



City of Odessa, Missouri  
Planning and Zoning Commission  
Odessa Community Building | 601 W. Main Street  
Thursday, April 16, 2026 | 6:00 p.m.  
Regular Agenda

**CALL TO ORDER**

Matt Modlin, Chairman

**ROLL CALL**

Jenny Neel, Community Development Coordinator

**APPROVAL OF MINUTES**

March 19, 2026-Regular Session Meeting Minutes

**PUBLIC COMMENTS**

**NEW BUSINESS**

- A. **(PUBLIC HEARING)** RZ-04-2026: Request from property owner Greenup Holdings, LLC, Bruce Bellington, to approve Rezoning from Agricultural (Lafayette County) to I-1 (Light Industrial) for 25.96 +/- acres located along W. Main St. Parcel #: 23-1.0-02-0-000-001.000  
Approval of the requested rezoning, if granted, would not take effect unless and until the subject property is annexed into the City.
- B. **(PUBLIC HEARING)** RZ-05-2026: Request from property owner Greenup Holdings, LLC, Bruce Bellington, to approve Rezoning from Ag (Agricultural) to I-1 (Light Industrial) for 32.932 +/- acres located along W. Main St. Parcel #: 23-1.0-02-1-000-044.010
- C. **ORDINANCE ACCEPTING SANITARY SEWER INFRASTRUCTURE**

**OLD BUSINESS**

**PARKING AND DRIVEWAY**-Continued discussion.

**NEXT MEETING**

Thursday, April 23, 2026 (Special Meeting)

**ADJOURN**

Agenda posted at the following locations:  
City Hall, 228 S 2nd Street  
City's Website: <https://www.cityofodessamo.com>  
Emailed to The Odessan  
April 15, 2026

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



City of Odessa, Missouri  
Planning and Zoning Commission  
Odessa Community Building | 601 W. Main Street  
Regular Meeting ~ Thursday, March 19, 2026 | 6:00 p.m.  
Meeting Minutes

**CALL TO ORDER**

Matt Modlin, Chairman, called the meeting to order at 6:01 p.m.

**ROLL CALL**

Jenny Neel, Community Development Coordinator, called the roll and confirmed a quorum.

Matt Modlin	Present	David Badgley	Present
Seth Howerton	Present	Bill Hunt	Present
Mary Bertram	Present	Steve Nance	Present

**OTHERS IN ATTENDANCE**

Shawna Davis, City Administrator

Jenny Neel, Community Development Coordinator

**PUBLIC IN ATTENDANCE**

Mike Plachte

Hannah Spaar

**APPROVAL OF MINUTES**

Commissioner Howerton moved to approve the February 19, 2026 minutes as submitted; seconded by Commissioner Badgley.

Motion carried 5-Ayes, 0-Noes.

Commissioner Badgley moved to approve the February 19, 2026 training session minutes as submitted; seconded by Commissioner Howerton.

Motion carried 5-Ayes, 0-Noes.

**PUBLIC COMMENTS**

There were no public comments on non-agenda items.

**OLD BUSINESS**

Commissioners continued their discussion on a draft ordinance amending Chapter 50 (Zoning) of the Code of Ordinances of the City of Odessa, Missouri, in regard to regulations governing storage and shipping containers.

**NEW BUSINESS**

Commissioners discussed amending Chapter 50 (Zoning) of the Code of Ordinances of the City of Odessa, Missouri, in regard to parking and driveway regulations.

**ADJOURN**

With no further business to come before the commission, a motion was made by Commissioner Howerton, seconded by Commissioner Badgley, to adjourn the meeting at 8:02 p.m. Motion carried 6-Ayes, 0-Noes.

Approved:

\_\_\_\_\_

\_\_\_\_\_  
Matt Modlin, Chairman

ATTEST

\_\_\_\_\_  
Jenny Neel, Recording Secretary



### STAFF REPORT April 16, 2026

File #:	RZ-04-2026
Type of Application:	Rezoning
Site Location:	25.96 +/- acres Located Along W. Main St.
Applicant:	Greenup Holdings, LLC, Bruce Bellington
Property Owner:	Greenup Holdings, LLC, Bruce Bellington
Request:	Zoning Change from Agricultural (Lafayette County) to I-1 (Requested zoning would not take effect unless and until the subject property is annexed into the City.)
Existing Zoning:	Agricultural (Lafayette County)
Proposed Zoning:	I-1 (Light Industrial)
Attachments:	Application Location Map Public Notice Affidavit of Publication 185' Letters Addresses of Neighbors within 185' Code of Ordinances-Chapter 50, Division 13. I-1 Light Industrial District
Public Notice:	<u>Newspaper notice</u> -a public notice was published in The Odessan on Thursday, March 26, 2026. <u>Notice to surrounding property owners</u> -a public notice was mailed to all property owners with 185' of the subject property on Monday, March 23, 2026. <u>Posting of public hearing sign</u> -a public hearing sign was posted at City Hall on Monday, March 23, 2026.
Planning Commission:	Thursday, April 16, 2026
Board of Aldermen:	Monday, April 27, 2026
Odessa Staff:	Jenny Neel, Community Development Coordinator

Staff Recommendation:	Staff recommends <b>approval</b> of the rezoning request from Agricultural (Lafayette County) to I-1 (Light Industrial).
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# City of Odessa

## Application for Rezoning

228 S Second St • PO Box 128 • Odessa, MO 64076  
Phone: 816-230-5577 • cityofodessamo.com

For Office Use Only: Case No: RZ-04-2026 Filing Date: 3/11/26  
P&Z Date: 4/16/26 BOA Date: 4/27/26 Staff Initial: J.N.

Payment Validation Stamp  
  
Fee: \$150.00 + publication costs

### Applicant/Owner Information

Applicant Name: Bruce Bellington Company: Greenup Holdings, LLC  
Street Address: 26329 State Hwy V City: Nowinger State: MO Zip: 63559  
Phone: \_\_\_\_\_ Cell: (816) 956-1507 Email: brucerb30@gmail.com

Property Owner Name (if different than applicant): \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Firm Preparing the Plat (if different than applicant): \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

\*All correspondence on this application should be sent to (check one):  Applicant  Property Owner  Firm

### Rezoning Request

The applicant is hereby requesting a zoning change from Other classification  
to Other classification.

### Project Details

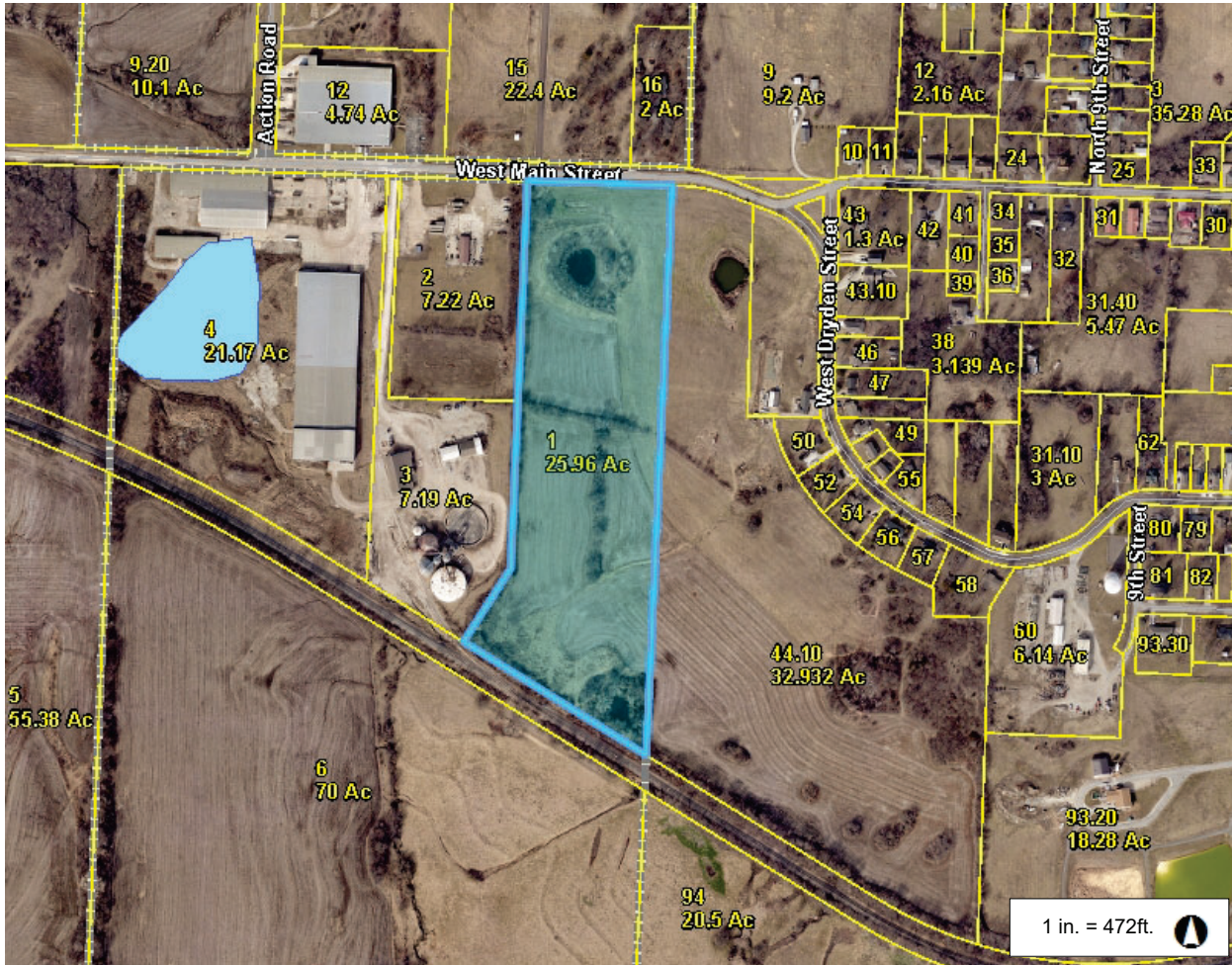
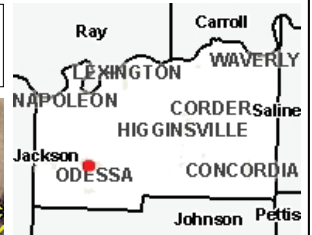
General Location or Address of Property: W. Main Street and W. Dryden St (  
Odessa, MO 64076

Property Area in Acres and/or Square Feet: Two parcels 58.89 acres (25.96 Acres)

Present Use of the Property: Vacant Land / Agricultural

Proposed Use of the Property: I-1

# Lafayette County, MO



- ### Legend
- Road**
    - Interstate
    - United States Highway
    - State Highway
    - State Route
    - <all other values>
  - County Or Equivalent Boundary**
  - Parcel**
  - Cartography Line**
    - Easement Carto
    - Parcel Owner Hook
    - <all other values>
  - Water Boundary**
  - County Boundary**

### Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

PUBLIC NOTICE  
City of Odessa  
REZONING / RZ-04-2026  
Agricultural (Lafayette County) to I-1 (Light Industrial)  
Unaddressed Property – Located Along W. Main St.  
Parcel #: 23-1.0-02-0-000-001.000

Notice is hereby given that a public hearing will be held by the Planning & Zoning Commission of the City of Odessa on **Thursday, April 16, 2026, at 6:00 p.m.** at the Dyer Park Community Bldg., located at 601 W Main Street, Odessa, Mo. for the purpose of hearing interested parties and citizens on the requests by the property owner, Greenup Holdings, LLC, Bruce Bellington, for request of an approval to rezone from Agricultural (Lafayette County) to I-1 (Light Industrial), consisting of 25.96 +/- acres. Approval of the requested rezoning, if granted, would not take effect unless and until the subject property is annexed into the City. Interested parties may view the application materials on file by contacting the Community Development Department via email at [jenny.neel@cityofodessamo.com](mailto:jenny.neel@cityofodessamo.com) or at City Hall, 228 S 2<sup>nd</sup> Street, Odessa, MO.

CITY OF ODESSA  
Planning Commission

The Board of Aldermen of the City of Odessa will also hold a public hearing on the above noted rezoning of property from Agricultural (Lafayette County) to I-1 (Light Industrial) on **Monday, April 27, 2026 at 6:00 p.m.** located at Dyer Park Community Bldg., located at 601 W Main Street, Odessa, MO, to consider the application and the recommendation of the Planning & Zoning Commission.

PUBLISH: Thursday, March 26, 2026  
**EMAIL TO THE ODESSAN:** [odessannews@gmail.com](mailto:odessannews@gmail.com) 3/23/2026

Jenny Neel, Community Development Coordinator

# Affidavit of Publication


Date: March 26, 2026

STATE OF MISSOURI  
COUNTY OF LAFAYETTE

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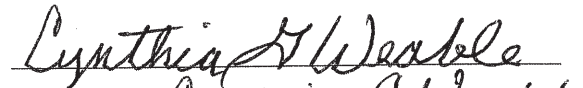
John B. Spaar, being duly sworn according to law, states that he is the co-publisher of The Odessan (a combination and continuation of The Missouri Ledger and The Odessa Democrat) a weekly newspaper located, printed and published in the City of Odessa in Lafayette County, Missouri; that said newspaper, for a period of three years and more prior to the date of the first insertion of the publication herein referred to, was, ever since said date has been, and now is published regularly and consecutively; that during all said time said newspaper has been, and now is a newspaper of general circulation in said County; that during all said time said newspaper has been and now is admitted to the post office as second class matter in said City of Odessa, Missouri, the City of publication; that during all said time said newspaper has had, and now has, a list of bona fide subscribers voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription, for a definite period of time; that said newspaper, during all said time, has complied with and now complies with the provisions of an Act of the 62nd General Assembly of the State of Missouri, entitled "Public Advertisements," approved August 2, 1943, and known as Section 14968, and that said notice was in all respects published in compliance with the provisions of said Section; and that the said notice hereto attached was published in said newspaper once a week for one week(s) as follows:

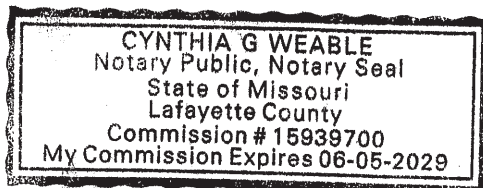
- First Insertion: March 26, 2026
- Second Insertion:
- Third Insertion:
- Fourth Insertion:

  
John B. Spaar, co-publisher

Subscribed and sworn to before me this day of  
March 26, 2026

Witness my hand and official seal.

  
Notary Public: Cynthia G Weable  
My commission expires: 6-5-29



**PUBLIC NOTICE**  
City of Odessa  
**REZONING / RZ-04-2026**  
Agricultural (Lafayette County) to I-1 (Light Industrial) Unaddressed Property - Located Along W. Main St.  
Parcel #: 23-1.0-02-0-000-001.000

Notice is hereby given that a public hearing will be held by the Planning & Zoning Commission of the City of Odessa on Thursday, April 16, 2026, at 6:00 p.m. at the Dyer Park Community Bldg., located at 601 W Main Street, Odessa, Mo. for the purpose of hearing interested parties and citizens on the requests by the property owner, Greenup Holdings, LLC, Bruce Bellington, for request of an approval to rezone from Agricultural (Lafayette County) to I-1 (Light Industrial), consisting of 25.96 +/- acres. Approval of the requested rezoning, if granted, would not take effect unless and until the subject property is annexed into the City. Interested parties may view the application materials on file by contacting the Community Development Department via email at [jenny.neel@cityofodessa-mo.com](mailto:jenny.neel@cityofodessa-mo.com) or at City Hall, 228 S 2nd Street, Odessa, MO. CITY OF ODESSA

Planning Commission  
The Board of Aldermen of the City of Odessa will also hold a public hearing on the above noted rezoning of property from Agricultural (Lafayette County) to I-1 (Light Industrial) on Monday, April 27, 2026 at 6:00 p.m. located at Dyer Park Community Bldg., located at 601 W Main Street, Odessa, MO, to consider the application and the recommendation of the Planning & Zoning Commission.

Published in *The Odessan*, Odessa, Missouri, Thursday, March 26, 2026



# City of Odessa

## Planning and Zoning

228 S Second St • PO Box 128 • Odessa, MO 64076  
Phone: 816-230-5577 • cityofodessamo.com

March 23, 2026

**Ref: Public Hearing: Rezoning / RZ-04-2026**  
**Unaddressed Property – Located Along W. Main St.**  
**Agricultural (Lafayette County) to I-1 (Light Industrial)**  
**Parcel # 23-1.0-02-0-000-001.000**

Dear Property Owner:

A Public Hearing will be held by the Planning and Zoning Commission of the City of Odessa to receive comments from interested parties and citizens relative to a request by Greenup Holdings, LLC, Bruce Bellington, applicant/owner, regarding a proposed zoning change for the 25.96 +/- acres, vacant land located along W. Main St. The current zoning is Agricultural (Lafayette County). The proposed zoning for the lot is I-1 (Light Industrial). Approval of the requested rezoning, if granted, would not take effect unless and until the subject property is annexed into the City.

A Public Hearing will also be held by the Board of Aldermen of the City of Odessa on the above noted rezoning of the property from Agricultural (Lafayette County) to I-1 (Light Industrial). Approval of the requested rezoning, if granted, would not take effect unless and until the subject property is annexed into the City.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at [jenny.neel@cityofodessamo.com](mailto:jenny.neel@cityofodessamo.com) or at City Hall at 228 S 2<sup>nd</sup> Street, Odessa, MO

The hearings will be held in the Dyer Park Community Bldg. located at 601 W Main Street, Odessa, MO on the following dates:

**Planning and Zoning Commission – Thursday, April 16, 2026 @ 6:00 PM**

**Board of Aldermen – Monday, April 27, 2026 @ 6:00 PM**

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 230-5577 ext. 2.



LB LLC	PO BOX 402	ODESSA	MO	64076-0000
GREENUP HOLDINGS LLC				
C/O BRUCE BELLINGTON	26329 STATE HWY Y	NOVINGER	MO	63559-0000
GREENUP HOLDINGS LLC				
C/O BRUCE BELLINGTON	26329 STATE HWY Y	NOVINGER	MO	63559-0000
NORTH PARK RENTALS LLC	601 E MAIN	ODESSA	MO	64076-0000
GREENUP HOLDINGS LLC				
C/O BRUCE BELLINGTON	26329 STATE HWY Y	NOVINGER	MO	63559-0000
STOPPELMAN, ROBYN ELAINE	31603 HWY VV	PLEASANT HILL	MO	64080-0000
BELLINGTON, JO LYNNE	PO BOX 402	ODESSA	MO	64076-0000
KNAPP, HAYDEN	2771 OLD STAGE RD	MAYVIEW	MO	64071-0000
MFA INC - 6340	201 RAY YOUNG DR	COLUMBIA	MO	65201-3599
VON ENGELN, GAYLE SUE & TIMOTHY J	25383 ECHO RIDGE LN	BOONVILLE	MO	65233-0000

### *DIVISION 13. I-1 LIGHT INDUSTRIAL DISTRICT*

#### **Sec. 50-363. General description.**

This industrial district is intended primarily for production and assembly plants that are conducted so the noise, odor, dust and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the general industrial district. Buildings in this district should be architecturally attractive and surrounded by landscaped yards.

(Ord. No. 2429, § 1(8.206-1), 11-13-2000)

#### **Sec. 50-364. Uses permitted.**

Property and buildings in an I-1 Light and Industrial District shall be used only for the following purposes:

- (1) Any use permitted in a C-3 Highway Commercial District.
- (2) Any of the following uses:
  - a. Aerospace manufacturing.
  - b. Automotive manufacturing.
  - c. Bakery.
  - d. Bottling works.
  - e. Book bindery.
  - f. Candy manufacturing.
  - g. Distribution center, including any incidental freighting or trucking yard terminal.
  - h. Engraving plant.
  - i. Electrical equipment assembly.
  - j. Electronic equipment assembly and manufacturing.
  - k. Furniture manufacturing.
  - l. Grain storage and milling.
  - m. Heavy equipment manufacturing, including construction and mining.
  - n. Instrument and meter manufacturing.
  - o. Jewelry and watch manufacturing.
  - p. Laboratories, experimental.
  - q. Laundry and cleaning establishment.

- 
- r. Leather goods and fabrication.
  - s. Microbrewing, including processing, bottling, and packaging.
  - t. Optical goods manufacturing.
  - u. Sporting goods manufacturing.
  - v. Veterinary pharmaceutical.
- (3) All of the uses permitted under this section shall have their primary operations conducted entirely within enclosed buildings and shall not emit any dust or smoke or noxious odor or fumes outside of the buildings housing the operation or produce a noise level at the property line that is greater than the average noise level occurring on the adjacent street. Any article stored temporarily outside of an enclosed building as an incidental part of the primary operation shall be so screened by ornamental walls and fences or evergreen planting that it cannot be seen from adjoining public streets or adjacent lots when viewed by a person standing on the ground level.
- (4) The following uses may be permitted on review by the city planning and zoning commission:
- a. Animal food manufacturing.
  - b. Food products processing and packing, including meat processing and packing.

Retail sales are permitted only when incidental and accessory to a permitted principal use in accordance with this section.

(Ord. No. 2429, § 1(8.206-2), 11-13-2000; Ord. No. 3050, § 1, 8-23-2021)

### **Sec. 50-365. Area regulations.**

- (a) *Front yard.* All buildings shall be set back from the street right-of-way line to provide a front yard having not less than 25 feet in depth.
- (b) *Side yard.* No building shall be located closer than 25 feet to a side lot line.
- (c) *Rear yard.* No building shall be located closer than 25 feet to the rear lot line.
- (d) *Coverage.* Main and accessory buildings and off-street parking and loading facilities shall not cover more than 80 percent of the lot area.

(Ord. No. 2429, § 1(8.206-3), 11-13-2000)

### **Sec. 50-366. Height regulations.**

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

(Ord. No. 2429, § 1(8.206-4), 11-13-2000)

### **Sec. 50-367. Off-street parking.**

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) 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

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maintained in such a manner that no dust will be produced by use of such feature. The provisions of this section shall not apply to the parking surface only on property which:

- a. Has an area of 35 square acres or more;
  - b. Is located 3,960 feet or more from any property that is zoned for residential use;
  - c. Is located 1,250 feet or more from any property that is zoned for C-1 local commercial or C-2 general commercial uses; and
  - d. Which mitigates the dust generated from the unsealed parking lot if such dust is deemed to be a public health or safety hazard, as determined by the city.
- (2) 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.
  - (3) 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.

(Ord. No. 2429, § 1(8.206-5), 11-13-2000; Ord. No. 3011, § 1, 6-8-2020)

**Secs. 50-368—50-392. Reserved.**



# City of Odessa

## Planning and Zoning

228 S Second St • PO Box 128 • Odessa, MO 64076  
 Phone: 816-230-5577 • cityofodessamo.com

### STAFF REPORT April 16, 2026

File #:	RZ-05-2026
Type of Application:	Rezoning
Site Location:	32.932 +/- acres Located Along W. Main St.
Applicant:	Greenup Holdings, LLC, Bruce Bellington
Property Owner:	Greenup Holdings, LLC, Bruce Bellington
Request:	Zoning Change from Ag to I-1
Existing Zoning:	Ag (Agricultural District)
Proposed Zoning:	I-1 (Light Industrial)
Attachments:	Application Location Map Public Notice Affidavit of Publication 185' Letters Addresses of Neighbors within 185' Code of Ordinances-Chapter 50, Division 13. I-1 Light Industrial District
Public Notice:	<u>Newspaper notice</u> -a public notice was published in The Odessan on Thursday, March 26, 2026. <u>Notice to surrounding property owners</u> -a public notice was mailed to all property owners with 185' of the subject property on Monday, March 23, 2026. <u>Posting of public hearing sign</u> -a public hearing sign was posted at City Hall on Monday, March 23, 2026.
Planning Commission:	Thursday, April 16, 2026
Board of Aldermen:	Monday, April 27, 2026
Odessa Staff:	Jenny Neel, Community Development Coordinator
Staff Recommendation:	Staff recommends <b>approval</b> of the rezoning request from Ag (Agricultural District) to I-1 (Light Industrial).



# City of Odessa

## Application for Rezoning

228 S Second St • PO Box 128 • Odessa, MO 64076  
Phone: 816-230-5577 • cityofodessamo.com

For Office Use Only: Case No: RZ-05-2026 Filing Date: 3/11/26  
P&Z Date: 4/16/26 BOA Date: 4/27/26 Staff Initial: J.N.

Payment Validation Stamp  
  
Fee: \$150.00 + publication costs

### Applicant/Owner Information

Applicant Name: Bruce Bellington Company: Cleanup Holdings, LLC  
Street Address: 26329 State Hwy V City: Nowinger State: MO Zip: 63559  
Phone: \_\_\_\_\_ Cell: (816) 956-1507 Email: bruceb30@gmail.com

Property Owner Name (if different than applicant): \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

Firm Preparing the Plat (if different than applicant): \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

\*All correspondence on this application should be sent to (check one):  Applicant  Property Owner  Firm

### Rezoning Request

The applicant is hereby requesting a zoning change from Other classification to Other classification.

### Project Details

General Location or Address of Property: W. Main Street and W. Dryden St  
Odessa, MO 64076

Property Area in Acres and/or Square Feet: Two parcels 58.89 acres (32.932 Acres)

Present Use of the Property: Vacant Land / Agricultural

Proposed Use of the Property: I-1

# Lafayette County, MO



- Legend**
- Road
    - Interstate
    - United States Highway
    - State Highway
    - State Route
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  - County Or Equivalent Boundary
  - Parcel
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

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City of Odessa  
REZONING / RZ-05-2026  
Ag (Agricultural District) to I-1 (Light Industrial)  
Unaddressed Property-Located Along W. Main St.  
Parcel #: 23-1.0-02-1-000-044.010

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CITY OF ODESSA  
Planning Commission

The Board of Aldermen of the City of Odessa will also hold a public hearing on the above noted rezoning of the property from Ag (Agricultural District) to I-1 (Light Industrial) on **Monday, April 27, 2026 at 6:00 p.m.** located at Dyer Park Community Bldg., located at 601 W Main Street, Odessa, MO, to consider the application and the recommendation of the Planning & Zoning Commission.

PUBLISH: Thursday, March 26, 2026  
**EMAIL TO THE ODESSAN:** [odessannews@gmail.com](mailto:odessannews@gmail.com) 3/23/2026

Jenny Neel, Community Development Coordinator

# Affidavit of Publication

Date: March 26, 2026

STATE OF MISSOURI  
COUNTY OF LAFAYETTE

} ss

John B. Spaar, being duly sworn according to law, states that he is the co-publisher of The Odessan (a combination and continuation of The Missouri Ledger and The Odessa Democrat) a weekly newspaper located, printed and published in the City of Odessa in Lafayette County, Missouri; that said newspaper, for a period of three years and more prior to the date of the first insertion of the publication herein referred to, was, ever since said date has been, and now is published regularly and consecutively; that during all said time said newspaper has been, and now is a newspaper of general circulation in said County; that during all said time said newspaper has been and now is admitted to the post office as second class matter in said City of Odessa, Missouri, the City of publication; that during all said time said newspaper has had, and now has, a list of bona fide subscribers voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription, for a definite period of time; that said newspaper, during all said time, has complied with and now complies with the provisions of an Act of the 62nd General Assembly of the State of Missouri, entitled "Public Advertisements," approved August 2, 1943, and known as Section 14968, and that said notice was in all respects published in compliance with the provisions of said Section; and that the said notice hereto attached was published in said newspaper once a week for one week(s) as follows:

- First Insertion: March 26, 2026
- Second Insertion:
- Third Insertion:
- Fourth Insertion:

*John B. Spaar*

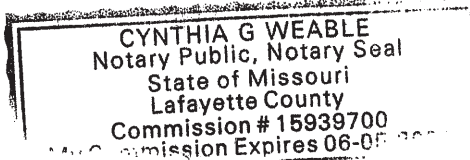
John B. Spaar, co-publisher

Subscribed and sworn to before me this day of  
March 26, 2026

Witness my hand and official seal.

*Cynthia G Weable*

Notary Public: Cynthia G Weable  
My commission expires: 6-5-29



## PUBLIC NOTICE City of Odessa REZONING / RZ-05- 2026

Ag (Agricultural  
District) to I-1  
(Light Industrial)  
Unaddressed  
Property-Located  
Along W. Main St.  
Parcel #: 23-1.0-02-1-  
000-044.010

Notice is hereby given that a public hearing will be held by the Planning & Zoning Commission of the City of Odessa on Thursday, April 16, 2026, at 6:00 p.m. at the Dyer Park Community Bldg., located at 601 W Main Street, Odessa, Mo. for the purpose of hearing interested parties and citizens on the requests by the property owner, Greenup Holdings, LLC, Bruce Bellington, for request of an approval to rezone from Ag (Agricultural District) to I-1 (Light Industrial), consisting of 32.932 +/- acres. Interested parties may view the application materials on file by contacting the Community Development Department via email at [jenny.neel@cityofodessamo.com](mailto:jenny.neel@cityofodessamo.com) or at City Hall, 228 S 2nd Street, Odessa, MO.

CITY OF ODESSA  
Planning Commission

The Board of Aldermen of the City of Odessa will also hold a public hearing on the above noted rezoning of the property from Ag (Agricultural District) to I-1 (Light Industrial) on Monday, April 27, 2026 at 6:00 p.m. located at Dyer Park Community Bldg., located at 601 W Main Street, Odessa, MO, to consider the application and the recommendation of the Planning & Zoning Commission.

Published in *The Odessan*, Odessa, Missouri, Thursday, March 26, 2026



# City of Odessa

## Planning and Zoning

228 S Second St • PO Box 128 • Odessa, MO 64076  
Phone: 816-230-5577 • cityofodessamo.com

March 23, 2026

**Ref: Public Hearing: Rezoning / RZ-05-2026**  
**Unaddressed Property – Located Along W. Main St.**  
**Ag (Agricultural District) to I-1 (Light Industrial)**  
**Parcel # 23-1.0-02-1-000-044.010**

Dear Property Owner:

A Public Hearing will be held by the Planning and Zoning Commission of the City of Odessa to receive comments from interested parties and citizens relative to a request by Greenup Holdings, LLC, Bruce Bellington, applicant/owner, regarding a proposed zoning change for the 32.932 +/- acres, vacant land located along W. Main St. The current zoning is Ag (Agricultural District). The proposed zoning for the lot is I-1 (Light Industrial).

A Public Hearing will also be held by the Board of Aldermen of the City of Odessa on the above noted rezoning of the property from Ag (Agricultural District) to I-1 (Light Industrial).

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at [jenny.neel@cityofodessamo.com](mailto:jenny.neel@cityofodessamo.com) or at City Hall at 228 S 2<sup>nd</sup> Street, Odessa, MO

The hearings will be held in the Dyer Park Community Bldg. located at 601 W Main Street, Odessa, MO on the following dates:

**Planning and Zoning Commission – Thursday, April 16, 2026 @ 6:00 PM**

**Board of Aldermen – Monday, April 27, 2026 @ 6:00 PM**

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 230-5577 ext. 2.

Very truly yours,

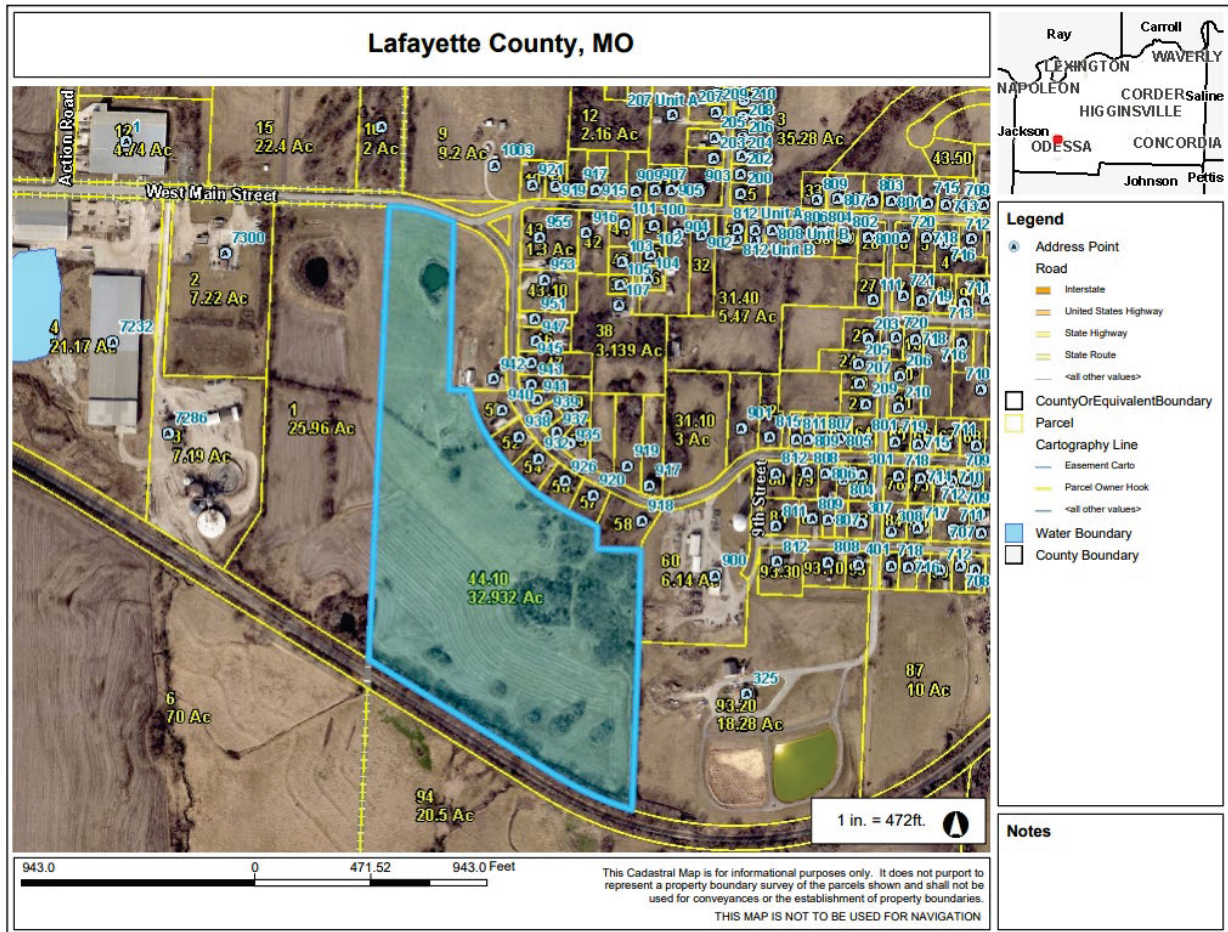
*Jenny Neel*

CITY OF ODESSA

Jenny Neel

Community Development Coordinator

Enc.



LB LLC	PO BOX 402	ODESSA	MO	64076-0000
GREENUP HOLDINGS LLC C/O BRUCE BELLINGTON	26329 STATE HWY Y	NOVINGER	MO	63559-0000
GREENUP HOLDINGS LLC C/O BRUCE BELLINGTON	26329 STATE HWY Y	NOVINGER	MO	63559-0000
NORTH PARK RENTALS LLC GREENUP HOLDINGS LLC C/O BRUCE BELLINGTON	601 E MAIN 26329 STATE HWY Y	ODESSA NOVINGER	MO MO	64076-0000 63559-0000
STOPPELMAN, ROBYN ELAINE	31603 HWY VV	PLEASANT HILL	MO	64080-0000
BELLINGTON, JO LYNNE	PO BOX 402	ODESSA	MO	64076-0000
SHELDEN, CHRISTOPHER & KRYSTAL	940 W DRYDEN	ODESSA	MO	64076-0000
SCOTT, PAUL & MELISSA	942 W DRYDEN	ODESSA	MO	64076-0000
KNAPP, MITCH	2771 OLD STAGE RD	MAYVIEW	MO	64071-0000
HELLUMS, JOHN D & MARY T	926 W DRYDEN	ODESSA	MO	64076-0000
ODESSA, CITY OF		ODESSA	MO	64076-0000
FOSSETT, MALLORY NICOLE	920 W DRYDEN	ODESSA	MO	64076-0000
ODESSA, CITY OF	125 S 2ND ST	ODESSA	MO	64076-0000
BERGER, HEATHER	PO BOX 374	ODESSA	MO	64076-0000
VON ENGELN, GAYLE SUE & TIMOTHY J	25383 ECHO RIDGE LN	BOONVILLE	MO	65233-0000
LIKES, DONNA L	PO BOX 231	ODESSA	MO	64076-0000

### *DIVISION 13. I-1 LIGHT INDUSTRIAL DISTRICT*

#### **Sec. 50-363. General description.**

This industrial district is intended primarily for production and assembly plants that are conducted so the noise, odor, dust and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the general industrial district. Buildings in this district should be architecturally attractive and surrounded by landscaped yards.

(Ord. No. 2429, § 1(8.206-1), 11-13-2000)

#### **Sec. 50-364. Uses permitted.**

Property and buildings in an I-1 Light and Industrial District shall be used only for the following purposes:

- (1) Any use permitted in a C-3 Highway Commercial District.
- (2) Any of the following uses:
  - a. Aerospace manufacturing.
  - b. Automotive manufacturing.
  - c. Bakery.
  - d. Bottling works.
  - e. Book bindery.
  - f. Candy manufacturing.
  - g. Distribution center, including any incidental freighting or trucking yard terminal.
  - h. Engraving plant.
  - i. Electrical equipment assembly.
  - j. Electronic equipment assembly and manufacturing.
  - k. Furniture manufacturing.
  - l. Grain storage and milling.
  - m. Heavy equipment manufacturing, including construction and mining.
  - n. Instrument and meter manufacturing.
  - o. Jewelry and watch manufacturing.
  - p. Laboratories, experimental.
  - q. Laundry and cleaning establishment.

- 
- r. Leather goods and fabrication.
  - s. Microbrewing, including processing, bottling, and packaging.
  - t. Optical goods manufacturing.
  - u. Sporting goods manufacturing.
  - v. Veterinary pharmaceutical.
- (3) All of the uses permitted under this section shall have their primary operations conducted entirely within enclosed buildings and shall not emit any dust or smoke or noxious odor or fumes outside of the buildings housing the operation or produce a noise level at the property line that is greater than the average noise level occurring on the adjacent street. Any article stored temporarily outside of an enclosed building as an incidental part of the primary operation shall be so screened by ornamental walls and fences or evergreen planting that it cannot be seen from adjoining public streets or adjacent lots when viewed by a person standing on the ground level.
- (4) The following uses may be permitted on review by the city planning and zoning commission:
- a. Animal food manufacturing.
  - b. Food products processing and packing, including meat processing and packing.

Retail sales are permitted only when incidental and accessory to a permitted principal use in accordance with this section.

(Ord. No. 2429, § 1(8.206-2), 11-13-2000; Ord. No. 3050, § 1, 8-23-2021)

### **Sec. 50-365. Area regulations.**

- (a) *Front yard.* All buildings shall be set back from the street right-of-way line to provide a front yard having not less than 25 feet in depth.
- (b) *Side yard.* No building shall be located closer than 25 feet to a side lot line.
- (c) *Rear yard.* No building shall be located closer than 25 feet to the rear lot line.
- (d) *Coverage.* Main and accessory buildings and off-street parking and loading facilities shall not cover more than 80 percent of the lot area.

(Ord. No. 2429, § 1(8.206-3), 11-13-2000)

### **Sec. 50-366. Height regulations.**

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

(Ord. No. 2429, § 1(8.206-4), 11-13-2000)

### **Sec. 50-367. Off-street parking.**

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) 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

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maintained in such a manner that no dust will be produced by use of such feature. The provisions of this section shall not apply to the parking surface only on property which:

- a. Has an area of 35 square acres or more;
  - b. Is located 3,960 feet or more from any property that is zoned for residential use;
  - c. Is located 1,250 feet or more from any property that is zoned for C-1 local commercial or C-2 general commercial uses; and
  - d. Which mitigates the dust generated from the unsealed parking lot if such dust is deemed to be a public health or safety hazard, as determined by the city.
- (2) 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.
  - (3) 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.

(Ord. No. 2429, § 1(8.206-5), 11-13-2000; Ord. No. 3011, § 1, 6-8-2020)

**Secs. 50-368—50-392. Reserved.**

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ACCEPTING SANITARY SEWER INFRASTRUCTURE.**

WHEREAS, the City of Odessa, Missouri desires to accept sanitary sewer infrastructure currently located on the properties described in the easements (“Easements”) attached hereto as Exhibit A; and

WHEREAS, the sanitary sewer infrastructure is located within the Easements, and such Easements have been conveyed to the City for use in relation to the sanitary sewer infrastructure; and

WHEREAS, the Board of Aldermen hereby accepts the dedication of such sanitary sewer infrastructure.

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

SECTION 1. The sanitary sewer infrastructure located within the Easements, as described in the Easements, is hereby accepted by the City of Odessa for the purpose of maintaining, operating, repairing, and reconstructing such sanitary sewer infrastructure, as further described in the Easements.

SECTION 2. Upon approval of this Ordinance, the Easements shall be recorded with the Lafayette County Recorder of Deeds.

SECTION 3. The City Clerk is hereby authorized to correct any scrivener’s errors contained within this Ordinance.

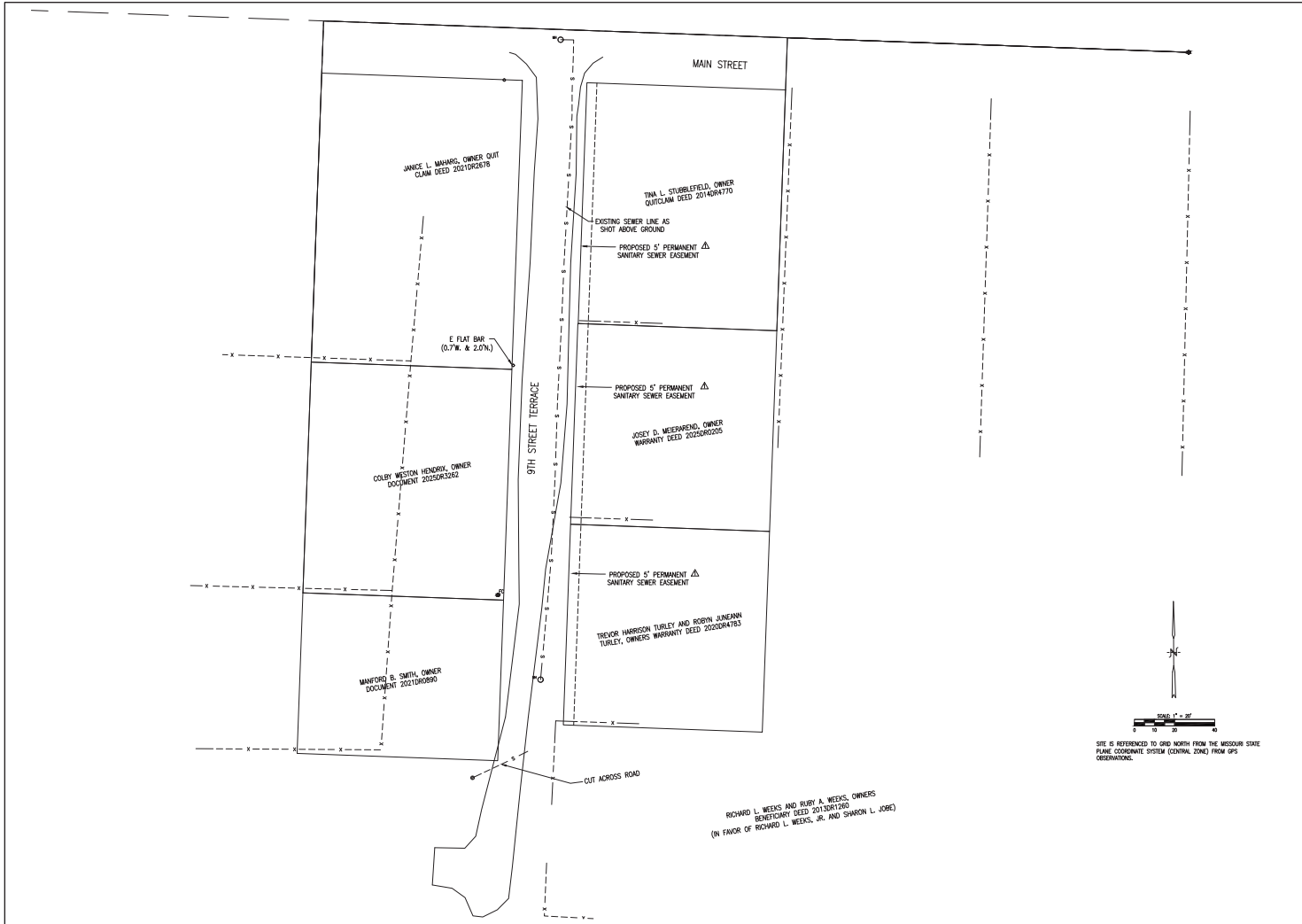
PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY THE BOARD OF ALDERMEN OF THE CITY OF ODESSA, MISSOURI.

\_\_\_\_\_  
Bruce Whitsitt, Mayor

ATTEST:

\_\_\_\_\_  
Karen Findora, City Clerk

**EXHIBIT A**  
**Easements**





**ALLSTATE CONSULTANTS**  
MISSOURI

3374 LINCOLN & COLUMBIAN BLVD.,  
COLUMBIA, MISSOURI 65201  
(573) 875-8780

PO BOX 98, 3001 HIGHWAY 7  
WARREN, MISSOURI 64489  
(816) 375-2941

4100 PINE ST, SUITE 1000  
LEE'S SUMMIT, MO 64083  
(816) 885-5210

65 BLAIR AVENUE  
CONCEPTION, MISSOURI  
(573) 348-8316

MISSOURI STATE CERTIFICATE OF AUTHORITY #0070000047

**SOIL & WATER CONSULTANTS**  
A UNIT OF ALLSTATE CONSULTANTS

9TH STREET TERRACE SEWER LINE LOCATION

ODESSA, MISSOURI



DATE  
1-13-2026

DESIGNED  
10-4-2025

JOB NUMBER  
21145.04

SCALE  
1"=30'

SHEET  
**1**

## PERMANENT SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That on this 13<sup>th</sup> day of March, 2026, Trevor Harrison Turley and Robyn JuneAnn Turley, husband and wife, (hereinafter referred to as "GRANTOR"), for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, remise and quitclaim unto CITY OF ODESSA, MISSOURI, a Missouri municipality, (hereinafter referred to as "GRANTEE") whose mailing address is 228 S. Second, Odessa, Missouri 64076, a permanent easement for the location, installation, replacement, construction, reconstruction, maintenance, operation, and repair of sanitary sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through the tract of land lying, being and situate in Odessa, Lafayette County, Missouri and being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference.

Said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction which will interfere with the GRANTEE in entering upon said adjacent land and easement for the purpose of laying, installing, replacing, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances (the "Sanitary Sewer Improvements"), provided, that GRANTOR shall have the right to construct, erect and maintain within the easement sidewalks, roadways, pavement, grass, shrubs, fences, curbs and gutters (the "Improvements") and GRANTOR'S right to construct, erect and maintain Improvements within the easement is subordinate to GRANTEE'S rights to locate, install, replace, construct, reconstruct, maintain, operate, and repair Sanitary Sewer Improvements in the easement. More specifically, GRANTOR or GRANTOR'S assigns will be required to replace and repair any sidewalks, roadways, pavement, grass, shrubs, fences, curbs and gutters in the sanitary sewer easement area in the event Grantee has to remove the Improvements in order to locate, install, replace, construct, reconstruct, operate, repair and maintain the Sanitary Sewer Improvements.

GRANTOR further states that it is lawfully seized of an indefeasible title in fee to the lands through which said easement is granted, and that Grantor has good and lawful title and right to convey said easement to the GRANTEE aforesaid.

IN TESTIMONY WHEREOF, the said GRANTOR has hereunto set its hand and seal this 13<sup>th</sup> day of March 2026.

By: Trevor Harrison Turley  
Trevor Harrison Turley

By: Robyn JuneAnn Turley  
Robyn JuneAnn Turley

STATE OF Missouri )  
COUNTY OF Lafayette )

SS

On this 13<sup>th</sup> day of March, 2026, before me appeared Trevor Harrison Turley and Robyn JuneAnn Turley, husband and wife, to me known to be the persons described in and who executed the foregoing instrument; and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Odessa, MO, the day and year last above written.

SEAL

Jenny Neel  
Notary Public in and for said County and State

My term expires: 4/12/2029



**EXHIBIT A**

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 48 NORTH, RANGE 28 WEST, ODESSA, LAFAYETTE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT 2020DR4783 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

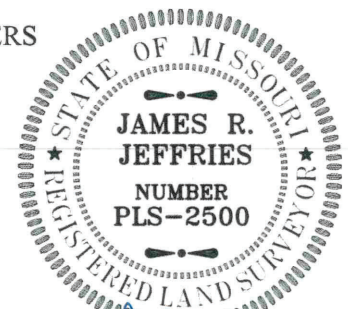
THE WEST FIVE (5) FEET OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT 2020DR4783, LOCATED ALONG THE EAST RIGHT-OF-WAY LINE OF 9<sup>TH</sup> STREET TERRACE AND CONTAINING 500 SQUARE FEET.

ALLSTATE CONSULTANTS LLC

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PROPERTY DESCRIPTION FOR SEWER EASEMENT  
FOR THE CITY OF ODESSA  
TREVOR HARRISON TURLEY AND ROBYN JUNEANN TURLEY, OWNERS  
JOB 2114.04

FEBRUARY 6, 2026



3312 LEMONE INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
573-875-8799  
ALLSTATE CONSULTANTS LLC  
MO PROFEIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY #2007000167

  
\_\_\_\_\_  
JAMES R. JEFFRIES, PLS-2500

\_\_\_\_\_  
FEB. 6, 2026  
DATE

## PERMANENT SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That on this 17<sup>th</sup> day of March, 2026, Josey Meierarend, a single person, (hereinafter referred to as "GRANTOR"), for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, remise and quitclaim unto CITY OF ODESSA, MISSOURI, a Missouri municipality, (hereinafter referred to as "GRANTEE") whose mailing address is 228 S. Second, Odessa, Missouri 64076, a permanent easement for the location, installation, replacement, construction, reconstruction, maintenance, operation, and repair of sanitary sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through the tract of land lying, being and situate in Odessa, Lafayette County, Missouri and being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference.

Said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction which will interfere with the GRANTEE in entering upon said adjacent land and easement for the purpose of laying, installing, replacing, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances (the "Sanitary Sewer Improvements"), provided, that GRANTOR shall have the right to construct, erect and maintain within the easement sidewalks, roadways, pavement, grass, shrubs, fences, curbs and gutters (the "Improvements") and GRANTOR'S right to construct, erect and maintain Improvements within the easement is subordinate to GRANTEE'S rights to locate, install, replace, construct, reconstruct, maintain, operate, and repair Sanitary Sewer Improvements in the easement. More specifically, GRANTOR or GRANTOR'S assigns will be required to replace and repair any sidewalks, roadways, pavement, grass, shrubs, fences, curbs and gutters in the sanitary sewer easement area in the event Grantee has to remove the Improvements in order to locate, install, replace, construct, reconstruct, operate, repair and maintain the Sanitary Sewer Improvements.

GRANTOR further states that it is lawfully seized of an indefeasible title in fee to the lands through which said easement is granted, and that Grantor has good and lawful title and right to convey said easement to the GRANTEE aforesaid.

IN TESTIMONY WHEREOF, the said GRANTOR has hereunto set its hand and seal this 17<sup>th</sup> day of March 2026.

By: Josey Meierarend  
Josey Meierarend

STATE OF Missouri )  
COUNTY OF Lafayette )

SS

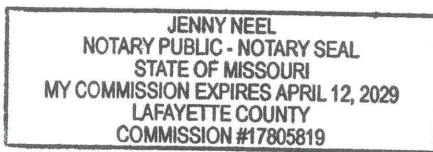
On this 17<sup>th</sup> day of March, 2026, before me appeared Josey Meierarend, a single person, to me known to be the person described in and who executed the foregoing instrument; and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Odessa, MO, the day and year last above written.

SEAL

Jenny Neel  
Notary Public in and for said County and State

My term expires: 4/12/2029



**EXHIBIT A**

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 48 NORTH, RANGE 28 WEST, ODESSA, LAFAYETTE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT 2025DR0205 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST FIVE (5) FEET OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED AS DOCUMENT 2025DR0205, LOCATED ALONG THE EAST RIGHT-OF-WAY LINE OF 9<sup>TH</sup> STREET TERRACE AND CONTAINING 500 SQUARE FEET.

ALLSTATE CONSULTANTS LLC

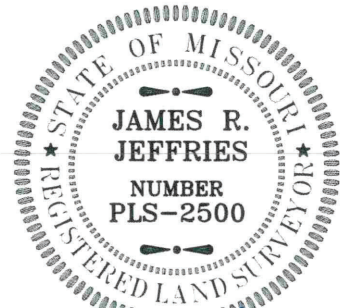
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PROPERTY DESCRIPTION FOR SEWER EASEMENT  
FOR THE CITY OF ODESSA  
JOSEY MEIERAREND, OWNER  
JOB 2114.04

FEBRUARY 6, 2026



3312 LEMONE INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
573-875-8799  
ALLSTATE CONSULTANTS LLC  
MO PROFESSIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY #2007000167



*James R. Jeffries*  
\_\_\_\_\_  
JAMES R. JEFFRIES, PLS-2500

\_\_\_\_\_  
FEB. 6, 2026

\_\_\_\_\_  
DATE

## PERMANENT SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That on this 18 day of Feb, 2026, Tina L. Stubblefield, a single person, (hereinafter referred to as "GRANTOR"), for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, remise and quitclaim unto CITY OF ODESSA, MISSOURI, a Missouri municipality, (hereinafter referred to as "GRANTEE") whose mailing address is 228 S. Second, Odessa, Missouri 64076, a permanent easement for the location, installation, replacement, construction, reconstruction, maintenance, operation, and repair of sanitary sewerage improvements and any and all appurtenances incidental thereto in, under, upon, over and through the tract of land lying, being and situate in Odessa, Lafayette County, Missouri and being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference.

Said easement shall be kept free from additional depth of overburden, buildings, and any other structure or obstruction which will interfere with the GRANTEE in entering upon said adjacent land and easement for the purpose of laying, installing, replacing, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances (the "Sanitary Sewer Improvements"), provided, that GRANTOR shall have the right to construct, erect and maintain within the easement sidewalks, roadways, pavement, grass, shrubs, fences, curbs and gutters (the "Improvements") and GRANTOR'S right to construct, erect and maintain Improvements within the easement is subordinate to GRANTEE'S rights to locate, install, replace, construct, reconstruct, maintain, operate, and repair Sanitary Sewer Improvements in the easement. More specifically, GRANTOR or GRANTOR'S assigns will be required to replace and repair any sidewalks, roadways, pavement, grass, shrubs, fences, curbs and gutters in the sanitary sewer easement area in the event Grantee has to remove the Improvements in order to locate, install, replace, construct, reconstruct, operate, repair and maintain the Sanitary Sewer Improvements.

GRANTOR further states that it is lawfully seized of an indefeasible title in fee to the lands through which said easement is granted, and that Grantor has good and lawful title and right to convey said easement to the GRANTEE aforesaid.

IN TESTIMONY WHEREOF, the said GRANTOR has hereunto set its hand and seal this

18 day of Feb 2026.

By:

Tina L. Stubblefield

STATE OF Missouri )

COUNTY OF Lafayette )

SS

On this 18<sup>th</sup> day of February, 2026, before me appeared Tina L. Stubblefield, a single person, to me known to be the person described in and who executed the foregoing instrument; and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Odessa, MO, the day and year last above written.

SEAL

Cathy J. Thompson  
Notary Public in and for said County and State

CATHY J. THOMPSON  
NOTARY PUBLIC - NOTARY SEAL  
STATE OF MISSOURI  
MY COMMISSION EXPIRES FEBRUARY 6, 2029  
LAFAYETTE COUNTY  
COMMISSION #13445736

My term expires: 2-6-29

**EXHIBIT A**

A STRIP OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 48 NORTH, RANGE 28 WEST, ODESSA, LAFAYETTE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUITCLAIM DEED RECORDED AS DOCUMENT 2014DR4770 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST FIVE (5) FEET OF THE TRACT DESCRIBED BY THE QUITCLAIM DEED RECORDED AS DOCUMENT 2014DR4770, LOCATED ALONG THE EAST RIGHT-OF-WAY LINE OF 9<sup>TH</sup> STREET TERRACE AND CONTAINING 600 SQUARE FEET.

ALLSTATE CONSULTANTS LLC

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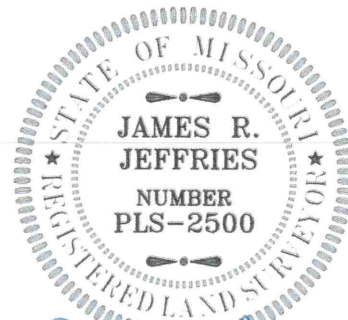
PROPERTY DESCRIPTION FOR SEWER EASEMENT  
FOR THE CITY OF ODESSA  
TINA L. STUBBLEFIELD, OWNER  
JOB 2114.04

FEBRUARY 6, 2026



**ALLSTATE  
CONSULTANTS**

3312 LEMONE INDUSTRIAL BLVD.  
COLUMBIA, MO 65201  
573-875-8799  
ALLSTATE CONSULTANTS LLC  
MO PROFESIONAL LAND SURVEYING  
CERTIFICATE OF AUTHORITY #2007000167



*James R. Jeffries*  
\_\_\_\_\_  
JAMES R. JEFFRIES, PLS-2500

FEB. 6, 2026

\_\_\_\_\_  
DATE

## **DIVISION 2. - R-1 SINGLE-FAMILY DWELLING DISTRICT**

### **Sec. 50-58. Off-street parking for all R-1 zones.**

Off-street parking shall be provided in these districts in accordance with the following schedule and article III of this chapter:

- (1) Single-family dwelling: two garage 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.

(Ord. No. 2838, § 1(8.200-8), 1-9-2012)

### **Sec. 50-59. Parking and driveway; size, location and configurations.**

- (a) 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).
- (b) A 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.
- (c) Driveway locations and approach configurations shall be constructed in accordance with this Code.
- (d) Driveway ingress and egress shall be confined to and shall not exceed 25 feet in width, exclusive of curb.
- (e) 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 an adjacent street or adjoining property during normal and customary use.

## **DIVISION 8. - R-2 TWO-FAMILY DWELLING DISTRICT**

### **Sec. 50-225. Off-street parking.**

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.
- (4) Parking and driveway size, location and configurations:
  - a. Individual parking spaces, regardless of shape, shall provide a clear rectangular parking area 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).
  - b. 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.
  - c. Driveway widths, locations and approach configurations shall be constructed in accordance with this Code.

- d. 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 an adjacent street or adjoining property during normal and customary use.

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

### **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.

## **DIVISION 10. - C-1 LOCAL COMMERCIAL DISTRICT**

### **Sec. 50-281. Off-street parking.**

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) 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.
- (2) 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.
- (3) Driveways used for ingress and egress shall conform to standards and specifications established by the city set forth in the most recent edition of the American Public Works Association standards.

## **DIVISION 11. - C-2 GENERAL COMMERCIAL DISTRICT**

### **Sec. 50-315. Off-street parking.**

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) 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.
- (2) 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.
- (3) 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.

## **DIVISION 12. - C-3 HIGHWAY COMMERCIAL DISTRICT**

- (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.

## **DIVISION 13. - I-1 LIGHT INDUSTRIAL DISTRICT**

### **Sec. 50-367. Off-street parking.**

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) 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 use of such feature. The provisions of this section shall not apply to the parking surface only on property which:
  - a. Has an area of 35 square acres or more;
  - b. Is located 3,960 feet or more from any property that is zoned for residential use;
  - c. Is located 1,250 feet or more from any property that is zoned for C-I local commercial or C-2 general commercial uses; and
  - d. Which mitigates the dust generated from the unsealed parking lot if such dust is deemed to be a public health or safety hazard, as determined by the city.
- (2) 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.

- (3) 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.

## **DIVISION 14. - I-2 GENERAL INDUSTRIAL DISTRICT**

### **Sec. 50-397. Off-street parking.**

Off-street parking shall be provided in this district in accordance with the following schedule and article III of this chapter:

- (1) 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 use of such feature. The provisions of this section shall not apply to the parking surfaces only on property which:
  - a. Is 35 square acres or more;
  - b. Is located 3,960 feet or more from any property that is zoned for residential use;
  - c. Is located 1,250 feet or more from any property that is zoned for C-1 local commercial or C-2 general commercial uses; and
  - d. Mitigates the dust generated from the unsealed parking lot if such dust is deemed to be a public health or safety hazard, as determined by the city.
- (2) 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.
- (3) 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.

## **DIVISION 16. - CRT COMMERCIAL-RESIDENTIAL TRANSITION OVERLAY DISTRICT**

### **Sec. 50-455. Off-street parking and loading.**

- (a) The regulations dealing with off street parking and loading in section 50-581 are applicable, although, in the event of conflicting provisions, the more strict regulation shall apply. All off-street parking and loading areas shall be screened from abutting property zoned residential or used for residential purposes. Screening of all parking areas shall be accomplished by the placement of adequate earth berms or solid fences, constructed of wood or masonry (plain concrete block, cinder block, chain link are prohibited) and plantings or the provision and maintenance of solid plantings in the form of contiguous trees and shrubs.
- (b) Outside refuse areas shall be screened with solid fences constructed of wood or masonry (concrete or cinder block, chain link are prohibited) at a height sufficient to obstruct sight but not to exceed eight feet in height. Refuse areas may not be located in setback areas.
- (c) Any off-street parking area shall be graded for proper drainage and shall be surfaced so as to provide a durable and dustless surface, such as concrete or bituminous concrete surface and shall be arranged as to provide for orderly and safe parking and storage of vehicles.
- (d) For other uses that do not fit into one of the categories listed in determination of the appropriate parking space requirements shall be made by the planning and zoning commission.
- (e) Off-site parking spaces may be located on a lot other than that containing the principal use as a conditional use.

- (f) Damaged barriers such as fencing shall be maintained and required as necessary, to meet the requirements of this section.

## **ARTICLE III. - OFF-STREET VEHICLE PARKING AND LOADING**

### **Sec. 50-575. General intent and application.**

It is the intent of these requirements that adequate parking and loading facilities be provided off the street for each use of land within the city. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

(Ord. No. 2429, § 1(8.400), 11-13-2000)

### **Sec. 50-576. Required open space.**

- (a) Off-street parking or loading space shall be a part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.
- (b) The area required for off-street parking shall be in addition to the yard areas herein required except that the front yard required in a C-1 Local Commercial District may be used for the uncovered parking area for six or less vehicles associated with a residential use when the area is surfaced with a pavement adequate to prevent the occurrence of mud and dust with continued use or may be used for uncovered parking area for more than six vehicles in accordance with the provisions of section 50-581.

(Ord. No. 2429, § 1(8.401), 11-13-2000)

### **Sec. 50-577. Location.**

The off-street parking lot shall be located within 200 feet, exclusive of street and alley widths, of the principal use and shall have direct access to a public street. Driveways for all one- and two-family dwellings shall be located upon the same parcel in which the principal use is constructed and shall have direct access to a public street.

(Ord. No. 2429, § 1(8.402), 11-13-2000; Ord. No. 2654, § 1(8.402), 8-14-2006)

### **Sec. 50-578. Ownership.**

The ownership of land upon which the off-street parking is provided is the same as the ownership of land upon which the principal use is located.

(Ord. No. 2429, § 1(8.403), 11-13-2000)

### **Sec. 50-579. Size of off-street parking space.**

The size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than nine feet by 20 feet plus adequate area for ingress and egress.

(Ord. No. 2429, § 1(8.404), 11-13-2000)

## **Sec. 50-580. Amount off-street parking and loading required.**

Off-street parking and loading facilities shall be provided in all districts in accordance with the following schedule:

- (1) Dwelling: Two parking spaces for each separate dwelling unit within the structure.
- (2) Boardinghouse, roominghouse or hotel: One parking space for each two persons provided overnight accommodations.
- (3) Hospitals: One space for each four patient beds, exclusive of bassinets, plus one space for each staff or visiting doctor, plus one space for each three employees including nurses, plus adequate area for the parking of emergency vehicles.
- (4) Medical or dental clinics or offices: Four spaces per doctor plus one for each two employees.
- (5) Sanitariums, convalescent or nursing homes: One space for each six patients beds plus one space for each staff or visiting doctor plus one space for each four employees including nurses.
- (6) Community center, theater, auditorium, church sanctuary: One parking space for each five seats, based on maximum seating capacity.
- (7) Convention hall, lodge, club, library, museum, place of amusement or recreation: One parking space for each 50 square feet of floor area used for assembly or recreation in the building.
- (8) Office building: One parking space for each 300 square feet of gross floor area in the building, exclusive of the area used for storage, utilities and building service area.
- (9) Commercial establishments not otherwise classified: One parking space for each 150 square feet of floor space in the building used for retail trade or used by the public, whichever is the greater.
- (10) Industrial establishments: Adequate area to park all employees and customers vehicles at all times and adequate space for loading and unloading and storing all vehicles used incidental to or as a part of the primary operation of the establishment.

For all uses not covered in subsections (1) through (10) of this section, the city planning and zoning commission shall make a determination of the parking demand to be created by the proposed use and the amount of parking thus determined is the off-street parking requirement for the permitted use.

(Ord. No. 2429, § 1(8.405), 11-13-2000)

## **Sec. 50-581. Off-street parking lots in residential districts.**

When off-street parking lots for more than six vehicles are to be located within or adjacent to a residential district, the following provisions shall apply:

- (1) All sides of the lot abutting the residential district shall be enclosed with an opaque ornamental fence, wall or dense evergreen hedge having a height of not less than five nor more than six feet, unless all adjacent property owners agree at a public hearing held by the board of aldermen after each has been served a ten-day written notice of the meeting, that the fence is not required. The fence, wall or hedge shall be maintained in good condition.
- (2) No parking shall be permitted within a front yard setback line established ten feet back of the property line of interior and corner lots wherever the parking lot is located in a residential district or immediately abuts the front yard of a residential unit. In all other cases no setback shall be required; however, that on any corner lot formed by two intersecting streets no parking shall be permitted and no wall, fence, sign, structure or plant growth having a height in excess of three feet above the elevation of the crown of the adjacent roadway surface shall be maintained in a triangle formed by measuring a distance of 30 feet along the front and side lot lines, from their point of intersection and

connecting the points to established to form a triangle on the area of the lot adjacent to the street intersection.

- (3) All yards shall be landscaped with grass, shrubs and evergreen ground cover and maintained in good condition the year-round.
- (4) Driveways used for ingress and egress shall be confined to and shall not exceed 25 feet in width, exclusive of curb returns.
- (5) All of the lot used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- (6) The intensity of light and arrangement of reflectors shall be such as not to interfere with residential district uses.
- (7) No sign of any kind shall be erected except information signs used to guide traffic and to state the conditions and terms of the use of the lot. Only non-intermittent incandescent lighting of signs shall be permitted.

(Ord. No. 2429, § 1(8.406), 11-13-2000)

City	Single Family	Duplex	Multi Family	Material
<b>Odessa</b>	2 garage parking spaces for each unit	2 parking spaces for each unit	2 parking spaces for each unit	Asphalt, concrete or other approved paving material.
<b>Blue Springs</b>	2 per dwelling unit	2 per dwelling unit	1 per efficiency unit 1.5 per 1 bdrm 2 per 2+ bdrm	Single Family/Multi-approved asphalt, concrete or paver brick Other-5 in. of concrete, 6 in. of asphalt or 3 in. asphalt with 8 in. base
<b>Grain Valley</b>	2 per dwelling unit	2 per dwelling unit (1-2 bdrm) 3 per dwelling unit (3+ bdrm)	1 per efficiency or studio 2 per 1-2 bdrm 3 per 3+ bdrm	Single Family/Multi-approved asphalt, concrete or paver brick Other-5 in. of concrete, 6 in. of asphalt or 3 in. asphalt with 8 in. base
<b>Higginsville</b>	2 bdrm or less- 2 spaces 3-4 bdrm-3 spaces 5+ bdrm-4 spaces plus 1 per bdrm over 5	1.5 per unit efficiency or studio 2 bdrm or less- 2 spaces 3-4 bdrm-3 spaces 5+ bdrm-4 spaces plus 1 per bdrm over 5	1.5 per unit efficiency or studio 2 bdrm or less- 2 spaces 3-4 bdrm-3 spaces 5+ bdrm-4 spaces plus 1 per bdrm over 5	Single Family/Multi-approved asphalt, concrete or paver brick Other-5 in. of concrete, 6 in. of asphalt or 3 in. asphalt with 8 in. base LI or HI-May approve other material
<b>Lexington</b>	2 per dwelling unit (exclusive of garage interior space)	2 per dwelling unit (exclusive of garage interior space)	2 per dwelling unit (exclusive of garage interior space)	Concrete, asphalt or other sealed surface.
<b>Oak Grove</b>	<b>Single Family Attached</b> 1.25 per efficiency unit 1.5 per 1 bdrm 2 per 2+ bdrm <b>Single Family Detached</b> 2 exterior per dwelling unit	2 exterior per dwelling unit	1.25 per efficiency unit 1.5 per 1 bdrm 2 per 2+ bdrm (all exterior)	Single Family/Multi-approved asphalt, concrete or paver brick Other-5 in. of concrete, 6 in. of asphalt or 3 in. asphalt with 8 in. base

City	Driveway Coverage/Size	Commercial Parking Spaces	Parking Space Size	Aisle Width
Odessa	No coverage limit 9 ft width; 20 ft length (ingress & egress not to exceed 25 ft in width)	Commercial (not classified) -1 space per 150 sq ft	9 ft. x 20 ft.	
Blue Springs	50% of front yard Max width-35 ft, corner lot 45 ft.	Based on Use Type	Based on angle/stalls served/ traffic flow	Based on angle/stalls served/ traffic flow
Grain Valley	Resi & Comm (ingress & egress not to exceed 35 ft in width) Heavy & Light Ind (50ft in width)	Based on Use Type	9 ft. x 19 ft (18 ft w/grass)	Based on angle/stalls served/ traffic flow
Higginsville	1 way traffic-11 ft width (minimum) 2 way traffic-22 ft (minimum)	Commercial (not classified) -1 space per 200 sq ft	9 ft. x 18 ft.	
Lexington	(ingress & egress not to exceed 25 ft in width)	Commercial (not classified) -1 space per 200 sq ft	9 ft. x 20 ft.	
Oak Grove	The width of the driveway throat shall not exceed 35 ft. in width.	Based on Use Type	9 ft. x 18.5 ft.	Based on angle