



Board of Aldermen Request for Action

MEETING DATE: 6/3/2025

DEPARTMENT: Development

AGENDA ITEM: Resolution 1472, Site Plan Approval – EZ Car Sales

REQUESTED BOARD ACTION:

A motion to approve Resolution 1472, authorizing site plan approval for construction of EZ Car Sales at 303 West Meadow Street.

SUMMARY:

The applicant submitted a site plan application for construction of a new 2,400 ft² office and shop for EZ Car Sales. This facility is in full compliance with the site plan review ordinance.

This matter came before the Planning and Zoning Commission on April 8, 2025. Following questions and discussion, the matter was postponed to the May 13, 2025 meeting. Following the April meeting, the applicant changed its submission to incorporate stucco-look metal siding instead of its' original board and batten look metal siding that seemed to be the Commission's biggest concern. After the changes, the Commission took up the amended site plan on May 13, 2025. After review, the Commission recommended approval of the site plan as described in the Staff Report.

PREVIOUS ACTION:

None.

POLICY ISSUE:

Complies with Codes

FINANCIAL CONSIDERATIONS:

No out-of-pocket expenses are anticipated.

ATTACHMENTS:

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

- ☐ Contract
- ☒ [Plans](#)
- ☒ Meeting is available on the website

RESOLUTION 1472

A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR CONSTRUCTION OF EZ CAR SALES BUILDING AT 303 WEST MEADOW STREET

WHEREAS, the applicant submitted plans for construction of a new 2,400 ft² office and shop space at 303 West Meadow Street in February; and

WHEREAS, the Planning Commission reviewed the submittal at its April 8 and May 13 meetings concerning the layout, building materials and colors; and

WHEREAS, the Planning Commission recommends approval of the site plan at 303 West Meadow Street 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 SHOP AT
303 WEST MEADOW STREET IS HEREBY APPROVED.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 3rd day of June, 2025.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

STAFF REPORT
May 8, 2025
Site Plan Review of Parcel Id's # 05-504-00-03-012.00

Application for a Site Plan Approval

Code Sections: 400.390 – 400.440 Site Plan Approval

Property Information:

Address: 303 W. Meadow St.
Owner: EZ Car Sales
Current Zoning: B-3

Application Date: February 4, 2025

GENERAL DESCRIPTION:

Application to approve a site plan for EZ Car Sales at 303 W. Meadow St. for a 2,400 ft² building for the business currently located at 123 N. 169 Hwy. This application was continued from the April 8th Agenda by the Commission to get samples of the proposed siding materials. Applicant has changed its submission to like what was mentioned in the meeting (stucco look) and will still bring siding examples.

Section 400.410 Standard of Review

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

The project area is within the B-3 district, and this warehouse/office conforms.

1. Building Materials.

Any material allowed in Section 400.420.A.1. may be used in the "B-3" 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 faux stone wainscoting to 4' above ground level, with the stucco look metal panels from the wainscoting to the roof, a total of 10'. On the gable ends of the building, in the area above the stucco look they've proposed the board and batten look siding to create a third level of color and texture variation.



The entrance will still include a covered roof system around the north and west façade corners as shown below.



2. Building Color.

a. Color schemes shall strive to tie building elements together, highlight significant architectural details consistent with original usages and generally be compatible with the surrounding area.

The mix of colors used tie elements together and are of general earth tones in the gray and blue gray hues. The color changes will 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.

The building is situated on one parcel and there are no adjacent buildings in this zone district of B-3. Adjacent lots are all B-4 to the north and vacant B-3 east. The proposed location is in blue below, with the covered entrance on the upper left corner of the building as shown here:

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

The building would be compatible with the surrounding area and still meet the façade material standards of the ordinance and prior commission recommendations.

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 on existing lot, with existing drive access only located from Meadow St. 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 complies.

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 and all pedestrian walkways are existing along both 169 and Meadow.

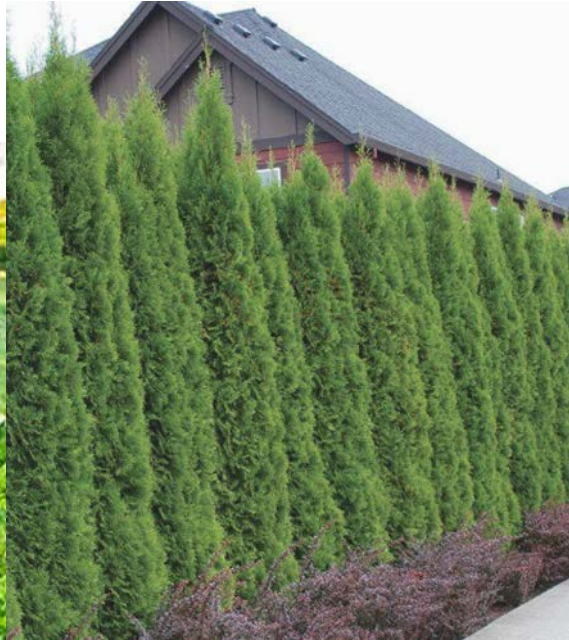
7. The extent to which the buildings, structures, walkways, roads, driveways, open space and parking areas have been located to achieve the following objectives:

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

The property is vacant ground, but the landscape buffering will help shield the building façade view from the east with trees and shrubs.



Baby Gem Boxwood



Emerald Green Arborvitae

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 proposed building will drain directly into the floodplain so detention is not required.

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

The project area is a long-standing vacant lot along 169 with some cuts to the south, but no changes to the existing soil structures are needed.

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 with the following condition:

That the applicant amends the building plans to reflect the change from Board and Batten metal panels on all sides to stucco-look metal panels.

Respectfully Submitted,

/s/

Director of Development



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816-449-5256

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SALES CONTRACT

Building Proposal for Saif Aljumaylawee rev. 5

Customer: Ez-Car Sales Saif
Aljumaylawee
Phone: (801) 809-0985

Job Address: 303 W Meadow, Smithville MO 64089
Email: ezcarsales3@gmail.com

BUILDING SPECIFICATIONS

1. Building Size

- 40' Width
- 60' Length
- 14' Inside Height

2. Attached Wings

- 3'x18' and 3'x14' wraparound awning with metal ceiling (Black Texture)

3. Gable Roof System

- 4' O.C. Trusses
- 4 / 12 Roof Pitch
- Flat 2x4 SPF 2' O.C. Roof Purlins
- 0' Overhangs
- CougarShield Vapor Barrier Under Roof Metal

4. Exterior Post Frame Wall

- Post Hole 3'D X 1' 6" With 14" Precast Concrete Cookie 3 Ply 2x6 Lam. Post (Eaves 8' O.C.) (Gables 10' O.C.)
- SYP 2x12 Double Truss Carrier
- 2x6 SPF 2' O.C. Wall Girts
- Treated 2x8 Skirt Board
- House Wrap On Exterior Walls

5. Interior

- Insulation:
 - Walls: No wall insulation
 - Roof: No roof insulation



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6. Metal Cladding

- Roofing: 28 Gauge Steel + _____ **Black Texture**
- Siding: 28 Gauge Steel + _____ **Gray Strukturoc on main body of building and board and baton siding on gables (see samples)**
- Wainscot: Height _____ **4' vinal rock panels (see sample)**
- Trim: 28Ga Painted Steel _____ **Black Texture**

7. Soffit

- 28 Ga Steel Residential Soffit: _____ **Black Texture**
- Steel Residential Perforated Soffit on Eaves
- Steel Residential Solid Soffit on Gables

8. Door and Window List Initial for _____ Doors and Windows

- 2 - 12' x 10' Residential Insulated Overhead Door
 - 1 - 36" Flush Pole Barn Entry Door
 - Door Knob
 - 1 - 36" Half Glass Pole Barn Entry Door
 - Door Knob
 - 4 - 3'x3' SH White Vinyl Window W/Argon And Screen
 - 2 - Triple 3'x5' SH White Vinyl Window W/Argon And Screen
- ALL doors and windows are white

9. Gutter Options

- 5" Seamless Gutter And Down Spouts

10. Concrete

- Interior Concrete Main Building: 6" Interior Concrete Floor with rebar on 2' grids with plastic and expansion joints
- Additional Exterior Concrete: No Additional exterior concrete
- Plumbing by other

11. Excavation

- Excavation For Building Pad Not Included
- Grade to be within 2" If more excavation is required, that will incur more cost paid by owner

EXCLUSIONS

- **THIS BUILDING ERECTED ON YOUR LEVEL SITE**
- **CUSTOMER IS RESPONSIBLE FOR ALL REQUIRED PERMITS**





W MEADOW ST



3D



Boxwood shrub will be on West and North side



Emerald Green Arborvitae will be on East side