



Planning & Zoning Commission Meeting Agenda

June 24, 2026, 6:00 pm

Council Chambers, City Hall, 201 S. Franklin St.

Online viewing location:

<https://www.youtube.com/user/KirksvilleCity>

Call Meeting to Order

Roll Call

Order of the Agenda:

Staff Report of additions or changes

Motion (and Second) to approve the order of the agenda

Vote – Ayes / Nays / Abstain

Minutes:

Minutes of the regular meeting on May 13, 2026

Motion (and Second) to approve minutes

Chair asks for corrections

Vote – Ayes / Nays / Abstain

Old Business:

None

New Business:

1. **Public Hearing** – An application to rezone a property at 3006 N. Baltimore St. (specifically Lot 2 of Shandy Farms subdivision, if approved) from R-1, Single-Family Residential District, to C-3, Extensive Business District.
 - a. Chair Declares Public Hearing Open
 - b. Staff Report
 - c. Public Input
 - i. In Favor

- ii. Opposed
- d. Chair Declares Public Hearing Closed

2. **Major Subdivision** – The proposed preliminary plat for *Shandy Farms*, a Major Subdivision to the City of Kirksville, Missouri.
 - a. Recommended Motion – To recommend City Council approve the preliminary plat for *Shandy Farms*, a Major Subdivision to the City of Kirksville, Missouri.
 - b. Staff Report
 - c. Commission Discussion
 - d. Citizen Questions/Input
 - e. Vote – Roll Call

3. **Rezone** - An application to rezone a property at 3006 N. Baltimore St. (specifically Lot 2 of Shandy Farms subdivision, if approved) from R-1, Single-Family Residential District, to C-3, Extensive Business District.
 - a. Recommended Motion – To recommend City Council approve a request to rezone a property at 3006 N. Baltimore St. (specifically Lot 2 of Shandy Farms subdivision, if approved) from R-1, Single-Family Residential District, to C-3, Extensive Business District.
 - b. Staff Report
 - c. Commission Discussion
 - d. Citizen Questions/Input

Staff Comments:

Citizen Participation

(Time Limit of Five Minutes) Citizen participation is for suggestions and comments on items affecting the Planning & Zoning Commission and the City, but are not on the agenda. Action by the Commission other than acknowledgment is not expected at the same meeting. Citizens may address the Commission on topics which are part of the regular agenda when these items are discussed by the Commission. Citizens must add their signature to the Citizen Participation Sign-In Sheet and announce their name before they begin speaking. The Commission does like to follow up with citizens and request citizens willing to leave a form of contact.

Adjournment

Notice of Nondiscrimination:

All persons within the City of Kirksville are free and equal and shall be entitled to the following equal use and enjoyment within the city at any place of public accommodation without discrimination or segregation on account of age, ancestry, color, disability, gender, gender identity, marital status, national origin, race, religion, sexual orientation or on any other basis that would be in violation of any applicable federal, state, or local law.

Notice of Disability Accommodations:

Any person with a disability desiring reasonable accommodation to attend this meeting may contact the City Clerk at 660.627.1225 to make such arrangements.

PLANNING & ZONING COMMISSION
MINUTES OF May 13, 2026

PRESENT:

Dan Martin, Chair
Jeremy Hopkins, Vice Chair
Jason Chrisman
Chuck Heckert

Patricia Sexton
Bruce Thompson
John Hanley, Council Representative

ABSENT:

Betty McLane-Iles
William Robb

Sara Knipe, City Planner
Ashley Young, Community & Economic Development
Director

CALL TO ORDER

Chair Martin called the meeting of the Planning & Zoning Commission in the City Council Chambers to order at 6:00 p.m.

ORDER OF THE AGENDA

Chair Martin asked if there were any changes to the agenda. Mrs. Knipe responded there were no changes. Dr. Sexton made a motion to approve the agenda. Mr. Chrisman seconded the motion. The agenda was approved with the following vote: Aye: Chrisman, Hanley, Heckert, Hopkins, Sexton, Thompson, Martin. Nay: none. Abstain: none. Absent: McLane-Iles, Robb.

APPROVAL OF MINUTES

Chair Martin asked for a motion to approve the minutes of April 8, 2026. Mr. Thompson made a motion to approve the minutes. Dr. Sexton seconded the motion. Chair Martin asked if there were any corrections to the minutes. Mr. Thompson stated on page eight of the packet, fourth paragraph down, La Plata should be changed to Brashear. With no other changes, the minutes were approved as amended with the following vote: Aye: Chrisman, Hanley, Heckert, Hopkins, Sexton, Thompson, Martin. Nay: none. Abstain: none. Absent: McLane-Iles, Robb.

OLD BUSINESS

None

NEW BUSINESS

1. Public Hearing – *An application to rezone the property at the northwestern corner of East Illinois Street and Highway 63 from RP-5, Planned Mobile Home Park District to C-3, Extensive Business District.* Chair Martin opened the public hearing at 6:03 p.m.

Mrs. Knipe stated the reason for the rezone would be to allow for Casey's to be built. She pointed out there were no negatives to allowing the rezone as it would pick up business that had been missing since use of the alternative route.

PUBLIC INPUT –

Steve Taylor, Kirksville – He stated he was the owner of the property where Casey's wished to build. He pointed out there were no filling stations or truck stops between Macon and Lancaster. He also said this would be an opportunity to address MODOT again regarding the intersection, such as adding a stoplight. He stated the business would be a good addition to that area.

With no further input, Chair Martin closed the public hearing at 6:06 p.m.

2. Rezone – *A request to rezone the property at the northwestern corner of East Illinois Street and Highway 63 from RP-5, Planned Mobile Home Park District to C-3, extensive Business District.* Mr. Thompson recommended that City Council approve a request to rezone the property at the northwestern corner of East Illinois Street and Highway 63 from RP-5, Planned Mobile Home Park District to C-3, Extensive Business District. Dr. Sexton seconded the motion.

Chair Martin pointed out Mr. Taylor was correct that no fuel was available between Macon and Queen City without exiting at the truck stop near Lancaster. Mr. Hopkins asked if there had been any input from the residential area abutting the property. Mrs. Knipe stated she normally received questions when public notices were sent out but had received no input or questions. Mr. Thompson asked if the notices had been sent. Mrs. Knipe confirmed they had been sent, along with publication in the newspaper, to meet the legal requirements. Mr. Hopkins stated the area seemed large for a Casey's or semi-truck stop. Mrs. Knipe stated, to her knowledge, it would not be a truck stop. Mr. Thompson pointed out they would likely have diesel fuel, but not for large trucks. He stated there was a similar stop in Bethany on Highway 136 and I-35 where the truck pumps were in the back of the building, allowing large trucks to pull in and out around the back, which there would be room for if applicable.

Chair Martin stated he attended the MODOT meeting held the previous evening, where proposed plans for an overpass at that intersection were discussed, negating the need for a stoplight.

With no further input, the motion was approved with the following vote: Aye: Chrisman, Hanley, Heckert, Hopkins, Sexton, Thompson, Martin. Nay: none. Abstain: none. Ab sent: McLane-Iles, Robb.

3. Variance Request – *A request for a variance from Sec. 44-210. – District R-1, Single Family Residential District (4) and Sec. 44-190. – Yard requirements generally (4)(a) at Weatherbrooke Dr.* Mr. Hopkins made a motion to recommend City Council approve a variance A request for a variance from Sec. 44-210. – District R-1, Single Family Residential District (4) and Sec. 44-190. – Yard requirements generally (4)(a) at Weatherbrooke Dr. Dr. Sexton seconded the motion.

Mrs. Knipe stated the request varied from two sections. The first concerned rear yard setbacks because the existing deck was closer than 30 feet, and the proposed covering would not meet the requirement. She stated Sec. 44-190 limited deck coverings to 60 square feet. She pointed out the current deck was 220 square feet, exceeding the current requirement. She said the petitioner wished to cover the deck for sitting outside during inclement weather, to protect the deck from general wear and tear, and to spend time outside with their family. She stated that staff recommended approving the request.

Mr. Thompson asked if they were extending the roof beyond the deck. Mrs. Knipe responded that it would overhang the deck slightly. He pointed out the lots in the neighborhood were angled and understood how the layout could affect the setbacks. Chair Martin pointed out the code was outdated. Mrs. Knipe said that was one of the items they were working on, with the average setback being 15 feet. Modern codes consider the house and the deck separately, with the deck having its own setback requirement unless it is enclosed with insulation, which would increase fire risk. She explained that once the code updates were completed, this would not be an issue.

Chair Martin stated the deck was already non-compliant. Mrs. Knipe stated the deck was an existing structure and was grandfathered in. Chair Martin stated there were more homes in the neighborhood with the exact same issue. Chair Martin asked what the previous square-foot maximum had been. Mrs. Knipe responded 60 square feet.

Mr. Hopkins pointed out this seemed to be an example discussed at the last meeting of a contractor who should have been aware of the codes, obtained a permit, and then left the homeowner to rectify the issue. He stated that contractors, electricians, plumbers, and others should be aware of the codes and work within

them. He also asked how they had received a permit. He wished to see accountability. Mr. Young clarified that the owner of the property had applied for a permit but was denied one. That was the reason for requesting a variance. Mr. Hopkins stated the letter provided by the petitioner led him to believe a permit had been granted. Chair Martin stated the letter referred to the billing of the roof by the contractor. Mrs. Knipe stated that contractors tend to bill ahead. Mrs. Knipe said she was unaware of the full situation but explained the homeowner was grateful the variance request was moving forward. She explained that it was always good to call before having work done to determine whether permits were needed.

With no further input, the motion was approved with the following vote: Aye: Hanley, Heckert, Hopkins, Sexton, Thompson, Chrisman, Martin. Nay: none. Abstain: none. Absent: McLane-Iles, Robb.

4. Variance Request – *A request for a variance for an extension of a variance from Sec. 44-132. – Detached buildings generally at 901 W. Shepherd Ave.* Dr. Sexton made a motion to recommend City Council approve a request for an extension of a variance from Sec. 44-132. – Detached buildings generally at 901 W. Shepherd Ave. Mr. Thompson seconded the motion.

Mrs. Knipe stated the same property had been given an extension the previous year. She explained the current owners were selling the property and the buyers, who were under contract, would be building a single-family home on the property. She stated the new property owners' contractor would not be available until June 2027. Mrs. Knipe shared that she advised the owners to add additional months to the request to account for possible delays, leading the buyers to request an 18-month extension. She stated city staff supported the request.

Mr. Thompson stated the only other option would be to require the owner to remove the shed built on the property. Mrs. Knipe stated the buyers would be downsizing and would be using the shed for storage. Mr. Thompson pointed out the driveway to the home was a shared gravel driveway and asked if the buyers were aware of the situation. Mrs. Knipe stated the buyers were aware and had their contractor speak with the codes department.

With no further input, the motion was approved with the following vote: Aye: Heckert, Hopkins, Sexton, Thompson, Chrisman, Hanley, Martin. Nay: none. Abstain: none. Absent: McLane-Iles, Robb.

CITIZEN / STAFF / COMMISSION INPUT

Chair Martin shared that he had received numerous calls from citizens unhappy with the speed limit change on Osteopathy. He shared that all frontage roads for parks were supposed to have a 20-mile-per-hour speed limit. Mr. Heckert asked if that included the dog park.

ADJOURNMENT

With no further business, Chair Martin declared the meeting adjourned at 6:23 p.m.

Teresa Dorris
Recording Secretary

Staff Report – Public Hearing for Rezone Request

City staff received an application to rezone a property at 3006 N. Baltimore St. (specifically Lot 2 of Shandy Farms subdivision, if that Major Subdivision is approved) from R-1, Single-Family Residential District, to C-3, Extensive Business District. Approval of this rezone request would allow the development of a Plaza Tire Service on Lot 2, and it is the current owner's intent to sell Lot 2 to the developer for that purpose.

Zoning regulations "shall be made in accordance with a comprehensive plan" per RSMo Section 89.040. The Future Land Use Map within the City's *THINK Kirksville 2040 Comprehensive Plan* indicates that this property should be "Mixed Use". There is no "Mixed Use" zoning district in the Municipal Code, and the only way to accomplish "Mixed Use" is to rezone a property to a commercial district. This request is, therefore, in accordance with the Future Land Use Map within the City's *Think Kirksville 2040 Comprehensive Plan*.

Please see the GIS map with the current zoning, and the Rezoning Application, below.

Community Impact: Rezoning the vacant R-1 property to C-3 will stimulate continued economic growth in this area of North Baltimore Street / Business U.S. Highway 63. This development will create employment opportunities for residents further enhancing the well-being of the community.



Codes & Planning
201 S. Franklin
Kirksville, MO 63501
Phone: 660.627.1272
Fax: 660.627.1026

Rezoning Application

Applicant/Agent Information

Name: The Rhodes Group

Phone Number: 573-339-1300 Email Address: samr@therhodesgroup.net

Relationship to Property Owner: Contracted Owner/Purchaser

Owner Information

Name: Don Gibson Farms, LLC & Shandy Holdings, LLC

Owner Address: 353 1/2 E Grand Ave. City: Memphis State MO

Phone Number: _____ Email Address: _____

Street address or general location of site if no address, include closest street intersection.

3006 N Baltimore Street

Size of tract: (expressed in acres) 2.17

Present Zoning Classification: R-1 Requested Zoning Classification: C-3

Current Use(s) of Property: Vacant

Project Information and Summary of Request:

Include a full and specific reason for requesting a zoning change. Additional space may be needed.
Rezoning to C-3 to allow for the development of a tire and light automotive repair service facility.

Lot is being subdivided, rezoning only to impact proposed Lot 2 of the SHANDY FARMS, PLAT NO. 1,

A MAJOR SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 63 NORTH, RANGE 15 WEST KIRKSVILLE, ADAIR COUNTY, MO



Codes & Planning
201 S. Franklin
Kirksville, MO 63501
Phone: 660.627.1272
Fax: 660.627.1026

Rezoning Application

IMPORTANT NOTES:

- Please attach a warranty deed, trustee's deed, or other official document that includes a **DETAILED LEGAL DESCRIPTION** of property.
- An Abstract Company must be obtained to provide notification to property owners, whose properties are within 185 feet of the special use permit takes place. The cost for this service is the responsibility of the applicant.

By signing this application form, I hereby acknowledge that the information I have provided is complete and accurate to the best of my knowledge. Furthermore, I acknowledge my responsibility to conform to the applicable federal, state and local regulations pertaining to the project described by this application and attachments. And further that my signature acknowledges acceptance and full responsibility for the payment to the City of Kirksville for all fees and charges incurred from a third party for the completion of the Rezoning, whether this Rezoning Request is approved or denied.

Applicant/Agent Signature

4/13/2026

Date

DocuSigned by:

DONALD GIBSON

Signed by:

Owner Signature

4/13/2026 | 2:57 PM CD 4/13/2026 | 1:23 PM CD

Date

Submit completed form to:
City Planner
City of Kirksville
201 S. Franklin St.
Kirksville, MO 63501

For internal use:

Date reviewed by City Planner: _____

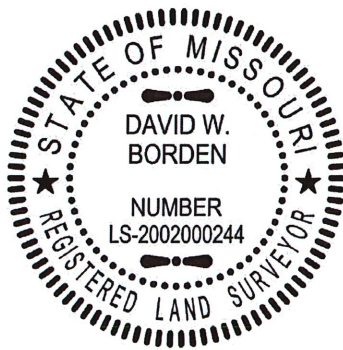
Date approved by Planning & Zoning Commission: _____

Date approved by City Council: _____

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 63 NORTH, RANGE 15 WEST, KIRKSVILLE, ADAIR COUNTY, MISSOURI AND BEING PART OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1050, PAGE 298 AND SHOWN BY A LOT SPLIT SURVEY RECORDED IN BOOK 933, PAGE 642 AND FILED IN SURVEYORS RECORD BOOK 9, PAGE 174 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, TOWN AND COUNTRY MEADOWS SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 38 AND WITH THE SOUTH LINE OF SAID PLAT, N 88°40'10"E, 170.63 FEET TO THE MOST NORTH AND WEST CORNER OF SAID SURVEY, THENCE CONTINUING ALONG SAID SOUTH LINE, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID SURVEY, N 88°40'10"E, 280.18 FEET; THENCE LEAVING SAID SOUTH AND NORTH LINE, S 0°22'30"W, 461.10 TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, S 0°22'30"W, 204.15 FEET TO THE SOUTH LINE OF SAID SURVEY; THENCE S 88°38'00"W, 450.15 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE LEAVING SAID SOUTH LINE AND WITH THE MOST WEST LINE OF SAID SURVEY, N 0°24'50"E, 216.88 FEET TO THE MOST WEST AND NORTH CORNER OF SAID SURVEY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 1002, PAGE 550; THENCE LEAVING SAID MOST WEST LINE AND WITH THE NORTH LINE OF SAID SURVEY, SAID LINE BEING THE SOUTH LINE OF SAID TRACT AND EXTENDING BEYOND SAID TRACT, S 89°44'50"E, 449.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.17 ACRES.



(Handwritten Signature)

 DAVID W. BORDEN, PLS-2002000244
 4/13/20

 DATE

CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	RE-ZONING TRACT DESCRIPTION PLAZA TIRE PLAT SEC 33, TOWNSHIP 63 NORTH, RANGE 15 WEST KIRKSVILLE, ADAIR COUNTY, MISSOURI
	DATE: 4/13/2026	
	PROJECT: 250429	

3006 N. BALTIMORE STREET

VICINITY MAP

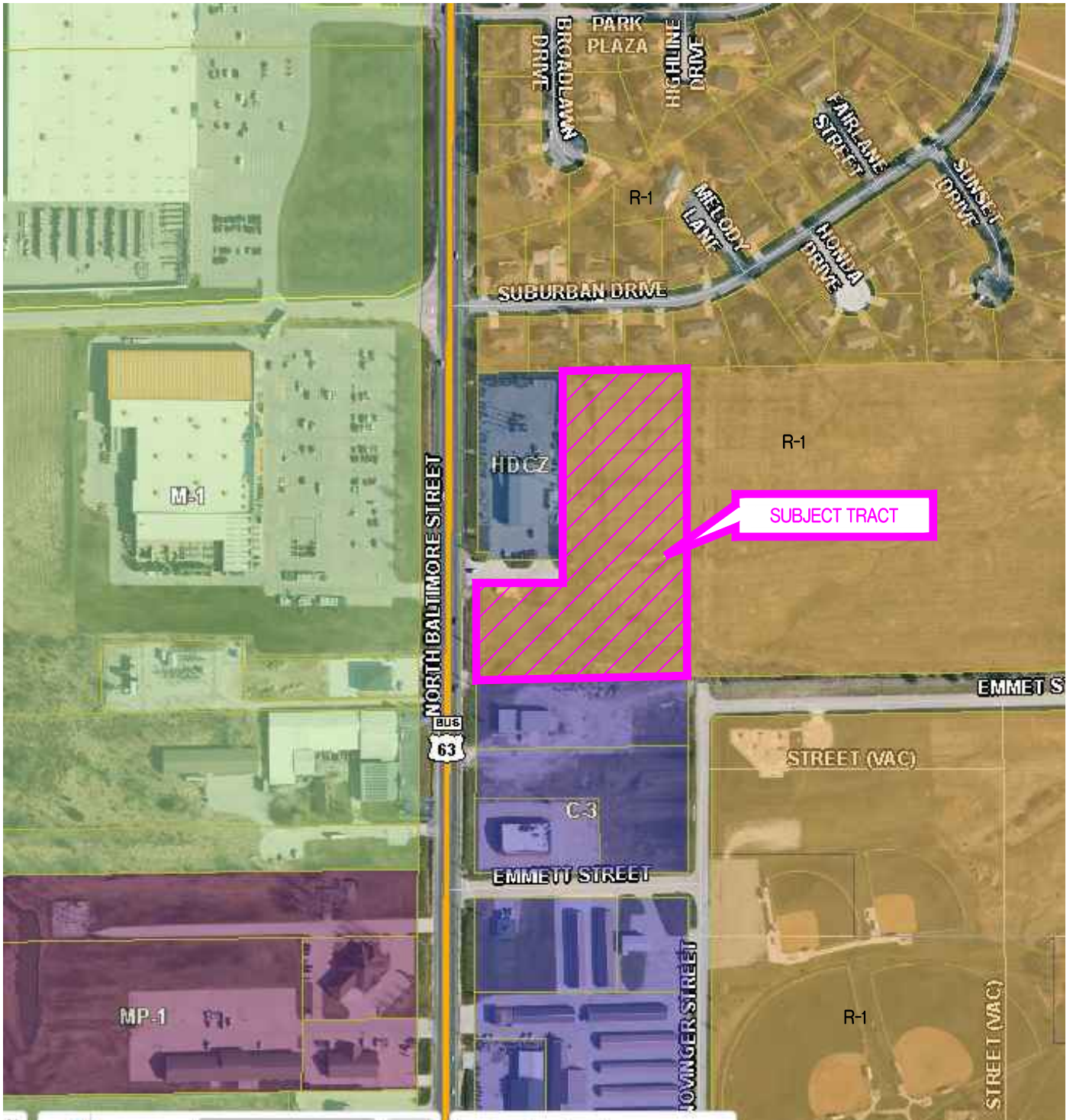
SCALE: NTS



3006 N. BALTIMORE STREET

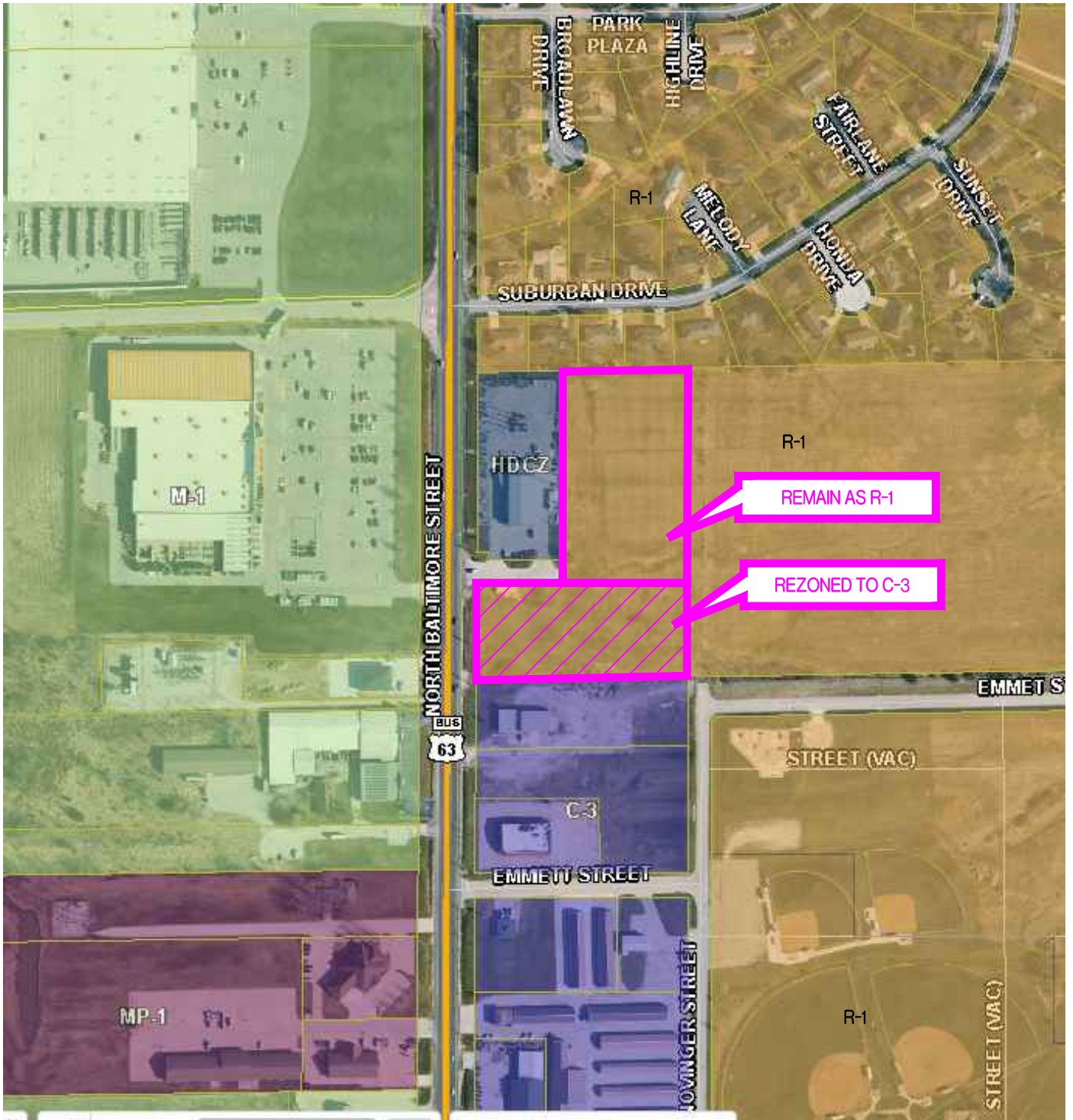
CURRENT ZONING MAP EXHIBIT

SCALE: NTS

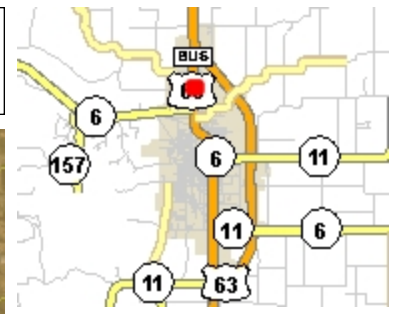
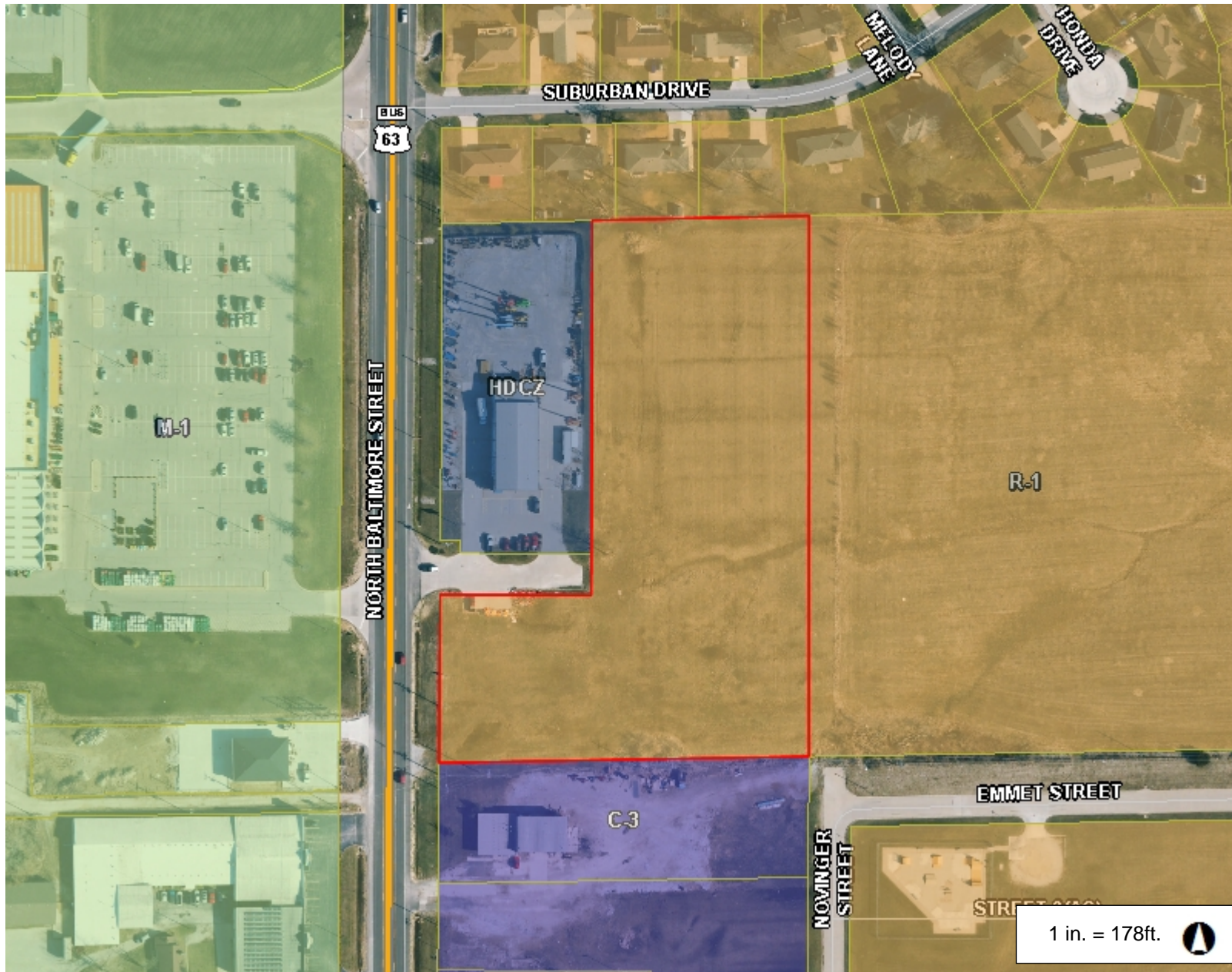


3006 N. BALTIMORE STREET PROPOSED ZONING MAP AMENDMENT

SCALE: NTS



Kirksville, MO

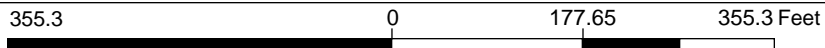


Legend

Zoning

- Unknown
- C-1
- C-3
- CBD
- CBDP
- CP-1
- CP-3
- H-C-1
- H-C-3
- H-CBD
- H-CP-1
- H-M-1
- H-M-2
- H-R-1
- H-R-2
- H-R-2-S
- H-R-3
- H-R-4-S
- HDCZ
- LDCZ
- M-1
- M-2
- MDCZ
- MP-1
- OP-1

Notes



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

Staff Report – Major Subdivision

City staff have worked with the developer and prospective purchaser of property – Plaza Tire Service – on the development of a preliminary plat for *Shandy Farms*, a Major Subdivision to the City of Kirksville, Missouri. This preliminary plat is now being submitted to the Planning and Zoning Commission for their consideration.

The details of this preliminary plat are fairly straightforward. The Major Subdivision encompasses the land currently addressed as 3006 N. Baltimore St. Colloquially oriented, this is the currently undeveloped land to the south, southeast, and east of the existing United Rentals business. This land would be split into two lots: Lot 1 and Lot 2. Lot 1 is essentially of the land immediately east of the existing United Rentals business, and would continue to be owned by the current owner. Lot 2 is a rectangular lot to the south and southeast of the existing United Rentals business, and – if the Major Subdivision is approved – the owner is seeking to rezone Lot 2 to C-3, Extensive Business District and sell it to Plaza Tire Service for the development of that business.

This preliminary plat has been reviewed by the City’s Subdivision Review Team, and found to be compliant with our Municipal Code.

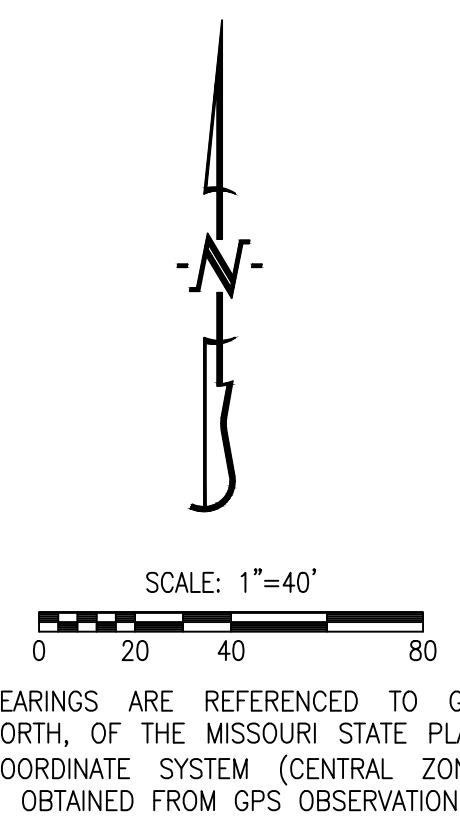
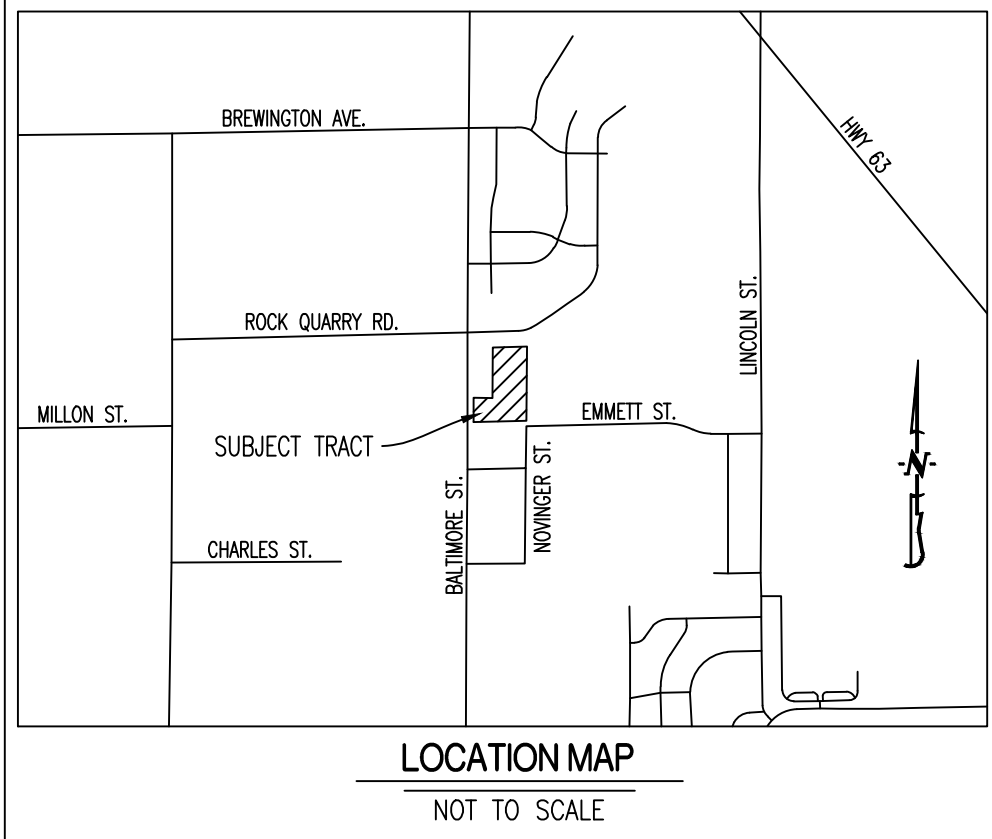
The Commission may recommend City Council approve the preliminary plat, approve the preliminary plat with conditions, or disapprove the preliminary plat. Staff recommends that the preliminary plat for this major subdivision be approved.

Please see the preliminary plat for *Shandy Farms* below.

Community Impact: A recommendation for approval of this preliminary plat will stimulate continued economic growth in this area of North Baltimore Street / Business U.S. Highway 63, creating additional employment opportunities for residents, and further enhancing the well-being of the community.

PRELIMINARY PLAT SHANDY FARMS, PLAT NO. 1

A MAJOR SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 63 NORTH, RANGE 15 WEST
KIRKSVILLE, ADAIR COUNTY, MISSOURI
MAY 28, 2026

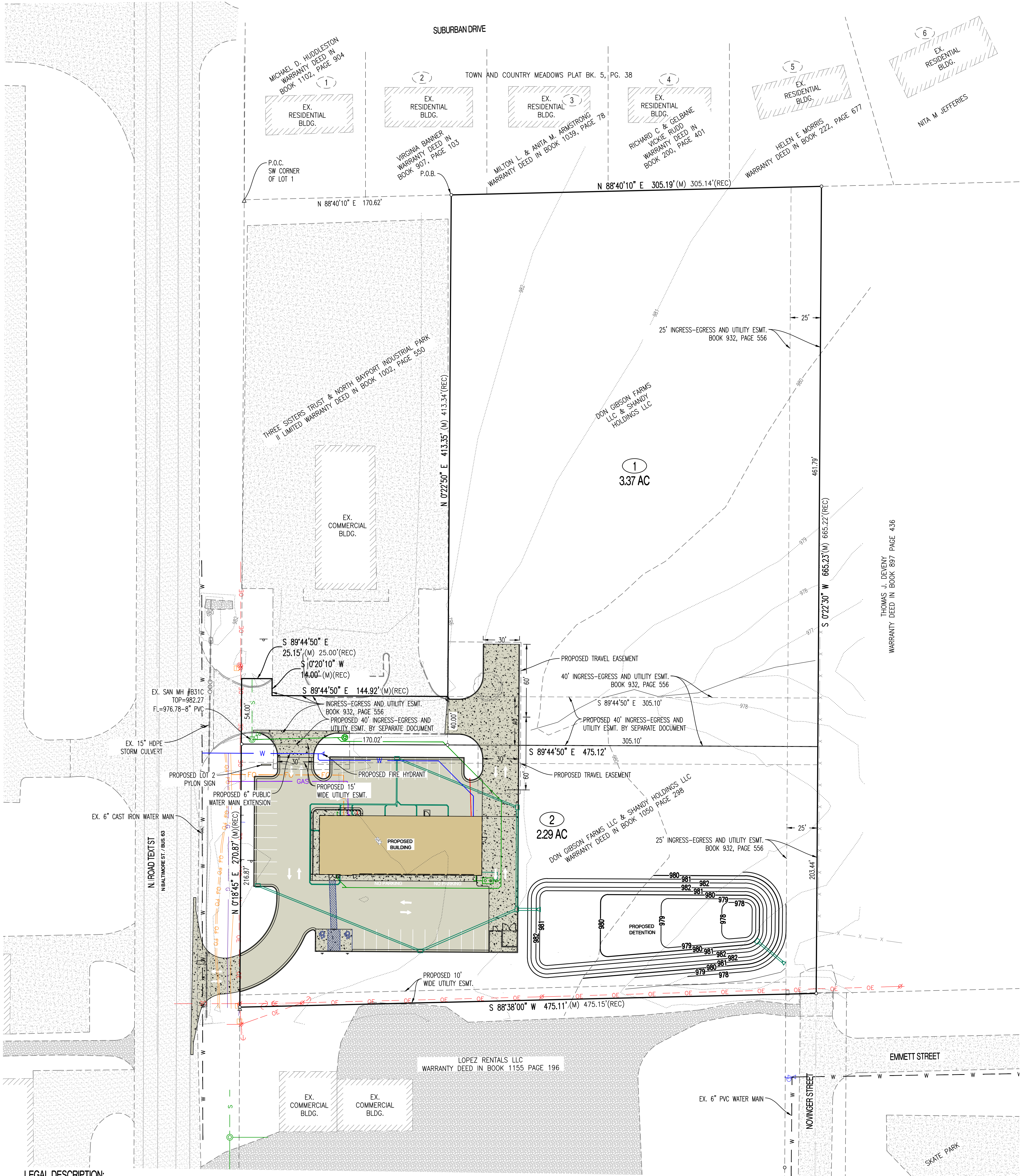


LEGEND:

	EXISTING MINOR CONTOUR		EXISTING STORM SEWER
	EXISTING MAJOR CONTOUR		PROPOSED STORM SEWER
	CURB		BUILDING LINE
	EXISTING SANITARY SEWER		EASEMENT
	PROPOSED SANITARY SEWER		LOT NUMBER
	MANHOLE		PROPOSED PAVEMENT
	PROPOSED WATERLINE		EXISTING PAVEMENT
	EXISTING WATERLINE		PROPOSED DETENTION
	PROPOSED LIGHT POLE		
	PROPOSED FIRE HYDRANT		
	EXISTING TREELINE		

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X - UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA FIRM PANEL #2900100180C, DATED: FEBRUARY 14, 2025.
2. PUBLIC SANITARY SEWER TO BE PROVIDED BY THE CITY OF KIRKSVILLE.
3. WATER DISTRIBUTION TO BE PROVIDED BY THE CITY OF KIRKSVILLE.
4. ELECTRIC DISTRIBUTION TO BE PROVIDED BY AMEREN UE.
5. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY LIBERTY UTILITIES.
6. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
7. THE EXISTING ZONING OF THIS TRACT IS R-1, PROPOSED ZONING FOR TRACT 2 TO BE C-3, PROPOSED ZONING FOR TRACT 1 SHALL REMAIN R-1.
8. THIS PLAT CONTAINS 5.37 ACRES.
9. ALL STORM SEWER SHALL BE DESIGNED TO MEET THE CITY OF KIRKSVILLE CODE OF ORDINANCES.

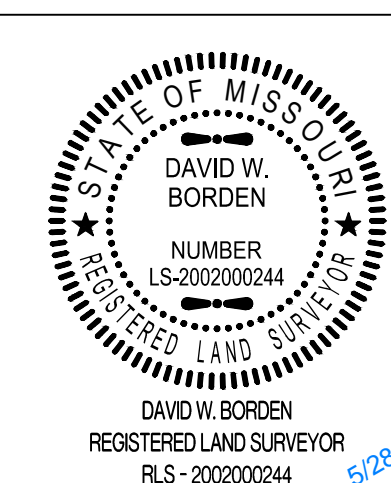


LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 63 NORTH, RANGE 15 WEST, KIRKSVILLE, ADAIR COUNTY, MISSOURI AND BEING ALL OF A TRACT DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1050, PAGE 298 AND SHOWN BY A LOT SPLIT SURVEY RECORDED IN BOOK 933, PAGE 642 AND FILED IN SURVEYORS RECORD BOOK 9, PAGE 174 AND A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 897, PAGE 436 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, TOWN AND COUNTRY MEADOWS SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 38 AND WITH THE SOUTH LINE OF SAID PLAT, N 88°40'10" E, 170.62 FEET TO THE MOST NORTH AND WEST CORNER OF SAID SURVEY, SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING ALONG SAID SOUTH LINE, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID SURVEY, N 88°40'10" E, 305.19 FEET TO THE NORTHEAST CORNER OF SAID SURVEY; THENCE LEAVING SAID SOUTH AND NORTH LINE AND WITH THE EAST LINE OF SAID SURVEY, S 0°22'30" W, 665.23 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID SURVEY, S 88°38'00" W, 475.11 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID SURVEY, N 0°18'45" E, 270.87 FEET TO THE SOUTHWEST CORNER OF A SURVEY RECORDED IN SURVEYORS RECORD BOOK 8, PAGE 49, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1002, PAGE 550 AND THE NORTHWEST CORNER OF AN INGRESS-EGRESS EASEMENT AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 897, PAGE 436; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES, S 89°44'50" E, 25.15 FEET; THENCE S 0°20'10" W, 14.00 FEET; THENCE S 89°44'50" E, 144.92 FEET; THENCE LEAVING SAID SOUTH LINE, N 0°22'50" E, 413.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.66 ACRES.



SHANDY FARMS, PLAT NO. 1	
LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 63 NORTH, RANGE 15 WEST KIRKSVILLE, ADAIR COUNTY, MISSOURI	
CORPORATE NUMBER: 200016304	CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd., Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com
DATE: 5/28/2026	
PROJECT: 250429	SCALE: 1" = 40'
DRAWN BY: JWS	

Staff Report – Rezone Request

Please see the Staff Report for the “Public Hearing for Rezone Request.”