

NOTICE OF OPEN MEETING

Public Notice is hereby given that the Planning & Zoning Commission of the City of Excelsior Springs Regular Meeting **at 6:00 PM, February 23, 2026** to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at the time.

The tentative agenda of this meeting is as follows.

Planning & Zoning Commission City of Excelsior Springs

AGENDA



Planning & Zoning Commission Meeting
6:00 PM
Monday, February 23, 2026

**500 Tiger Drive, Room A
Community Center
Excelsior Springs, MO**

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1. CALL TO ORDER
 2. ROLL CALL
 3. APPROVAL OF MEETING SUMMARY
 - A. Regular Meeting – November 24, 2025, Meeting Summary
 4. PUBLIC HEARINGS
 - A. ZTA-26-002 – An application by The City of Excelsior Springs to amend the zoning regulations regarding drive-through services at marijuana dispensaries.
 - B. ZTA-26-003 – An application by The City of Excelsior Springs to amend the zoning regulations concerning temporary short-term rental regulations for major regional events.
 - C. ZTA-26-004 – An application by The City of Excelsior Springs to amend the zoning regulations concerning minimum floor area for residential dwellings.
 - D. COMPREHENSIVE PLAN – Consideration of the proposed comprehensive plan for the City of Excelsior Springs, entitled “Embrace the Current.”
 5. PUBLIC COMMENTS
 - A. Comments from the Public
 - B. Comments from Staff

C. Comments from the Commission

6. ADJOURN

Representatives of the news media may obtain copies of this notice by contacting the City Manager's office, 201 East Broadway. Phone (816) 630-0752.

If any accommodations are required in order to attend this meeting (i.e. qualified interpreter, large print, reader, hearing assistance), please notify the City Manager's office no later than 48 hours prior to the beginning of the meeting.

Date and Time of Posting: February 18, 2026

PLANNING AND ZONING COMMISSION

MEETING SUMMARY

November 24, 2025

1. CALL TO ORDER

Chairperson Gehrt called the meeting to order at 6:00 p.m.

2. ROLL CALL

PRESENT: Betty Bissell, Laurie Gehrt, Don Kelley, Christy Marker, Whitney Sparks, and Creyton Vincent

ABSENT: Dustin Borchert

STAFF PRESENT: Mallory Brown, Joshua Garrett, Mayor Mark Spohn, and Councilman John McGovern

VISITORS: None present

3. APPROVAL OF MEETING SUMMARY OCTOBER 27, 2025

Commissioner Vincent made a motion to approve the meeting summary.
Commissioner Sparks seconded the motion. Motion Carried.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Bissell, Gehrt, Kelley, Marker, Sparks, Vincent

No: None

4. COMMENTS OF VISITORS:

None

5. PUBLIC HEARINGS:

Public hearings were held, with no community members in attendance.

- A. ZTA-25-006** – An application by The City of Excelsior Springs to amend the zoning regulations concerning motor vehicle sales.

Staff report was given by Joshua Garrett. He and Mallory answered questions from the commission. No current businesses will be affected by this change. This will apply to new applications.

Chairperson Gehrt opened the floor to the commissioners for discussion and or a motion.

Commissioner Vincent made a motion to approve ZTA-25-006.

Commissioner Marker offered a second to the motion.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Bissell, Gehrt, Kelley, Marker, Sparks, Vincent

No: None

- B. ZTA-25-007** – An application by The City of Excelsior Springs to add a new section to the zoning regulations concerning overnight, cold weather warming centers.

Staff report was given by Joshua. Mallory provided additional details and explanations of how the process will work and be governed.

Chairperson Gehrt opened the floor to the commissioners for discussion and or a motion.

Commissioner Marker made a motion to approve ZTA-25-007.

Commissioner Vincent offered a second to the motion.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Bissell, Gehrt, Kelley, Marker, Sparks, Vincent

No: None

C. ZTA-25-008 – An application by The City of Excelsior Springs to add a new section to the zoning regulations concerning sober living facilities.

Staff report was given by Joshua. Mallory fielded questions. This is not changing the number of unrelated people that can live together. This will require advanced registration of sober living facilities and regulate how close they can be to one another.

Chairperson Gehrt opened the floor to the commissioners for discussion and or a motion.

Commissioner Sparks made a motion to approve ZTA-25-008.

Commissioner Marker offered a second to the motion.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Bissell, Gehrt, Kelley, Marker, Sparks, Vincent

No: None

6. STAFF COMMENTS

Mallory thanked everyone for being here. Joshua stated, moving forward we will be redacting information to reduce the risk of scammers reaching out to applicants.

Reminders: December 8, 2025 6:00PM Planning and Zoning joint meeting with the city council regarding the comprehensive plan.

No Planning and Zoning meeting on December 29, due to a lack of applications. Next regular meeting will be held January 26, 2026

7. COMMISSIONER COMMENTS

There were questions about parking on unpaved surfaces related to recent Facebook posts. Mallory stated that related zoning codes will be addressed in the spring.

8. ADJOURN.

Commissioner Kelley Motioned to adjourn.

Commissioner Marker seconded the motion.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Bissell, Gehrt, Kelley, Marker, Sparks, Vincent

No: None

The meeting was adjourned at 06:34PM

The next meeting of the Commission is January 26, 2026, at 6:00 p.m.

Meeting Summary prepared by Julia Goldstein, Administrative Assistant.

Community Development Department Planning & Zoning



February 23, 2026

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for Case No. ZTA-26-002 – Zoning Text Amendment

Proposal Summary:

City staff proposes an amendment to Chapter 400 of the Code that removes a provision that restricts marijuana dispensaries from having drive-through services.
(Public Hearing)

Background:

In recent years, consumer market trends have shown a clear favorability for curb-side pickup or drive-through services or a variety of goods, including marijuana sales. City of Excelsior Springs is one of the only cities in the Kansas City metropolitan region expressly restricts drive-through services at marijuana dispensaries. This restricts businesses operating in Excelsior Springs, or businesses looking to locate to Excelsior Springs, from competing with other area dispensaries and meeting market demands. Such demands are driven by general consumer preferences, but also by persons with certain disabilities that may benefit from drive-through services. The proposed amendment will alleviate some of these concerns and accommodate local businesses.

Amendment Description:

Currently, section 400.300, which concerns marijuana facilities, prohibits drive-through services for marijuana dispensaries. This is outlined specifically in Section 400.300(D)(6). The proposed amendment removes subsection (6) in its entirety. This change would permit marijuana dispensaries to operate drive-through services, if the business so chooses. The proposed amendment does not change any other regulation or provision concerning marijuana facilities.

The changes will be as follows:

400.300(D)(6).

~~Marijuana dispensaries are prohibited from having drive-through services.~~

(Reserved).

Staff Recommendation:

City staff recommends approval of the proposed zoning text amendment.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joshua Garrett", written in a cursive style.

Joshua Garrett, MPA

Planner

City of Excelsior Springs

Attachments:

Exhibit A – Draft Ordinance

Exhibit B – Resolution

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AMENDING TITLE IV, CHAPTER 400 OF THE CODE OF ORDINANCES REGARDING DRIVE-THROUGH SERVICES FOR MARIJUANA DISPENSARIES

WHEREAS, the City of Excelsior Springs, Missouri, periodically reviews and updates its Code of Ordinances to ensure consistency and alignment with the City’s Comprehensive Plan and long-term goals; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on February 23, 2026, to consider proposed amendments to Chapter 400, specifically concerning drive-through services for marijuana dispensaries; and

WHEREAS, the Planning and Zoning Commission, following said public hearing, recommended approval of the proposed amendments to the City Council by a vote of _-_; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on March 2, 2026 to consider the proposed amendments and the recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council finds that the proposed amendment will modernize the zoning code to accommodate evolving market practices, support the economic viability of a legal industry, and provide a consistent and predictable regulatory environment for businesses operating within the city.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Repeal and Reservation of Section 400.300, Subsection (D)(6). Subsection (D)(6) of Section 400.300 of Chapter 400 of Title IV of the Code of Ordinances, which currently reads:

“Marijuana dispensaries are prohibited from having drive-through services.”

is hereby repealed in its entirety, and the subsection (D)(6) shall hereafter be designated as "Reserved."

Section 2. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Errors. That correction of any scriveners’ errors identified within these articles are hereby authorized by this ordinance.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after its passage and approval by the City Council.

PASSED AND APPROVED by the City Council of the City of Excelsior Springs, Missouri, this ____ day of _____, 2025.

Mark D. Spohn, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Molly McGovern, City Manager

RESOLUTION NO. PZC-26-002

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI RECOMMENDING THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENTS TO TITLE IV, CHAPTER 400 OF THE CODE OF ORDINANCES REGARDING DRIVE-THROUGH SERVICES FOR MARIJUANA DISPENSARIES

WHEREAS, the City of Excelsior Springs, Missouri, periodically reviews and updates its Code of Ordinances to ensure consistency and alignment with the City's Comprehensive Plan and long-term goals; and

WHEREAS, in accordance with Section 404.090(A) of the City's Code of Ordinances, City staff have prepared the application assigned case number ZTA-26-002 to amend Chapter 400 and have presented a staff report for the Planning and Zoning Commission's consideration; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on February 23, 2026 to consider proposed amendments; and

WHEREAS, the Planning and Zoning Commission finds that the proposed amendments will modernize the zoning code to accommodate evolving market practices, support the economic viability of a legal industry, and provide a consistent and predictable regulatory environment for businesses operating within the city.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Recommendation. The Planning and Zoning Commission recommends that the City Council approve the application assigned case number ZTA-25-002 to amend Title IV, Chapter 400 of the Code of Ordinances, concerning drive-through services for marijuana dispensaries.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 23rd day of February 2026.

Laurie Gehrt,
Planning and Zoning Commission Chairman

Mallory Brown,
Community Development Director

Community Development Department Planning & Zoning



February 23, 2026

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for Case No. ZTA-26-003 – Zoning Text Amendment

Proposal Summary:

City staff proposes an amendment to Chapter 400 of the Code that permits short-term rentals by right outside of the Downtown Tourist District, when the City Council declares a major regional event period by resolution. *(Public Hearing)*

Background:

The 2026 FIFA World Cup is happening throughout North America in the summer of 2026. Kansas City, being a central location and home to one of the stadiums in which matches will be played, will have a significant influx of visitors and tourists throughout the summer. As such, demands for lodging will be significantly higher than what is typical. To accommodate this increased demand, cities throughout the region have been relaxing their short-term rental regulations while the World Cup is in North America.

Amendment Description:

Currently, the short-term rental regulations require short-term rentals outside of the Downtown Tourist District to obtain a special use permit prior to operating. This proposed amendment would allow this to be temporarily suspended, and permit short-term rentals by right, when the City Council declares a major event period by resolution. Following the end of the declared event period, the regulations would automatically revert back to requiring a special use permit for short-term rentals outside of the Downtown Tourist District.

The changes will be as follows:

a. **400.240(M)(1).**

Outside of the Downtown Tourist Area, ~~short-term~~ **short-term** rentals are permitted with a special use permit; **however, when the City Council has declared a major event period by resolution, short-term rentals shall be permitted by right during the declared period.**

Staff Analysis:

The proposed text amendment would allow local residents and businesses alike to capitalize on the increased demand for lodging. However, by making these changes temporary, residents of Excelsior Springs can ensure that the essential character of their neighborhoods remains residential in nature. While the special use permit requirement is dropped for the event period, short-term rentals will still need to obtain a business license, along with rental and fire inspections prior to starting operations.

Staff Recommendation:

City staff recommends approval of the proposed zoning text amendment.

Respectfully submitted,



Joshua Garrett, MPA

Planner

City of Excelsior Springs

Attachments:

Exhibit A – Draft Ordinance

Exhibit B – Resolution

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AMENDING TITLE IV, CHAPTER 400 OF THE CODE OF ORDINANCES REGARDING SHORT-TERM RENTAL REGULATIONS DURING CITY COUNCIL DECLARED MAJOR EVENTS AND OTHER MINOR CHANGES

WHEREAS, the City of Excelsior Springs, Missouri, periodically reviews and updates its Code of Ordinances to ensure consistency and alignment with the City’s Comprehensive Plan and long-term goals; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on February 23, 2026, to consider proposed amendments to Chapter 400, specifically concerning the allowance of short-term rentals by right outside of the Downtown Tourist Area when the City Council has declared a major event period by resolution; and

WHEREAS, the Planning and Zoning Commission, following said public hearing, recommended approval of the proposed amendments to the City Council by a vote of _ _; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on March 2, 2026 to consider the proposed amendments and the recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council finds that the proposed amendment will help the local economy of Excelsior Springs by capitalizing on market demands for lodging during major regional events, while also respecting the residential character of Excelsior Springs neighborhoods.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Amendments. Chapter 400 of Title IV of the Code of Ordinances is hereby amended to read as written in Exhibit A, which is attached and incorporated into the Ordinance.

Section 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Errors. That correction of any scrivener’s errors identified within these articles are hereby authorized by this ordinance.

Section 5. Effective Date. This ordinance shall be in full force and effect from and after its passage and approval by the City Council.

PASSED AND APPROVED by the City Council of the City of Excelsior Springs, Missouri, this ____ day of _____, 2025.

Mark D. Spohn, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Molly McGovern, City Manager

EXHIBIT A

Section 400.240. Accessory Uses.

M. ~~Short-Term~~ Short-term Rental.

1. ~~Short-term~~ Short-term rentals are permitted in any ~~legally conforming~~ legal single-family, two-family, three-family or four-family residential structure, or mixed residential and non-residential use within the Central Business District, regardless of zoning district.
 - a. Within the Downtown Tourist Area, ~~short-term~~ short-term rentals are permitted ~~outright~~ by right.
 - b. Outside of the Downtown Tourist Area, ~~short-term~~ short-term rentals are permitted with a special use permit; however, when the City Council has declared a major event period by resolution, short-term rentals shall be permitted by right during the declared period.
2. All ~~short-term~~ short-term rentals shall obtain a City business license, issued upon compliance with all zoning and site standards, as applicable.
3. All ~~short-term~~ short-term rentals shall comply with the following site standards:
 - a. Sufficient off-street parking shall be provided: a minimum of two (2) on-site off-street parking spaces (covered or uncovered) for ~~short-term~~ short-term rentals with up to three (3) bedrooms. An additional on-site off-street parking space is required for each bedroom over three (3).
 - b. Occupancy: a maximum of two (2) adult guests per bedroom.
 - c. Inspection: City rental inspections are required every two (2) years.
 - d. ~~Short-term~~ Short-term rental City business license and/or special use permit is subject to revocation upon three (3) or more City Code property maintenance and/or disturbance citations or charges thereby constituting a chronic nuisance, within the one-year period of City business license issuance or renewal.
4. ~~Short-term~~ Short-term rentals located in a mixed residential and non-residential use within the Central Business District according to the standards of Section 400.180(F) are not subject to the off-street parking site standards.
5. Proposed ~~short-term~~ short-term rentals located in the Downtown Tourist Area unable to meet the off-street parking site standards may be considered through special use permit application.
6. Only the property owner of record may obtain a City business license and/or apply for a special use permit for a ~~short-term~~ short-term rental.

7. Boundaries of Downtown Tourist Area: the Elms Historic District, the Boarding House Historic District, and the Hall of Waters Historic District as established as Historic Preservation Districts and designated as such by the Official Zoning Map of the City of Excelsior Springs; and point of beginning: intersection of Isley Boulevard and Saratoga Avenue; thence east along the centerline of Isley Boulevard to the southeast corner of Calhoun Street; thence south and southwesterly along the east side of Calhoun Street to the intersection of Lover's Lane/Isley Park Wood Trail; thence westerly along the centerline of Lover's Lane/Isley Park Wood Trail to the intersection of Isley Boulevard; thence east along the centerline of Isley Boulevard to the Point of the beginning.
8. Separation Standards.
 - a. No separation standards apply in the Downtown Tourist Area.
 - b. No new ~~STR~~ short-term rental shall be permitted to locate within one thousand (1,000) feet of any then existing ~~STR~~ short-term rental. The distance shall be measured from the external walls of the proposed and existing ~~STR~~ short-term rental residential units ~~and shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.~~

RESOLUTION NO. PZC-26-003

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI RECOMMENDING THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENTS TO TITLE IV, CHAPTER 400 OF THE CODE OF ORDINANCES REGARDING SHORT-TERM RENTAL REGULATIONS DURING CITY COUNCIL DECLARED MAJOR EVENTS AND OTHER MINOR CHANGES

WHEREAS, the City of Excelsior Springs, Missouri, periodically reviews and updates its Code of Ordinances to ensure consistency and alignment with the City's Comprehensive Plan and long-term goals; and

WHEREAS, in accordance with Section 404.090(A) of the City's Code of Ordinances, City staff have prepared the application assigned case number ZTA-26-003 to amend Chapter 400 and have presented a staff report for the Planning and Zoning Commission's consideration; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on February 23, 2026 to consider proposed amendments; and

WHEREAS, the Planning and Zoning Commission finds that the proposed amendments will help the local economy of Excelsior Springs by capitalizing on market demands for lodging during major regional events, while also respecting the residential character of Excelsior Springs neighborhoods

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Recommendation. The Planning and Zoning Commission recommends that the City Council approve the application assigned case number ZTA-25-003 to amend Title IV, Chapter 400 of the Code of Ordinances, concerning the allowance of short-term rentals by right outside of the Downtown Tourist Area when the City Council has declared a major event period by resolution.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 23rd day of February 2026.

Laurie Gehrt,
Planning and Zoning Commission Chairman

Mallory Brown,
Community Development Director

Community Development Department Planning & Zoning



February 23, 2026

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for Case No. ZTA-26-004 – Zoning Text Amendment

Proposal Summary:

City staff proposes an amendment to Chapter 400 of the Code that sets the minimum dwelling size for zoning districts R-1 through R-3, and district “A” to 800 square feet of living space. *(Public Hearing)*

Background:

The current zoning regulations establish minimum dwelling sizes or minimum floor areas for certain zoning districts, while having no requirements for others. The current minimum floor area for homes in R-1 and R-1A is 1,100 square feet. This reflects the social values and market trends of the late 1980s, when these requirements were put in place. Conversely, zoning districts such as R-2 and R-3, which permit single-family homes and duplexes, currently have no minimum dwelling size.

Amendment Description:

The proposed amendment establishes a uniform standard for all dwellings, single-family and multi-family, in districts A, R-1, R-1A, R-2, and R-3. The proposed standard is a minimum dwelling size of 800 feet per dwelling unit in these districts. Additionally, the amendment addresses some formatting and minor errors.

The changes are generally as follows:

- B. ~~Height And Area Regulations~~ **Lot and Building Development Standards.**
In District "A" ~~the height of buildings, the minimum dimensions of lots~~

~~and yards, the minimum lot area per family permitted on any lot shall be as follows~~ lots and buildings must be developed in accordance with the following standards: (For exceptions, see Section 400.270.)

****Note:** Subsections one through six are not included in this amendment.

7. Minimum Dwelling Size. ~~Minimum size of single family dwelling shall be eight hundred and fifty (850) square feet of living floor area.~~ Principal dwellings shall have a minimum of eight hundred (800) square feet of habitable floor area, excluding basements, garages, attics and other areas not designed for living space.

Above is an example of how the text will change. The example uses the language for District A (Agriculture), but the new proposed text will read the same for all relevant zoning districts.

Staff Analysis:

A common theme throughout the recent comprehensive planning process was the City's need for additional housing options, including workforce housing. In fact, one of the strategies outlined in the new comprehensive plan is to "building and sustain housing that is attuned to lifestyle preferences and shifts, as well as difference in age and income." The proposed amendment helps implement the strategy by accommodating people looking for homes in this size and price point.

Staff Recommendation:

City staff recommends approval of the proposed zoning text amendment.

Respectfully submitted,



Joshua Garrett, MPA

Planner

City of Excelsior Springs

Attachments:

Exhibit A – Draft Ordinance

Exhibit B – Resolution

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AMENDING TITLE IV, CHAPTER 400 OF THE CODE OF ORDINANCES REGARDING MINIMUM FLOOR AREA FOR RESIDENTIAL STRUCTURES

WHEREAS, the City of Excelsior Springs, Missouri, periodically reviews and updates its Code of Ordinances to ensure consistency and alignment with the City’s Comprehensive Plan and long-term goals; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on February 23, 2026, to consider proposed amendments to Chapter 400, specifically concerning the minimum allowable floor area for residential structures; and

WHEREAS, the Planning and Zoning Commission, following said public hearing, recommended approval of the proposed amendments to the City Council by a vote of __-__; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on March 2, 2026 to consider the proposed amendments and the recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council finds that the proposed amendment will modernize the zoning code to accommodate evolving housing needs and market trends while preserving the character of the neighborhoods in Excelsior Springs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Amendments. Chapter 400 of Title IV of the Code of Ordinances is hereby amended to read as written in Exhibit A, which is attached and incorporated into the Ordinance.

Section 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Errors. That correction of any scrivener’s errors identified within these articles are hereby authorized by this ordinance.

Section 5. Effective Date. This ordinance shall be in full force and effect from and after its passage and approval by the City Council.

PASSED AND APPROVED by the City Council of the City of Excelsior Springs, Missouri, this ____ day of _____, 2025.

Mark D. Spohn, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Molly McGovern, City Manager

EXHIBIT A

Section 400.070 District "A" – Agriculture District

- B. ~~Height And Area Regulations~~ **Lot and Building Development Standards.** In District "A" ~~the height of buildings, the minimum dimensions of lots and yards, the minimum lot area per family permitted on any lot shall be as follows~~ **lots and buildings must be developed in accordance with the following standards:** (For exceptions, see Section 400.270.)

****Note:** Subsections one through six are not included in this amendment.

7. **Minimum Dwelling Size.** ~~Minimum size of single family dwelling shall be eight hundred and fifty (850) square feet of living floor area.~~ **Principal dwellings shall have a minimum of eight hundred (800) square feet of habitable floor area, excluding basements, garages, attics and other areas not designed for living space.**

Section 400.075 District "R-1A" – Single-Family Residential Traditional District

- B. ~~Height And Area Regulations~~ **Lot and Building Development Standards.** In District "R-1A" ~~the height of buildings, the minimum dimensions of lots and yards, the minimum lot area per family permitted on any lot shall be as follows~~ **lots and buildings must be developed in accordance with the following standards:** (For exceptions, see Section 400.270.)

****Note:** Subsections one through six, eight, and nine are not included in this amendment.

8. **Floor Area Minimum Dwelling Size.** ~~No single family dwelling shall be constructed, reconstructed, altered or moved unless it contains a total floor area, finished for living purposes, of not less than one thousand one hundred (1,100) square feet.~~ **Principal dwellings shall have a minimum of eight hundred (800) square feet of habitable floor area, excluding basements, garages, attics and other areas not designed for living space.**

Section 400.080 District "R-1" – Single-Family Residential District

- B. ~~Height And Area Regulations~~ **Lot and Building Development Standards.** In District "R-1" ~~the height of buildings, the minimum dimensions of lots and yards, the minimum lot area per family permitted on any lot shall be as follows~~ **lots and buildings must be developed in accordance with the following standards:** (For exceptions, see Section 400.270.)

****Note:** Subsections one through six, eight, nine, and ten are not included in this amendment.

9. **Floor Area Minimum Dwelling Size.** ~~No single family dwelling shall be constructed, reconstructed, altered or moved unless it contains a total floor area, finished for living purposes, of not less than one thousand one hundred (1,100) square feet.~~ **Principal dwellings shall have a minimum of eight hundred (800)**

square feet of habitable floor area, excluding basements, garages, attics and other areas not designed for living space.

Section 400.075 District "R-2" – Two-Family Residential District

- B. ~~Height And Area Regulations~~ **Lot and Building Development Standards.** In District "R-2" ~~the height of buildings, the minimum dimensions of lots and yards, the minimum lot area per family permitted on any lot shall be as follows~~ **lots and buildings must be developed in accordance with the following standards:** (For exceptions, see Section 400.270.)

****Note:** Subsections one through eight are not included in this amendment.

9. Infill Or Previously Approved Housing. Notwithstanding any of the requirements of Subsections (5), (7) and (~~8~~**10**) of this Subsection (B), in areas where the surrounding area is generally developed and the site is either vacant or has previously been used for another purpose, any principal residential structure may be designed and constructed or reconstructed to face the street that any existing, immediately adjoining principal structure faces, and may have a lot area and floor area not less than:
- a. The average of the principal residential structures on both sides of the street between two (2) intersecting streets (excluding reverse corner lots); or
 - b. The lot area and floor area of any residential structure previously constructed on the site in conformance with lot area and floor area requirements at the time of construction.

Parking shall be in conformity with the adjacent single-family residences facing the same street, or shall be the same parking provided with the residential structure previously constructed on the site in conformance with the parking requirements at the time of construction. The scale, placement on the site, and street setback must conform to the scale, placement and setback of adjacent structures. Styles of architecture must ensure that exterior design, materials, and color are in harmony with neighboring structures.

10. **Minimum Dwelling Size. Principal dwellings shall have a minimum of eight hundred (800) square feet of habitable floor area, excluding basements, garages, attics and other areas not designed for living space.**

Section 400.075 District "R-3" – Cluster, Townhouse, or Garden Apartment District

- B. ~~Height And Area Regulations~~ **Lot and Building Development Standards.** In District "R-3" ~~the height of buildings, the minimum dimensions of lots and yards, the minimum lot area per family permitted on any lot shall be as follows~~ **lots and buildings must be developed in accordance with the following standards:** (For exceptions, see Section 400.270.)

****Note:** Subsections one through five are not included in this amendment.

6. **Minimum Dwelling Size.** Principal dwellings shall have a minimum of eight hundred (800) square feet of habitable floor area, excluding basements, garages, attics and other areas not designed for living space.

Section 400.075 District "R-4" – Medium Density Residential District

- B. ~~Height And Area Regulations~~ **Lot and Building Development Standards.** In District "R-4" ~~the height of buildings, the minimum dimensions of lots and yards, the minimum lot area per family permitted on any lot shall be as follows~~ **lots and buildings must be developed in accordance with the following standards:** (For exceptions, see Section 400.270.)

Section 400.075 District "R-5" – High Density Apartment District

- B. ~~Height And Area Regulations~~ **Lot and Building Development Standards.** In District "R-5" ~~the height of buildings, the minimum dimensions of lots and yards, the minimum lot area per family permitted on any lot shall be as follows~~ **lots and buildings must be developed in accordance with the following standards:** (For exceptions, see Section 400.270.)

Section 400.075 District "R-CH" – Cottage Housing Residential District

- B. ~~Height And Area Regulations~~ **Lot and Building Development Standards.** In District "R-CH" ~~the height of buildings, the minimum dimensions of lots and yards, the minimum lot area per family permitted on any lot shall be as follows~~ **lots and buildings must be developed in accordance with the following standards:** (For exceptions, see Section 400.270.)

Section 400.075 District "C-O" – Non-Retail Business District

- C. ~~Height And Area Regulations~~ **Lot and Building Development Standards.** In District "C-O" ~~the height of the buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows, provided residential uses in this district shall be subject to those regulations in the district in which the specific residential use is enumerated.~~ **lots and buildings must be developed in accordance with the following standards:** (For exceptions, see Section 400.270.)

Section 400.075 District "C-1" – Non-Retail Business District

- C. ~~Height And Area Regulations~~ **Lot and Building Development Standards.** In District "C-1" ~~the height of buildings, the minimum dimensions of lots and yards and the minimum lot area per family permitted on any lot shall be as follows.~~ **lots and buildings must be developed in accordance with the following standards:** (For exceptions, see Section 400.270.)

Section 400.075 District "C-2" – Non-Retail Business District

- C. ~~Height And Area Regulations~~ **Lot and Building Development Standards.** In District "C-

~~2" the height of buildings and the minimum dimensions of lots and yards shall be as follows~~ lots and buildings must be developed in accordance with the following standards: (For exceptions, see Section 400.270.)

Section 400.075 District "C-2A" – Non-Retail Business District

- C. ~~Height And Area Regulations~~ Lot and Building Development Standards. In District "C-2A" ~~the height of buildings, the minimum dimensions of lots and yards, and the minimum lot per family permitted on any lot shall be as follows~~ lots and buildings must be developed in accordance with the following standards: (For exceptions, see Section 400.270.)

Section 400.075 District "C-3" – Non-Retail Business District

- C. ~~Height And Area Regulations~~ Lot and Building Development Standards. In District "C-3" ~~the height of the buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot, shall be as follows~~ lots and buildings must be developed in accordance with the following standards: (For exceptions, see Section 400.270.)

Section 400.075 District "M-1" – Non-Retail Business District

- C. ~~Height And Area Regulations~~ Lot and Building Development Standards. In District "C-O" ~~the height of buildings, and the minimum dimension of lots and yards shall be as follows~~ lots and buildings must be developed in accordance with the following standards: (For exceptions, see Section 400.270.)

Section 400.075 District "M-2" – Non-Retail Business District

- C. ~~Height And Area Regulations~~ Lot and Building Development Standards. In District "C-O" ~~the height of buildings, and the minimum dimension of lots and yards shall be as follows~~ lots and buildings must be developed in accordance with the following standards: (For exceptions, see Section 400.270.)

RESOLUTION NO. PZC-26-004

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI RECOMMENDING THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENTS TO TITLE IV, CHAPTER 400 OF THE CODE OF ORDINANCES REGARDING MINIMUM FLOOR AREA FOR RESIDENTIAL STRUCTURES

WHEREAS, the City of Excelsior Springs, Missouri, periodically reviews and updates its Code of Ordinances to ensure consistency and alignment with the City's Comprehensive Plan and long-term goals; and

WHEREAS, in accordance with Section 404.090(A) of the City's Code of Ordinances, City staff have prepared the application assigned case number ZTA-26-002 to amend Chapter 400 and have presented a staff report for the Planning and Zoning Commission's consideration; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on February 23, 2026 to consider proposed amendments; and

WHEREAS, the Planning and Zoning Commission finds that the proposed amendments will modernize the zoning code to accommodate evolving housing needs and market trends while preserving the character of the neighborhoods in Excelsior Springs.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Recommendation. The Planning and Zoning Commission recommends that the City Council approve the application assigned case number ZTA-25-002 to amend Title IV, Chapter 400 of the Code of Ordinances, concerning minimum floor area for residential structures.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 23rd day of February 2026.

Laurie Gehrt,
Planning and Zoning Commission Chairman

Mallory Brown,
Community Development Director

Community Development Department Planning & Zoning



February 23, 2026

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for the Comprehensive Plan: Embrace the Current

Proposal Summary:

City staff presents for adoption the final draft of the City's new Comprehensive Plan, "Embrace the Current." This plan is the result of an extensive, multi-year community engagement process and will serve as the official policy guide for future growth and development decisions. *(Public Hearing)*

Background:

The City's previous Comprehensive Plan was adopted in 2009 and no longer reflects current market conditions, community goals, or emerging planning best practices. In 2024, the City launched a public process to create a new vision for the future. Over the past couple years, this process has included several public engagement events, meetings with local stakeholders, and community-wide research. The Planning & Zoning Commission have reviewed an initial draft of the plan at a work session in December of 2025. The proposed "Embrace the Current" plan synthesizes this public input with technical analysis to create a detailed, action-oriented path forward for the city's next two decades.

§ 89.340-360, RSMo 1991, of the Revised Missouri State Statutes empowers the Planning Commission to adopt a "City Plan" to guide the physical development and growth of a city. Such a plan must be adopted by a resolution of the Commission.

Plan Description:

The proposed Comprehensive Plan is subdivided into seven constituent parts. These are, Vision and Values, Place Types Framework, Transportation and Mobility

Framework, Growth Framework, Conceptual Planning Framework, Implementation: Action Plan, and the Appendices.

Vision and Values

This section narrates and illustrates the characteristics of Excelsior Springs' desired community through a vision narrative and values that will guide development, redevelopment, and growth.

Place Types Framework

This section establishes a policy framework for future development in Excelsior Springs, defined by Place Types with distinct physical characteristics, land uses, and qualities.

Transportation and Mobility Framework

This section establishes a policy framework for transportation and mobility systems in Excelsior Springs, identifying small and large-scale opportunities to enhance the community's multi-modal systems.

Growth Framework

This section establishes a policy framework for directing future growth, including future annexation opportunities and development/redevelopment opportunities within current city limits.

Conceptual Planning Frameworks

This section provides site specific conceptual ideas for future growth and master planning developments.

Implementation: Action Plan

This section presents specific implementation actions to achieve the goals and strategies of the previous sections.

Appendices

The appendices provide comprehensive supporting documentation for the plan, including an analysis of existing community conditions, a summary of public engagement efforts, a review of relevant existing plans, and a detailed economic and market analysis.

Staff Recommendation:

City staff recommends approval of the comprehensive plan titled “Embrace the Current.”

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joshua Garrett", with a long horizontal flourish extending to the right.

Joshua Garrett, MPA

Planner

City of Excelsior Springs

Attachments:

Exhibit A – Link to Comprehensive Plan Draft Document

Exhibit B – Resolution to Approve Comprehensive Plan



Community Development Department
201 E Broadway
Excelsior Springs, MO 64024

February 18, 2026

Excelsior Springs Planning and Zoning Commission
201 E Broadway Avenue
Excelsior Springs, MO 64024

RE: Link to access Comprehensive Plan Draft Document

Commissioners,

The draft document for the Comprehensive Plan is too large to attach via the Civic Plus portal or email. As such, I have provided a link for you to download the document directly from Olsson to review.

Click here to access the draft Comprehensive Plan

<https://oaconsulting.sharefile.com/d-sd7ee31c2ffe14366bcc3968ce82f78e7>

If you have any additional questions, feel free to contact me by phone at (816) 630-0756 or by email at planner@excelsiorsprings.gov.

Thank you,

A handwritten signature in black ink, appearing to read "Joshua Garrett".

Joshua Garrett, MPA
City Planner

RESOLUTION NO. PZC-26-001

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI APPROVING AND ADOPTING A NEW COMPREHENSIVE PLAN FOR THE CITY OF EXCELSIOR SPRINGS, ENTITLED “EMBRACE THE CURRENT”

WHEREAS, the City of Excelsior Springs (City) had previously adopted a comprehensive plan in 2009, with an intended plan lifespan of fifteen to twenty years; and

WHEREAS, in January of 2024, City staff issued a request for proposals for a new comprehensive plan for the City, which outlined expectations, a scope of the project, and an initial timeline; and

WHEREAS, following a thorough review of several proposals, the City Council selected Olsson Studio Consulting Services (Olsson) to provide consulting services to the City to support the planning process and to draft the new comprehensive plan; and

WHEREAS, Olsson and City staff engaged with community at-large via several events, meetings, and surveys to determine the vision and values that guide the planning process and the development of the plan; and

WHEREAS, in addition to community input, Olsson conducted additional research and analysis of the City of Excelsior Springs to inform the goals of the plan in accordance with the community’s vision and values; and

WHEREAS, in accordance with the City’s initial request, Olsson prepared a plan that creates a new place-type framework, addresses issues of transportation and mobility, outlines growth opportunities, establishes planning concepts, and provides an action-based implementation plan to ensure the city is able to grow and develop according the community’s vision and values; and

WHEREAS, the City Council and Planning and Zoning Commission held a joint meeting on December 8, 2025 to review a draft of the proposed comprehensive plan and where comments of the Council, Commission, and City staff were addressed by Olsson; and

WHEREAS, Missouri State Statutes, § 89.360, RSMo 1991, outlines the process by which cities may adopt a comprehensive plan and empowers the Planning Commission of a city to adopt the plan by resolution; and

WHEREAS, Olsson has prepared a final draft of a plan entitled “Embrace the Current” and submitted for the approval of the Planning and Zoning Commission pursuant to all relevant Missouri State Statutes;

WHEREAS, after due public notice, the Planning and Zoning Commission held a public hearing on February 23, 2026, to consider the adoption of the proposed plan; and

WHEREAS, City staff recommends that the Planning and Zoning Commission adopt the plan proposed by Olsson; and

WHEREAS, the Planning and Zoning Commission finds that the proposed comprehensive plan, “Embrace the Current”, will ensure that the City of Excelsior Springs preserves its unique community identity, while also enabling future growth and development in line with the community values;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AS FOLLOWS:

Section 1. Adoption. The Planning and Zoning Commission hereby adopted the comprehensive plan, entitled “Embrace the Current”, as presented by Olsson, in accordance with § 89.360, RSMo 1991, of the Revised Missouri State Statutes.

Section 2. Implementation. Reports prepared by City staff concerning planning and zoning applications made to the Planning and Zoning Commission, Board of Zoning Adjustment, and City Council shall include a review of the application as it relates to the vision, goals, and action steps established by the plan.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 23rd day of February, 2026.

Laurie Gehrt,
Planning and Zoning Commission Chairman

Mallory Brown,
Community Development Director