

CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, MARCH 12, 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. February 12, 2026, Regular Meeting Minutes
3. Public Hearing
 - a. Request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Ave.
 - b. Request a Rezone for Aero Landing from RS-2 Residential to RS-3 Residential located at 2400 Block of Highway 5.
 - c. Request a Final Plat C-1 General Commercial to four (4) Commercial Lots (Crestwood Subdivision 1900 S Jefferson Ave, Plaza Tire)
 - d. Request for a Rezone from RS-1 Residential to RS-3 Residential of Ridge Creek Subdivision located near the 1500 block of Rolling Hills Road.
4. Commission Action
 - a. Request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Ave.
 - b. Request a Rezone for Aero Landing from RS-2 Residential to RS-3 Residential located at 2400 Block of Highway 5.
 - c. Request a Final Plat C-1 General Commercial to four (4) Commercial Lots (Crestwood Subdivision 1900 S Jefferson Ave, Plaza Tire)
 - d. Request for a Rezone from RS-1 Residential to RS-3 Residential of Ridge Creek Subdivision located near the 1500 block of Rolling Hills Road.
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
FEBRUARY 12, 2026

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on February 12, 2026 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: Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, David Wheeler. Absent: Chris Meckem, Travis Townsend, Randy Wall.

A quorum was declared.

Staff members and others in attendance: Code Administrator Christina Wagner, Compliance Specialist Kim Schomaker, Office Support Assistant Dana Hicks, City Administrator Troy Schulte, and Deputy City Clerk Melissa Richardson.

APPROVAL OF MINUTES

January 8, 2026, Regular Meeting Minutes

Joe Berkich moved and Randy Randolph seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Public Hearing

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

Request for a Conditional Use of Multifamily Dwellings (Build Multiple Four-Plexes) in a C-1 General Commercial District located at 1535 N Jefferson Avenue.

Compliance Specialist Kim Schomaker shared this was a request for a Conditional Use of Multifamily dwellings in a C-1 General Commercial District that the Board of Adjustment had approved.

Aaron Dennis and Cole Childress, owners of the property, stated that privacy fencing would be constructed. Planning and Zoning Commission Member Joe Berkich inquired about the available yard space, and Board Member Shirley Tarwater questioned whether the property was adequate for RS-1 zoning given its location.

Request a Multi-Family Dwelling Site Plan located at 1535 N Jefferson Avenue.

Compliance Specialist Kim Schomaker shared this was a request for a Multi-Family Dwelling Site Plan located at 1535 N. Jefferson Avenue.

Request a Replat of Magnetic Addition Block 9 from three Lots to two Lots, located at 445 Polk Avenue

Code Administrator Christina Wagner explained the replat request for Magnetic Addition, Block 9, from three lots to two lots, was located at 445 Polk Avenue, and the replat would clean up the lot lines.

Planning and Zoning Commission Member Joe Berkich inquired about the fire-damaged house located beside the lots that were proposed for replat, and inquired whether there are any plans in place to address the structure.

Request a Replat of Lewis Addition Block 7, Lot 18, from one Lot to four Lots, located on the 300 block of Lincoln Avenue. (333, 345, 351 Lincoln and 595 Chestnut).

Compliance Specialist Kim Schomaker stated that the request is to replat Lewis Addition, Block 7, Lot 18, from one lot into four lots, located in the 300 block of Lincoln Avenue.

Planning and Zoning Commission Member Shirley Tarwater asked why the item was being brought back before the Commission and requested a review of the previous action the Board of Adjustment took before the items for consideration by the Planning and Zoning Commission. Deputy City Clerk Melissa Richardson provided the Board of Adjustment minutes from December 11, 2025, and the Planning and Zoning minutes from November 13, 2025, for the Board's review.

Request to approve a Plat for Ridge Creek Subdivision, Phase 3, near the 1500 block of Rolling Hills Road.

Code Administrator Director Christina Wagner stated this was a request to approve a final plat for Ridge Creek Subdivision, Phase 3, near the 1500 block of Rolling Hills Road.

Michael Bryant, property owner, was present in support of the final plat. Planning and Zoning Commission Member Shirley Tarwater asked if there was a turnaround at the end of Darlington Road. Planning and Zoning Commission Member Joe Berkich asked if there was a designated lot for a detention pond.

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

Commission Action

Commission Action to approve a Conditional Use of Multifamily Dwellings (Build Multiple Four-Plexes) in a C-1 General Commercial District located at 1535 N Jefferson Avenue.

Joe Berkich moved and Michall Holmes seconded that the Commission approve a Request for a Conditional Use of Multi-Family Dwellings in a C-1 General Commercial District located at 1535 N Jefferson Avenue. Motion carried as follows: Yea: (4) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph; Nay: (2) Shirley Tarwater, David Wheeler; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Commission Action to approve a Multi-Family Dwelling Site Plan is seeking approval, located at 1535 N Jefferson Avenue.

Michall Holmes moved and Randy Randolph seconded that the Commission approve a Request for a Multi-Family Dwelling Site Plan located at 1535 N. Jefferson Avenue. Motion Failed as follows: Yea: (3) Joe Berkich, Michall Holmes, Randy Randolph; Nay: (3) John Elmore, Shirley Tarwater, David Wheeler; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Commission Action to approve a Replat of Magnetic Addition Block 9 from three Lots to two Lots, located at 445 Polk Avenue

Joe Berkich moved and Michall Holmes seconded that the Commission approve a Request for a replant of Magnetic Addition Block 9 from three lots to two lots located at 445 Polk Avenue with the caveat to have the burnt structure beside the lots to be removed within 60 days and rename the lot 1A and lot 2A. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Commission Action to approve a Replat of Lewis Addition Block 7, Lot 18 from one Lot to four Lots, located on the 300 Block of Lincoln Ave. (333, 345, 351 Lincoln and 595 Chestnut).

Joe Berkich moved and Michall Holmes seconded that the Commission approve a Request for a replat of Lewis Addition Block 7, Lot 18, from one lot to four lots located on the 300 block of Lincoln Avenue. Motion Failed as follows: Yea: (0) None; Nay: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, David Wheeler; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Commission Action to approve a Plat for Ridge Creek Subdivision, Phase 3, near the 1500 block of Rolling Hills Road.

Shirley Tarwater moved and John Elmore seconded that the Commission approve a Request for a Final Plat for Ridge Creek Subdivision, Phase 3, near the 1500 Block of Rolling Hills Road with the condition to have a gravel turnaround at the end of Darlington Road. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Commission and Staff Discussion

There were no comments

Adjournment

Chairman Wheeler declared the meeting adjourned at 6:51 p.m.

ATTEST:

Code Administrator Christina Wagner

Secretary Shirley Tarwater

Minutes Approved

DRAFT



To: Zoning and Planning Commission Proposed for the Meeting Date of: March 12, 2026

Staff Informational Sheet

Topic: Request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Ave.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a site plan to build multifamily dwellings located at 1535 N Jefferson Ave.

Background (problem/explanation):

This is location is zoned C-1 – General Commercial

The owner added 5 ft of green space to the back of the units. This will give the back of the units 15 feet for a back yard.

The owner took out 8 parking spaces to add more green space.

Staff Recommendation:

A plat will be submitted for approval if the the proposed site plan is approved.

Submitted By: Kim Schomaker, Compliance Specialist

Department: Planning and Zoning

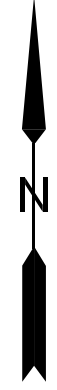
Date: 02/24/2026

ATTACHMENTS:

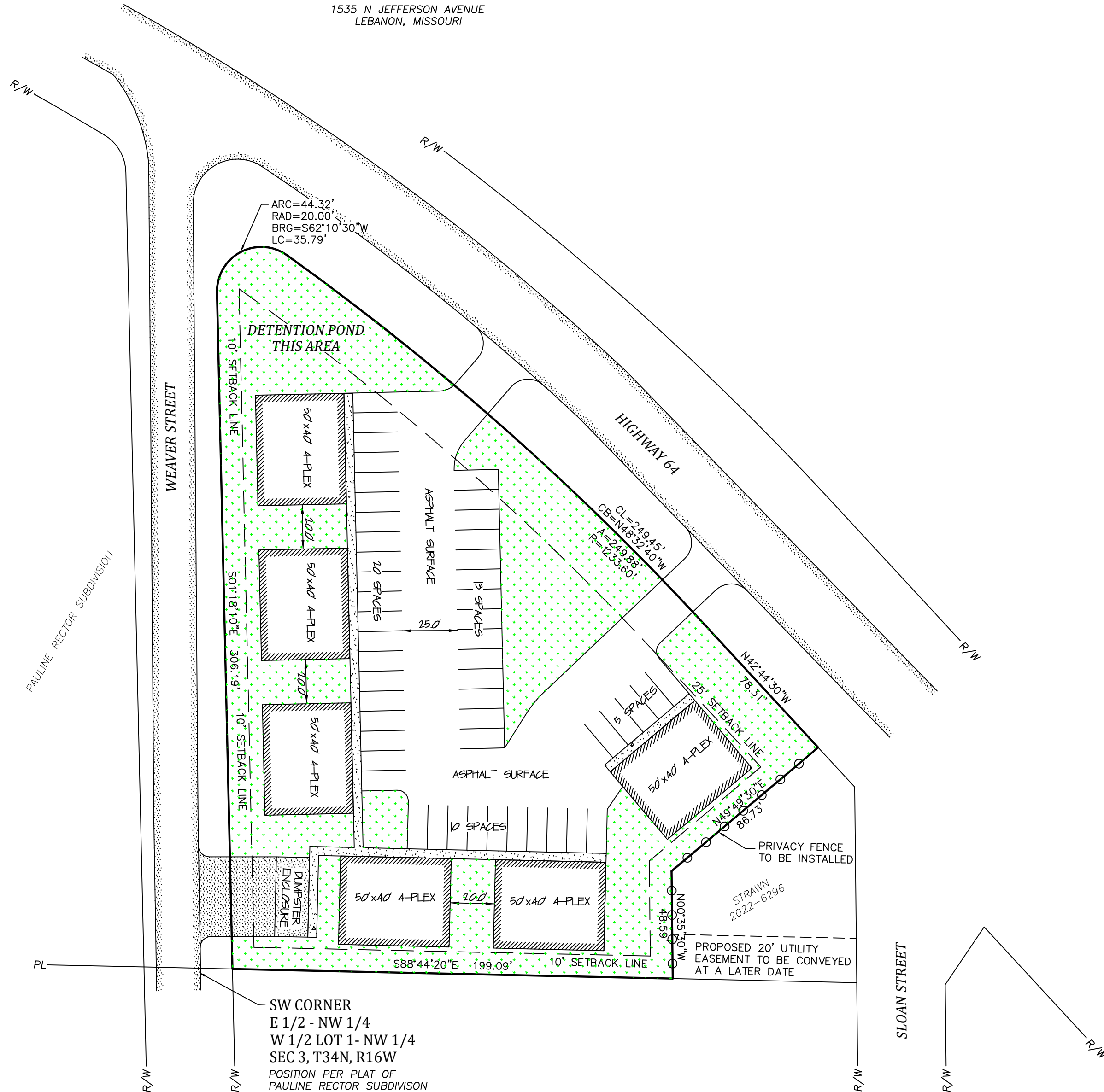
1. Site plan
2. GIS Map- 1535 N Jefferson Ave

SITE PLAN

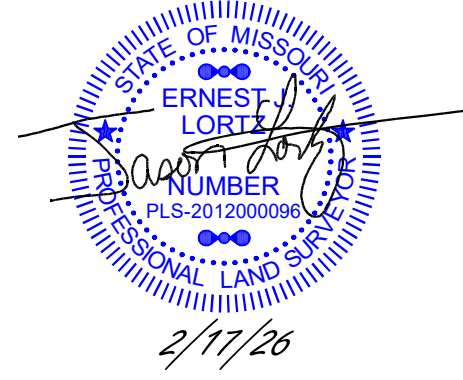
1535 N JEFFERSON AVENUE
LEBANON, MISSOURI



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE

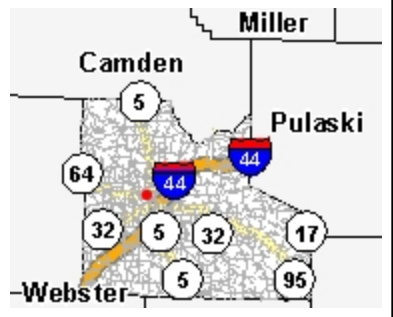


SW CORNER
E 1/2 - NW 1/4
W 1/2 LOT 1 - NW 1/4
SEC 3, T34N, R16W
POSITION PER PLAT OF
PAULINE RECTOR SUBDIVISION



LORTZ SURVEYING P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536 Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494		
Site Plan Lebanon, Missouri		
Aaron Dennis Lebanon, Missouri		
Drawn by EJL	Scale 1" = 40'	Survey No.
Checked by EJL	Date 2/17/2026	L-2476SP

1535 N Jefferson Ave



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

Address:
1535 N Jefferson Ave



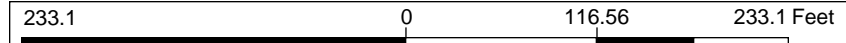
Site Plan Area

1 in. = 117ft.



Notes

Zoned:
C-1 General Commercial



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: March 12, 2026

Staff Informational Sheet

Topic: Request a Rezone for Aero Landing from RS-2 Residential to RS-3 Residential located at 2400 Block of Highway 5.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone from RS-2 residential to RS-3 residential of Aero Landing Subdivision located at 2400 block of Highway 5.

Background (problem/explanation):

The owner is wanting to rezone all 50 lots to be able to construct duplexes.

Staff Recommendation:

Staff sees no issue with this request.

Submitted By: Kim Schomaker, Compliance Specialist

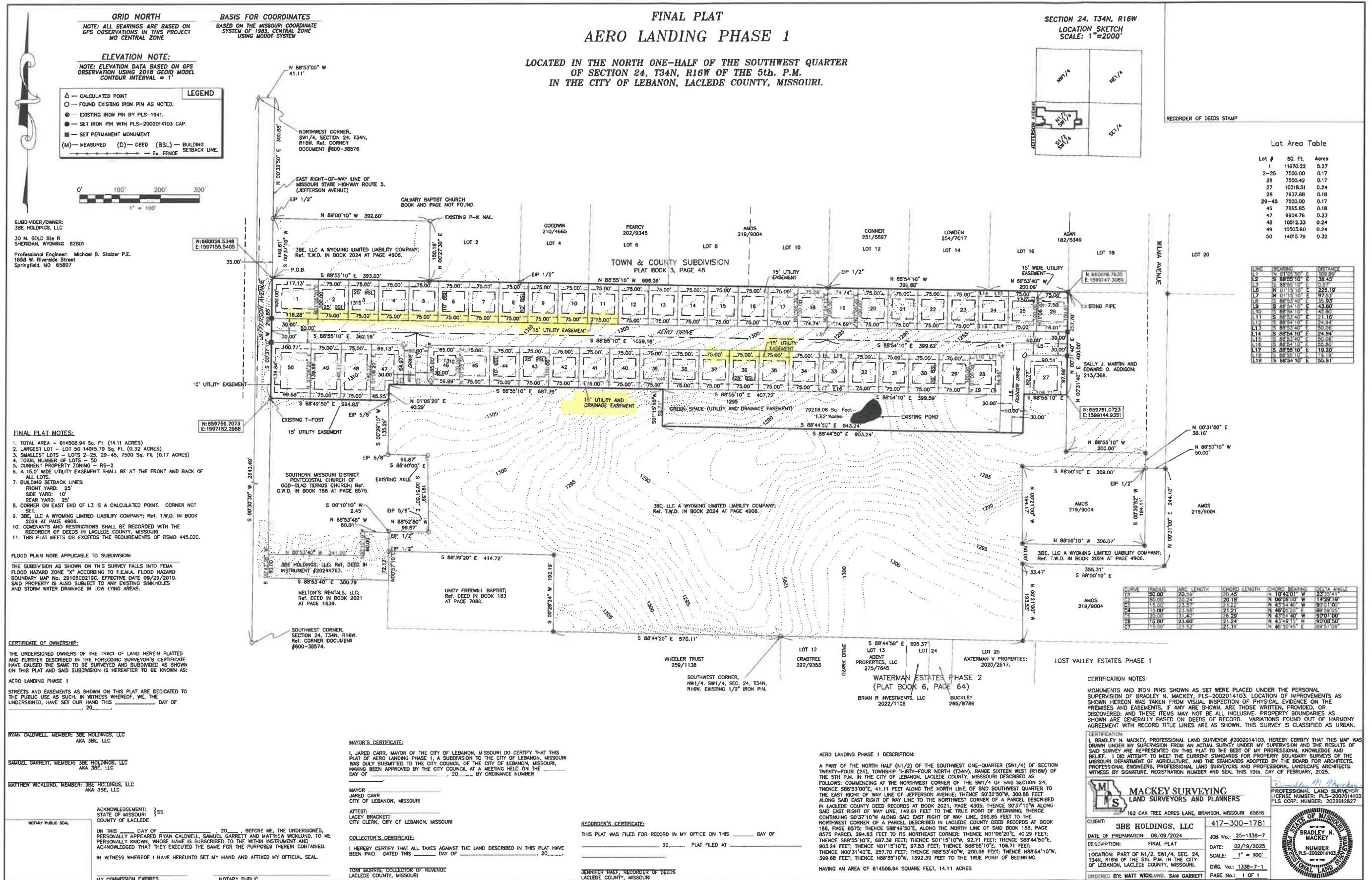
Department: Planning and Zoning

Date: 02/24/2026

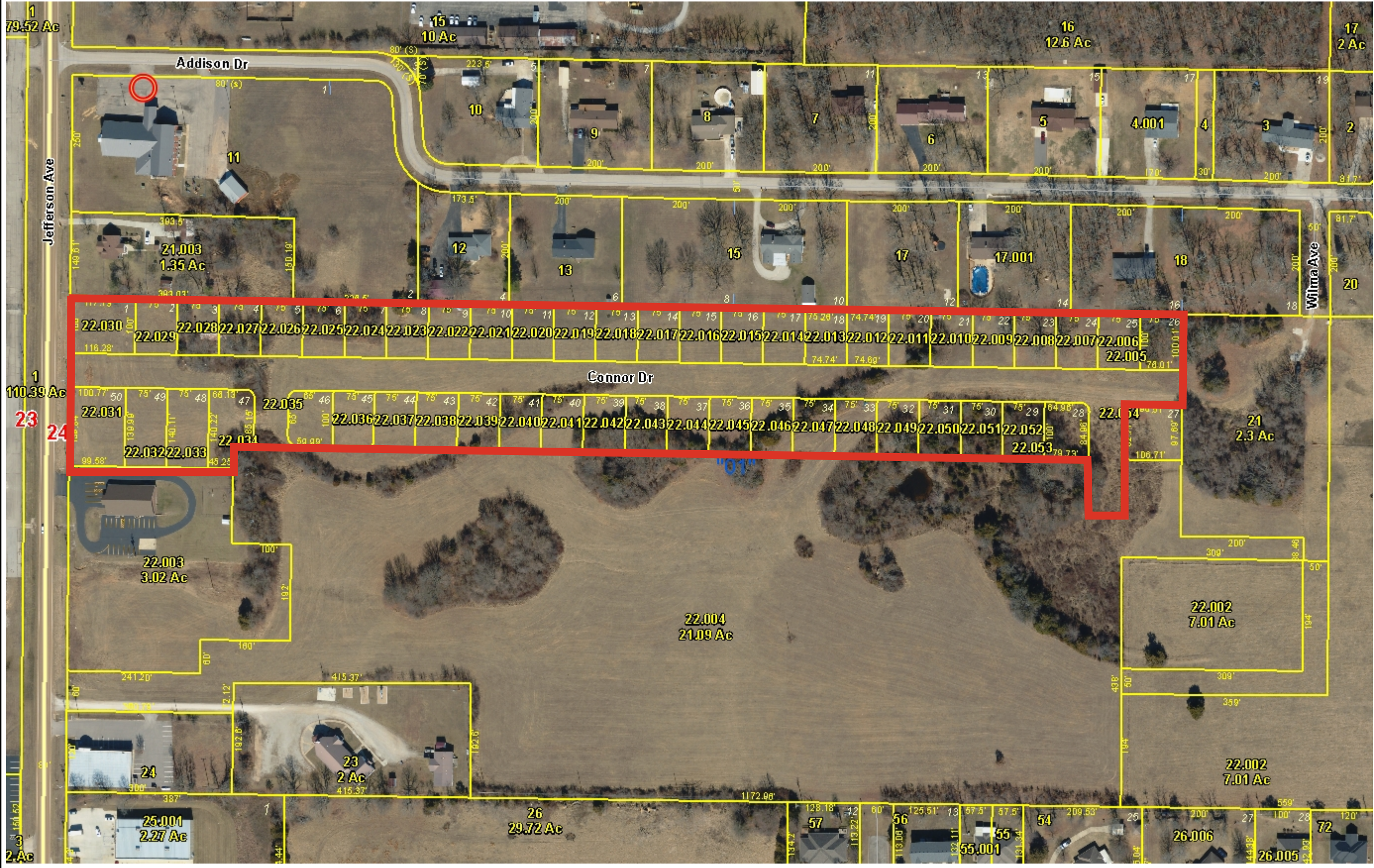
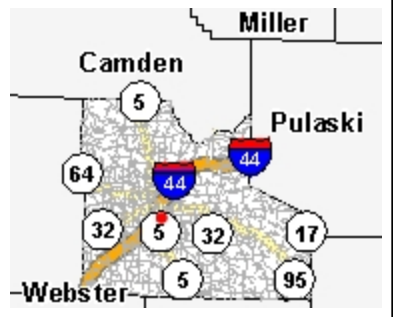
ATTACHMENTS:

1. Aero Landing- Plat-2400 Blk Hwy 5
2. GIS MAP-Aero Landing-2400 BLk of Hwy 5-Rezone from RS-2 Residential to RS-3 Residential -50 Lots
3. Zoning Map- 2400 Blk Hwy 5

"Exhibit A"



Laclede County, MO



Legend

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

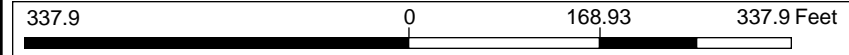
Address:
2400 Block of
Highway 5
(Jefferson Ave)

Rezone
Area

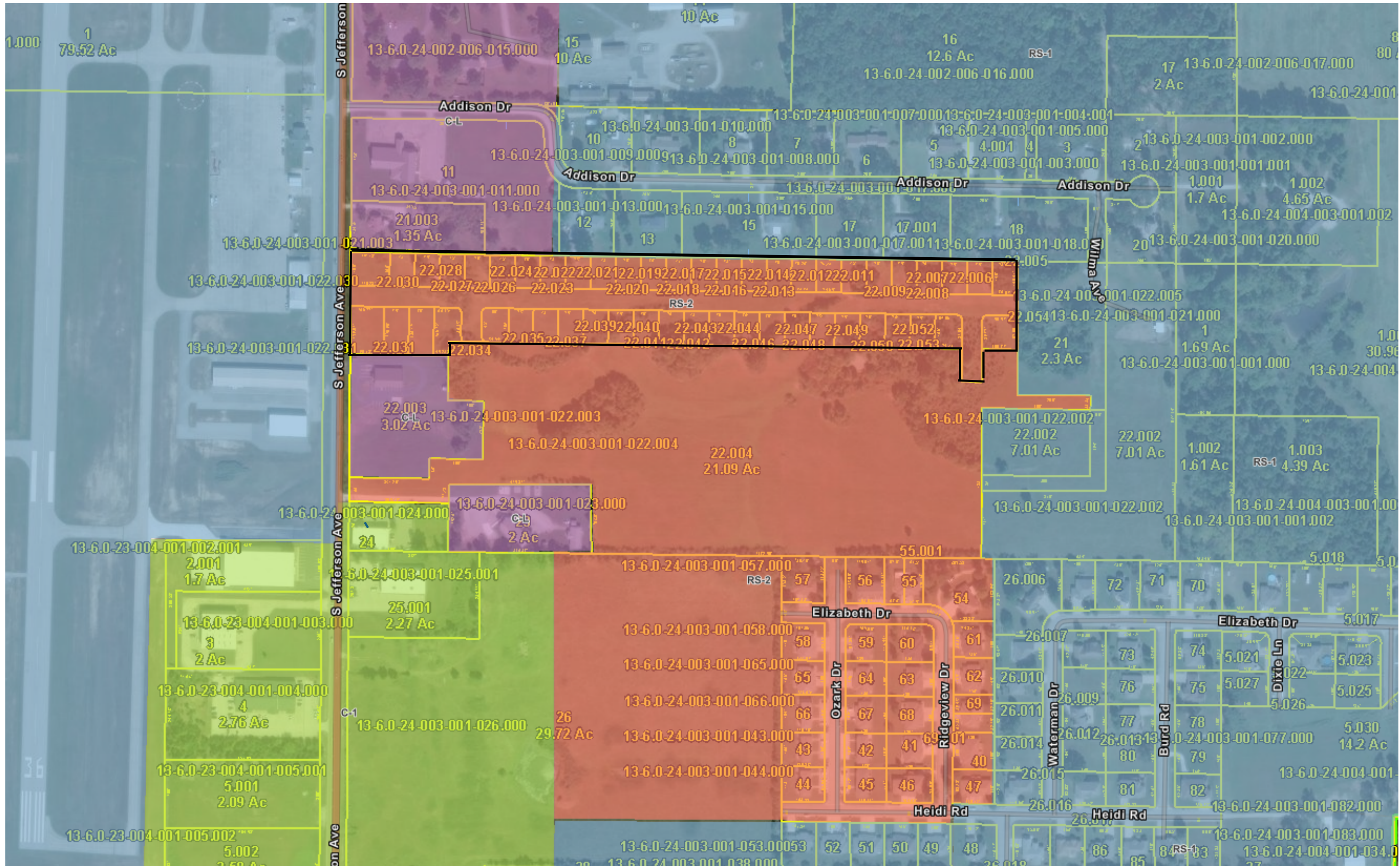
Rezone of RS-2
Residential to RS-3
Residential

1 in. = 169ft.

Notes



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Rezone from RS-2 residential to RS-3 residential



To: Zoning and Planning Commission

Proposed for the Meeting Date of: March 12, 2026

Staff Informational Sheet

Topic: Request a Final Plat C-1 General Commercial to four (4) Commercial Lots (Crestwood Subdivision 1900 S Jefferson Ave, Plaza Tire)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a final plat from one lot to four lots of Plaza Place (Crestwood Subdivision)Final located at the 1900 Block of S Jefferson Ave.

Background (problem/explanation):

The owner is wanting to divide the lots into 4 commercial lots to sell.

Staff Recommendation:

The owners are aware that they will need driveway access that will need to come off of Lyle St when the lots become available for future building.

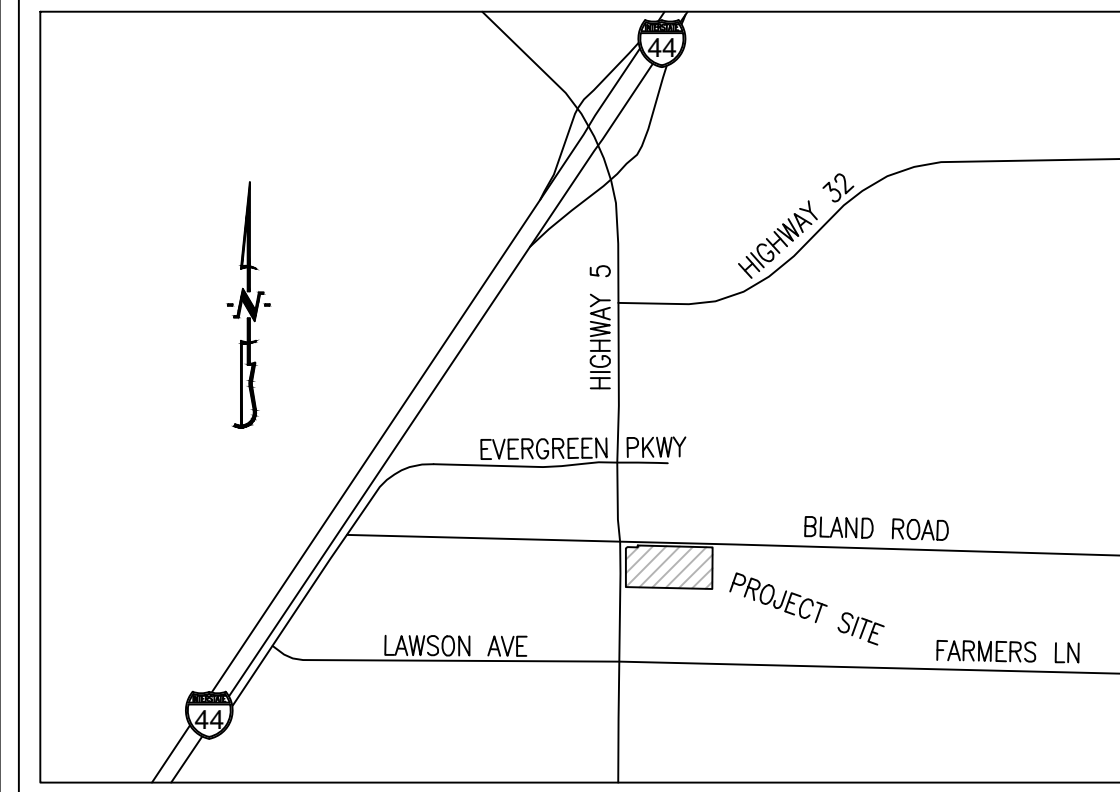
Submitted By: Kim Schomaker, Compliance Specialist

Department: Planning and Zoning

Date: 02/24/2026

ATTACHMENTS:

1. Plaza Place Plat
2. GIS MAP-Plaza Place-C-1 General Commercial- Final Plat from 1 lot to 2 lots-



LOCATION MAP
NOT TO SCALE

FINAL 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
SEPTEMBER 22, 2025

CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER 2025, I COMPLETED A SURVEY AND SUBDIVISION FOR RHODES PROPERTIES, L.C. OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 16 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 0°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 0°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.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD., BUILDING 1
COLUMBIA, MO 65203

DAVID W. BORDEN, PLS-2002000244

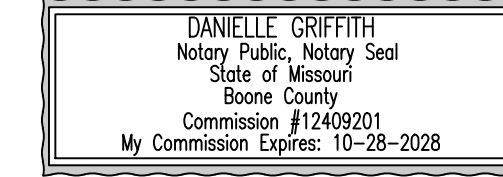
CORPORATE NUMBER: 2000151304

DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____
IN THE YEAR 2026.

NOTARY PUBLIC
DANIELLE GRIFFITH
MY COMMISSION EXPIRES OCTOBER 28, 2028
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT RHODES PROPERTIES, L.C. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF LEBANON FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "PLAZA PLACE, PLAT NO. 1".

IN WITNESS WHEREOF, RHODES PROPERTIES, L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2026.

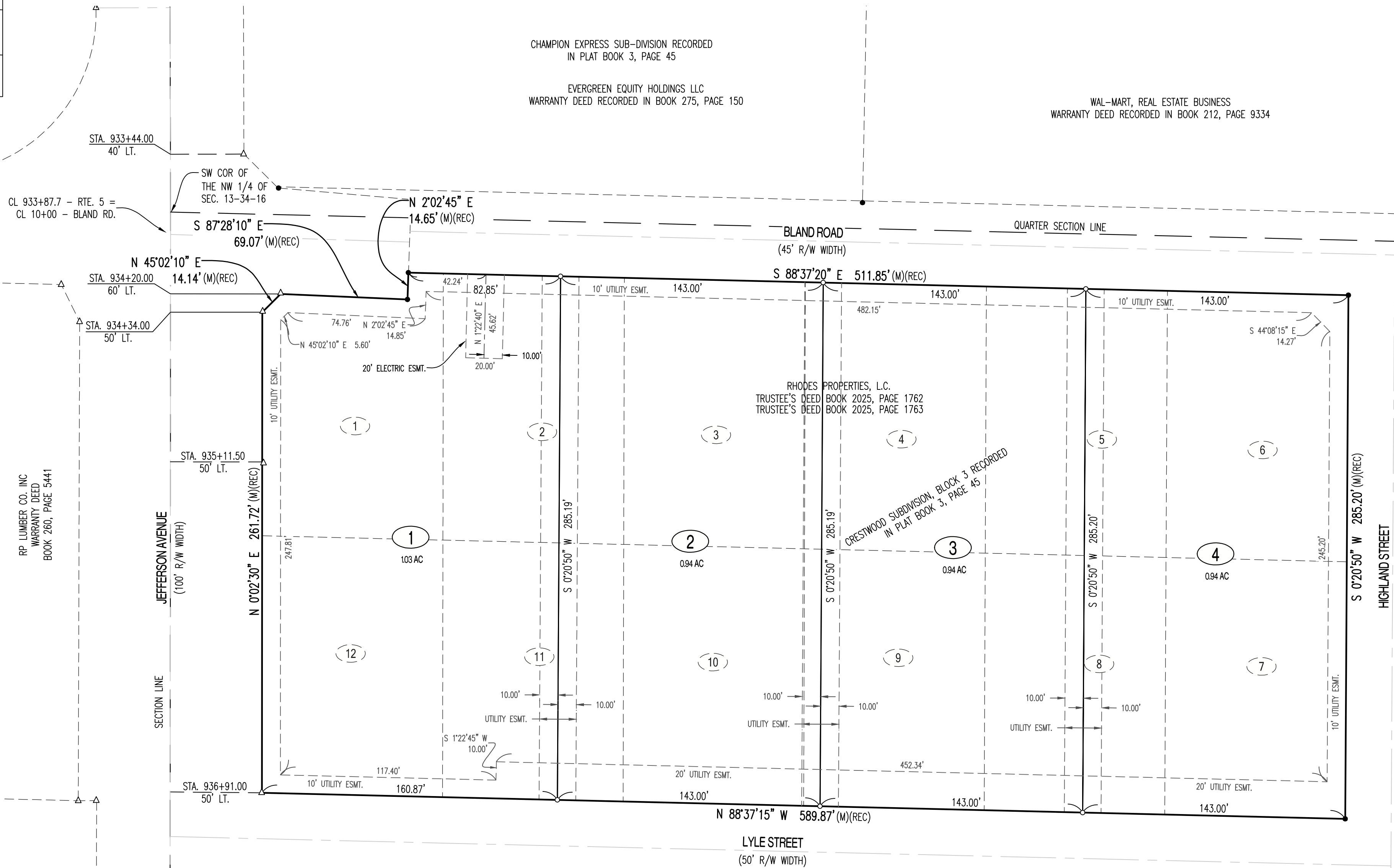
RHODES PROPERTIES, L.C.

SCOTT M. RHODES, MANAGER

STATE OF MISSOURI } SS
COUNTY OF CAPE GIRARDEAU }

ON THIS _____ DAY OF _____, IN THE YEAR 2026 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT M. RHODES, MANAGER, OF RHODES PROPERTIES, L.C., LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREAUTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
COMMISSION NUMBER _____



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- EXISTING 1/2" IRON PIPE OR REBAR (UNLESS NOTED OTHERWISE)
- SET 1/2" REBAR (UNLESS NOTED OTHERWISE)
- ▲ PERMANENT MONUMENT
- △ RIGHT-OF-WAY MARKER
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

MAYOR'S CERTIFICATE

I, JARED CARR, MAYOR OF THE CITY OF LEBANON, MISSOURI, DO CERTIFY THIS PLAT OF:

FINAL PLAT OF
PLAZA PLACE, PLAT NO. 1
TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI

A SUBDIVISION TO THE CITY OF LEBANON, MISSOURI WAS DULY SUBMITTED TO THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AND WAS APPROVED BY THE CITY COUNCIL, AT AN ORDINANCE NO. _____

MAYOR, JARED CARR
CITY OF LEBANON, MISSOURI

ATTEST
LACEY BRACKETT
CITY CLERK, CITY OF LEBANON, MISSOURI

COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES AGAINST THE LAND DESCRIBED IN THIS PLAT HAVE BEEN PAID. DATED THIS _____ DAY OF _____, 2026.

COUNTY COLLECTOR
LEBANON, LACLEDE COUNTY, MISSOURI

NOTES:

- 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.
- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
- RECORD TITLE INFORMATION WAS PROVIDED BY HOGAN LAND TITLE, FILE NO. 2501298, DATED JANUARY 21, 2025.

CHAMPION EXPRESS SUB-DIVISION RECORDED
IN PLAT BOOK 3, PAGE 45

EVERGREEN EQUITY HOLDINGS LLC
WARRANTY DEED RECORDED IN BOOK 275, PAGE 150

WAL-MART, REAL ESTATE BUSINESS
WARRANTY DEED RECORDED IN BOOK 212, PAGE 9334

RP LUMBER CO. INC
WARRANTY DEED
BOOK 261, PAGE 5441

CRESTWOOD SUBDIVISION, BLOCK 4 RECORDED
IN PLAT BOOK 3, PAGE 45

CHURCH OF CHRIST
WARRANTY DEED
NOT AVAILABLE

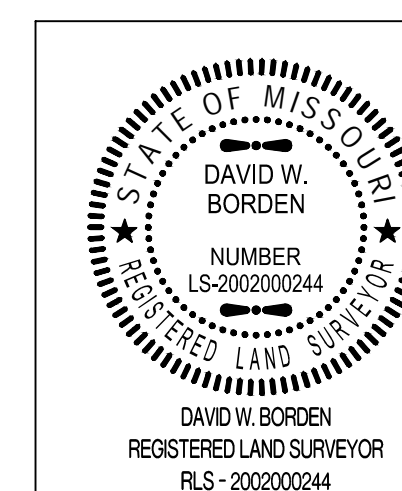
CRESTWOOD SUBDIVISION, BLOCK 4 RECORDED
IN PLAT BOOK 3, PAGE 45

WALTER L. & ANNETTE M. HUTTON
WARRANTY DEED
BOOK 195, PAGE 9066

DONNIE E FINLE
QUIT-CLAIM DEED
BOOK 2022, PAGE 5485

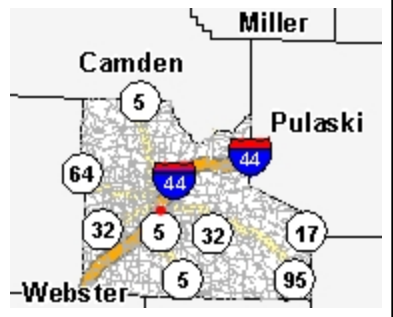
CRESTWOOD SUBDIVISION, BLOCK 2 RECORDED IN PLAT BOOK 3, PAGE 45
CLOYE & MELBA L. SHIMONS
WARRANTY DEED
BOOK 205, PAGE 4410

JOSEPH & ASHLEE MENER
WARRANTY DEED
BOOK 276, PAGE 600



PLAZA PLACE, PLAT NO. 1	
A REPLAT OF CRESTWOOD SUBDIVISION, BLOCK 3, LOTS 1-12 SECTION 13, TOWNSHIP 34 NORTH, RANGE 16 WEST LEBANON, LACLEDE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 9/22/2025	SCALE: 1" = 40'
PROJECT: 250042	DRAWN BY: DWB
 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

Laclede County, MO



Legend

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

Address:
1900 S Jefferson Ave
(Plaza Tire)

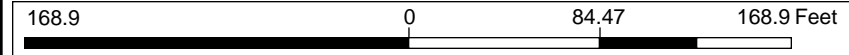


C-1 General Commercial
Plat from 1 lot to 4 lots

1 in. = 85ft.



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: March 12, 2026

Staff Informational Sheet

Topic: Request for a Rezone from RS-1 Residential to RS-3 Residential of Ridge Creek Subdivision located near the 1500 block of Rolling Hills Road.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a rezone from RS-1 residential to RS-3 residential of Ridge Creek Subdivision located near the 1500 block of Rolling Hills Road.

Background (problem/explanation):

The owner is wanting to rezone to be able to build duplexes.

Staff Recommendation:

Staff sees no issue with this request.

Submitted By: Kim Schomaker, Compliance Specialist

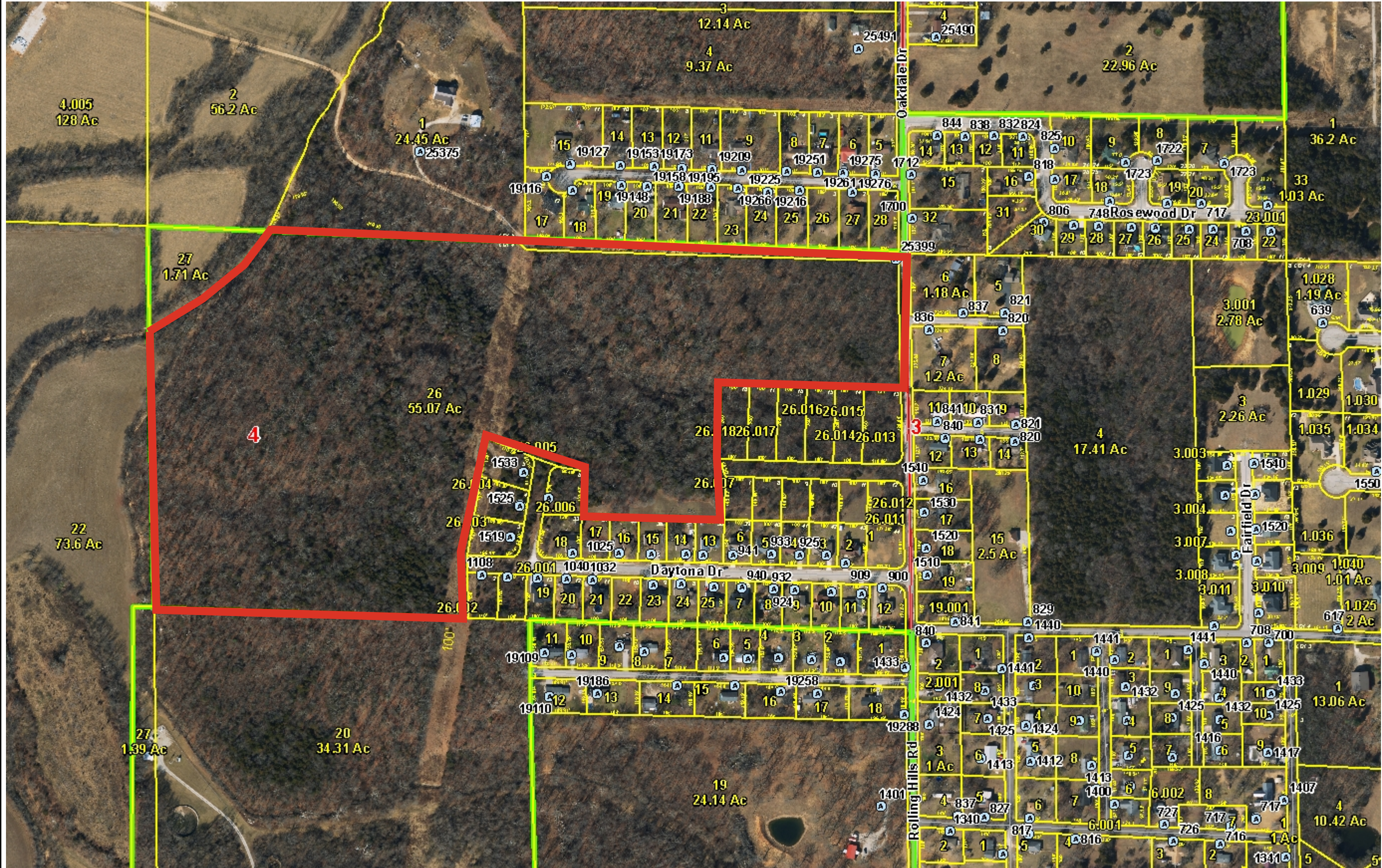
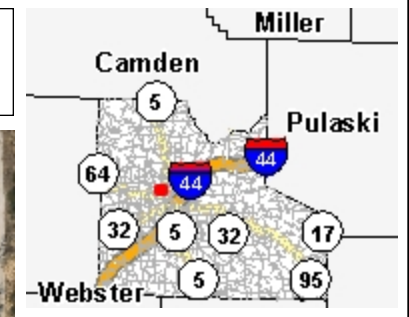
Department: Planning and Zoning

Date: 02/24/2026

ATTACHMENTS:

1. GIS Map-Ridge Creek
2. Zoning map-Ridge Creek Subdivision

Ridge Creek Subdivision



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

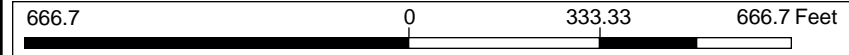
Address:
1500 Block
Rolling Hills Road



Rezone Area

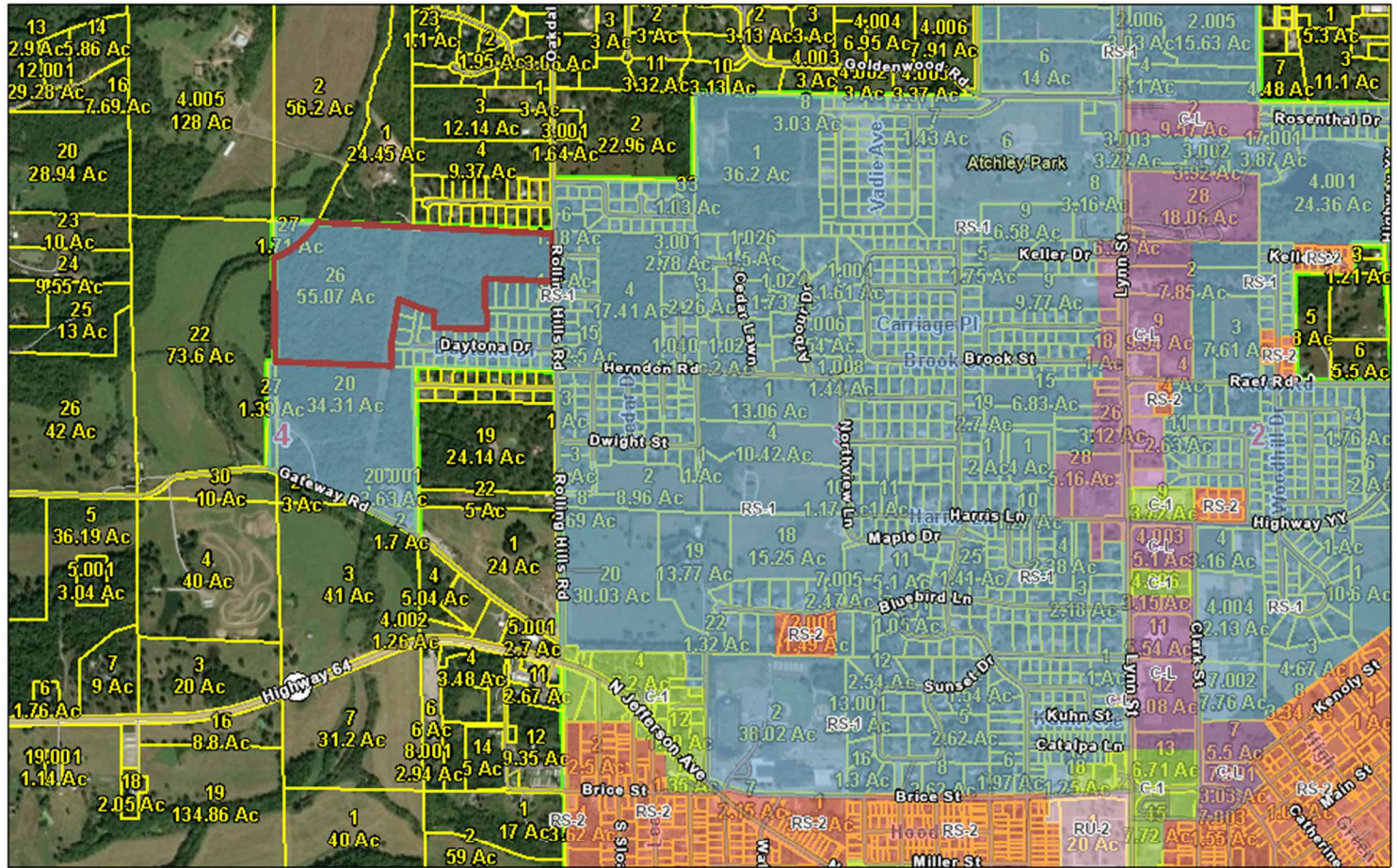
Rezone from RS-1
Residential to RS-3
Residential

Notes



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

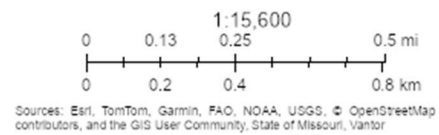
Ridge Creek Subdivision phase 3, 1500 block of Rolling Hills Road, Zoning Map



2/10/2026, 9:10:17 AM

- Zoning District: RU-2
- Parcel
- RS-2
- Road
- RS-1
- Interstate
- C-1
- State Highway
- C-L
- Street
- Corporate Limit Line
- Section

Zoned District: RS-1





To: Zoning and Planning Commission Proposed for the Meeting Date of: March 12, 2026

Staff Informational Sheet

Topic: Request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Ave.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a site plan to build multifamily dwellings located at 1535 N Jefferson Ave.

Background (problem/explanation):

This is location is zoned C-1 – General Commercial

The owner added 5 ft of green space to the back of the units. This will give the back of the units 15 feet for a back yard.

The owner took out 8 parking spaces to add more green space.

Staff Recommendation:

A plat will be submitted for approval if the the proposed site plan is approved.

Submitted By: Kim Schomaker, Compliance Specialist

Department: Planning and Zoning

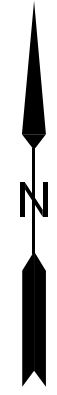
Date:

ATTACHMENTS:

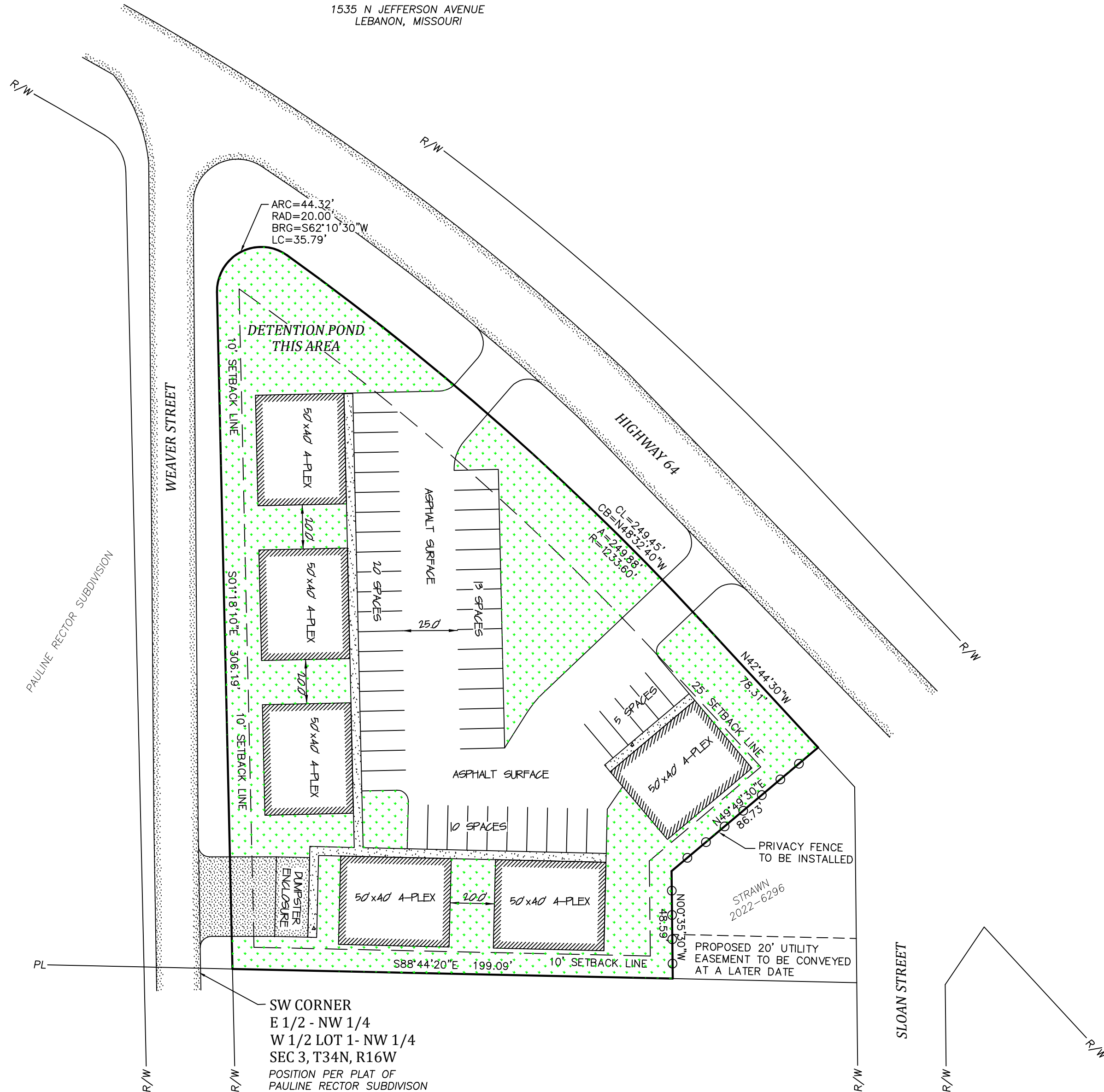
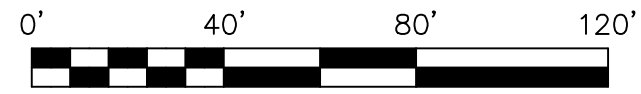
1. Site plan
2. GIS Map- 1535 N Jefferson Ave

SITE PLAN

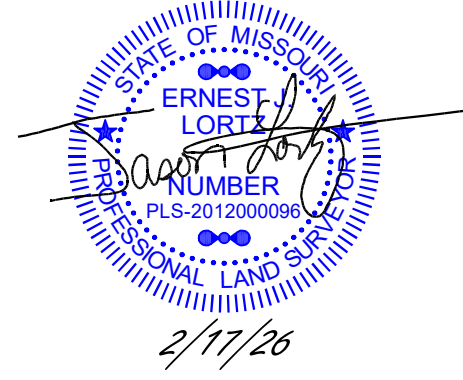
1535 N JEFFERSON AVENUE
LEBANON, MISSOURI



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE

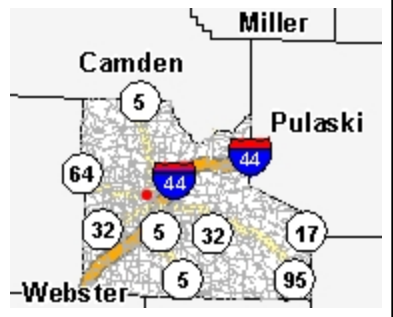


SW CORNER
E 1/2 - NW 1/4
W 1/2 LOT 1 - NW 1/4
SEC 3, T34N, R16W
POSITION PER PLAT OF
PAULINE RECTOR SUBDIVISION



LORTZ SURVEYING P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536 Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494		
Site Plan Lebanon, Missouri		
Aaron Dennis Lebanon, Missouri		
Drawn by EJL	Scale 1" = 40'	Survey No.
Checked by EJL	Date 2/17/2026	L-2476SP

1535 N Jefferson Ave



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

Address:
1535 N Jefferson Ave



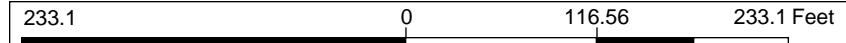
Site Plan Area

1 in. = 117ft.



Notes

Zoned:
C-1 General Commercial



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To: Zoning and Planning Commission

Proposed for the Meeting Date of: March 12, 2026

Staff Informational Sheet

Topic: Request a Rezone for Aero Landing from RS-2 Residential to RS-3 Residential located at 2400 Block of Highway 5.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone from RS-2 residential to RS-3 residential of Aero Landing Subdivision located at 2400 block of Highway 5.

Background (problem/explanation):

The owner is wanting to rezone all 50 lots to be able to construct duplexes.

Staff Recommendation:

Staff sees no issue with this request.

Submitted By: Kim Schomaker, Compliance Specialist

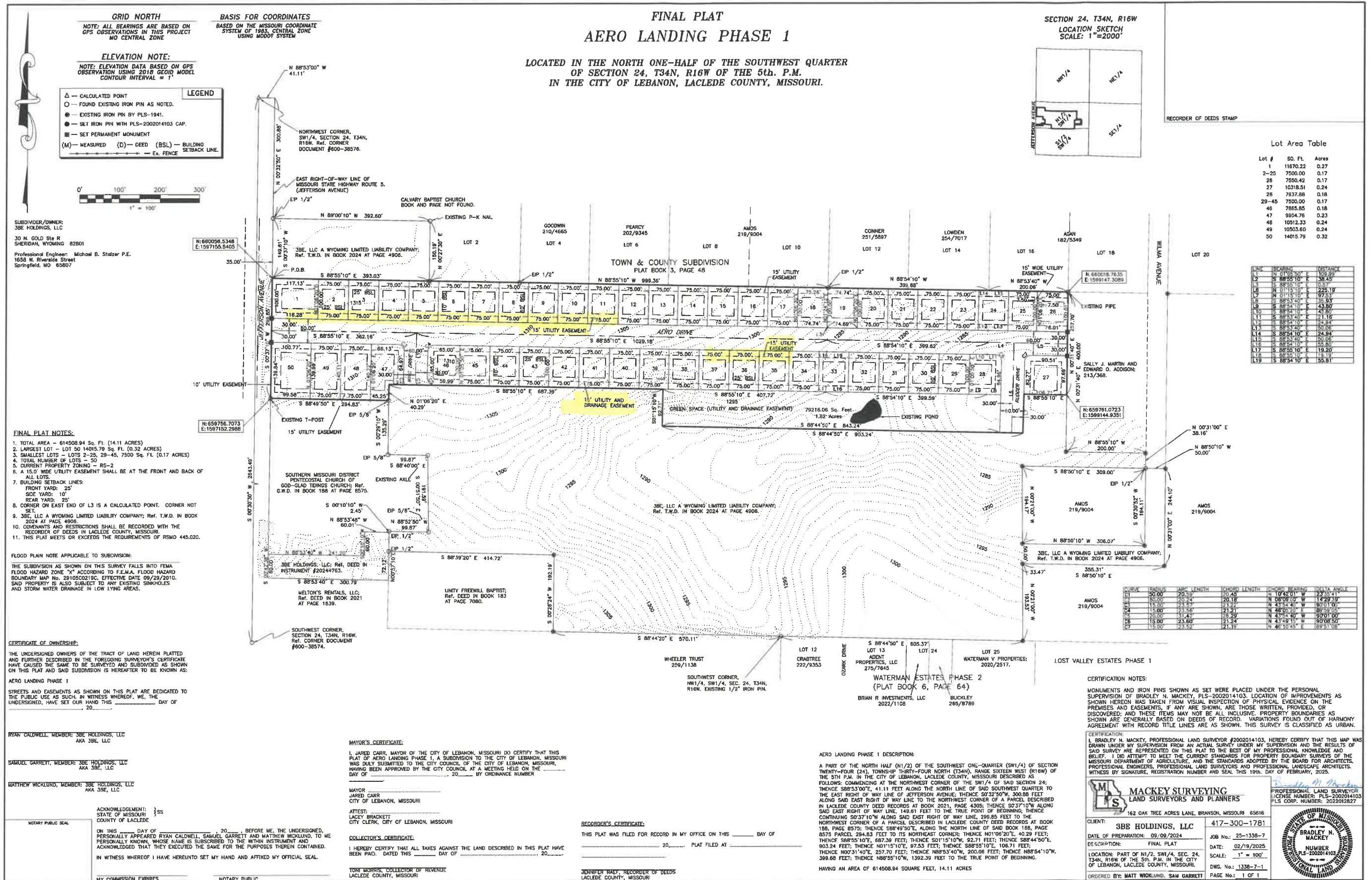
Department: Planning and Zoning

Date:

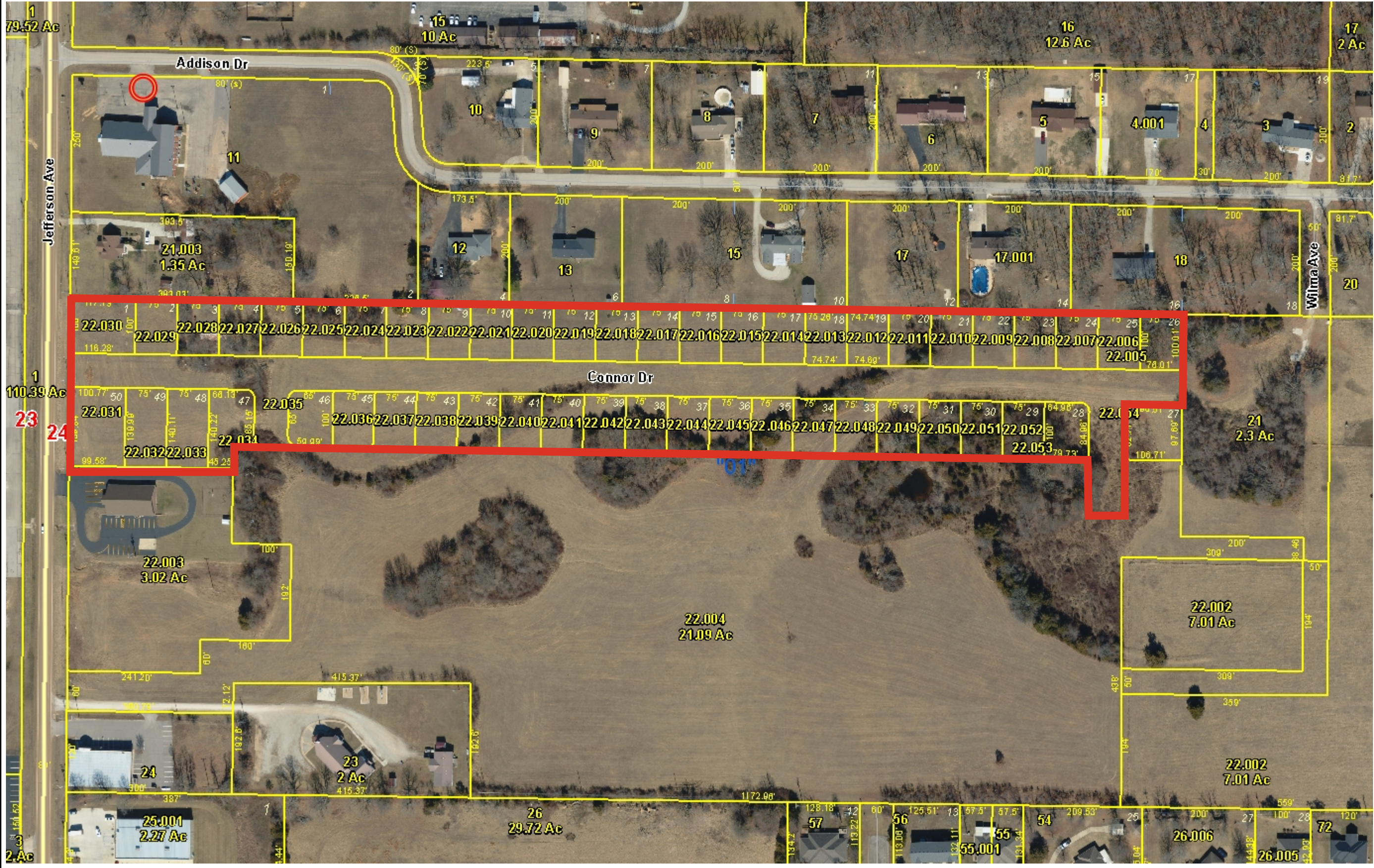
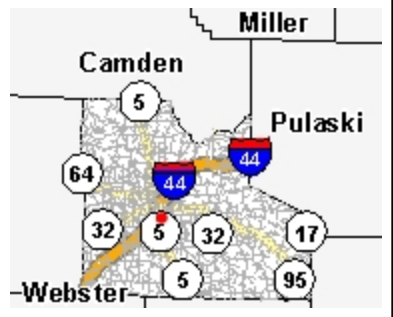
ATTACHMENTS:

1. Aero Landing- Plat-2400 Blk Hwy 5
2. GIS MAP-Aero Landing-2400 BLk of Hwy 5-Rezone from RS-2 Residential to RS-3 Residential -50 Lots

"Exhibit A"



Laclede County, MO



Legend

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

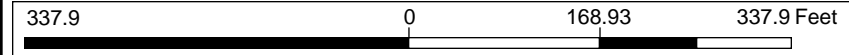
Address:
2400 Block of
Highway 5
(Jefferson Ave)

Rezone
Area

Rezone of RS-2
Residential to RS-3
Residential

1 in. = 169ft.

Notes



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To: Zoning and Planning Commission

Proposed for the Meeting Date of: March 12, 2026

Staff Informational Sheet

Topic: Request a Final Plat C-1 General Commercial to four (4) Commercial Lots (Crestwood Subdivision 1900 S Jefferson Ave, Plaza Tire)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a final plat from one lot to four lots of Plaza Place (Crestwood Subdivision)Final located at the 1900 Block of S Jefferson Ave.

Background (problem/explanation):

The owner is wanting to divide the lots into 4 commercial lots to sell.

Staff Recommendation:

The owners are aware that they will need driveway access that will need to come off of Lyle St when the lots become available for future building.

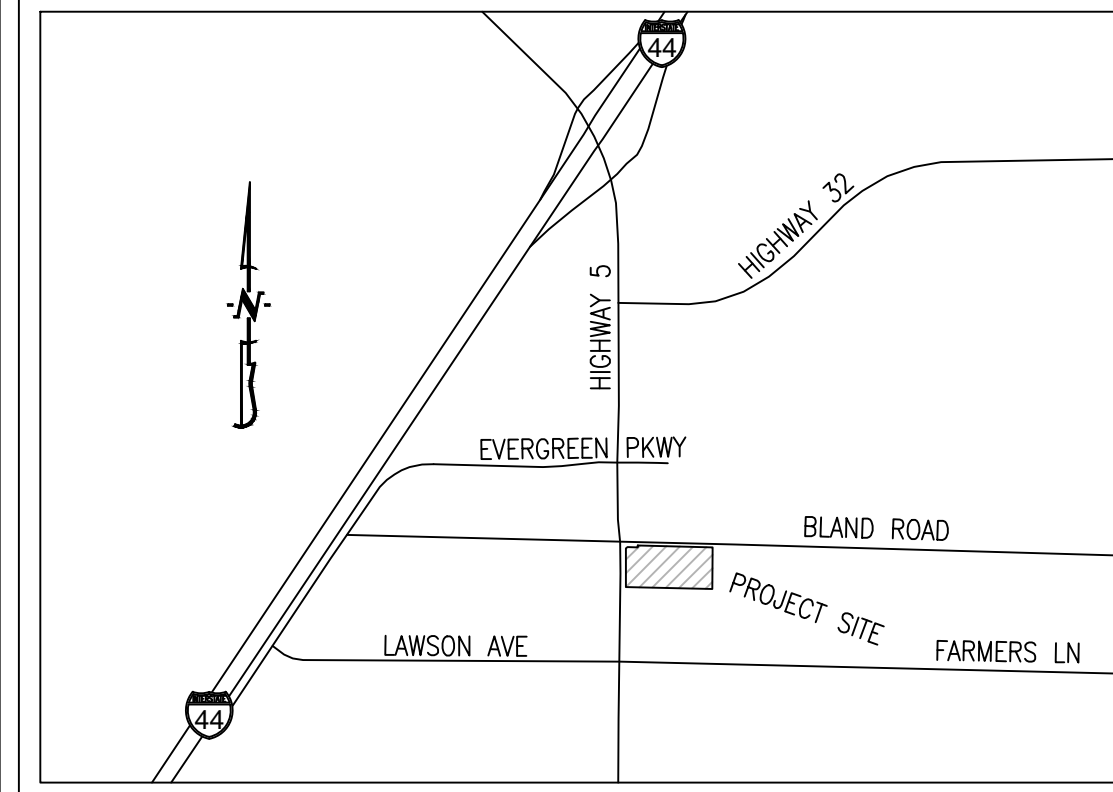
Submitted By: Kim Schomaker, Compliance Specialist

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Plaza Place Plat
2. GIS MAP-Plaza Place-C-1 General Commercial- Final Plat from 1 lot to 2 lots-



FINAL 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
SEPTEMBER 22, 2025

CERTIFICATION:

I HEREBY CERTIFY THAT IN SEPTEMBER 2025, I COMPLETED A SURVEY AND SUBDIVISION FOR RHODES PROPERTIES, L.C. OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 16 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 0°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 0°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.

I FURTHER CERTIFY THAT I SURVEYED THE ABOVE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
1000 W. NIFONG BLVD., BUILDING 1
COLUMBIA, MO 65203

DAVID W. BORDEN, PLS-200200244

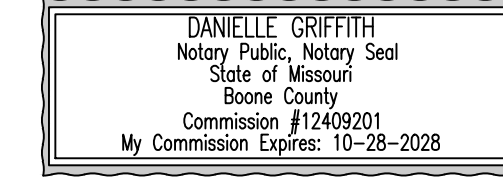
CORPORATE NUMBER: 2000151304

DATE

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____
IN THE YEAR 2026.

NOTARY PUBLIC
DANIELLE GRIFFITH
MY COMMISSION EXPIRES OCTOBER 28, 2028
COMMISSION NUMBER 12409201



KNOW ALL MEN BY THESE PRESENTS:

THAT RHODES PROPERTIES, L.C. IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF LEBANON FOR THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "PLAZA PLACE, PLAT NO. 1".

IN WITNESS WHEREOF, RHODES PROPERTIES, L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS _____ DAY OF _____, 2026.

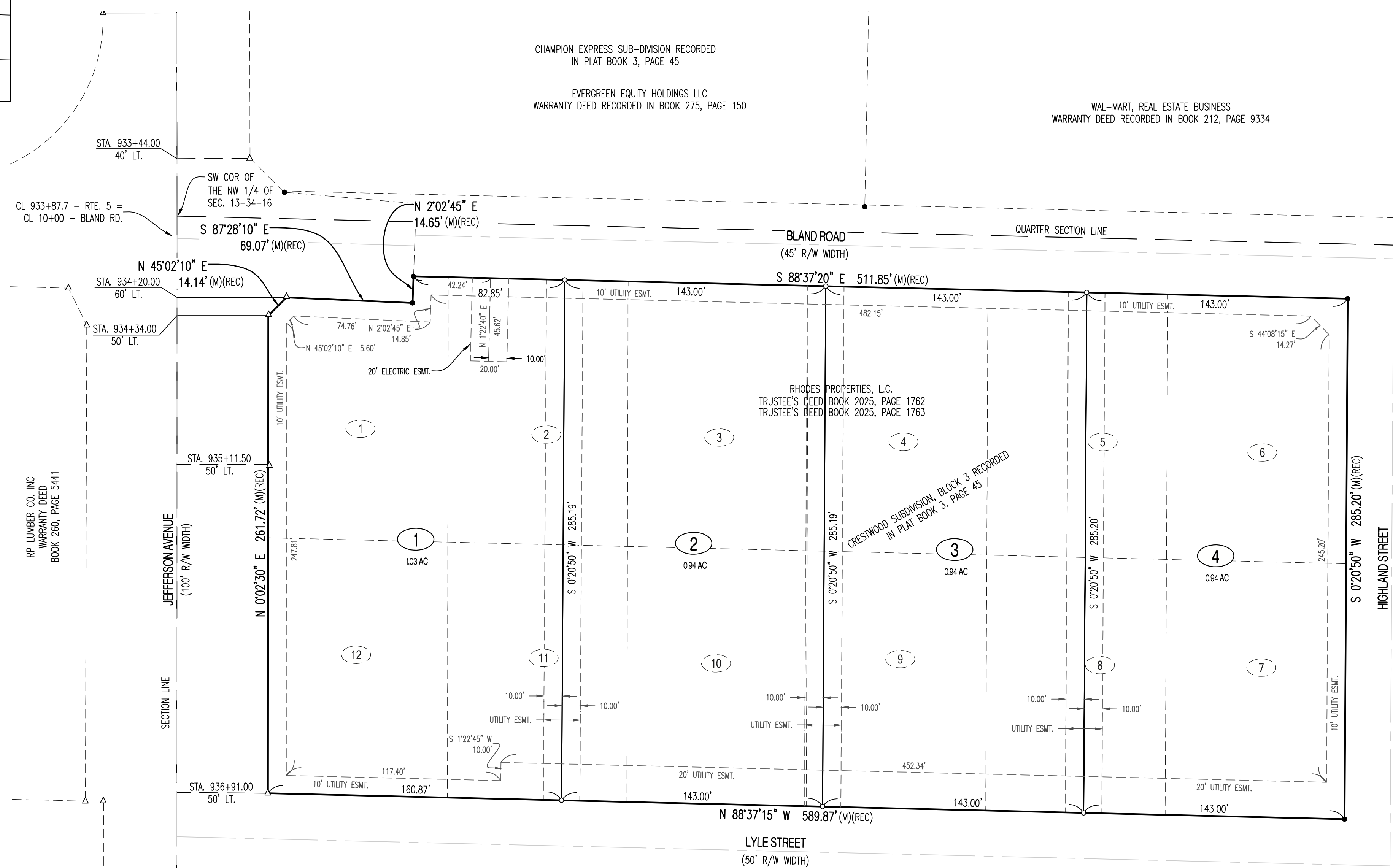
RHODES PROPERTIES, L.C.

SCOTT M. RHODES, MANAGER

STATE OF MISSOURI } SS
COUNTY OF CAPE GIRARDEAU }

ON THIS _____ DAY OF _____, IN THE YEAR 2026 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT M. RHODES, MANAGER, OF RHODES PROPERTIES, L.C., LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
COMMISSION NUMBER _____



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- EXISTING 1/2" IRON PIPE OR REBAR (UNLESS NOTED OTHERWISE)
- SET 1/2" REBAR (UNLESS NOTED OTHERWISE)
- ▲ PERMANENT MONUMENT
- △ RIGHT-OF-WAY MARKER
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING

MAYOR'S CERTIFICATE

I, JARED CARR, MAYOR OF THE CITY OF LEBANON, MISSOURI, DO CERTIFY THIS PLAT OF:

FINAL PLAT OF
PLAZA PLACE, PLAT NO. 1
TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI

A SUBDIVISION TO THE CITY OF LEBANON, MISSOURI WAS DULY SUBMITTED TO THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AND WAS APPROVED BY THE CITY COUNCIL, AT AN ORDINANCE NO. _____

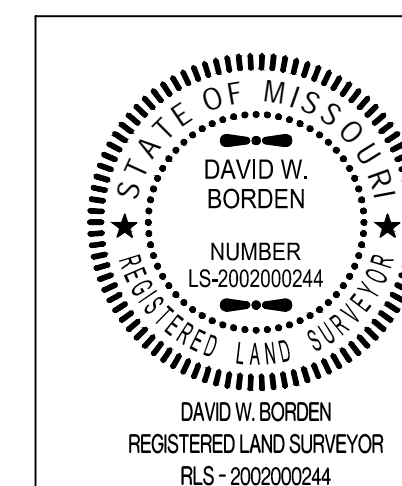
MAYOR, JARED CARR
CITY OF LEBANON, MISSOURI

ATTEST
LACEY BRACKETT
CITY CLERK, CITY OF LEBANON, MISSOURI

NOTES:

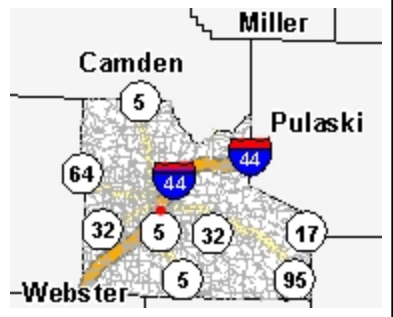
1. THIS TRACT IS LOCATED IN ZONE X--AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29105C0217C, DATED: SEPTEMBER 29, 2010.
2. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY CODE OF STATE REGULATIONS 2 CSR 90-60.040(2)(A).
3. RECORD TITLE INFORMATION WAS PROVIDED BY HOGAN LAND TITLE, FILE NO. 2501298, DATED JANUARY 21, 2025.

COUNTY COLLECTOR
LEBANON, LACLEDE COUNTY, MISSOURI



PLAZA PLACE, PLAT NO. 1	
A REPLAT OF CRESTWOOD SUBDIVISION, BLOCK 3, LOTS 1-12 SECTION 13, TOWNSHIP 34 NORTH, RANGE 16 WEST LEBANON, LACLEDE COUNTY, MISSOURI	
CORPORATE NUMBER: 2000151304	
DATE: 9/22/2025	SCALE: 1" = 40'
PROJECT: 250042	DRAWN BY: DWB
 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	

Laclede County, MO



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

Address:
1900 S Jefferson Ave
(Plaza Tire)

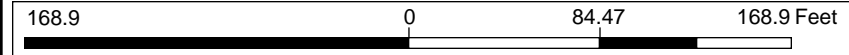


C-1 General Commercial
Plat from 1 lot to 4 lots

1 in. = 85ft.



Notes



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To: Zoning and Planning Commission

Proposed for the Meeting Date of: March 12, 2026

Staff Informational Sheet

Topic: Request for a Rezone from RS-1 Residential to RS-3 Residential of Ridge Creek Subdivision located near the 1500 block of Rolling Hills Road.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a rezone from RS-1 residential to RS-3 residential of Ridge Creek Subdivision located near the 1500 block of Rolling Hills Road.

Background (problem/explanation):

The owner is wanting to rezone to be able to build duplexes.

Staff Recommendation:

Staff sees no issue with this request.

Submitted By: Kim Schomaker, Compliance Specialist

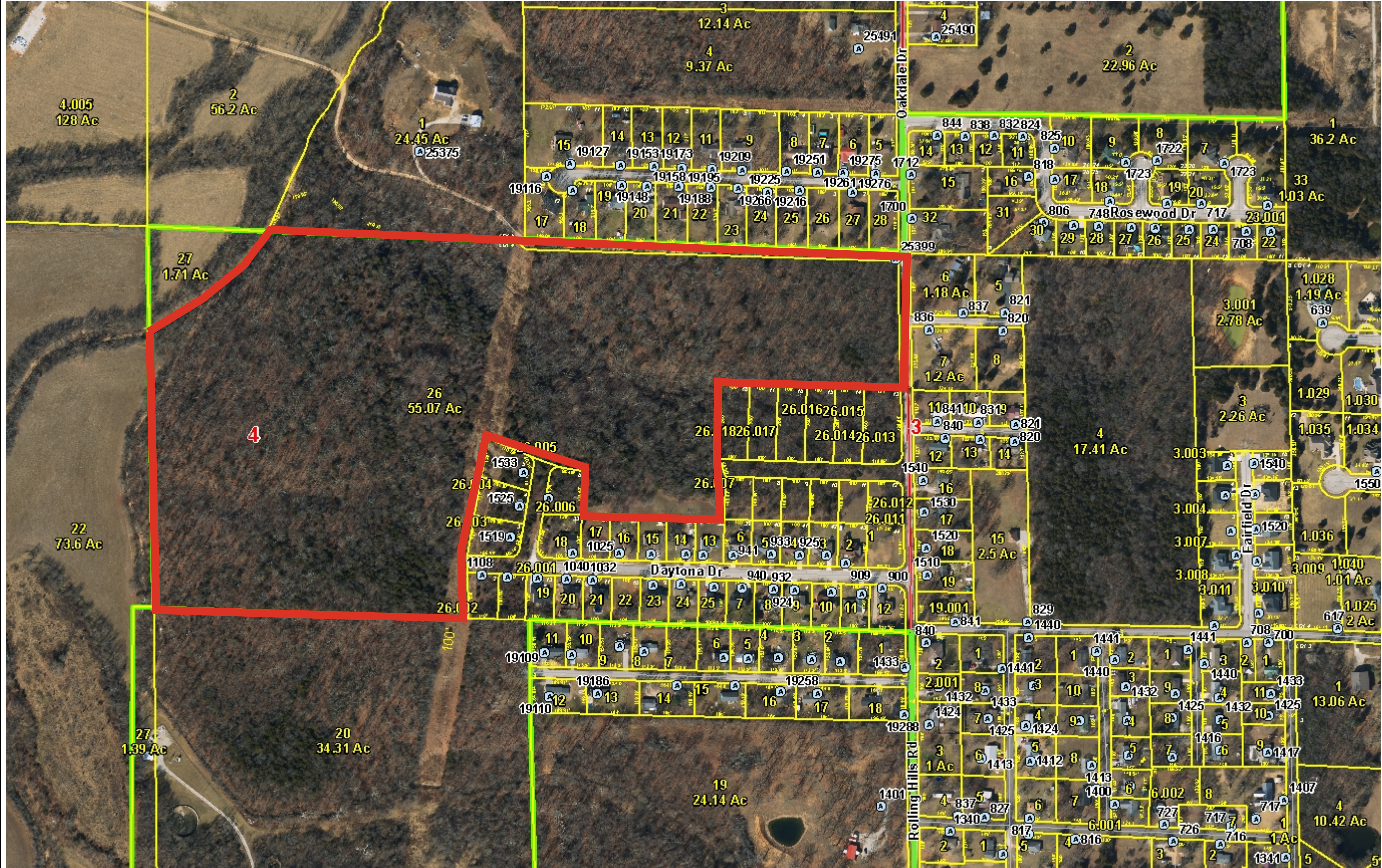
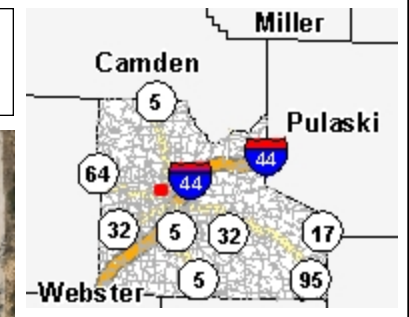
Department: Planning and Zoning

Date:

ATTACHMENTS:

1. GIS Map-Ridge Creek
2. Zoning map-Ridge Creek Subdivision

Ridge Creek Subdivision



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

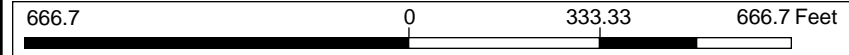
Address:
1500 Block
Rolling Hills Road



Rezone Area

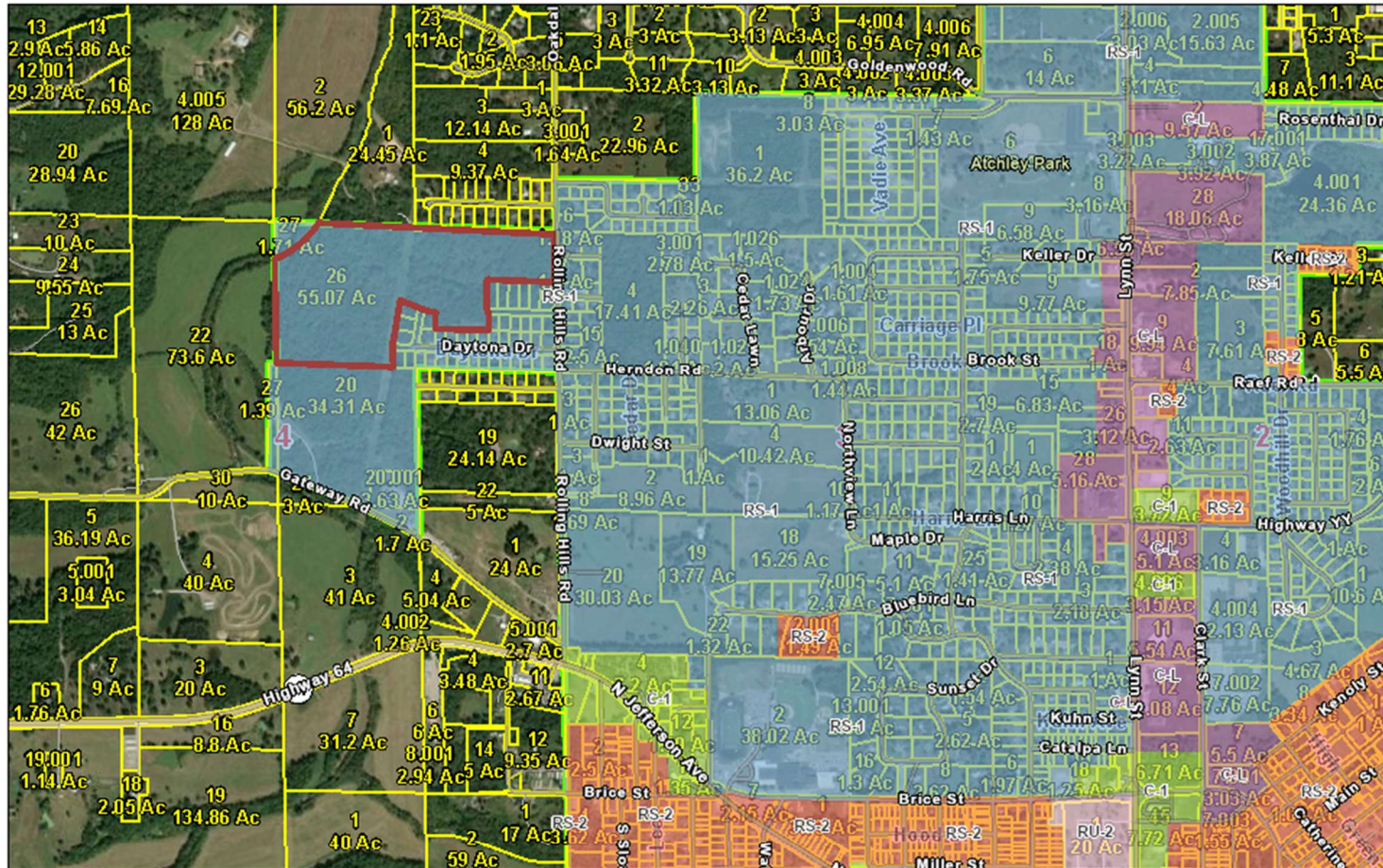
Rezone from RS-1
Residential to RS-3
Residential

Notes



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Ridge Creek Subdivision phase 3, 1500 block of Rolling Hills Road, Zoning Map



2/10/2026, 9:10:17 AM

- | | | |
|-----------------|---------------|----------------------|
| Zoning District | RU-2 | Parcel |
| RS-2 | Road | Parcel Number/Acres |
| RS-1 | Interstate | Corporate Limit Line |
| C-1 | State Highway | Section |
| C-L | Street | |

Zoned District: RS-1

