



City of Odessa, Missouri
Planning and Zoning Commission
Odessa Community Building | 601 W. Main Street
Thursday, April 23, 2026 | 6:00 p.m.
Special Meeting Agenda

CALL TO ORDER

Matt Modlin, Chairman

ROLL CALL

Jenny Neel, Community Development Coordinator

APPROVAL OF MINUTES April 16, 2026-Regular Session Meeting Minutes

PUBLIC COMMENTS

NEW BUSINESS

- A. **(Public Hearing) Amend Chapter 50; Section 50-58** of the City of Odessa Code of Ordinance to amend off-street parking for single-family dwellings within the City of Odessa, Missouri.

Exhibits:

1. Staff Report
2. Affidavit of Publication dated April 2, 2026
3. Ordinance
4. City of Odessa Code of Ordinances Chapter 50; Section 50-58

- B. **REPLAT / RP-02-2026 / PARCEL # 22-3.0-06-0-000-032.000 and PARCEL # 22-3.0-06-0-000-042.000 /510 E. ORCHARD STREET & 406 S. JOHNSON DRIVE / LOT 1 / LOT 2 / LOT 3 / ASHER MEADOWS**

Exhibits:

1. Staff Report
2. Application with attachments

OLD BUSINESS

Parking and Driveway-Continued Discussion

NEXT MEETING

Thursday, May 21, 2026

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 21, 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, April 16, 2026 | 6:00 p.m.
Meeting Minutes

CALL TO ORDER

Matt Modlin, Chairman, called the meeting to order at 6:02 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	Absent
Mary Bertram	Present	Steve Nance	Absent

OTHERS IN ATTENDANCE

Shawna Davis, City Administrator

Jenny Neel, Community Development Coordinator

PUBLIC IN ATTENDANCE

Mike Plachte	Tim VonEngeln
Hannah Spaar	Marlon Dyer
Robbie Rucker	

APPROVAL OF MINUTES

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

Motion carried 4-Ayes, 0-Noes.

PUBLIC COMMENTS

There were no public comments on non-agenda items.

NEW BUSINESS

A. PUBLIC HEARING – REZONING/ RZ-04-2026 / 25.96 +/- ACRES / ALONG WEST MAIN ST / AGRICULTURAL (LAFAYETTE COUNTY) TO I-1 (LIGHT INDUSTRIAL) / PARCEL # 23-1.0-02-0-000-001.000

Open: 6:05 pm
Close: 6:13 pm

Staff Presentation

The staff report included the rezoning application, location map, public notice, affidavit of publication, letters to neighbors within 185’ of the property, addresses of neighbors within 185’ of the property and the Code of Ordinances-Chapter 50, Division 1. I-1 Light Industrial District. Staff recommends approval of the rezoning request from Agricultural (Lafayette County) to I-1 (Light Industrial).

Applicant Presentation

None

Speakers In Favor/Opposed

Robbie Rucker with Advanced Industries spoke in favor of the rezoning request. He explained to the Commission that Advanced Industries is in the process of purchasing the land to expand their facilities. They want to continue to bring more jobs to the area but they have outgrown their current facilities. Timothy VonEngeln spoke in opposition to the rezoning request. He wants to ensure that his family land is kept economically sound.

Comments from the Commission

Commissioner Howerton has concerns about the foot traffic on Main St.

Motion was made by Commissioner Badgley, to recommend approval of REZONING/RZ-04-2026, seconded by Commissioner Howerton, and carried with the following vote:

Roll call vote as follows:

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

Motion carried to **APPROVE** recommendation; 4-Ayes, 0-Noes.

NEW BUSINESS

B. PUBLIC HEARING – REZONING/ RZ-05-2026 / 32.932 +/- ACRES / ALONG WEST MAIN ST / AG (AGRICULTURAL) TO I-1 (LIGHT INDUSTRIAL) / PARCEL # 23-1.0-02-1-000-044.010

Open: 6:24 pm
Close: 6:26 pm

Staff Presentation

The staff report included the rezoning application, location map, public notice, affidavit of publication, letters to neighbors within 185’ of the property, addresses of neighbors within 185’ of the property and the Code of Ordinances-Chapter 50, Division 1. I-1 Light Industrial District. Staff recommends approval of the rezoning request from Ag (Agricultural) to I-1 (Light Industrial).

Applicant Presentation

None

Speakers In Favor/Opposed

None

Comments from the Commission

None

Motion was made by Commissioner Badgley, to recommend approval of REZONING/RZ-05-2026, seconded by Commissioner Howerton, and carried with the following vote:

Roll call vote as follows:

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

Motion carried to **APPROVE** recommendation; 4-Ayes, 0-Noes.

NEW BUSINESS

C. ORDINANCE ACCEPTING SANITARY SEWER INFRASTRUCTURE

Davis explained that this is the only private sewer left in the community. The City is willing to take on this private sewer but it required easements from 3 property owners. The easements were included in the agenda packet.

Motion was made by Commissioner Howerton, to recommend approval of the ordinance accepting sanitary sewer infrastructure, seconded by Commissioner Badgley, and carried with the following vote: 4-Ayes, 0-Noes.

OLD BUSINESS

Commissioners continued their discussion on 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 8:04 p.m. Motion carried 4-Ayes, 0-Noes.

Approved:

Matt Modlin, Chairman

ATTEST

Jenny Neel, Recording Secretary



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 23, 2026

Code of Ordinance:	Sec. 50-58. Off-street parking for all R-1 zones.
Request:	Upon review of the ordinance, it was realized that 1 car garage and no car garages have been allowed. It is necessary to correct this to allow for development for affordable housing to continue.
Attachments:	Affidavit of Publication dated April 2, 2026 City of Odessa Code of Ordinances Chapter 50; Section 50-58
Planning Commission:	Thursday, April 23, 2026
Board of Aldermen:	Monday, April 27, 2026
Odessa Staff:	Jenny Neel, Community Development Coordinator
Staff Recommendation:	Staff recommends approval of the changes to Chapter 50; Section 50-58.

Affidavit of Publication

Date: April 2, 2026

STATE OF MISSOURI
COUNTY OF LAFAYETTE

} ss

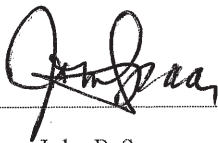
John B. Spaar, being duly sworn according to law, states that he is the co-publisher of The Odessan (a combination and continuation of The Missouri Ledger and The Odessa Democrat) a weekly newspaper located, printed and published in the City of Odessa in Lafayette County, Missouri; that said newspaper, 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: April 2, 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
Code of Ordinance
Chapter 50; Sec. 50-58
Amendment
Single-Family Dwelling
Off-Street Parking

Notice is hereby given that a public hearing will be held by the Planning & Zoning Commission of the City of Odessa on **Thursday, April 23, 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 request by the City of Odessa to amend Chapter 50 of the City of Odessa Code of Ordinance to amend off-street parking for single-family dwellings to two parking spaces for each dwelling unit within the City of Odessa, Missouri. Interested parties may view the ordinance on file by contacting the Community Development Department via email at 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 amendment to Chapter 50 of the Code of Ordinance, 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 ordinance and the recommendation of the Planning & Zoning Commission.

Published in *The Odessan*, Odessa, Missouri, Thursday, April 2, 2026

BILL NUMBER: _____

ORDINANCE NUMBER: _____

AN ORDINANCE OF THE CITY OF ODESSA, MISSOURI, AMENDING CHAPTER 50 ZONING, ARTICLE II., DIV 2, SECTION 50-58 RELATING TO OFF-STREET PARKING FOR ALL R-1 ZONES OF THE CITY OF ODESSA CODE OF ORDINANCES.

WHEREAS, pursuant to 79.110, RSMo., the Board of Aldermen of the City of Odessa shall have the power to enact and ordain any and all ordinances not repugnant to the Constitution and laws of the State, and such that they deem expedient for the good government of Odessa, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants thereof;

WHEREAS, the Board of Aldermen deems this Ordinance expedient for the good government of Odessa, the preservation of peace and good order, the benefit of trade and commerce, and the health of the inhabitants thereof.

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

SECTION 1: That Sections 50-58 of the City Code of Odessa are hereby amended to read as follows:

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 II of this chapter:

- (1) Single-family dwelling: ~~two garage parking spaces for each dwelling unit~~
 - a. **Two (2) bedrooms or less – 2 spaces (exclusive of garage interior space)**
 - b. **Three (3) / four (4) bedrooms – 3 spaces (exclusive of garage interior space)**
 - c. **Five (5) bedrooms or more – 4 spaces (exclusive of garage interior space)**
- (2) Garage apartments: ~~two parking spaces for each dwelling unit.~~
 - a. **Two (2) bedrooms or less – 2 spaces (exclusive of garage interior space)**
 - b. **Three (3) bedrooms or more – 3 spaces (exclusive of garage interior space)**
 - c. **Five (5) bedrooms or more – 4 spaces (exclusive of garage interior space)**
- (3) Guest rooms: ~~one parking space for each lodging room. two parking spaces for each dwelling unit.~~

SECTION 2: This Ordinance shall be in full force and effect from and after its passage and approval.

SECTION 3: The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

SECTION 4: The City Clerk is hereby authorized to correct any scribes' errors made in amending the City Code.

SECTION 5: All existing ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of the conflict.

READ TWICE by title only and adopted by the Board of Aldermen of the City of Odessa, Missouri, and approved by the Mayor of Odessa, this _____ day of _____, 2026.

Bruce Whitsitt, Mayor

ATTEST:

Karen Findora, City Clerk

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)



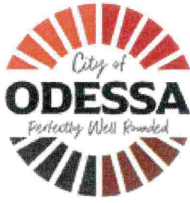
City of Odessa

Planning and Zoning

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

STAFF REPORT April 23, 2026

File #:	RP-02-2026
Type of Application:	Replat
Site Locations:	510 E. Orchard St./ 406 S. Johnson Drive
Applicants:	Thomas Asher / James & Ekiumeneta Roper
Property Owners:	Thomas Asher/ James & Ekiumeneta Roper
Request:	Replat of All of Lots 3 & 4, Alumbaugh's Subdivision and Part of the NW ¼, Section 6-T.48-R.27 into Lots 1, 2 & 3 Asher Meadows
Zoning:	R-1 (Single Family)
Attachments:	Application Location Map Survey
Planning Commission:	Thursday, April 23, 2026
Board of Aldermen:	Monday, April 27, 2026
Odessa Staff:	Jenny Neel, Community Development Coordinator
Staff Recommendation:	Staff recommends approval of the proposed replat.



City of Odessa

Platting & Lot Split Application

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

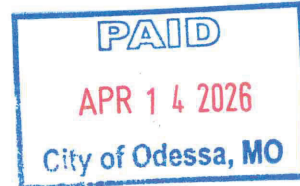
Date Filed: 4/14/26

Date Finished: _____

File No: RP-02-2026

CLASSIFICATION

Lot Split Re-Plat



PLATTING(SUBDIVISIONS) DESCRIPTION

Proposed Subdivision Name: Asher Meadows

Number of Lots to be Created: 3

General Location: _____

LOT SPLITS ONLY

Lot Number: _____ Block Number: _____

Subdivision: _____

APPLICANTS (List any others on back if needed)

Applicant: Thomas C. Asher Address: 510 E. Orchard St.

Relationship to Project: Owner Agent for Owner Other: _____

Email Address: tasher.ta@gmail.com

Phone Number: 816-591-0868


Signature: [Signature] Date: 4-14-2026

Applicant: Thomas C Asher Address: 510 E. Orchard St.

Relationship to Project: Owner Agent for Owner Other: _____

Email Address: tasher.ta@gmail.com

Phone Number: 816-591-0868

Signature:  Date: 4-14-2026

SURVEY PLAT PREPARED BY

Name of Land Surveyor: Erwin W. Gard

State Registration Number: LS-1449

Address: 12125W Luthardt Swire Phone No.: 816-259-5951

Email Address: erwin@gardhorizon.com

DOCUMENTS SUBMITTED WITH THIS APPLICATION

- Proof of Ownership
- 3 Copies of Survey

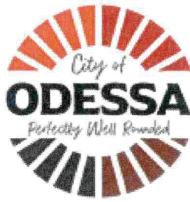
FEE

Lot Splits = \$250.00

Preliminary Plat = \$250.00

Final Plat = \$250.00

Date Paid: 4/14/26



City of Odessa

Platting & Lot Split Application

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

Date Filed: 4/20/26

Date Finished: _____

File No: RP-02-2026

CLASSIFICATION

Lot Split Re-Plat

PLATTING(SUBDIVISIONS) DESCRIPTION

Proposed Subdivision Name: Asher meadows

Number of Lots to be Created: 3

General Location: _____

LOT SPLITS ONLY

Lot Number: _____ Block Number: _____

Subdivision: _____

APPLICANTS (List any others on back if needed)

Applicant: James E. Ekinile Address: 406 S Johnson dr Odessa, mo

Relationship to Project: Owner Agent for Owner Other: _____

Email Address: ekinile@yahoo.com

Phone Number: 816-830-3443

Signature: [Signature] Date: 4/20/26

Ekinile for

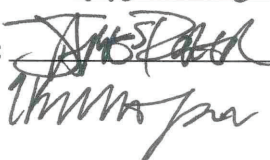
64076

James E.
Applicant: Ekinmeneta Roper Address: 406 S Johnson dr Odessa, mo

Relationship to Project: Owner Agent for Owner Other: _____ 04070

Email Address: ekinille@yahoo.com

Phone Number: 816-830 3443

Signature:  Date: 4/20/26

SURVEY PLAT PREPARED BY

Name of Land Surveyor: Erwin W. Gard

State Registration Number: LS-1449

Address: 1212 SW Luttrell Phone No.: 816-295-6961
Suite C; Blue Springs

Email Address: _____

DOCUMENTS SUBMITTED WITH THIS APPLICATION

- Proof of Ownership
- 4 Copies of Survey

FEE

Lot Splits = \$250.00

Preliminary Plat = \$250.00

Final Plat = \$250.00

Date Paid: 4/14/26

Jenny Neel



East Orchard Street

South Johnson Drive

1.047 Ac

408 Apartment 1

408 Apartment 2

408 Apartment 3

408 Apartment 4

410 Apartment 1

410 Apartment 2

410 Apartment 3

410 Apartment 4

81.71

33.010

385.37

30

30

40

90

90

200

30

120

30

190

90

100

115

31

512

33

120

406

130

42

240

190

105

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
Odessa	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.
Blue Springs	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
Grain Valley	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
Higginsville	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
Lexington	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.
Oak Grove	Single Family Attached 1.25 per efficiency unit 1.5 per 1 bdrm 2 per 2+ bdrm Single Family Detached 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