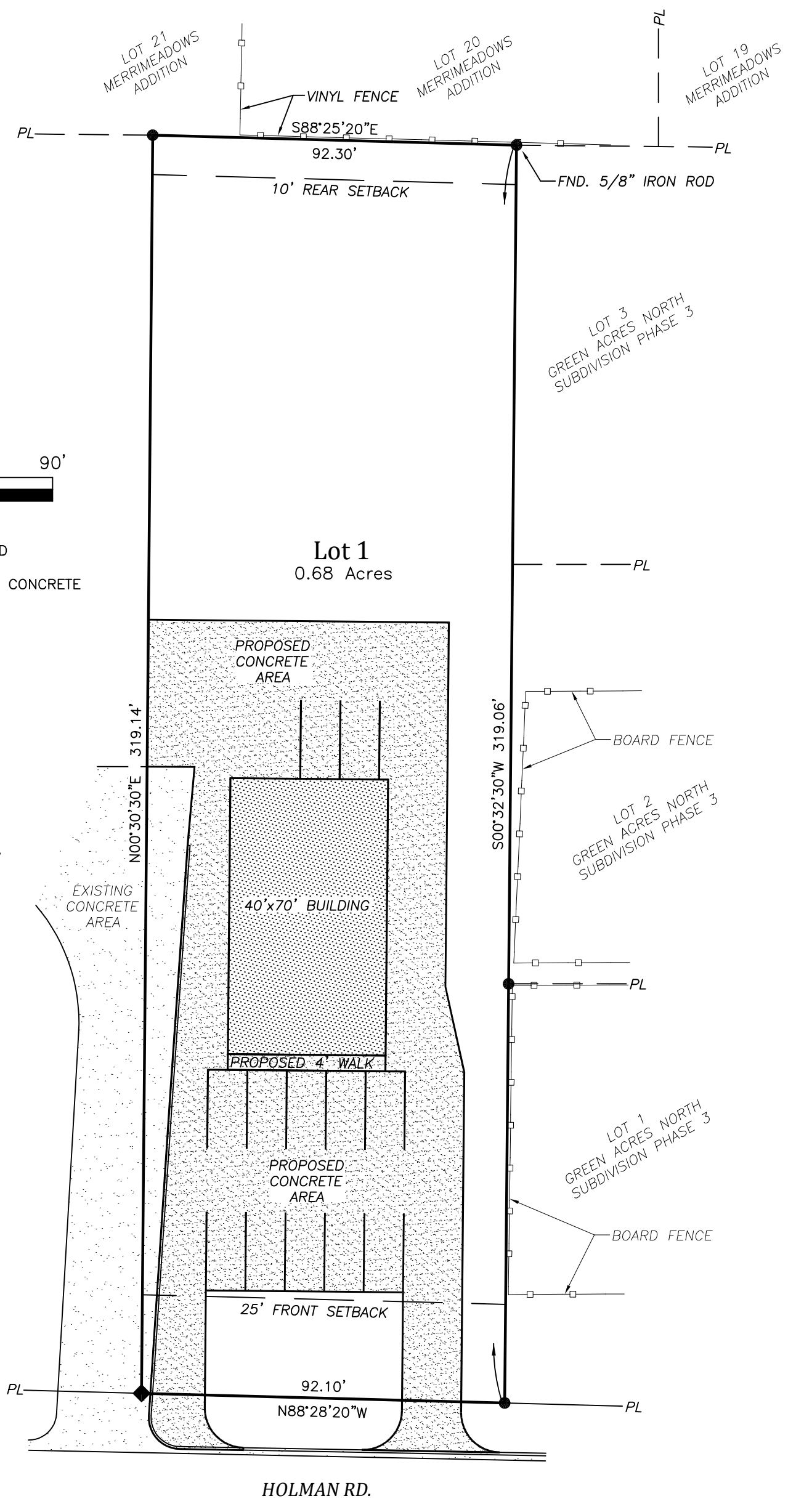
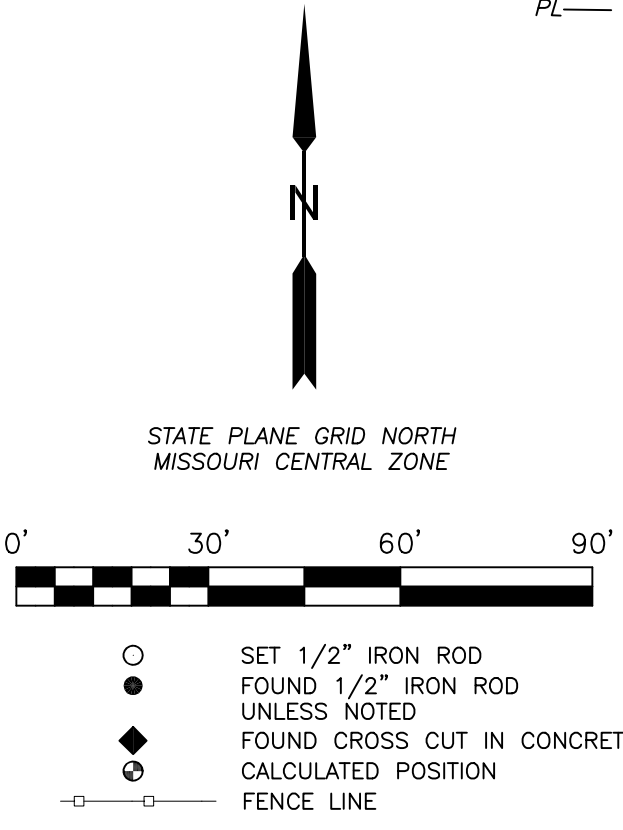
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461.3 0 230.64 461.3 Feet



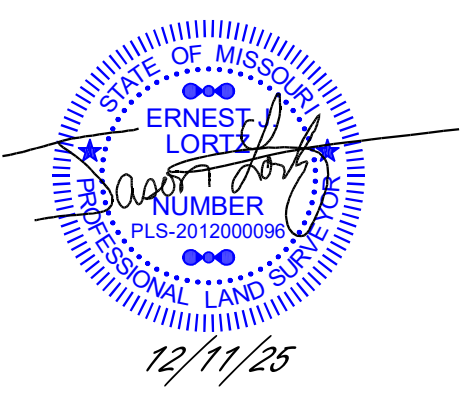
817 Holman Road zoning map depiction



CURRENTLY ZONED RS-1
 REQUEST RE-ZONED TO C-1
 (GENERAL COMMERCIAL)

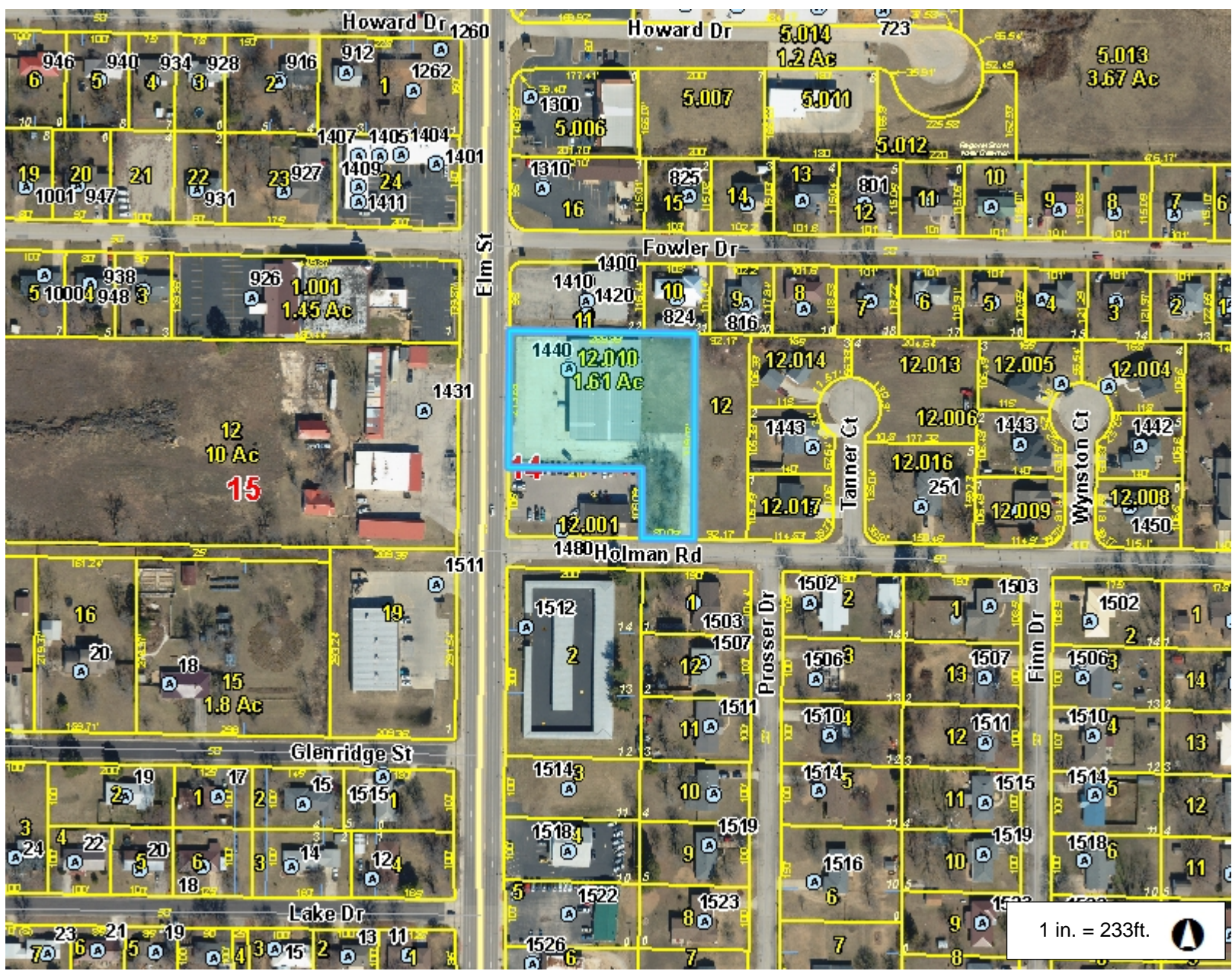
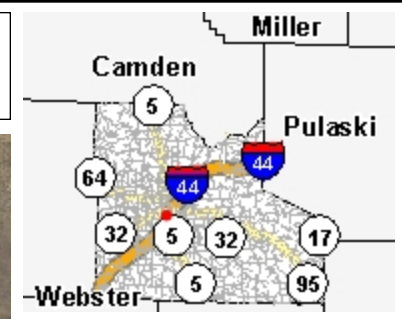
YARD SETBACKS:
 FRONT 25'
 SIDE NONE
 REAR 10'

PARKING REQUIREMENTS
 PARKING REQUIRED = 1 PER 250 SQ. FT.
 PARKING PROVIDED = 12 SPACES



LORTZ SURVEYING		
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536 Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494		
Site Plan of Lot 1 Wolken Subdivision Lebanon, Laclede County, Missouri Charles Wolken Conway, Missouri		
Drawn by SJM	Scale 1" = 30'	Survey No. L-2672S
Checked by EJL	Date 12/11/2025	

Laclede County, MO



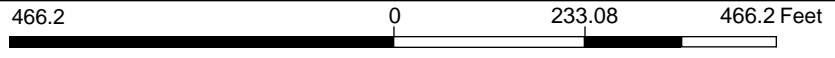
Legend

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

Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION





To: Zoning and Planning Commission

Proposed for the Meeting Date of: January 8, 2026

Staff Informational Sheet

Topic: Request a Rezone of Hayes Addition Block 1 from RS-2 Residential to C-1 General Commercial.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone of Hayes Addition block 1 from RS-2 Residential to C-1 General Commercial.

Background (problem/explanation):

This is zoned RS-2 Residential and the request to rezone to C-1 General Commercial. It is adjacent to a C-1 district. The requested rezone is for Hayes Addition Block 1, Lots 2,3,4 and 5. Currently, Hayes Addition Block 1, lot 1 is zoned C-1 General Commercial.

Staff Recommendation:

The proposed rezone of Hayes Addition lots 2,3,4 and 5 is added to Allens First Addition from RS-2 to C-1. The proposed new plat will be a continuous C-1 district.

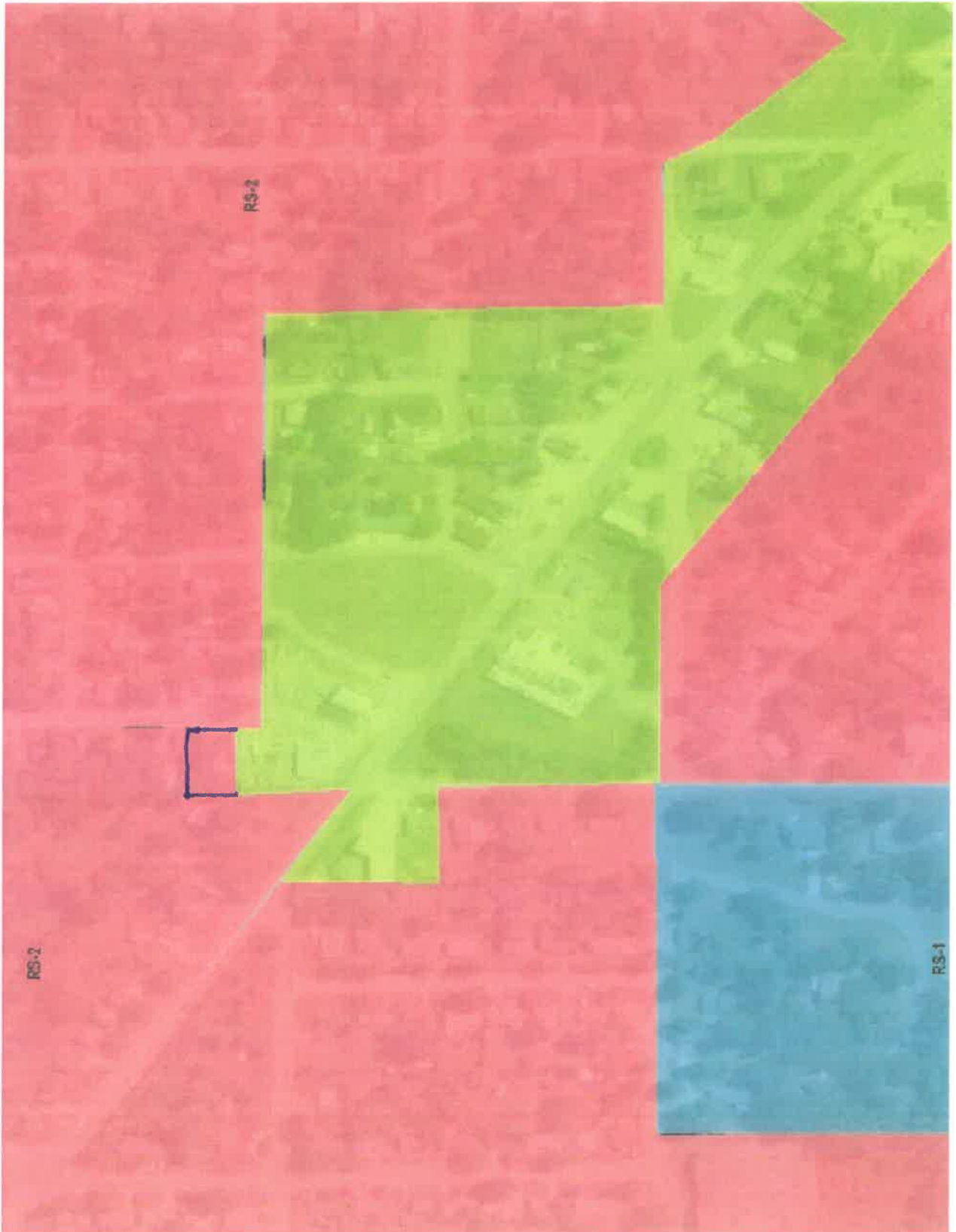
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

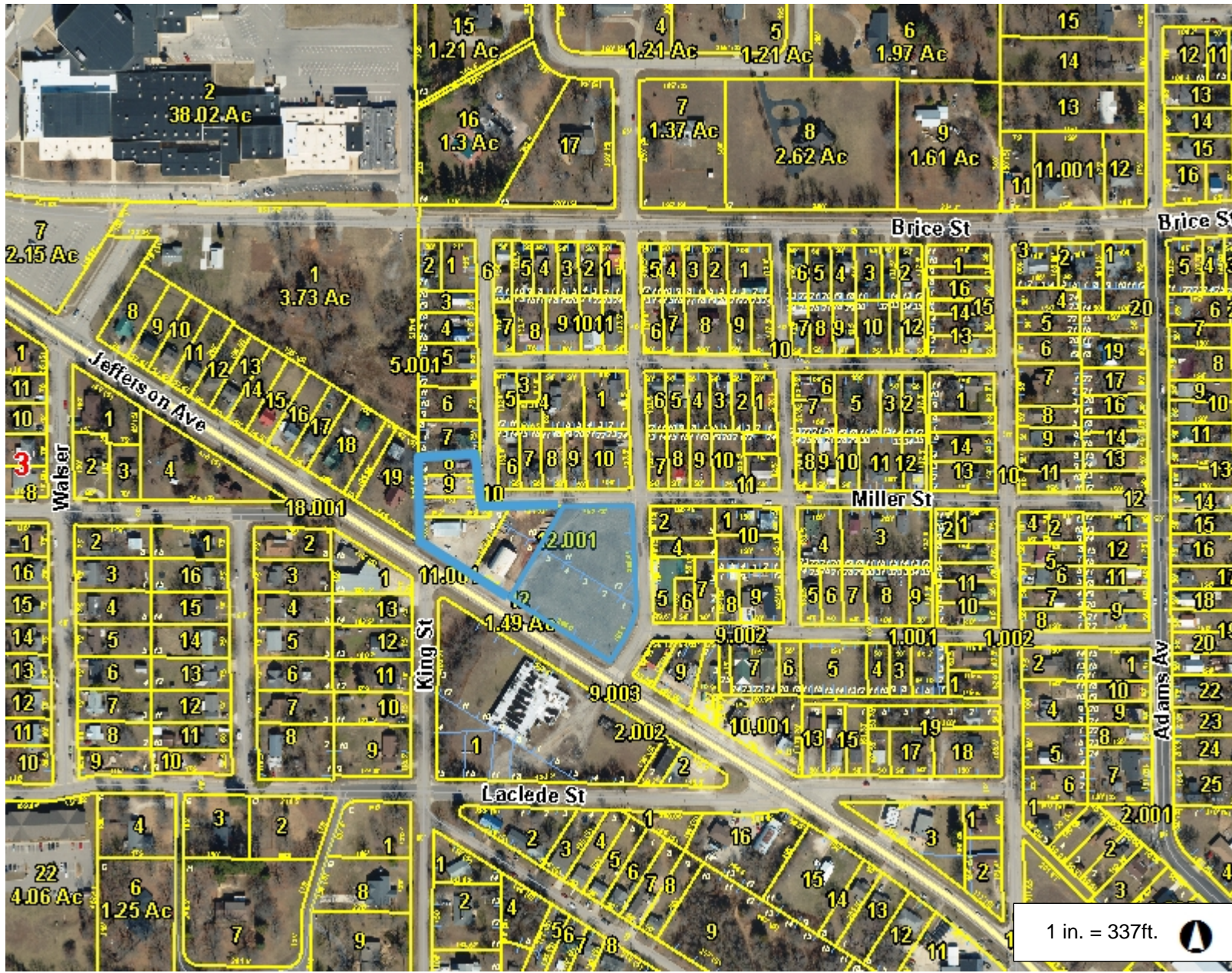
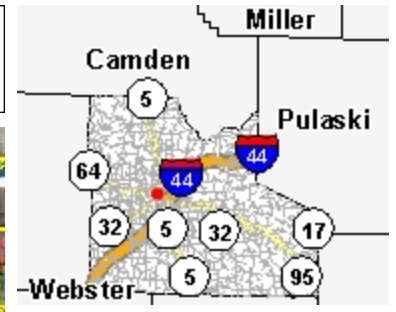
ATTACHMENTS:

1. Allens First Additon zoning map depiction
2. Allens First Additon GIS map depiction
3. Allens First Additon GIS map and rezone depiction
4. Allens First Addition plat depiction



Allen First and Hayes Addition zoning map depiction

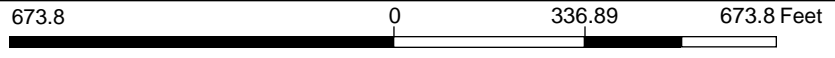
Laclede County, MO



Legend

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

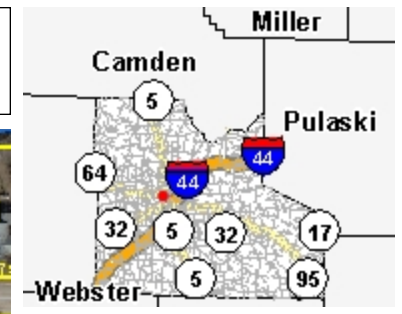
1 in. = 337ft.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

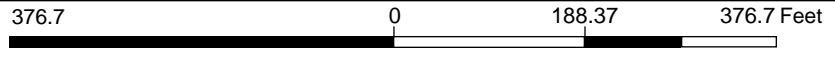
Laclede County, MO



Legend

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

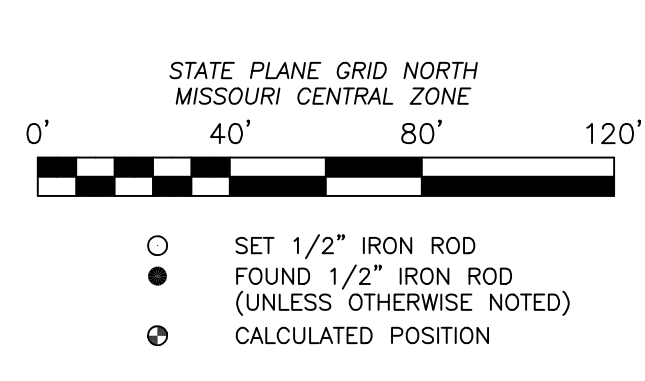
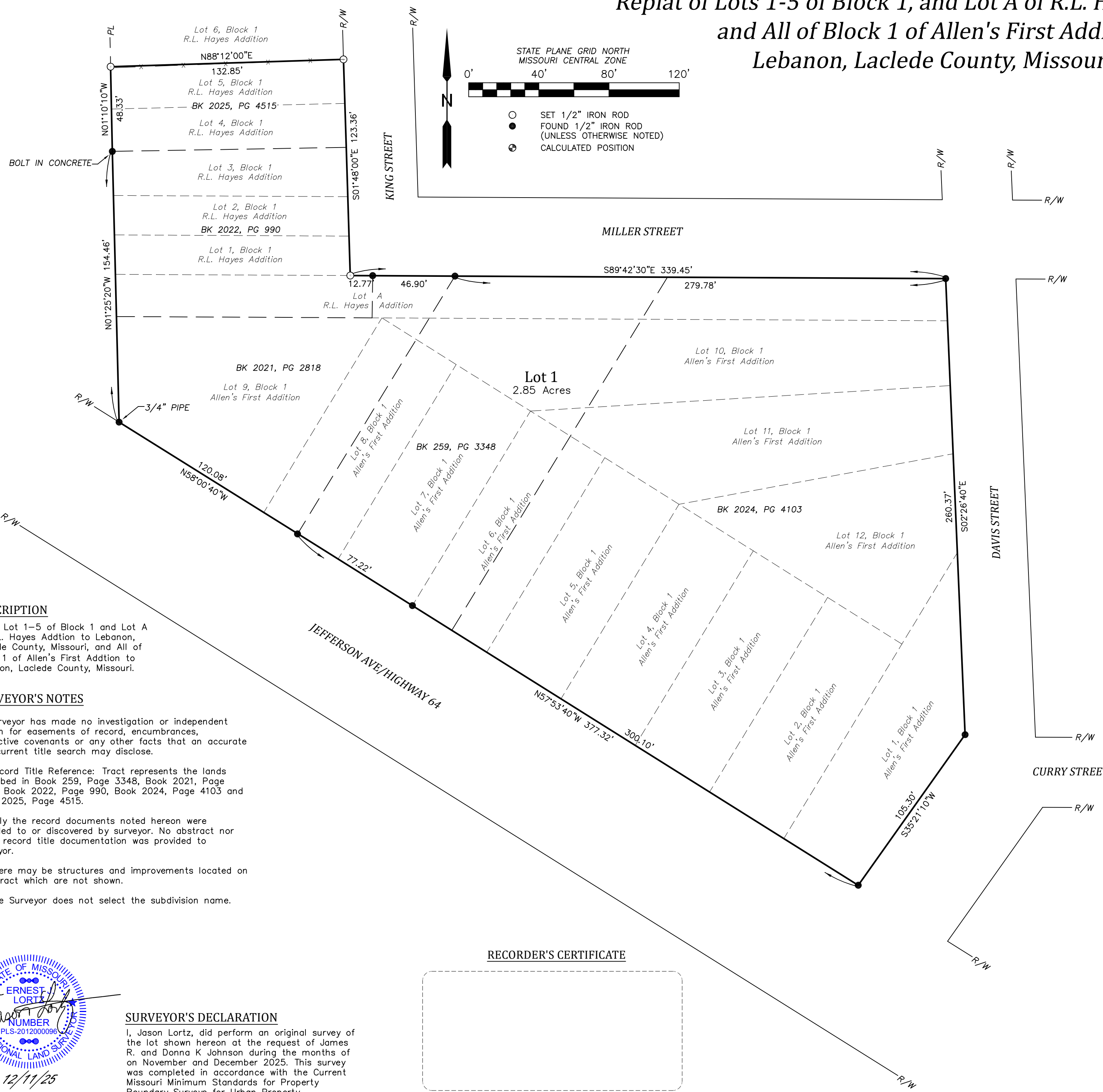
1 in. = 188ft.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Replat of Lots 1-5 of Block 1, and Lot A of R.L. Hayes Addition and All of Block 1 of Allen's First Addition Lebanon, Laclede County, Missouri



DESCRIPTION

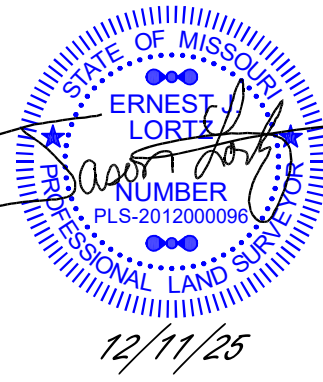
All of Lot 1-5 of Block 1 and Lot A of R.L. Hayes Addition to Lebanon, Laclede County, Missouri, and All of Block 1 of Allen's First Addition to Lebanon, Laclede County, Missouri.

SURVEYOR'S NOTES

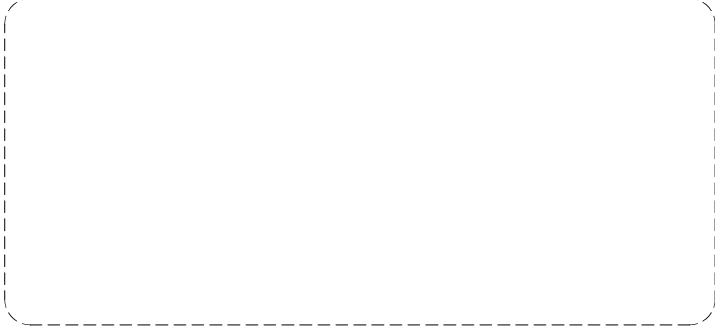
1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Tract represents the lands described in Book 259, Page 3348, Book 2021, Page 2818, Book 2022, Page 990, Book 2024, Page 4103 and Book 2025, Page 4515.
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.
5. The Surveyor does not select the subdivision name.

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lot shown hereon at the request of James R. and Donna K Johnson during the months of on November and December 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.



RECORDER'S CERTIFICATE



DEDICATION

Whereas, James R and Donna K Johnson, are the owners 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:

*Replat of Lots 1-5 of Block 1, and Lot A of R.L. Hayes Addition
and All of Block 1 of Allen's First Addition
Lebanon, Laclede County, Missouri*

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

James R. Johnson _____ Date _____

Donna K. Johnson _____ Date _____

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2026, before me personally appeared James R. Johnson and Donna K. Johnson, known to me to be persons who executed the within final plat and acknowledged to me that he/she 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:

*Replat of Lots 1-5 of Block 1, and Lot A of R.L. Hayes Addition
and All of Block 1 of Allen's First Addition
Lebanon, Laclede County, 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 and was approved by the city council at a meeting held on the _____ day of _____, 2026 by ordinance no. _____

Jared Carr _____ Attest: Lacey Brackett
Mayor, City of Lebanon 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 2025 and all prior years.

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

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 1-5, Block 1 and Lot A
of R.L. Hayes Addition and All of
Block 1 of Allen's First Addition to
Lebanon, Laclede County, Missouri

James R. and Donna K. Johnson
Lebanon, Missouri

Drawn by SIM	Scale 1" = 40'	Survey No.	
Checked by EJL	Date 12/11/2025	L-2722	



To: Zoning and Planning Commission Proposed for the Meeting Date of: January 8, 2026

Staff Informational Sheet

Topic: Request for a Replat of Allens First Subdivision located at 1060 N Jefferson Avenue.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a replat of Allens First Subdivision located at 1060 N Jefferson Avenue.

Background (problem/explanation):

Sec.48-42. This is zoned C-1 General Commercial Property must be properly platted for any new construction. Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Hayes Addition lots are currently in an RS-2 residential district.

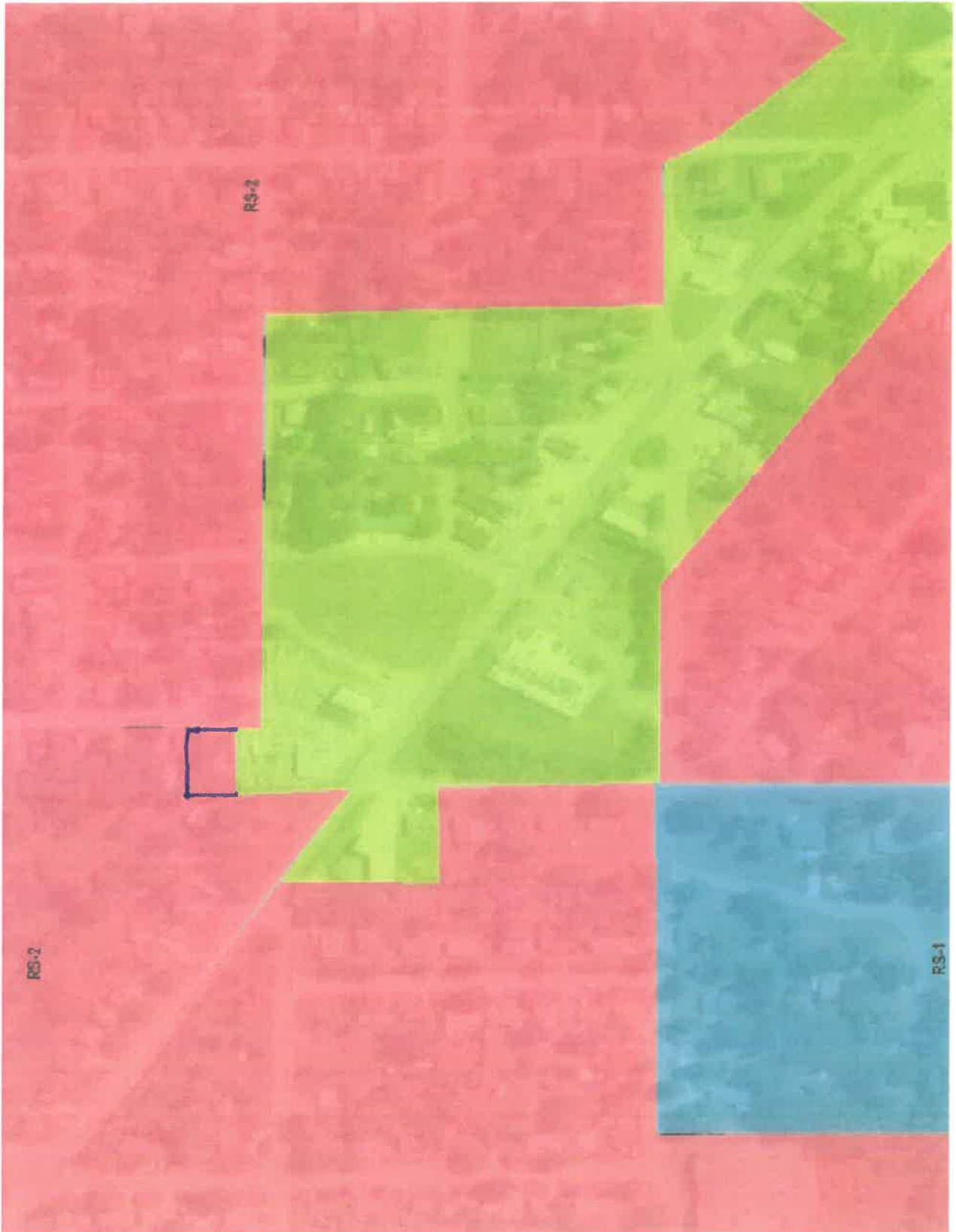
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

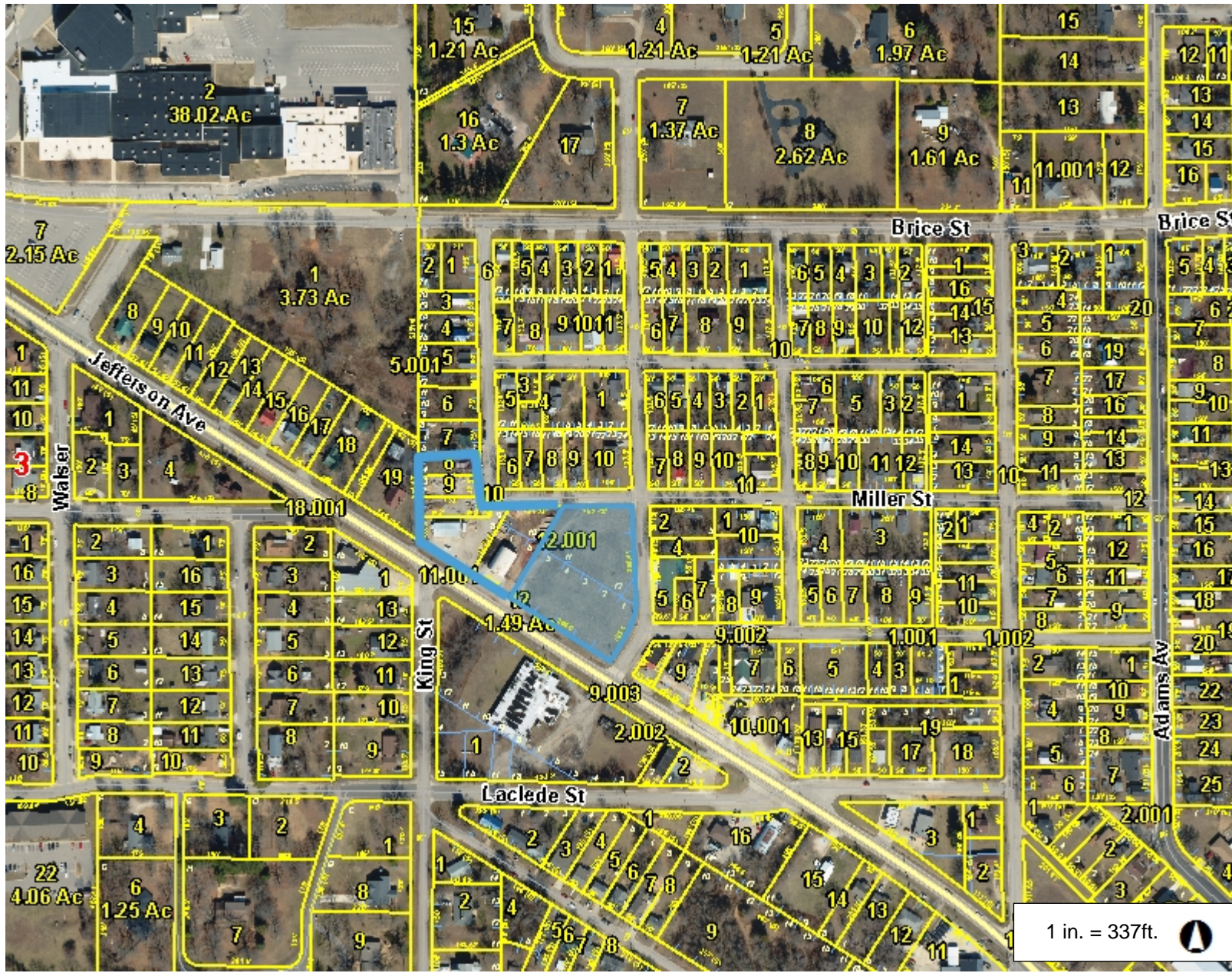
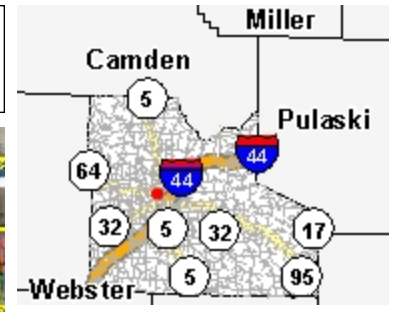
ATTACHMENTS:

1. Allens First Additon zoning map depiction
2. Allens First Additon GIS map depiction
3. Allens First Additon GIS map and rezone depiction
4. Allens First Addition plat depiction



Allen First and Hayes Addition zoning map depiction

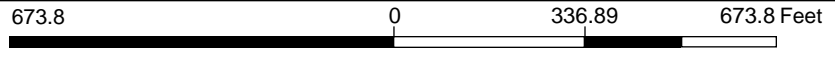
Laclede County, MO



Legend

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

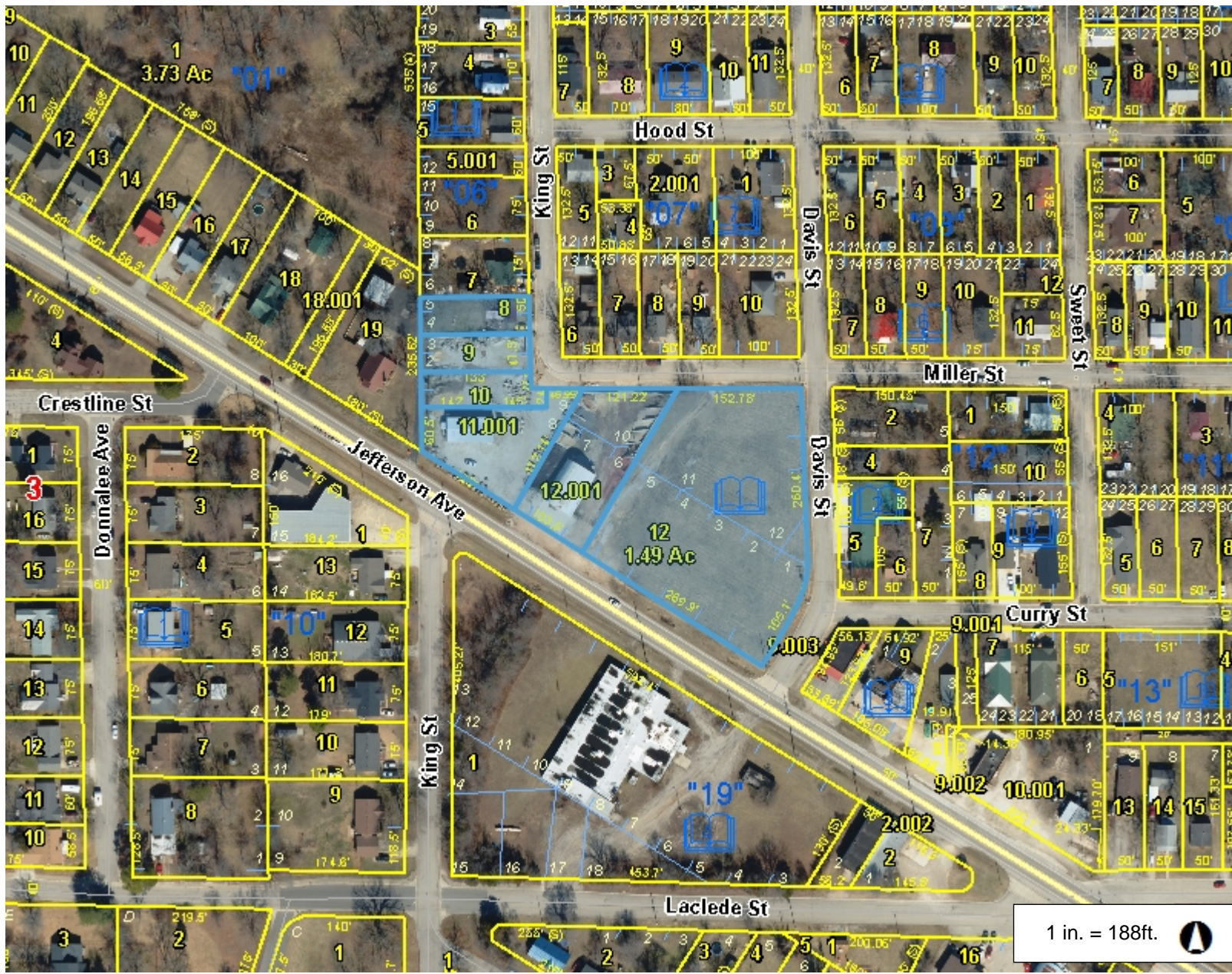
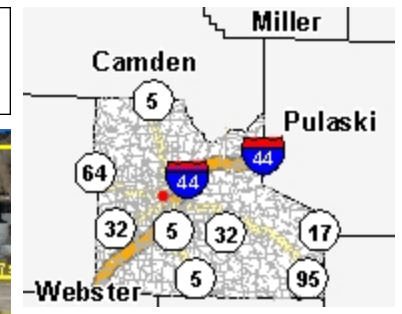
1 in. = 337ft.



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

Laclede County, MO



Legend

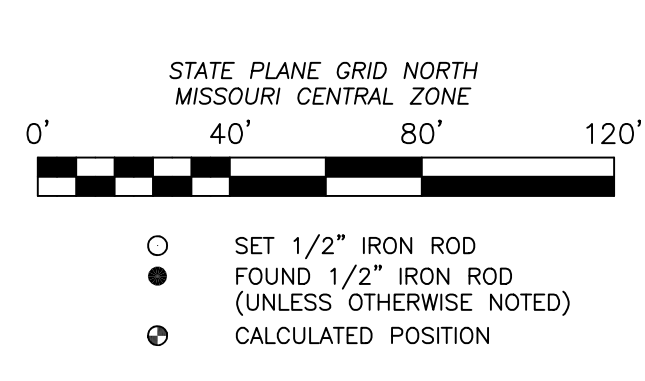
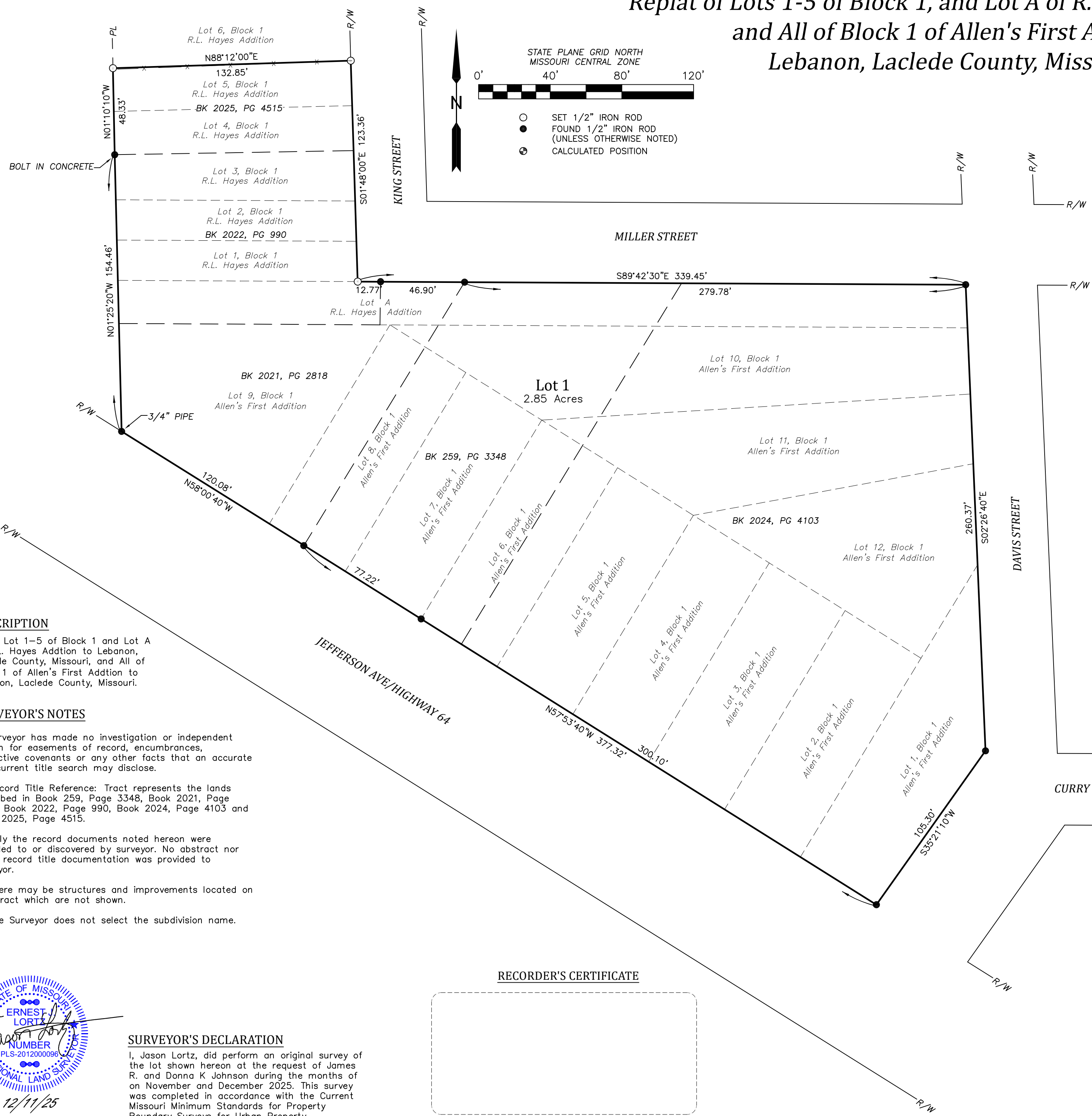
- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

Notes

376.7 0 188.37 376.7 Feet

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

Replat of Lots 1-5 of Block 1, and Lot A of R.L. Hayes Addition and All of Block 1 of Allen's First Addition Lebanon, Laclede County, Missouri



- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POSITION

DESCRIPTION

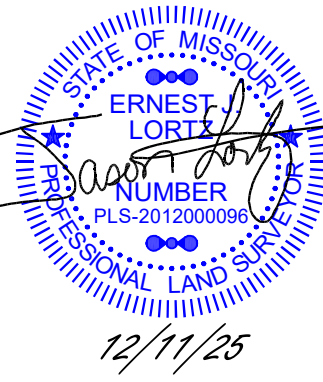
All of Lot 1-5 of Block 1 and Lot A of R.L. Hayes Addition to Lebanon, Laclede County, Missouri, and All of Block 1 of Allen's First Addition to Lebanon, Laclede County, Missouri.

SURVEYOR'S NOTES

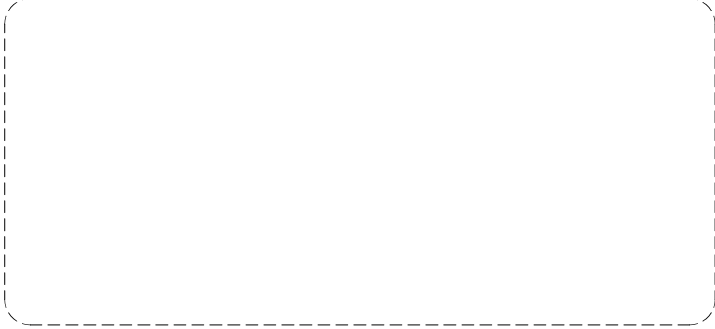
1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Tract represents the lands described in Book 259, Page 3348, Book 2021, Page 2818, Book 2022, Page 990, Book 2024, Page 4103 and Book 2025, Page 4515.
3. Only the record documents noted herein 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.
5. The Surveyor does not select the subdivision name.

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lot shown hereon at the request of James R. and Donna K Johnson during the months of on November and December 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.



RECORDER'S CERTIFICATE



DEDICATION

Whereas, James R and Donna K Johnson, are the owners 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:

*Replat of Lots 1-5 of Block 1, and Lot A of R.L. Hayes Addition
and All of Block 1 of Allen's First Addition
Lebanon, Laclede County, Missouri*

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

James R. Johnson _____ Date _____

Donna K. Johnson _____ Date _____

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2026, before me personally appeared James R. Johnson and Donna K. Johnson, known to me to be persons who executed the within final plat and acknowledged to me that he/she 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:

*Replat of Lots 1-5 of Block 1, and Lot A of R.L. Hayes Addition
and All of Block 1 of Allen's First Addition
Lebanon, Laclede County, 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 and was approved by the city council at a meeting held on the _____ day of _____, 2026 by ordinance no. _____

Jared Carr _____ Attest: Lacey Brackett
Mayor, City of Lebanon 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 2025 and all prior years.

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

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 1-5, Block 1 and Lot A
of R.L. Hayes Addition and All of
Block 1 of Allen's First Addition to
Lebanon, Laclede County, Missouri

James R. and Donna K. Johnson
Lebanon, Missouri

Drawn by SIM	Scale 1" = 40'	Survey No.
Checked by EJL	Date 12/11/2025	L-2722



To: Zoning and Planning Commission Proposed for the Meeting Date of: January 8, 2026

Staff Informational Sheet

Topic: Request a preliminary plat of Crestwood Subdivision located at 1900 S Jefferson Avenue.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a preliminary plat of Crestwood Subdivision located at 1900 S Jefferson Avenue.

Background (problem/explanation):

Sec.48-42. This is zoned C-1. General Commercial Property must be properly platted for any new construction. Preliminary plat from Crestwood subdivision plat to four lots. Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Planning and zoning staff see no issues.

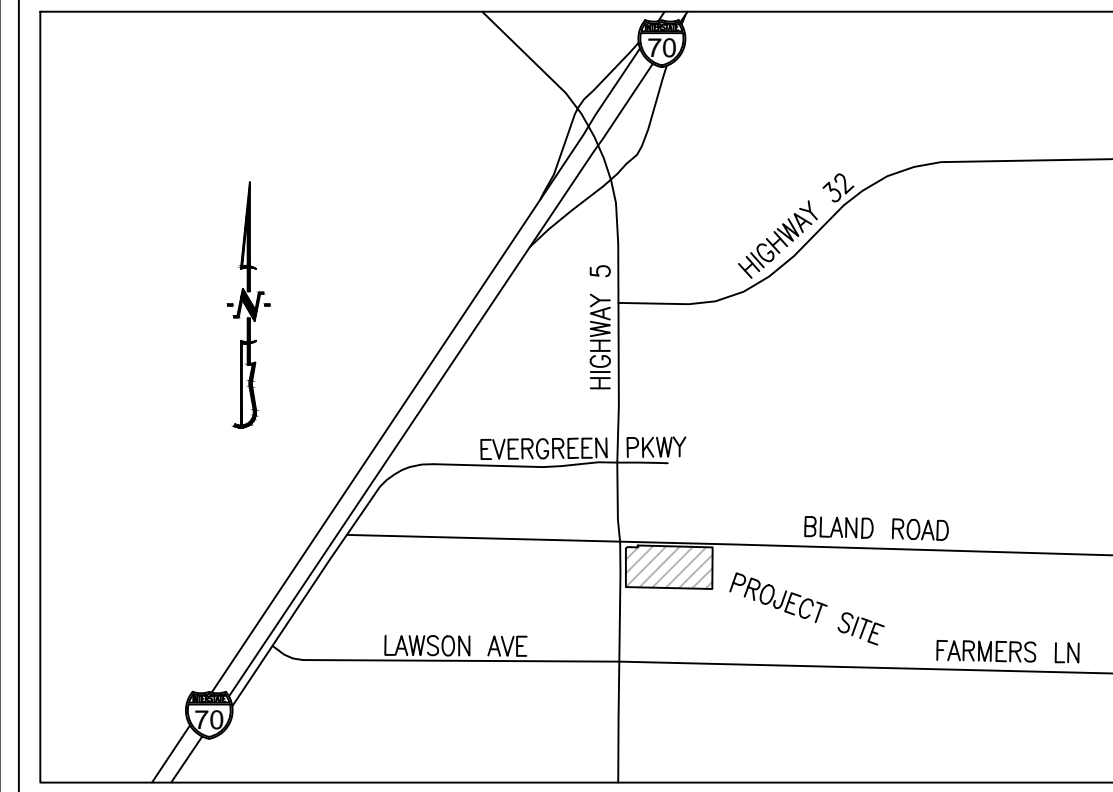
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Crestwood Subdivision plat depiction
2. Crestwood Subdivision zoning map depiction
3. Crestwood Subdivision GIS map depiction



LOCATION MAP
NOT TO SCALE

PRELIMINARY PLAT PLAZA PLACE, PLAT No.1

A REPLAT OF CRESTWOOD SUBDIVISION, BLOCK 3, LOTS 1-12 AND LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 16 WEST
LEBANON, LACLEDE COUNTY, MISSOURI
DECEMBER 3, 2025

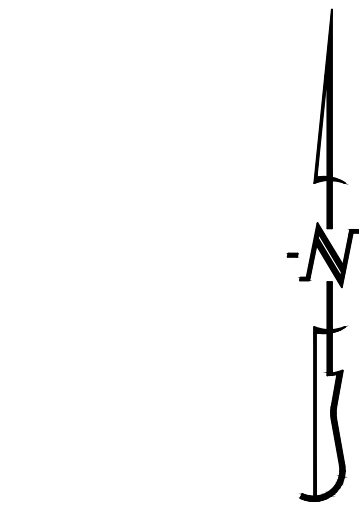
DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 13 WEST, LEBANON, LACLEDE COUNTY, MISSOURI AND BEING ALL OF LOTS 1-12, CRESTWOOD SUBDIVISION, BLOCK 3, TO LACLEDE COUNTY, MISSOURI RECORDED IN PLAT BOOK 3, PAGE 45 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 2025, PAGE 1762 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY OF JEFFERSON AVENUE AT STATION 936+91.00, 50 FEET LEFT OF CENTERLINE, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF LYLE STREET, AND WITH SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, N 07°02'30" E, 261.72 FEET TO STATION 934+34.00, 50 FEET LEFT OF CENTERLINE; THENCE N 45°02'10" E, 14.14 FEET TO STATION 934+20.00, 60 FEET LEFT OF CENTERLINE; THENCE S 87°28'10" E, 69.07 FEET; THENCE N 2'02'45" E, 14.65 FEET TO THE SOUTH RIGHT OF WAY LINE OF BLAND ROAD; THENCE LEAVING SAID EAST RIGHT OF WAY LINE AND WITH SAID SOUTH RIGHT OF WAY LINE, S 88°37'20" E, 511.85 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE WEST RIGHT OF WAY LINE OF HIGHLAND STREET, S 07°20'50" W, 285.20 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE AND WITH THE NORTH RIGHT OF WAY LINE OF LYLE STREET, N 88°37'15" W, 589.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.84 ACRES.

NOTES:

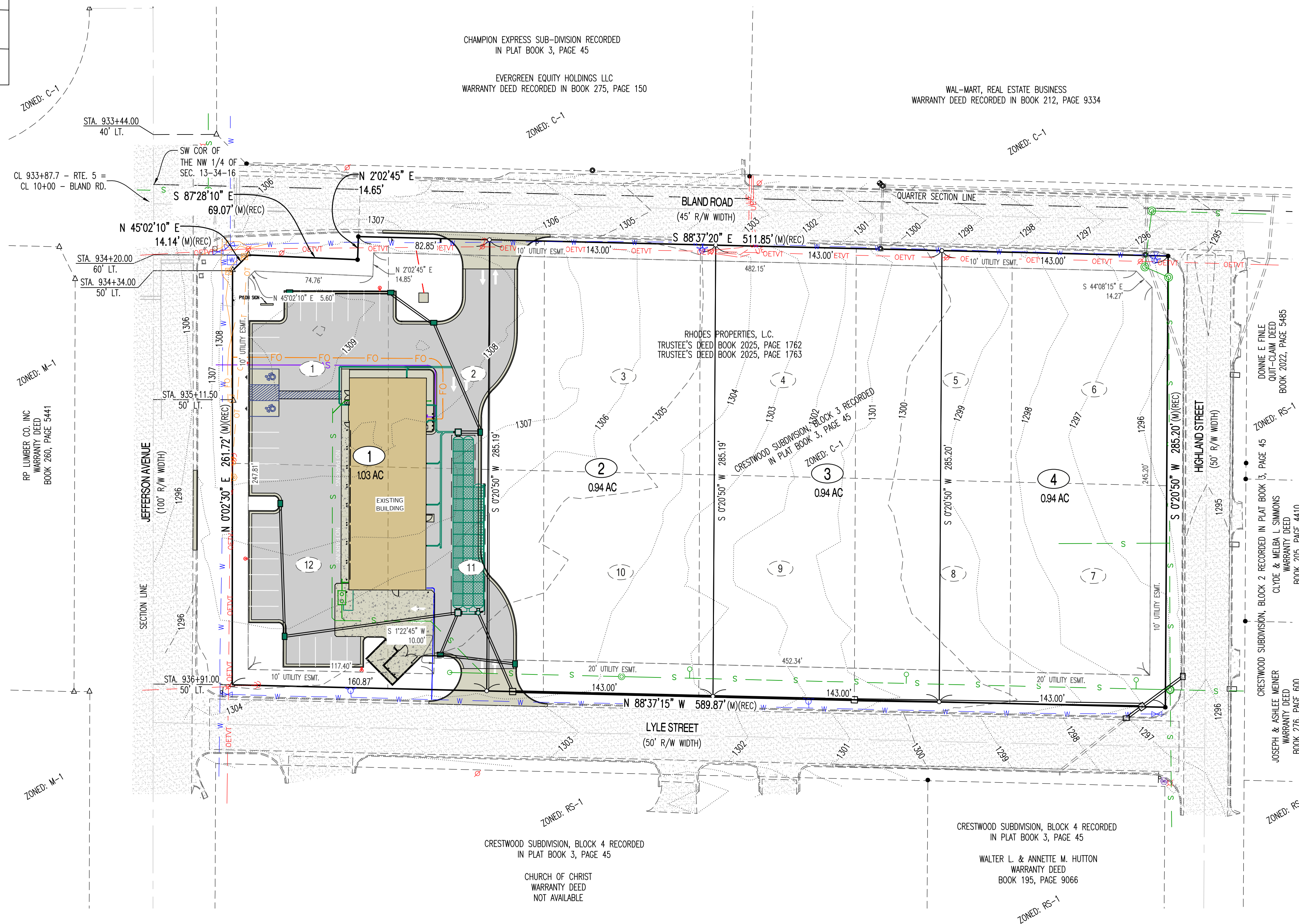
1. THIS TRACT IS LOCATED IN ZONE X--AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29105C0217C, DATED: SEPTEMBER 29, 2010.
2. PUBLIC SEWER IS PROVIDED BY THE CITY OF LEBANON.
3. WATER DISTRIBUTION IS PROVIDED BY THE CITY OF LEBANON.
4. ELECTRIC DISTRIBUTION IS PROVIDED BY THE CITY OF LEBANON.
5. NATURAL GAS DISTRIBUTION IS PROVIDED BY SUMMIT NATURAL GAS.
6. EXISTING ZONING OF THIS TRACT IS C-1.
7. THE INTENT OF THIS DEVELOPMENT IS FOR COMMERCIAL DEVELOPMENT WITH APPROVED USES FOR C-1 AS SHOWN IN CITY CODE OF ORDINANCES UNDER ARTICLE II - USE REGULATIONS, SEC. 48-32.
8. ALL STORMWATER DESIGN SHALL MEET THE CITY OF LEBANON STORMWATER MANAGEMENT REQUIREMENTS. EACH INDIVIDUAL LOT IS RESPONSIBLE FOR PROVIDING STORMWATER MANAGEMENT.
9. THERE ARE NO COVENANTS OR RESTRICTIONS.



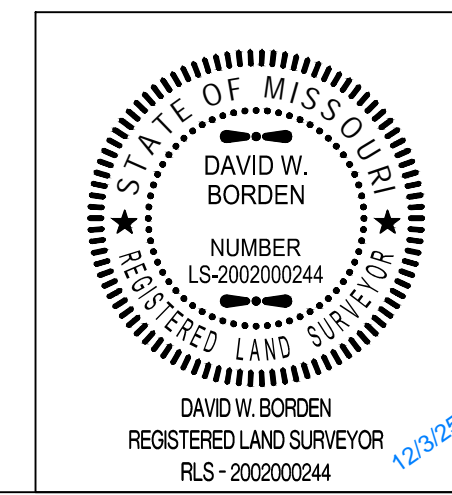
SCALE: 1"=40'
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- 805--- EXISTING MINOR CONTOUR
- 820--- EXISTING MAJOR CONTOUR
- C— C— CURB
- S — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER
- ⊙ MANHOLE
- W — PROPOSED WATERLINE
- W — EXISTING WATERLINE
- ⊙ PROPOSED LIGHT POLE
- ⊙ PROPOSED FIRE HYDRANT
- — — EXISTING TREELINE
- — — EXISTING STORM SEWER
- — — PROPOSED STORM SEWER
- — — BUILDING LINE
- — — EASEMENT
- ⊙ XX ⊙ LOT NUMBER
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- — — PROPOSED DETENTION



OWNER/DEVELOPER:
RHODES PROPERTIES, L.C.
1650 N. KINGSHIGHWAY ST., SUITE 303
CAPE GIRARDEAU, MO 63701

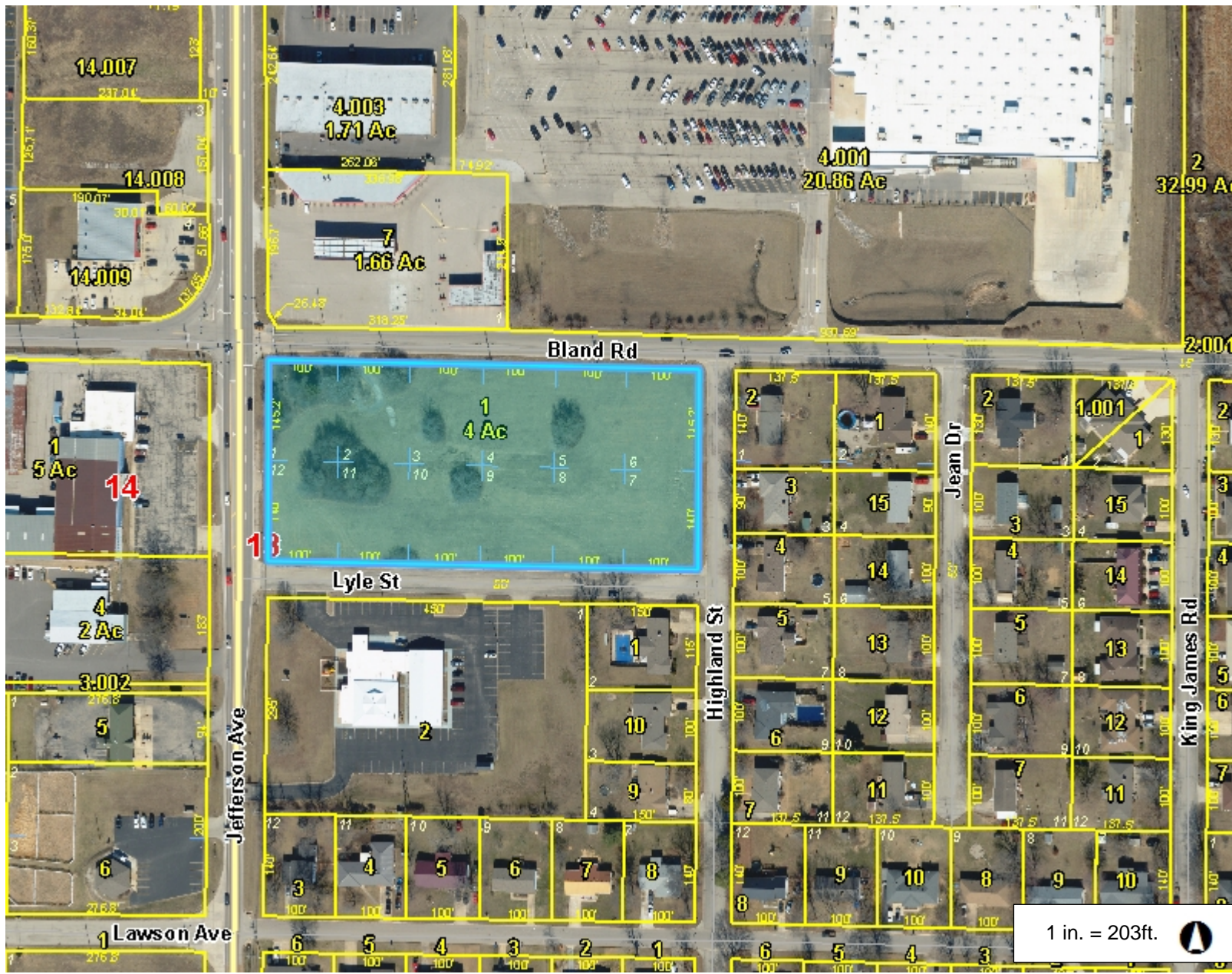
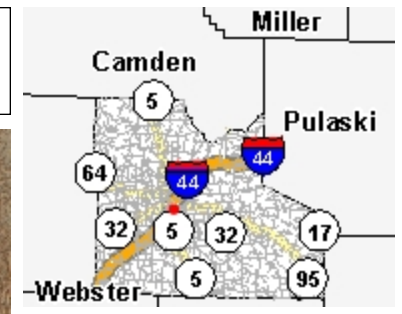


PLAZA PLACE, PLAT NO. 1	
A REPLAT OF CRESTWOOD SUBDIVISION, BLOCK 3, LOTS 1-12 SECTION 13, TOWNSHIP 34 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CORPORATE NUMBER: 200069304	
DATE: 12/03/2025	SCALE: 1" = 40'
PROJECT: 250042	DRAWN BY: JEE
 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	



1900 S Jefferson Ave zoning map depiction.

Laclede County, MO



Legend

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

Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



To: Zoning and Planning Commission

Proposed for the Meeting Date of: January 8, 2026

Staff Informational Sheet

Topic: Request a plat of Hoke-Reid Park from one lot to two lots located at the 700 block of Mountrose Street.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a plat of Hoke-Reid Park from one lot to two lots located at the 700 block of Mountrose Street.

Background (problem/explanation):

Staff Recommendation:

The plat utility access has been checked and signed by PW Director R. Shockley.

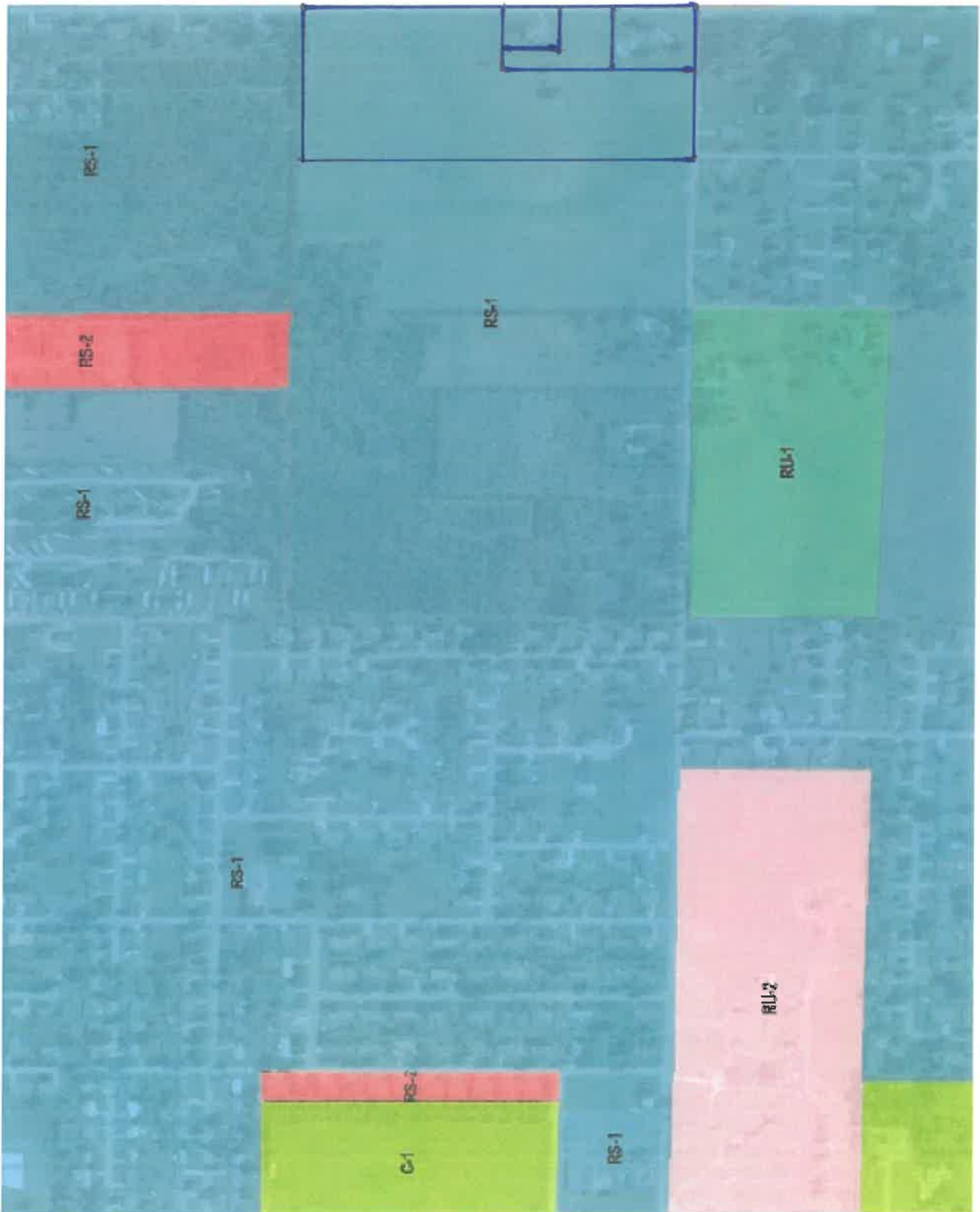
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Hoke-Reid Park zoning map depiction
2. Hoke-Reid Park zoning map depiction
3. Hoke-Reid Park plat depiction
4. Hoke-Reid Park GIS map depiction



Hoke-Reid Park zoning map depiction.



700 block Mountrose Street zoning map depiction

REPLAT OF LOT 2, HOKE-REID PARK

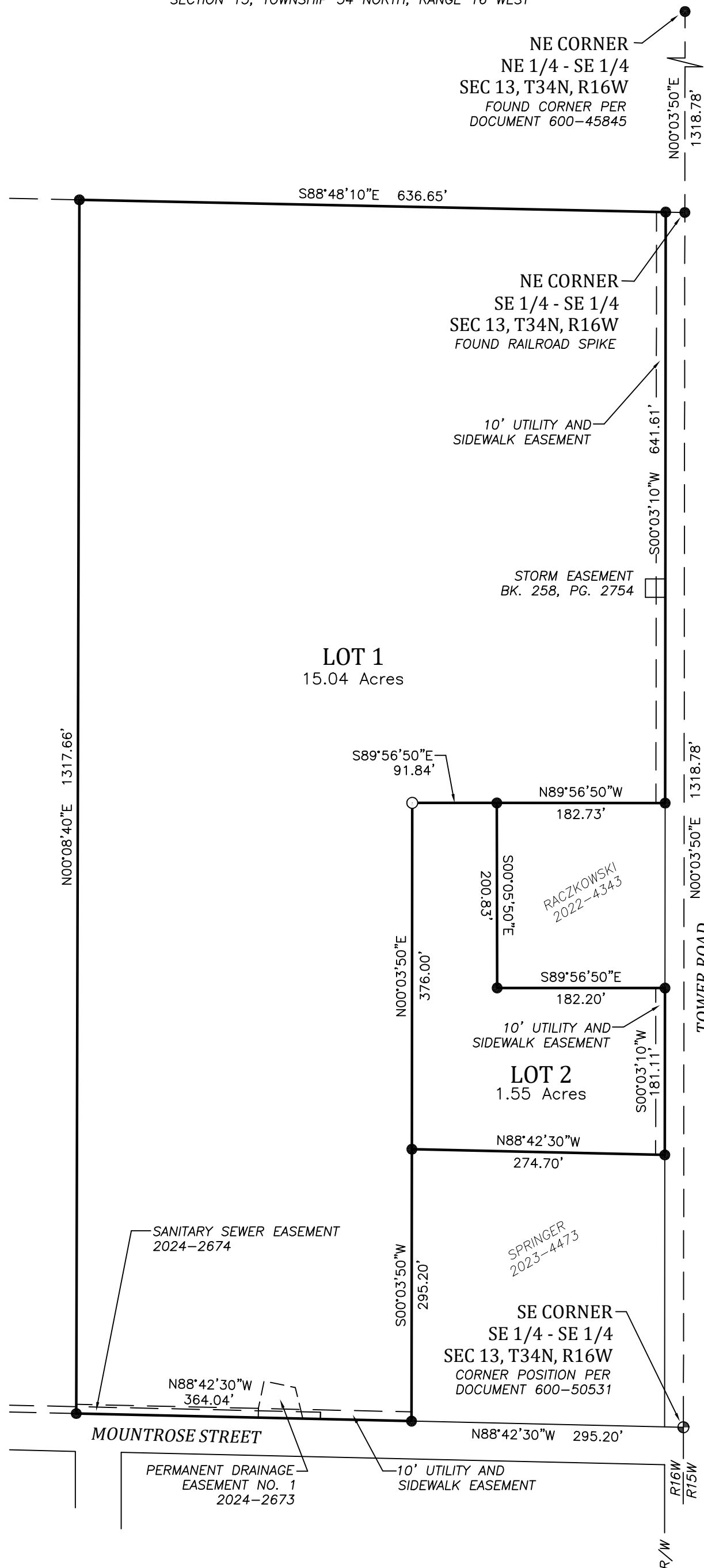
TO THE CITY OF LEBANON, MISSOURI
BEING PART OF THE SE 1/4, SE 1/4
SECTION 13, TOWNSHIP 34 NORTH, RANGE 16 WEST



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- ⊕ CALCULATED POSITION
- FOUND SPIKE



DEDICATION

Whereas, Rhonda Shank and David L. Reid, tenants in common and not as joint tenants, the owners 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:

"REPLAT OF LOT 2, HOKE-REID PARK"

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

David L. Reid _____ Date _____

Rhonda Shank _____ Date _____

MAYOR'S CERTIFICATE

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

"REPLAT OF LOT 2, HOKE-REID PARK"

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 _____, 2026 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 2025 and all prior years.

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

RECORDER'S CERTIFICATE



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of the Rhonda Shank and David L. Reid on December 15, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

David L. Reid

On this _____ day of _____, 2026, before me personally appeared David L. Reid, known to me to be persons 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)

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

Rhonda Shank

On this _____ day of _____, 2026, before me personally appeared Rhonda Shank, known to me to be persons 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)

DESCRIPTION

All of Lot 2, Hoke-Reid Park to the City of Lebanon, Laclede County, Missouri.

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: Tracts represent the lands described in Book 199 Page 8050.
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.

LORTZ SURVEYING

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

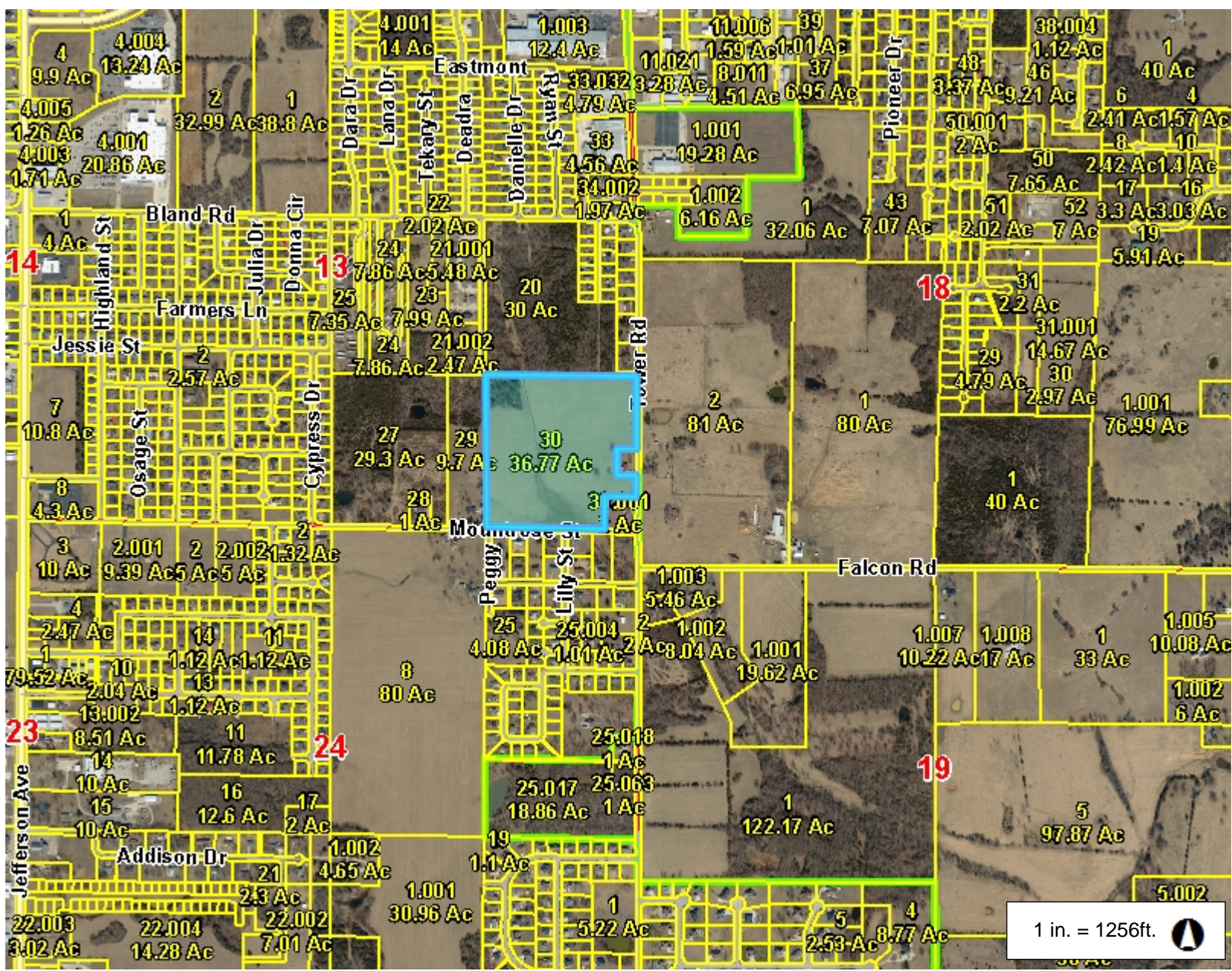
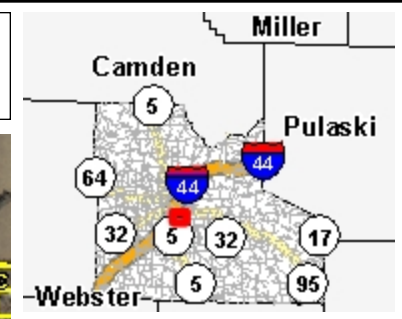


Survey of Lot 2
Hoke-Reid Park
Lebanon, Laclede County Missouri

David L. Reid and Rhonda Shank
Lebanon, Missouri

Drawn by EIL/SJM	Scale 1" = 120'	Survey No.
Checked by EIL	Date 12/16/2025	L-2751

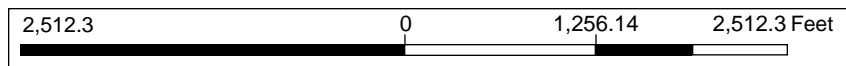
Laclede County, MO



Legend

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

1 in. = 1256ft.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



To: Zoning and Planning Commission

Proposed for the Meeting Date of: January 8, 2026

Staff Informational Sheet

Topic: Request a rezone of Wolken Subdivision from RS-1 Residential to C-1 General Commercial.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone of Wolken Subdivision from RS-1 Residential to C-1 General Commercial.

Background (problem/explanation):

Staff Recommendation:

The proposed rezone of 817 Holman Road is adjacent to 1440 and 1480 W Elm Street. The property of 1440 is zoned C-1; the zoning map does not reflect the accurate lot depiction of 1440 W Elm Street. See attached GIS map depiction of 1440 W Elm Street.

Submitted By: Mark Scott, Planning and Zoning Manager

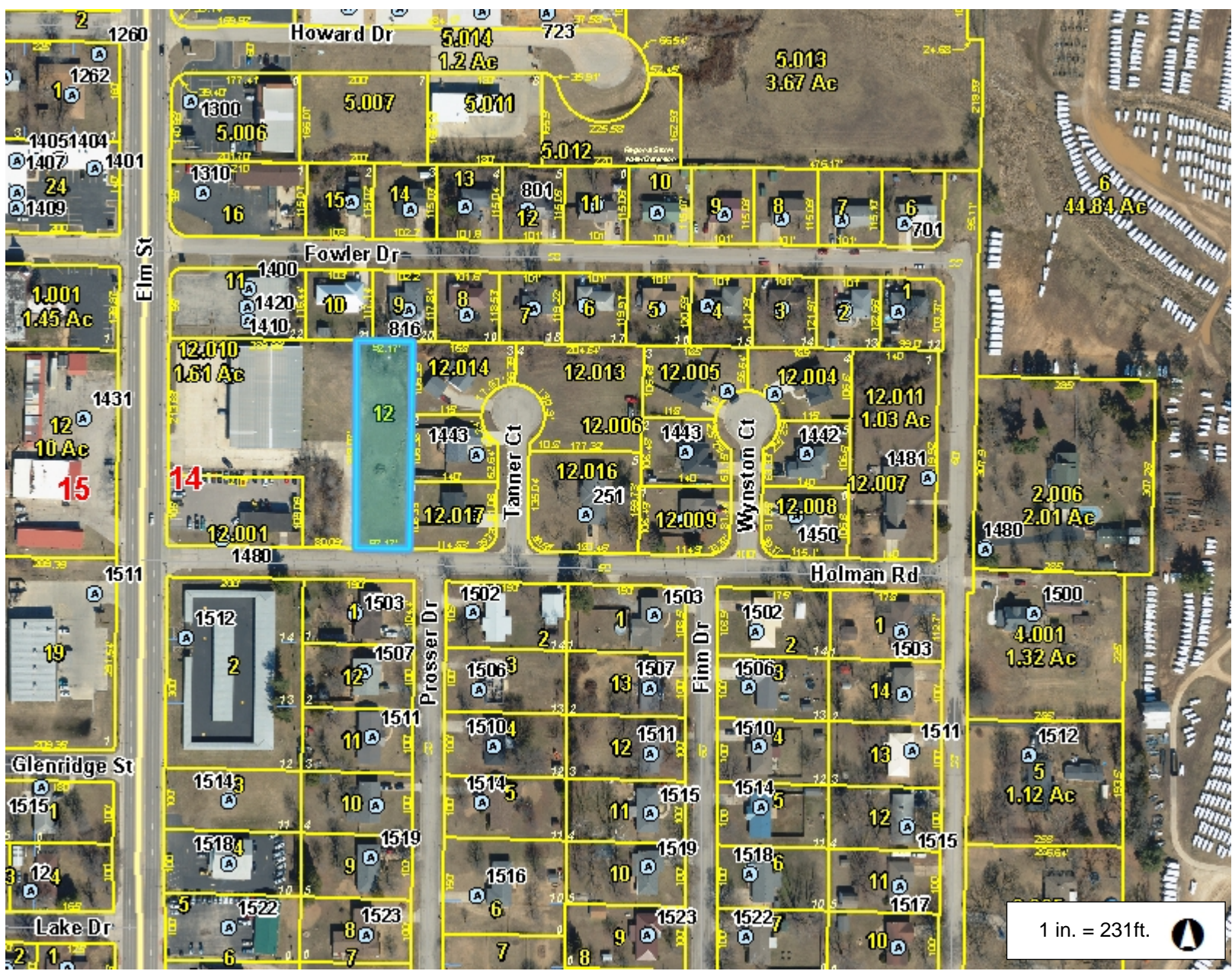
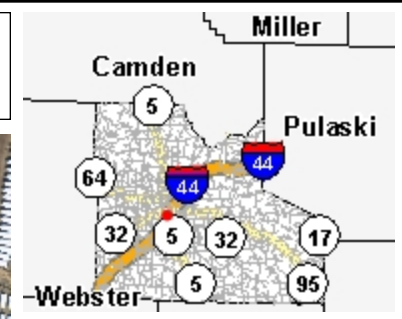
Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Wolken subdivision GIS map depiction
2. Wolken subdivision zoning map depiction
3. Wolken subdivision site plan depiction
4. 1440 W Elm St GIS map depiction

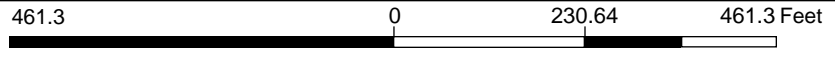
Laclede County, MO



Legend

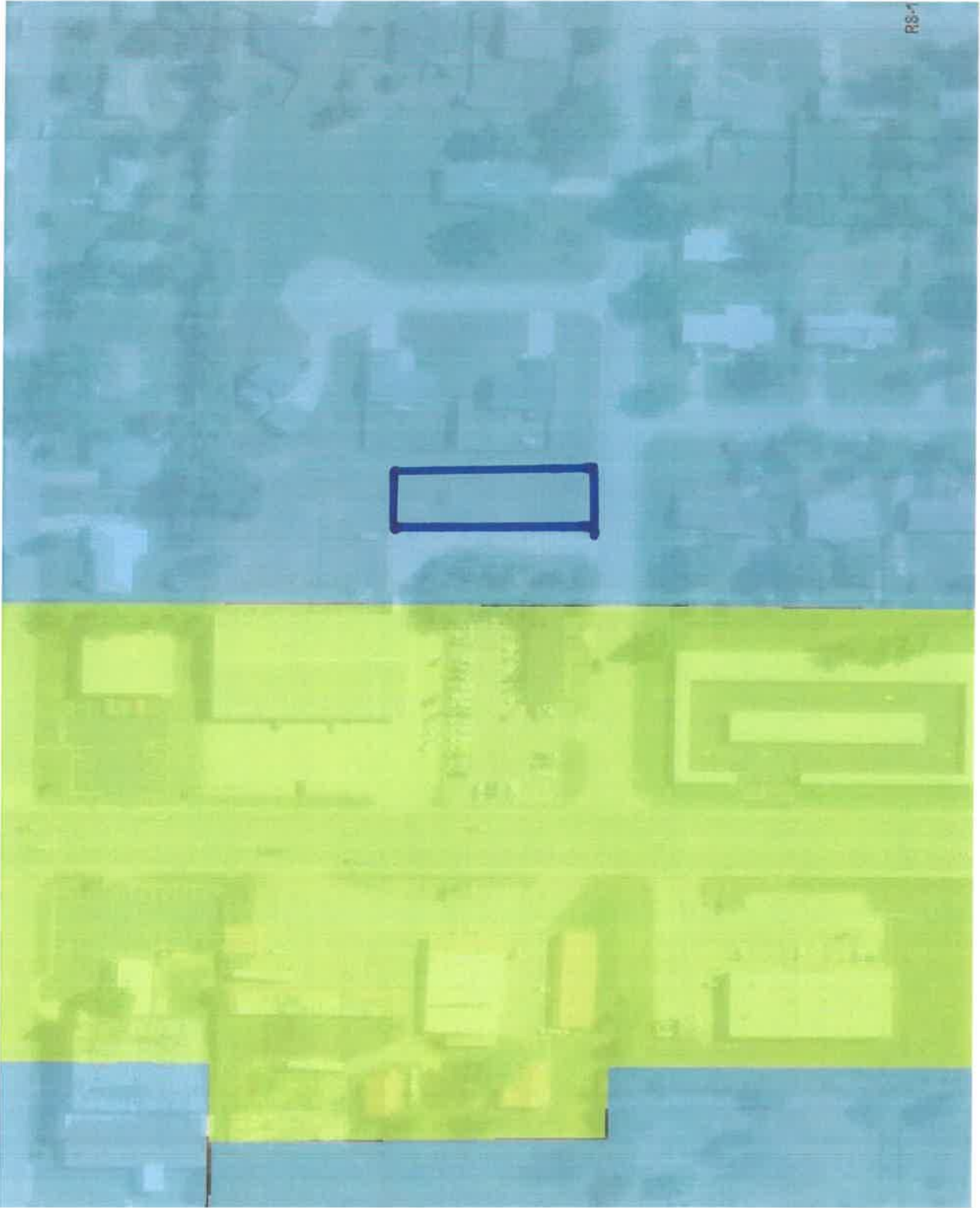
- Address Point
- Road
- Interstate
- State Highway
- Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

1 in. = 231ft.

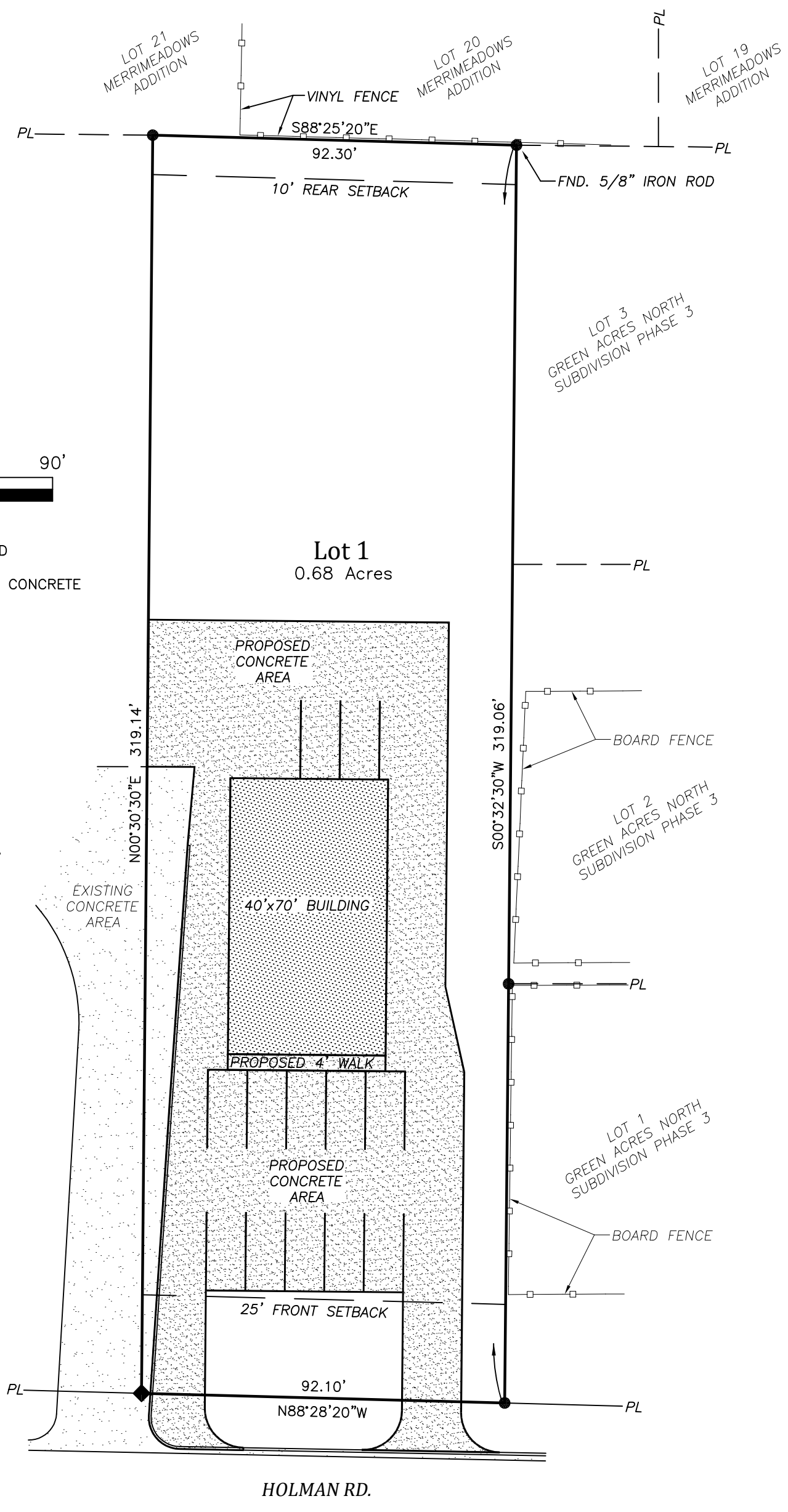
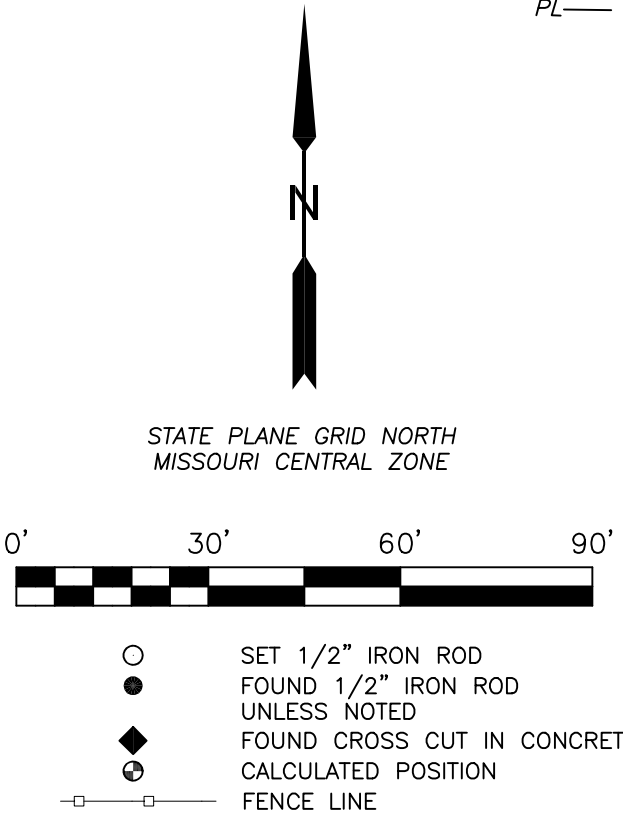


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Notes



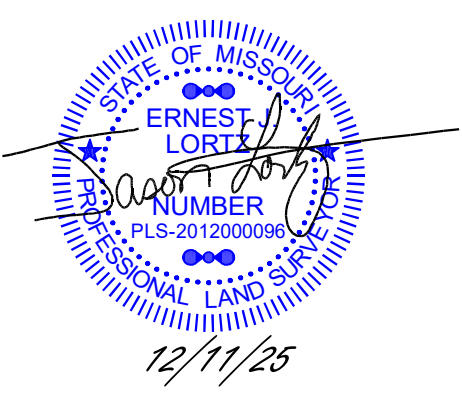
817 Holman Road zoning map depiction



CURRENTLY ZONED RS-1
 REQUEST RE-ZONED TO C-1
 (GENERAL COMMERCIAL)

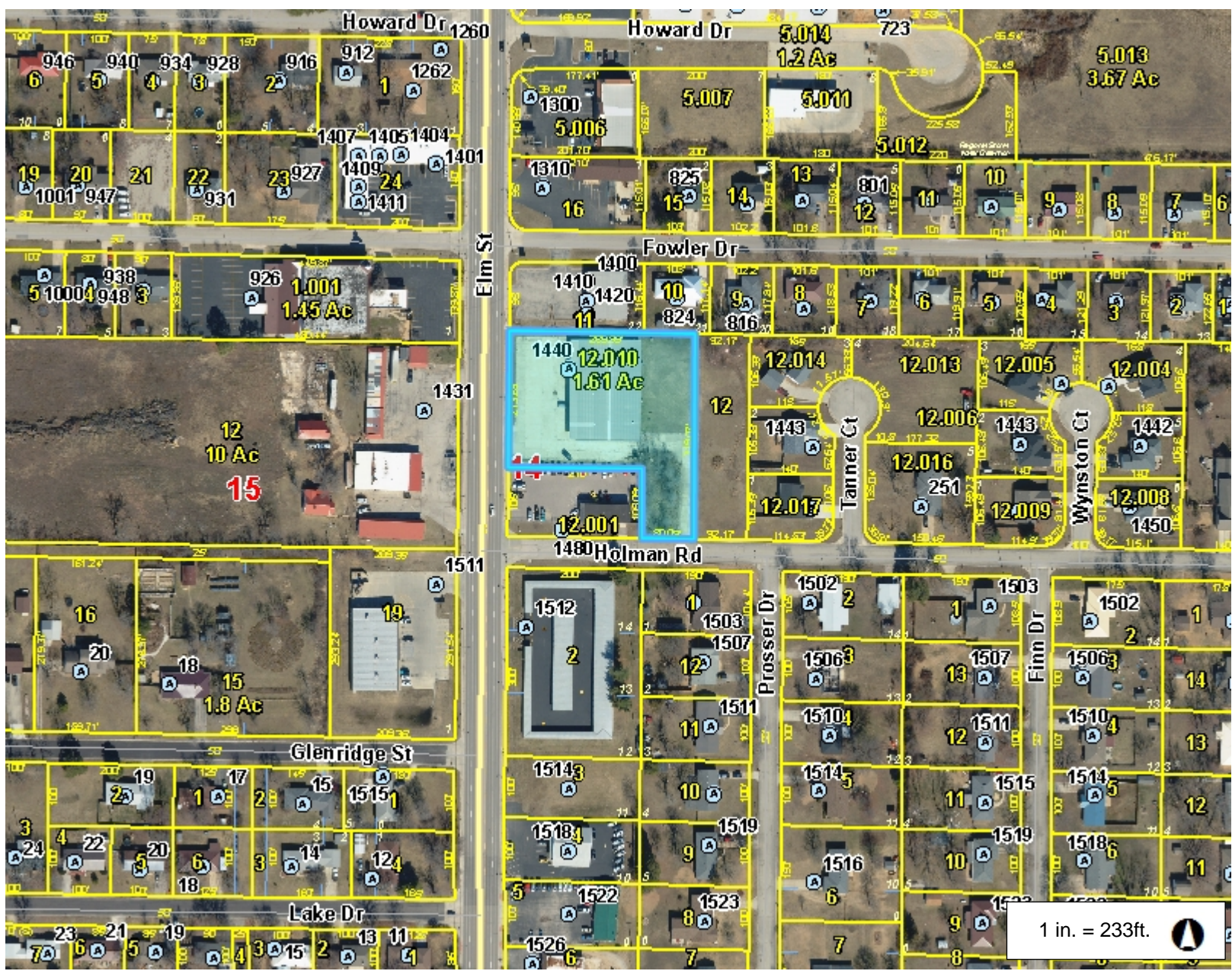
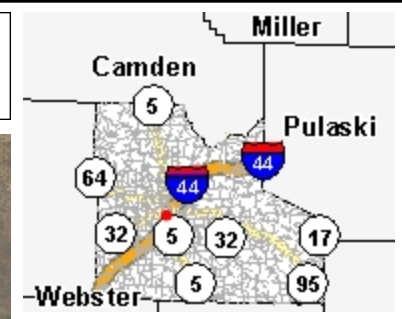
YARD SETBACKS:
 FRONT 25'
 SIDE NONE
 REAR 10'

PARKING REQUIREMENTS
 PARKING REQUIRED = 1 PER 250 SQ. FT.
 PARKING PROVIDED = 12 SPACES



LORTZ SURVEYING		
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536 Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494		
Site Plan of Lot 1 Wolken Subdivision Lebanon, Laclede County, Missouri Charles Wolken Conway, Missouri		
Drawn by SJM	Scale 1" = 30'	Survey No. L-2672S
Checked by EJL	Date 12/11/2025	

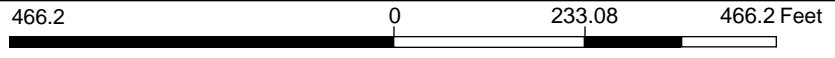
Laclede County, MO



Legend

- Address Point
- Road
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THIS MAP IS NOT TO BE USED FOR NAVIGATION