



## Board of Aldermen Request for Action

**MEETING DATE:** 12/2/2025

**DEPARTMENT:** Development

**AGENDA ITEM:** Bill No. 3089-25 Richardson Street Plaza Final Plat - 2nd Reading

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### **REQUESTED BOARD ACTION**

A motion to approve Bill No. 3089-25, approving the Final Plat for Richardson Street Plaza located in the City of Smithville, Missouri for second reading by title only.

### **SUMMARY**

This Final Plat was originally approved in December of 2021, along with the Conceptual Plan zoning. The developer completed all of the public infrastructure construction, which has been inspected, accepted and approved but did not file the Final Plat on the land. Code only allows 36 months to record such plats and the applicant now seeks to record the plat, so this reapproval is required.

### **PREVIOUS ACTION**

A Conceptual Plan zoning was approved by Ordinance 3127-21 and the Final Plat was approved by Resolution 1004, all on December 7, 2021.

### **POLICY OBJECTIVE**

Continue to develop business land in accordance with the Comprehensive Plan

### **FINANCIAL CONSIDERATIONS**

Applicant must submit \$100,000 for its' portion of the traffic impact at Richardson Street and 169 Hwy in accordance with its' development agreement

### **ATTACHMENTS**

- ☒ Ordinance
- ☐ Resolution
- ☒ Staff Report
- ☐ Other:

- ☐ Contract
- ☒ Plans
- ☐ Minutes

**AN ORDINANCE APPROVING THE FINAL PLAT FOR RICHARDSON STREET PLAZA LOCATED IN THE CITY OF SMITHVILLE, MISSOURI**

**WHEREAS**, The City of Smithville approved a Conceptual Plan Rezoning on December 7, 2021 by Ordinance 3127-21; and

**WHEREAS**, a Final Plat and Development Agreement were approved by the Board on December 7, 2021 by Resolution 1004; and

**WHEREAS**, the developer completed construction of public infrastructure and all other requirements of the development agreement except payment of the fee for traffic improvements, but never recorded said final plat; and

**WHEREAS**, more than thirty-six (36) months have elapsed since said approval without recording said Final Plat as required by §425.285.A.7 of the Code of Ordinances; and

**WHEREAS**, the applicant seeks to reinstate the Final Plat approval for Richardson Street Plaza in order to record the same after payment of the traffic fees as required in its' development agreement with the City of Smithville; and

**WHEREAS**, a copy of the Final Plat for Richardson Street Plaza subdivision is attached hereto as Exhibit A.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI, THAT;**

Section 1. Having previously approved the Final Plat for Richardson Street Plaza and such approval expired thirty-six months after its approval, the Board of Aldermen does again hereby Approve the Final Plat of Richardson Street Plaza (attached hereto as Exhibit A) in accordance with its original approval.

Section 2. The final plat may be released to the developer for recording upon payment of all outstanding fees as required by Chapter 425 of the Code of Ordinances.

Section 3. This ordinance shall take effect and be in full force from and after the approval.

PASSED THIS 2<sup>ND</sup> DAY OF DECEMBER, 2025.

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Damien Boley, Mayor

ATTEST:

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Linda Drummond, City Clerk

First Reading: 11/18/2025

Second Reading 12/02/2025



November 5, 2021

Single Phase Final Plat for Clay County Parcel Id # 05-802-00- 01-015.00

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Application for a Plat Approval – Richardson Street Plaza Final Plat– 3 lots

Code Sections:

425.285.A.4

Single Phase Final Plat Approval

Property Information:

Address:

Richardson St. and 169 NW Corner

Owner:

Kansas City Properties & Investments

Current Zoning:

B-3

Public Notice Dates:

1st Publication in Newspaper:

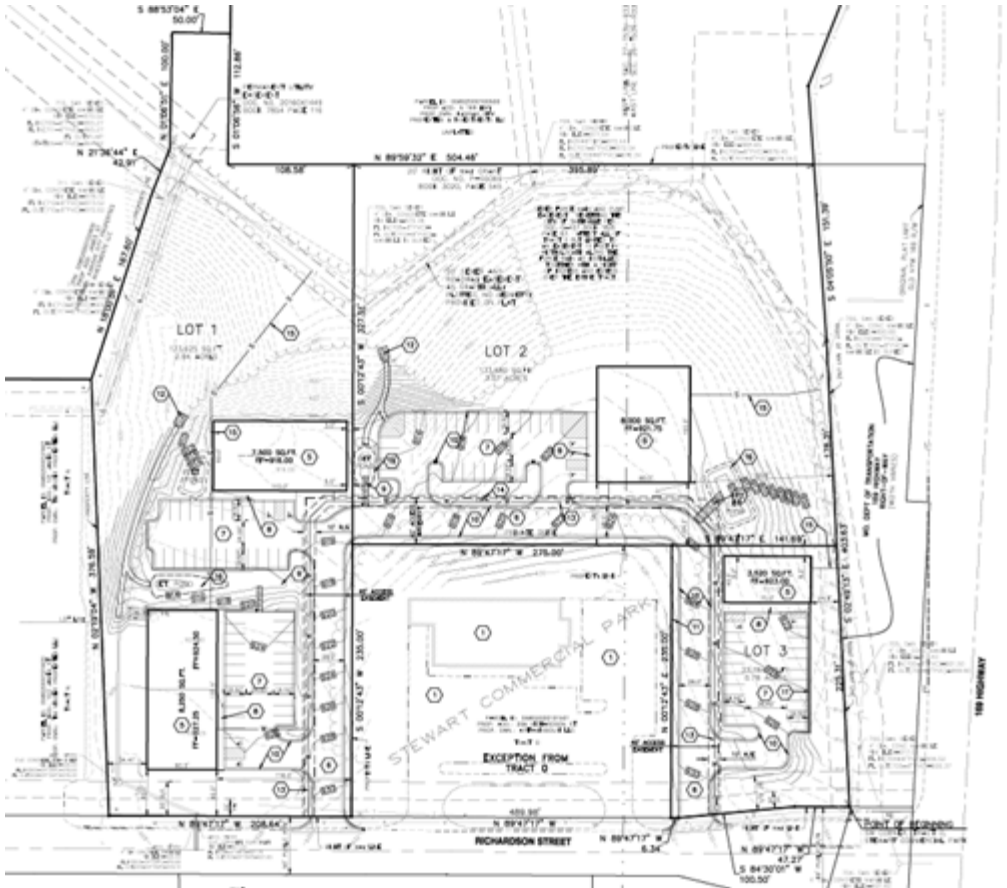
September 23, 2021

Letters to Property Owners w/in 185':

September 27, 2021

#### GENERAL DESCRIPTION:

The property is currently Tract O, Stewart Commercial Park subdivision (excluding Post Office Lot). This Final Plat is the same as the Conceptual Plan document previously discussed. Approval of this plat is conditional to that plan approval due to the lot size and frontage variations. This development was submitted with both stormwater and Traffic studies to address the impact of both upon the area.



# GUIDELINES FOR REVIEW – SINGLE PHASE SUBDIVISION FINAL PLATS See 425.285.A.4

The Planning Commission shall consider the following criteria in making a recommendation on the plat:

- a. The plat conforms to these regulations and the applicable provisions of the Zoning Ordinance and other land use regulations. ***Yes, the layout complies with zoning and subdivision requirements.***
- b. The plat represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan. ***The Development pattern is similar to the existing zoning on the property.***
- c. The development shall be laid out in such a way as to result in:
  - (1) Good natural surface drainage to a storm sewer or a natural watercourse. ***The property is to be graded around the existing post office lot to provide sufficient flat lots for the proposed buildings, as well as an access road and detention areas are laid out to protect both the natural look of the lot, but also the drainage area on the north portions of lots 1 and 2.***
  - (2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth. ***Again, grading of the***

*development is limited to the high ground surrounding the post office building and leaves intact the drainage areas to the north.*

(3) A good grade relationship with the abutting streets, preferably somewhat above the street. *Each lot will have access through the development in accordance with an approved Conceptual Plan using a private drive throughout.*

(4) Adequate lot width for the type or size of dwellings contemplated, including adequate side yards for light, air, access and privacy. *NA.*

(5) Adequate lot depth for outdoor living space. *N/A.*

(6) Generally regular lot shapes, avoiding acute angles. *Yes.*

(7) Adequate building lots that avoid excessive grading, footings or foundation walls. *Yes.*

d. The plat contains lot and land subdivision layout that is consistent with good land planning and site engineering design principles. *Yes.*

e. The location, spacing and design of proposed streets, curb cuts and intersections are consistent with good traffic engineering design principles. *There are no new public roadways considered, but improvements to 169 and Richardson will be partially funded by this development in accordance with its' impact on the intersection. (The intersection already meets the MODOT warrants for a traffic light).*

f. The plat is served or will be served at the time of development with all necessary public utilities and facilities, including, but not limited to, water, sewer, gas, electric and telephone service, schools, parks, recreation and open space and libraries. *Yes, the development will be installing waterlines for the developments' use, and each lot will be able to connect to the existing gravity sewer that surrounds the development to the east and north.*

g. The plat shall comply with the stormwater regulations of the City and all applicable storm drainage and floodplain regulations to ensure the public health and safety of future residents of the subdivision and upstream and downstream properties and residents. The Commission shall expressly find that the amount of off-site stormwater runoff after development will be no greater than the amount of off-site stormwater runoff before development. *The proposed development meets this standard.*

h. Each lot in the plat of a residential development has adequate and safe access to/from a local street. *N/A*

i. The plat is located in an area of the City that is appropriate for current development activity; it will not contribute to sprawl nor to the need for inefficient extensions and expansions of public facilities, utilities and services. *Yes.*

j. If located in an area proposed for annexation to the City, the area has been annexed prior to, or will be annexed simultaneously with plat approval. *Annexed.*

k. The applicant agrees to dedicate land, right-of-way and easements, as may be determined to be needed, to effectuate the purposes of these regulations and the standards and requirements incorporated herein. ***Yes, the plat includes the required dedications.***

l. All applicable submission requirements have been satisfied in a timely manner. ***Yes.***

m. The applicant agrees to provide additional improvements, which may include any necessary upgrades to adjacent or nearby existing roads and other facilities to current standards and shall include dedication of adequate rights-of-way to meet the needs of the City's transportation plans. **The development will be responsible for a portion of the cost to install a traffic light at 169 an Richardson, and will be required to install sidewalks from 169 sidewalks continuously through this development.**

STAFF RECOMMENDATION:

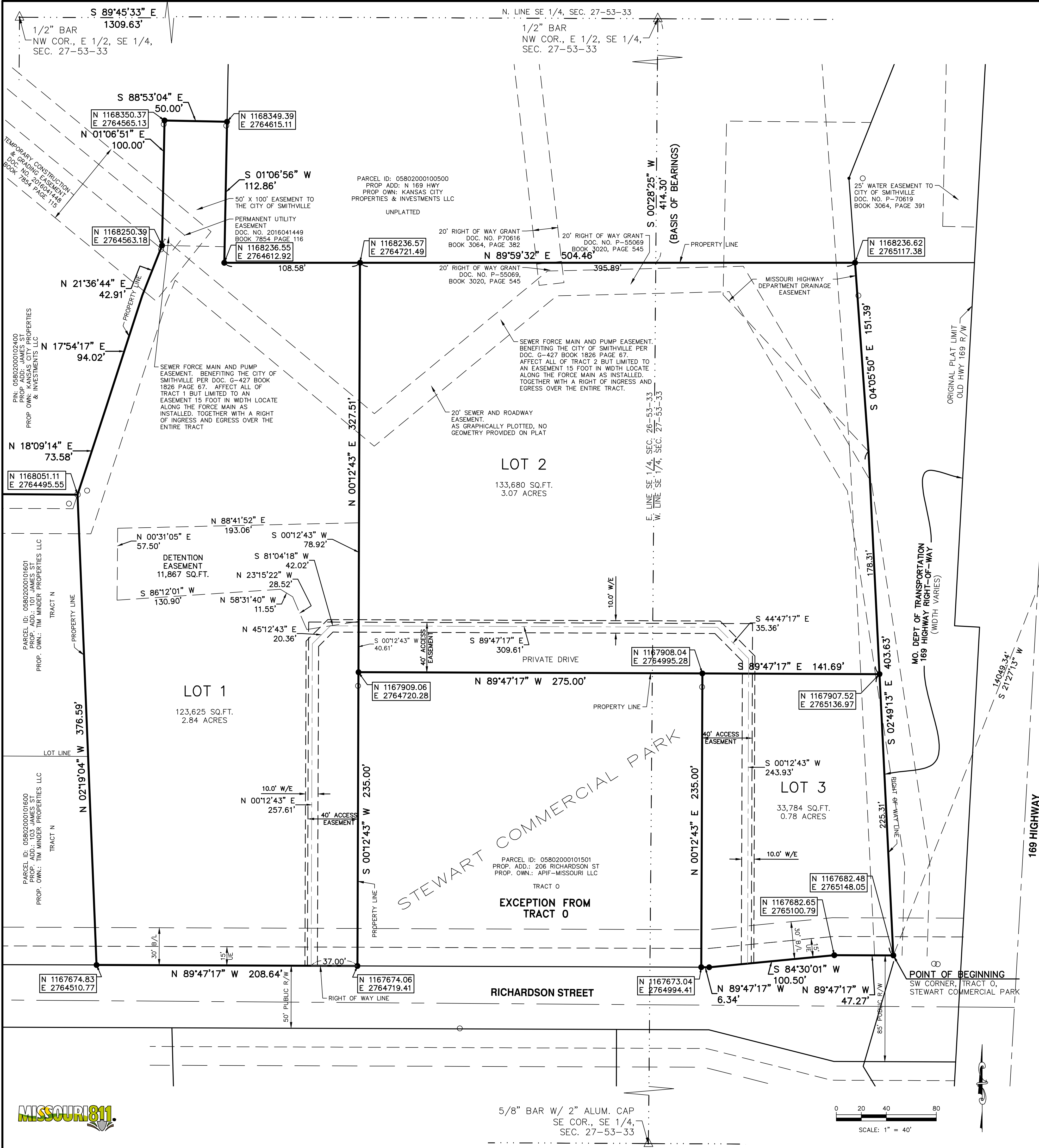
Staff recommends APPROVAL of the proposed Final Plat based upon adherence to the conditions contained in this report.

Respectfully Submitted,

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Director of Development





FINAL PLAT OF  
**RICHARDSON STREET PLAZA**  
A REPLAT OF A PART OF TRACT O, "STEWART COMMERCIAL PARK,"  
SMITHVILLE, CLAY COUNTY, MISSOURI  
NE ¼, SEC. 27 – T53N – R33W & NW ¼, SEC. 26 – T53N – R33W

**PROPERTY DESCRIPTION:**  
ALL OF TRACT O, STEWART COMMERCIAL PARK, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI.

EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT O, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF RICHARDSON STREET; THENCE SOUTH 89 DEGREES 57 MINUTES 57 SECONDS EAST SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 208.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 03 SECONDS EAST, A DISTANCE OF 235.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 57 SECONDS EAST A DISTANCE OF 275.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS WEST A DISTANCE OF 235.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID RICHARDSON STREET, THENCE NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PART CONDEMNED BY THE STATE OF MISSOURI, EX REL, MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION UNDER CASE NO. CV100-19490 FOR ADDITIONAL RIGHT OF WAY FOR U.S. ROUTE 169 AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF CLAY COUNTY, MISSOURI ON MAY 19, 2000, AS DOCUMENT NO. Q00178, IN BOOK 3152 AT PAGE 579 AND THE REPORT OF COMMISSIONERS RECORDED JULY 5, 2000 AS DOCUMENT NO. Q06221, IN BOOK 3172 AT PAGE 85 AND THE CORRECTED REPORT OF COMMISSIONERS RECORDED JULY 20, 2000, AS DOCUMENT NO. Q08233, IN BOOK 3177 AT PAGE 907.

**PLAT DEDICATIONS:**  
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREINAFTER BE KNOWN AS:

**RICHARDSON STREET PLAZA**

IN TESTIMONY WHEREOF, SHANE CREESE, \_\_\_\_\_ OF KANSAS CITY PROPERTIES AND INVESTMENTS, LLC, HAS CAUSED THESE PRESENTS

TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
SHANE CREESE, \_\_\_\_\_

STATE OF \_\_\_\_\_ SS.  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME \_\_\_\_\_ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**PLANNING COMMISSION:**  
THE FINAL PLAT OF **RICHARDSON STREET PLAZA** SUBDIVISION WAS SUBMITTED TO AND APPROVED BY THE SMITHVILLE PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN SECRETARY

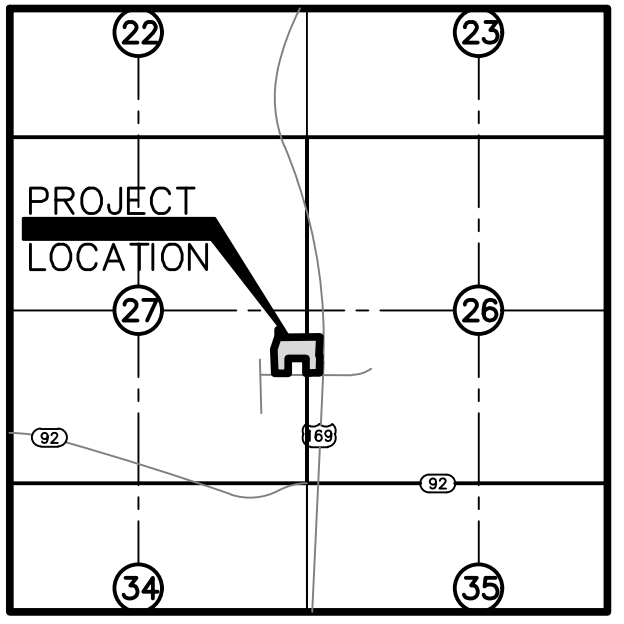
THIS FINAL PLAT APPROVED \_\_\_\_\_ BY THE BOARD OF ALDERMEN OF SMITHVILLE, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_, CITY CLERK

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
COUNTY RECORDER



**BASIS OF BEARINGS:**  
SOUTH 00°28'25" WEST ALONG THE WEST LINE OF SECTION 27 – TOWNSHIP 53 NORTH – RANGE 33 WEST, AS DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS USING MODOT VRS, 2012 GEOD, AND REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83).

**EASEMENT DEDICATION:**  
EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, AS UTILITY EASEMENT RIGHT-OF-WAY WHICH ARE SHOWN AS LYING BETWEEN THE DASHED LINES IN WIDTH INDICATED AND AS SET FORTH ON THIS PLAT UNLESS OTHERWISE NOTED, AND SIDE EASEMENTS MAY BE EMPLOYED FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, AND ALL OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED U/E.

**DEVELOPER**

KANSAS CITY PROPERTIES & INVESTMENTS, LLC  
P.O. BOX 475  
SMITHVILLE, MO. 64089  
CONTACT: SHANE CREESE  
PHONE: 816-719-9327  
E-MAIL: SHANE@KCSINC.COM

**PREPARED BY**

KAW VALLEY ENGINEERING  
8040 N. OAK TRAFFICWAY  
CONTACT: PHILLIP J. SCHNITZ  
PHONE: 816-468-5858  
E-MAIL: SCHNITZ@KVENG.COM

**STREET DEDICATION:**  
STREETS ARE SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO AND FOR PUBLIC USE ARE HEREBY DEDICATED. KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE PROPERTY AS ABOVE SET FORTH IN THE LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, EASEMENTS, LANES, DRIVES, COURTS, STREETS AND AVENUES. THE SAME TO BE KNOWN AS RICHARDSON STREET PLAZA, AN ADDITION TO THE CITY OF SMITHVILLE, CLAY COUNTY MISSOURI, THE LANES, DRIVES, COURTS, STREETS AND AVENUES ARE HEREBY DEDICATED TO AND FOR THE USE OF PUBLIC, AND EASEMENTS AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED TO THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING ALL PUBLIC UTILITIES.

**LEGEND**

- MONUMENT FOUND
- MONUMENT SET W/ LS214F CAP
- CONTROL STATION
- R/W RIGHT OF WAY
- B/L BUILDING SETBACK
- U/E UTILITY EASEMENT
- W/E WATERLINE EASEMENT
- (M) MEASURED
- (D) DEEDED
- (P) PLATTED
- EASEMENT LINE
- PROPERTY LINE

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAT OF RICHARDSON STREET PLAZA IS HEREBY A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**RECORDER OF DEEDS:**

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
COUNTY RECORDER

PHILLIP JAMES SCHNITZ  
PLS-2014020715  
schnitz@kveng.com

**KAW VALLEY ENGINEERING**

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KANSAS CITY, MO. 64118  
PH. (816) 468-5858  
kc@kveng.com | www.kveng.com

PROJECT: **RICHARDSON STREET PLAZA**  
**RICHARDSON STREET**  
**SMITHVILLE, MO.**

PREPARED FOR: **KANSAS CITY PROPERTIES AND INVESTMENTS, LLC.**  
**13560 MOUNT OLIVET ROAD**  
**SMITHVILLE, MO. 64089**

MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/25

PROJECT NO. **821D4223**  
DRAWN BY **JAD**  
CHECKED BY  
SPN **4223FF**  
SHEET **1 OF 1**