

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, July 27, 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

A G E N D A



Planning & Zoning Commission Meeting
6:00 PM
Monday, July 27, 2026
City Council Chambers
201 E. Broadway
Excelsior Springs, MO

Call to Order

Roll Call

1. APPROVAL OF MEETING SUMMARY

A. Approval of the May 26, 2026 Regular Meeting - Meeting Summary

2. NEW BUSINESS

- A. SUP-26-003 – An application by Alexander Jones with J Motors, LLC for a Special Use Permit to operate a used automotive sales business at 1011 Isley Boulevard.
- B. PP-26-002 – An application by Chris Sperry and Clay Ray Veterans Assoc. for a preliminary plat for the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue.
- C. FP-26-002 – An application by Chris Sperry and Clay Ray Veterans Assoc. for a final plat for the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue.

3. DISCUSSION

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: DATE AND TIME

PLANNING AND ZONING COMMISSION

MEETING SUMMARY

May 26, 2026

1. CALL TO ORDER

Chairperson Laurie Gehrt called the meeting to order at 6:02 p.m.

2. ROLL CALL

PRESENT: Betty Bissell, Laurie Gehrt, Don Kelley, and Whitney Sparks.

ABSENT: Christy Marker and Creyton Vincent

STAFF PRESENT: Mallory Brown, Joshua Garrett, and Julia Goldstein

VISITORS: John and Jill Clark, Theresa Henson, Debbie Lee Hopkins and Fielding Staton.

3. APPROVAL OF MEETING SUMMARIES

A. Approval of meeting summary for April 27, 2026

Commissioner Sparks made a motion to approve.

Commissioner Bissell seconded the motion. Motion Carried.

Vote: Motion Approved 4-0

Yes: Commissioners Bissell, Gehrt, Kelley, and Sparks.

No: None

B. Approval of special meeting summary for May 11, 2026

Commissioner Sparks made a motion to approve.

Commissioner Bissell seconded the motion. Motion Carried.

Vote: Motion Approved 4-0

Yes: Commissioners Bissell, Gehrt, Kelley, and Sparks.

No: None

4. PUBLIC HEARINGS

A. RZ-26-003 - An application by Fielding Staton to rezone the property at 940 N Jesse James Road from C-O (Non-Retail Business District) to R-3 (Cluster, Townhouse, and Garden Apartment District).

Joshua Garrett presented the staff report. The change from C-O to R-3 will allow duplexes to be constructed. This is a good plan for the lot and is in line with the comprehensive plan, staff recommend approval.

Public hearing opened at 6:12 pm and closed at 6:18 pm.

The applicant, Fielding Staton was present and spoke to the council. His company currently has 119 doors(rentals) across multiple communities and is growing. They have a maintenance company that takes care of the units.

Theresa Henson asked if the housing would be low income or government subsidized. She is concerned about the impact on her neighborhood.

Feilding Staton replied directly; they build quality homes that rent for a fair price. They are attractive and desirable, while renting for a fair rate, should add value to the neighborhood.

Commissioner Bissell made a motion to approve.
Commissioner Kelley seconded the motion. Motion Carried.

Vote: Motion Approved 4-0
Yes: Commissioners Bissel, Gehrt, Kelley, and Sparks.
No: None

B. SUP-26-002 - An application by John and Jill Clark for a Special Use Permit to operate a Bed and Breakfast at 519 S Kansas City Avenue.

Joshua Garrett presented the staff report. This should work well in this mixed-use neighborhood. In addition to private residences, there are many churches and businesses in the area. The home has a large driveway, and parking is allowed on both sides of Kansas City Avenue. There is no concern with distance between other short-term rentals as this is in the unrestricted area near downtown. Staff recommends approval.

Public hearing opened at 6:30 pm and closed at 6:34 pm.

The applicant, Jill Clark, shared that this would be the first bed and breakfast in Excelsior Springs with Innkeepers on site. They have spoken to management at The Elms and could be chosen to take overflow for them.

There were neighbors there to show support but did not speak to the council.

Commissioner Sparks made a motion to approve.
Commissioner Kelley seconded the motion. Motion Carried.

Vote: Motion Approved 4-0
Yes: Commissioners Bissel, Gehrt, Kelley, and Sparks.
No: None

5. STAFF COMMENTS:

Joshua Garrett stated the Council had approved both cases from the previous meeting. Currently the June 29th meeting will have only zoning text amendments for review. There haven't been any other applications. Would the Commission want to cancel the meeting in the absence of any new cases?

6. COMMENTS OF THE COMMISSIONERS

Chairperson Gerht asked for a motion regarding the June meeting.

Commissioner Sparks made a motion to cancel the June 29th meeting.
Commissioner Bissell seconded the motion. Motion Carried.

7. ADJOURN The meeting was adjourned at 6:37 p.m.

Meeting summary prepared by Julia Goldstein, Administrative Assistant.

Community Development Department Planning & Zoning



July 27, 2026

To: Planning and Zoning Commission

Re: Staff Report for Case No. SUP-26-003 – Special Use Used Auto Sales

Proposal Summary:

An application by Alexander Jones with J Motors, LLC for a Special Use Permit to operate as a used auto dealer at 1011 Isley Boulevard.

General Information:

Applicant/Owner: Alexander Jones, JMORE LLC

Address: 1011 Isley Boulevard

Current Zoning: C-3 (Service Business)

Current Land Use: Automotive Repair

Surrounding Zoning & Land Use: North: C-3, Self-Storage. Auto

East: C-3, Auto Repair/Vehicle Storage

South: R-1, Undeveloped, Fishing River

West: C-3, Gas Station

Background:

The subject property has housed an automotive repair business for several years. Prior to the current owner and applicant, JTIRELL LLC, the site was occupied by Triple "E" Tire Co. The applicant now seeks to continue the existing repair use while also operating a new business, JMOTORS, which would sell a small number of used automobiles.

Vehicles would typically be acquired in need of repair and offered for sale only after necessary work is completed. The applicant has stated that no more than five vehicles would be kept on site at any given time, and they would be stored behind the building in a gated area pending sale. This arrangement is intended to avoid the

appearance of a conventional used auto lot, and the property's primary land use would remain automotive repair.

Special Use Permit Standards:

Section 400.230(D) outlines a specific set of standards that must be met prior to the issuance of a Special Use Permit by the City Council.

1. Is the land use necessary for the public convenience at this location?

While used auto sales may not be necessary for the public convenience; this proposed land use will be convenient for low-income residents looking for an affordable vehicle that may otherwise be unobtainable.

2. Is the land use designed, located, and proposed to be operated such that the public health, safety, and welfare will be protected?

The proposed special use of the property will not negatively impact the public health, safety, or welfare of the community.

3. Will the land use cause substantial injury to the value of other property in the neighborhood in which it is located?

The land use will have a very minimal impact on the property and will not cause any injury to neighboring properties or property owners.

4. Will the proposed use comply with the height and area regulations of the district in which it is located unless specifically granted otherwise?

The applicant has indicated that the proposed use of the property for used auto sales will not require any additional building or construction. As such, the existing conditions, which are compliant with the height and area standards, will be retained.

Staff Analysis:

In December 2025, the City Council adopted new regulations for used auto sales, requiring that such uses be located only in C-3 or M-1 districts and obtain a Special Use Permit prior to operation. The intent of this provision was to allow Council review of more intensive and impactful uses, such as traditional used auto lots.

While the applicant's proposal is significantly different in scale and character, it nonetheless requires Council approval under the same framework.

The proposed use, adding a small number of used vehicles for sale to an existing automotive repair business, will have minimal impact on the subject property and surrounding area. With no more than five vehicles stored on site at any time, all kept in a gated rear area, the proposal does not resemble a conventional auto lot and will not alter the primary character of the property.

Staff therefore finds that, with appropriate conditions in place, the proposed use is consistent with the intent of the regulations.

Staff Recommendation:

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

1. Vehicles for sale must be stored appropriately behind the principal building on the subject property.
2. No more than five vehicles for sale may be stored on the subject property at any given time.
3. The applicant must comply with all regulations outlined in the Code of Ordinances. If the regulations and requirements are not adhered to by the applicant, the City may revoke the Special Use Permit with approval from the City Council.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Joshua Garrett', with a stylized flourish at the end.

Joshua Garrett, MPA

Planner

City of Excelsior Springs

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, AUTHORIZING A
SPECIAL USE PERMIT TO OPERATE A USED AUTOMOTIVE SALES BUSINESS LOCATED AT 1011
ISLEY BOULEVARD, EXCELSIOR SPRINGS, MISSOURI**

WHEREAS, in accordance with the process outlined in Chapter 404 of the City's Code of Ordinances, Alexander Jones submitted to the Community Development Department an application for a special use permit to operate a used automotive sales business on the property located at 1011 Isley Boulevard, Excelsior Springs, Missouri; and

WHEREAS, City staff completed a review of the application and found the proposed land use meets the zoning 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 July 27, 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 August 3, 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 used automotive sales business is appropriate, provided that certain conditions of approval be established to protect the 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 used automotive sales business for the property located at 1011 Isley Boulevard, 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. Business License Required. The applicant shall obtain a business license with the City of Excelsior Springs in accordance with Chapter 600 of the Code of Ordinances.

Section 4. Compliance with the Code of Ordinances. The applicant shall comply with all other regulations and requirements for automotive sales, vehicle storage, and any other applicable regulation outlined in the Excelsior Springs Code of Ordinances.

Section 5. Conditions of Approval. The applicant shall comply with the following conditions:

- A. Any and all vehicles for sale by the used automotive sales business operating on the subject property must be stored appropriately behind the principal building and inside the gated area located on the subject property.
- B. No more than five (5) vehicles for sale by the used automotive sales business operating on the subject property may be stored on the subject property at any given time.

Section 6. Revocation. The City Council may revoke the approval of the Special Use Permit if the applicant does not comply with the conditions and restrictions set forth within this ordinance.

Section 7. 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 8. Errors. That correction of any scrivener's errors identified within these articles is hereby authorized by this ordinance.

Section 9. 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 3rd day of August, 2026.

Sonya Morgan, Mayor

ATTEST:

REVIEWED BY:

Shannon Stroud, City Clerk

Melinda Mehaffy, City Manager

RESOLUTION NO. PZC-26-015

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 A USED AUTOMOTIVE SALES BUSINESS LOCATED AT 1011 ISLEY BOULEVARD, EXCELSIOR SPRINGS, MISSOURI

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

WHEREAS, Alexander Jones submitted to the Community Development Department an application for a special use permit to operate a used automotive sales business on the property located at 1011 Isley Boulevard, Excelsior Springs, Missouri; and

WHEREAS, City staff has reviewed and processed the application, assigning it case number SUP-26-003, 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 July 27, 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 used automotive sales business is appropriate, provided that certain conditions of approval be established to protect the 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 used automotive sales business on the property located at 1011 Isley Boulevard, Excelsior Springs, Missouri, 64024, with the following conditions:

1. Vehicles for sale must be stored appropriately behind the principal building on the subject property.
2. No more than five vehicles for sale may be stored on the subject property at any given time.

3. The applicant must comply with all regulations outlined in the Code of Ordinances. If the regulations and requirements are not adhered to by the applicant, the City may revoke the Special Use Permit 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 27th day of July, 2026.

Laurie Gehrt,
Planning and Zoning Commission Chairman

Mallory Brown,
Community Development Director

Community Development Department Planning & Zoning



July 27, 2026

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for Case No. PP-26-002 and FP-26-002 – Preliminary and Final Plats

Proposal Summary:

An application by Chris Sperry and Clay Ray Veterans Assoc. for a final plat for the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue.

General Information:

Applicant: Chris Sperry

Owner: Clay Ray Veterans Association

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: R-1, Clay Ray Vets Hall
East: Several, School, Restaurant, SF Homes
South: R-1, Vacant
West: C-O, Job Corps, R-1, SF Homes

Background:

The Clay Ray Veterans Association acquired the subject property several decades ago and have retained ownership. The property is generally undeveloped due to its odd shape and difficult terrain. Generally, this property is considered undevelopable. However, a small building does lie in the north portion of the property. This building had previously been the Clay Ray Veterans “Coon Club” building.

The Clay Ray Veterans Association would like to sell the majority of the property to Chris Sperry, who owns the adjacent property to the south of the subject property.

In order to facilitate the sale of the property while retaining a portion of it near their meeting hall, the association has applied to subdivide their property.

The property is generally unique in its features and character. As such, not all of our requirements for subdivision apply in this situation. Given the challenges, city staff has worked with the Clay Ray Veterans Association, Mr. Sperry, and J&J Survey LLC, to ensure that the proposed plat meets our requirements where possible and sets both the city and the property owners up for future success.

Comprehensive Plan:

The City's Comprehensive Plan places this site into the "Legacy Walkable Neighborhoods" place type. The form and land use considerations for this place type encourage Single-family homes, accessory dwellings, duplexes, home-based businesses, educational facilities, and small parks. However, given the unique characteristics of the property, development on this property is unlikely. Unique solutions may be required to utilize the subject property.

Staff Analysis:

While the proposed subdivision is not without its challenges, staff has worked closely with the applicant and their surveyor to ensure the outcome aligns with the city's long-term development goals to the greatest extent reasonably possible. As noted, the property's unique conditions will make development difficult. Nevertheless, staff finds no substantive basis to recommend denial of the proposed plat.

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

RESOLUTION NO. PZC-26-016

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI APPROVING A PRELIMINARY PLAT FOR THE PROPERTY GENERALLY LOCATED SOUTH OF THE CLAY-RAY VETERANS ASSOCIATION HALL AND WEST OF SOUTH KANSAS CITY AVENUE

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, Chris Sperry and the Clay-Ray Veterans Association submitted an application to subdivide the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue; and

WHEREAS, City staff have reviewed and processes the application for a preliminary plat, assigning it case number PP-26-002 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 July 27, 2026 to consider proposed preliminary plat; and

WHEREAS, the Planning and Zoning Commission finds that the proposed plat is generally acceptable.

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 preliminary plat, assigned case number PP-26-002, to subdivide the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 27th day of July, 2026.

Laurie Gehrt,
Planning and Zoning Commission Chairman

Mallory Brown,
Community Development Director

Community Development Department Planning & Zoning



July 27, 2026

To: Chairman and Commissioners
Planning & Zoning Commission

Re: Staff Report for Case No. PP-26-002 and FP-26-002 – Preliminary and Final Plats

Proposal Summary:

An application by Chris Sperry and Clay Ray Veterans Assoc. for a final plat for the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue.

General Information:

Applicant: Chris Sperry

Owner: Clay Ray Veterans Association

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: R-1, Clay Ray Vets Hall
East: Several, School, Restaurant, SF Homes
South: R-1, Vacant
West: C-O, Job Corps, R-1, SF Homes

Background:

The Clay Ray Veterans Association acquired the subject property several decades ago and have retained ownership. The property is generally undeveloped due to its odd shape and difficult terrain. Generally, this property is considered undevelopable. However, a small building does lie in the north portion of the property. This building had previously been the Clay Ray Veterans “Coon Club” building.

The Clay Ray Veterans Association would like to sell the majority of the property to Chris Sperry, who owns the adjacent property to the south of the subject property.

In order to facilitate the sale of the property while retaining a portion of it near their meeting hall, the association has applied to subdivide their property.

The property is generally unique in its features and character. As such, not all of our requirements for subdivision apply in this situation. Given the challenges, city staff has worked with the Clay Ray Veterans Association, Mr. Sperry, and J&J Survey LLC, to ensure that the proposed plat meets our requirements where possible and sets both the city and the property owners up for future success.

Comprehensive Plan:

The City's Comprehensive Plan places this site into the "Legacy Walkable Neighborhoods" place type. The form and land use considerations for this place type encourage Single-family homes, accessory dwellings, duplexes, home-based businesses, educational facilities, and small parks. However, given the unique characteristics of the property, development on this property is unlikely. Unique solutions may be required to utilize the subject property.

Staff Analysis:

While the proposed subdivision is not without its challenges, staff has worked closely with the applicant and their surveyor to ensure the outcome aligns with the city's long-term development goals to the greatest extent reasonably possible. As noted, the property's unique conditions will make development difficult. Nevertheless, staff finds no substantive basis to recommend denial of the proposed plat.

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

RESOLUTION NO. PZC-26-017

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI RECOMMENDING APPROVAL OF A FINAL PLAT FOR THE PROPERTY GENERALLY LOCATED SOUTH OF THE CLAY-RAY VETERANS ASSOCIATION HALL AND WEST OF SOUTH KANSAS CITY AVENUE

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, Chris Sperry and the Clay-Ray Veterans Association submitted an application to subdivide the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue; and

WHEREAS, City staff have reviewed and processes the application for a final plat, assigning it case number FP-26-002 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 July 27, 2026 to consider proposed final plat; and

WHEREAS, the Planning and Zoning Commission finds that the proposed final plat is generally acceptable.

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 PP-26-002, to subdivide the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Excelsior Springs, Missouri, this 27th day of July, 2025.

Laurie Gehrt,
Planning and Zoning Commission Chairman

Mallory Brown,
Community Development Director

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A FINAL PLAT FOR WABASH ARBOR ESTATES, A
SUBDIVISION OF LAND IN EXCELSIOR SPRINGS, MISSOURI**

WHEREAS, in accordance with the process outlined in Chapter 406 of the City's Code of Ordinances, Chris Sperry and the Clay-Ray Veterans Association submitted an application to subdivide the parcel generally located south of the Clay Ray Veterans Association Hall and West of S Kansas City Avenue; and

WHEREAS, City staff completed a review of the application and found the proposed subdivision does not conflict 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 proposed subdivision on July 27, 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 July 27, 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 August 3, 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 is generally acceptable.

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 Wabash Arbor Estates, a Subdivision of Excelsior Springs, Clay County, Missouri 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 3rd day of August, 2026.

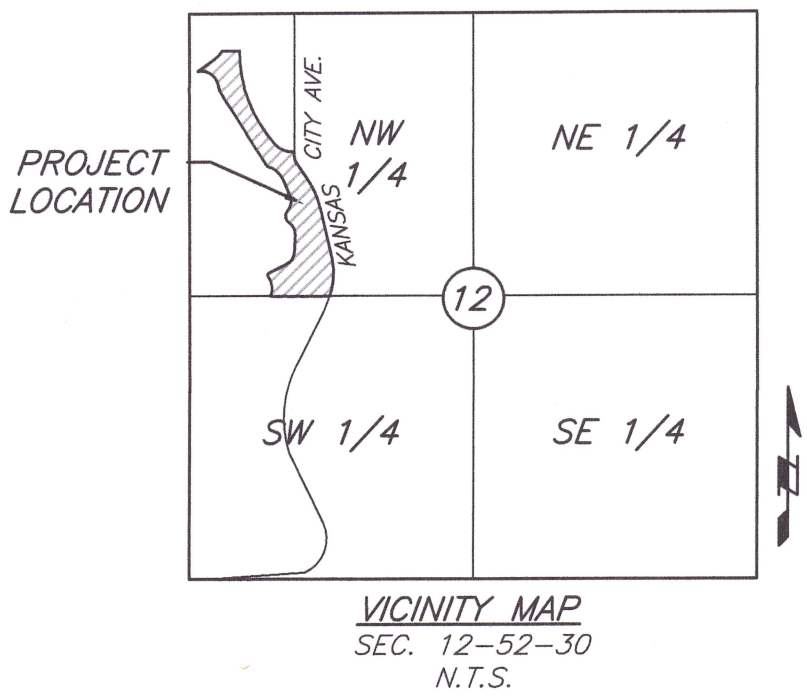
Sonya Morgan, Mayor

ATTEST:

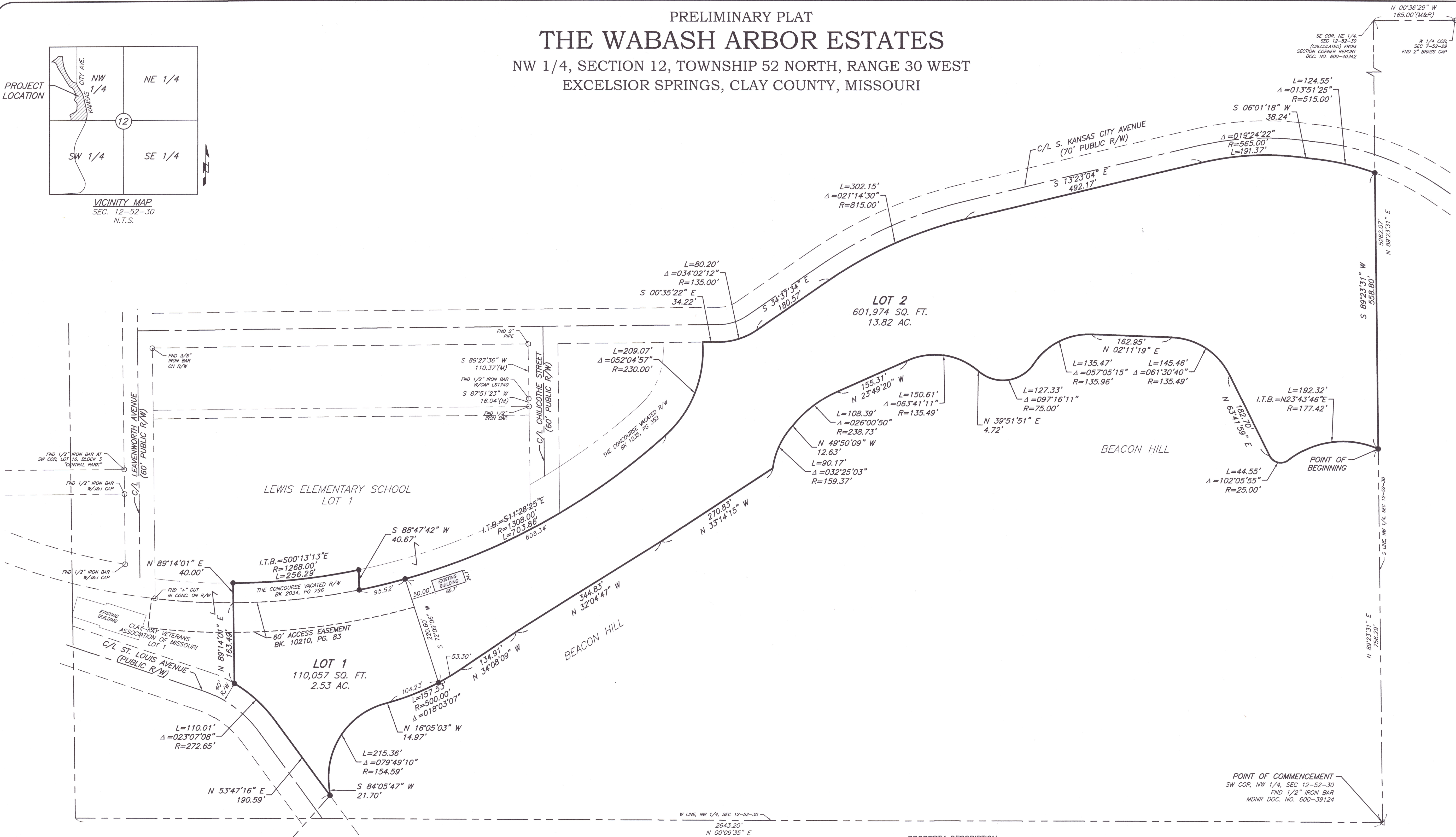
REVIEWED BY:

Shannon Stroud, City Clerk

Melinda Mehaffy, City Manager



PRELIMINARY PLAT
THE WABASH ARBOR ESTATES
NW 1/4, SECTION 12, TOWNSHIP 52 NORTH, RANGE 30 WEST
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

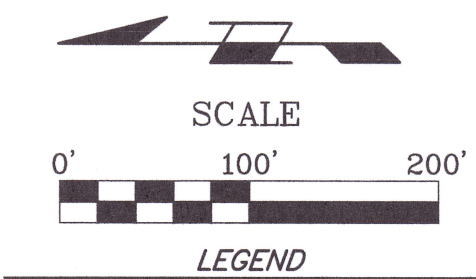


CLIENT:
Chris Sperry
email: chrissperry@att.net

PROPERTY LOCATION:
13 acres South of
208 Veterans Memorial
Excelsior Springs, Missouri 64024

GENERAL SURVEY NOTES:

- 1.) The plat of LEWIS ELEMENTARY SCHOOL is recorded in Book J at Page 15.1 in the Recorder of Deeds Office in Clay County, Missouri.
- 2.) The plat of CLAY-RAY VETERANS ASSOCIATION OF MISSOURI is recorded in Plat Book 24 at Page 75 in the Recorder of Deeds Office in Clay County, Missouri.
- 3.) The plat of BEACON HILL is recorded in Plat Book 2723 at Page 743 in the Recorder of Deeds Office in Clay County, Missouri.
- 4.) Deed of record is recorded in Book 1977, Page 718, dated 07/14/1990 in the Recorder of Deeds Office, Clay County, Missouri.
- 5.) No Title Report was provided by client at the time of this survey.
- 6.) Bearings used on this survey are established by the Missouri State Plane Coordinate System from GPS observation.
- 7.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, and Zone AE, Base Flood Elevations determined, as shown on Flood Insurance Rate Map (FIRM) 29047C0178E, effective August 3, 2015.

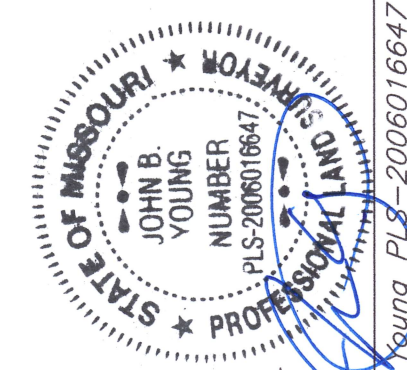


PROPERTY DESCRIPTION:

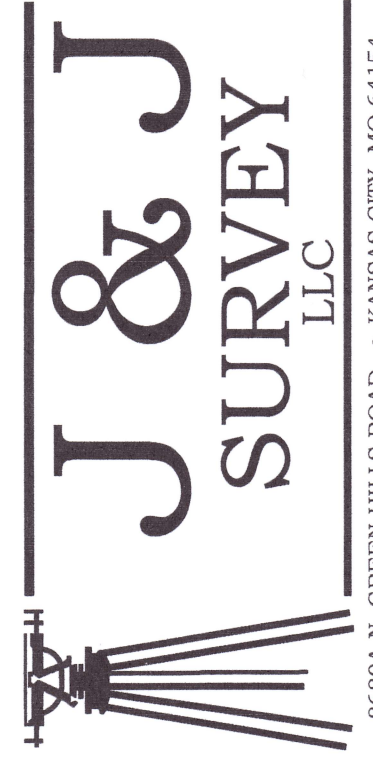
A tract in the Northwest Quarter of Section 12, Township 52 North, Range 30 West, in Excelsior Springs, Clay County, Missouri, being more particularly described as follows, surveyed and described on June 6, 2026, by John B. Young, PLS-2006016647:
Commencing at the Southwest corner of said Northwest Quarter; Thence North 89°23'31" East along the South line of said Northwest Quarter, 756.29 feet to the Southeast corner of BEACON HILL, a subdivision in said Excelsior Springs and the Point of Beginning; Thence along the East line of said BEACON HILL the following twenty courses; Thence on a curve to the left, having an initial tangent bearing North 23°43'46" East, a radius of 172.42 feet and an arc length of 192.32 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 25.00 feet and an arc length of 44.55 feet; Thence North 63°41'59" East, 182.70 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 135.49 feet and an arc length of 145.46 feet; Thence North 02°11'19" East, 162.95 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 135.96 feet and an arc length of 135.47 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 75.00 feet and an arc length of 127.33 feet; Thence North 39°51'51" East, 4.72 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 135.49 feet and an arc length of 150.61 feet; Thence North 23°49'20" West, 155.31 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 108.39 feet and an arc length of 108.39 feet; Thence North 49°50'09" West, 12.63 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 159.37 feet and an arc length of 90.17 feet; Thence North 33°14'15" West, 270.83 feet; Thence North 32°04'47" West, 344.83 feet; Thence North 34°08'09" West, 134.91 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 500.00 feet and an arc length of 157.53 feet; Thence North 16°05'03" West, 14.97 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 154.59 feet and an arc length of 215.36 feet; Thence South 84°05'47" West, 21.70 feet; Thence South 84°05'47" West, 21.70 feet to the East Right-of-Way line of St. Louis Avenue, as now established; Thence North 53°47'16" East along said East Right-of-Way line, 190.59 feet; Thence continuing along said East Right-of-Way line on a curve to the left, tangent to the last described course, having a radius of 272.65 feet and an arc length of 110.01 feet to the Southwest corner of Lot 1, CLAY-RAY VETERANS ASSOCIATION OF MISSOURI, a subdivision in said Excelsior Springs; Thence North 89°14'01" East along the South line of said Lot 1, 163.49 feet to the Southeast corner of said Lot 1; Thence continuing North 89°14'01" East, 40.00 feet to the West line of Lot 1, LEWIS ELEMENTARY SCHOOL, a subdivision in said Excelsior Springs; Thence along the West line of said Lot 1, on a curve to the left, having an initial tangent bearing South 00°13'13" East, a radius of 1268.00 feet and an arc length of 256.29 feet; Thence South 88°47'42" West, 40.67 feet to the West Right-of-Way line of The Concourse Vacated; Thence along said West Right-of-Way line, on a curve to the left, having an initial tangent bearing South 11°28'25" East, a radius of 1308.00 feet and an arc length of 703.86 feet; Thence continuing along said West Right-of-Way line on a curve to the left, tangent to the last described course, having a radius of 230.00 feet and an arc length of 209.07 feet to the West Right-of-Way line of South Kansas City Avenue, as now established; Thence along said West Right-of-Way line the following eight courses; Thence South 00°35'22" East, 34.22 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 815.00 feet and an arc length of 302.15 feet; Thence South 34°37'34" East, 180.57 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 515.00 feet and an arc length of 124.55 feet to the South line of said Northwest Quarter; Thence South 89°23'31" West along said South line, 558.80 feet to the Point of Beginning. Contains 712,031 square feet or 16.35 acres, more or less.

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 14th day of May, 2026 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



6-9-26
Date
John B. Young PLS-2006016647



8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816) 471-1011 • FAX (816) 471-1015

Location: S:\26.118 - 13 Acres South of 208 Veterans Memorial\Drawings\2026.06.08-PPLAT\26.118PPLAT.dwg-Jul 16, 2026-9:59am

06-08-26

INITIAL SUBMITTAL

1

FINAL PLAT
THE WABASH ARBOR ESTATES
NW 1/4, SECTION 12, TOWNSHIP 52 NORTH, RANGE 30 WEST
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

MISSOURI STATE PLANE COORDINATE SYSTEM

NAD 1983, MISSOURI WEST ZONE (FEET)
Reference Monument: CL-50
COMBINED SCALE FACTOR= 0.9999064

Point #	Northing	Easting	Description
1	1157881.072	2861109.350	CL-50
500	1154464.468	286497.373	PROPERTY CORNER
501	1154577.056	2865091.102	PROPERTY CORNER
502	1154657.960	2865164.534	PROPERTY CORNER
504	1154660.681	2865367.984	PROPERTY CORNER
505	1154406.257	2865394.773	PROPERTY CORNER
506	1154405.402	2865354.113	PROPERTY CORNER
507	1153785.248	2865668.591	PROPERTY CORNER
508	1153710.738	2865856.271	PROPERTY CORNER
509	1153676.526	2865856.623	PROPERTY CORNER
510	1153601.212	2865880.525	PROPERTY CORNER
511	1153452.635	2865983.121	PROPERTY CORNER
512	1153178.223	2866105.327	PROPERTY CORNER
513	1152699.471	2866219.245	PROPERTY CORNER
514	1152509.430	2866231.473	PROPERTY CORNER
515	1152471.405	2866227.462	PROPERTY CORNER
516	1152350.328	2866199.620	PROPERTY CORNER
517	1152344.398	2865640.900	PROPERTY CORNER
518	1152525.923	2865617.500	PROPERTY CORNER
519	1152563.860	2865626.015	PROPERTY CORNER
520	1152644.802	2865789.787	PROPERTY CORNER
521	1152761.084	2865865.141	PROPERTY CORNER
522	1152923.899	2865871.363	PROPERTY CORNER
523	1153040.265	2865813.578	PROPERTY CORNER
524	1153151.515	2865796.414	PROPERTY CORNER
525	1153155.139	2865799.441	PROPERTY CORNER
526	1153296.699	2865819.389	PROPERTY CORNER
527	1153438.766	2865756.664	PROPERTY CORNER
528	1153524.774	2865692.254	PROPERTY CORNER
529	1153532.919	2865682.603	PROPERTY CORNER
530	1153569.040	2865601.304	PROPERTY CORNER
531	1153795.541	2865452.874	PROPERTY CORNER
532	1154087.692	2865269.753	PROPERTY CORNER
533	1154199.345	2865194.056	PROPERTY CORNER
534	1154341.387	2865127.488	PROPERTY CORNER
535	1154355.769	2865123.342	PROPERTY CORNER
536	1154466.700	2864958.918	PROPERTY CORNER

CLIENT:
Chris Sperry
email: chrissperry@att.net

PROPERTY LOCATION:
13 acres South of
208 Veterans Memorial
Excelsior Springs, Missouri 64024

GENERAL SURVEY NOTES:

1.) The plat of LEWIS ELEMENTARY SCHOOL is recorded in Book J at Page 15.1 in the Recorder of Deeds Office in Clay County, Missouri.

2.) The plat of CLAY-RAY VETERANS ASSOCIATION OF MISSOURI is recorded in Plat Book 24 at Page 75 in the Recorder of Deeds Office in Clay County, Missouri.

3.) The plat of BEACON HILL is recorded in Plat Book 2723 at Page 743 in the Recorder of Deeds Office in Clay County, Missouri.

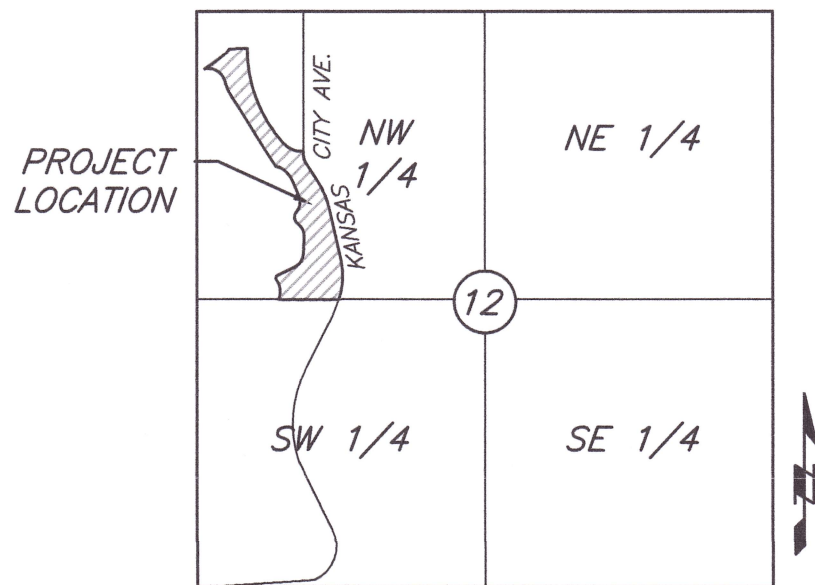
4.) Deed of record is recorded in Book 1977, Page 718, dated 07/14/1990 in the Recorder of Deeds Office, Clay County, Missouri.

5.) Title Report # 2855798, dated May 26, 2026 at 8:00 AM provided by Stewart Title Company, was provided by client.

6.) Bearings used on this survey are established by the Missouri State Plane Coordinate System from GPS observation.

7.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, and Zone AE, Base Flood Elevations determined, as shown on Flood Insurance Rate Map (FIRM) 29047C0178E, effective August 3, 2015.

8.) Surveyed property corners were not set at the time of this survey per clients request.



VICINITY MAP
SEC. 12-52-30
N.T.S.

PROPERTY DESCRIPTION:

A tract in the Northwest Quarter of Section 12, Township 52 North, Range 30 West, in Excelsior Springs, Clay County, Missouri, being more particularly described as follows, surveyed and described on June 6, 2026, by John B. Young, PLS-2006016647:

commencing at the Southwest corner of said Northwest Quarter; Thence North 89°23'31" East along the South line of said Northwest Quarter, 756.29 feet to the Southeast corner of BEACON HILL, a subdivision in said Excelsior Springs and the Point of Beginning; Thence along the East line of said BEACON HILL the following twenty courses; Thence on a curve to the left, having an initial tangent bearing North 23°43'46" East, a radius of 177.42 feet and an arc length of 192.32 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 25.00 feet and an arc length of 44.55 feet; Thence North 63°41'59" East, 182.70 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 135.49 feet and an arc length of 145.46 feet; Thence North 02°11'19" East, 162.95 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 13.96 feet and an arc length of 135.47 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 135.49 feet and an arc length of 127.33 feet; Thence North 39°51'51" East, 4.72 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 135.49 feet and an arc length of 150.61 feet; Thence North 23°49'20" West, 155.31 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 238.73 feet and an arc length of 108.39 feet; Thence North 49°50'09" West, 12.63 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 159.37 feet and an arc length of 90.17 feet; Thence North 33°14'15" West, 270.83 feet; Thence North 32°04'47" West, 344.83 feet; Thence North 34°08'09" West, 134.91 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 500.00 feet and an arc length of 157.53 feet; Thence North 16°05'03" West, 14.97 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 154.59 feet and an arc length of 215.36 feet; Thence South 84°05'47" West, 21.70 feet to the East Right-of-Way line of St. Louis Avenue, as now established; Thence North 53°47'16" East along said East Right-of-Way line, 190.59 feet; Thence continuing along said East Right-of-Way line on a curve to the left, tangent to the last described course, having a radius of 272.65 feet and an arc length of 110.01 feet to the Southwest corner of Lot 1, CLAY-RAY VETERANS ASSOCIATION OF MISSOURI, a subdivision in said Excelsior Springs; Thence North 89°14'01" East along the South line of said Lot 1, 163.49 feet to the Southeast corner of said Lot 1; Thence continuing North 89°14'01" East, 40.00 feet to the West line of Lot 1, LEWIS ELEMENTARY SCHOOL, a subdivision in said Excelsior Springs; Thence along the West line of said Lot 1, on a curve to the left, having an initial tangent bearing South 00°13'13" East, a radius of 1268.00 feet and an arc length of 256.29 feet; Thence South 88°47'42" West, 40.67 feet to the West Right-of-Way line of The Concourse Vacated; Thence along said West Right-of-Way line, on a curve to the left, having an initial tangent bearing South 11°28'25" East, a radius of 1308.00 feet and an arc length of 703.36 feet; Thence continuing along said West Right-of-Way line on a curve to the left, tangent to the last described course, having a radius of 1308.00 feet and an arc length of 209.05 feet to the West Right-of-Way line to the Kansas City Avenue, as now established; Thence along said West Right-of-Way line the following eight courses; Thence South 00°35'22" East, 34.22 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 135.00 feet and an arc length of 80.20 feet; Thence South 34°37'34" East, 180.57 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 815.00 feet and an arc length of 302.15 feet; Thence South 13°23'04" East, 492.17 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 565.00 feet and an arc length of 191.37 feet; Thence South 06°01'18" West, 38.24 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 515.00 feet and an arc length 124.55 feet to the South line of said Northwest Quarter; Thence South 89°23'31" West along said South line, 558.80 feet to the Point of Beginning. Contains 712,031 square feet or 16.35 acres, more or less.

PLAT DEDICATION:

The undersigned proprietor of the property described herein has caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as:

IN TESTIMONY WHEREOF:

Clay-Ray Veterans Association, has caused these presents to be executed this 14 day
of July, 2026.


Christopher Stull President

STATE OF Missouri,

COUNTY OF Clay)

Be it remembered that on this 16 day of July, 2026, before me, a Notary Public in and for said County and State, came Christopher Stull, President, to me personally known, who being by me duly sworn, did say that he/she is the President of Clay-Ray Veterans Association, said instrument was signed in behalf of said Clay-Ray Veterans Association and that said Christopher Stull, acknowledged said instrument to be the free act and deed of said business.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office
the day and year last above written.

§ 12

Notary Public

My Commission Expires : 4/30/2027

Brenda Spicer
Brenda Spicer Secretary

STATE OF Missouri)

COUNTY OF Clay)

Be it remembered that on this 16 day of July, 2026, before me, a Notary Public in and for said County and State, came Brenda Spicer, Secretary, to me personally known, who being by me duly sworn, did say that she is the Secretary of Clay-Ray Veterans Association, said instrument was signed in behalf of said Clay-Ray Veterans Association and that Brenda Spicer, acknowledged said instrument to be the free act and deed of said business.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

§ 1

Notary Public

My Commission Expires : 4/30/2027

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 14th day of May, 2026 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



Location: S:\26.118 - 13 Acres South of 208 Veterans Memorial\DRAWINGS\2026.07.15 - FPLAT REV5\26.118FPLAT.dwg-Jul 15, 2026-10:22am



1	INITIAL SUBMITTAL	05-20-26
2	REVISED PER CITY COMMENTS	06-08-26
3	ADD TITLE REPORT	06-16-26
4	REVISED PER CITY COMMENTS	06-24-26