



Board of Aldermen Request for Action

MEETING DATE: 10/21/2025

DEPARTMENT: Development

AGENDA ITEM: Resolution 1525 – Final Plat – Smithville MarketPlace Lots 6A and 7

REQUESTED BOARD ACTION

A motion to approve Resolution 1525, authorizing the Final Plat for replatting Lots 6A and 7 of Smithville MarketPlace.

SUMMARY

Smithville MarketPlace is the commercial development with the Price Chopper anchor. When originally platted, there was room for dividing additional lots as needed by future purchasers. This plat is to create an additional lot, as well as change the size of two other lots on the north side of the development, adjacent to the Burger King outlet. During initial development of this area, private streets, sewer, water and other utilities were installed for future additional lots so no infrastructure improvements are needed.

PREVIOUS ACTION

The original conceptual plan was approved in 2018 and there have been several lot divisions since that initial approval.

POLICY OBJECTIVE

Increase retail options in cohesive developments in accordance with the Comprehensive Plan requirements

FINANCIAL CONSIDERATIONS

n/a

ATTACHMENTS

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

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

RESOLUTION 1525

A RESOLUTION AUTHORIZING THE FINAL PLAT FOR REPLATTING LOTS 6A AND 7 OF SMITHVILLE MARKETPLACE

WHEREAS, the Planning Commission approved the original Preliminary Plat on May 3, 2018, and the Board of Aldermen approved the original Final Plat on January 29, 2019; and

WHEREAS, pursuant to Section 425.285 of the Code, the City staff and Engineers reviewed the submittal for compliance with the Preliminary Plat and determined the proposed Final Plat does not substantially deviate from the approved Preliminary Plat.

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

**THAT THE FINAL PLAT FOR REPLAT OF SMITHVILLE MARKETPLACE
LOTS 6A AND 7 IS HEREBY APPROVED AND MAY BE RELEASED FOR
RECORDING WHEN 425.320 OF THE CODE IS MET.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 21st day of October, 2025.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



October 14, 2025

Single Phase Final Plat for Clay County Parcel Id's # 05-802-00-01-002.05 and 06

Application for a Plat Approval – Smithville MarketPlace Replat of Lots 6A and 7;
a Singly Phase Final Plat – 3 lots

Code Sections:

425.285.A.4

Single Phase Final Plat Approval

Property Information:

Address:

15700 N 169 Hwy, G and H

Owner:

Development Associates Smithville, LLC

Current Zoning:

B-3 with a Conceptual Plan

Public Notice Dates:

1st Publication in Newspaper:

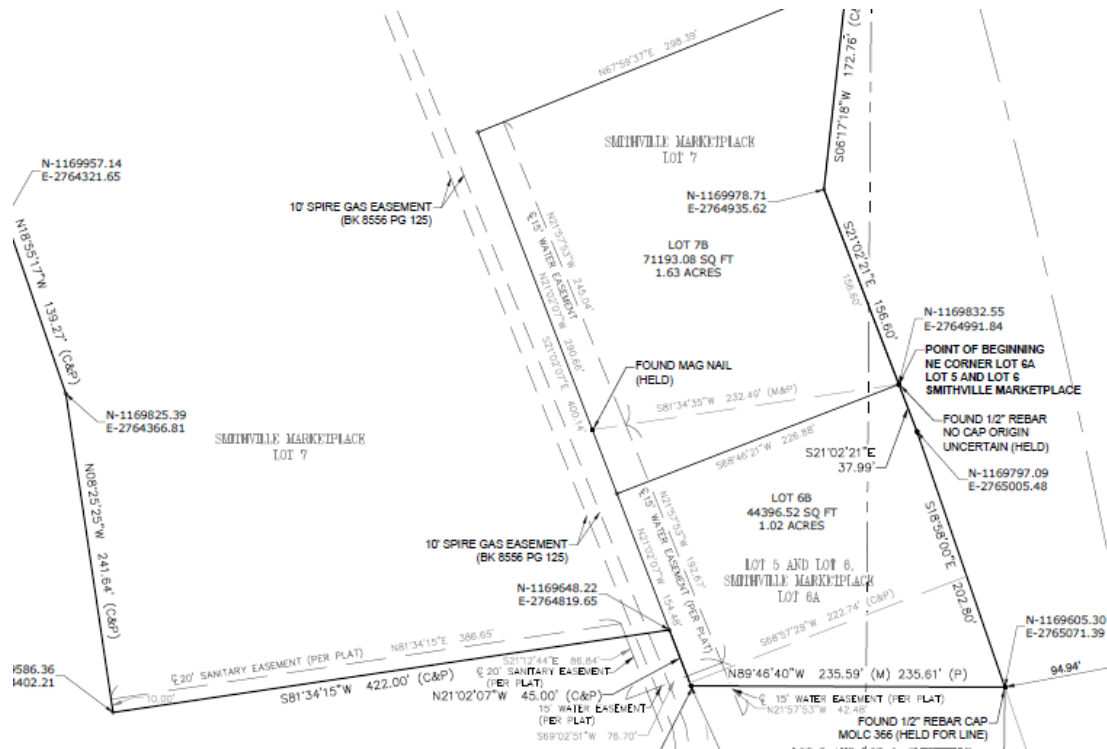
September 24, 2025

Letters to Property Owners w/in 185':

September 24, 2025

GENERAL DESCRIPTION:

The property consists of two lots in the Smithville MarketPlace subdivision currently lying north of the Burger King restaurant. The application is to adjust the boundary of the south lot, 6A, which is a replat of part of Lot 5 and Lot 6, as well as create a new Lot 7b, which is part of the adjusted lines of Lot 6A and a portion of existing Lot 7. The creation of one new lot and adjusting the boundaries of the existing two lots is done to create two small lots north of the Burger King for two new businesses to enter the development. If approved, the development will still have vacant land (Lot 7A) for further development.



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 for a conceptual plan subdivision.***
- 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 development with minor modifications to the lot sizes and number.***
- 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 part of a commercial subdivision that is still in its' development stages with an approved, full storm detention system that includes this project area(s).***
 - (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 level the areas in the lots but there isn't any good vegetation in these areas that needs to be saved.***

(3) A good grade relationship with the abutting streets, preferably somewhat above the street. ***Each lot will have access to the existing private drive that runs north and south through the development.***

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

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

(6) Generally regular lot shapes, avoiding acute angles. ***To the extent possible, 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. ***The private street is constructed and approved.***

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 land is currently served by all utilities previously constructed by the applicant in other phases.***

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.***

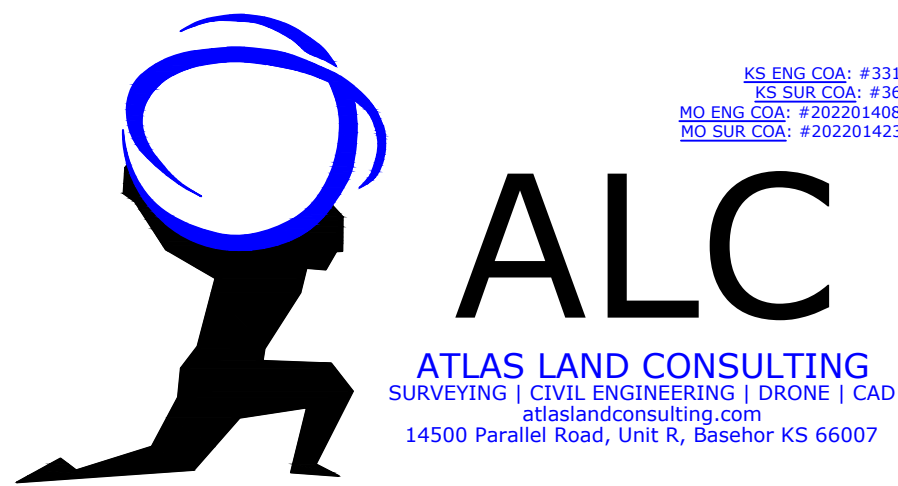
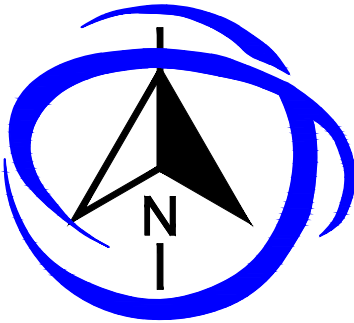
m. The applicant agrees to provide additional improvements, which may include any necessary upgrades to adjacent or nearby existing roads and other facilities to current standards and shall include dedication of adequate rights-of-way to meet the needs of the City's transportation plans. **The development needs no current additional improvements.**

STAFF RECOMMENDATION:

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

SMITHVILLE MARKETPLACE
REPLAT LOT 6A & LOT 7

A PORTION OF LOT 5A AND LOT 6A, SMITHVILLE MARKETPLACE REPLAT LOT 5 & LOT 6 AND A PORTION OF LOT 7, SMITHVILLE MARKETPLACE, A SUBDIVISION IN THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI.



FINAL PLAT

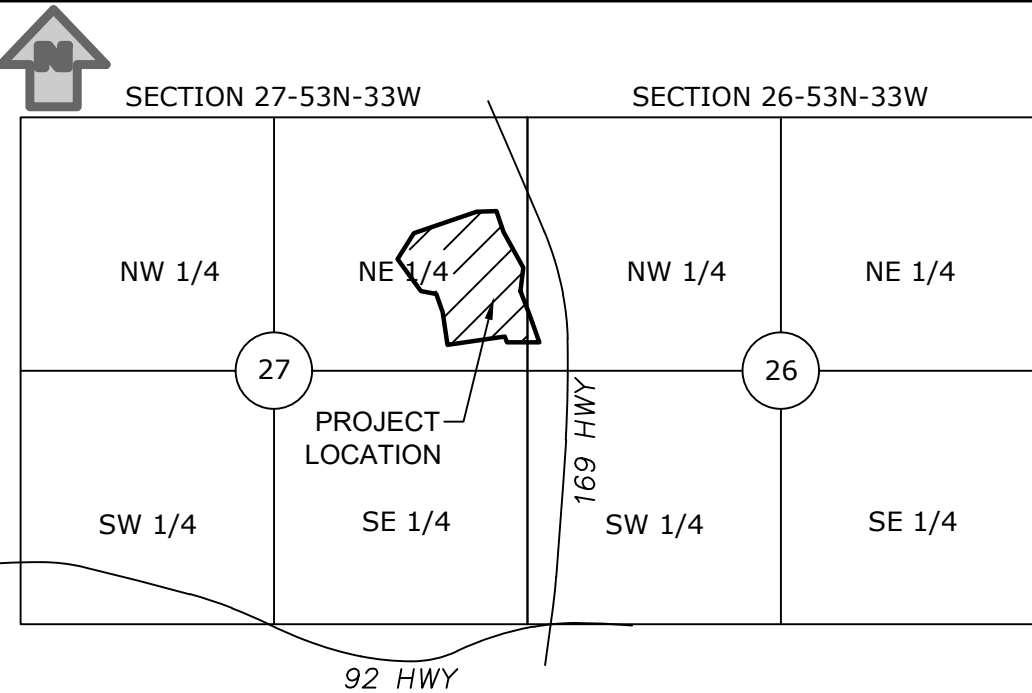
LEGEND

SECTION CORNER
BENCHMARK AS NOTED
FOUND PROPERTY CORNER AS NOTED
SET 1/2" X 24" REBAR CAP ALC MO CLS 2022014231

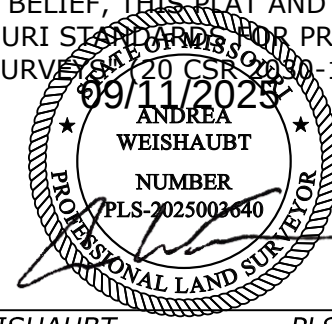
GENERAL NOTES

1. THE BASIS OF BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. WE DID NOT OBSERVE ANY CONSTRUCTION ON THIS PROPERTY.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X ACCORDING TO INSURANCE RATE MAP NO. 29047C0014E, WITH A DATE OF IDENTIFICATION OF AUGUST 3, 2015 IN CLAY COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. CURRENT ZONING - B-3
6. REFERENCE SURVEY
- SMITHVILLE MARKETPLACE FINAL PLAT
- SMITHVILLE MARKETPLACE REPLAT LOT 5 & LOT 6
7. MISSOURI ONE CALL WAS CALLED FOR THIS SURVEY TICKET #250651376.
8. BENCHMARK #1- CENTER OF MANHOLE LID
- ELEVATION: 928.58 FEET
9. CLOSURE PRECISION: 1 PART IN 4808167.143
10. THE SETBACKS IN THIS DISTRICT SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS AND LAYOUT PLANS IN THE SITE PLAN REVIEW REGULATIONS CONTAINED IN SECTION 400.390 THROUGH 400.440 OF THIS CODE.

VICINITY MAP



I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STATE BOARD OF SURVEYING AND LAND SURVEYING" (MSLS-16).



ANDREA WEISHAUBT PLS-2025003640

JOB NO:25-122S

SCALE

PREPARED FOR

60 30 0 60
SCALE IN FEET

SEC-TWN-RNG

CENTERPOINTE

27-53N-33W

ADDRESS:
SMITHVILLE, MO 64089

DATE

JULY 23, 2025
REVISED: SEPTEMBER 11, 2025

DESCRIPTION

A PORTION OF LOT 5A AND LOT 6A, LOT 5 AND LOT 6 SMITHVILLE MARKETPLACE, A SUBDIVISION IN THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI, AND A PORTION OF LOT 7, SMITHVILLE MARKETPLACE, A SUBDIVISION IN THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI, PREPARED BY ANDREA N WEISHAUBT, MO PLS 2025003640; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6A, OF SAID LOT 5 AND LOT 6, SMITHVILLE MARKETPLACE, ALSO KNOWN TO BE A POINT ON THE WEST RIGHT OF WAY LINE OF HIGHWAY 169 AS IT NOW EXISTS; THENCE SOUTH 21°02'21" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 37.99 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 18°58'00" EAST, A DISTANCE OF 202.80 FEET; THENCE NORTH 89°46'40" WEST, A DISTANCE OF 235.59 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5 AND 6 SMITHVILLE MARKETPLACE SUBDIVISION; THENCE NORTH 21°02'07" WEST, ALONG SAID WEST LINE, A DISTANCE OF 45.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 81°34'15" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 422.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7; THE NEXT FIVE (5) COURSES BEING ON THE WESTERLY LINE OF SAID LOT 7; THENCE NORTH 08°25'25" WEST, A DISTANCE OF 241.64 FEET; THENCE NORTH 18°55'17" WEST, A DISTANCE OF 139.27 FEET; THENCE NORTH 79°26'06" WEST, A DISTANCE OF 114.16 FEET; THENCE NORTH 35°55'48" WEST, A DISTANCE OF 290.41 FEET; THENCE NORTH 31°59'23" EAST, A DISTANCE OF 222.81 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7; THENCE NORTH 71°14'51" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 484.78 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 88°32'45" EAST, A DISTANCE OF 142.88 FEET, TO THE NORTHEAST CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON SAID WEST RIGHT OF WAY LINE OF HIGHWAY 169; THE NEXT FOUR (4) COURSES BEING ALONG SAID WEST RIGHT OF WAY LINE, ALSO BEING THE EAST LINE OF SAID LOT 7; THENCE SOUTH 18°51'14" EAST, A DISTANCE OF 160.38 FEET; THENCE SOUTH 28°59'37" EAST, A DISTANCE OF 296.64 FEET; THENCE SOUTH 06°17'18" WEST, A DISTANCE OF 172.76 FEET; THENCE SOUTH 21°02'21" EAST, A DISTANCE OF 156.60 FEET, TO THE POINT OF BEGINNING. CONTAINING 634717.76 SQFT OR 14.57 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED HERON HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "SMITHVILLE MARKETPLACE REPLAT LOT 6A & LOT 7".

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, AND DO HEREBY DEDICATE TO THE CITY OF SMITHVILLE, MISSOURI, AND/OR TO THE PUBLIC, ALL STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PUBLIC AREAS AS SHOWN HEREON, THAT ARE NOT HERETOFORE DEDICATED, FOR PUBLIC USE FOREVER. EASEMENTS ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, DRAINAGE FACILITIES, AND OTHER PURPOSES AS INDICATED ON THIS PLAT.

WATER LINE EASEMENT:

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF SMITHVILLE, MISSOURI AND ITS AUTHORIZED UTILITY PROVIDERS FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, AND REPLACING WATER LINE FACILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES, CONDUITS, VALVES, HYDRANTS, AND ASSOCIATED APPURTENANCES, UPON, OVER, UNDER, AND ALONG THE STRIP(S) OF LAND DESIGNATED ON THIS PLAT BY THE WORDS "WATER LINE EASEMENT" OR THE ABBREVIATION "W/E".

FLOODPLAIN:

THE PLAT IS LOCATED WITHIN ZONE X ACCORDING TO INSURANCE RATE MAP NO. 29047C0014E, WITH A DATE OF IDENTIFICATION OF AUGUST 3, 2015 IN CLAY COUNTY, STATE OF MISSOURI, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

ACKNOWLEDGEMENT:

DEVELOPMENT ASSOCIATES SMITHVILLE, LLC

WILLIAM D COSENTINO, PRESIDENT

STATE OF _____, COUNTY OF _____, SS

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.

(SEAL)

MY COMMISSION EXPIRES: _____

THE FINAL PLAT OF **SMITHVILLE MARKETPLACE REPLAT LOT 6A & LOT 7**, SUBDIVISION WAS SUBMITTED TO AND APPROVED BY THE SMITHVILLE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____.

(SEAL)

CHAIRMAN

(SEAL)

SECRETARY

THIS FINAL PLAT APPROVED BY THE BOARD OF ALDERMEN OF SMITHVILLE, MISSOURI, THIS _____ DAY OF _____, 20____.

(SEAL)

MAYOR

ATTEST:

CITY CLERK

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

COUNTY RECORDER

