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## PLANNING COMMISSION MEETING

### AGENDA

**Thursday, July 17, 2025 7:00pm**

- 1 **CALL TO ORDER:** Matt Modlin, Chairman
- 2 **ROLL CALL:**
- 3 **CONSENT AGENDA:**
  - Approval of minutes
    - June 17, 2025
- 6 **PUBLIC COMMENT:**
- 7 **OLD BUSINESS:** PUD Zoning, Redefine and Clarification of Chapter 50
- 8 **NEW BUSINESS:** PRELIMINARY PLAT FOR SENIOR LIVING AT THE 1912, A SUBDIVISION IN THE WEST OF THE NORTHEAST QUARTER OF SECTION ONE. TOWNSHIP 48 NORTH, RANGE 28 WEST, ODESSA, LAFAYETTE COUNTY, MISSOURI
- 9 **DISCUSSIONS:** Zoning

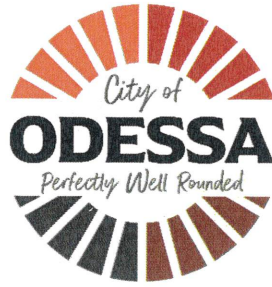
10 **NEXT MEETING:** August 21, 2025

11 **ADJOURN:**

Agenda posted at the following locations:  
City Hall, 228 S Second Street City's  
Website  
[https://www.city\\_ofodessamo.com](https://www.city_ofodessamo.com)  
Emailed to The Odessan  
July 15, 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 – June 17, 2025

The City of Odessa Planning and Zoning Commission met to hold regular business June 17, 2025 at the Odessa Community Building.

**Roll Call:** Present were, Mary Bertram co-chair, Steve Nance secretary, Bill Hunt and Marty McDermid members. Absent: Matt Modlin and JoAnn Quigley. City staff present was Christi Dickey, planning and development support staff. Shawna Davis City Administrator, Also present were, Hannah Spaar, Mike Plachte, Bruce Whitsitt, Donna Ehlert, Shannon Dupree, Seth Howerton and Robert Hotmer .

**Introduction of incoming commissioners:** Shannon Dupree and Seth Howerton.

**Consent Agenda:**

**Minutes** - On motion by Bill Hunt, seconded by, Seth Howerton minutes of May 15, 2025 were approved as presented.

On a motion to amend the agenda from Mary Bertram, second by Bill Hunt the agenda was amended to allow the New Business to go before the Old Business.

**New Business:** Replat of Tract A, North Park Commercial Center/ RP250614, Lot 1, (2.88) Acres +/- and Lot 2, (3.88) Acres +/- . A motion by Bill Hunt and seconded by Seth Howerton, approved unanimously

**Old Business:**

1. On a motion from Mary Bertram requested to amend the agenda for New Business to Discuss: ( PUD) Planned Unit Development seconded by Bill Hunt, approved unanimously. Motion made to return Chapter 50 code of ordinance to City Staff to, redefine and with clarification, by , approved unanimously.

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

**Adjournment:** With no further action to be considered, the meeting adjourned at 8:39 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) No structure within a PUD district that is located adjacent to a residential (R1) or (R2) 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. In evaluating height, the Planning and Zoning Commission shall also have

discretion to consider aesthetic design, architectural style, and potential adverse effects on surrounding properties, and may allow or restrict height accordingly to achieve a cohesive and context-sensitive 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, as defined as structures greater than 3.5 stories or 45 feet, 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 district, 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 telecommunications 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) 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 plan shall include the reason for requesting phasing, a timeline, the scope of improvements for each phase, and an explanation of how each phase will function both independently and in conjunction with other phases.
- (2) The phasing plan shall be reviewed and approved as part of the final PUD plan. Approval of a phasing plan is at the sole discretion of the Planning and Zoning Commission, based on the adequacy of proposed sequencing, public infrastructure delivery, and overall coordination with the City's development goals.



Modifications to an approved phasing plan shall be subject to review and approval by the Community Development Coordinator or their designee. Major modifications—such as changes to the number or order of phases, timelines, or scope of required improvements—shall require review and approval by the Planning and Zoning Commission and Board of Aldermen.

(3) For phased PUD developments, the City shall require a performance bond, letter of credit, or other form of financial security acceptable to the City to guarantee completion of public infrastructure, site improvements, and amenities within each phase. The financial guarantee must be in place prior to issuance of building permits for that phase.

(4) Each approved phase must be constructed in accordance with the final approved plans and completed within the timeline set forth in the phasing schedule. If a phase is not completed as approved and on time—and an extension has not been granted—the City may take enforcement action, which may include suspending or revoking building permits, withholding occupancy certificates, or other appropriate remedies.

(5) Completion of Infrastructure Prior to Next Phase:

All public infrastructure and improvements to be dedicated to the City—including roads, water, sewer, and stormwater—must be fully constructed and accepted by the City prior to the commencement of construction on any subsequent phase. The Planning and Zoning Commission may consider exceptions only when necessary for construction sequencing and only if sufficient financial guarantees are provided.

**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 ~ 125 S. 2<sup>nd</sup> Street ~ PO Box 128 ~ Odessa MO 64076 ( 816) 230-5577 ~ Fax # (816) 633-4985

FILE NO:

PR070925-01

DATE FILED:

7-9-25

DATE FINISHED:

LOT SPLIT

CLASSIFICATION

RE-PLAT

## PLATTING DESCRIPTION

Proposed Subdivision Name SENIOR LIVING AT THE 1912

Number of Lots to be created General Location 1ST STREET

## LOT SPLITS ONLY

Lot Number Block Number Subdivision

## APPLICANTS

Applicant: THE 1912 DEVELOPMENT GROUP LLC Address: 213 W MANSON ST.#B ODESSA, MO 64076

Relationship to Project: Owner ( ) Agent for Owner ( ) Other ( ) Please Define

Phone Number (816)-661-4837

Signature

Applicant: Address:

Relationship to Project: Owner ( ) Agent for Owner ( ) Other ( ) Please Define

Phone Number

Signature (List any others on back )

## SURVEY PLAT PREPARED BY

Name of Land Surveyor: Jeremy M. Powell State Registration Number: 2007000084

Address: 3200 S State Route 291, Building 1, Independence, MO Phone No. (816)-373-4800 Fax No.

## DOCUMENTS SUBMITTED WITH THIS APPLICATION

PRELIMINARY PLAT

FEE \$ 150.00 DATE PAID 7-14-25 RECEIPT NO. 206428

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

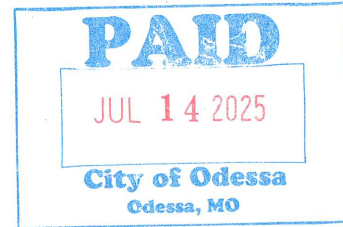
CITY OF ODESSA  
228 S 2nd  
Odessa, MO 64076  
(816) 230-5577

DATE : 7/14/2025 3:57 PM  
OPER : FC  
TKBY : AJ  
TERM : 2  
REC# : R00206478

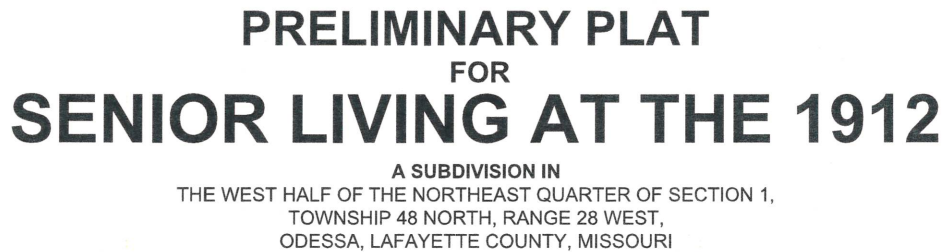
AR Accounts Receivable Payment 150.00  
1154 - POWELL CWM  
Accounts Receivable Payment 150.00  
Balance After Payment 0.00

Paid By: THE 1912 DEVELOPMENT GROUP  
1 Check 150.00 REF: 1016

APPLIED	150.00
TENDERED	150.00
CHANGE	0.00







**DEVELOPER**  
THE 1912 DEVELOPMENT  
GROUP LLC,  
213 W MANSON ST. # B,  
ODESSA, MO  
(816) 661 - 4837

THE DEVELOPER SHALL BE RESPONSIBLE FOR EROSION CONTROL WITHIN THE BOUNDARIES OF THE DEVELOPMENT. EROSION CONTROL MEASURES WILL BE INSTALLED PER APWA STANDARDS. THIS INCLUDES BUT IS NOT LIMITED TO THE INSTALLATION OF SILT FENCE, WATTLES, SLOPE STABILIZATION, AND INLET PROTECTION.

WATER SERVICE LINES WILL BE PROVIDED IN ACCORDANCE TO APWA, MDNR, AND THE CITY OF ODESSA TO EACH LOT IN THE SUBDIVISION, THE WATER SERVICE LINE SHALL CONNECT TO THE EXISTING WATER LINES AT EACH STREET TO PROVIDE SERVICE.

A SANITARY SEWER SYSTEM WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE TO APWA, MDNR, AND THE CITY OF ODESSA TO PROVIDE SERVICE TO EACH LOT IN THE SUBDIVISION. THE SANITARY SEWER SERVICE LINES WILL BE CONSTRUCTED OF PVC SDR-26. THE SANITARY SEWER SERVICE LINES WILL CONNECT TO EXISTING 8" CITY SEWER MAIN LOCATED ALONG S. RUSSELL STREET. LOT 1 AND LOT 6 SEWER SERVICE LINE WILL CONNECT TO EXISTING CITY SEWER MAIN LOCATED ALONG S. 1st STREET.

A STORM DRAINAGE SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER APWA TO ADEQUATELY SERVE THE SUBDIVISION. THE PROPOSED STORM SEWER WILL DIRECT THE MAJORITY OF RUNOFF FLOW FROM THE DEVELOPMENT TO THE DETENTION POND ON THE NORTH LINE OF THE PROPERTY. THE DETENTION POND WILL ALSO SERVE AS A WATER QUALITY BMP. THE OUTLET CONTROL STRUCTURE WILL BE DESIGNED TO CONTROL RUNOFF FLOW PER CITY OF ODESSA CODE.

PRIVATE STREETS SHALL BE DESIGNED TO MEET APPLICABLE FIRE CODE AND APWA.  
ALL PRIVATE ROADS SHALL BE INCLUDED IN DEVELOPER'S MAINTENANCE AGREEMENT.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBER 29107C0355C, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 26, 2010 AND IS IN LAFAYETTE COUNTY.

UTILITY AND DRAINAGE EASEMENTS WILL BE PROVIDED, AS NECESSARY, UPON COMPLETION OF THE CONSTRUCTION PLANS, THE FINAL PLAT WILL REFLECT THE FINAL EASEMENT LOCATIONS AND TYPE.

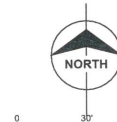
TRACT "A" SHALL BE USED FOR PRIVATE PARKING AND OPEN SPACE AND SHALL BE PRIVATELY MAINTAINED. TRACT "B" SHALL BE USED FOR DETENTION AND SHALL BE PRIVATELY MAINTAINED.

PHASE 1: LOTS 1-7, TRACT A  
COMMENCEMENT - 2025

PHASE 1: LOTS 1-7, TRACT A  
COMMENCEMENT - 2025

PHASE 2: LOT 8, TRACT B  
COMMENCEMENT - TBD (AFTER CONSTRUCTION OF NEW POLICE STATION ON TRACT 1A)

1. LOT AREA - LOT 1 & LOT 8
2. SIDE YARD (INTERIOR) SETBACK - LOT 1 - EXISTING BUILDING
3. PARKING STALL DEPTH - 20-FT TO 18-FT



REVISIONS	
NO.	DATE/DESCRIPTION
1	
2	
3	
4	
5	
5	

PROJECT #: 24-2227  
ISSUE DATE: 07/08/2025

NOT FOR  
CONSTRUCTION

PRELIMINARY  
PLAT

July 14, 2025

Christi Dickey  
Administrative Coordinator, Building/Community Development  
City of Odessa  
228 S. 2<sup>nd</sup> Street  
Odessa, MO 64076

RE: Plan Review  
Senior Living at the 1912 – Preliminary Plat Review

Dear Ms. Dickey:

Per your request, Allstate Consultants has completed a review of the aforementioned Preliminary Plat provided to us on July 14, 2025 for compliance with the City of Odessa's Code of Ordinances.

Our review comments are as follows.

1. Need clarification on the land use table, the existing building to remain appears to be on Lot 7 instead of Lot 1 as indicated in the table. It is assumed the building within Lot 8 is to be removed since plan indicates 1 existing building and 7 new buildings.
2. Per Sec. 50-249,b(1), parking spaces shall be at least 20 feet in length. The City could accept a variance on this item as well as 18-foot parking spaces are common.
3. I do not have any concerns with the variances requested in the R-3 Zoning Standards. A greater portion of the private drive and parking could be included within Lot 7 to get it closer to the required lot size but that does not seem necessary.

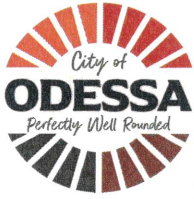
Please feel free to contact me with any questions. Thank you.

Sincerely,  
Allstate Consultants LLC



Ben Heins, PE





**Ben Heins** <bheins@allstate75.com>

Tue, Jul 15, 2025 at 8:10 AM

To: Shawna Davis <shawna.davis@cityofodessamo.com>, Jason Klemme <jklemme@allstate75.com>

Cc: Christi Dickey <christi.dickey@cityofodessamo.com>

Sorry, I missed the parking space quantity requirements in the ordinance. R-3 zoning would require 2 spaces per unit so 100 total spaces, 95 were provided. That being said, those are very high parking requirements for a senior living facility, KCMO only requires 1 space for every 3 units, Lee's Summit requires 1 per unit plus 1 per employee on maximum shift, and Blue Springs requires 1.5 per unit, to name a few I found on a quick search. I can add a comment to the letter if you want and add it to the variances or have them add the 5 spots, which I assume would just reduce the open space along the private drive. Please let me know your thoughts.



## Ben Heins, PE

30601 Highway 5

Marceline, MO 64658

o 660.376.2941

[bheins@allstate75.com](mailto:bheins@allstate75.com)

[allstate75.com](http://allstate75.com)

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## DIVISION 9. - R-3 MULTIPLE-FAMILY DWELLING DISTRICT

## Sec. 50-244. - General description.

This is a residential district to provide for medium and high population density. The principal use of land can range from single-family to multiple-family and garden apartment uses. Certain uses which are functionally more compatible with intensive residential uses than with commercial uses are permitted, as are recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. Internal stability, attractiveness order and efficiency are encouraged by providing for adequate light, air and open space for dwelling and related facilities and through consideration of the proper functional relationship of each element.

(Ord. No. 2429, § 1(8.202-1), 11-13-2000)

## Sec. 50-245. - Uses permitted.

The following uses are permitted:

- (1) Any use permitted in an R-2 residential district.
- (2) Multiple-family dwelling, apartment house.
- (3) Roominghouse or boardinghouse.
- (4) Bed and breakfast.
- (5) Accessory buildings and uses customarily incidental to the above uses when located on the same lot.

(Ord. No. 2429, § 1(8.202-2), 11-13-2000)

## Sec. 50-246. - Uses permitted on review.

The following uses may be permitted on review by the city planning and zoning commission:

- (1) Any use permitted on review in an R-1 or R-2 residential district.
- (2) Child care center.
- (3) Medical facility.
- (4) Mobile home park.

(Ord. No. 2429, § 1(8.202-3), 11-13-2000)

## Sec. 50-247. - Area regulations.

- (a) *Front yard.* All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:
- (1) The minimum depth of the front yard shall be 25 feet.
  - (2) If 25 percent or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have observed an average setback line of greater than 25 feet and no building varies more than five feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings; but this regulation shall not require a front yard of greater depth than 40 feet.
  - (3) When a yard has double frontage the front yard requirements shall be provided on both streets.
- (b) *Side yard.*
- (1) For dwellings located on an interior lot, a side yard of not less than ten feet shall be provided on both sides of the main dwelling for the first story and an additional three feet of side yard shall be provided for each additional story or part thereof; provided, however, that for single-family and two-family dwellings on lots of record prior to the effective date of the ordinance from which this division is derived, there shall be provided on both sides of the main building a side yard of not less than ten percent of the lot width. For unattached buildings of accessory use there shall be a side yard of not less than five feet; provided, however, that unattached one-story buildings of accessory use shall not be required to be set back more than three feet from an interior side lot line when all parts of the accessory building are located not more than 50 feet from the rear property line.
  - (2) For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot and 20 feet in every other case. The interior side yard is the same as for dwellings and accessory buildings on an interior lot.
  - (3) Churches and main and accessory buildings, other than dwellings and mobile homes, shall be set back from all exterior and interior side lot lines a distance of not less than 35 feet.
- (c) *Rear yard.* For main buildings, other than garage apartments, there shall be a rear yard of not less than 20 feet or 20 percent of the depth of the lot, whichever is smaller. Garage apartments may be located in the rear yard of another dwelling but shall not be located closer than ten feet to the rear lot line. Unattached buildings of accessory use may be located in the rear yard of a main building; but no accessory building shall be located within five feet of the rear lot line.
- (d) *Lot width.* There shall be a minimum lot width of 80 feet at the front building line for single-family and two-family dwellings and ten feet additional width at the front building line for each family, more than two, occupying a dwelling; provided, however, that a lot width at the front building line

shall not be required to exceed 150 feet, except that for lots of record prior to the effective date of the ordinance from which this division is derived there shall be a minimum lot width of 50 feet at the front building line if such lot is used for single-family or two-family dwellings. A lot shall abut on a street for a distance of not less than 35 feet.

(e) *Intensity of use.*

- (1) There shall be a lot area of not less than 8,400 square feet for a single-family dwelling or two-family dwelling and not less than 8,400 square feet plus an additional area of not less than 2,000 square feet for each family, more than two, occupying a dwelling.
- (2) There shall be a lot area of not less than 8,400 square feet where a garage apartment is located on the same lot with a single-family dwelling. When a garage apartment is located on the same lot with a two-family or multiple-family dwelling, the lot area shall provide not less than 2,000 square feet more than is required for the two-family or multiple-family dwelling.
- (3) Where a lot has less area than herein required and all boundary lines of that lot touch lands under other ownership on the effective date of the ordinance from which this division is derived that lot may be used for any use, except churches, permitted in the R-1 Single-Family Dwelling District.
- (4) For churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the required off-street parking area.

(f) *Coverage.* Main and accessory buildings shall not cover more than 35 percent of the lot area. Accessory buildings shall not cover more than 30 percent of the rear yard.

(Ord. No. 2429, § 1(8.202-4), 11-13-2000; Ord. No. 2721, § 3, 7-28-2008)

Sec. 50-248. - Height regulations.

No buildings shall exceed 3.5 stories or 45 feet in height, except as provided in section 50-491.

(Ord. No. 2429, § 1(8.202-5), 11-13-2000)

Sec. 50-249. - Off-street parking.

(a) *Generally.* Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) Dwelling: two parking spaces for each dwelling unit.
- (2) Garage apartments: two parking spaces for each dwelling unit.
- (3) Guest rooms: one parking space for each lodging room.

(b) *Parking and driveway specifications.* Parking and driveway size, location and configurations shall be as follows:

- (1) Individual parking spaces, regardless of shape, shall provide a clear rectangular parking space of not less than nine feet in width and a length of not less than 20 feet (plus required accessibility space as required for disabled parking where applicable).
- (2) Parking space shall be provided at a location off public right-of-way and outside of the sight clearance triangle at right-of-way intersections as prescribed elsewhere in this Code.
- (3) Driveway widths, locations and approach configurations shall be constructed in accordance with this Code.
- (4) Off-street driveway and parking areas shall be constructed and maintained with asphalt, concrete or other approved paving materials capable of supporting all vehicles used thereon, in all weather conditions, without emitting dust or mud onto adjacent street or adjoining property during normal and customary use.

(Ord. No. 2429, § 1(8.202-6), 11-13-2000)

Sec. 50-250. - Discrimination in housing prohibited.

It is a discriminatory practice and a violation of this chapter for any person to discriminate in the sale or rental of housing on the basis of a disability of that buyer or renter; a person residing in or intending to reside in that dwelling after it is so sold, rented or made available; or any person associated with that buyer or renter. The design and construction of new multifamily dwellings containing four or more units is required to meet certain adaptability and accessibility requirements in accordance with 42 USC 3604.

Secs. 50-251—50-276. - Reserved.

## DIVISION 2. - PRELIMINARY PLAT

Sec. 42-152. - Subdivider to submit to clerk; time for submission; number of copies required.

The subdivider shall prepare a preliminary plat for submission to the planning and zoning commission. Four copies of the preliminary plat shall be submitted to the office of the city clerk not less than seven days prior to the meeting at which it is to be considered.

(Ord. No. 2824, § 1(9.402-1), 9-12-2011)

Sec. 42-153. - Certification of design.

The preliminary plat shall be accompanied by a statement signed by the registered engineer or land surveyor preparing the plat that he has, to the best of his ability, designed the subdivision in accordance with the city plan, with which he is completely familiar and in accordance with this division and regulations governing the subdivision of land, except when an exception is required in writing and the reasons for which are clearly stated.

(Ord. No. 2824, § 1(9.402-2), 9-12-2011)

Sec. 42-154. - Content.

The preliminary plat shall be drawn at a scale of 100 feet to one inch and shall contain or be accompanied by the following information:

- (1) The scale, north point and date.
- (2) The proposed name of the subdivision.
- (3) The name and address of the owner of record, the subdivider and of the registered engineer or land surveyor preparing the plat.
- (4) A key map showing the location of the proposed subdivision referenced to existing or proposed major streets and to government section lines and including the boundaries and number of acres of the drainage area of which the proposed subdivision is a part.
- (5) The names, with location of intersecting boundary lines, of adjoining subdivisions and the location of city limits if falling within or immediately adjoining the tract.
- (6) The land contours with vertical intervals not greater than two feet referenced to a federal geological survey or coast and geodetic survey benchmark or monument.
- (7) The location of existing buildings, water, watercourses and the location of dedicated streets at the point when they adjoin or are immediately adjacent to the subdivision; provided, however, that actual measured distances shall not be required.



On conditionally approving a plan, the planning and zoning commission may require submission of a revised preliminary plat. If the plat conforms to the standards or after the applicant and planning and zoning commission agree upon any revision which shall be filed with the planning and zoning commission on a revised copy, the subdivider may proceed with the laying out of streets and roads, the preparation of utility plans and with the preparation of a final plat.

(Ord. No. 2824, § 1(9.402-4), 9-12-2011)

Secs. 42-156—42-178. - Reserved.