



Board of Aldermen Request for Action

MEETING DATE: 11/18/2025

DEPARTMENT: Development

AGENDA ITEM: Bill No. 3089-25 Richardson Street Plaza Final Plat

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 first 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

BILL NO. 3089-25

ORDINANCE NO. 328X-25

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 2ND DAY OF DECEMBER, 2025.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

First Reading: 11/18/2025

Second Reading 12/02/2025

Exhibit A

All that part of the North one half of Section 36, Township 34, Range 33, Clay County, Missouri, described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 36; thence North 89 degrees 49 minutes 48 seconds East along the North line of the Northeast Quarter of said Section 36, a distance of 662.69 feet to the Northeast corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36; thence South 0 degrees 20 minutes 18 seconds West along the East line of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 663.23 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36; thence North 89 degrees 50 minutes 00 seconds East along the South line of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 590.45 feet to the West line of the East 170 Acres of said Section 36; thence South 0 degrees 26 minutes 29 seconds West along the West line of the East 170 Acres of said Section 36, a distance of 114.37 feet; thence North 89 degrees 43 minutes 06 seconds West, a distance of 971.22 feet; thence South 56 degrees 32 minutes 56 seconds West, a distance of 98.83 feet; thence South 46 degrees 04 minutes 14 seconds West, a distance of 376.49 feet to the most Westerly corner of Tract "G", HARBOR LAKE FIFTH PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence North 89 degrees 43 minutes 06 seconds West, a distance of 238.15 feet; thence South 13 degrees 23 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 43 minutes 06 seconds West, a distance of 1004.87 feet to a point on the East line of Lot 1, CARTER FARMS, a subdivision of land in the City of Smithville, Clay County, Missouri; thence North 00 degrees 34 minutes 50 seconds East, along the East line of said Lot 1, a distance of 60.52 feet to the Northeast corner of said Lot 1; thence North 89 degrees 28 minutes 47 seconds West, along the North line of said Lot 1, a distance of 528.68 feet to the Northwest corner of said Lot 1, said point also being on the East right of way line of Missouri State Highway "F"; thence North 0 degrees 34 minutes 50 seconds East along said right of way line, a distance of 794.51 feet; thence along said right of way line, along a curve to the left, tangent to the last described course, having a radius of 349.73 feet, an arc distance of 66.19 feet; thence South 89 degrees 38 minutes 07 seconds East, a distance of 192.23 feet; thence North 0 degrees 35 minutes 50 seconds East, a distance of 233.0 feet to the North line of the Northwest Quarter of said Section 36; thence South 89 degrees 38 minutes 07 seconds East along said line, a distance of 1666.64 feet to the point of beginning. Said tract contains 60.87 acres more or less.



November 5, 2021

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

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:

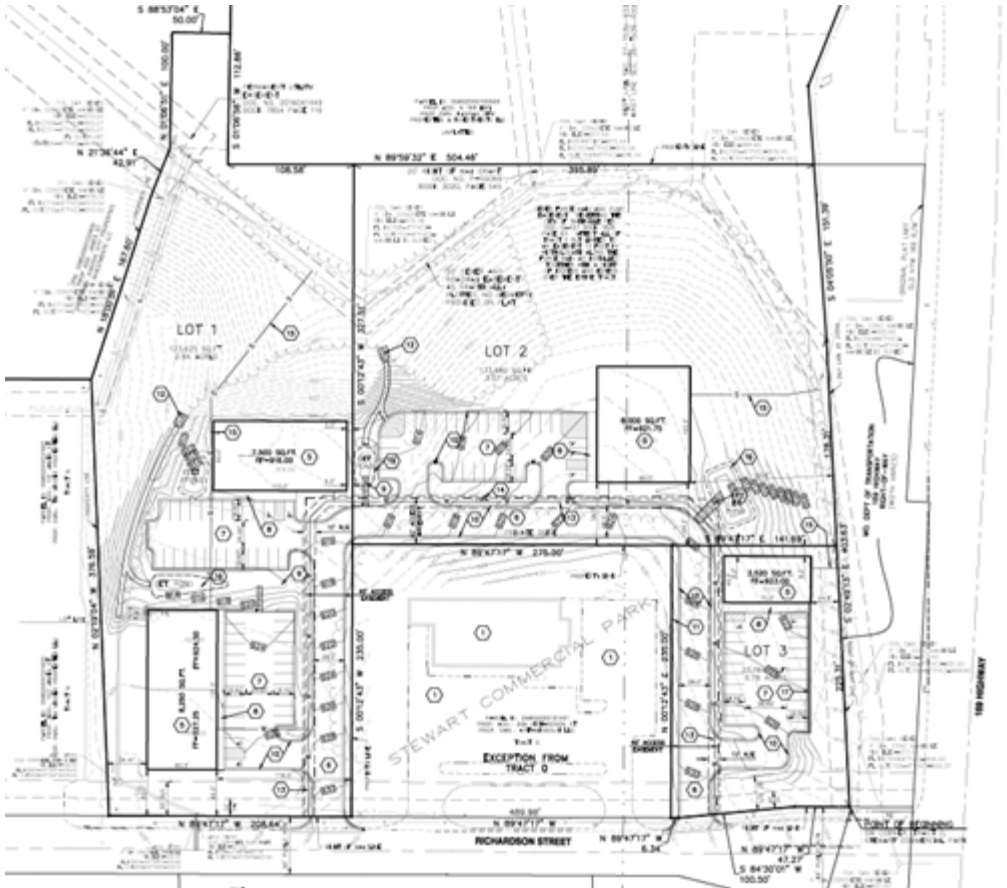
September 23, 2021

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,

Director of Development

A REPLAT OF A PART OF TRACT O, "STEWART COMMERCIAL PARK,"
SMITHVILLE, CLAY COUNTY, MISSOURI

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

EXCEPT THAT PARDESCRIBED 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 WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 208 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 THE POINT ON THE NORTH RIGHT OF WAY LINE OF SAID RICHARDSON STREET; THENCE SOUTH 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.
CV100-1949C FOR ADDITIONAL RIGHT OF WAY FOR U.S. ROUTE 169 AND
RECORDED IN THE RECORDER OF DEEDS OFFICE OF CLAY COUNTY, MISSOURI
AS DOCUMENT NO. Q06821, IN BOOK 3172 AT PAGE 85, AS DOCUMENT NO.
Q06822, IN BOOK 3172 AT PAGE 85, AS DOCUMENT NO. Q06823, IN BOOK
3177 AT PAGE 907.

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:

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 CREES, _____

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

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_____.

MAYO

ATTEST: _____, CITY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 20____.

COUNTY RECORDER

LOCATION MAP
CITY OF SMITHVILLE, MISSOURI

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 GEOID, AND REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83).

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.

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

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

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 ARE NOW KNOWN AS RICHARDSON STREET PLAZA, AN ADDITION TO THE CITY OF SMITHWILL, 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.

- 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

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.

ENTERED ON TRANSFER RECORD THIS

_____ DAY OF _____, 20_____

COUNTY RECORDER



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

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/25

PROJECT NO. **B21D4223**
DRAWN BY **JAD**
CHECKED BY
CFN **4223FF**
SHEET **1 OF 1**

MISSOURI811. 

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.