

PLANNING COMMISSION MEETING

AGENDA

Tuesday, June 17, 2025 7:00pm

- 1 **CALL TO ORDER:** Mary Bertram, Vice Chairman
- 2 **ROLL CALL:**
- 3 **INTRODUCTION OF THE INCOMING PLANNING COMMISSIONER:**
Shannon Dupree ~ Seth Howerton
- 4 **ROLL CALL:**
- 5 **CONSENT AGENDA:**
Approval of minutes
 - May 15, 2025
- 6 **PUBLIC COMMENT:**
- 7 **OLD BUSINESS:** PUD Zoning, Redefine and Clarification of Chapter 50

8 **NEW BUSINESS:** REPLAT / RP250617 – 02. Re-plat of Tract A, North Park Commercial Center. Dowel Industrial, Lot 1, (2.88) Acres +/- and Lot 2, (3.88) Acres +/- . Parcel# 14-7.0-36-4-001-001.180. Part of the Southeast $\frac{1}{4}$ of Section 36, Township 49, Range 28, all in the City of Odessa, Lafayette County, Missouri.

9 **DISCUSSIONS:**

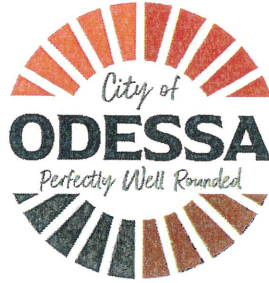
10 **NEXT MEETING:** July 17, 2025

11 **ADJOURN:**

Agenda posted at the following locations:
City Hall, 228 S Second Street City's
Website
https://www.city_ofodessamo.com
Emailed to The Odessan
June 16, 2025

A quorum of the Board of Alderman may be in attendance however, no Board votes will be taken.

Community Development
Christi Dickey, Administrative Coordinator
PO Box 128 228 S Second Odessa, MO 64076
Phone: (816) 230-5577



City of Odessa
Planning and Zoning Commission
Minutes – May 15, 2025

The City of Odessa Planning and Zoning Commission met to hold regular business May 15, 2025 at the Odessa Community Building.

Roll Call: Present were, Mary Bertram co-chair, Steve Nance secretary, Joann Quigley and Marty McDermed members. Absent Matt Modlin and Bill Hunt. City staff present was Christi Dickey, planning and development support staff. Shawna Davis City Administrator, Also present were, Hannah Spaar, Mike Plachte, Bruce Whitsitt, Collen Carrigan, and Karla Polson .

Introduction of incoming commissioners: Motion to amend the agenda and move introduction to June 17, 2025 meeting by Marty McDermed, and seconded by Joann Quigley, approved unanimously.

Consent Agenda:

Minutes - On motion by JoAnn Quigley, seconded by, Mary Bertram minutes of April 17, 2025 were approved as presented.

Old Business: None

New Business:

1. Marty McDermed also requested to amend the agenda for New Business to Discuss: (PUD) Planned Unit Development seconded by Joann Quigley, approved unanimously. Motion made to return Chapter 50 code of ordinance to City Staff to, redefine and with clarification, by Marty McDermed and seconded by Joann Quigley, approved unanimously.

Zoning Work Session #4: Motion made to move to next meeting, Marty McDermed and seconded by Joann Quigley, approved unanimously.

Adjournment: With no further action to be considered, the meeting adjourned at 8:19 p.m.

Submitted by:
Steve Nance, Secretary

BILL NUMBER: _____

ORDINANCE NUMBER: _____

AN ORDINANCE OF THE CITY OF ODESSA, MISSOURI, CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF ODESSA, MISSOURI RELATING TO PLANNED UNIT DEVELOPMENTS.

WHEREAS, pursuant to Chapter 89, RSMo., the Board of Aldermen of the City of Odessa is authorized to regulate the location and use of buildings, structures, and land for trade, industry, residence, and other purposes;

WHEREAS, Chapter 50 of the Code of Ordinances of the City of Odessa, Missouri does not currently allow for planned developments; and

WHEREAS, the Board of Aldermen now desires to amend Chapter 50 to allow for a planned unit development zoning district;

WHEREAS, the Planning and Zoning Commission held a public hearing on April 17, 2025 for which notice was properly published in *The Odessan* on April 3, 2025 and all those who interested and wishing to testify were given the opportunity to do so;

WHEREAS, upon conclusion of the public hearing, the Planning and Zoning Commission recommended approval of this Bill No. _____.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ODESSA, MISSOURI, AS FOLLOWS,

SECTION 1. That a new Division 20 – Planned Unit Development is created within Article II, Chapter 50 of the City Code to read as follows:

Chapter 50 – Zoning, Article II – District Regulations
Division 20 – Planned Unit Development

Section 50-555. Planned Unit Development.

- A. *Purpose.* The purpose of the Planned Unit Development (“PUD”) is to encourage the unified design of residential, commercial, office, professional services, retail and institutional uses and facilities or combinations thereof in accordance with an approved planned unit development plan. This district allows for flexibility and latitude in placement of buildings and structures, use of open and green space, pedestrian-friendly uses, and variations of zoning regulations found throughout this Chapter. The district allows variations of the zoning regulations contained within Chapter 50 in exchange for open and green space and pedestrian-friendly improvements to the district.

B. *Permitted Uses.* Any use listed in this Section 50-555 may be permitted. However, each use must be listed within the PUD concept plan and PUD final plan and must be approved by the Planning and Zoning Commission and the Board of Aldermen.

- (1) Any use permitted by this Chapter 50.
- (2) Any accessory buildings, accessory structures, or accessory uses customarily incidental to any use permitted by this Section when the permitted use is located on the same lot as the accessory building, structure, or use.

C. *Development Standards.* Minimum standards for developments in this district are set forth as follows:

- (1) The PUD district in this Chapter is a floating zone. The location of a proposed PUD district must be carefully reviewed to assure that the requirements of this Division can be met.
- (2) Approval of a PUD final plan shall constitute a rezoning to the PUD district.
- (3) Applications for PUD concept plan and PUD final plan shall be submitted by each applicant for PUD zoning in accordance with the provisions and conditions outlined herein.
- (4) Unified control. The proposed planned development district shall be limited to parcels that are under the single control of an entity who is responsible for completing the proposed development. This provision shall not prevent a transfer of ownership or control after the development has been completed in accordance with the PUD final plan.
- (5) The PUD concept plan and PUD final plan shall be in general conformity with the spirit and intentions of this Chapter and any other adopted policy resolutions or ordinances.
- (6) The PUD shall not have a substantially adverse effect on the development of the neighboring area, as deemed appropriate by the Planning and Zoning Commission.
- (7) Common open space within a PUD district is encouraged to serve as an environmental amenity or to provide recreational or aesthetic benefit for the collective enjoyment of the development's occupants. Examples of common open space may include parks, greens, commons, natural areas, preserved woodlands,

recreational trails or walking paths, playgrounds, play courts, stormwater detention areas designed with landscaping and accessible green space, plazas, courtyards, outdoor seating areas, community gardens, or clubhouse lawns, pools, and recreational areas. Open space areas should be designed and located to be easily accessible to residents or users of the development. The Planning and Zoning Commission shall review and approve the location, design, and type of open space to ensure it aligns with the goals of the development and provides meaningful benefit to its occupants. Common open space and facilities shall be owned and maintained by a legally established homeowners association, special district, or other approved entity to ensure continued upkeep and benefit to residents.

(8) Existing trees, groves, waterways, scenic viewpoints, historic sites, and other natural landmarks shall be preserved whenever feasible. The location of significant trees and natural features must be taken into account when designing open spaces and planning the placement of buildings, underground utilities, walkways, paved areas, playgrounds, parking, and grading. Excessive clearing of topsoil, trees, and natural elements is discouraged to maintain the character and environmental quality of the site. A comprehensive landscaping plan shall be submitted and approved for all PUDs to ensure proper preservation and enhancement of natural features.

(9) Main vehicle entrances should allow smooth traffic and safe turning, minimizing risks to drivers and pedestrians. Minor streets inside the PUD should not connect to outside local streets in a way that encourages through traffic. Pedestrian paths should be kept separate from vehicle roads as much as possible. If needed, the Planning and Zoning Commission may require pedestrian overpasses or underpasses near schools, playgrounds, shopping, and other busy pedestrian areas. Nonresidential uses must have direct access to major streets or frontage roads, especially where there are large parking lots. The Commission can approve changes to road design, including narrower streets or right-of-way, if the plan keeps pedestrians and vehicles separated and provides enough parking.

(10) Within a PUD district, no structure containing residential dwelling units shall exceed three and one-half (3.5) stories or forty-five (45) feet in height. Additionally, no structure within a PUD district that is located adjacent to a residential zoning district shall exceed three and one-half (3.5) stories or forty-five (45) feet in height, regardless of the proposed use. The Planning and Zoning

Commission may require additional setbacks, screening, or transitional elements for taller structures to ensure compatibility with adjacent development.

(11) Each PUD district shall be designed to provide reasonable visual and acoustical privacy for dwelling units. The use of fences, landscaping, walls, or other appropriate barriers shall be incorporated for the protection of property, enhancement of aesthetics, and preservation of privacy, as well as to screen objectionable views or uses and to reduce noise. High-rise buildings, if included, shall be located within the development in a manner that minimizes adverse impacts on adjoining low-rise buildings and protects the privacy of their occupants. Yard, setback, lot size, dwelling unit type, building height, frontage, and use restrictions may be modified for the PUD, provided the overall development plan upholds the general spirit and intent of zoning, as determined by the Planning and Zoning Commission.

- i. To ensure appropriate transition to adjacent properties, all PUD developments shall provide either:
 1. A minimum 50-foot perimeter setback around the entire development; or
 2. An adequate transition barrier, such as fencing, berms, landscaping, or other buffering treatments, as approved by the Planning and Zoning Commission.
- ii. If topographical or other existing features do not provide reasonable privacy or buffering for adjoining uses, the Planning and Zoning Commission may require additional screening, setbacks, or other mitigation measures to protect adjacent properties.

(12) Within a PUD district, minimum front, side, and rear setbacks, lot coverage, and lot size requirements may be reduced from the dimensional standards typically required for the type of use proposed, as determined by the Planning and Zoning Commission, provided that the development plan incorporates additional green space in an amount equivalent to the total area reduced. This additional green space shall be designed for active or passive recreational use, aesthetic enhancement, or environmental benefit, subject to approval by the Planning and Zoning Commission. The purpose of this provision is to ensure that any increase in building intensity or density is balanced by meaningful open space and site amenities.

(13) A PUD may be developed in phases, subject to approval of a phasing plan by the Planning and Zoning Commission as part of the overall development plan.

Each phase of the development shall be designed and constructed in such a manner that the improvements, infrastructure, open space, and amenities proposed for that phase are sufficient to stand alone and provide adequate service and benefit to the residents or users of that phase.

- i. No phase shall be approved unless it contains a proportionate share of the required common open space, public improvements, and infrastructure necessary to serve that phase independently or in conjunction with completed phases.

The phasing plan shall include:

- 1. The approximate timing and order of phases;
 - 2. The improvements and amenities to be completed in each phase;
 - and
 - 3. A demonstration of how each phase maintains consistency with the approved overall PUD plan.
- ii. Failure to complete the required elements of an approved phase may result in enforcement actions or withholding of subsequent phase approvals or permits, at the discretion of the Planning and Zoning Commission.

(14) The City shall bear no cost for infrastructure and improvements necessary to serve a PUD district. PUD approvals shall not be granted unless adequate facilities—such as water lines, sanitary sewer lines, and major streets—exist in sufficient capacity to serve the development without overloading existing systems or creating undue traffic impacts on local residential streets. If such facilities do not currently exist or are insufficient, the developer shall be responsible for installing or upgrading them at their own expense to ensure the PUD is properly served. All stormwater management facilities shall be designed by applicable City and State standards to prevent adverse impacts on adjacent properties or public infrastructure.

(15) In no case shall a PUD district be less than two acres in size or no less than five acres in size if commercial or industrial uses are included.

- D. The PUD district may be established exclusively for residential, commercial or industrial development or any combination of those types of development.

Section 50-556. Planned Unit Development Review.

This Section sets out the required review and approval procedures for planned unit developments.

A. *Overview Of Process.* The PUD review process involves at least two (2) steps: PUD concept plan review and PUD final plan review. Land may need to be subdivided in order to carry out a PUD plan. The subdivision process, however, is a separate process, although it can run concurrently with (or following the conclusion of) the PUD review process of this Division.

(1) *PUD concept plan review.* During PUD concept plan review, the PUD concept plan application is reviewed with respect to such issues as density, including the number, type and location of dwelling units, primary structures and other uses; impacts on surrounding areas; and the adequacy of facilities and services. The result of this review is the establishment of the basic parameters for development of the PUD project. PUD concept plan approval establishes the maximum development envelope for the project with regard to density, number of structures on a single lot, lot sizes, setbacks, overall scale, open space, pedestrian uses, environmental protection and other land development service provision issues.

(2) *PUD final plan review.* The PUD final plan review stage is the point where applicants bring forward detailed plans for carrying out the type of project approved conceptually during PUD concept plan review. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable standards, requirements and conditions have been met. Approval may only be granted if the PUD final plan is in substantial conformance with the approved PUD concept plan.

B. *Applications.* Applications for PUD concept plans and PUD final plans shall include the following:

- (1) Filing fee;
- (2) Legal description of all parcels included in the proposed PUD;
- (3) The present zoning district of all parcels included in the proposed PUD;
- (4) The typewritten names, addresses and contact information of all owners of all parcels included in the proposed PUD and their designated representative, if any;
- (5) The signatures of all owners, or their designated representative, if any;
- (6) If a designated representative is utilized, notarized proof of designated representative authorization from the owner;

- (7) The names of all property owners within 185 feet of the boundaries of the proposed PUD;
- (8) A preliminary stormwater management plan that demonstrates how stormwater will be controlled and treated on site, consistent with applicable City codes and stormwater management regulations.
- (9) Proposed plan for the development of the PUD, which shall include the following information and supporting maps:
- i. Existing site conditions, including contours at two-foot to five-foot intervals, watercourses, floodplains (100-year flood elevations), unique natural features, and forest cover.
 - ii. Proposed lot lines and plot designs. In industrial and commercial portions of a PUD, the final lot lines or plot plan requirement may be waived, considering the flexibility needed by the developer to size lots to meet individual project needs. If lot lines are waived, the PUD site plan and other documentation must specify minimum permissible lot sizes.
 - iii. Location and floor area size of all existing and proposed buildings, structures, and other improvements, including maximum heights, types of dwelling units, density per type, and nonresidential structures (commercial, industrial, and public facilities).
 - iv. Location and size (in acres or square feet) of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and other public or semipublic uses.
 - v. Existing and proposed circulation system for arterial, collector, and local streets, including off-street parking, service and loading areas, and major points of access to public rights-of-way (including ingress and egress).
 - vi. Existing and proposed pedestrian circulation system, including its interrelationship with vehicular circulation and proposed treatments at points of conflict.
 - vii. Existing and proposed utility systems, including sanitary sewers, storm sewers, water, electric, gas, and telephone lines.

- viii. General landscape plan, indicating treatments and materials used for private and common open spaces.
- ix. Information on adjacent land, including land uses, zoning classifications, densities, circulation systems, public facilities, and natural features to show relationships between the PUD and surrounding areas.
- x. Proposed perimeter treatment, such as screening, fencing, walls, and other buffers.
- xi. Any other requirements necessary for development of the PUD that may be required by this Chapter or other City Codes.
- xii. Any additional information or documents the City may require to evaluate the character and impact of the proposed PUD.
- xiii. Proposed timeline and phasing plan for development, if applicable.

C. *PUD Concept Plan.*

- (1) *Pre-application conference.* Before submitting a PUD concept plan application, the applicant shall confer with the Community Development Coordinator or their designee and other City staff as may be necessary, determined by the Community Development Coordinator. The purpose of this pre-application conference is to discuss the proposal and the applicable development review and approval procedures.
- (2) *Purpose of PUD concept plan.* A PUD concept plan is a generalized land use plan for the entire area proposed to be included within a PUD, which may be a single lot or multiple lots. The purpose of a PUD concept plan is to allow very early review of a proposed PUD plan before substantial technical planning work has been undertaken.
- (3) *Procedure.* The process for PUD concept plan review shall be as follows:
 - i. Upon receipt of a completed application, the Community Development Coordinator or their designee shall review the application for compliance with this Chapter. The Community Development Coordinator shall place the application on the Planning and Zoning Commission's agenda within

60 days of verification of an application in compliance with this Chapter, as long as such placement on the agenda allows for adequate public notice.

- ii. The Planning and Zoning Commission shall review and consider the application and hold a public hearing on such application. Fifteen (15) day's notice of the time and place of such hearing shall be published in an official paper or paper of general circulation in the city. Mailed notice shall be provided to all property owners within one-hundred and eighty-five (185) feet of the boundaries of the proposed PUD. Upon conclusion of the public hearing, the Planning and Zoning Commission shall make a recommendation to the Board of Aldermen to approve, deny, or approve the application with conditions.
- iii. Upon receipt of the Planning and Zoning Commission's recommendation, the Board of Aldermen shall review and consider the application. The Board of Aldermen may approve, deny, or approve the application with conditions.

(4) *PUD concept plan review criteria.* Applications for PUD concept plan approval may be approved if the following criteria are met:

- i. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards based on the purpose and intent of this Chapter;
- ii. The PUD concept plan is in conformance with the PUD standards of Section 50-555 and all ordinances and regulations of the City;
- iii. The existing or proposed utility services are adequate for the proposed development;
- iv. The development is consistent with and implements the planning goals and objectives of the City as contained in the City Code and any other adopted policy resolutions or ordinances; and
- v. The PUD concept plan is consistent with good general planning practice and the development will promote the general welfare of the City.
- vi. The proposed stormwater management plan adequately addresses both stormwater quantity and quality, protects adjacent properties from adverse stormwater impacts, and complies with applicable stormwater ordinances.

vii. The PUD concept plan does not negatively affect the aesthetics, vehicular traffic pattern, or pedestrian uses of the users and uses within adjacent districts.

- (5) *Effect of PUD concept plan approval.* Approval of a PUD concept plan shall constitute acceptance of the overall general planning concepts for the proposed PUD development and is a prerequisite for the filing of a PUD final plan.
- (6) *Lapse of PUD concept plan approval.* An approved PUD concept plan shall lapse and be of no further force and effect if a PUD final plan for the PUD has not been approved within two (2) years of the date of approval of the PUD concept plan.

D. *PUD Final Plan.*

- (1) *Pre-application conference.* Before submitting a PUD final plan application, the applicant shall confer with the Community Development Coordinator or their designee and other City staff as may be necessary, determined by the Community Development Coordinator. The purpose of this pre-application conference is to discuss the proposal and the applicable development review and approval procedures.
- (2) *Purpose of PUD final plan.* A PUD final plan is a final version of the PUD concept plan for the entire area proposed to be included within a PUD. The purpose of a PUD final plan is to verify that the PUD final plan complies with the PUD concept plan after substantial technical planning work has been undertaken.
- (3) *Procedure.* The process for PUD final plan review shall be as follows:
 - i. Upon receipt of a completed application, the Community Development Coordinator or their designee shall review the application for compliance with this Chapter. The Community Development Coordinator shall place the application on the Planning and Zoning Commission's agenda within 60 days of verification of an application in compliance with this Chapter, as long as such placement on the agenda allows for adequate public notice.
 - ii. The Planning and Zoning Commission shall review and consider the application and hold a public hearing on such application. Fifteen (15) day's notice of the time and place of such hearing shall be published in an official paper or paper of general circulation in the city. Upon conclusion of the public hearing, the Planning and Zoning Commission shall make a

recommendation to the Board of Aldermen to approve, deny, or approve the application with conditions.

- iii. Upon receipt of the Planning and Zoning Commission's recommendation, the Board of Aldermen shall review and consider the application. The Board of Aldermen may approve, deny, or approve the application with conditions.

(4) *PUD final plan review criteria.* A PUD final plan may be approved if it is determined to be in substantial compliance with the approved PUD concept plan. The PUD final plan may be deemed to be in substantial compliance with the PUD concept plan as long as, when compared with the PUD concept plan, it does not result in:

- iv. An increase of ten percent (10%) or more in density or intensity, including the number of housing units per acre or the amount of non-residential floor area per acre;
- v. A change in the mix of housing types or the amount of land area devoted to non-residential uses;
- vi. A reduction in the amount of open space;
- vii. Any change to the vehicular system that results in a significant change in the amount or location of streets, common parking areas and access to the PUD;
- viii. Any change within fifty (50) feet of a residential district or less intensive zoning district;
- ix. Any change determined by the Planning and Zoning Commission to represent an increase in development intensity;
- x. A change in use categories; or
- xi. A substantial change in the layout of buildings.

(5) *Effect of approval — lapse of approval.* Approval of a PUD final plan shall constitute a rezoning and shall confer upon the applicant the right to develop the subject property in accordance with the approved PUD final plan. The right to develop in accordance with an approved PUD final plan shall lapse and be of no further effect if all development shown on the PUD final plan is not complete

within the time frame established by the approval of the PUD final plan. Once approval lapses, the PUD final plan is no longer valid and shall have no further force and effect. If approval lapses, no further development shall be allowed on the parcels included in the PUD final plan until the parcels have been rezoned to a non-PUD district or until a new PUD concept plan and PUD final plan have been approved in accordance with this Chapter.

E. Modifications and Amendments to Approved PUD Plans.

- (1) Minor Modifications: Minor changes to an approved PUD final plan that do not materially alter the approved density, intensity, land use mix, layout, or public facilities may be approved administratively by the Community Development Coordinator or their designee, without requiring a public hearing or further review by the Planning and Zoning Commission or Board of Aldermen.
- (2) Major Amendments: Any changes to the approved PUD final plan that exceed the thresholds for substantial compliance outlined in subsection D(4) (e.g., increases in density over 10%, changes to land uses, reductions in open space) shall require submission of an amended PUD final plan and be subject to the full PUD final plan review process, including public hearings before the Planning and Zoning Commission and Board of Aldermen.
- (3) Reapplication after Denial: If a PUD amendment application is denied, the applicant may not resubmit substantially similar applications for a period of six (6) months from the date of denial, unless substantial changes are made to address the reasons for denial.

F. Phasing of Development.

- (1) Phasing Plan Submission: For PUDs proposed to be developed in phases, the applicant shall submit a detailed phasing plan as part of the PUD final plan application. The phasing plan shall include a timeline, the scope of improvements for each phase, and how each phase will function independently and in conjunction with other phases.
- (2) Approval and Modification of Phasing Plans: The phasing plan shall be reviewed and approved as part of the PUD final plan. Any modifications to the approved phasing plan shall be subject to review and approval by the Community Development Coordinator or their designee, with major modifications requiring Planning and Zoning Commission and Board of Aldermen approval.
- (3) Performance Guarantees for Phased Improvements: The City may require financial guarantees or other security measures to ensure completion of infrastructure and amenities within each phase before subsequent phases proceed.
- (4) Effect of Phasing: Each approved phase shall be developed in substantial compliance with the approved plans and within the timelines established. Failure

to meet phasing requirements may result in suspension of permits or other enforcement actions.

Sec. 50-557–50.574. – Reserved.

SECTION 2. Division 19 – Accessory Uses and Structures, Sec. 50-549 – 50-574. – Reserved. shall read as follows:

Sec. 50-549 – 50-554. – Reserved.

SECTION 3. Appendix A to the City Code shall be amended to include the filing fee of _____ for applications for PUD concept plans and PUD final plans.

SECTION 4. That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. That this Ordinance shall be in full force and effect from and after its passage and approval.

SECTION 6. That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences or clauses.

SECTION 7. That the City Clerk is hereby authorized to correct any scrivener’s errors contained herein.

READ TWICE and passed by the Board of Aldermen of the City of Odessa, Missouri, and approved by the Mayor of Odessa this _____ day of _____, _____.

Bryan Barner, Mayor

ATTEST:

Karen Findora, City Clerk

PLATTING & LOT SPLIT APPLICATION FORM

City of Odessa, MO. 228 S. 2nd Street ~ PO Box 128 Odessa, MO. 64076 (816) 230-5577 ~ Fax (816) 633-4985

FILE NO: RP250617-02 DATE FILED: 6-2-25 DATE FINISHED

Lot Split _____ CLASSIFICATION _____
Subdivision _____

Proposed Subdivision Name Dowell Industrial PLATTING DESCRIPTION

Number of lots to be created 2 General Location 40 Highway and Wells

LOT SPLITS ONLY
Lot No. _____ Block _____ Subdivision _____

APPLICANT(S)

1st Applicant: Robert L. Hutner Address: 10038 Odessa Cemetery Rd
Odessa, Mo 64076 (print name)

Relationship to this project: Owner ☒ Agent for Owner () Other () _____
Please define

Phone No. 816-263-0055

Signature Robert L. Hutner

2nd Applicant: _____ Address: _____

Relationship to this project: Owner () Agent for Owner () Other () _____
please define

Phone No. _____

Signature _____ (List others on back)

SURVEY PLAT PREPARED BY

Name of Land Surveyor: Ladwig & Associates, LLC State Reg. No.: PLS 2006000833
Address: 33604 E. 235th St. Phone No. 816-309-6621 Fax: _____
Pleasant Hill, Mo 64080

DOCUMENTS SUBMITTED WITH THIS APPLICATION

Legal Description,
Preliminary Plat, Site Plan

PAID

JUN 03 2025

City of Odessa
Odessa, MO

FEE \$ 120.00

DATE PAID 6-3-2025

RECEIPT NO R 00202682

One hundred dollars (\$100.00), plus ten dollars (\$10.00) per lot, for the first twenty five (25) lots, plus two dollars and fifty cents (\$2.50) for each additional lot there after.

CITY OF ODESSA
228 S 2nd
Odessa, MO 64076
(816) 230-5577

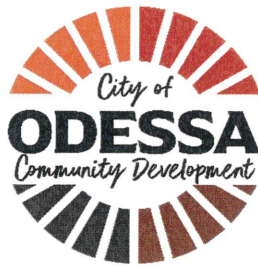
DATE : 6/3/2025 10:36 AM
OPER : FC
TKBY : AD
TERM : 2
REC# : R00202682

PZ P & Z Fees 120.00
ROBERT HOTMER- LOTSPLIT 40HWY & JOHNSON

Paid By: ROBERT HOTMER- LOTSPLIT 40HWY &
1 Check 120.00 REF:2466

APPLIED 120.00
TENDERED 120.00

CHANGE 0.00



STAFF REPORT
June 17, 2025
Planning & Zoning

File No: RP250617-02
Property Owner: Robert Hotmer
Site Location: 40 Highway and North, Wells
Odessa, MO 64076

Project Request: Re-plat of Property / City Ordinance Sec. 50-334,

Staff: Christi Dickey, Community Development Coordinator

Project Description: The property owner, Robert Hotmer seeks approval for a Re-plat of Track A, North Park Commercial Center. The request is to divide Track A into two parcels. Lot 1 - 2.88 Acres +/- and Lot 2 - 3.88 Acres +/- . The property is zoned (C3) Highway Commercial District. Future projects involve adding a 100 x 230 building with parking to lot 1.

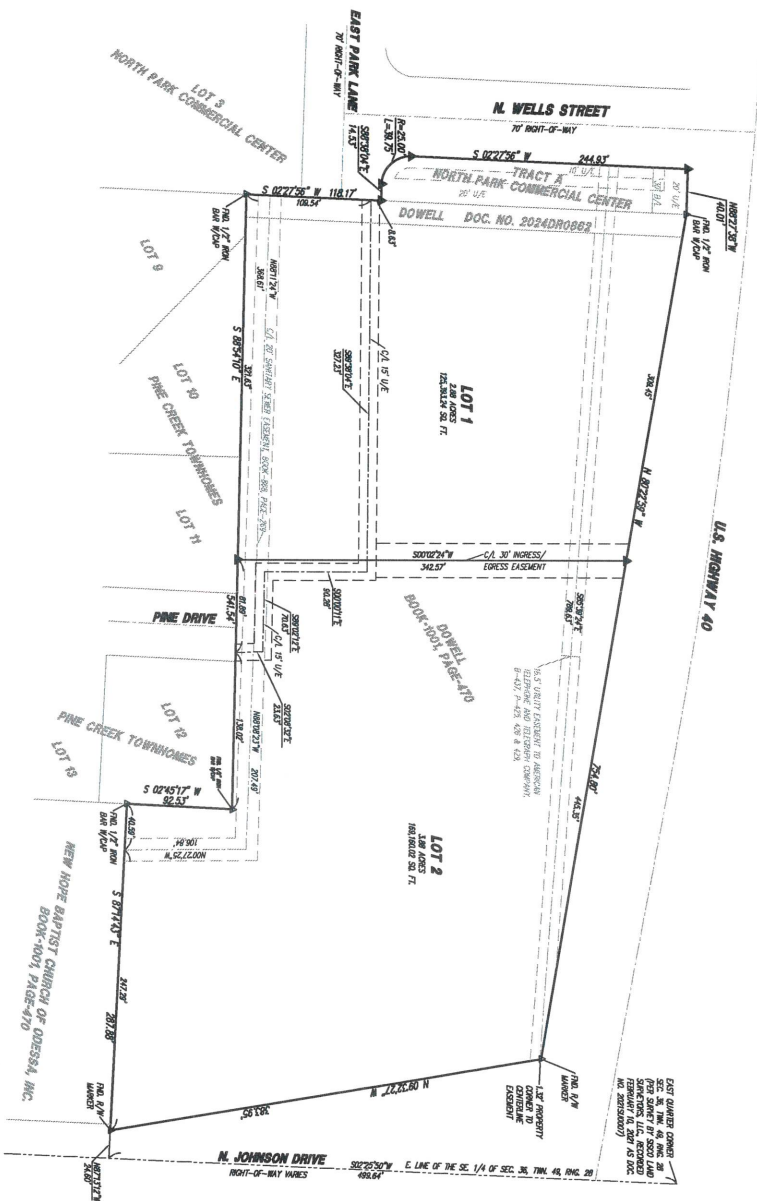
The Preparation: Re-plat of Track A, North Park Commercial Center into two Lots. Lot 1- 2.88 Acres +/- and Lot 2- 3.88 Acres +/- . Engineered drawings received.

City Ordinance: Sec 50-334 **Zoned:** C 3 ~ Highway Commercial District

Request: The applicants request a Re-plat of Track A, North Park Commercial Center, into two parcels. The future project involves adding a 100 x 230 building with a parking to lot 1.

Staff Recommendation: Staff recommends approval of the request.

A REPLAT OF TRACT A, NORTH PARK COMMERCIAL CENTER AND PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 49, RANGE 28, ALL IN THE CITY OF ODESSA, LAFAYETTE COUNTY, MISSOURI



LEGEND

B/A	BUILDING LINE
C/L	CENTER LINE
U/E	UTILITY EASEMENT
▲	SET 1/2" FROM BAR, PLS 2006010655.

UNLESS OTHERWISE NOTED

LAND SURVEYORS
33604 E. 235th Street
Pleasant Hill, Missouri 64086

Missouri Certificate of Authority
Land Surveying - LS-2012028511

DEVELOPER

10038 Odessa Cemetery Rd
Odessa, MO. 64076
816-263-0055

SURVEY NOTES

1. Δ denotes Euclidean distance as metric.
2. The Survey tract for the Survey is recorded as Document No. 2025001022.
3. The Survey meets or exceeds the accuracy standards of an "Urban Property" Survey.
4. No attempt has been made as a part of the survey to define or show other ownership interests, such as, depth, capacity or location of any underground utility.
5. Surveyor has made no investigation or independent search for encumbrances of record, unrecorded, relative to the survey, including but not limited to, the following, or any other facts that encumbrances, and/or other interests may, otherwise affect the survey.
6. This report by *Field Associates The Hawaiian Company, Commitment No. HC-1125254*, dated July 9, 2025 was used in the preparation of this survey.

REFERENCE BEARING

BEAVERSON SHOWN HEREON ARE GRID BEAVERSON BASED ON THE MASSARU COORDINATE SYSTEM OF 1963, WEST ZONE AND TIED TO CONTROL MONUMENT "J"-22*, 2008 ADJUSTMENT (N. 3914.477 METERS E. 8661.671 METERS) OF THE MASSARU GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999329 WAS USED.

PROPERTY DESCRIPTION

[illegible]

EASEMENTS

[illegible]

FLOOD STATEMENT

The subject property lies in an area labeled Zone X₁ (areas determined to be outside of the 100-year flood plain) as determined by the FEMA Flood Insurance Rate Map Number 29101C0215C with an effective date of November 28, 2011.

DEDICATION

the undersigned represents or one above described stock or fund now caused one herein to be subdivided in the manner shown on the accompanying plot, which subdivision shall hereafter be known as "DOWELL INDUSTRIAL".

OWNERS CERTIFICATION

As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped, dedicated and its rights reserved as represented on this plat. In testimony whereof, the undersigned proprietor (s) hereunto set their hands this _____ day of _____, 2025.

Robert L. Holmes

State of Missouri)
County of Lafayette) S

On this _____ day of _____, before me _____, a Notary Public in and for said state, personally appeared Robert L. Holmes, known to me to be the person who executed the within plot and acknowledged to me that they executed the same for the purposes therein stated.

In witness whereof, I have hereunto set my hand and affixed my Notarial Seal at my office this day and year above written.

Notary Public in and for Lafayette County, Missouri

As Owner, I hereby certify that all items listed by the County of Longevity against the most article described on this plot have been paid in full for 2025 and all prior years.

Robert L. Holmes

Doi

CITY OF ODESSA

What is to certify that
Odebrecht, Missouri? This

Planning and Zoning Commission Secretary

Domenico Ammend

Karna Elstner O'Donoghue

I do hereby certify that all the taxes due and owed are paid to the date on hand indicated in this plot. Given under my hand and seal this _____ day of _____, 2025.

Lord Freygenbourn, County Collector

I hereby certify that the within plot of DOWELL INDUSTRIAL is located on an undivided section made by me or under my direction.

I received the current NATIONAL STRADDLES FOR PROTECTED BIODIVERSITY SUMMITS as adopted by the Advisory Board for Archaeology, Professional Engineers, and Land Surveys and the Advisory Department of Natural Resources rather early; that the Societas and Societate Sociologiae come monuments and survey boundary corner measurements were either found or set on indicated on this plot; that I have compiled with all State and City of Quebec relations, regulations and applications governing the practices of surveying and plotting of subdivisions to the best of my knowledge and belief;



Brandon E. Looney, PLS 20080719613
JUNE 6, 2025
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE
BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN
UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED
ON THIS DOCUMENT SHALL NOT APPLY TO ANY CORRECTIONS.
PROJECT NO. 25-109-PL7

DIVISION 12. - C-3 HIGHWAY COMMERCIAL DISTRICT

Sec. 50-334. - General description.

This commercial district is intended to provide a location for the conduct of services and retail business for motorists passing through the community and for the limited amount of merchandise, equipment and material being offered for retail sale that because of the type of material or transportation requirements are suitable for display and storage outside the confines of an enclosed building. Persons of the community, the surrounding trade territory and motorists will require direct access. However, the concentration of shoppers will be much smaller and visits less frequent than in the general commercial district.

(Ord. No. 2429, § 1(8.205-1), 11-13-2000)

Sec. 50-335. - Uses permitted.

- (a) Property and buildings in a C-3 Highway Commercial District shall be used only for the following purposes:
 - (1) Any use permitted in a C-2 zone.
 - (2) Antique shop.
 - (3) Automobile service station.
 - (4) Boat sales.
 - (5) Candy, curio or gift shop.
 - (6) Drive-in theatre or restaurant.
 - (7) Farm implement and machinery, new and used.
 - (8) Gasoline and oil retail distributing plant.
 - (9) Golf course, miniature and practice range.
 - (10) Hotel or motor hotel.
 - (11) Outdoor advertising.
 - (12) Metal and wood fencing ornamental grill work and decorative wrought iron work and play equipment sales.
 - (13) Mobile home sales.
 - (14) Monument sales.
 - (15) New and used car and truck sales.
 - (16) Prefabricated house sales.
 - (17) Recreation center.

- (18) Restaurant including liquor by the drink.
 - (19) Roller skating rink.
 - (20) Trailers for hauling, rental and sales.
 - (21) Travel trailer camp.
 - (22) Wholesale distributing center.
- (b) The above enumerated uses shall comply with the following provisions:
- (1) All open storage and display of merchandise, material and equipment shall be so screened by ornamental fencing or evergreen on ground level in an R residential or a C-1 or C-2 commercial district when located to the side or rear of the lot on which the open storage or display occurs; provided, however, that screening shall not be required in excess of seven feet in height. All planting shall be kept neatly trimmed and maintained in good condition at all times. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale shall, in addition to complying with the above screening requirements, be so screened by ornamental fences or evergreen planting or by permanent buildings that it cannot be seen from a public street.
 - (2) All yards unoccupied with buildings or merchandise or used as traffic ways shall be landscaped with grass and shrubs and maintained in good condition around the year.
 - (3) All of the lot used for the parking of vehicles, for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
 - (4) All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
 - (5) Driveways used for ingress and egress shall conform to standards and specifications set forth in the most recent edition of the American Public Works Association standards.
 - (6) Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets and shall not be of a flashing or intermittent type.

(Ord. No. 2429, § 1(8.205-2), 11-13-2000)

Sec. 50-336. - Area regulations.

The following requirements shall apply to all uses permitted in this district:

- (1) *Front yard.* All buildings shall be set back from the street right-of-way line to provide a front yard of not less than 25 feet in depth.
- (2)

Rear yard. Where a commercial building is to be serviced from the rear, there shall be provided an alleyway, service court, rear yard or combination thereof of not less than 30 feet in width. In all other cases no rear yard is required.

(3) *Building yard.* Buildings shall be provided with a yard adequate to meet the off-street parking requirements set forth in article III of this chapter.

(Ord. No. 2429, § 1(8.205-3), 11-13-2000)

Sec. 50-337. - Height regulations.

No building shall exceed 2.5 stories or 35 feet in height except as hereinafter provided in section 50-491.

(Ord. No. 2429, § 1(8.205-4), 11-13-2000)

Secs. 50-338—50-362. - Reserved.