



Board of Aldermen Request for Action

MEETING DATE: 7/15/2025

DEPARTMENT: Development

AGENDA ITEM: Resolution 1487, Site Plan Approval – 14991 North Industrial Drive

REQUESTED BOARD ACTION

A motion to approve Resolution 1487, authorizing site plan approval for construction of a spec building at 14991 North Industrial Drive.

SUMMARY

The applicant submitted a site plan application for construction of a new 12,600 ft² office and warehouse building for two future tenants. 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 previously approved for a site plan that never came to fruition.

POLICY ISSUE

Complies with Codes.

FINANCIAL CONSIDERATIONS

No out-of-pocket expenses are anticipated.

ATTACHMENTS

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

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

RESOLUTION 1487

A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR CONSTRUCTION OF A SPEC BUILDING AT 14991 NORTH INDUSTRIAL DRIVE

WHEREAS, the applicant submitted plans for construction of a new 12,600 ft² office and warehouse space at 14991 North Industrial Drive; 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 14991 North Industrial Drive 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 NEW OFFICE AND
WAREHOUSE AT 14991 NORTH INDUSTRIAL DRIVE IS HEREBY
APPROVED.**

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

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



STAFF REPORT
July 3, 2025
Site Plan Review of Parcel Id's # 05-816-00-03-007.00

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 14991 N. Industrial Dr.
Owner: First Park Lot 15 LLC
Current Zoning: I-1

Application Date: June 13, 2025

GENERAL DESCRIPTION:

Application to approve a site plan for Bill Mann at 14991 N. Industrial Dr. (Lot 15, First Park) for a 12,632 ft² office and warehouse building for two tenants.

Section 400.410 Standard of Review

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

The project area is within the I-1 district, and this warehouse/office conforms.

1. Building Materials.

Any material allowed in Section 400.45A.2.a. may be used in the "I-1" District for construction of a new building, and any additional materials, including prohibited materials, may be used if presented in an overall development proposal that does not negatively impact property values in the area.

*Exterior façades include stucco look metal panels on the front, above a synthetic stone wainscoting. The front façade has two garage doors, one for each tenant and the ingress/egress doors are included within a 4' deep, one-story projection. **The intended color scheme is***

2. Building Color.

a. Color schemes shall strive to tie building elements together, highlight significant architectural details consistent with original usages and generally enhance the historic nature of the area.

The mix of colors used tie elements together and are of general earth tones with color changes to highlight the bottom/top of the building and give it a human scale. The horizontal and vertical articulations with varying color and materials also tie the entire project into one overall look.

*b. All roof penetrations, building projections and building equipment shall match or complement the permanent color of the building, or be otherwise shielded from view from the public right-of-way. **Complies by shielding or color matching.***

3. Building Massing And Facade Treatment.

All new construction shall be designed to enhance the look of the district and should, to the extent practicable, conform to the intent of the overall district.

Building design is sufficiently matching to the other buildings in the district with the front projection, similar in scale to the much larger medical marijuana plant to the west.

4. Site Layout Principles.

1. New buildings constructed in this district should, to the extent practicable, match the setbacks of the adjacent structures from the existing right-of-way, but in no event shall any primary entrance door open directly into the path of the public right-of-way. Any remodel or addition to an existing structure shall make changes to recess any primary entrance into the building so as to not obstruct any public right-of-way when opened.

The building is situated on one parcel and there are no adjacent buildings in this new phase of development. The only buildings nearby

are the aforementioned Medical Marijuana plant and the Architectural products facility that is now under construction.

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

The building would be compatible with the surrounding area with both warehouse and office space.

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 development is new and the proposal does not negatively impact any of the utilities or other infrastructure.

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

The proposal complies.

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

The building layout complies, and the building permitting process will conform the actual construction to city standards.

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.

The access paths and driveways are designed to minimize adverse traffic impacts.

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;

The property is vacant ground, as is most of the surrounding area with no specific views to enhance or detract from, but the landscaping enhances the view.

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

There were no existing natural resources to conserve.

c. Minimize any adverse flood impact;

The development was subject to engineering review and the subject lot is accounted for in the development's stormwater detention.

d. Ensure that proposed structures are located on suitable soils;

The project is located on newly cleared and created development lots. Any adjustments to the soils that may become necessary will be part of the building's construction plans.

e. Minimize any adverse environmental impact;

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.

No impact is evident.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan.

Respectfully Submitted,

/s/

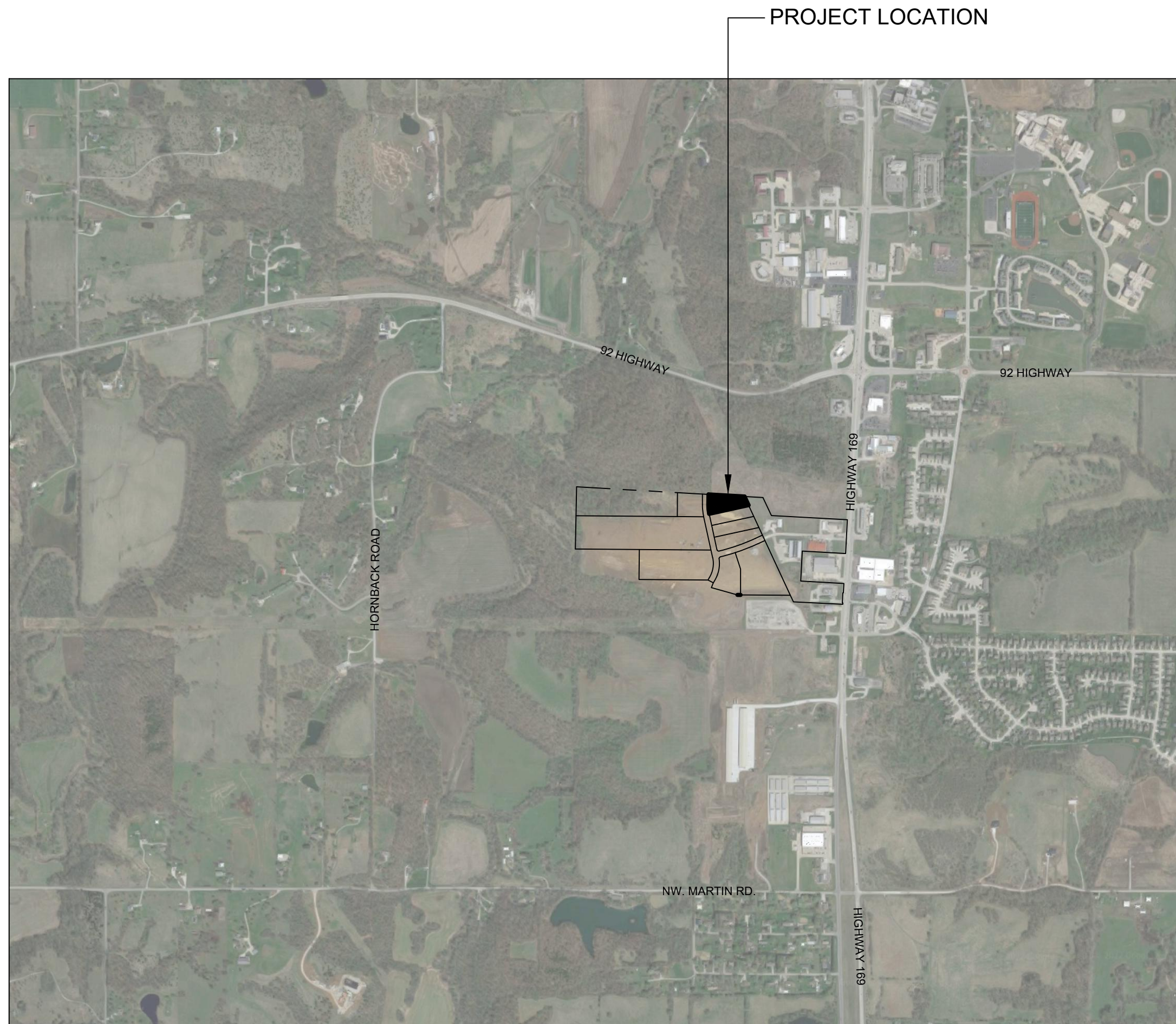
Director of Development

CLAY COUNTY
SMITHVILLE, MISSOURI
SEC. 34-T53N-R33W
DISTURBED AREA = 0.62 AC.

1	COVER SHEET
2	SITE PLAN
3	UTILITY SERVICE PLAN
4	GRADING PLAN
5	PAVING PLAN
6	EROSION PLAN
7	CIVIL DETAILS

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS CONTAINED WITHIN THE CITY OF SMITHVILLE, MISSOURI.
2. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
4. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
7. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND CITY.
8. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON PLANS.
9. THE CONTRACTOR SHALL GRADE AREAS TO PROVIDE POSITIVE DRAINAGE.
10. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE VERTICAL IN 3 FEET HORIZONTAL.
11. THE EROSION CONTROL PLAN HAS BEEN PLACED IN THE CITY'S FILE FOR THE PROJECT. THE PLAN APPEARS TO FULFILL THE MISSOURI DEPARTMENT OF NATURAL RESOURCES TECHNICAL CRITERIA AND THE CRITERIA FOR EROSION CONTROL MEASURES MAY BE NEEDED IF UNFORESEEN EROSION PROBLEMS ARISE OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE LAND OWNER UNTIL SUCH TIME AS IS PROPERLY COMPLETED. MODIFIED OR VOIDED.
12. NO GRADING WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY IS ALLOWED UNDER THE LAND DISTURBANCE PERMIT.
13. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED.

NOT TO SCALE

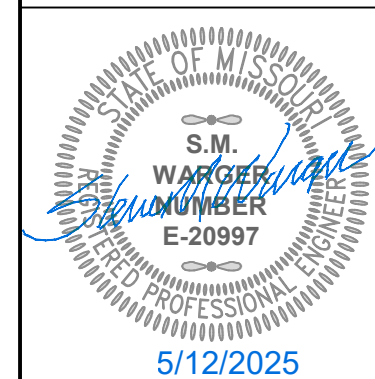


FEMA FLOOD CLASSIFICATION
THE EXISTING SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOOD PLAIN. THIS AREA LIES IN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAP, FIRM 29047C0102E MAP REVISED AUGUST 3, 2015 FOR CLAY COUNTY, MISSOURI, AND INCORPORATED AREAS. SEE APPENDIX C FOR A COPY OF THE FIRM. THE FIRM IDENTIFIES ZONE X AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

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**LOT 15, FIRST PARK
2ND PLAT**
SITE DEVELOPMENT PLANS
COVER SHEET

ENGINEER'S SEAL



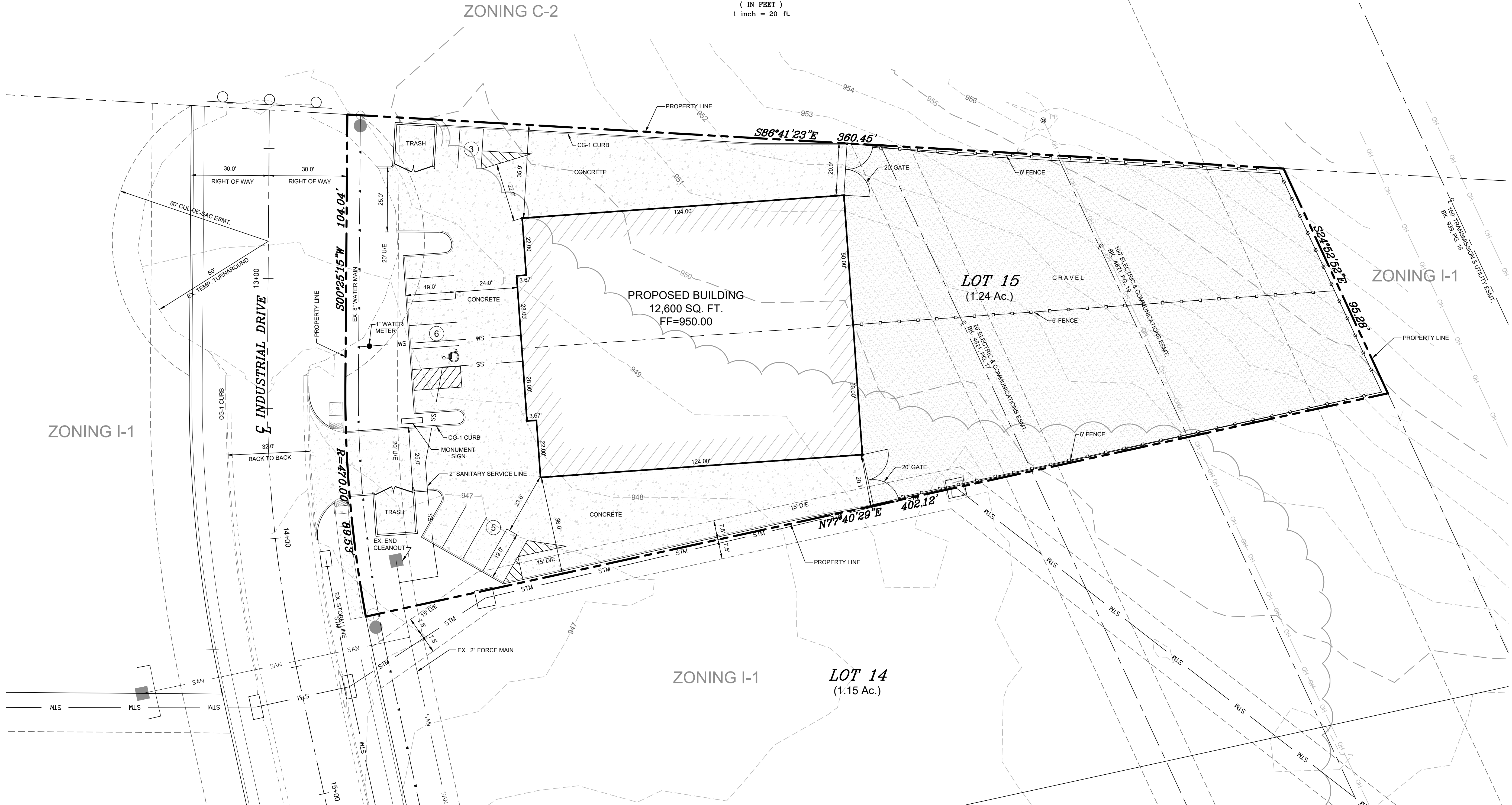
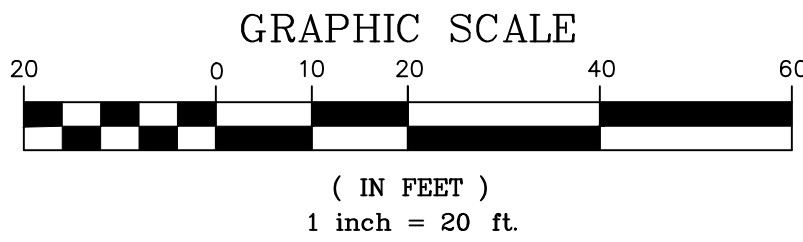
R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com

FOR
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
WILLIAM T. MANN TRUST
SEC. - TWP. - RGE.
34 - 53 - 33
COUNTY
CLAY
PLAN DATE
CHECKED BY
DECEMBER 2022
SKW
JOB NO.
L-22289
DRAWN BY
JMR

SHEET NO.
1 OF 7

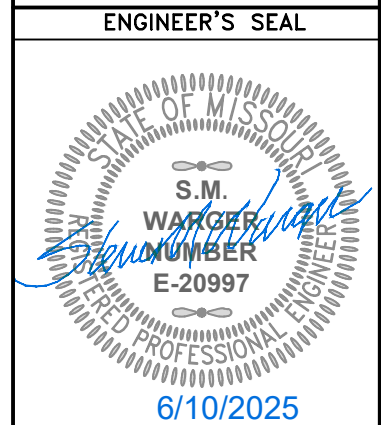
DEVELOPMENT DATA								
LOT	LAND USE	GROSS ACRES	PROPOSED R/W	NET AREA	NUMBER OF FLOORS	GROSS BUILDING FLOOR AREA (SQ. FT.)	PARKING	
							REQUIRED	PROVIDED
15	WAREHOUSE	1.24	N/A	1.24	1	12,600	4	14

NUMBER OF EMPLOYEES = 8



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LOT 15, FIRST PARK
2ND PLAT
SITE DEVELOPMENT PLANS
GENERAL LAYOUT



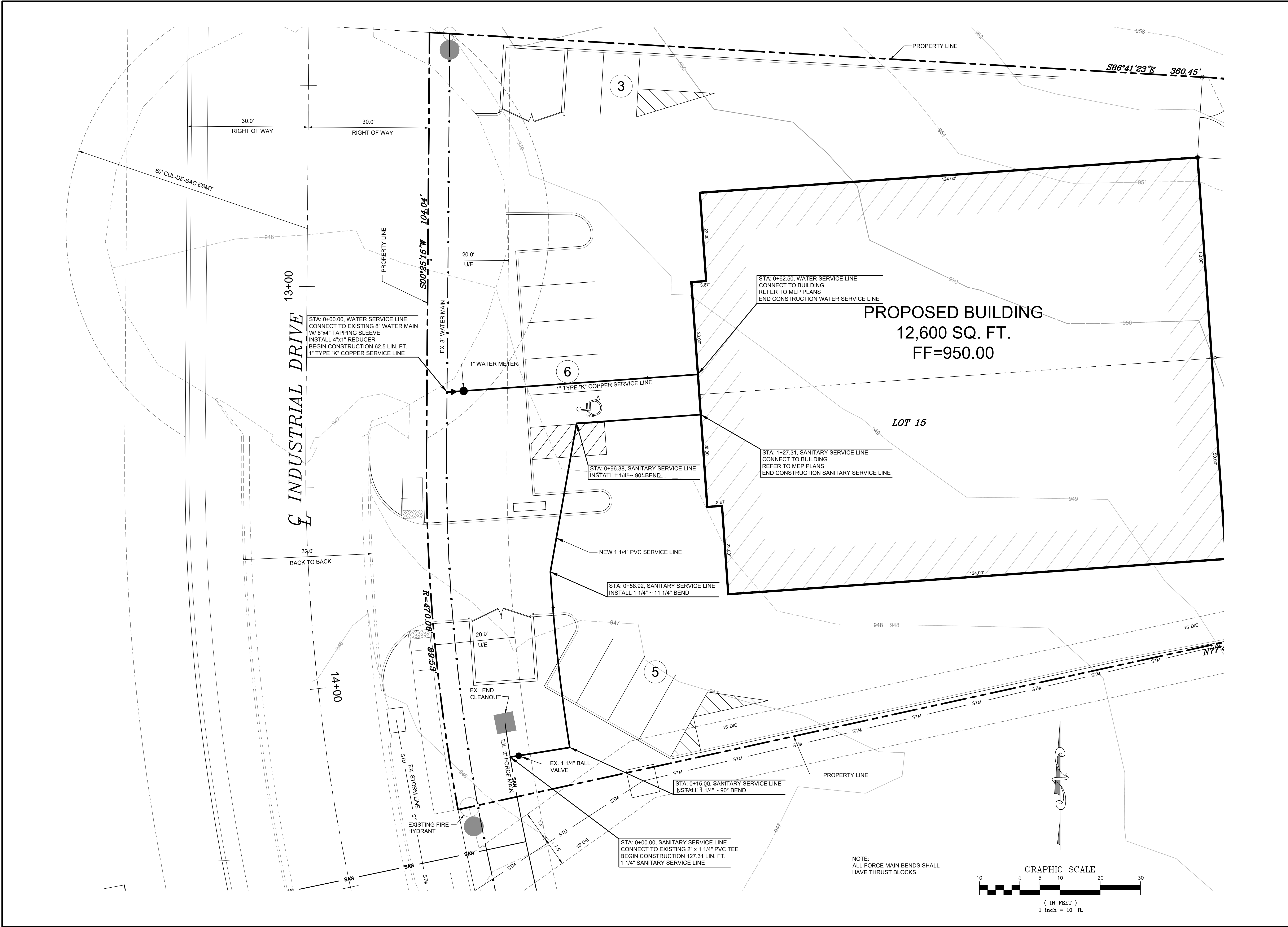
R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR
WILLIAM T. MANN TRUST

SEC-TWP-RGE
S-10-W-10-R-10
PLAN DATE
DEC. 2022

COUNTY
CLATSOP
CHECKED BY
SNAW

JOB NO.
2022-001
DRAWN BY
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LOT 15, FIRST PARK
2ND PLAT
SITE DEVELOPMENT PLANS
UTILITY SERVICE PLAN

ENGINEER'S SEAL

5/12/2025

R.L. Buford & Associates Engineering, LLC

LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS

R.L. BUFORD & ASSOCIATES, LLC

1000 N. 10TH ST., SUITE 200

P.O. BOX 14089, PARKVILLE, MO. 64152

(816) 741-6152

FOR

WILLIAM T. MANN TRUST

SEC-TWP-RGE

SEC-TWP-RGE

PLAN DATE

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DEC. 2022

SMW

JOB NO.

2022-001

COUNTY

ST. LOUIS

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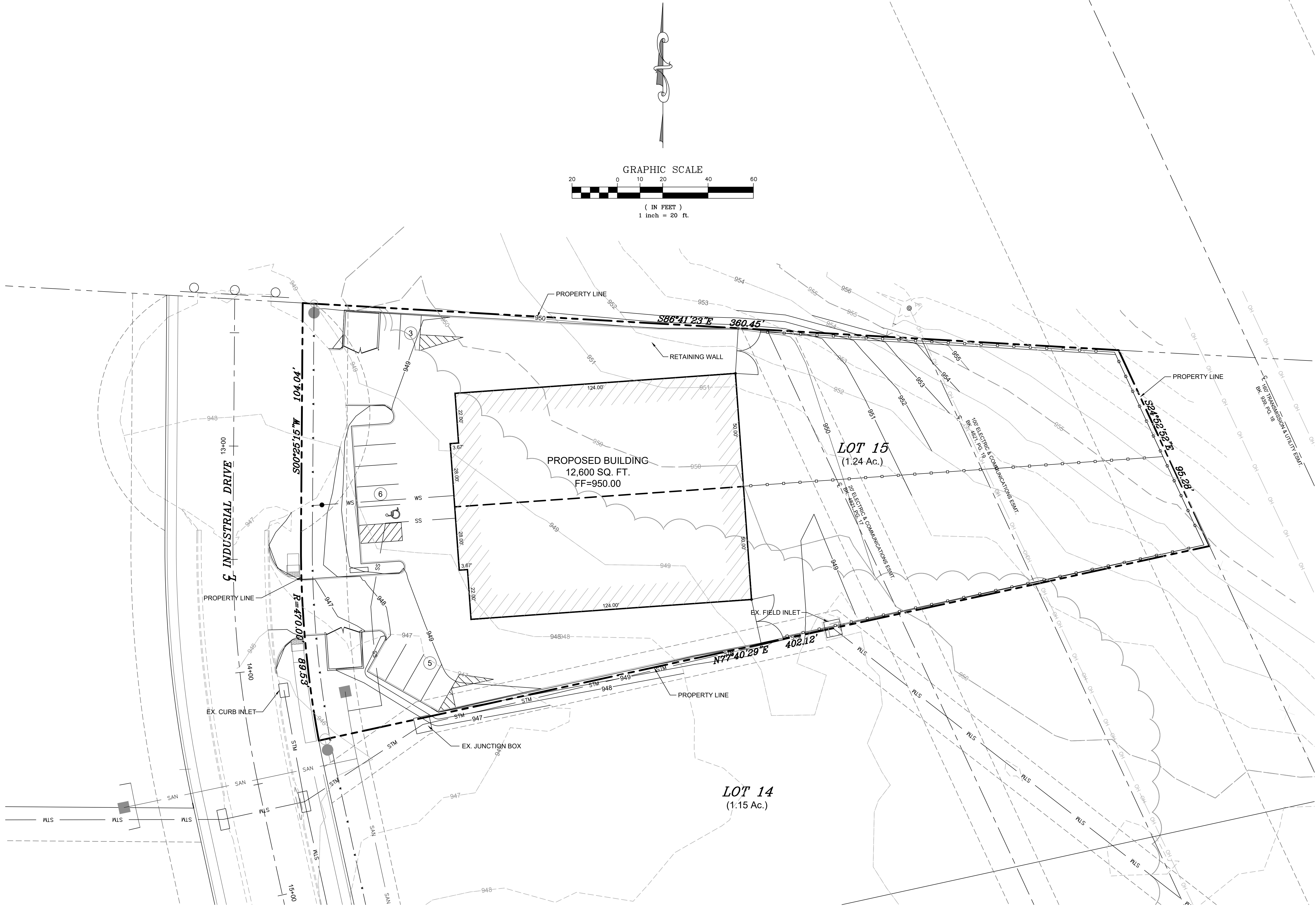
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LOT 15, FIRST PARK
2ND PLAT

SITE DEVELOPMENT PLANS
GRADING PLAN

ENGINEER'S SEAL

STATE OF MISSOURI

S.M. WARDER

REGISTERED PROFESSIONAL ENGINEER

E-20997

5/12/2025

R.L. Buford & Associates Engineering, LLC

LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS

R.L. BUFORD & ASSOCIATES, LLC

1000 N. MAIN STREET, SUITE 200

P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152

FOR

WILLIAM T. MANN TRUST

SEC-TWP-RGE

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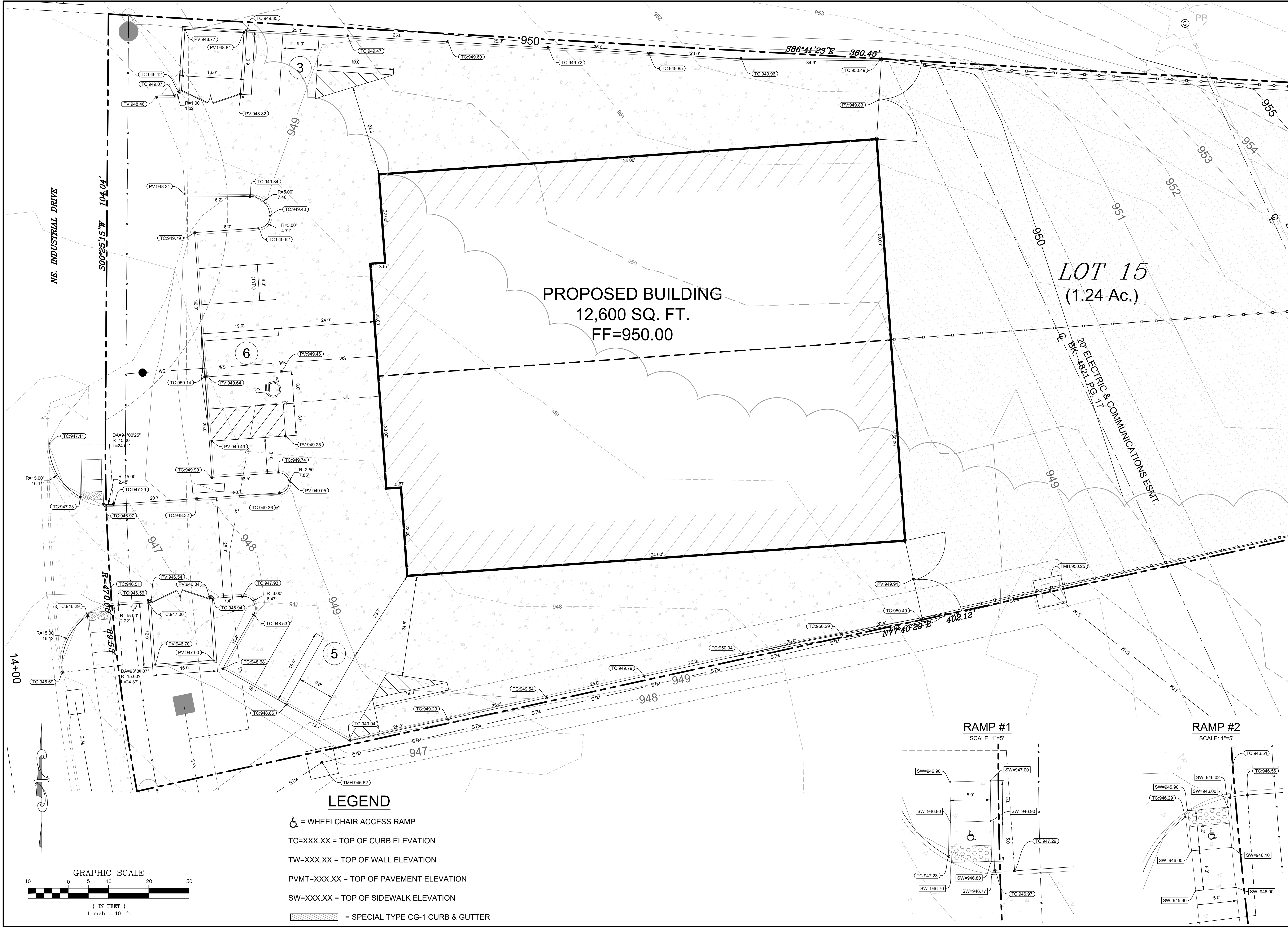
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LOT 15, FIRST PARK
2ND PLAT
SITE DEVELOPMENT PLANS
PAVING PLAN

ENGINEER'S SEAL
STATE OF MISSOURI
S.M. WARDER
Professional Engineer
E-20997
5/12/2025

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
14089 PARKVILLE, MO. 64152 (816) 741-6152

FOR
WILLIAM T. MANN TRUST

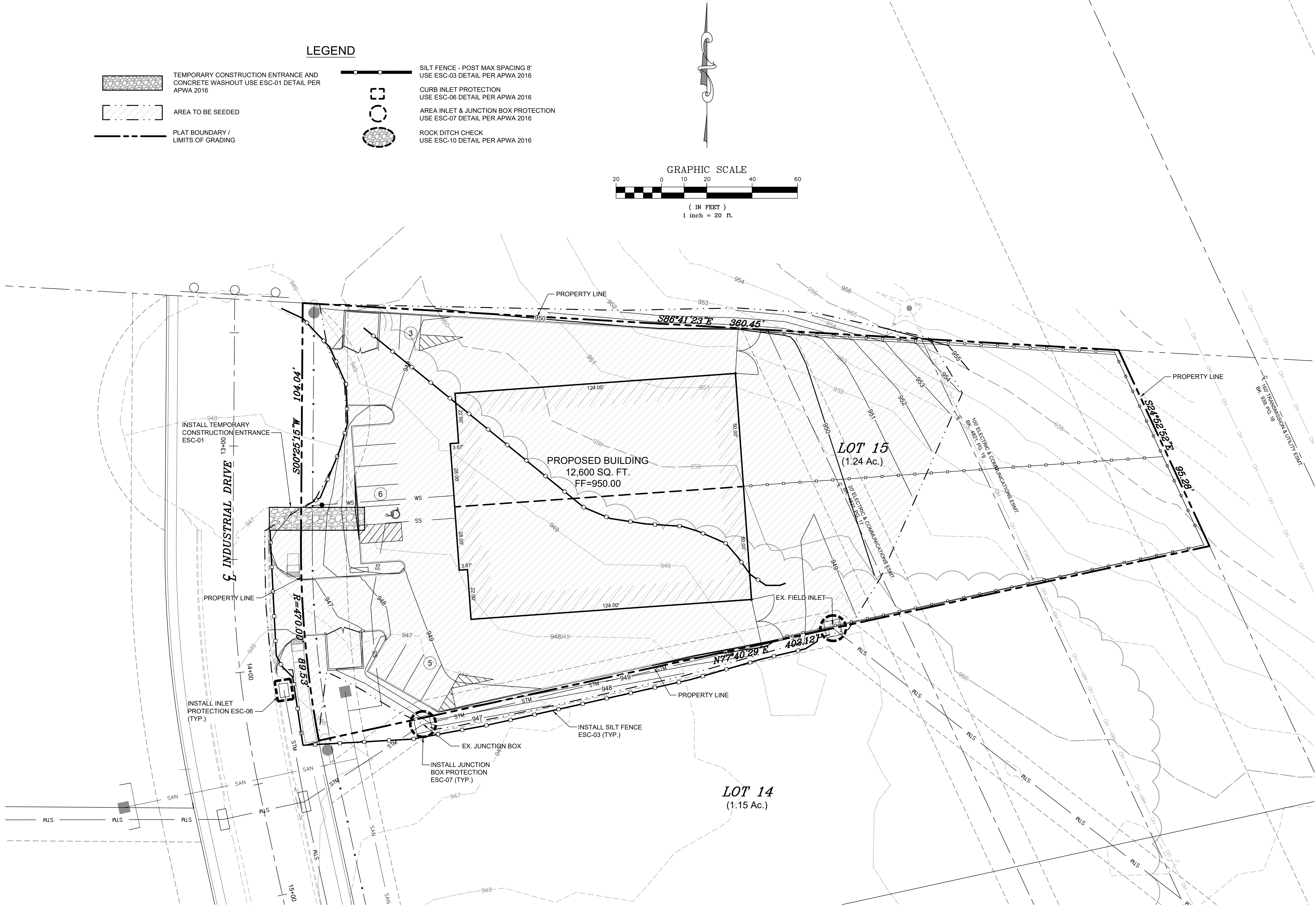
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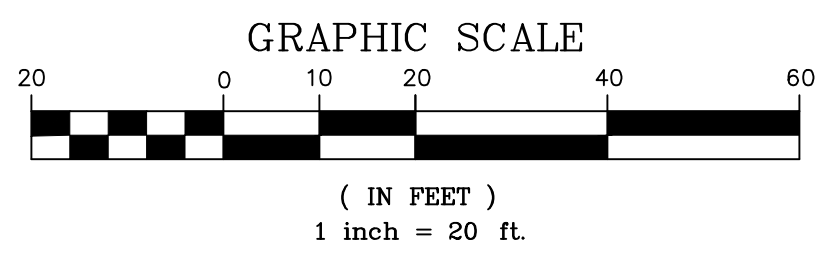
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- LEGEND**
- TEMPORARY CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT USE ESC-01 DETAIL PER APWA 2016
 - AREA TO BE SEEDED
 - PLAT BOUNDARY / LIMITS OF GRADING
 - SILT FENCE - POST MAX SPACING 8' USE ESC-03 DETAIL PER APWA 2016
 - CURB INLET PROTECTION USE ESC-06 DETAIL PER APWA 2016
 - AREA INLET & JUNCTION BOX PROTECTION USE ESC-07 DETAIL PER APWA 2016
 - ROCK DITCH CHECK USE ESC-10 DETAIL PER APWA 2016



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LOT 15, FIRST PARK
2ND PLAT
SITE DEVELOPMENT PLANS
EROSION PLAN

ENGINEER'S SEAL

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152

FOR
WILLIAM T. MANN TRUST

SEC-TWP-RGE

SEC-TWP-RGE

PLAN DATE

COUNTY

CHECKED BY

DATE

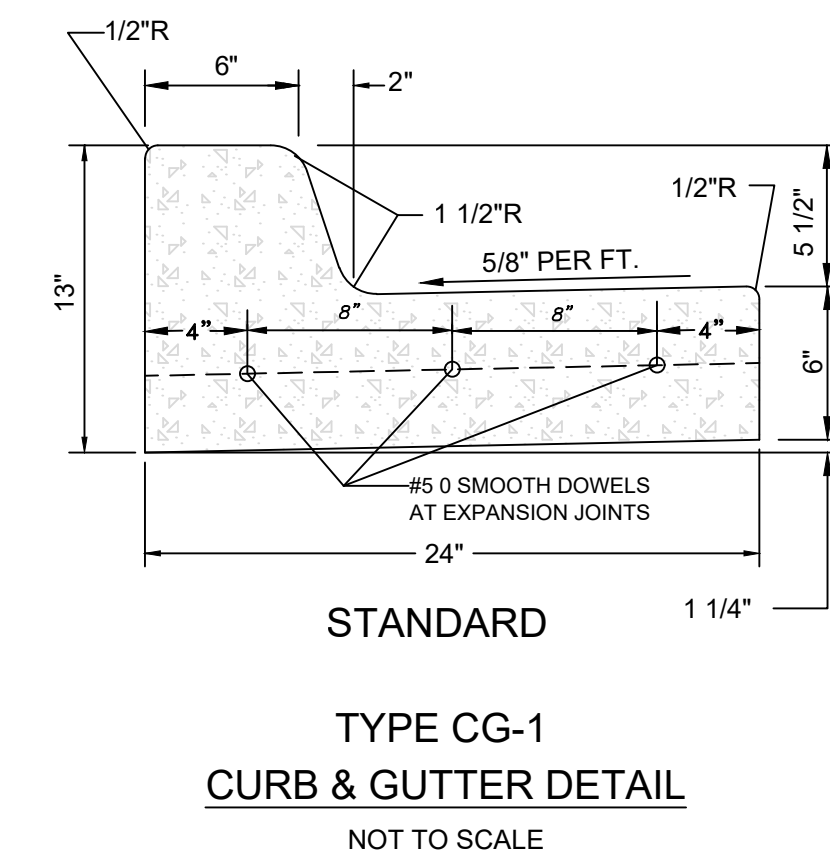
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1. 1/2" Expansion joints with 5/8" dia. x 2" smooth dowels shall be placed at radius points and at 150' intervals. These dowels shall be greased and wrapped on one end with expansion tubes.
2. 1" deep contraction joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb section.
3. Fix dowels with bar supports.
4. Depth of curb shall be a minimum of 8" through the handicap access ramp.
5. Concrete shall be KCMMB 4000 psi durable aggregate mix.

- (A) 6" PORTLAND CEMENT CONCRETE
- 6" SUBGRADE
- (B) COMPACTED TO 95% OF THE
STANDARD PROCTOR MAXIMUM
DRY DENSITY.

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GENERAL NOTES:

EXIT LIGHTS, EMERGENCY LIGHTS, SMOKE DETECTORS, FIRE EXTINGUISHERS AND FIRE DETECTION SYSTEMS TO BE INSTALLED BY CONTRACTORS PER LOCAL CODE.

ALL OUTLETS LOCATED IN WET AREAS SHALL BE GFCI.

1. THE DRAWINGS DESCRIBE THE COMPLETE PROJECT TO BE CONSTRUCTED BUT DO NOT DESCRIBE EVERY DETAIL AND CONDITION. THE GENERAL CONTRACTOR IS REQUIRED TO BE THOROUGHLY FAMILIAR WITH THE PROJECT AND CONTRACT DOCUMENTS AND IS REQUIRED TO NOTE ANY DISCREPANCIES OR OMISSIONS OF STANDARD CONSTRUCTION PRACTICES IN THE DRAWINGS.

2. RESPONSIBILITY OF CONTRACTORS: EACH CONTRACTOR IS RESPONSIBLE FOR ALL THE WORK AS DESCRIBED IN THE PLANS AND IN CONNECTION WITH THE CONTRACT. CONTRACTOR SHALL SPECIFICALLY AND DISTINCTLY ASSUME AND DOES SO ASSUME ALL RISKS FOR DAMAGE OR INJURY FROM WHATEVER CAUSE TO PROPERTY OR PERSONS OR PROPERTY WHEREVER LOCATED, RESULTING FROM ANY ACTION OR OPERATION UNDER THE CONTRACT OR IN CONNECTION WITH HIS WORK. EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR EXECUTION OF A SATISFACTORY AND COMPLETE PIECE OF WORK IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS AND ANY BULLETINS WHICH MAY BE ISSUED DURING THE TIME OF BIDDING.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPLETE SETS OF WORKING DRAWINGS OR ASSUME FULL RESPONSIBILITY FOR COORDINATION.

4. CONTRACTOR SHALL COMPLETE ALL WORK IN A NEAT AND WORKMANLIKE MANNER IN COMPLIANCE WITH ALL STATE, NATIONAL OR LOCAL CODES, AND SECURE ALL NECESSARY PERMITS.

5. THE CONTRACTOR SHALL MAINTAIN THE PREMISIS IN A CLEAN AND ORDERLY FASHION DURING THE ENTIRE CONSTRUCTION PERIOD, REMOVING ALL TRASH AN DEBRIS ON A REGULAR BASIS.

6. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL PERTINENT OPERATION, MAINTENANCE AND WARRANTY INFORMATION AT THE COMPLETION OF THE PROJECT.

7. PROMPTLY AFTER AWARD OF THE CONTRACT, CONTRACTOR MUST PREPARE AND SUBMIT TO THE OWNER ESTIMATED CONSTRUCTION PROGRESS SCHEDULES FOR THE WORK, WITH SUB SCHEDULES OF RELATED ACTIVITIES WHICH ARE ESSENTIAL TO ITS PROGRESS.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BLOCKING OR ANCHOR HARDWARE AS NECESSARY.

9. CONTRACT SHALL NOT BE CONSIDERED TO HAVE BEEN FULLY EXECUTED SATISFACTORILY UNTIL THE FOLLOWING HAS BEEN ESTABLISHED:
A. BUILDING OWNER HAS ACCEPTED CONSTRUCTION AS BEING SATISFACTORY.
B. CITY BUILDING DEPARTMENT HAS ISSUED AN UNQUALIFIED CERTIFICATE OF OCCUPANCY.
C. LIEN RELEASES FROM G.C. & ALL SUB-CONTRACTORS HAS BEEN SUBMITTED TO OWNER.

10. CONTRACTOR SHALL CARRY THE FOLLOWING MINIMUM INSURANCE COVERAGE, AND NAME THE BUILDING OWNER, AND OWNERS ARCHITECT AS CO-INSURED:

GENERAL COMPREHENSIVE LIABILITY:
PERSONAL INJURY \$2,000,000.00 EACH OCCURANCE / AGGREGATE
BODILY INJURY & PROPERTY DAMAGE \$2,000,000.00 EACH OCCURANCE / AGGREGATE

WORKMANS COMPENSATION:
\$1,000,000.00 OR STATUTORY LIMITS, WHICHEVER IS GREATER

ALL PURPOSE BUILDERS RISK:
FULL VALUE OF CONSTRUCTION PROJECT (COVERAGE TO HAVE "EXTENDED COVERAGE" RIDER).

MOTOR VEHICLE LIABILITY INSURANCE IN THE CONTRACTOR'S NAME, INCLUDING OWNED, NON-OWNED, LEASED AND HIRED CAR COVERAGE WITH LIMITS OF NOT LESS THAN \$2,000,000 COMBINED SINGLE LIMIT PER OCCURENCE FOR BODILY INJURY AND PROPERTY DAMAGE.

** PER 2012 IBC 1210: TOILET ROOM FLOORS AND WALLS TO BE SMOOTH, HARD, NON ABSORBENT SURFACE THAT EXTENDS 6" ONTO WALLS WALLS & WITHIN 2 FEET OF TOILET SHALL BE SMOOTH HARD NON ABSORBENT MATERIAL TO A HEIGHT OF 48" HIGH ABOVE FLOOR.

PLANS COMPLY WITH A117.1 2003 ACCESSIBILITY CODE

ALL GLAZING TO COMPLY WITH IBC 2406 AND 2406.3 IN HAZARDOUS LOCATIONS

DRAWING INDEX

William Lee Rhoad AIA -

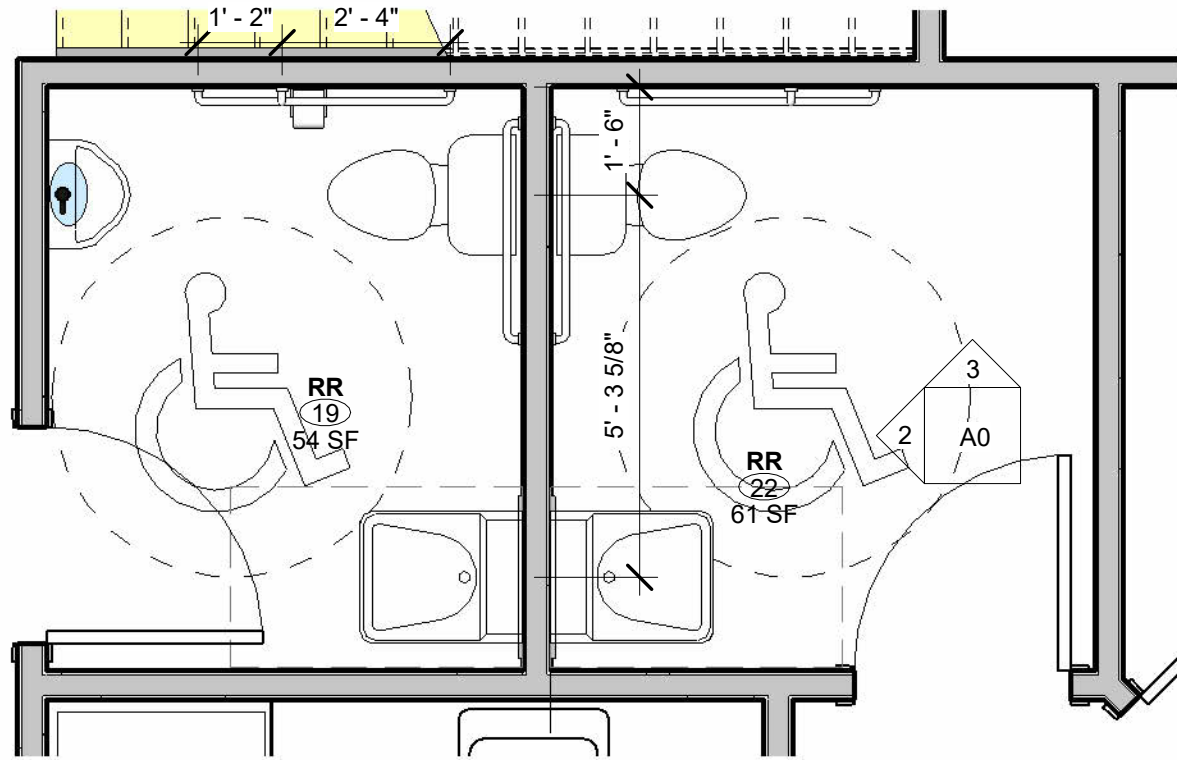
A0 - Master Plan & Door Details
A1 - Floor Plan
A2 - Elevations
A3 - Building Sections
A4 - Wall Sections
S1 - Foundation
E1 - Electrical Plans
P1 - Mechanical / Plumbing Plan
C1 - Grading Plan

CODE REQUIREMENTS

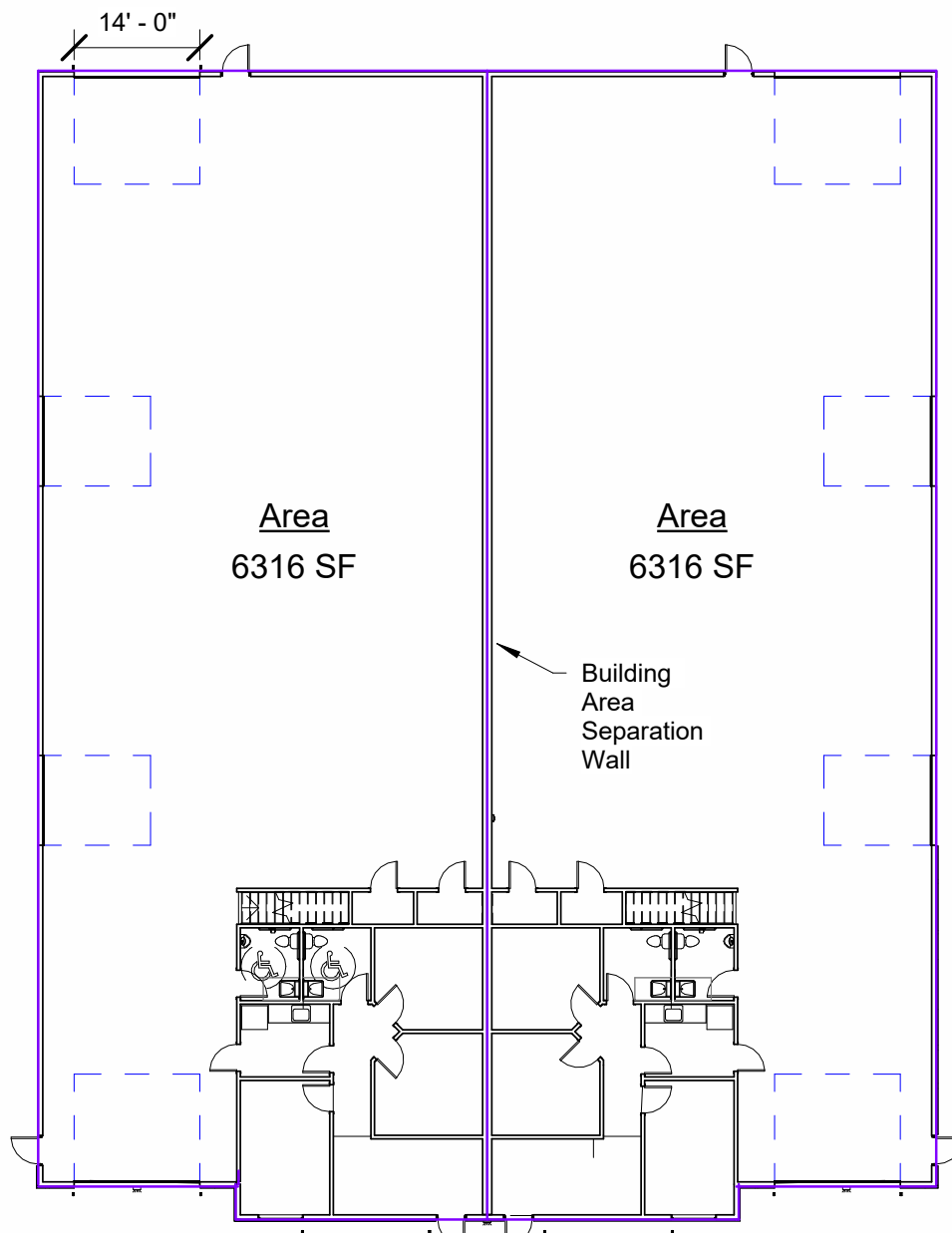
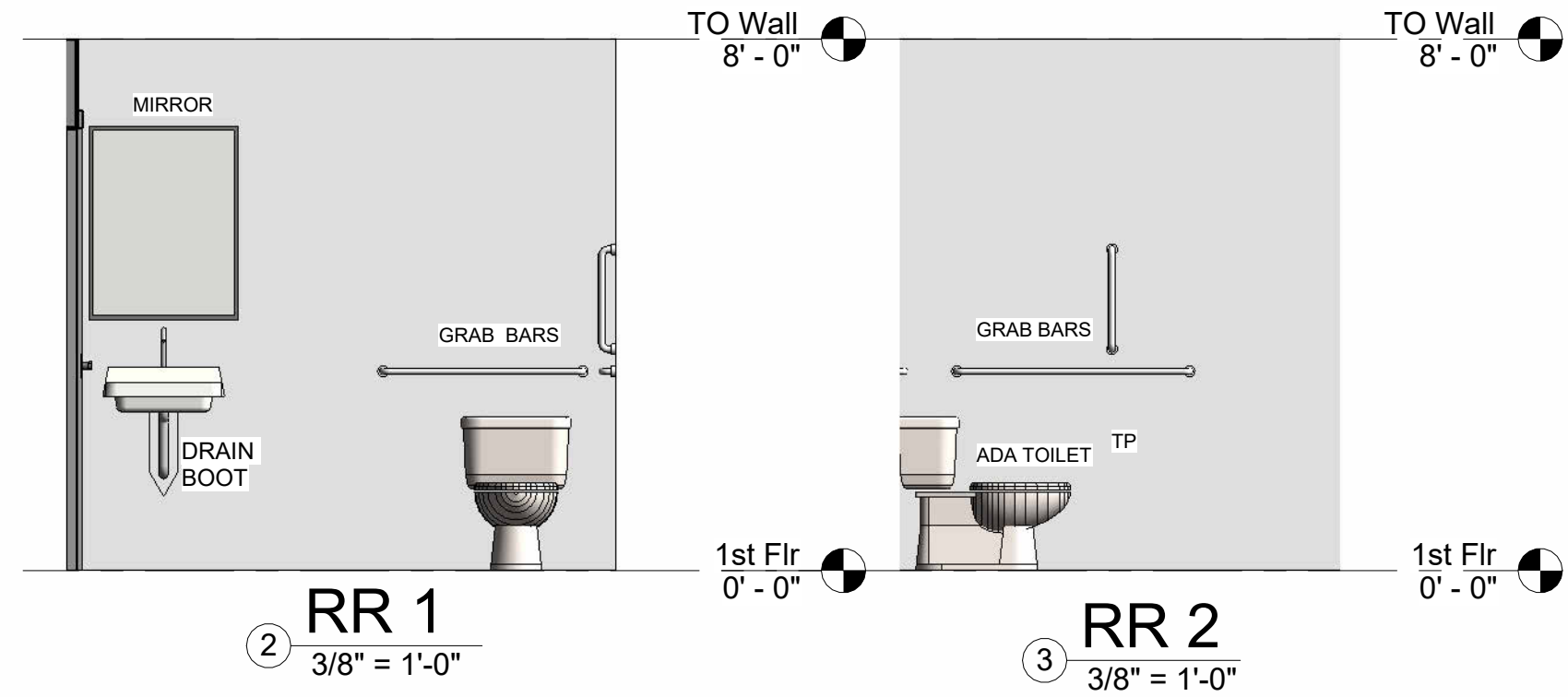
2018 International Building Code
2018 International Mechanical Code
2018 International Energy Conservation Code
2018 Uniform Plumbing Code
2018 International Fire Code
2018 International Fuel Gas Code
2017 National Electric Code
City Code of Ordinances

Use Group - B
Construction Type - 5B
Allowable Building Area - 9,000 Sq Ft
Actual Building Area - 6,316 Sq Ft Per side
Building Height - 20' / 1 Story

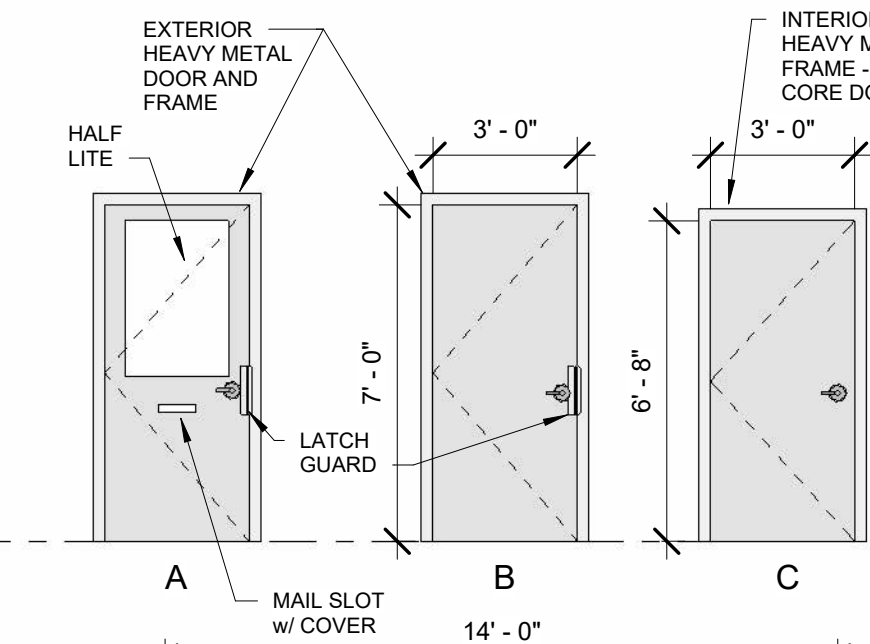
Occupant Calcs: (per building)
OFFICES: 1,306 SF @ 1:100 = 13
GARAGE AREA: 5,299 SF @ 1:300 = 18
TOTAL OCCUPANCY: 31
31 PERSONS PER BUILDING



Restroom Plan
1 3/8" = 1'-0"



First Floor Area
4 3/64" = 1'-0"



HARDWARE SCHEDULE

DOOR HARDWARE SPECS:

HANDLES - PDQ GT SERIES OR SCHLAGE ND SERIES

CLOSERS - AMERICAN EAGLE 7100 OR LCN 4041 XP

BRUSHED CHROME FINISH

PROVIDE SEPARATE KEY FOR GARAGE AND OFFICE LOCKSETS

DOOR TYPE A:
KEYED LOCKSET
LEVER HANDLE
3 HD EXT HINGES
CLOSER
LATCH GUARD
WEATHERSTRIPPING
THRESHOLD
MAIL SLOT w/ COVER

DOOR TYPE B:
KEYED LOCKSET
LEVER HANDLE
3 HD EXT HINGES
CLOSER
LATCH GUARD
WEATHERSTRIPPING
THRESHOLD

DOOR TYPE C: RESTROOM - PRIVACY SET
OFFICE DOORS - KEYED LOCKSET
LEVER HANDLE
1 1/2 PR HINGES
STOP

DOOR TYPES

1/4" = 1'-0"

METAL SIDING

SYN. STONE VENEER

STUCCO COATED METAL PANELS

3D Front

5

W. LEE RHOD AIA ARCHITECT
11871 SE STATE ROUTE H AGENCY MO: 64491
LEERHOD.COM 816-244-6568 LEERHOD@gmail.com

NEW BUILDING for
FIRST PARK LOT 15 LLC
FIRST PARK 2ND PLAT LT 15



6/13/2025 11:57:15 AM

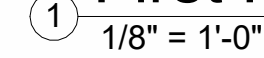
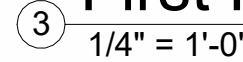
Cover

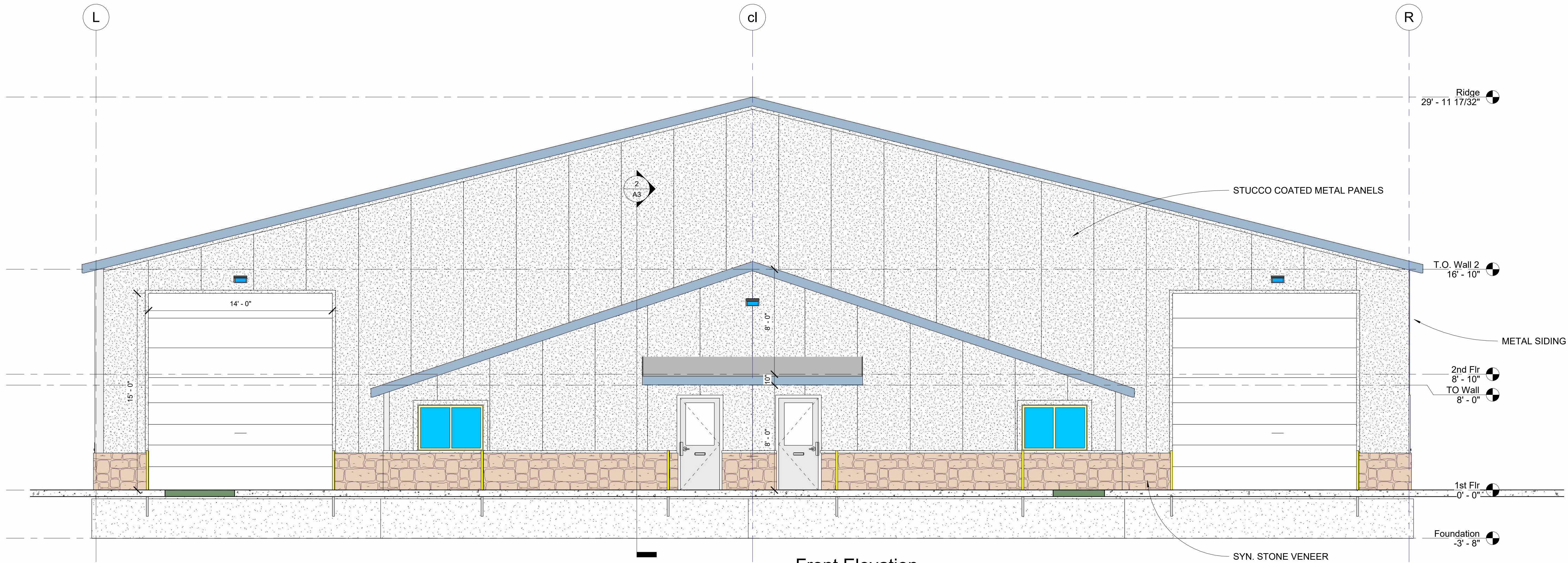
Project number 20011
Date 2/7/2020

A0

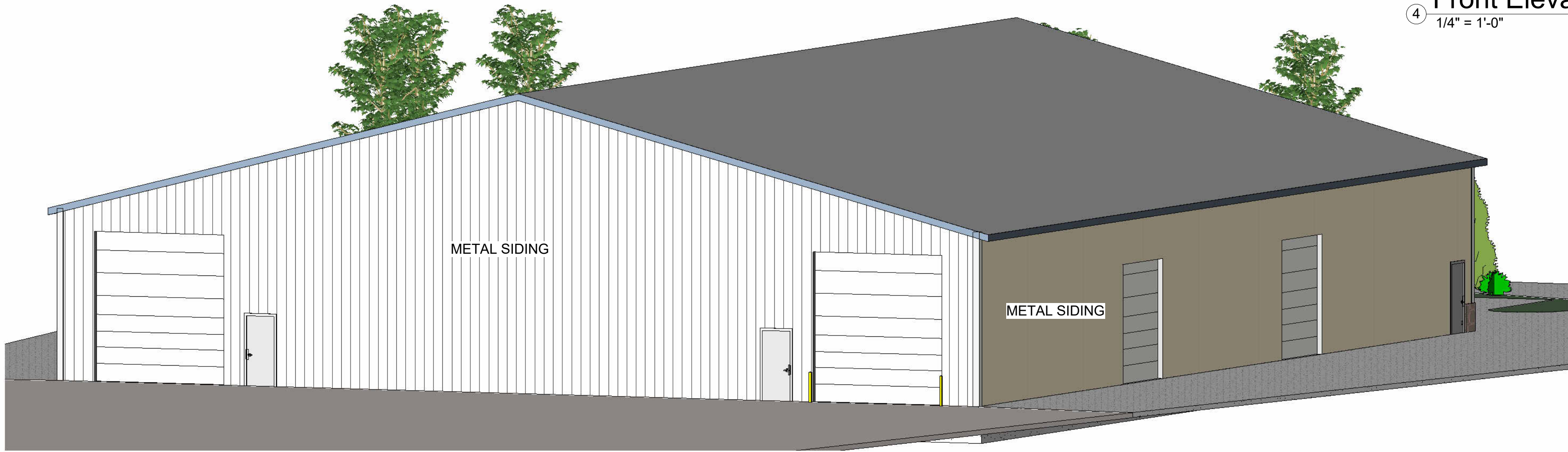
Scale As indicated

6/13/2025 11:57:15 AM

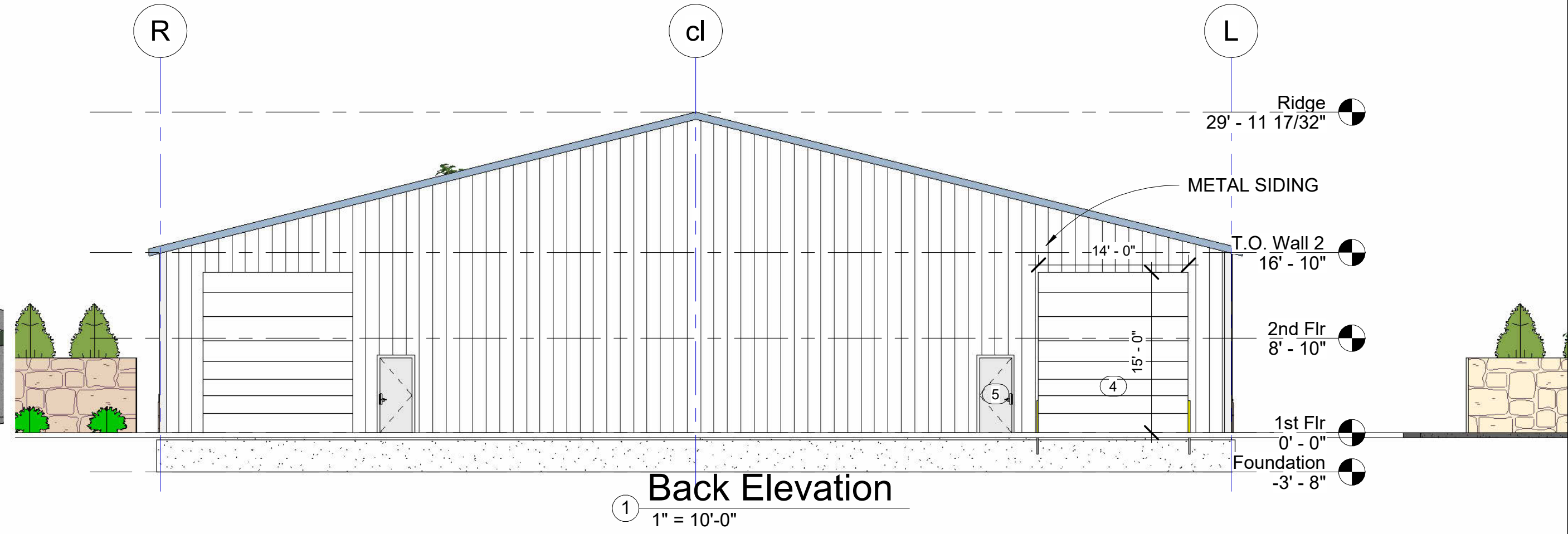




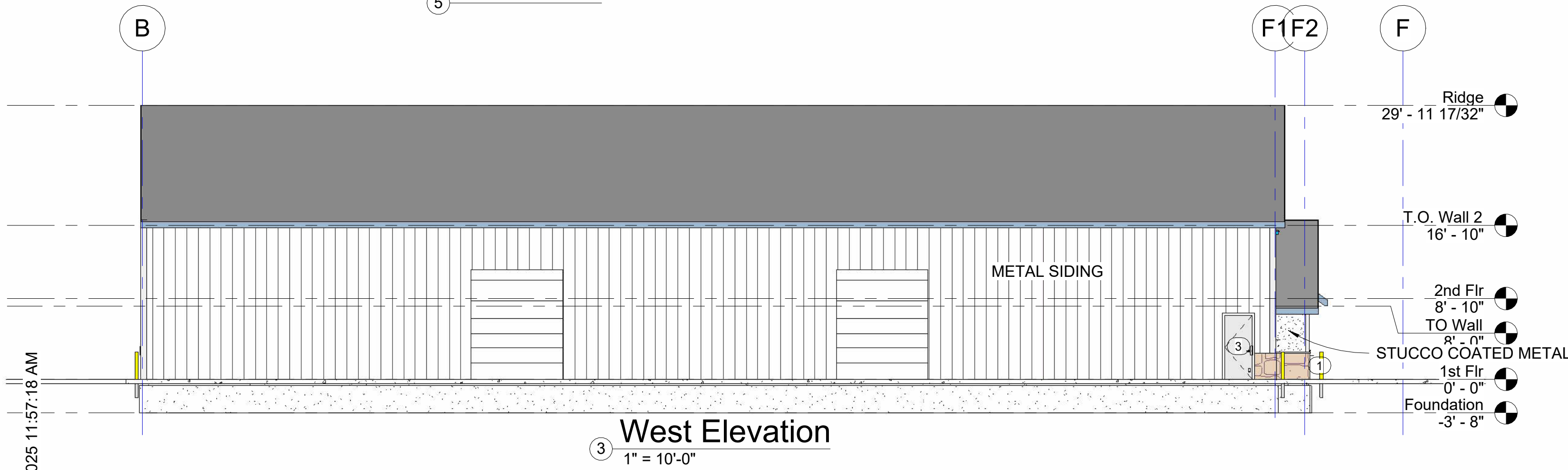
④ Front Elevation
1/4" = 1'-0"



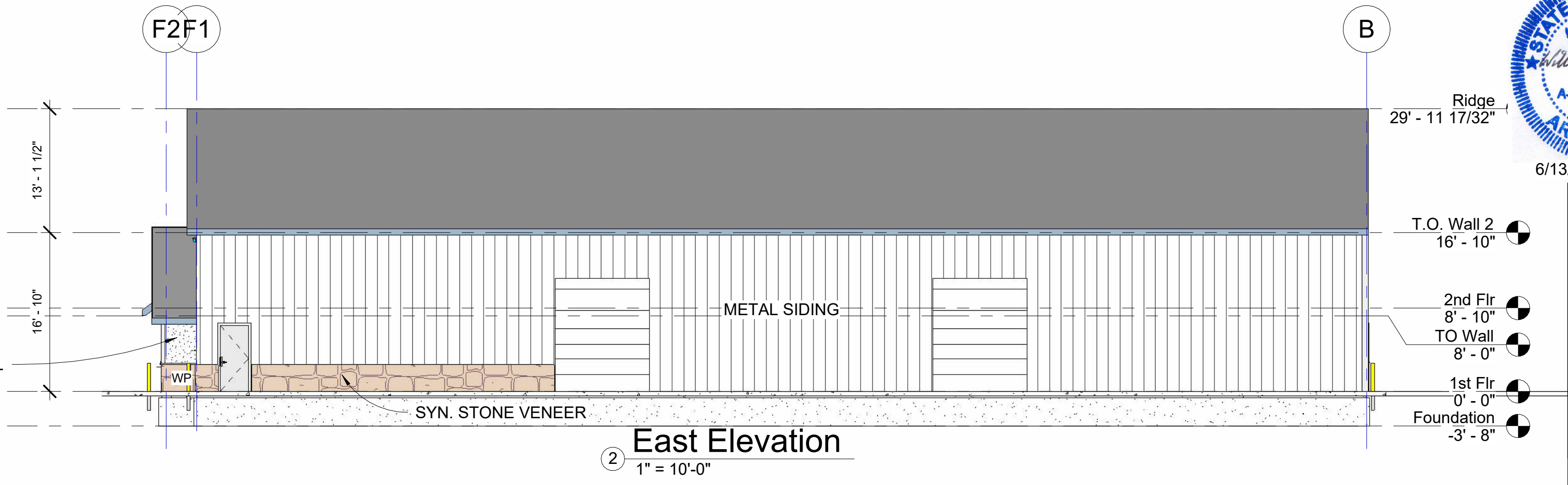
⑤ Back Left



① Back Elevation
1" = 10'-0"



③ West Elevation
1" = 10'-0"



② East Elevation
1" = 10'-0"

W. LEE RHoad AIA ARCHITECT
11871 SE STATE ROUTE H AGENCY NO. 64491
LEERHoad CO. 816-244-6568 LEERHoad@gmail.com

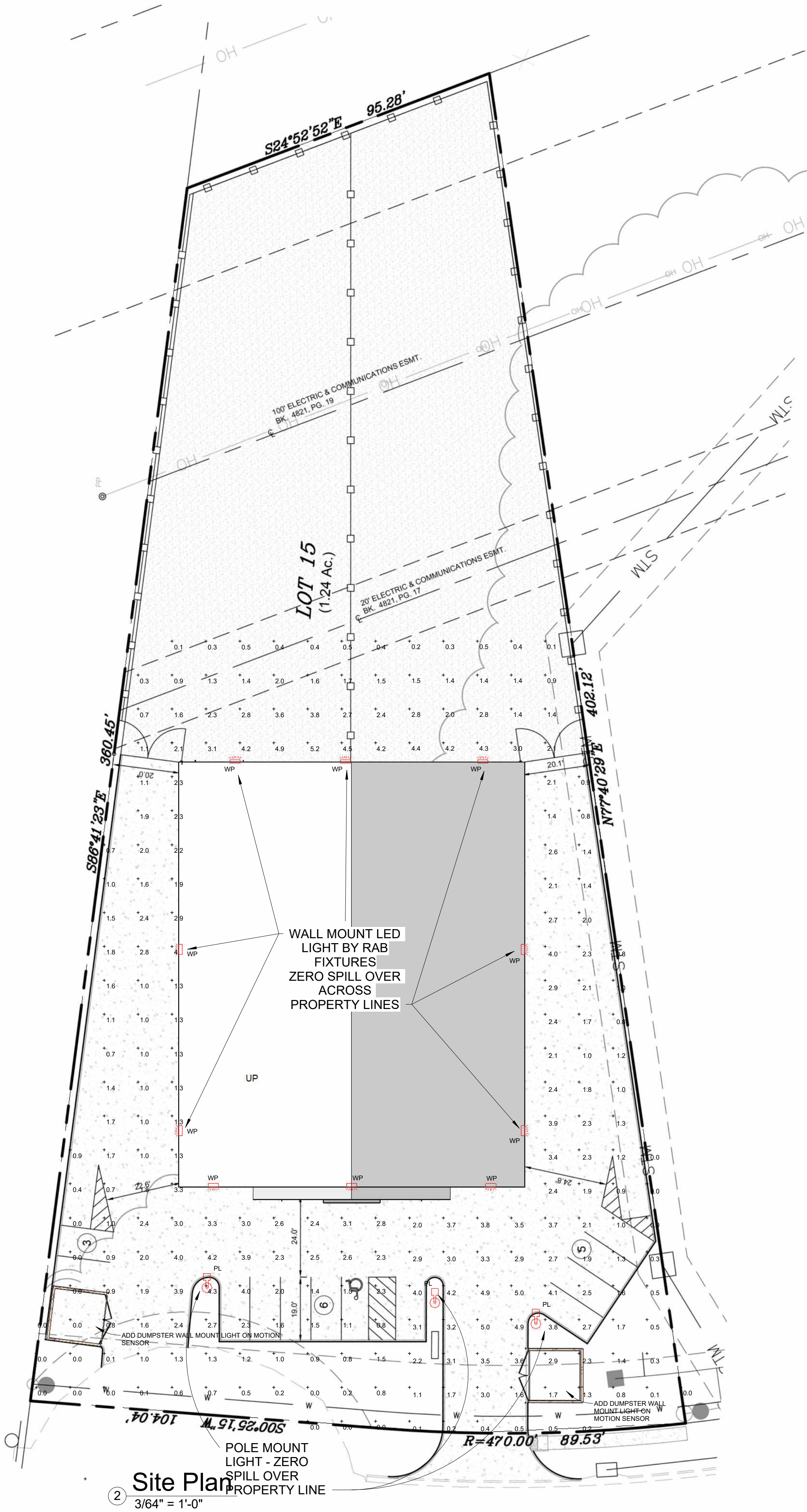
NEW BUILDING for
FIRST PARK LOT 15 LLC
FIRST PARK 2ND PLAT LT 15



6/13/2025 11:57:18 AM

Elevations	20011	2/7/2020
Project number		
Date		
A2		
Scale As indicated		

6/13/2025 11:57:18 AM



2 Site Plan
3/64" = 1'-0"

Areas Adjacent To Business Or Industrial Properties.

- a. Building Buffer Zones.
- (1) For each sixty (60) linear feet of the building buffer zone, a minimum of one (1) deciduous tree is required.
- (2) For each seventy (70) linear feet of the building buffer zone, a minimum of one (1) ornamental flowering tree is required.
- (3) For each seventy-five (75) linear feet of the building buffer zone, a minimum of three (3) shrubs or low stature evergreen bushes is required.
- (4) Clustering of groups of trees and shrubs in an attractive and natural setting is encouraged.
- b. Parking Buffer Zones.
- (1) For each sixty (60) linear feet of the parking buffer zone, one (1) deciduous or one (1) ornamental flowering tree is required.
- (2) For each fifty (50) linear feet of the parking buffer zone, one (1) shrub or low stature evergreen bush is required.
- (3) Clustering of groups of trees and shrubs in an attractive and natural setting is encouraged.
3. Street Landscaping.

a. In areas where a parking lot is adjacent to the street, the plan shall include low hedges, ornamental grasses or low walls and one (1) ornamental flowering tree for every seventy-five (75) linear feet of property line. The number, size and spacing of low features and/or plantings shall be such that the parking lot shall be effectively screened from view without obstructing traffic movements from and to the lot.

b. In areas where the building is adjacent to the street, there shall be one (1) large stature deciduous tree or two (2) ornamental flowering trees for every seventy-five (75) linear feet and three (3) shrubs for every forty (40) linear feet of property line. Attractive clustering of the required plantings is encouraged.

Section 400.440 Miscellaneous Design Standards.
[R.O. 1991 § 400.440; Ord. No. 2865-13 § 1(Exh. A § 400.440), 4-2-2013; Ord. No. 3115-21, 9-7-2021]

A. Screening Of Trash Dumpsters And Storage Containers. All trash dumpsters and storage containers shall be screened on all sides with an enclosure equal to the height of the containers. Each enclosure shall consist of solid walls and shall match the color, materials and design of the building.

B. Screening Of Mechanical Equipment.

1. Exterior ground-mounted equipment shall be screened from view with a solid wall that matches the color, materials and design of the building. The height of the screen shall be no lower than the height of the unit as installed. Building-mounted equipment, including, but not limited to, vents, meters and flues, shall match or complement the permanent color of the adjacent building wall.

2. All roof top units shall be screened from view with a parapet or an architectural treatment compatible with the building architecture equal to the height of the unit as installed.

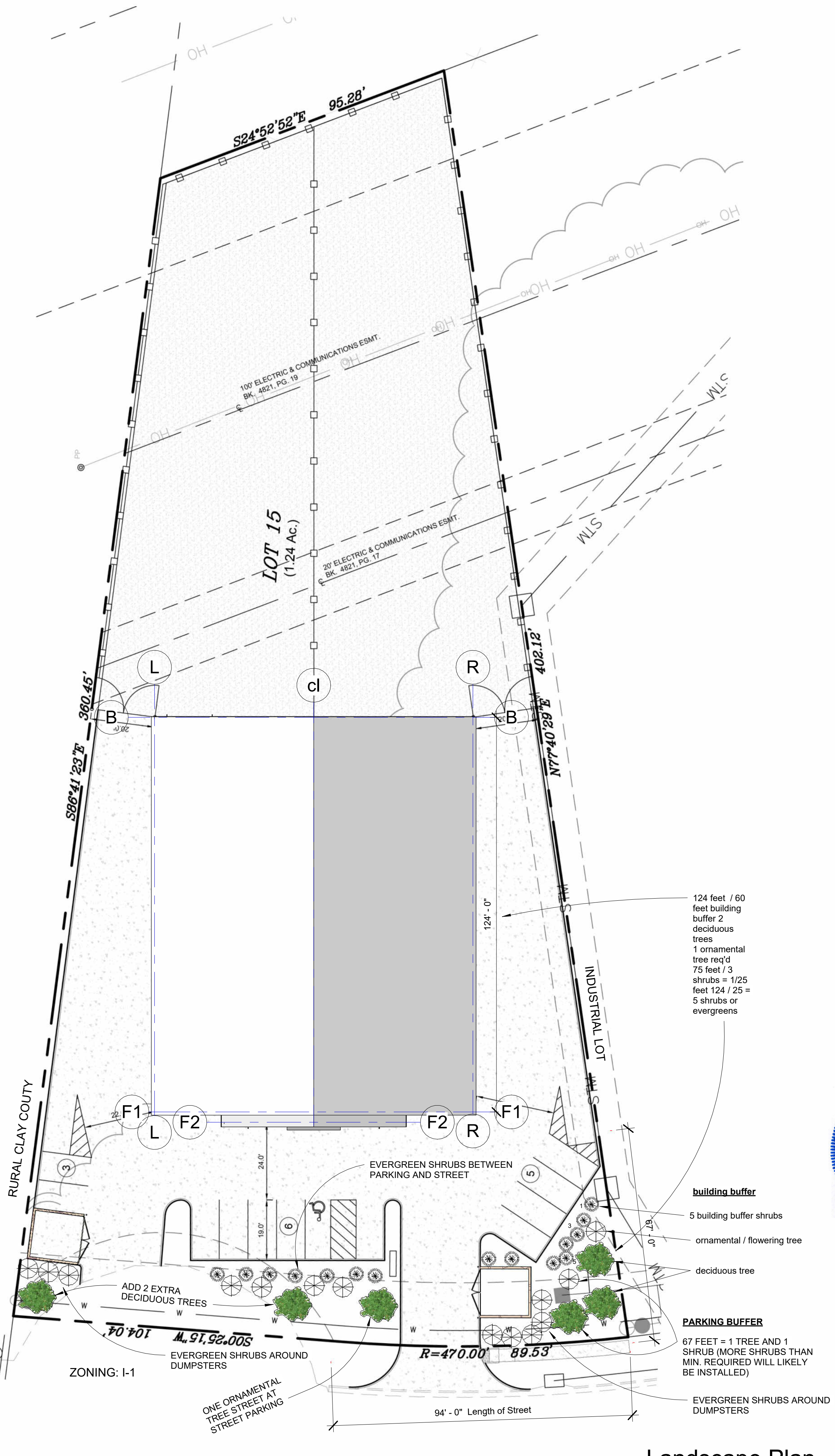
C. Maintenance.

1. Exposed walls and roofs of buildings shall be maintained in a clean, orderly and attractive condition, free of cracks, dents, punctures, breakage and other forms of visible marring. Materials that become faded, chalked or otherwise deteriorated shall be refinished, painted or replaced. Exterior grounds including parking lots and associated pavement shall be maintained without potholes, unfilled cracks, broken sidewalks and curbing.

2. Landscape plantings shall be maintained so that the initial plantings survive. If a planting, including trees, should not survive in the first eighteen (18) months after planting, it shall be immediately replaced with a like plant. If the landscape plant is located in a buffer zone adjacent to a residential property dies, it shall be replaced in order to maintain the required buffer.

D. Materials Standards. All materials approved for use as provided herein shall be manufactured and installed in accordance with the applicable ASTM and other standards and codes adopted and accepted by the City.

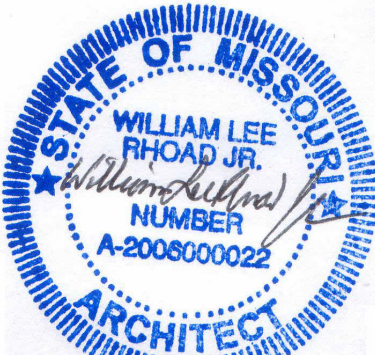
E. Adoption Of Administrative Guidelines. The Development Director is authorized, as he/she deems necessary, to prepare an interpretation manual and guidelines in order to augment, implement and provide further details for the carrying out of these minimum design standards.



1 Landscape Plan
3/64" = 1'-0"

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NEW BUILDING for
FIRST PARK LOT 15 LLC
FIRST PARK 2ND PLAT LT 15



6/13/2025 11:57:19 AM

Unnamed	20011	
Project number		2/7/2020
Date		

LS-1

Scale: 3/64" = 1'-0"