



## Board of Aldermen Request for Action

**MEETING DATE:** 7/15/2025

**DEPARTMENT:** Development

**AGENDA ITEM:** Resolution 1486, Site Plan Approval – 1501 South 169 Highway

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### REQUESTED BOARD ACTION

A motion to approve Resolution 1486, authorizing the site plan approval for remodeling 1501 South 169 Highway.

### SUMMARY

The applicant submitted a site plan application for demolishing the front portions of the buildings at the site to install a new façade and a significantly larger parking lot to accommodate a new retail center. This facility is in full compliance with the site plan review ordinance.

After review at the July 8, 2025, Planning Commission meeting, the Commission recommended approval of the site plan as described in the Staff Report.

### PREVIOUS ACTION

This property was just approved for a CID.

### POLICY ISSUE

Complies with Codes.

### FINANCIAL CONSIDERATIONS

No out-of-pocket expenses are anticipated.

### ATTACHMENTS

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

- ☐ Contract
- ☒ [Plans](#)
- ☐ Minutes

## **RESOLUTION 1486**

### **A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR REMODELING 1501 SOUTH 169 HIGHWAY**

**WHEREAS**, the applicant submitted plans for demolition of portions of the property, installing a new façade and increasing parking for a new retail center at 1501 South 169 Highway; and

**WHEREAS**, the Planning Commission reviewed the submittal concerning the layout, building materials and colors at its July 8, 2025, meeting; and

**WHEREAS**, the Planning Commission recommends approval of the site plan at 1501 South 169 Highway as provided in the submitted documents.

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

**THAT THE SITE PLAN APPLICATION FOR A REMODELED RETAIL  
CENTER AT 1501 SOUTH 169 HIGHWAY IS HEREBY APPROVED.**

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 15<sup>th</sup> day of July 2025.

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Damien Boley, Mayor

ATTEST:

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Linda Drummond, City Clerk



STAFF REPORT  
July 3, 2025  
Site Plan Review of Parcel Id # 05-913-00-01-021.00

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Application for a Site Plan Approval

Code Sections:

400.390 – 400.440

Site Plan Approval

Property Information:

Address:

1501 S. 169 Hwy

Owner:

Kansas City Properties &  
Investments, LLC

Current Zoning:

B-3

Application Date:

June 2, 2025

GENERAL DESCRIPTION:

Application to approve a site plan for a new front façade at 1501 S. 169 (formerly Kay Furniture) and parking lot. The front building additions on the lot will be demolished, leaving the remaining buildings (29,300 ft<sup>2</sup>) for retail/commercial uses. The opened area from the building demolition will be converted into expanded parking, with a total parking capacity of 126 spaces.

Section 400.410 Standard of Review

1. The extent to which the proposal conforms to these regulations.

*Meets the site plan standards for renovations.*

2. The extent to which the development would be compatible with the surrounding area.

*The area is currently various retail outlets on either side, with industrial park on the west side of 169. The proposal will substantially update the look of the buildings, with a significant setback from the highway occurring.*

3. The extent to which the proposal conforms to the provisions of the City's subdivision regulations concerning the design and layout of the development, as well as water system, sewer system, stormwater protection and street improvements.

*The project is a remodel of an existing facility, but it has sufficient utilities available on site to address any utility upgrades needed, as well as it will reduce the overall impervious area on the lot with parking lot islands.*

4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan.

*Complies with the reduced requirements associated with a new front façade treatment. Changes to the sides and rear of the building are not impacted with change requirements.*

5. The extent to which the proposal conforms to the adopted engineering standards of the City.

*The layout increases the available parking for the intended possible uses, moves the front façade of the building further away from the highway and substantially upgrades the façade treatments and materials.*

6. The extent to which the locations of streets, paths, walkways and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.

*Complies by using the two existing entrances and installing additional parking lot islands for both landscaping and improving on-site traffic flow.*

7. The extent to which the buildings, structures, walkways, roads, driveways, open space and parking areas have been located to achieve the following objectives:

a. Preserve existing off-site views and create desirable on-site views;

*No changes to the views, except moving the front façade some 175 feet further into the site.*

b. Conserve natural resources and amenities available on the site;

*The site is currently a vacant 65,000 ft<sup>2</sup> former furniture store and later an overstock sales business. No changes to natural resources and amenities will be expected other than landscaping in the parking lot island to be created.*

c. Minimize any adverse flood impact;

*Project slightly reduces the existing impervious areas, which lessens the overall runoff from the site that experiences no issues today.*

d. Ensure that proposed structures are located on suitable soils;  
*The project includes no new structures.*

e. Minimize any adverse environmental impact; and  
*No adverse environmental impact is known.*

f. Minimize any present or future cost to the municipality and private providers of utilities in order to adequately provide public utility services to the site.

*All utilities are available on site.*

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan with the condition that the landscape plan be submitted that meets the plants and counts as required for the front façade area of the buildings only.

Respectfully Submitted,

S/Jack Hendrix/S  
Director of Development



