



Board of Alderman Request for Action

MEETING DATE: 12/21/2021

DEPARTMENT: Development

AGENDA ITEM: Resolution 1009 - Smithville Montessori Academy Site Plan

REQUESTED BOARD ACTION:

A motion to adopt Resolution 1009 approving a site plan for an addition at Smithville Montessori Academy.

SUMMARY:

Adopting this resolution approves the site plan for an addition at Smithville Montessori Academy located at 14450 North Highway 169, Suite B.

PREVIOUS ACTION:

The Planning Commission reviewed and approved the Site Plan application at its December 14, 2021 meeting.

POLICY OBJECTIVE:

Continues to support economic growth.

FINANCIAL CONSIDERATIONS:

n/a

ATTACHMENTS:

- | | |
|--|---|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Other: | |

RESOLUTION 1009

**A RESOLUTION APPROVING A SITE PLAN FOR SMITHVILLE
MONTESSORI ACADEMY AT 14450 NORTH US 169 HIGHWAY**

WHEREAS the owner of Smithville Montessori Academy and the owner of the Major Mall submitted a new proposed site plan for construction of an addition to the Major Mall; and

WHEREAS staff completed its review of the application and recommended approval of the site plan; and

WHEREAS, the Planning Commission reviewed the staff recommendation at its December 14, 2021 meeting and recommends approval of the site plan, and;

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

**THAT THE SMITHVILLE MONTESSORI ACADEMY PLAN AT 14450
NORTH US 169 HIGHWAY, SUITE B BE APPROVED FOR
CONSTRUCTION.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 21st day of December 2021.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

	STAFF REPORT
Date:	12-10-21
Prepared By:	Jack Hendrix
Subject:	Smithville Montessori Academy Site Plan

Applicant has submitted plans to make an addition to the rear of the Major Mall for expansion of its' existing daycare business. Since it is an expansion, the proposal is required to make the addition as cohesive with the existing structure as is practical.

The existing structure is shown here:



As shown on the attached plan sheets, the request is to extend the lower level out from the existing façade. The roof is proposed to contrast the existing metal on the roof and the second story façade, and the three sides of the addition to be clad with a faux red brick material. The entrance to the new structure will include a new canopy using black metal. The stucco areas will be beige colored.

To the extent that the construction will occur over existing paved areas, and the only additional areas of pavement will be a small area for three parking spaces, no adverse impact to the stormwater drainage will occur. The area will continue to drain naturally to the south over the existing vegetation and into the road ditch.

In an addition scenario, the purpose of this review is to verify the addition will not bring the overall building/project out of compliance with the code. In this case, the contrasting style, material and color scheme actually upgrade the buildings' compliance with the code while still blending with the existing structure.

Staff recommends approval of the proposed additional in accordance with the plans. This approval is solely for the site plan portion of the project. The building construction plans will be subject to both City and Fire District review and approval and will require fire sprinklers in accordance with the Fire District requirements.

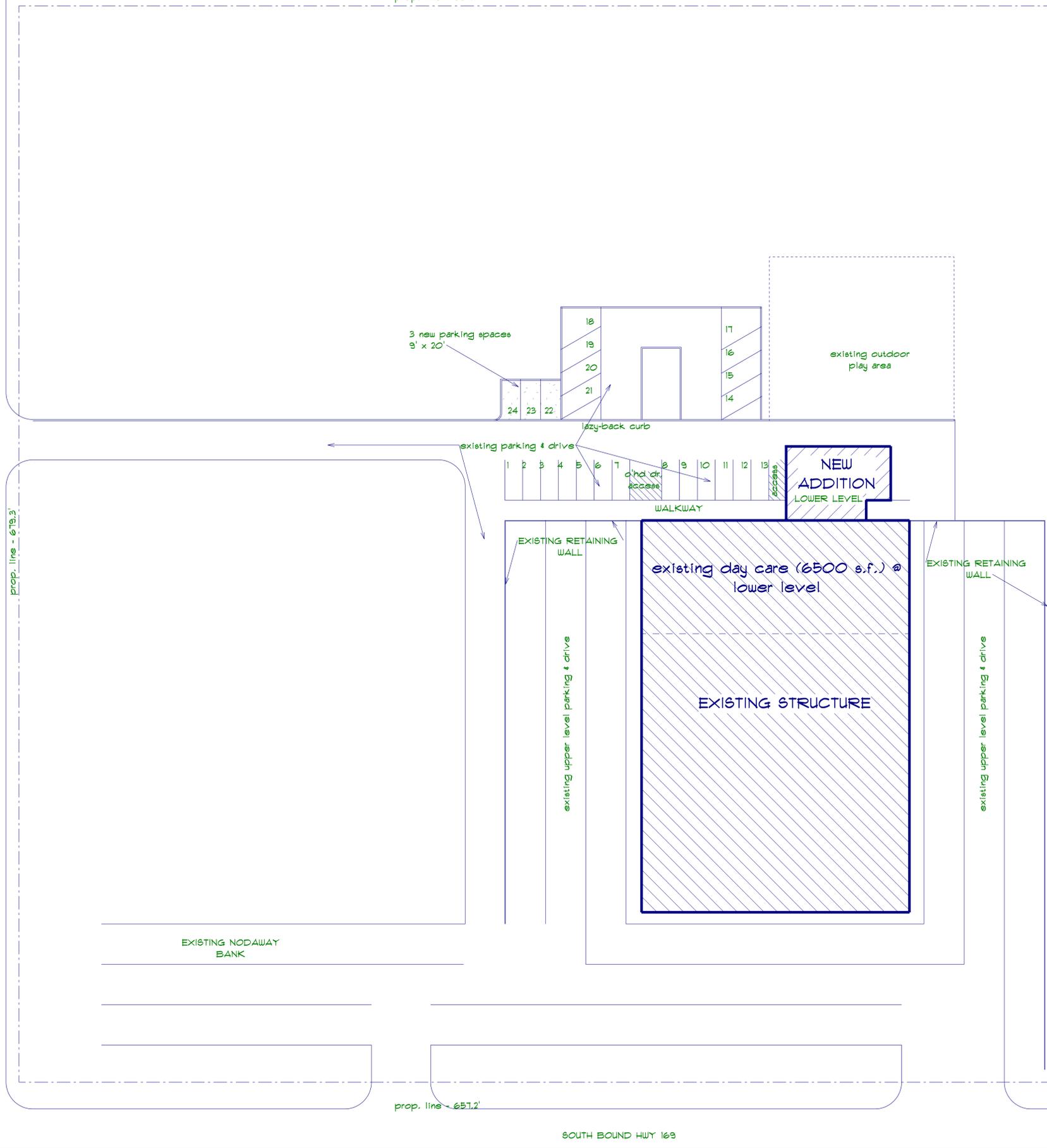
/s/

Jack Hendrix

Development Director

existing zone B-3

prop. line - 657.2'



2546 s.f. addition to 6500 s.f. existing day care @ lower level.

Upper level approx. 28,000 s.f.

Existing Zoning B-3

Existing Site - 443,379 s.f. , 10.18 acres

existing zoning B-3



SITE PLAN
SCALE: 1/4" = 1'-0"

existing zoning R-1B

existing zoning across 169 - A-1



GROUND SNOW LOAD - 20#/S.F.
WIND SPEED - 90 M.P.H.
SEISMIC DESIGN CATEGORY - A
FROST LINE DEPTH - 36"

Renovations to the
Smithville Montessori
14450 US Hwy 169
Suite B

Dennis E. Tuck,
Architect
12319 Moffitt
Liberty, MO 64068

Archituckture
816.622.5013

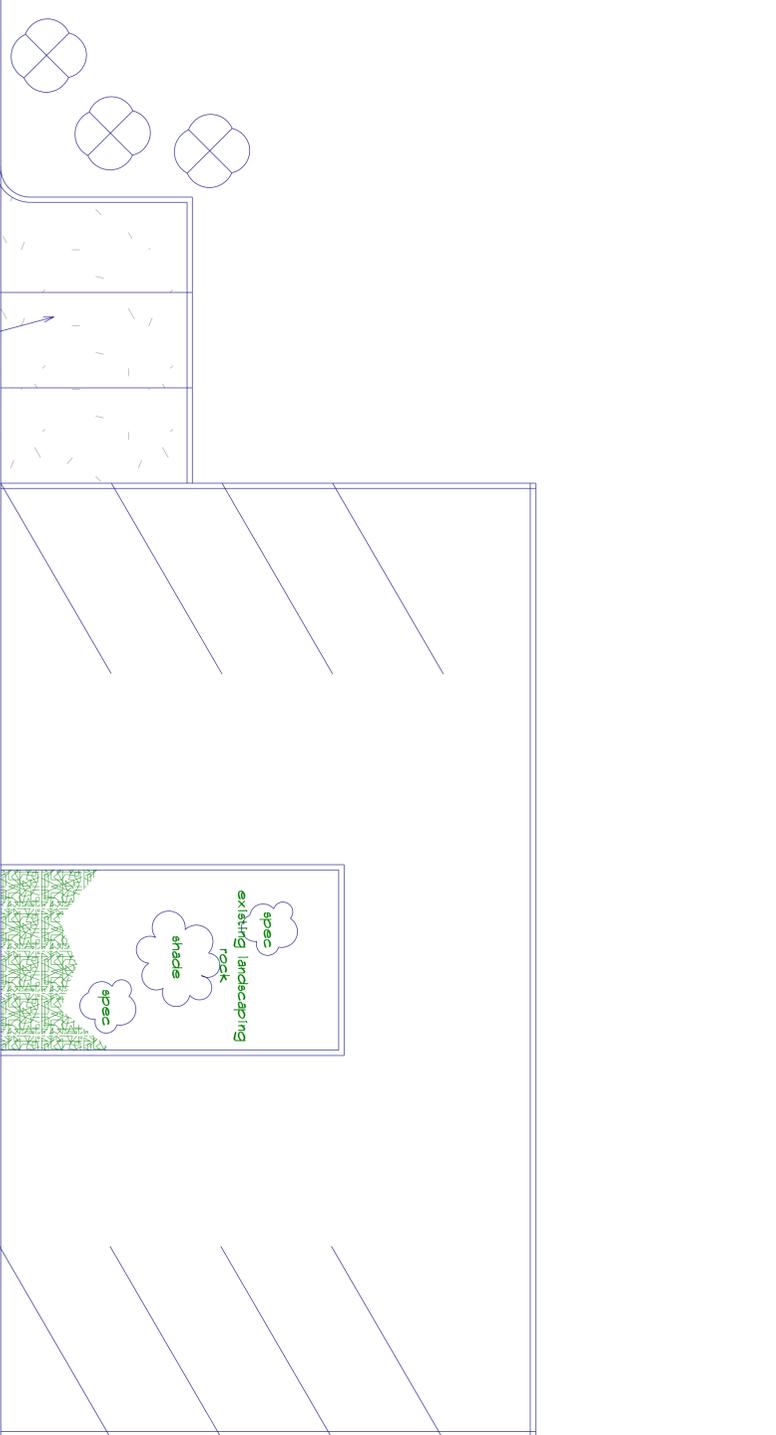
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Job. NO.
20.011

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LANDSCAPING SCHEDULE
Recommended Species

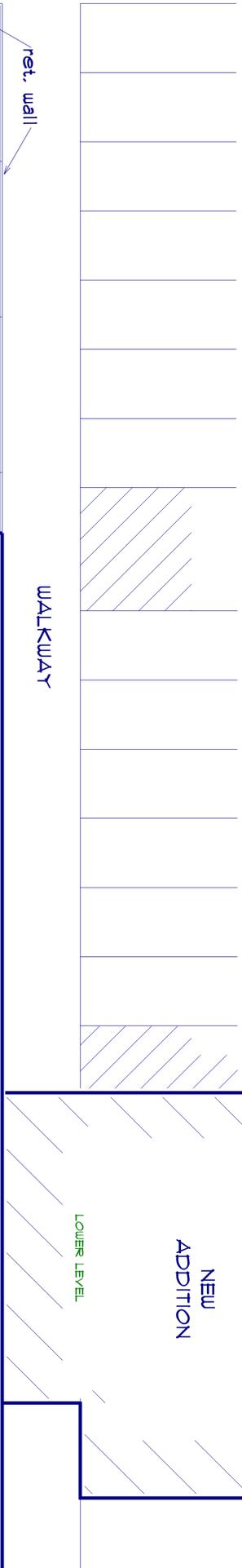
* Evergreens		6'-8'
Pine, Austrian-Pinus Nigra		
Trees, shade		
Maple, Silver-Acer Saccharinum	2-2.5" cal.	
Ash, Marshall's Seedless-Fraxinum Pennsylvanica	2-2.5" cal.	
Plane Tree, London-Platanus Acerifolia	2-2.5" cal.	
Trees, Specimen		
Crab, Radiant-Malus sp	2-2.5" cal.	
Redbud (1 stem)-Cercis Canddensis		
Locust, Sunburst-Gleditsia Triacantos Inermis	1-1.5" cal.	
(Red Oak, Cottonless Cottonwood, Hackberry, Silver Maple, Pecan Sycamore, Walnut, Bradford Pear and Autumn Olive may be considered)		
Shrubs		
Euonymus, Duf, Winged-Euonymus Compactus	18-24" 3 gal.	
Spiraea, Goldflame-Spiraea h.v.		
Forsythia, Showy Border-Forsythia Intermedia		
Quince, Japanese Fowerint-Chaenomeles Japonica		
Euonymus, Jewell-Euonymus Fortunei		
Euonymous, Pauli - Euonymus KI autschovi cus		
Pyracantha, Lowboys - Pyracantha Cocci rea		
Yew, Duf, Spreading-Taxus Densiformis		
Ferritials		
Dagilly-Herocatis Hybrids	1 gal.	
shaasta Daisey	1 gal.	
Ground Covers		
Crown Yetch-Coronilla Varia	4" pot	
Periwinkle-Vinca Minor	36/flat	
Ground cover areas shall receive mulched, min. 2" deep.		

All areas disturbed by construction activity, including areas between curbs and property line shall receive sod.



3 NEW PARKING SPACES

EXISTING PARKING & DRIVE



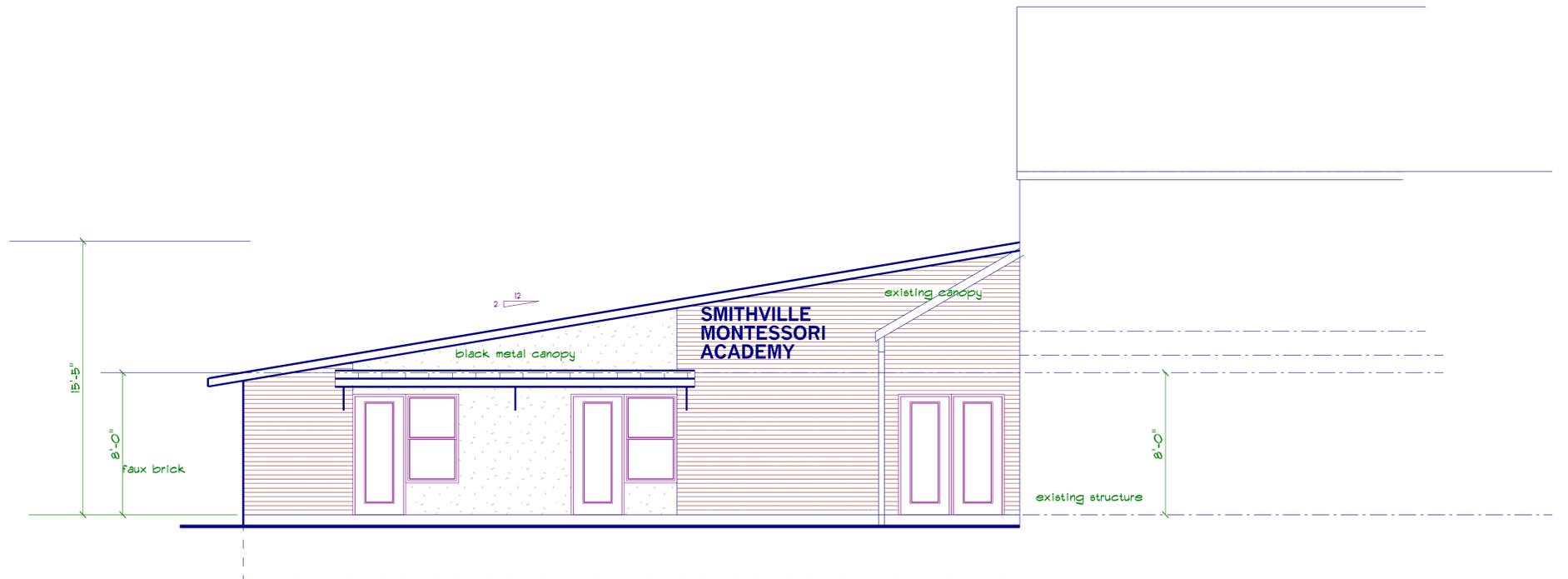
LANDSCAPING PLAN



<p>12319 Moffitt Liberty, MO 64068</p>	<p>Renovations to the Smithville Montessori 14450 US Hwy 169 Suite B</p>	<p>GROUND SNOW LOAD - 20#/S.F. WIND SPEED - 90 M.P.H. SEISMIC DESIGN CATEGORY - A FROST LINE DEPTH - 36"</p>
	<p>Dennis E. Tuck, Architect 12319 Moffitt Liberty, MO 64068</p>	<p>Job. NO. 20.011</p>



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GROUND SNOW LOAD - 20#/S.F.
WIND SPEED - 90 M.P.H.
SEISMIC DESIGN CATEGORY - A
FROST LINE DEPTH - 36"

Renovations to the
Smithville Montessori
14450 US Hwy 169
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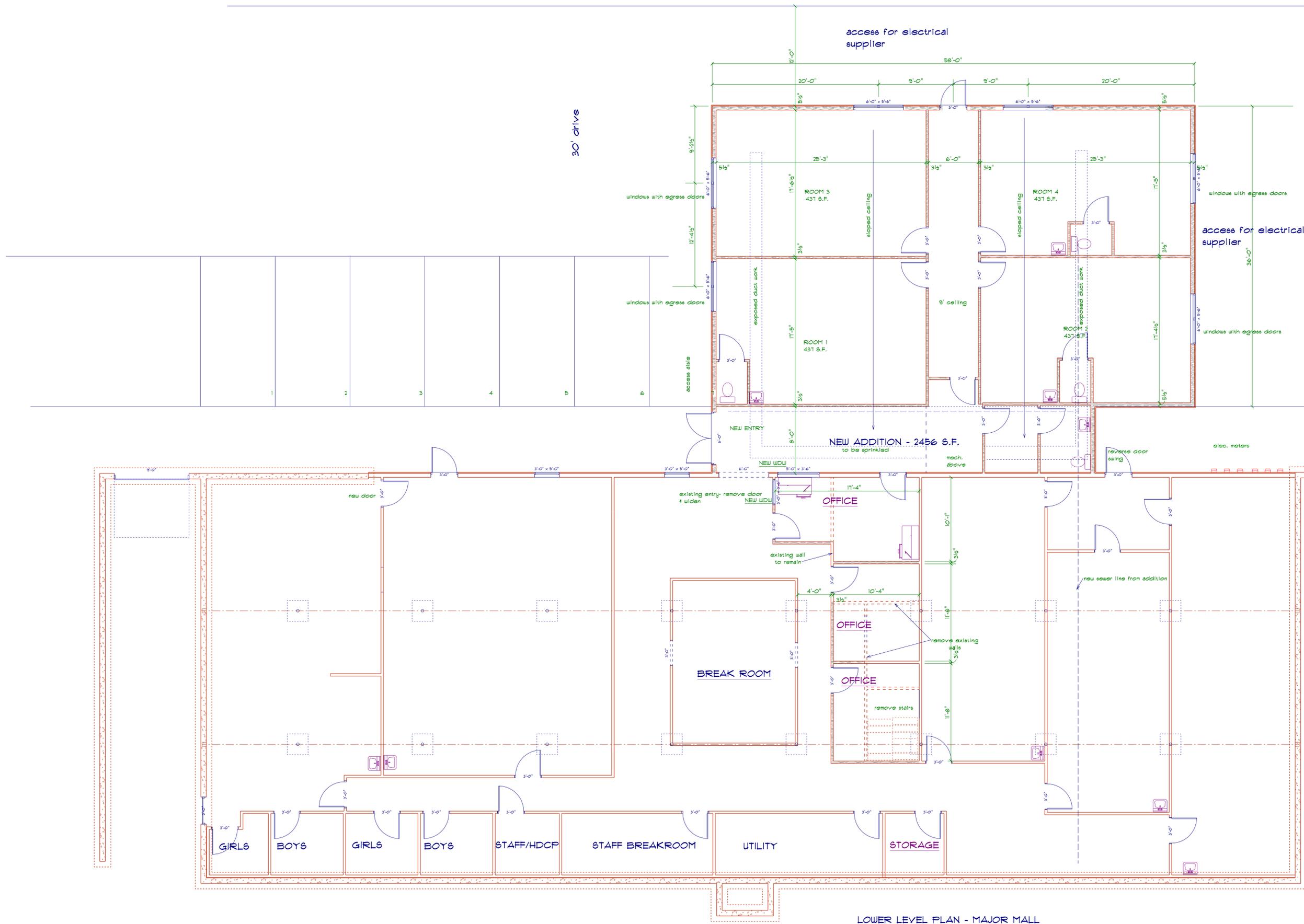
Dennis E. Tuck,
Architect
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Liberty, MO 64068

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816.628.5013

Sheet
3

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LOWER LEVEL PLAN - MAJOR MALL

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<p>Dennis E. Tuck, Architect 1219 North Liberty, MD 64068</p>	<p>ArchiTucture 816.625.5013 C:\SoftPlan\Projects\SmithvilleMontessori\</p>
<p>Sheet 2</p>	<p>Friday, December 10</p>
<p>Job. NO. 20.011</p>	