

**CITY OF LEBANON**  
**ZONING AND PLANNING COMMISSION MEETING**  
**THURSDAY, APRIL 9, 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. March 12, 2026, Regular Meeting
3. Public Hearing
  - a. Request for a Conditional Use located at 227 E Commercial to Operate a Food Pantry
  - b. Request a Replat of the Amended Final Plat for Multi-Family Residential, from 1 Lot to 2 Lot located at 500 Block of W Fremont Road, Cedar Ridge of Lebanon
  - c. Request for a Final Plat of a Replat of Donnelly's Addition from 2 Lots to 3 Lots located at 812 N. Adams
  - d. Request for a Replat of Lot 3 - Solar Farm Subdivision from 1 Lot to 2 Lots located at 1001 Utah St.
  - e. Request for a Final Plat to fix a Lot number of Ridge Creek subdivision Phase 3 near the 1500 block of Rolling Hills Road.
  - f. Request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Ave.
  - g. Request a Rezone from RS-1 Residential to RS-2 Residential located at the 20800 Block of Ostrich Dr.
  - h. Request a Rezone from RS-2 to RS-3 located at Aero Landing, 2400 Block Highway 5
  - i. Request a Final Plat of Replat of Lot 1 and the East half of Lot 2, Block 3, located at 872 East Street
4. Commission Action
  - a. Request for a Conditional Use located at 227 E Commercial to Operate a Food Pantry
  - b. Request a Replat of the Amended Final Plat for Multi-Family Residential, from 1 Lot to 2 Lot located at 500 Block of W Fremont Road, Cedar Ridge of Lebanon
  - c. Request for a Final Plat of a Replat of Donnelly's Addition from 2 Lots to 3 Lots located at 812 N. Adams
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You can obtain a copy of this notice and view the full agenda packet online at [www.lebanonmissouri.org](http://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.

5. Commission and Staff Discussion
6. Adjournment

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CITY OF LEBANON  
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES  
MARCH 12, 2026

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on March 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, Chris Meckem, Randy Randolph, Shirley Tarwater, Randy Wall, and David Wheeler.

A quorum was declared.

Travis Townsend resigned from the Board on March 6<sup>th</sup>; therefore, the Board currently consists of 8 members with one vacancy.

Chairman David Wheeler shared that the Request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Avenue needs to have revisions made per MODOT requirements and needs to be removed from the agenda.

Randy Wall moved and Shirley Tarwater seconded that the Commission amend the agenda to remove a request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Avenue due to revisions that need to be made to the Site Plan by MODOT. Motion carried as follows: Yea: (8) Joe Berkich, John Elmore, Michall Holmes, Chris Meckem, Randy Randolph, Shirley Tarwater, Randy Wall, and David Wheeler; Nay: (0) None, Abstain: (0) None, Absent: (0) None.

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

APPROVAL OF MINUTES

February 12, 2026, Regular Meeting Minutes

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

PUBLIC HEARING

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

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

Compliance Specialist Kim Schomaker stated that the item under discussion was a rezoning request for Aero Landing, proposing a change from RS-2 Residential to RS-3 Residential. She also provided the Planning and Zoning Board with several letters and a Neighborhood Petition Form that had been provided the day before the meeting in opposition to the action brought before the Board to be voted on. These letters are attached to the minutes and made part of the permanent record. Several neighborhood members were present and expressed opposition to the rezoning request.

Resident Kay Goodin shared that the RS-3 rezone would allow any type of building structure. She stated the property was originally presented as RS-1 Single-Family Housing, then moved to RS-2, and was now requesting another rezone to an RS-3. She asked whether a fence would be erected between neighboring houses and the subdivision and shared that she believed the entire neighborhood would be greatly affected. She also claimed the property was not buildable due to past burn pits and garbage that had been buried on the site.

Chairman David Wheeler explained that the RS-3 zoning would allow the split of a duplex so that each side could be sold individually and that was the purpose of the request before the board. He added that if the landowners wanted to pursue anything beyond what was presented to the board, it would have to return at a later date to the board for approval.

Matthew Wickland, representing Aero Landing, explained that the purpose of the rezoning request is to allow the sale of individual units within the duplex. He also stated that the Department of Natural Resources had been on site and permits had been issued for the property.

Compliance Specialist Kim Schomaker shared that a civil engineer had also been on site to evaluate any issues that might need to be addressed.

Eddie Amos, a resident of Addison Drive, expressed his displeasure with the proposed construction. He stated that residents were originally told the site would be developed as RS-1 single-family housing and that additional development would increase building density and traffic in the neighborhood. He also stated that he did not receive a letter notifying him of the meeting and requested that the notification requirement in the Code be extended to at least 200 feet.

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

Compliance Specialist Kim Schomaker shared this request was for a Final Plat C-1 General Commercial for four Lots.

Commission Member Shirley Tarwater asked why a fence was not erected and Commission Member Joe Berkich stated there were actually twelve lots to be platted to four lots.

Jeff Davis spoke on behalf of owners and said there was no plan at this time to build on the four lots.

Resident on Highland Road, Walter Hutton, spoke about the noise, dust and dirt from the construction site and was glad it was completed.

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.

Compliance Specialist Kim Schomaker reported the request was to rezone property in the Ridge Creek Subdivision from RS-1 Residential to RS-3 Residential.

Commission Member Shirley Tarwater asked how many access points would be provided to the property. Compliance Specialist Kim Schomaker stated there would be three access roads.

Mr. McShane, a homeowner in the area, stated he was pleased with the resurfacing of Rolling Hills Road, but noted that Rockingham Road was originally zoned for RS-1 Residential development and has now come before the board for rezoning. He expressed concern that if Mr. Bryant were to sell the property in the future, it could lead to additional rezoning requests. He stated that increased density could lead to overcrowding and more children in the area, which could increase the risk of accidents on the road.

Jeff Meads, a homeowner on Greenwood Ridge Road, stated he was concerned about the rights of current landowners. He also expressed concerns regarding increased traffic, the potential for increased crime, and stated that Rolling Hills Road was not engineered to handle heavy traffic. He further noted that the entrance to Rockingham Road is located in what he believes to be a dangerous area.

Developer Mike Bryant stated that it was not his intention to build duplexes in that particular area, but he did not want to create potential spot zoning issues by rezoning only a portion of the property. He explained that his intent would be to place multifamily housing along Sonoma Drive within a 15-acre portion of the property, and that he would prefer to have a setback in that area.

Code Administrator Christina Wagner explained that the request would not constitute spot zoning and provided clarification on the meaning of spot zoning. Commission Member Shirley Tarwater also defined the term.

Commission Member Joe Berkich explained that the difference between RS-1 and RS-2 zoning is that the units cannot be split for separate ownership, whereas RS-3 Residential zoning allows a duplex unit to be divided so that each side may be owned separately.

Chairman David Wheeler stated that the ordinance establishes the rules that the Commission must follow.

Daytona Drive resident J.D. Muschany asked about the possibility of a setback requirement for

the property.

Commission Member Shirley Tarwater explained that such a request would need to go before the Board of Adjustment for consideration of a variance. She further stated that the only matter currently before the Commission was the request to rezone the property from RS-1 to RS-3 Residential.

Daytona Drive resident Jarad Milligan stated that when the proposal previously came before the Planning and Zoning Commission, it was indicated that the development would follow the plan that had been presented at that time. He expressed concern that the property has now returned before the Commission with a request to rezone to RS-3 Residential.

Resident Lindsey Slavens stated she was concerned that rezoning the property from RS-1, which she believes would increase property values, to RS-2 Residential could negatively affect market values.

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

#### COMMISSION ACTION

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

Randy Wall moved and Chris Meckem seconded that the Commission approve a Request for a Rezone for Aero Landing from RS-2 to RS-3 Residential located at 2400 Block of Highway 5. Motion Failed as follows: Yea: (3) Joe Berkich, Michall Holmes, Chris Meckem; Nay: (5) John Elmore, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Abstain: (0) None; Absent: (0) None.

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

Joe Berkich moved and Randy Randolph seconded that the Commission approve a Request for a Request a Final Plat C-1 Commercial (Crestwood Subdivision) to four Lots located at 1900 S Jefferson Avenue, Plaza Tires. Motion carried as follows: Yea: (8) Joe Berkich, John Elmore, Michall Holmes, Chris Meckem, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

##### 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.

Chris Meckem moved and Randy Wall seconded that the Commission approve a Request for a Rezone from RS-1 to RS-3 Residential of Ridge Creek Subdivision located near the 1500 Block of Rolling Hills Road. Motion Failed as follows: Yea: (2) Michall Holmes, Chris Meckem; Nay: (6) Joe Berkich, John Elmore, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Abstain: (0) None; Absent: (0) None.

COMMISSION AND STAFF DISCUSSION

Compliance Specialist Kim Schomaker provided documentation showing the work had been completed as previously directed by the Board. The Board had placed the condition that the burnt structure located beside the lots be removed within sixty (60) days. The structure has since been removed, and the lots associated with Magnetic Addition, located at 445 Polk Street, have been renamed, and the plat has been updated to reflect Lot 1A and Lot 2A.

Commission Member Joe Berkich expressed his appreciation that the City Zoning map has been updated.

Adjournment

Chairman Wheeler declared the meeting adjourned at 7:04 p.m.

ATTEST:

\_\_\_\_\_  
Secretary Shirley Tarwater

\_\_\_\_\_  
Code Administrator Christina Wagner

\_\_\_\_\_  
Minutes Approved



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request for a Conditional Use located at 227 E Commercial to Operate a Food Pantry

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

Request for a conditional use to operate a food pantry located at 227 E Commercial St.

**Background (problem/explanation):**

This is located in the Downtown business district.

The owners are wanting to move from there current location at 158 N Adams to 227 E Commercial St to continue operating a food pantry.

There are 2 letters from the Board President of Lebanon Downtown Advisory Board & the President of the Downtown Board of Directors.

**Staff Recommendation:**

Staff sees no issues for this request.

**Submitted By:** Kim Schomaker, Compliance Specialist

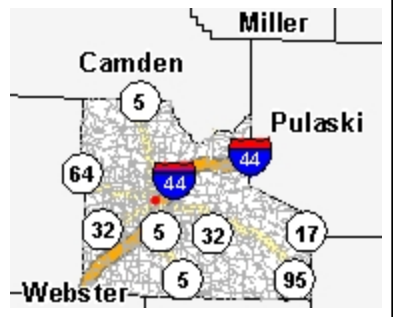
**Department:** Planning and Zoning

**Date:** 03/20/2026

**ATTACHMENTS:**

1. GIS-227 E Commercial
2. Zoning Map-227 E Commercial St

# 227 E Commercial



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

Address:  
227 E Commercial

Located in the DTBD

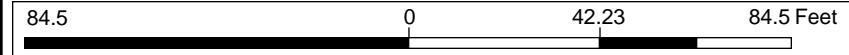


**NEW LOCATION**  
: OLD COVELL  
BUSINESS

1 in. = 42ft.

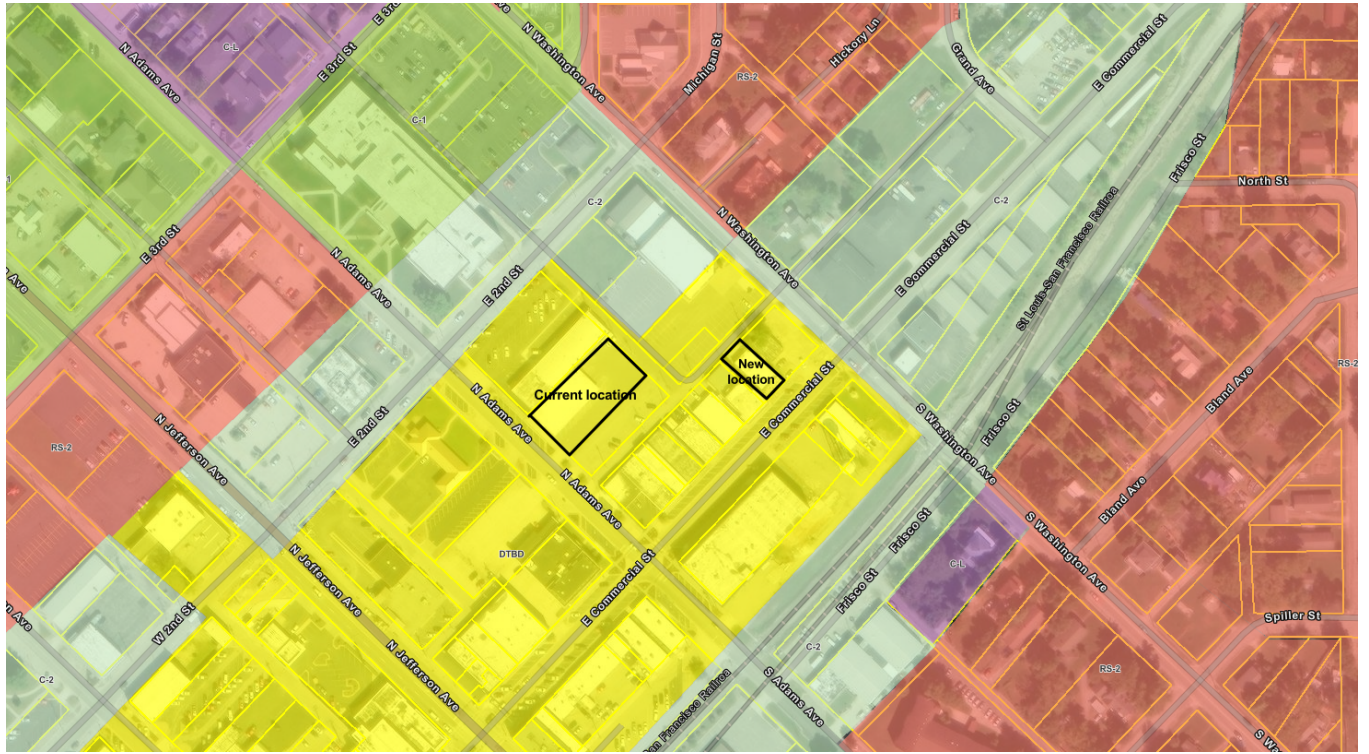
**Notes**

Downtown  
Business  
District



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

Current location is 158 N Adams



New location is 227 E Commercial st



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request a Replat of the Amended Final Plat for Multi-Family Residential, from 1 Lot to 2 Lot located at 500 Block of W Fremont Road, Cedar Ridge of Lebanon

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

Request for a re plat of Cedar Ridge of Lebanon from one lot to two lots located at 500 Blk of W Fremont Rd.

**Background (problem/explanation):**

Owner is wanting the lots split to have the tax abatement apply to the property where the work is currently being constructed which is on lot A.

The owner has no immediate plans to develop lot B at this time.

**Staff Recommendation:**

Staff sees no issues with this request.

**Submitted By:** Kim Schomaker, Compliance Specialist

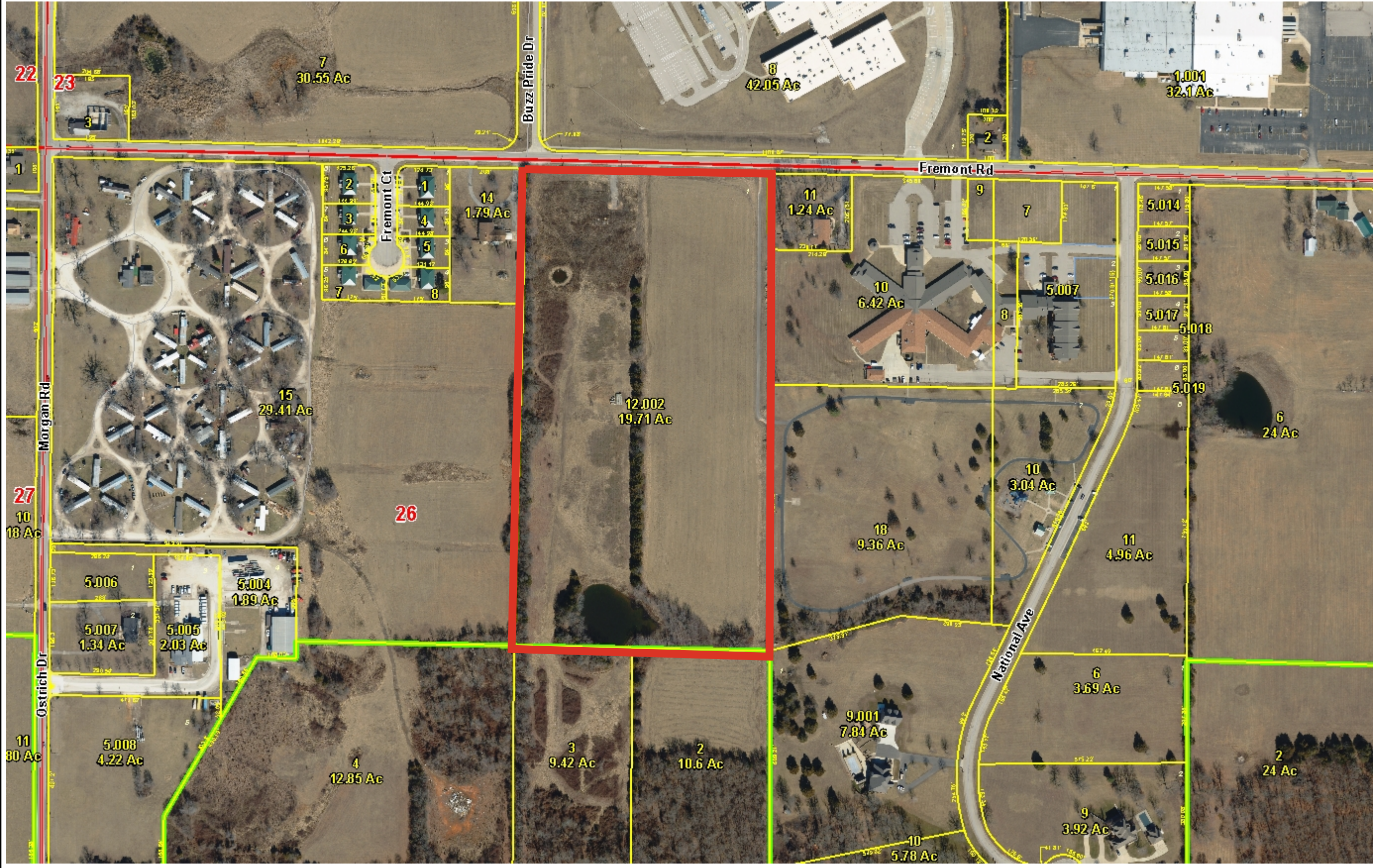
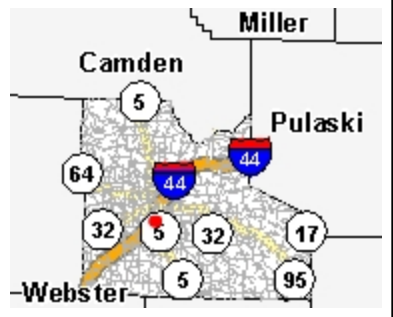
**Department:** Planning and Zoning

**Date:** 02/24/2026

**ATTACHMENTS:**

1. GIS MAP- 500 Blk of W Fremont-(Cedar Ridge)
2. Plat

# 500 Blk of Cedar Ridge Subdivision



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

Replat Area

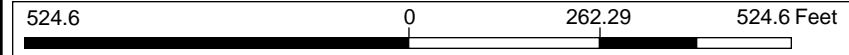
Replat from 1 lot to 2 lots

1 in. = 262ft.



**Notes**

Zoned:  
RS-1 Residential



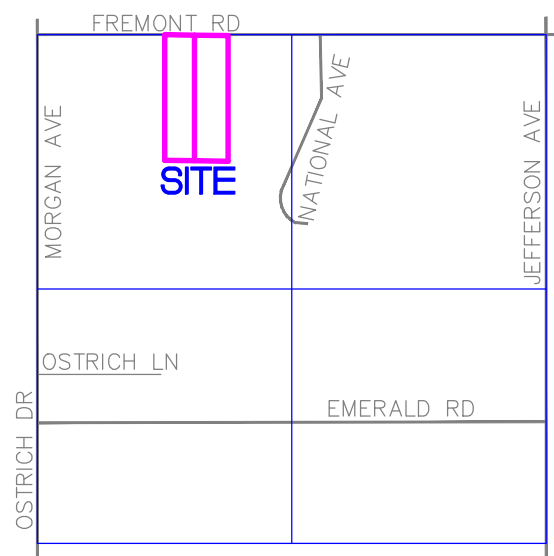
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# REPLAT OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON

FROM PLAT BOOK 9, PAGE 17 IN THE LACLEDE COUNTY, MISSOURI RECORDERS OFFICE

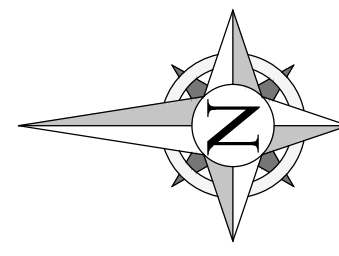
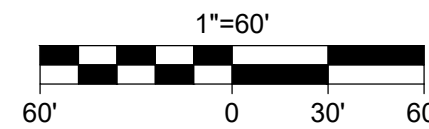
BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

RECORDER'S SPACE



LOCATION SKETCH

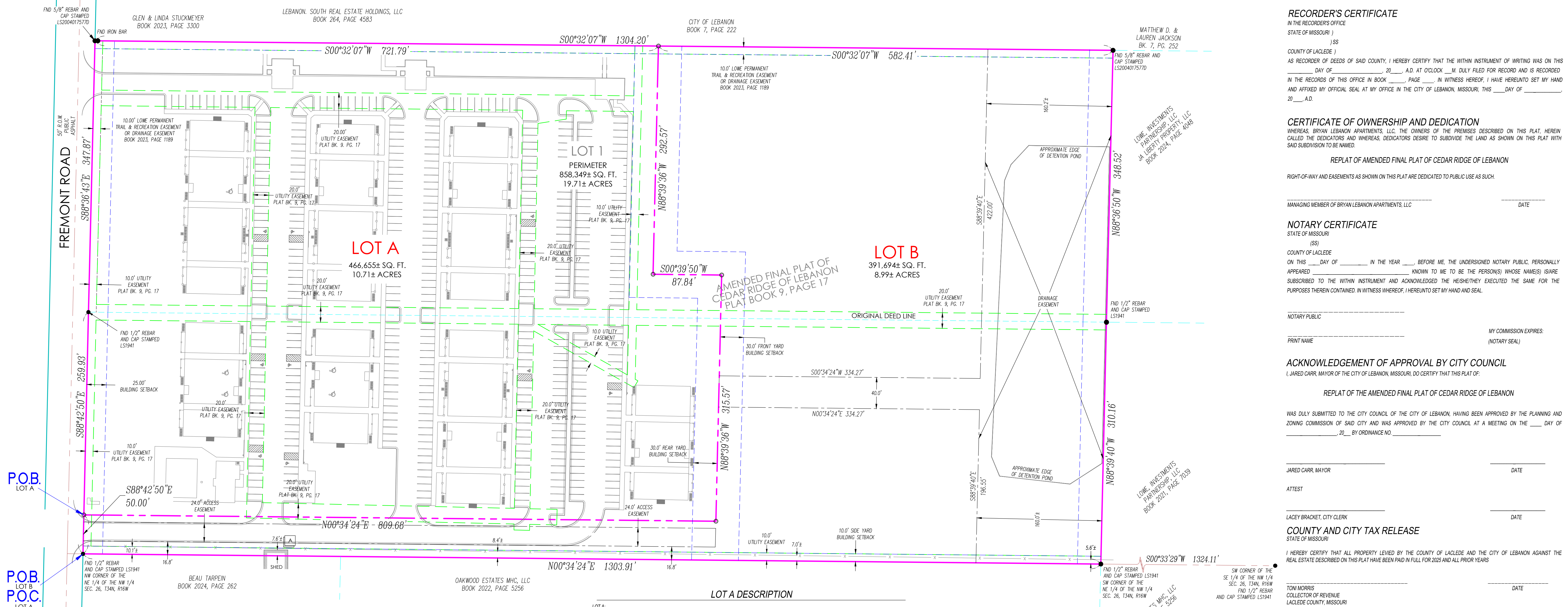
SEC. 26, T34N, R16W  
SCALE: 1"=2000'



BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, FROM GPS OBSERVATIONS.

OWNER AND DEVELOPER  
BRYAN LEBANON APARTMENTS, LLC  
2609 E. NORMANDY STE. 104  
SPRINGFIELD, MO 65804

PREPARED BY  
GREGORY B. BOWERS, PLS  
OWN, INC.  
3213 WEST BYPASS  
SPRINGFIELD, MO 65807



P.O.B. LOT A  
P.O.B. LOT B  
P.O.C. LOT A

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

**LEGEND**  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
R/W RIGHT-OF-WAY MARKER  
IP FOUND IRON PIN AS NOTED  
SET IRON PIN  
NEW LOT LINE  
DRAINAGE EASEMENT

**STATEMENT OF ENCROACHMENTS**  
ADJACENT SHED ENCROACHES ONTO THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT PROVIDED OR SHOWN.

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

**SURVEYORS NOTE:**  
WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.  
REFERENCE SURVEY BY ROBERT SHOTTS DATED 08-26-24 DWG # 2540  
REFERENCE SURVEY BY ROBERT SHOTTS DATED 08-26-24 DWG # 2541

**UTILITY NOTE:**  
THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NUMBER 24122226.

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29105C0218C, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

**LOT A DESCRIPTION**

LOT A: PART OF AN AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON IN PLAT BOOK 9, PAGE 17 IN THE RECORDER OF DEEDS OFFICE IN LACLEDE COUNTY, MISSOURI BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND 1/2" REBAR WITH CAP LABELED LS1941 AT THE NORTHWEST CORNER OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION SOUTH 88°42'50" EAST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88°42'50" EAST, 259.93 FEET TO A 1/2" REBAR WITH CAP LABELED LS1941; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88°36'43" EAST, 347.87 FEET TO A 5/8" REBAR WITH CAP LABELED LS20040175770; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION SOUTH 00°32'07" WEST, 721.79 FEET; THENCE LEAVING SAID WEST LINE THE FOLLOWING COURSES: NORTH 88°39'36" WEST, 292.57 FEET; THENCE SOUTH 00°39'50" WEST, 87.84 FEET; THENCE NORTH 88°39'36" WEST, 315.57 FEET; THENCE SOUTH 00°34'24" EAST, 809.68 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, CONTAINING 361,211 SQUARE FEET OR 8.07 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT, BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

**LOT B DESCRIPTION**

LOT B: PART OF A THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON IN PLAT BOOK 9, PAGE 17 IN THE RECORDER OF DEEDS OFFICE IN LACLEDE COUNTY, MISSOURI BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A FOUND 1/2" REBAR WITH CAP LABELED LS1941 AT THE NORTHWEST CORNER OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION SOUTH 88°42'50" EAST, 50.00 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 00°34'24" WEST, 809.68 FEET; THENCE SOUTH 88°39'36" EAST, 315.57 FEET; THENCE NORTH 00°39'50" EAST, 87.84 FEET; THENCE SOUTH 88°39'36" EAST, 292.57 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE ALONG SAID EAST LINE SOUTH 00°32'07" WEST, 582.41 FEET TO A 5/8" REBAR WITH CAP LABELED LS20040175770; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION NORTH 88°36'43" WEST, 347.87 FEET TO A 1/2" REBAR WITH CAP LABELED LS1941; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 88°39'47" WEST, 310.16 FEET; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION NORTH 00°32'07" EAST, 1303.91 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, CONTAINING 507,137 SQUARE FEET OR 11.6 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT, BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

**RECORD DESCRIPTION**

LOT 1: PART OF A TRACT OF LAND DESCRIBED IN BOOK 2025, PAGE 3429 AND BOOK 2025, PAGE 3139 IN THE RECORDER OF DEEDS OFFICE IN LACLEDE COUNTY, MISSOURI BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND COPPER ROD AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST; THENCE ALONG THE NORTH LINE OF SAID SECTION 26, SOUTH 88°41'01" EAST, 1,315.94 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 00°34'24" WEST, 20.15 FEET TO A FOUND 1/2" REBAR WITH CAP LABELED LS1941 SAID REBAR ALSO BEING THE POINT OF BEGINNING; SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY OF FREMONT ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88°42'50" EAST, 309.93 FEET TO A FOUND 1/2" REBAR WITH A CAP LABELED LS1941; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 88°36'43" EAST, 347.87 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED LS20040175770; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY SOUTH 00°32'07" WEST, 1,304.20 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED LS20040175770; THENCE NORTH 88°36'50" WEST, 348.52 FEET TO A FOUND 1/2" REBAR WITH A CAP LABELED LS1941; THENCE NORTH 88°39'40" WEST, 310.16 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED 1941 SAID REBAR BEING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER NORTH 00°34'24" EAST, 1,303.91 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, CONTAINING 658,349 SQUARE FEET OR 15.1 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT, BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

**RECORDER'S CERTIFICATE**  
IN THE RECORDER'S OFFICE  
STATE OF MISSOURI )  
) SS  
COUNTY OF LACLEDE )  
AS RECORDER OF DEEDS OF SAID COUNTY, I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT O'CLOCK \_\_\_\_\_ M. DULY FILED FOR RECORD AND IS RECORDED IN THE RECORDS OF THIS OFFICE IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN THE CITY OF LEBANON, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
WHEREAS, BRYAN LEBANON APARTMENTS, LLC, THE OWNERS OF THE PREMISES DESCRIBED ON THIS PLAT, HEREIN CALLED THE DEDICATORS AND WHEREAS, DEDICATORS DESIRE TO SUBDIVIDE THE LAND AS SHOWN ON THIS PLAT WITH SAID SUBDIVISION TO BE NAMED:  
**REPLAT OF AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON**  
RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO PUBLIC USE AS SUCH.

MANAGING MEMBER OF BRYAN LEBANON APARTMENTS, LLC \_\_\_\_\_ DATE \_\_\_\_\_  
NOTARY CERTIFICATE  
STATE OF MISSOURI )  
) SS  
COUNTY OF LACLEDE )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THE SAME FOR THE PURPOSES THEREIN CONTAINED, IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ (NOTARY SEAL)  
**ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL**  
I, JARED CARR, MAYOR OF THE CITY OF LEBANON, MISSOURI, DO CERTIFY THAT THIS PLAT OF:  
**REPLAT OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON**  
WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AND WAS APPROVED BY THE CITY COUNCIL AT A MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ORDINANCE NO. \_\_\_\_\_

JARED CARR, MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST \_\_\_\_\_  
LACEY BRACKET, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
**COUNTY AND CITY TAX RELEASE**  
STATE OF MISSOURI )  
I HEREBY CERTIFY THAT ALL PROPERTY TAXES OF 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.

TOM MORRIS \_\_\_\_\_ DATE \_\_\_\_\_  
COLLECTOR OF REVENUE  
LACLEDE COUNTY, MISSOURI  
**SURVEYOR'S DECLARATION**  
I HEREBY CERTIFY THAT ALL PARTIES BY THESE PRESENTS THAT I, GREGORY B. BOWERS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY OWN, INC. DATED JUNE 6, 2025 AND SIGNED BY RON W. WALLACE P.L.S. NO. 2019015191 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT UNDER THE PERSONAL SUPERVISION OF GREGORY B. BOWERS L.S. NO. 2072 IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. DATE OF LAST REVISION MARCH 24, 2026.

OWN, INC. LC 62  
BY: \_\_\_\_\_  
**FOR REVIEW**  
GREGORY B. BOWERS, L.S. NO. 2072  
03-24-2026  
DATE PREPARED

**OWN**  
Engineering & Surveying  
3213 S. West Bypass  
Springfield, MO 65807  
417.866.2741  
www.own.com  
FORMERLY ANDERSON ENGINEERING

FIELD: GS & BB DATE: 03/24/2026  
DRAWN: GAS FIELD BK: -  
CHECKED: GBB JOB NO: 24SP10197

**112151.DWG**  
SHEET 1 OF 1



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request for a Final Plat of a Replat of Donnelly's Addition from 2 Lots to 3 Lots located at 812 N. Adams

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

Request for a final plat of a replat of Donnelly Addition from two lots to three lots located at 812 Adams Ave.

**Background (problem/explanation):**

Property is zoned RS-2 residential

**Staff Recommendation:**

Staff sees no issue with this request.

**Submitted By:** Kim Schomaker, Compliance Specialist

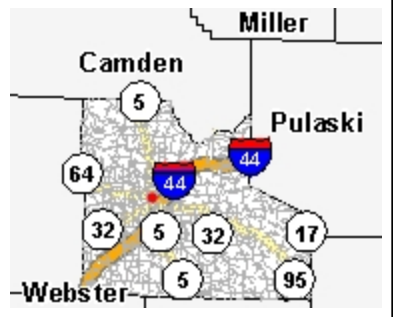
**Department:** Planning and Zoning

**Date:** 03/20/2026

**ATTACHMENTS:**

1. GIS Map- Donnelly Addition
2. Plat.

# 812 Adams Ave



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

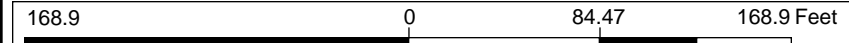
**REPLAT AREA**

Replat from 2 lots to 3 lots

1 in. = 85ft.

**Notes**

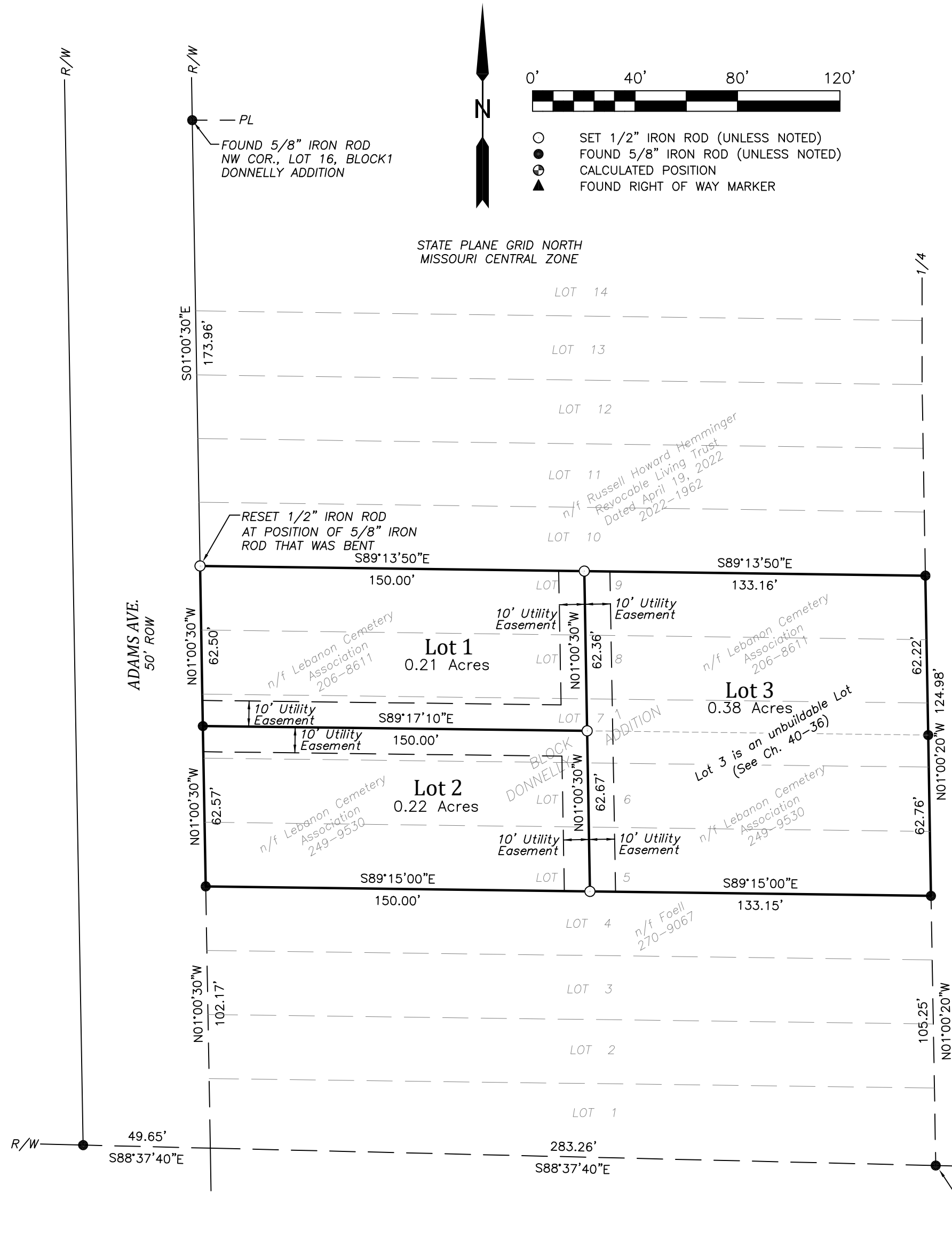
ZONED  
RS-2  
residential



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

# FINAL PLAT OF DONNELLY ADDITION NO. 3

A SUBDIVISION IN THE CITY OF LEBANON  
BEING A RE-PLAT OF LOTS 5-9 OF BLOCK 1  
DONNELLY ADDITION TO LEBANON, MISSOURI



STATE PLANE GRID NORTH  
MISSOURI CENTRAL ZONE



- SET 1/2" IRON ROD (UNLESS NOTED)
- FOUND 5/8" IRON ROD (UNLESS NOTED)
- ⊙ CALCULATED POSITION
- ▲ FOUND RIGHT OF WAY MARKER

### DEDICATION

Whereas, The Lebanon Cemetery Association, 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:

"FINAL PLAT OF DONNELLY ADDITION NO. 3"

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

\_\_\_\_\_  
Jeff Stokes  
The Lebanon Cemetery Association

\_\_\_\_\_  
Date

### NOTARY CERTIFICATE

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS.

Jeff Stokes

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared Jeff Stokes of the Lebanon Cemetery Association, 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:

"FINAL PLAT OF DONNELLY ADDITION NO. 3"

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  
Mayor, City of Lebanon

Attest: \_\_\_\_\_  
Lacey Brackett  
City Clerk, City of Lebanon

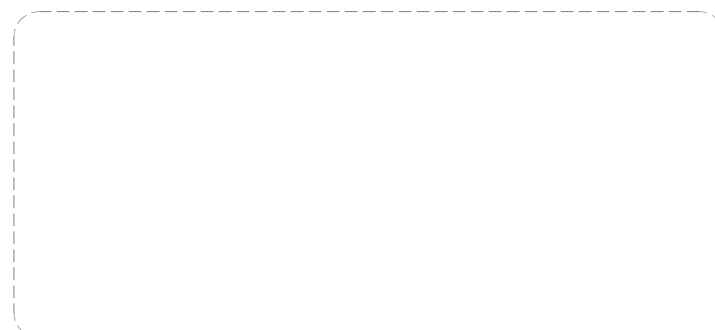
### COUNTY & CITY TAX RELEASE

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  
Collector of Revenue  
Laclede County, Missouri

\_\_\_\_\_  
Date

### RECORDER'S CERTIFICATE



### SURVEYOR'S NOTES

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Lots are the lands described in Book 206, Page 8611 and Book 249, Page 9530.
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 Lebanon Cemetery Association on August 18-26, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

### DESCRIPTION

All of Lots 5, 6, 7, 8 and 9 of Block 1 of Donnelly Addition to the City of Lebanon, 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 5-9, Block 1  
Donnelly Addition  
To The City of Lebanon  
Laclede County, Missouri

Lebanon Cemetery Association  
Lebanon, Missouri

Drawn by SJM	Scale 1" = 40'	Survey No.
Checked by EJL	Date 2/17/2026	L-2623B



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request for a Replat of Lot 3 - Solar Farm Subdivision from 1 Lot to 2 Lots located at 1001 Utah St.

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

Request for a replat of Solar Farm Subdivision from one lot to two lots located at 1001 Utah St.

**Background (problem/explanation):**

The owner is purposing a new building on Lot 3A.

Property is zoned M-1 light industrial.

**Staff Recommendation:**

Staff sees no issue.

**Submitted By:** Kim Schomaker, Compliance Specialist

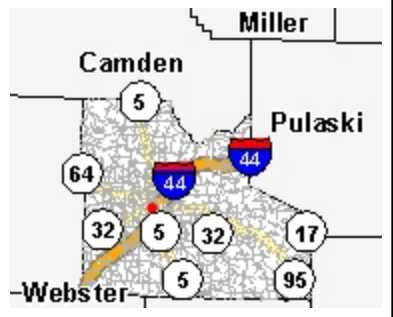
**Department:** Planning and Zoning

**Date:** 03/20/2026

**ATTACHMENTS:**

1. GIS-1001 Utah St
2. Plat- 1001 Utah St

# 1001 Utah St



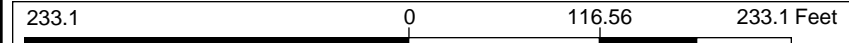
- Legend**
- Road
    - Interstate
    - State Highway
    - Street
  - Parcel
  - Lot Line
  - Corporate Limit Line
  - Section
  - County Boundary

**REPLAT AREA**

Replat from 1 lot to 2 lots

**Notes**

ZONED  
M-1 Light  
Industrial

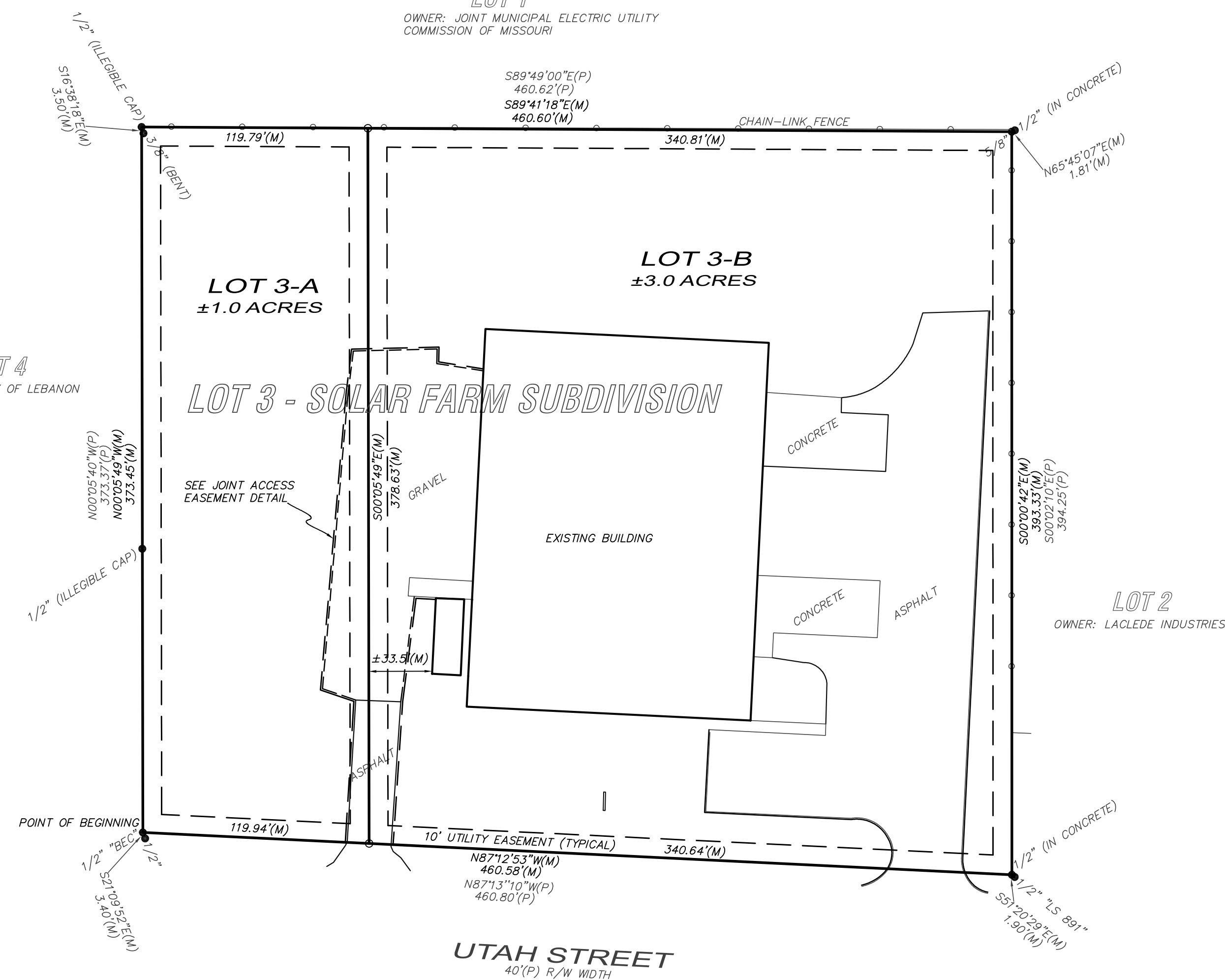


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THIS MAP IS NOT TO BE USED FOR NAVIGATION

# REPLAT OF LOT 3 - SOLAR FARM SUBDIVISION

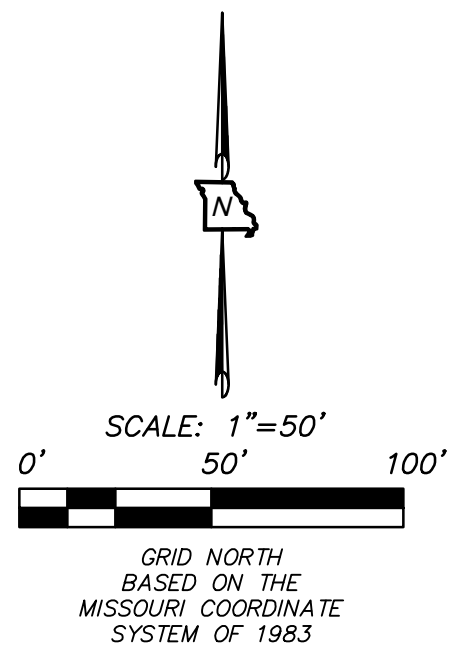
PROJECT LOCATION: 1001 UTAH STREET  
LEBANON, LACLEDE COUNTY, MISSOURI

**LOT 1**  
OWNER: JOINT MUNICIPAL ELECTRIC UTILITY  
COMMISSION OF MISSOURI



**LOT 4**  
OWNER: CITY OF LEBANON

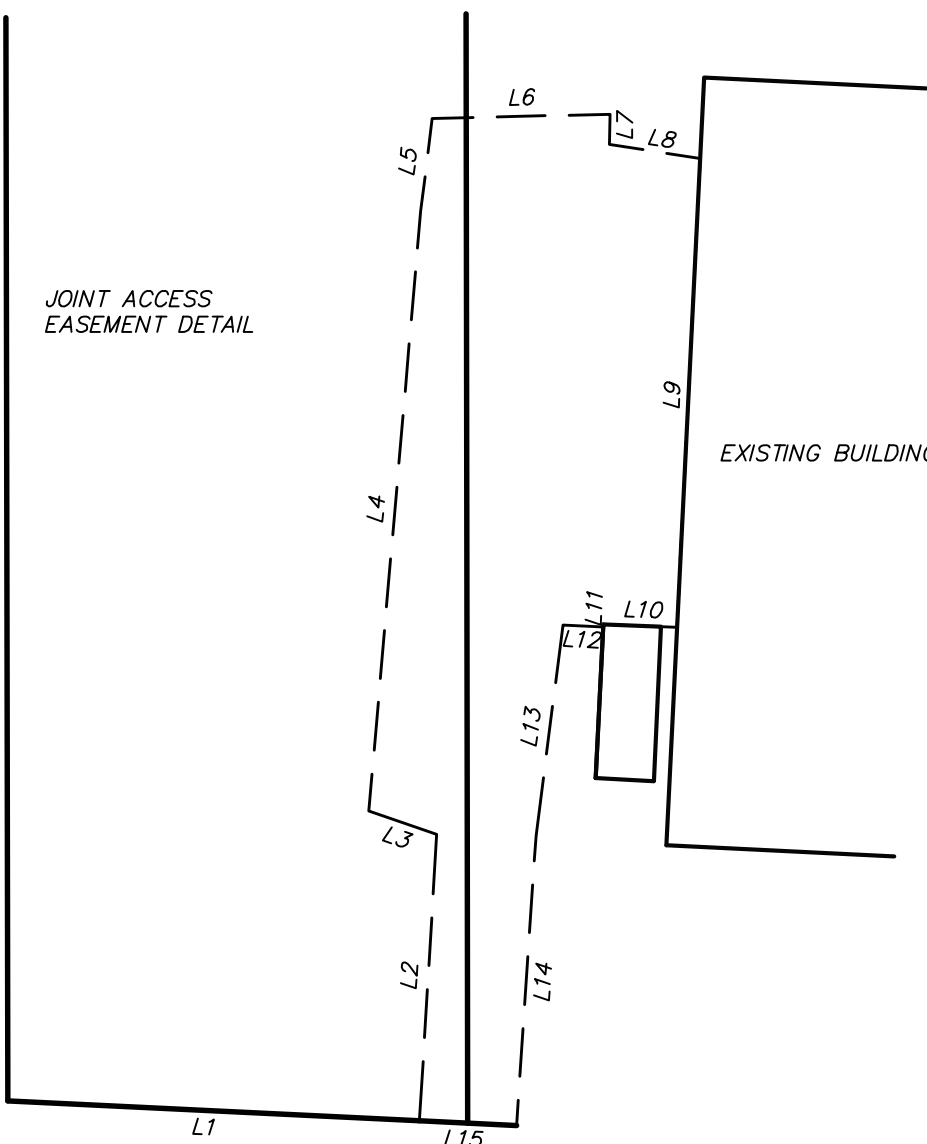
**LOT 2**  
OWNER: LACLEDE INDUSTRIES



- SYMBOL INDEX**
- (D) DEEDED BEARING or DISTANCE
  - (M) MEASURED BEARING or DISTANCE
  - (P) PLATTED BEARING or DISTANCE
  - (R) RECORDED BEARING or DISTANCE
  - EXISTING IRON PIN (AS NOTED)
  - SET 1/2" IRON PIN "WLS L50" 370"
  - SET 5/8" IRON PIN W/ALUM. CAP "WHITE LAND SURVEYING WLS 200300370"

**PLAT NOTES**

- BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD (MAP #29105C0216C, EFFECTIVE DATE: 09/29/2010)
- GROSS LAND AREA IS ± 4.0 ACRES
- THE PROPERTY IS CURRENTLY ZONED: M-1
- NAMES OF ADJOINING PROPERTY OWNERS IS BASED ON THE LACLEDE COUNTY ASSESSORS G.I.S. MAPPING



LINE	BEARING	DISTANCE
L1	S87°12'53"E(M)	107.34(M)
L2	N03°26'45"E(M)	74.76(M)
L3	N71°07'52"W(M)	18.68(M)
L4	N04°56'32"E(M)	156.88(M)
L5	N07°06'21"E(M)	24.29(M)
L6	N88°39'26"E(M)	46.29(M)
L7	S01°10'57"W(M)	7.86(M)
L8	S81°08'19"E(M)	23.93(M)
L9	S02°49'41"W(M)	122.22(M)
L10	N87°52'26"W(M)	19.16(M)
L11	S02°53'14"W(M)	0.66(M)
L12	N86°57'59"W(M)	10.50(M)
L13	S07°19'42"W(M)	55.30(M)
L14	S03°50'43"W(M)	75.71(M)
L15	N87°12'53"W(M)	25.30(M)

**DESCRIPTION OF REPLAT**

THAT CERTAIN PARCEL OF TRACT OF LAND BEING PREVIOUSLY PLATTED AS LOT 3 ? SOLAR FARM SUBDIVISION, NOW BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE PLATTED SOUTHWEST CORNER OF SAID LOT 3;  
THENCE, ALONG THE PLATTED LINES OF SAID LOT 3 FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES:  
THENCE, N00°05'49"W, A DISTANCE OF 373.45 FEET;  
THENCE, S89°41'18"E, A DISTANCE OF 460.60 FEET;  
THENCE, S00°00'42"E, A DISTANCE OF 393.33 FEET;  
THENCE, N87°12'53"W, A DISTANCE OF 460.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.0 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

**RECORDER'S CERTIFICATE**

THIS PLAT OF WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

JENNIFER RAEF \_\_\_\_\_ DATE \_\_\_\_\_  
RECORDER OF DEEDS  
LACLEDE COUNTY, MISSOURI

**ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL**

THIS PLAT OF SUBDIVISION "REPLAT OF LOT 3 - SOLAR FARM SUBDIVISION", AN ADDITION 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 AS APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026 BY ORDINANCE NO. \_\_\_\_\_

JARED CARR, MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

LACEY BRACKETT, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY & CITY 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 20\_\_\_\_ AND ALL PRIOR YEARS.

TONI MORRIS \_\_\_\_\_ DATE \_\_\_\_\_  
COLLECTOR OF REVENUE  
LACLEDE COUNTY, MISSOURI

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

LACLEDE INDUSTRIES, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON, WHICH PROPERTY IF LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF LACLEDE COUNTY, THAT IT HAS CAUSED THIS PROPERTY TO BE PLATTED AS SHOWN HEREON AND THAT SAID PROPERTY SHALL BE KNOWN AS DESIGNATED AS "REPLAT OF LOT 3 - SOLAR FARM SUBDIVISION". LACLEDE INDUSTRIES HEREBY FREELY ADOPTS THIS PLAN OF SUBDIVISION.

DATED: \_\_\_\_\_

LACLEDE INDUSTRIES

BY: LINDA MIKREY, CEO \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED:

LINDA MIKREY, TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

**SURVEYORS DECLARATION**

I HEREBY DECLARE TO LACLEDE INDUSTRIES:

THAT THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY LOCATIONS OF IMPROVEMENTS, IF ANY, ARE TAKEN FROM VISUAL INSPECTION OF THE PREMISES, EASEMENTS SHOWN, IF ANY, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS, AS SHOWN, ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION OF TITLE.

THIS SURVEY HAS BEEN PREPARED EXCLUSIVELY FOR THE USE OF THE PERSON(S) LISTED ABOVE AND IS NOT TRANSFERABLE TO ANY OTHER PARTY. THERE IS NO IMPLIED WARRANTY OR GUARANTEE WITH THIS SURVEY.

NOTE:

EXISTING FENCES SHOULD NEVER BE DISTURBED WITHOUT THE APPROVAL OF THE ADJOINING PROPERTY OWNER. RARELY DO FENCES LIE ON THE LINE DESCRIBED BY DEED, HOWEVER COULD BECOME THE PROPERTY LINE IN A COURT OF LAW.

**WHITE**  
LAND SURVEYING, LLC  
222 OLD TOWN RD.  
BILLINGS, MISSOURI  
PHONE: 417.732.0005  
email: info@whitelandsurveying.com  
www.whitelandsurveying.com

SURVEY DATE: 02.05.2026  
DWG DATE: 02.26.2026  
DRAWN BY: MW  
S/T/R: 15/34/16  
PROJECT No.: 2026-011

PREPARED FOR  
**LACLEDE INDUSTRIES**  
PROJECT LOCATION: 1001 UTAH STREET  
LEBANON, LACLEDE COUNTY, MISSOURI

PREPARED BY:  
MICHAEL WHITE - MISSOURI  
PROFESSIONAL LAND  
SURVEYOR #2488  
WHITE LAND SURVEYING, LLC -  
MISSOURI PROFESSIONAL  
LAND SURVEYING  
CORPORATION #200300370



02/26/2026



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request for a Final Plat to fix a Lot number of Ridge Creek subdivision Phase 3 near the 1500 block of Rolling Hills Road.

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

Request for a final plat to fix a lot number of Ridge Creek subdivision phase 3 near the 1500 block of Rolling Hills Road.

**Background (problem/explanation):**

This is zoned RS-1 Residential

This plat was passed at the planning and zoning Feb 12th meeting.

Upon the recording of the plat there were two lots that were numbered the same; #25. The plat has been revised to reflect the correct lot numbers.

**Staff Recommendation:**

Staff sees no issues with this request.

**Submitted By:** Kim Schomaker, Compliance Specialist

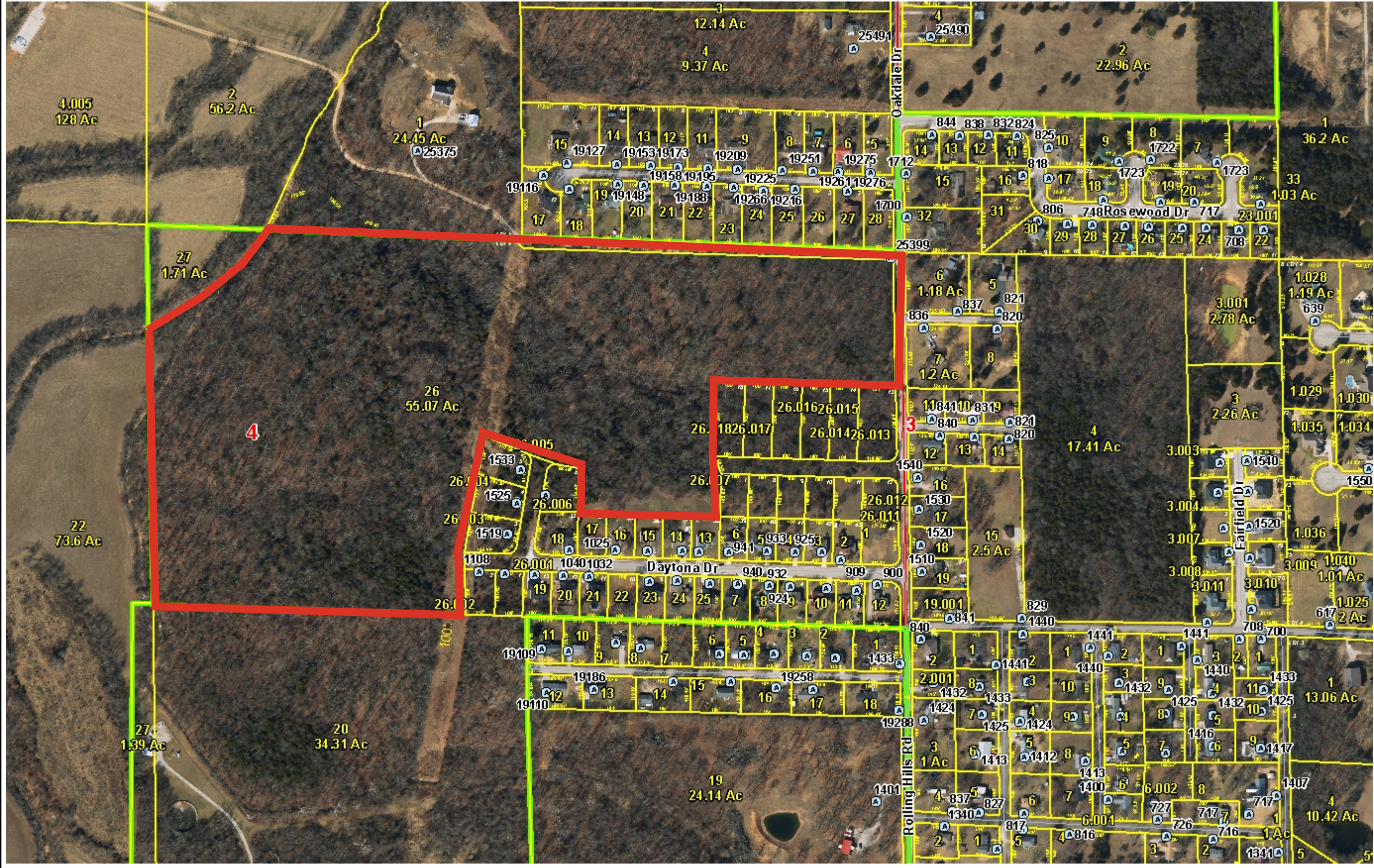
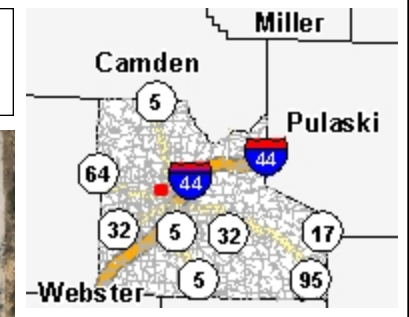
**Department:** Planning and Zoning

**Date:** 03/20/2026

**ATTACHMENTS:**

1. GIS Map-Ridge Creek
2. New Plat
3. OLD plat

# Ridge Creek Subdivision



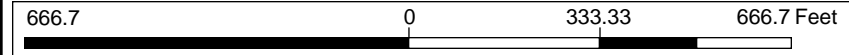
- Address Point
- Road
- Interstate
- State Highway
- Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

Address:  
1500 Block  
Rolling Hills Road

**FINAL  
PLAT  
AREA**

Notes

**RS-1  
RESIDENTIAL**



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

FINAL PLAT OF  
**RIDGE CREEK PHASE 3**  
 A SUBDIVISION TO LEBANON, LACLEDE COUNTY, MISSOURI  
 LOCATED IN LOT 4 OF THE NORTHEAST QUARTER  
 SECTION 4, TOWNSHIP 34 NORTH, RANGE 16 WEST

GEODETIC NORTH



L.C.D.R.  
 BOOK 2024  
 PAGE 4581

L.C.D.R.  
 BOOK 2024  
 PAGE 4581

**LEGEND**

These standard symbols will be found in the drawing.

- TRANSMISSION LINE EASEMENT
- UTILITY EASEMENT LINE
- P.O.B. PLACE OF BEGINNING
- L.C.D.R. LACLEDE COUNTY DEED RECORD
- ⊙ FOUND IRON PIN
- SET 1/2" REBAR

CERTIFICATE OF OWNERSHIP AND DEDICATION

WHEREAS BRYANTS ESTATES, LLC, ARE THE RIGHTFULL OWNER(S) OF THE PARCEL DESCRIBED ON THIS PLAT; AND WHEREAS THEY HAVE CAUSED THE DESCRIBED PREMISES TO BE SUBDIVIDED INTO LOTS, AND EASEMENT CORRIDORS IN THE MANNER SHOWN ON THIS PLAT; AND WHEREAS IT IS THEIR DESIRE TO ENTITLE THE DESCRIBED PREMISES WITH THE NAME "RIDGE CREEK PHASE 3" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI;

NOW THEREFORE BRYANTS ESTATES, LLC, DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS SHOWN ON THIS PLAT; AND THAT THE DESCRIBED PREMISES SHALL HEREINAFTER BE KNOWN AS AND NAMED "RIDGE CREEK PHASE 3" A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

MICHAEL BRYANT, OWNER  
 BRYANTS ESTATES, LLC

ACKNOWLEDGEMENT

STATE OF MISSOURI )  
 SS )  
 COUNTY OF LACLEDE)

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED: MICHAEL BRYANT, OWNER OF BRYANTS ESTATES, LLC, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO BEING DULY SWORN, ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING DEDICATION OF "RIDGE CREEK PHASE 3" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN \_\_\_\_\_, MISSOURI, ON THIS, THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC: \_\_\_\_\_

PRINTED NAME OF NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

THIS PLAT OF "RIDGE CREEK PHASE 3", A SUBDIVISION TO THE CITY OF 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 AS WAS APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_

MAYOR: JARED CARR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

CITY CLERK: LACY BRACKETT \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY TAX RELEASE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 20\_\_\_\_ AND ALL PRIOR YEARS.

TONI MORRIS  
 COLLECTOR OF REVENUE

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, PLAT RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_.

JENNIFER RAEF  
 RECORDER OF DEEDS  
 LACLEDE COUNTY, MISSOURI

PROPERTY DESCRIPTION

A part of Lot 4 of the Northeast Quarter of Section 4, Township 34 North, Range 16 West of the 5th P.M., described as follows: Commencing at the Northwest corner of Lot 18 in Ridge Creek Phase 2, a subdivision to Lebanon, Laclede County, Missouri, for the true place of beginning; thence N 88°14'13" W 300.00 feet; thence N 81°57'49" W 475.99 feet; thence S 09°45'15" W 263.58 feet to the Northwest corner of Lot 6 in Ridge Creek Phase 1, a subdivision to Lebanon, Laclede County, Missouri; thence S 67°15'03" E 198.24 feet; thence along a curve turning to the left with an arc length of 155.80 feet, with a radius of 603.00 feet, with a chord bearing of S 74°39'11" E, with a chord length of 155.37 feet to the Northeast corner of Lot 6 in Ridge Creek Phase 1; thence S 01°45'47" W 153.52 feet to the Southeast corner of said Lot 6; thence S 88°14'48" E 499.83 feet to the Southwest corner of Lot 7 in said Ridge Creek Phase 2; thence N 01°48'06" E 149.93' to the Northwest corner of Lot 7 thence N 21°52'49" W 65.50 feet to the Southwest corner of said Lot 18 in Ridge Creek Phase 2; thence N 01°45'47" E 260.00 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-10995B made by Carmack Surveying and Engineering.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. PARENT DEED RECORDED IN LACLEDE COUNTY DEED RECORD BOOK 2024 AT PAGE 4581, IN THE RECORDER'S OFFICE OF LACLEDE COUNTY, MISSOURI.
3. MINIMUM FRONT AND REAR YARD DEPTH IS 30 FEET, MINIMUM SIDE YARD DEPTH IS 10 FEET.
4. PROPERTY IS ZONED R-1
5. TOTAL ACREAGE OF SUBDIVISION IS 7.52 ± ACRES.

REVISED 12/9/2024: CHANGED LOTS.  
 REVISED 3/5/2026: CHANGED LOT NUMBERS.

CARMACK SURVEYING AND ENGINEERING  
 13071 HWY. 32  
 ROBY, MO. 65557  
 PH: 417-458-4798

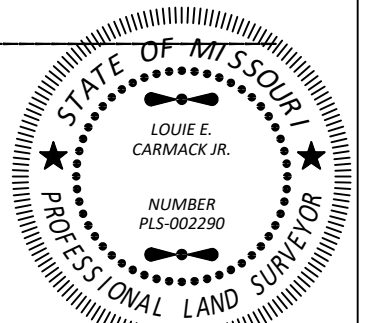
SURVEYOR'S CERTIFICATION

I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2290, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009021547.

DATE FIELD WORK COMPLETED: 10/15/2025

LOUIE E. CARMACK JR.



**SURVEY FOR MICHAEL BRYANT**

DRAWN	DATE	LACLEDE COUNTY, MO.
RLS	10/30/25	
APPROVED	DATE	SEC. 4
LEC	10/30/25	T34N, R16W
SCALE	SHEET	PROJECT NO.
1" = 50'	1 OF 1	C-10995B-R2

THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARD. ACCURACY STANDARD IS CLASS 1

CLASS OF PROPERTY: URBAN



**FINAL PLAT OF  
RIDGE CREEK PHASE 3**  
A SUBDIVISION TO LEBANON, LACLEDE COUNTY, MISSOURI  
LOCATED IN LOT 4 OF THE NORTHEAST QUARTER  
SECTION 4, TOWNSHIP 34 NORTH, RANGE 16 WEST



**LEGEND**

- TRANSMISSION LINE EASEMENT
- UTILITY EASEMENT LINE
- P.O.B. PLACE OF BEGINNING
- L.C.D.R. LACLEDE COUNTY DEED RECORD
- ⊙ FOUND IRON PIN
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MICHAEL BRYANT, OWNER  
BRYANTS ESTATES, LLC

**ACKNOWLEDGEMENT**

STATE OF MISSOURI )  
SS )  
COUNTY OF LACLEDE)

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TONI MORRIS  
COLLECTOR OF REVENUE

**RECORDER'S CERTIFICATE**

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JENNIFER RAEF  
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LACLEDE COUNTY, MISSOURI

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REVISED 12/9/2024; CHANGED LOTS.

**CARMACK SURVEYING AND ENGINEERING**  
1809 E. HWY. 88  
ROBY, MO. 65587  
PH: 417-458-4788

**SURVEYOR'S CERTIFICATION**  
I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2880, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009081547. DATE FIELD WORK COMPLETED: 10/15/2025

LOUIE E. CARMACK JR.

**Louie E. Carmack Jr.**  
Digitally signed by Louie E. Carmack Jr., DN: cn=Louie E. Carmack Jr., o=Carmack & Associates, ou=Carmack & Associates, email=louie@carmack-surveying.com, c=MO, ou=Missouri, ou=Professional Land Surveyor

**SURVEY FOR MICHAEL BRYANT**

DRAWN RLS	DATE 10/30/25	LACLEDE COUNTY, MO.
APPROVED SCALE	DATE 10/30/25	SEC. 4 T34N, R16W
SHEET 1 OF 1	PROJECT NO. C-10995B-R	

THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARD. ACCURACY STANDARD IS CLASS 1

CLASS OF PROPERTY: URBAN





To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 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 zoned C-1 general commercial.

The site plan went before planning and zoning on March 12th, 2026 and was amended to be removed from public hearing because MoDot had new recommendations for the driveway on the site plan.

MoDot made their driveway recommendation on the site plan.

Public works director approved a single driveway.

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 5 parking spaces in the front of the property.

**Staff Recommendation:**

A plat will be submitted to planning and zoning May 14th, 2026 if the site plan passes.

Staff sees no issues with this request.

**Submitted By:** Kim Schomaker, Compliance Specialist

**Department:** Planning and Zoning

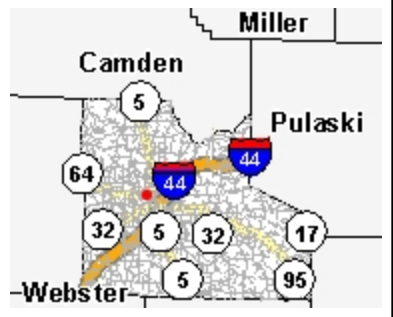
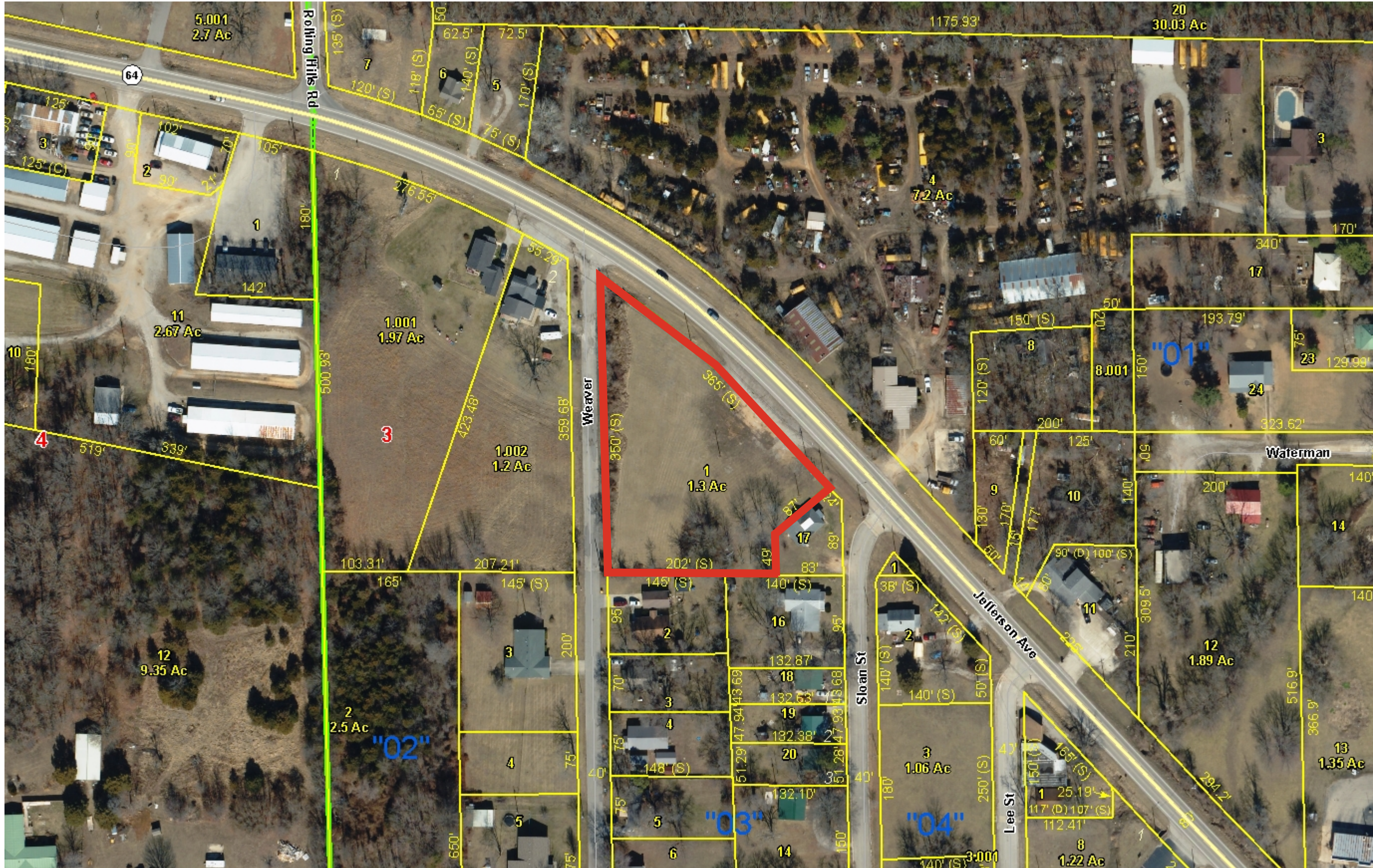
**Date:** 03/20/2026

**ATTACHMENTS:**

1. GIS Map- 1535 N Jefferson Ave

2. New Site Plan 3-11-26 One Entrance

# 1535 N Jefferson Ave



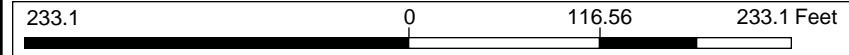
- Legend**
- Road
    - Interstate
    - State Highway
    - Street
  - Parcel
  - Lot Line
  - Corporate Limit Line
  - Section
  - County Boundary

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: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request a Rezone from RS-1 Residential to RS-2 Residential located at the 20800 Block of Ostrich Dr.

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

Request a rezone from RS-1 residential to RS-2 residential located at the 20800 Blk of Ostrich Dr.

**Background (problem/explanation):**

The owner wants to be able to split off roughly 8 acres (phase 1) and subdivide into approximately 30 lots to build single family homes.

Owner has submitted a Lot Layout Plan of what he is thinking of doing for Phase 1.

**Staff Recommendation:**

Staff sees no issue with this request.

**Submitted By:** Kim Schomaker, Compliance Specialist

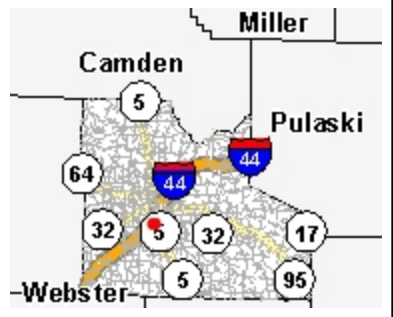
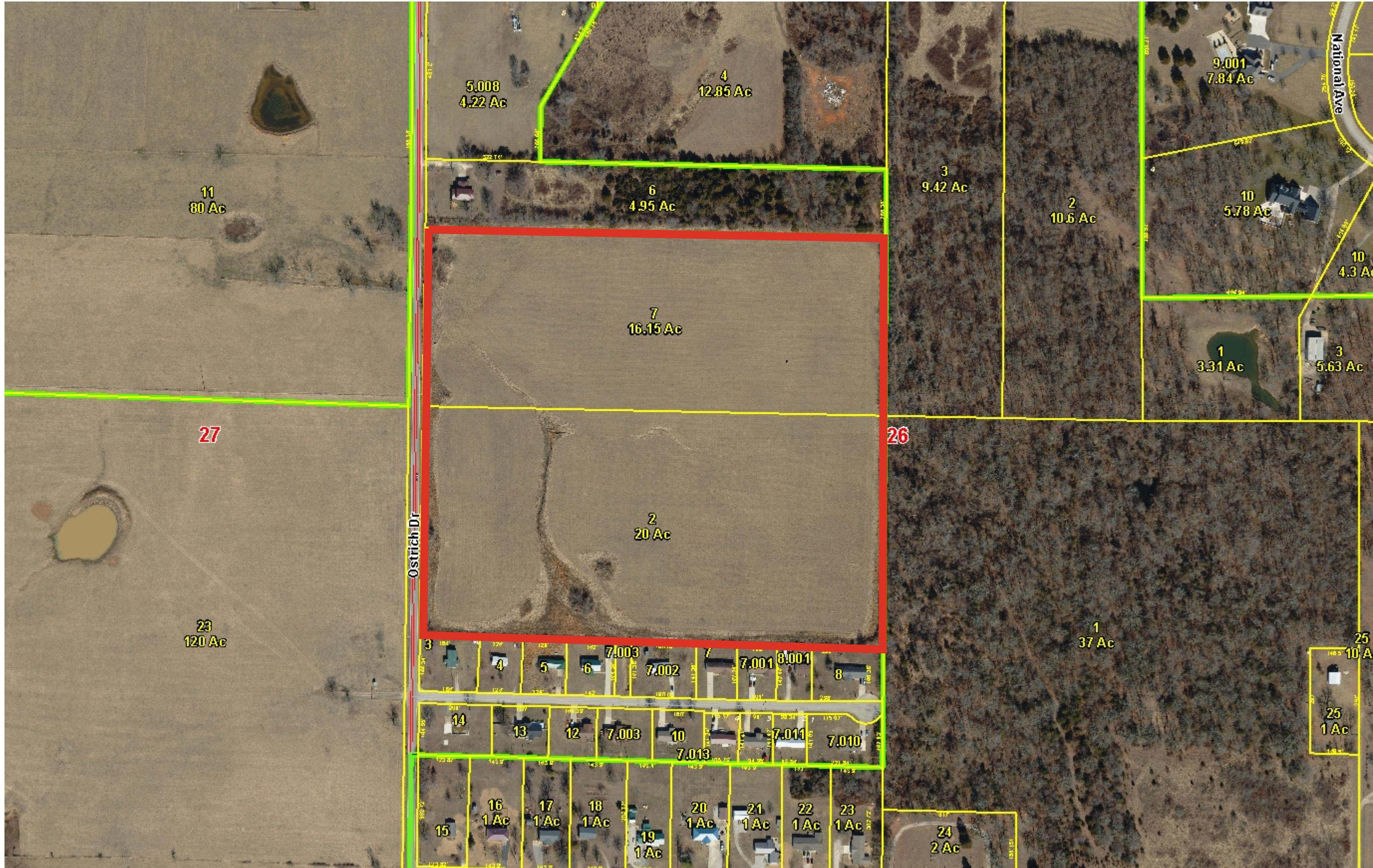
**Department:** Planning and Zoning

**Date:** 03/20/2026

**ATTACHMENTS:**

1. GIS Map-20800 Blk of Ostrich Dr
2. Zoning Map-20800 Ostrich Dr
3. Lot Layout Plan - Phase 1

# 20800 Block of Ostrich Dr



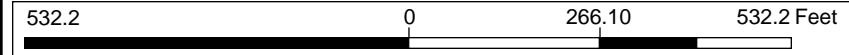
- Legend**
- Road
    - Interstate
    - State Highway
    - Street
  - Parcel
  - Lot Line
  - Corporate Limit Line
  - Section
  - County Boundary

**REZONE AREA**

**REZONE FROM**  
RS-1 residential  
to RS-2 residential

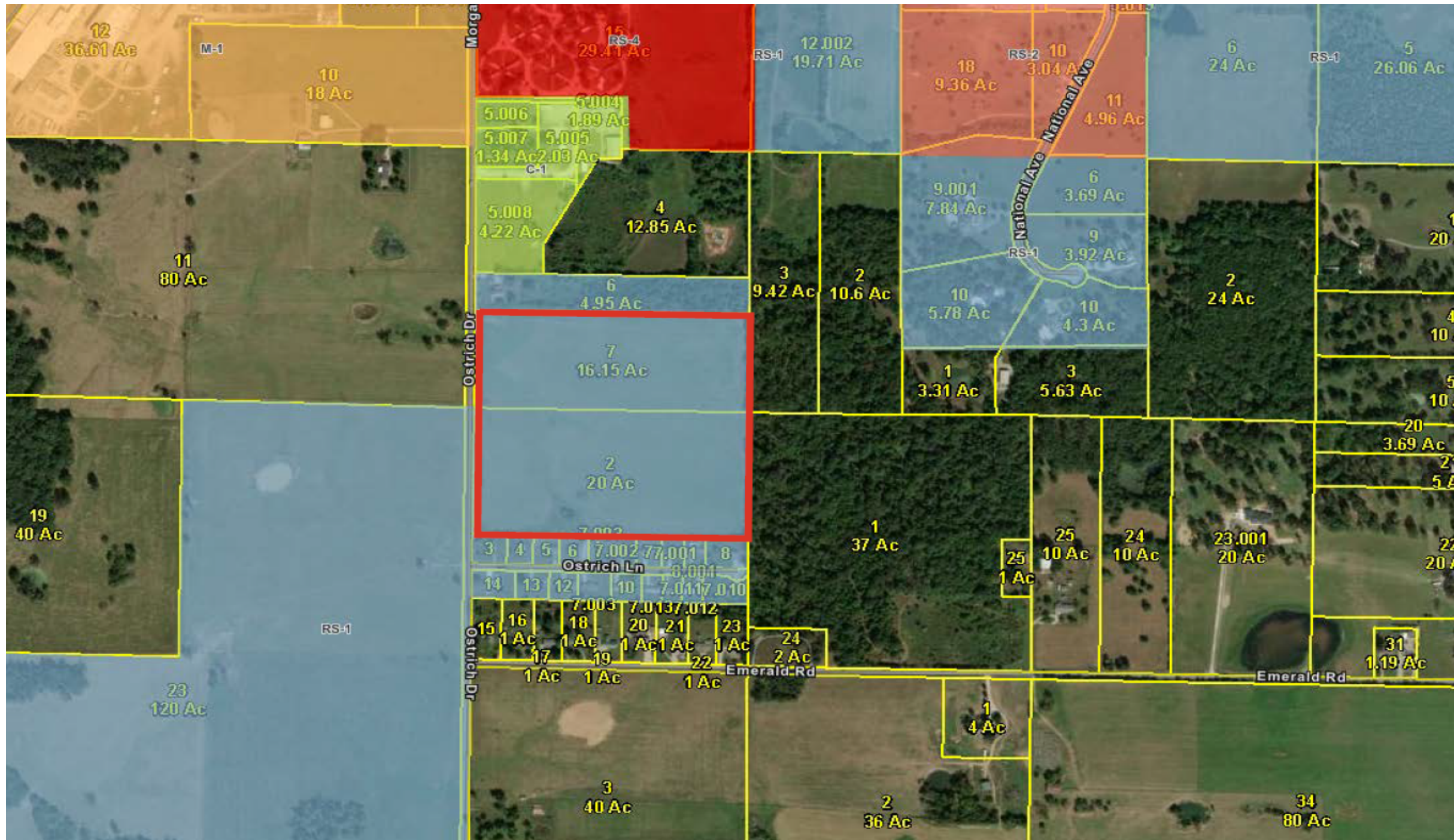
**Notes**

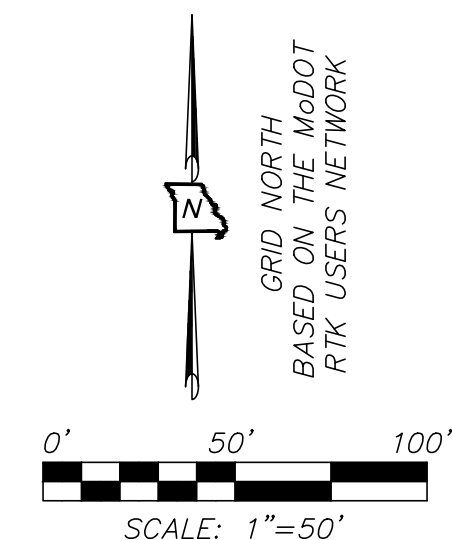
Zoned  
RS-1 Residential



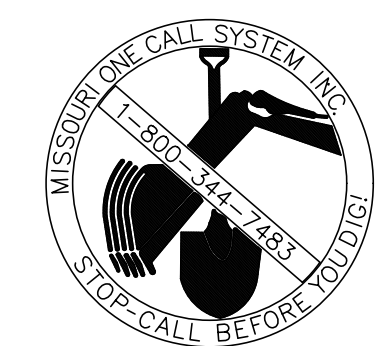
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Rezone from RS-1 residential to RS-2 residential





- SYMBOL INDEX**
- (M) MEASURED BEARING or DISTANCE
  - (P) PLATTED BEARING or DISTANCE
  - ↓ SIGN
  - A/C UNIT
  - ⊙ GAS METER
  - ⊙ CLEAN OUT
  - \* SPRINKLER VALVE
  - ⊙ POLE or POST
  - ⊙ PEDESTAL
  - ⊙ CATV-02
  - ⊙ WATER METER
  - ⊙ GUY ANCHOR
  - ⊙ MAILBOX
  - ⊙ FIRE HYDRANT
  - ⊙ UTILITY POLE
  - ⊙ WATER VALVE
  - ⊙ EXISTING 5/8" IRON PIN W/CAP
  - ⊙ LIGHT POLE
  - ⊙ MANHOLE



**UTILITY DISCLAIMER**

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES AS SHOWN HEREON HAVE BEEN MAPPED ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO, OR DISCOVERED BY THE SURVEYOR IN THE PREPARATION OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



**LOT LAYOUT PLAN**  
scale: 1" = 50'-0"

DAVID BODDEN, PE  
MO-E2001004558

**PROHIBITED FOR CONSTRUCTION**

**PDC**  
PINNACLE DESIGN CONSULTANTS  
CIVIL • STRUCTURAL ENGINEERING  
304-B West Erie St. • Springfield, Mo 65807  
417.501.8820 • pinnaclecdc.com  
© 2025 - PINNACLE DESIGN CONSULTANTS, L.L.C.

NO.	REVISION	DATE
DEPARTMENT OF PUBLIC WORKS LEBANON, MISSOURI		
OSTRICH ROAD SUBDIVISION LEBANON, MO LOT LAYOUT		
APPROVED BY _____		DATE _____
DIRECTOR OF PUBLIC WORKS		
SURVEYED BY: _____	DESIGN: DDB	SCALES: SHEET
FIELD BK: _____	DRAWN: CAA	OF 1 SHEETS
LEVEL BK: _____	CHECKED: DDB	FILE NO: _____



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request a Rezone from RS-2 to RS-3 located at Aero Landing, 2400 Block Highway 5

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

Request a rezone from RS-2 to RS-3 all 50 lots Located at 2400 Blk of Aero Landing.

**Background (problem/explanation):**

The owner is wanting to rezone all 50 lots .

The purpose of the rezone is to allow individual ownership of the duplex building.

**Staff Recommendation:**

Staff sees no issues with this request.

**Submitted By:** Kim Schomaker, Compliance Specialist

**Department:** Planning and Zoning

**Date:** 03/20/2026

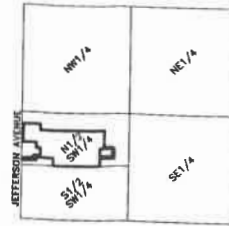
**ATTACHMENTS:**

1. Aero Landing- Plat-2400 Blk Hwy 5
2. Christy Slinkard- Letter to commison
3. GIS Map-Aero Landing-2400 BLk of Hwy 5
4. Shelly Perry- Letter to commison
5. Zoning Map- 2400 Blk Hwy 5

FINAL PLAT  
AERO LANDING PHASE 1

LOCATED IN THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER  
OF SECTION 24, T34N, R16W OF THE 5th. P.M.  
IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

SECTION 24, T34N, R16W  
LOCATION SKETCH  
SCALE: 1"=2000'

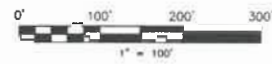


GRID NORTH  
NOTE: ALL BEARINGS ARE BASED ON GPS OBSERVATIONS IN THIS PROJECT MO CENTRAL ZONE

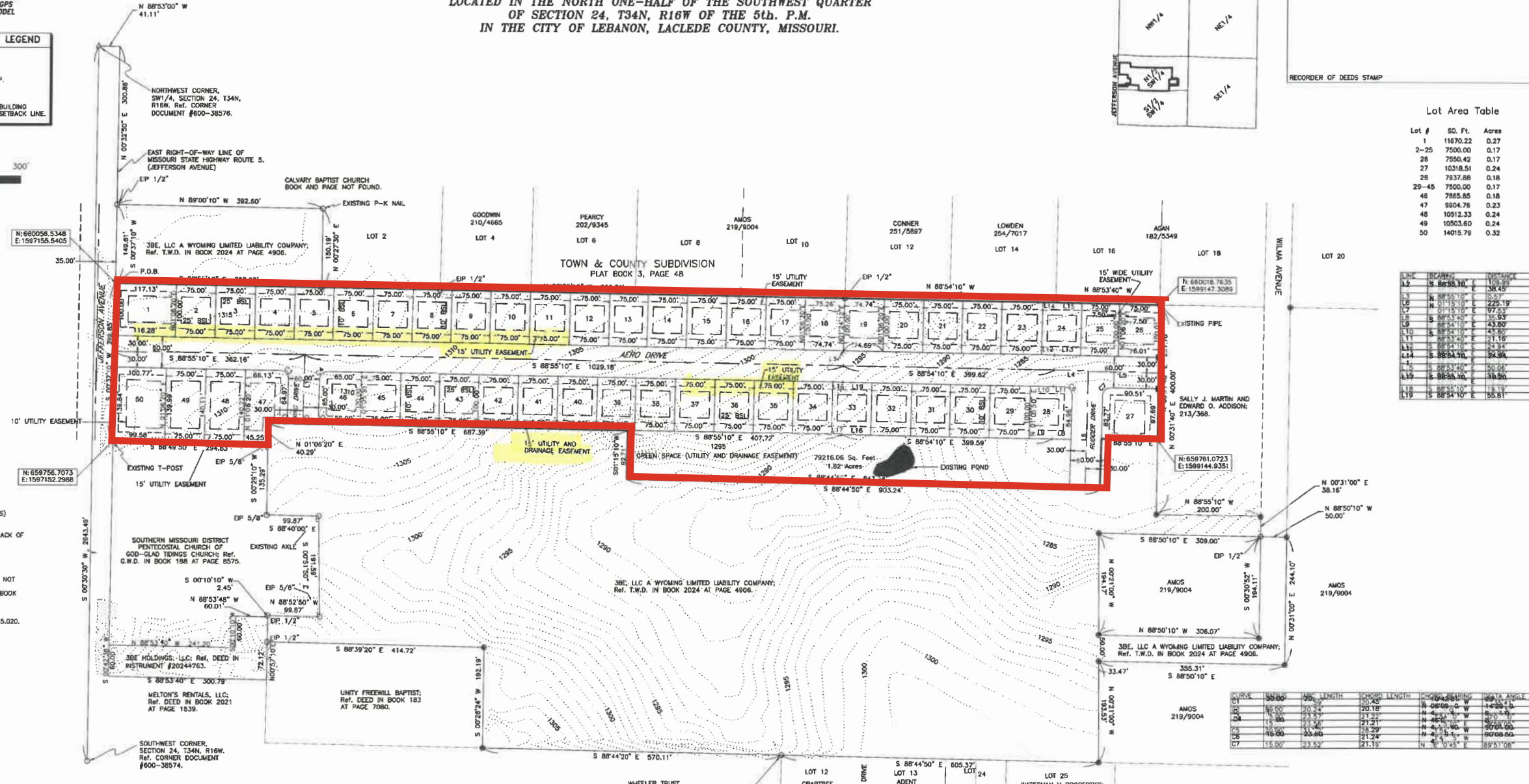
BASIS FOR COORDINATES  
BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE USING MDDY SYSTEM

ELEVATION NOTE:  
NOTE: ELEVATION DATA BASED ON GPS OBSERVATION USING 2018 GEOID MODEL CONTOUR INTERVAL = 1'

- Legend: Calculated Point, Found Existing Iron Pin, Existing Iron Pin, Set Iron Pin, Set Permanent Monument, Measured (D) - Deed (BSL) - Building Setback Line, Ex. Fence



SUBDIVIDER/OWNER:  
3BE HOLDINGS, LLC  
30 N. GOLD ST. R  
SHERIDAN, WYOMING 82801  
Professional Engineer: Michael B. Stalzer P.E.  
1655 W. Riverdale Street  
Springfield, MO 65807



- FINAL PLAT NOTES: 1. TOTAL AREA - 614508.94 Sq. Ft. (14.11 ACRES), 2. LARGEST LOT - LOT 50 14015.79 Sq. Ft. (0.32 ACRES), 3. SMALLEST LOTS - LOTS 2-25, 29-45, 7500 Sq. Ft. (0.17 ACRES), 4. TOTAL NUMBER OF LOTS - 50, 5. CURRENT PROPERTY ZONING - RS-2, 6. A 15.0' WIDE UTILITY EASEMENT SHALL BE AT THE FRONT AND BACK OF ALL LOTS, 7. BUILDING SETBACK LINES: FRONT YARD: 25', SIDE YARD: 10', REAR YARD: 25', 8. CORNER ON EAST END OF L3 IS A CALCULATED POINT. CORNER NOT SET, 9. 3BE, LLC A WYOMING LIMITED LIABILITY COMPANY; Ref. T.W.D. IN BOOK 2024 AT PAGE 4906, 10. COVENANTS AND RESTRICTIONS SHALL BE RECORDED WITH THE RECORDER OF DEEDS IN LACLEDE COUNTY, MISSOURI, 11. THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF RSMO 445.020.

FLOOD PLAIN NOTE APPLICABLE TO SUBDIVISION:  
THE SUBDIVISION AS SHOWN ON THIS SURVEY FALLS INTO FEMA FLOOD HAZARD ZONE "X" ACCORDING TO F.E.M.A. FLOOD HAZARD BOUNDARY MAP No. 29105C0210C, EFFECTIVE DATE 09/29/2010. SAID PROPERTY IS ALSO SUBJECT TO ANY EXISTING SWINKHOLES AND STORM WATER DRAINAGE IN LOW LYING AREAS.

CERTIFICATE OF OWNERSHIP:  
THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT AND SAID SUBDIVISION IS HEREAFTER TO BE KNOWN AS:

AERO LANDING PHASE 1  
STREETS AND EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC USE AS SUCH, IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

- RYAN CALDWELL, MEMBER: 3BE HOLDINGS, LLC AKA 3BE, LLC  
SAMUEL GARRETT, MEMBER: 3BE HOLDINGS, LLC AKA 3BE, LLC  
MATTHEW WICKLUND, MEMBER: 3BE HOLDINGS, LLC AKA 3BE, LLC

ACKNOWLEDGMENT:  
STATE OF MISSOURI }  
COUNTY OF LACLEDE }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RYAN CALDWELL, SAMUEL GARRETT AND MATTHEW WICKLUND, TO ME PERSONALLY KNOWN, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

MAYOR'S CERTIFICATE:  
I, JARED CARR, MAYOR OF THE CITY OF LEBANON, MISSOURI DO CERTIFY THAT THIS PLAT OF AERO LANDING PHASE 1, A SUBDIVISION TO THE CITY OF LEBANON, MISSOURI WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, MISSOURI, HAVING BEEN APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ORDINANCE NUMBER \_\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

TORI MORRIS, COLLECTOR OF REVENUE  
LACLEDE COUNTY, MISSOURI

RECORDER'S CERTIFICATE:  
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PLAT FILED AT \_\_\_\_\_.

JENNIFER RAFF, RECORDER OF DEEDS  
LACLEDE COUNTY, MISSOURI

AERO LANDING PHASE 1 DESCRIPTION:  
A PART OF THE NORTH HALF (N1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP THIRTY-FOUR NORTH (T34N), RANGE SIXTEEN WEST (R16W) OF THE 5TH P.M. IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 OF SAID SECTION 24; THENCE S88°53'00"E, 41.11 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST RIGHT OF WAY LINE OF JEFFERSON AVENUE; THENCE S0°32'50"W, 300.88 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN LACLEDE COUNTY DEED RECORDS AT BOOK 2021, PAGE 4306; THENCE S0°37'10"W ALONG SAID EAST RIGHT OF WAY LINE, 149.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S0°37'10"W ALONG SAID EAST RIGHT OF WAY LINE, 292.85 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN LACLEDE COUNTY DEED RECORDS AT BOOK 188, PAGE 8575; THENCE S88°49'50"E, ALONG THE NORTH LINE OF SAID BOOK 188, PAGE 8575 PARCEL 294.83 FEET TO ITS NORTHEAST CORNER; THENCE N01°08'20"E, 40.29 FEET; THENCE S88°51'10"E, 687.39 FEET; THENCE S01°15'10"W, 92.71 FEET; THENCE S88°44'50"E, 903.24 FEET; THENCE N01°15'10"E, 97.53 FEET; THENCE S88°55'10"E, 106.71 FEET; THENCE N02°31'40"E, 257.70 FEET; THENCE N88°53'40"W, 200.00 FEET; THENCE N88°54'10"W, 399.68 FEET; THENCE N88°55'10"W, 1392.39 FEET TO THE TRUE POINT OF BEGINNING. HAVING AN AREA OF 614508.94 SQUARE FEET, 14.11 ACRES

Lot Area Table

Lot #	Sq. Ft.	Acres
1	11670.22	0.27
2-25	7500.00	0.17
26	7850.42	0.18
27	10318.51	0.24
28	7837.68	0.18
29-45	7500.00	0.17
46	7865.85	0.18
47	8904.78	0.23
48	10512.33	0.24
49	10503.60	0.24
50	14015.79	0.32

Table with columns: DISTANCE, BEARING, DISTANCE, BEARING, DISTANCE, BEARING, DISTANCE, BEARING

Table with columns: DISTANCE, BEARING, DISTANCE, BEARING, DISTANCE, BEARING, DISTANCE, BEARING

CERTIFICATION NOTES:  
MONUMENTS AND IRON PINS SHOWN AS SET WERE PLACED UNDER THE PERSONAL SUPERVISION OF BRADLEY N. MACKEY, PLS-2002014103. LOCATION OF IMPROVEMENTS AS SHOWN HEREON WAS TAKEN FROM VISUAL INSPECTION OF PHYSICAL EVIDENCE ON THE PREMISES AND EASEMENTS, IF ANY ARE SHOWN, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED; AND THESE ITEMS MAY NOT BE ALL INCLUSIVE. PROPERTY BOUNDARIES AS SHOWN ARE GENERALLY BASED ON DEEDS OF RECORD. VARIATIONS FOUND OUT OF HARMONY AGREEMENT WITH RECORD TITLE LINES ARE AS SHOWN. THIS SURVEY IS CLASSIFIED AS URBAN.

CERTIFICATION:  
I, BRADLEY N. MACKEY, PROFESSIONAL LAND SURVEYOR #2002014103, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY UNDER MY SUPERVISION AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. I DO NOT ATTEMPT TO MEET THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE, AND THE STANDARDS ADOPTED BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. WITNESS BY SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 19th DAY OF FEBRUARY, 2025.

MACKEY SURVEYING  
LAND SURVEYORS AND PLANNERS  
162 OAK TREE ACRES LANE, BRANSON, MISSOURI 65616  
PHONE: 417-300-1781

3BE HOLDINGS, LLC  
DATE OF PREPARATION: 09/09/2024  
DESCRIPTION: FINAL PLAT  
LOCATION: PART OF N1/2, SW1/4, SEC. 24, T34N, R16W OF THE 5th. P.M. IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.  
DWS. No.: 1338-7-1  
PAGE No.: 1 OF 1



Christy Slinkard  
1621 Columbia Avenue  
Rolla, Mo 65401

Dear Commission Members,

I am writing to express my strong opposition to the proposed re-zoning of the property adjacent to Addison Drive.

My parents built the first home on Addison Drive over 50 years ago, and my father still resides there today. I was raised in this home and later raised my own son there during his formative years. I will one day inherit this property, and I care deeply about the long-standing character and wellbeing of our neighborhood.

If the re-zoning proceeds despite our concerns, which I sincerely hope our request as citizens and long-standing residents are heard loudly and clearly with dignity and respect, I will ask (as outlined below) that the council, at a bare minimum, require the developers to install a privacy fence between Addison Drive and the proposed development. This is the least that can be done to help preserve the peace and privacy that our neighborhood has valued for decades.

Addison Drive is composed of well-spaced, single-family homes, many of them occupied by the same families for years. It is a quiet, established, and well-maintained area. Introducing a dense, high-occupancy residential development immediately adjacent to our homes threatens to disrupt this environment and may also negatively affect property values. Lebanon's zoning regulations were created specifically to prevent this type of conflict: the zoning code states that regulations are intended to "preserve and protect existing property uses and values against adverse or unharmonious adjacent uses," especially in single-family districts designed for maximum protection.

It has been disappointing to see this property repeatedly brought forward for re-zoning. Many of us feel as though these repeated attempts are designed to wear down the community so that development can move forward without full consideration of the impact on long-standing residents.

I also do not believe that the entire neighborhood was properly informed or given the opportunity to speak when the rezoning from RS-1 to RS-2 was previously considered. This deserves to be revisited, ensuring every affected resident has a fair chance to be heard.

Additionally, there are serious concerns regarding the condition of the land itself. Flooding in the area has already been raised in past meetings, and adding dense development would increase the flood risk to the seven acres of land my father owns adjacent to the proposed site. This must be fully addressed before any construction is approved. Lebanon Planning & Zoning Commission minutes reflect that residents in similar hearings have raised identical concerns—stormwater issues, property value decline, traffic, and safety—and these concerns were formally recognized as valid during the Commission's deliberations.

There is also a large, buried dump on the property—created by the previous owner, Lawrence Addison, which contains discarded appliances, glass, burnt tires, and other debris. This presents environmental and safety risks. What steps will the developers take to remediate this hazard? Will they properly clear and fill the site, or simply cover it and ignore the issue?

Furthermore, Lebanon's Zoning and Planning Commission has the explicit authority to require fencing, additional setbacks (up to 50% more than normally required), tree lines, or other buffering measures when a proposed development may negatively affect adjoining residential property. This reinforces the importance of requiring—at minimum—a privacy fence and other protective measures should the re-zoning move forward.

As someone who grew up in this neighborhood and plans to return to it in the future, I ask you to consider the long-term consequences of this re-zoning for the people who live here and have cared for this community for generations. Our peace, privacy, and property values are at stake. I ask you to reflect on how you would feel if such a development were proposed directly in your own backyard.

Thank you for your time and consideration.

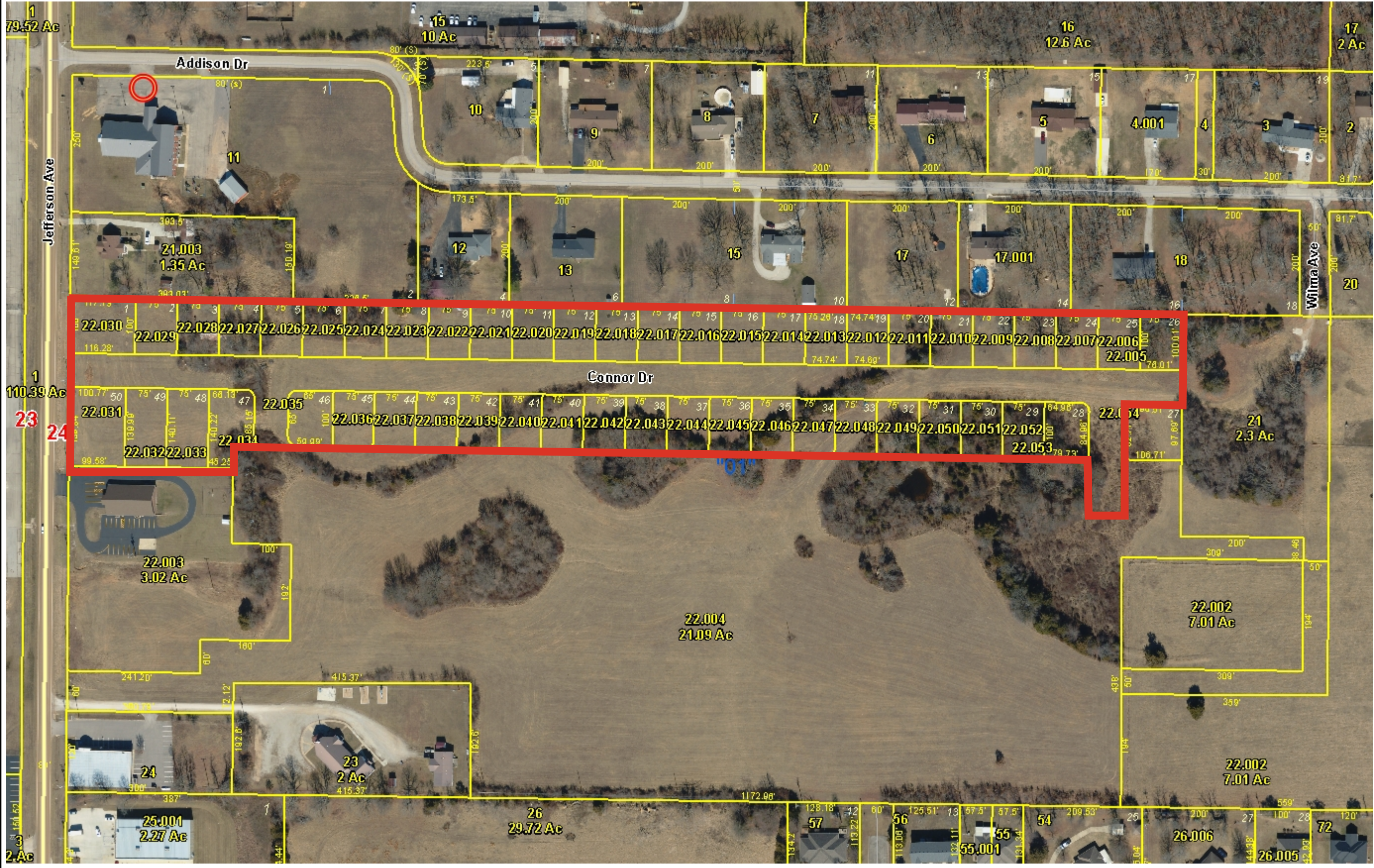
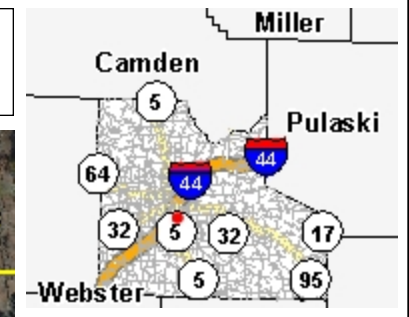
Sincerely,

A handwritten signature in cursive script, appearing to read "Christy Slinkard".

**Christy Slinkard**

# 2400 Block of Highway 5 of Aero Landing

# "Exhibit A"



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

Address:  
2400 Block of  
Highway 5  
(Jefferson Ave)

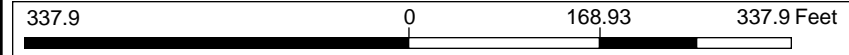
Rezoning  
Area

Rezoning from RS-2  
residential to  
RS-3 residential

Rezoning all 50 lots

1 in. = 169ft.

**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

Shelly Perry  
22921 Priscilla Dr  
Lebanon MO 65536

Dear Commission Members,

I'm writing in regards to the proposed rezoning of the property adjacent to Addison Drive. Although I no longer reside on this street, I did grow up in this neighborhood. My father still owns and lives in this house and also owns a seven acre property at the end of the street. My husband and I use and help maintain this property and I will inherit this land someday.

I strongly oppose the high density development being constructed next to our property. I spoke at a previous meeting in 2023 regarding my concerns about the potential decrease in property values, and the major change this development could bring to this quiet neighborhood. I fear that the current proposed zoning change will only increase the housing density close to us and make these issues worse. Addison Drive is a very quiet neighborhood composed of older, but well maintained single family homes on large, tree covered lots. This development stands in stark contrast to the character of our neighborhood and I am disappointed that so many dwellings are being allowed to be constructed in such a small area.

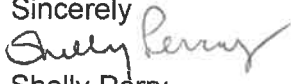
I'd like to also address the previous rezoning of the land adjacent to Addison from RS1 to RS2 that occurred in 2024. I have recently obtained a copy of the notice that was supposedly sent to residents within close proximity to the rezoned area. I can attest that we did not receive this notice in the mail. And I think there are other neighborhood residents that were also unaware of the meeting. In light of this, I would like to ask the committee whether there is any possibility that this matter can be reconsidered so nearby residents have an opportunity to speak.

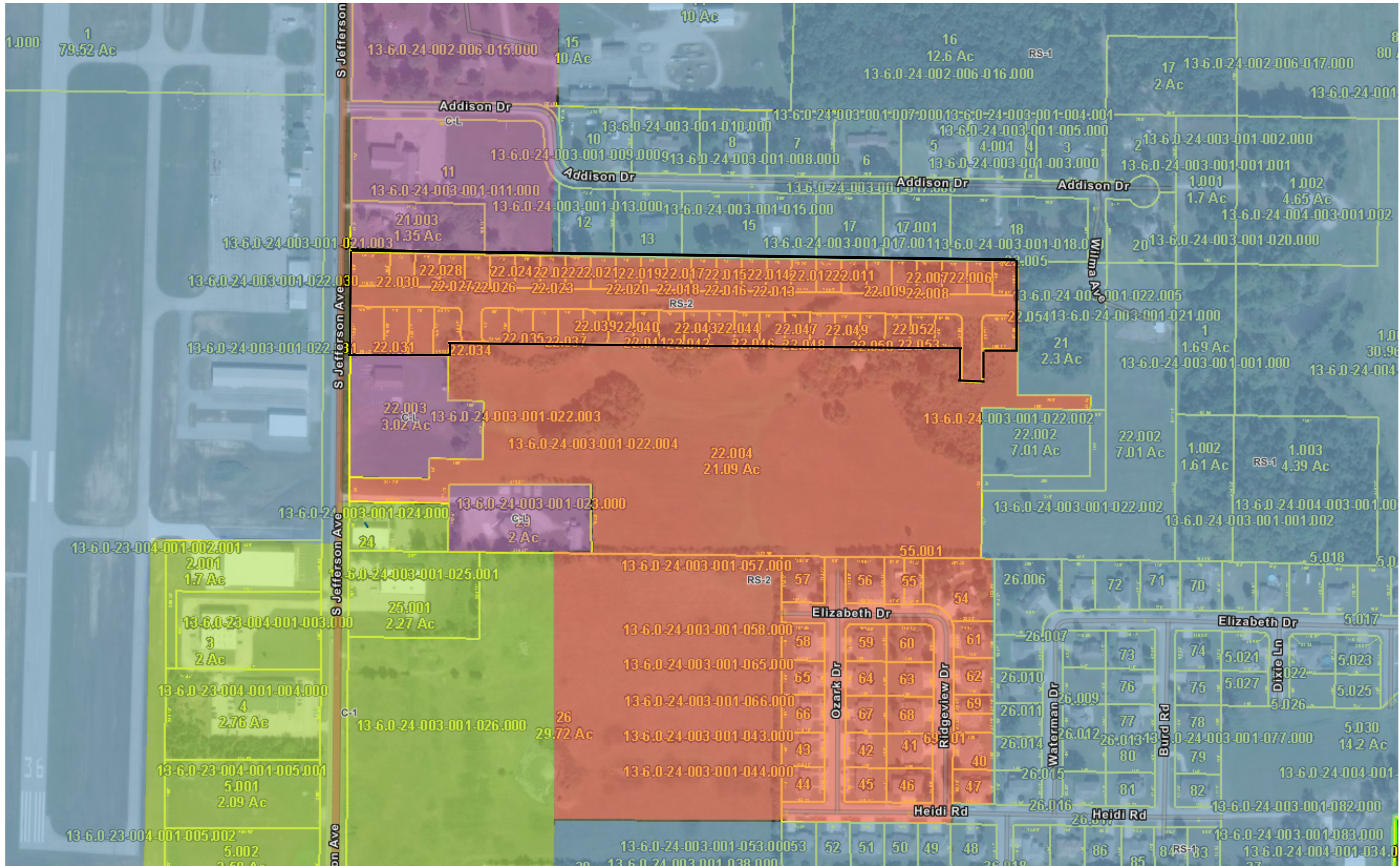
Addison Drive is and always has been a very quiet, peaceful place to live. The yards are large and the homes well spaced. Many of the residents have owned their homes for decades. Considering the impact that this proposed development will have on our peaceful backyards, I'd like to request that the committee consider requiring the developer to install a privacy fence between the neighborhoods. This would at least do a little to minimize the disruption.

I would also like to repeat a couple of concerns that I raised during the 2023 meeting. The first is the issue of flooding. At the previous meeting it was stated that the developer would be required to hire a qualified engineer to evaluate the area and implement a plan to prevent any increase in flooding to land located below the new construction site. The acreage we own will be affected if this is not properly addressed. I would like to point out that a large area of this proposed development is very prone to flooding. I have in the past on more than one occasion observed several acres covered in up to three feet of water. I respectfully request that the committee verify that the required plans from an engineer have been obtained and properly reviewed.

I'd also like to ask what plans the developer has to clean up or address the large covered dump located in the middle of their property. I was previously assured that this would be safely addressed as they developed the area. The previous owner, Lawrence Addison, used a large in-ground silo as a dump for many years. It is filled with all sorts of trash, old appliances and burnt tires. Since my property will receive water runoff from any disturbance of this dump, I would like to know what the proposed plan is to deal with any hazards.

In closing, I ask the committee to carefully consider the impact this development will have on our neighborhood and the residents that have called this area home for many years. As you make your decision I ask that you consider whether you would want this many new neighbors in your own backyard.

Sincerely  
  
Shelly Perry



Rezoning from RS-2 residential to RS-3 residential





To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request a Final Plat of Replat of Lot 1 and the East half of Lot 2, Block 3, located at 872 East Street

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

Request for a Replat of Lot 1 and the East Half of Lot 2 in Block 3 of Hough's Addition located at 880 East Street.(from 1 lot to 2 lots)

**Background (problem/explanation):**

This plat came before planning and zoning on July 18, 2024 as was approved for a re plat from 1 lot to 2 lots.

The plat then came back before planning and zoning on May 8, 2025 to add 29 feet of the abandoned (St. Louis & San Francisco Railroad) to Lot 1A.

There was never an abandoned deed from the railroad provided to add the 29 feet to Lot 1A so the abandoned property is invalid.

**Staff Recommendation:**

Staff recommends that the plat with the 29 ft of the abandoned railroad property be removed and taken back to the original plat.

**Submitted By:** Kim Schomaker, Compliance Specialist

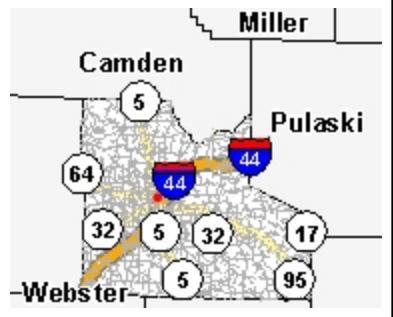
**Department:** Planning and Zoning

**Date:** 03/20/2026

**ATTACHMENTS:**

1. GIS Map- 880 East St
2. Current plat with Abandon RR
3. Proposed plat with out abandon RR

880 East St



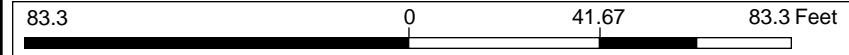
- Legend**
- Road
    - Interstate
    - State Highway
    - Street
  - Parcel
  - Lot Line
  - Corporate Limit Line
  - Section
  - County Boundary

Replat Area

1 in. = 42ft.

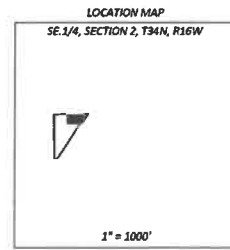
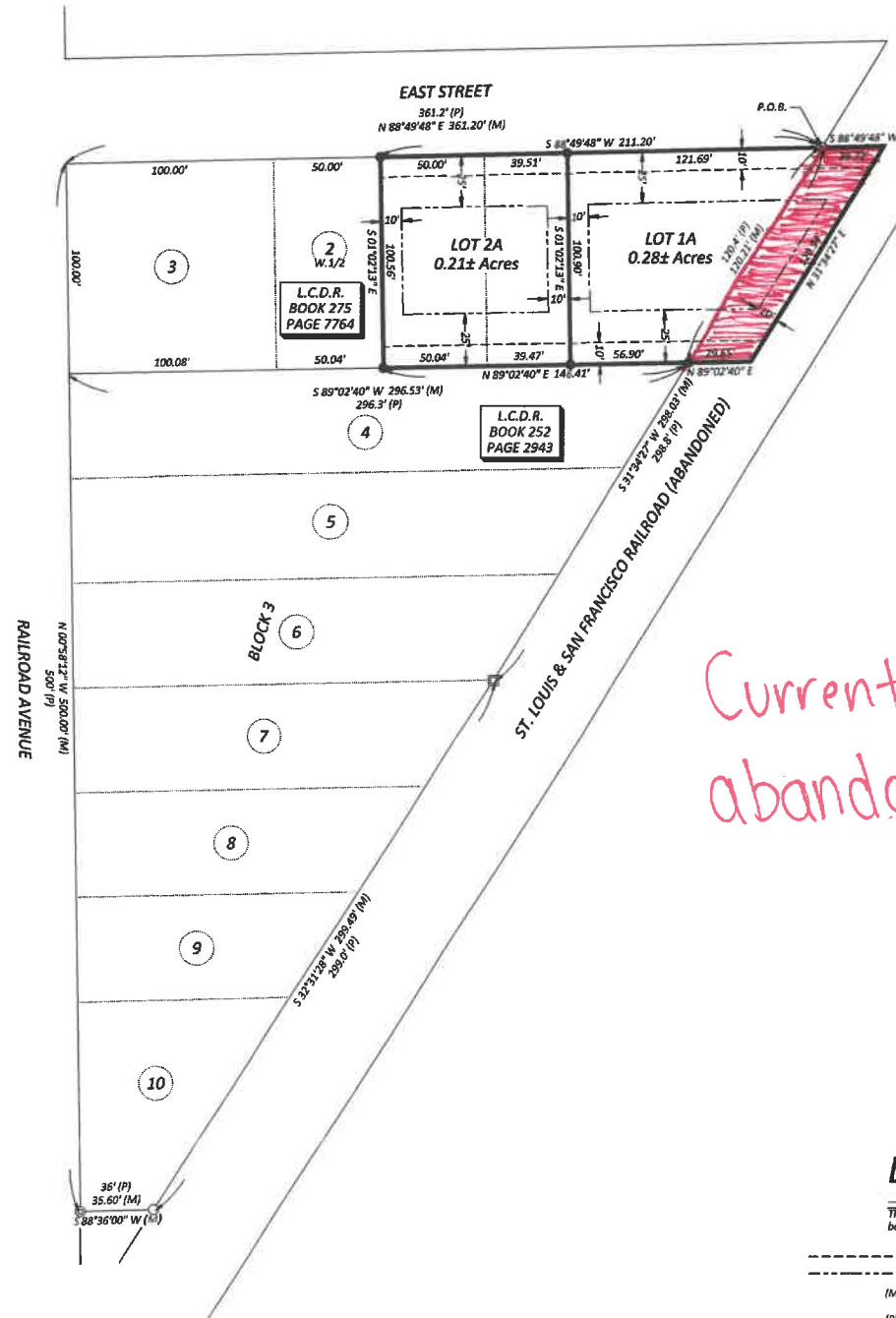
**Notes**

Zoned RS-2 residential



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

**FINAL PLAT OF  
REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2  
IN BLOCK 3 OF HOUGH'S ADDITION  
TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI  
SECTION 2, TOWNSHIP 34 NORTH, RANGE 16 WEST**



*Current Plat with  
abandoned RR property*

**LEGEND**

These standard symbols will be found in the drawing:

- UTILITY EASEMENT LINE
- BUILDING SET BACK LINE
- (M) MEASURED
- (P) PLAT
- P.O.B. PLACE OF BEGINNING
- L.C.D.R. LACLEDE COUNTY DEED RECORD
- FOUND IRON PIPE
- ⊙ FOUND IRON PIN
- SET 1/2" REBAR
- FOUND RAILROAD SPIKE



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WHEREAS PATRICIA BRADLEY, A SINGLE PERSON, ARE THE RIGHTFULL OWNER(S) OF THE PARCEL DESCRIBED ON THIS PLAT; AND WHEREAS THEY HAVE CAUSED THE DESCRIBED PREMISES TO BE SUBDIVIDED INTO LOTS, AND EASEMENT CORRIDORS IN THE MANNER SHOWN ON THIS PLAT; AND WHEREAS IT IS THEIR DESIRE TO ENTITLE THE DESCRIBED PREMISES WITH THE NAME "REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI;

NOW THEREFORE PATRICIA BRADLEY, A SINGLE PERSON, DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS SHOWN ON THIS PLAT; AND THAT THE DESCRIBED PREMISES SHALL HERINAFTER BE KNOWN AS AND NAMED "REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION" A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

PATRICIA BRADLEY, OWNER

**ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL**

THIS PLAT OF "REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION", A SUBDIVISION TO THE CITY OF 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 AS WAS APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY ORDINANCE NO. \_\_\_\_\_

JARED CARR, MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

LAINA STARINES, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF MISSOURI )  
                                  SS )  
COUNTY OF LACLEDE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME PERSONALLY APPEARED: PATRICIA BRADLEY, A SINGLE PERSON, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO BEING DULY SWORN, ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING DEDICATION OF "REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN \_\_\_\_\_, MISSOURI, ON THIS, THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC: \_\_\_\_\_

PRINTED NAME OF NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**COUNTY TAX RELEASE**

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 20\_\_ AND ALL PRIOR YEARS.

TONI MORRIS  
COLLECTOR OF REVENUE  
LACLEDE COUNTY, MISSOURI

**RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, PLAT RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_

JENNIFER RAEF  
RECORDER OF DEEDS  
LACLEDE COUNTY, MISSOURI

THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARD. ACCURACY STANDARD IS CLASS 1



**PROPERTY DESCRIPTION**

All of Lot 1 and the East Half of Lot 2 in Block 3 of Hough's Addition to the City of Lebanon, Laclede County, Missouri, and that part of the West Half of the Abandoned Railroad adjacent to said Lot 1 in Block 3, described as follows: Commencing at the Northeasterly corner of Lot 1 in Block 3 of said Hough's Addition; thence S 88°49'48" W 211.20 feet to the Northwest corner of the East Half of said Lot 2 in Block 3; thence S 01°02'13" E 100.56 feet to the Southwest corner of said East Half of Lot 2 in Block 3; thence N 89°02'40" E 146.41 feet to the Southeast corner of said Lot 1 in Block 3; thence continuing N 89°02'40" E 29.65 feet to the centerline of said Abandoned Railroad; thence N 31°34'27" E 120.34 feet along said centerline to a point in line with the North line of said Lot 1 in Block 3; thence S 88°49'48" W 29.72 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-10654-R made by Carmack Surveying and Engineering.

- SURVEYOR'S NOTES:**
1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  2. PARENT DEED RECORDED IN LACLEDE COUNTY DEED RECORD BOOK 2023 AT PAGE 3645, IN THE RECORDER'S OFFICE OF LACLEDE COUNTY, MISSOURI.
- REVISED 4/1/2025: ADDED WEST HALF OF THE ABANDONED RAILROAD.

**CARMACK SURVEYING AND ENGINEERING**  
18071 HWY. 33  
ROBY, MO. 65657  
PH: 417-468-4788

**SURVEYOR'S CERTIFICATION**  
I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 8280, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009021647.  
DATE FIELD WORK COMPLETED: 5/20/2024

LOUIE E. CARMACK JR.

Digitally signed by Louie E. Carmack Jr.  
DN: cn=Louie E. Carmack Jr., o=Carmack Surveying, Inc., c=Missouri, email=LouieE.Carmack@csurveying.com

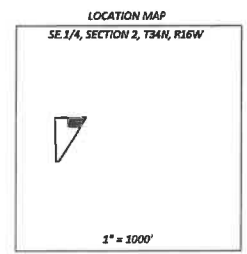
Reason I attest to the accuracy and integrity of this document:  
Location: Roby, MO  
Date: 2025.04.03  
09:45:13  
Fees: POF: Editor Version: 12.0.4

**STATE OF MISSOURI**  
LOUIE E. CARMACK JR.  
REGISTERED LAND SURVEYOR  
NUMBER: PS-02230

**SURVEY FOR PATRICIA BRADLEY**

<b>DRAWN</b> RLS	<b>DATE</b> 06/12/24	<b>LACLEDE COUNTY, MO.</b>
<b>APPROVED</b> LBC	<b>DATE</b> 06/12/24	<b>SEC. 2</b> <b>T34N, R16W</b>
<b>SCALE</b> 1" = 40'	<b>SHEET</b> 1 OF 1	<b>PROJECT NO.</b> C-10654-R

**FINAL PLAT OF  
REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2  
IN BLOCK 3 OF HOUGH'S ADDITION  
TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI  
SECTION 2, TOWNSHIP 34 NORTH, RANGE 16 WEST**



*New proposed plat  
without abandoned  
RR property*

**LEGEND**

- These standard symbols will be found in the drawing.
- UTILITY EASEMENT LINE
  - BUILDING SET BACK LINE
  - (M) MEASURED
  - (P) PLAT
  - P.O.B. PLACE OF BEGINNING
  - L.C.D.R. LACLEDE COUNTY DEED RECORD
  - FOUND IRON PIPE
  - ⊙ FOUND IRON PIN
  - SET 1/2" REBAR
  - FOUND RAILROAD SPIKE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WHEREAS PATRICIA BRADLEY, A SINGLE PERSON, ARE THE RIGHTFULL OWNER(S) OF THE PARCEL DESCRIBED ON THIS PLAT; AND WHEREAS THEY HAVE CAUSED THE DESCRIBED PREMISES TO BE SUBDIVIDED INTO LOTS, AND EASEMENT CORRIDORS IN THE MANNER SHOWN ON THIS PLAT; AND WHEREAS IT IS THEIR DESIRE TO ENTITLE THE DESCRIBED PREMISES WITH THE NAME "REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI;

NOW THEREFORE PATRICIA BRADLEY, A SINGLE PERSON, DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS SHOWN ON THIS PLAT; AND THAT THE DESCRIBED PREMISES SHALL HEREINAFTER BE KNOWN AS AND NAMED "REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION" A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

PATRICIA BRADLEY, OWNER

**ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL**

THIS PLAT OF "REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION", A SUBDIVISION TO THE CITY OF 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 AS WAS APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ORDINANCE NO. \_\_\_\_\_

JARED CARR, MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

LACEY BRACKETT, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF MISSOURI )  
                                  ) SS )  
COUNTY OF LACLEDE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED: PATRICIA BRADLEY, A SINGLE PERSON, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO BEING DULY SWORN, ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING DEDICATION OF "REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN \_\_\_\_\_, MISSOURI, ON THIS, THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC: \_\_\_\_\_

PRINTED NAME OF NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**COUNTY TAX RELEASE**

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 20\_\_\_\_ AND ALL PRIOR YEARS.

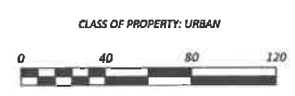
TONI MORRIS  
COLLECTOR OF REVENUE  
LACLEDE COUNTY, MISSOURI

**RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, PLAT RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_.

JENNIFER RAEF  
RECORDER OF DEEDS  
LACLEDE COUNTY, MISSOURI

THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARD. ACCURACY STANDARD IS CLASS 1



**PROPERTY DESCRIPTION**

All of Lot 1 and the East Half of Lot 2 in Block 3 of Hough's Addition to the City of Lebanon, Laclede County, Missouri, described as follows: Commencing at the Northeasterly corner of Lot 1 in Block 3 of said Hough's Addition; thence S 88°49'48" W 211.20 feet to the Northwest corner of the East Half of said Lot 2 in Block 3; thence S 01°02'13" E 100.56 feet to the Southwest corner of said East Half of Lot 2 in Block 3; thence N 89°02'40" E 146.41 feet to the Southeasterly corner of said Lot 1 in Block 3; thence N 31°34'27" E 120.21 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-10654 made by Carmack Surveying and Engineering.

**SURVEYOR'S NOTES:**

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. PARENT DEED RECORDED IN LACLEDE COUNTY DEED RECORD BOOK 2023 AT PAGE 3645, IN THE RECORDER'S OFFICE OF LACLEDE COUNTY, MISSOURI.

REVISED 3/19/2026: CHANGED BOUNDARY DESCRIPTION AND LOT 1A BOUNDARY.

**CARMACK SURVEYING AND ENGINEERING**  
18071 HWY. 52  
BOBT, MO. 65687  
PH: 417-458-6788

**SURVEYOR'S CERTIFICATION**

I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2880, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009021647.  
DATE FIELD WORK COMPLETED: 3/19/2026  
LOUIE E. CARMACK JR.

**Louie E. Carmack Jr.**

Member  
Missouri Professional Land Surveyors

STATE OF MISSOURI

LOUIE E. CARMACK JR.

REGISTERED LAND SURVEYOR

NO. 2880

**SURVEY FOR PATRICIA BRADLEY**

<b>DRAWN</b> RLS	<b>DATE</b> 03/19/26	<b>LACLEDE COUNTY, MO.</b>
<b>APPROVED</b> LRC	<b>DATE</b> 03/19/26	<b>SEC. 2</b> <b>T34N, R16W</b>
<b>SCALE</b> 1" = 40'	<b>SHEET</b> 1 OF 1	<b>PROJECT NO.</b> C-10654-R2



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request for a Conditional Use located at 227 E Commercial to Operate a Food Pantry

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

**Background (problem/explanation):**

**Staff Recommendation:**

**Submitted By:** Kim Schomaker, Compliance Specialist

**Department:** Planning and Zoning

**Date:**

**ATTACHMENTS:**

None



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request a Replat of the Amended Final Plat for Multi-Family Residential, from 1 Lot to 2 Lot located at 500 Block of W Fremont Road, Cedar Ridge of Lebanon

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

**Background (problem/explanation):**

**Staff Recommendation:**

**Submitted By:** Kim Schomaker, Compliance Specialist

**Department:** Planning and Zoning

**Date:**

**ATTACHMENTS:**

None



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request for a Final Plat of a Replat of Donnelly's Addition from 2 Lots to 3 Lots located at 812 N. Adams

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

**Background (problem/explanation):**

**Staff Recommendation:**

**Submitted By:** Kim Schomaker, Compliance Specialist

**Department:** Planning and Zoning

**Date:**

**ATTACHMENTS:**

None



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request for a Replat of Lot 3 - Solar Farm Subdivision from 1 Lot to 2 Lots located at 1001 Utah St.

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

**Background (problem/explanation):**

**Staff Recommendation:**

**Submitted By:** Kim Schomaker, Compliance Specialist

**Department:** Planning and Zoning

**Date:**

**ATTACHMENTS:**

None



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request for a Final Plat to fix a Lot number of Ridge Creek subdivision Phase 3 near the 1500 block of Rolling Hills Road.

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

**Background (problem/explanation):**

**Staff Recommendation:**

**Submitted By:** Kim Schomaker, Compliance Specialist

**Department:** Planning and Zoning

**Date:**

**ATTACHMENTS:**

None



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 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:**

**Background (problem/explanation):**

**Staff Recommendation:**

**Submitted By:** Kim Schomaker, Compliance Specialist

**Department:** Planning and Zoning

**Date:**

**ATTACHMENTS:**

None



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request a Rezone from RS-1 Residential to RS-2 Residential located at the 20800 Block of Ostrich Dr.

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

**Background (problem/explanation):**

**Staff Recommendation:**

**Submitted By:** Kim Schomaker, Compliance Specialist

**Department:** Planning and Zoning

**Date:**

**ATTACHMENTS:**

None



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request a Rezone from RS-2 to RS-3 located at Aero Landing, 2400 Block Highway 5

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

**Background (problem/explanation):**

**Staff Recommendation:**

**Submitted By:** Kim Schomaker, Compliance Specialist

**Department:** Planning and Zoning

**Date:**

**ATTACHMENTS:**

None



To: Zoning and Planning Commission

Proposed for the Meeting Date of: April 9, 2026

**Staff Informational Sheet**

**Topic:** Request a Final Plat of Replat of Lot 1 and the East half of Lot 2, Block 3, located at 872 East Street

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

**Background (problem/explanation):**

**Staff Recommendation:**

**Submitted By:** Kim Schomaker, Compliance Specialist

**Department:** Planning and Zoning

**Date:**

**ATTACHMENTS:**

None