

NOTICE OF OPEN MEETING

Public Notice is hereby given that the Planning & Zoning Commission of the City of Excelsior Springs Special Meeting **at 6:00 PM, May 11, 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, May 11, 2026
City Council Chambers
201 E. Broadway
Excelsior Springs, MO

-
1. CALL TO ORDER
 2. ROLL CALL
 3. PUBLIC HEARINGS
 - A. SUP-26-001 - An application by Mistie McLendon for a Special Use Permit to operate a short-term rental located at 207 Lena Street.
 - B. PP-26-001 – A preliminary plat application by Kaleb Stout to plat the property that lies generally north of the West Springs subdivision and subdivide a portion of that property to combine to his existing lot in said subdivision.
 - C. FP-26-001 – A final plat application by Kaleb Stout to plat the property that lies generally north of the West Springs subdivision and subdivide a portion of that property to combine to his existing lot in said subdivision.
 4. STAFF COMMENTS
 5. COMMISSION COMMENTS
 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: May 4, 2026 2:30PM

Community Development Department Planning & Zoning



May 11, 2026

To: Planning and Zoning Commission

Re: Staff Report for Case No. SUP-26-001 – Special Use Permit for Short-Term Rental

Proposal Summary:

An application by Mistie McLendon for a Special Use Permit to operate a short-term rental located at 207 Lena Street.

General Information:

Applicant/Owner: Mistie McLendon
Address: 207 Lena Street
Current Zoning: R-1 (Single-Family Residential District)
Current Land Use: Single-Family Home

Surrounding Zoning & Land Use: R-1, Single Family Homes

Background:

The applicant owns the property at 2067 Lena Street and seeks the approval from the City to operate a short-term rental on the premises. The home is a two-bedroom house with sufficient parking as required by code. In their cover letter addressed to the Commission, the applicant indicates they would like to have a maximum guest occupancy of six (6), however the Code limits the number of adult guests to two (2) per bedroom. As such, the maximum allowed adult guests is four (4). The applicant lives locally in Excelsior Springs and is able to adequately maintain the property and respond to emergencies should they arise. The applicant has indicated that the property will be listed on Airbnb only.

Staff Analysis:

The proposed location of the short-term rental meets the separation requirements outlined in the Code of Ordinances and the applicant has indicated the willingness

to comply with all other requirements of the code. The applicant lives within the City of Excelsior Springs and is available for maintenance and emergencies. Staff sees no reason why the proposed use of the property is unacceptable. As such, staff feels confident that with the conditions included in the ordinance, the use of this property for a short-term rental is appropriate.

Staff Recommendation:

City staff recommends approval of the Special Use Permit with the following conditions:

1. The Special Use Permit shall be valid for a period of two years, at which time the applicant must renew the permit to continue the special land use.
2. The applicant must comply will all regulations outlined in the Code of Ordinances regarding Short-Term Rentals. If the regulations and requirements are not adhered to by the applicant, the City may revoke the Special Use Permit Approval with approval from the City Council.

Respectfully submitted,



Joshua Garrett, MPA

Planner

City of Excelsior Springs

Attachments:

- Exhibit A – Application
- Exhibit B – Cover Letter
- Exhibit C – Area Notice Map
- Exhibit D – Resolution
- Exhibit E – Draft Ordinance



Planning and Zoning Application Form

Community Development
201 E. Broadway Avenue
Excelsior Springs, MO 64024
(816) 630-0756
planner@excelsiorsprings.gov

FOR OFFICE USE ONLY	
Fee: 15.00	Code: PP
Date Received: 3/27/26	
PZ Date:	
CC Date:	
Action:	

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Rezoning <input checked="" type="checkbox"/> Special Use Permit <input type="checkbox"/> Land Use Permit	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Split <input type="checkbox"/> Lot Combination	<input type="checkbox"/> Major Site Plan <input type="checkbox"/> Standard Site Plan <input type="checkbox"/> Development Plan	<input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Variance <input type="checkbox"/> ROW Vacation

Project Information and Location

Project Name: McLendon Rentals LLC

Project Address/Location: 207 Lena Excelsior Sp Mo 64024

Sq. Ft. of Building: 1300 Acreage: 1/4 quarter-Ace-

Existing Zoning: R1 Proposed Zoning: _____

Existing Land Use: Rental Proposed Land Use: Air B+B

Basic Application Requirements

- Completed and signed application
- Application fee
- Cover letter describing details of project
- One 24"x34" set of plans for Land Sub. & Site Dev.
- One PDF copy of plat map or site plan
- Legal description of property

Contact Information

Applicant

Name: Mistie McLendon Company: _____

Address: 420 S. St

Phone: _____ Email: _____

Owner

Name: Judy & mistie McLendon Company: _____

Address: 1107 St parcel 420 S. St

Phone: _____ Email: _____

Surveyor/Engineer/Other: _____

Name: _____ Company: _____

Address: _____

Phone: _____ Email: _____

Surveyor/Engineer/Other: _____

Name: _____ Company: _____

Address: _____

Phone: _____ Email: _____

The applicant hereby agrees that the information provided above is accurate.

Mistie McLendon 3/27/26
Applicant's Signature Date

Mistie McLendon 3/27/26
Owner's Signature Date

Dear Members of the Planning and Zoning Commission,

I am writing to request approval for a Special Use Permit to operate a short-term rental at my property located at 207 Lena Street in Excelsior Springs.

The home is a two-bedroom, one-bath residence with a maximum guest capacity of six. There is adequate off-street parking available for three vehicles, including one covered space, which will minimize any impact on the surrounding neighborhood.

This will be a family-friendly rental focused on quiet stays, and parties will not be permitted. The home will be personally cleaned and maintained between each guest stay to ensure a high standard of care. For any emergencies or concerns, designated contacts will be Judy McLendon and Mistie Gillard, who will be available to respond promptly.

The property will be listed on Airbnb. We currently hold an active business license with the City and are committed to following all local regulations.

Our goal is to provide a well-managed and respectful place for visitors while supporting local tourism and generating additional income for our family. We are committed to being responsible hosts and ensuring that the character of the neighborhood is preserved.

Thank you for your time and consideration.

Sincerely,
Judy McLendon and Mistie McLendon

RESOLUTION NO. PZC-26-010

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, RECOMMENDING THE CITY COUNCIL APPROVE A SPECIAL USE PERMIT TO OPERATE AT SHORT-TERM RENTAL FOR THE PROPERTY LOCATED AT 207 LENA STREET, EXCELSIOR SPRINGS, MISSOURI

WHEREAS, the City of Excelsior Springs Code of Ordinances outlines the procedures for the consideration of Special Use Permits; and

WHEREAS, Mistle McLendon submitted to the Community Development Department an application for a special use permit to operate a short-term rental on the property located at 207 Lena Street, Excelsior Springs, Missouri; and

WHEREAS, City staff has reviewed and processed the application, assigning it case number SUP-26-001, and prepared a staff report for the Planning and Zoning Commission's consideration; and

WHEREAS, after due public notice, the Planning and Zoning Commission held a public hearing on May 11, 2026, to consider the proposed special use permit; and

WHEREAS, the Planning and Zoning Commission has considered the staff report, testimony, and evidence presented; and

WHEREAS, the Planning and Zoning Commission finds that the proposed special use permit to operate a short-term rental is appropriate, provided that certain conditions of approval be established to protect the residential character of the neighborhood in which the subject property is located.

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

Section 1. Recommendation. The Planning and Zoning Commission hereby recommends that the City Council APPROVE the application for a Special Use Permit to operate a short-term rental for the property located at 207 Lena Street, Excelsior Springs, Missouri, 64024, with the following conditions:

1. The Special Use Permit shall be valid for a period of two years, at which time the applicant must renew the permit to continue the special land use.
2. The applicant must comply will all regulations outlined in the Code of Ordinances regarding Short-Term Rentals. If the regulations and requirements are not adhered to

by the applicant, the City may revoke the Special Use Permit Approval with approval from the City Council.

Section 2. Forwarding to City Council. This recommendation, along with the application and associated documents, shall be forwarded to the City Council for its final hearing and decision.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 11th day of May, 2026.

Laurie Gehrt,
Planning and Zoning Commission Chairman

Mallory Brown,
Community Development Director

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AUTHORIZING A SPECIAL USE PERMIT TO OPERATE AT SHORT-TERM RENTAL FOR THE PROPERTY LOCATED AT 207 LENA STREET, EXCELSIOR SPRINGS, MISSOURI

WHEREAS, in accordance with the process outlined in Chapter 404 of the City's Code of Ordinances, Mistie McLendon submitted to the Community Development Department an application for a special use permit to operate a short-term rental for the property located at 207 Lena Street; and

WHEREAS, City staff completed a review of the application and found the proposed short-term rental meets the established separation distance and other requirements outlined in the Code of Ordinances; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on May 11, 2026, to consider the proposed special use permit; and

WHEREAS, the Planning and Zoning Commission, following said public hearing, recommended approval of the proposed special use permit to the City Council by a vote of [insert vote]; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, after due public notice, met on May 18, 2026 to consider the proposed special use permit and the recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council finds that the proposed special use permit to operate a short-term rental is appropriate, provided that certain conditions of approval be established to protect the residential character of the neighborhood in which the subject property is located.

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

Section 1. Approval. A Special Use Permit for the limited purposes of operating a short-term rental for the property located at 207 Lena Street, Excelsior Springs, Missouri 64024, is hereby approved subject to the conditions and restrictions set forth herein.

Section 2. Period of Approval. The Special Use Permit shall be granted for a period of two (2) years from the date of approval of this ordinance. Prior to expiration of the Special Use Permit, the applicant may apply for an extension or renewal.

Section 3. Compliance with the Code of Ordinances. The applicant shall comply with all other regulations and requirements for short-term rentals, property maintenance, and zoning generally, as established in the City’s Code of Ordinances.

Section 4. Revocation. The City Council may revoke the approval of the Special Use Permit if the applicant does not comply with the aforementioned requirements outlined in Section 3 of this ordinance.

Section 5. Further Action. The Mayor, City Clerk, and other appropriate City officials are hereby authorized and directed to take any further actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements, and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 6. Errors. That correction of any scrivener’s errors identified within these articles is hereby authorized by this ordinance.

Section 7. 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 18th day of May, 2026.

Sonya Morgan, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Melinda Mehaffy, City Manager

Community Development Department Planning & Zoning



May 11, 2026

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for Case No. PP-26-001 and FP-26-001 – Preliminary and Final Plats

Proposal Summary:

An application by Kaleb Stout to plat the property that lies generally north of the West Springs subdivision and subdivide a portion of that property to combine to his existing lot in said subdivision.

General Information:

Applicant/Owner: Kaleb Stout

Address: Lot 41 of West Springs and Adjacent Unplatted Land

Current Zoning: RP-1 (Planned Single-Family Residential District)

Current Land Use: Single-Family Residential and Undeveloped

Surrounding Zoning & Land Use: North: M-1, C-3, Agriculture/Undeveloped

East: R-1, Agriculture/Undeveloped

South: RP-1, Single-Family Homes

West: RP-1, Single Family Homes, M-1, Industrial Uses

Background:

In April of 2000, the City Council approved a development plan and rezoning for the West Springs subdivision. The next year, in August of 2001, the Council approved the West Springs, First Plat. The northern portion of the property included in the development plan was not platted at that time; it was envisioned to be a future second phase of the West Springs subdivision. This unplatted property has remained vacant and undeveloped.

The applicant purchased Lot 41 of the West Springs subdivision in 2019 and has lived there for several years. In January of 2026, the applicant purchased the large,

unplatted tract of land adjacent to his property. This is property that was planned to contain the second phase of the subdivision. In the narrative submitted by the applicant, he indicates that he would like to expand the size of his existing lot to facilitate the construction of a detached garage to be an accessory structure to the primary residence.

Typically, reconfiguration of the property lines between two existing parcels, such as what has been proposed, can be administratively reviewed and approved by staff. However, the City's subdivision regulations do not permit administrative approval for such situations when the subject property is unplatted (406.050(E)1). Due to this provision, the replat of this property must go through the full platting process and receive approval from the City Council.

Comprehensive Plan:

The City's Comprehensive Plan places this site into the "Contemporary Neighborhood Enclaves" place type. The form and land use considerations for this place type encourage single-family homes, among other uses. Garage-dominant frontages are encouraged to be limited in favor of designs that are more pedestrian friendly. One of the objectives of the Place Type Framework is to encourage and incentivize the activation of underutilized properties.

Further, the plan also encourages improvements to street intersections to increase both pedestrian and vehicular safety. Traffic safety was a recurring theme that emerged throughout the planning project and a concern of residents. While the primary focus of intersection safety is generally placed in the older portions of the City, the intersection of Patrick Drive and West Springs Way should also be reviewed and considered.

Staff Analysis:

While the applicant's request itself is not uncommon, the circumstances of this specific instance are atypical and unique. As such, the application requires unique and special consideration. The West Springs development plan was designed and approved by Council to have a higher dwelling density than what was otherwise permitted by the Zoning Code. This includes the smaller lots with narrow side yard setbacks. For this reason and the Comprehensive Plan's discouragement of garage-dominant frontage, staff's recommendation would typically be denial. However, there are two primary considerations that are unique to this property and subdivision.

The first of these concerns the relationship between traffic and the extremely small side yard setback on corner lots in the subdivision. Most Cities, Excelsior Springs included, have adopted regulations that require additional side yard setbacks on corner lots. This is to preserve the “sight distance triangle,” which ensures that vehicles approaching an intersection are able to see a certain distance down the intersecting street. This allows vehicles to see any other vehicles or pedestrians and provides additional reaction time for drivers, should they need it. The sight distance triangle rule helps ensure that intersections are safe for everyone.

In the West Springs subdivision, a side yard setback of 5.95 feet was adopted for all lots, including corner lots. This narrow setback encroaches upon the sight distance triangle, making the intersection Patrick and West Springs Way unsafe. This issue can be clearly observed on the corner lot across the street from the applicant’s property.

If the large undeveloped tract of land is to be developed, Patrick Drive will need to be extended northward. With the existing setback in place, an additional home on the northwest corner of Patrick Drive could create significant sight distance problems. However, if the sight distance requirement is enforced, the buildable area on the future lot is further reduced on an already narrow lot. Permitting the widening of Lot 41 and the construction of a garage is a practical way to comply with the established side yard setback, enforce the sight distance triangle, and allow an underutilized property to become activated.

With all of this in mind, while generally such a proposal is not in line with the vision of the Comprehensive Plan, in this unique and specific situation, the proposed plat aligns with the larger goals of the plan and allows the City to “fix” a problem it previously permitted with the Original West Springs plat.

The second consideration is that relatively recently, in 2022, another property owner in this subdivision was permitted to combine two lots to build a swimming pool in their new extended side yard. This is also a deviation from the original development plan for West Springs, but was approved by Staff. A precedent to permit combining lots to permit development in the side yard has been established. Denying the application for a topologically similar situation may appear as an unfair application of the City’s ordinances.

Lastly, City staff worked with the applicant and the applicant’s surveyor to ensure that the proposed lot configuration would not limit future development. The

proposed subdivision will permit a future spur of Patrick Drive to be built to accommodate future homes in the area.

Staff Recommendation:

City staff recommends approval of the both the preliminary and final plat applications.

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 – Application

Exhibit B – Cover Letter

Exhibit C – Final Plat

Exhibit D – Resolution

Exhibit E – Draft Ordinance



Planning and Zoning Application Form

Community Development
201 E. Broadway Avenue
Excelsior Springs, MO 64024
(816) 630-0756
planner@excelsiorsprings.gov

FOR OFFICE USE ONLY	
Fee: 260.00	Code: PP
Date Received: 4/2/26	
PZ Date:	
CC Date:	
Action:	

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Rezoning <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Land Use Permit	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> Lot Split <input type="checkbox"/> Lot Combination	<input type="checkbox"/> Major Site Plan <input type="checkbox"/> Standard Site Plan <input type="checkbox"/> Development Plan	<input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Variance <input type="checkbox"/> ROW Vacation

Project Information and Location

2002 W SPRINGS WAY
Project Name

2002 W SPRINGS WAY
Project Address/Location

Sq. Ft. of Building RPI	Acreage 8 ACRES	Number of Lots/Tracts 2	Flood Hazard N/A
Existing Zoning	Proposed Zoning	Existing Land Use SF/UNDEVELOPED	Proposed Land Use SAME

Basic Application Requirements

- Completed and signed application
- Application fee
- Cover letter describing details of project
- One 24"x34" set of plans for Land Sub. & Site Dev.
- One PDF copy of plat map or site plan
- Legal description of property

Contact Information

Applicant

KALEB STOUT
Name Company

[REDACTED]
Address

[REDACTED] [REDACTED]
Phone Email

Owner

SAME
Name Company

[REDACTED]
Address

[REDACTED] [REDACTED]
Phone Email

Surveyor/Engineer/Other:

NORTHLAND SURVEYING
Name Company

38995 W 92nd ST RICMOND
Address

[REDACTED] [REDACTED]
Phone Email

Surveyor/Engineer/Other:

[REDACTED]
Name Company

[REDACTED]
Address

[REDACTED] [REDACTED]
Phone Email

The applicant hereby agrees that the information provided above is accurate.

Applicant's Signature Date 4/2/26

Owner's Signature Date 4/2/26

April 1, 2026

To:

City of Excelsior Springs
Board of Zoning Adjustment / Planning and Zoning Department
101 E Broadway
Excelsior Springs, MO 64024

Subject: Letter of Intent – Preliminary and Final Platting for 2002 W Springs Way/Adjacent 8 Acres

Dear Members of the Board and City Staff,

Please accept this letter and the accompanying application as a formal request for the Preliminary and Final Platting of approximately 8 acres of undeveloped land located at 2002 W Springs Way.

The Proposal

The core of this proposal is to subdivide a portion of my approximately 8-acre holding to create one additional lot on the east side of my current residence. Immediately following this platting, I intend to execute a **Lot Combination**. This process will merge the new lot with my existing home site, effectively expanding my primary residential footprint by one lot.

Purpose and Use

The consolidation of these parcels is intended to provide sufficient area and appropriate setbacks to construct a **detached garage**. This project is being designed with the following priorities in mind:

- **Regulatory Compliance:** The proposed garage will be built in strict accordance with all City of Excelsior Springs building codes, height restrictions, and setback requirements.
- **Optimal Land Use:** Utilizing a small fraction of the 8-acre tract for this improvement is the most logical and efficient use of the land, providing necessary amenities while preserving the vast majority of the acreage as open, undeveloped space.
- **Preservation of City Interests:** Because of the significant size of my 8-acre parcel, this minor reconfiguration of lot lines will have **zero impact** on the City's future developmental plans, utility easements, or infrastructure needs.

I am committed to ensuring that the detached garage and the newly configured lot lines align perfectly with Excelsior Springs' zoning regulations. The scale of the **8-acre property** ensures that even with this addition, the site will remain mostly unchanged. The remaining undeveloped acreage will continue to be managed in a way that respects the natural topography of the site and City's requirements.

I have included the required site surveys and legal descriptions for your review. I look forward to discussing this project with the Board and am available to answer any questions or provide further documentation as needed.

Thank you for your time and consideration of this request. Please feel free to contact me with any questions or concerns at [REDACTED] or [REDACTED].

April 1, 2026

Sincerely,

A handwritten signature in black ink, appearing to read 'Kaleb Stout', written in a cursive style.

Kaleb Stout



RESOLUTION NO. PZC-26-011

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI APPROVING A PRELIMINARY PLAT FOR A REPLAT OF LOT 41 OF THE WEST SPRINGS SUBDIVISION AND ADJACENT UNPLATTED LAND, A SUBDIVISION IN THE CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

WHEREAS, Section 406.050 of Title IV, Chapter 406 of the City’s Code of Ordinances outlines the application process for the submission of plats to subdivide property within the City Limits of Excelsior Springs; and

WHEREAS, Kaleb Stout submitted an application to replat the Lot 41 of the West Springs Subdivision and the adjacent unplatted tract of land, in accordance with Section 406.050 of the Code of Ordinances; and

WHEREAS, City staff have reviewed and processes the application for a preliminary plat, assigning it case number PP-26-001 and prepared a staff report to 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 hearing on May 11th, 2026 to consider proposed preliminary plat; and

WHEREAS, the Planning and Zoning Commission finds that the proposed plat will not prevent future development north of the West Springs subdivision and that the proposed final plat is generally aligned with the land use and transportation safety goals outlined in the City’s Comprehensive Plan.

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

Approval. Approves the application for a final plat, assigned case number PP-26-001, for a Replat of Lot 41 of West Springs, a Subdivision of Excelsior Springs, Clay County, Missouri.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 11th day of May, 2025.

Laurie Gehrt,
Planning and Zoning Commission Chairman

Mallory Brown,
Community Development Director

ORDINANCE NO. _____

AN ORDINANCE APPROVING A FINAL PLAT FOR A REPLAT OF LOT 41 OF THE WEST SPRINGS SUBDIVISION AND ADJACENT UNPLATTED LAND, A SUBDIVISION IN THE CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

WHEREAS, in accordance with the process outlined in Chapter 406 of the City's Code of Ordinances, Kaleb Stout submitted to the Community Development Department an application to alter the property boundary between Lot 41 of West Springs, a subdivision in the City of Excelsior Springs and the adjacent unplatted tract of land; and

WHEREAS, the Code of Ordinances requires subdivisions or changes in legal boundaries of previously unplatted tracts of land to receive approval of a preliminary plat from the Planning and Zoning Commission and approval of a Final Plat from the City Council; and

WHEREAS, City staff completed a review of the application and found the proposed replat in alignment with the long-term planning goals of the area, as outlined in the City's Comprehensive Plan and has recommended approval of the application; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri approved a preliminary plat of the boundary changes on May 11, 2026, by a vote of [insert vote]; and

WHEREAS, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, after due public notice, held a public hearing on May 11, 2026, to consider the proposed final plat; and

WHEREAS, the Planning and Zoning Commission, following said public hearing, recommended approval of the proposed amendment to the City Council by a vote of [insert vote] ; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri, after due public notice, met on May 18, 2026 to consider the proposed final plat and the recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council finds that the proposed final plat will not prevent future development north of the West Springs subdivision and that the proposed final plat is generally aligned with the land use and transportation safety goals outlined in the City's Comprehensive Plan.

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

Section 1. Approval of Final Plat. The Final Plat of Replat of Lot 41 of West Springs, a Subdivision of Excelsior Springs, Clay County, Missouri and Adjacent Unplatted Land is hereby approved.

Section 2. Compliance with Municipal Codes. The applicant and property owner of the subject tracts of land shall comply with all other requirements of the Municipal Code of Ordinances.

Section 3. Recording. The City Clerk of the City of Excelsior Springs is hereby authorized and directed to acknowledge a certified copy of the final plat in the form required by law for the acknowledgement and to cause the final plat to be recorded in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 4. Further Action. The Mayor, City Clerk, and other appropriate City officials are hereby authorized and directed to take any further actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements, and other documents, as may be necessary or convenient to perform all matters herein authorized.

Section 5. Correction of Errors. The correction of any scrivener's errors identified within these articles is hereby authorized by this ordinance.

Section 6. 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 18th day of May, 2026.

Sonya Morgan, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Melinda Mehaffy, City Manager

RESOLUTION NO. PZC-26-012

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI RECOMMENDING APPROVAL OF A FINAL PLAT FOR A REPLAT OF LOT 41 OF THE WEST SPRINGS SUBDIVISION AND ADJACENT UNPLATTED LAND, A SUBDIVISION IN THE CITY OF EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

WHEREAS, Section 406.050 of Title IV, Chapter 406 of the City’s Code of Ordinances outlines the application process for the submission of plats to subdivide property within the City Limits of Excelsior Springs; and

WHEREAS, Kaleb Stout submitted an application to replat the Lot 41 of the West Springs Subdivision and the adjacent unplatted tract of land, in accordance with Section 406.050 of the Code of Ordinances; and

WHEREAS, City staff have reviewed and processes the application for a final plat, assigning it case number FP-26-001 and prepared a staff report to 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 hearing on May 11th, 2026 to consider proposed final plat; and

WHEREAS, the Planning and Zoning Commission finds that the proposed final plat will not prevent future development north of the West Springs subdivision and that the proposed final plat is generally aligned with the land use and transportation safety goals outlined in the City’s Comprehensive Plan.

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 for a final plat, assigned case number FP-26-001, for a Replat of Lot 41 of West Springs, a Subdivision of Excelsior Springs, Clay County, Missouri.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 11th day of May, 2025.

Laurie Gehrt,
Planning and Zoning Commission Chairman

Mallory Brown,
Community Development Director