



Board of Aldermen Request for Action

MEETING DATE: 7/7/2026

DEPARTMENT: Development

AGENDA ITEM: Resolution 1599, Site Plan Approval – Smithville Plaza Retail 119 North 169 Highway

REQUESTED BOARD ACTION

A motion to approve Resolution 1599, authorizing site plan approval for the Smithville Plaza Retail buildings at 119 North 169 Highway.

SUMMARY

The applicant submitted a site plan application for constructing two buildings, one retail center with a 4,992 ft² restaurant tenant and four 1,200 ft² tenant spaces as well as a separate 2,400 ft² building to house a laundromat at the site of the former plaza destroyed by fire at 119 North 169 Highway.

After review at the June 9, 2026, Planning Commission meeting, the Commission recommended approval of the site plan with one change – replacing the October Glory Maple in the landscape plan with any Missouri Native hardwood tree. Earlier in the afternoon and next day of the Planning Commission hearing, the applicant removed the stand of trees on the south line of its' property adjacent to the river. This change removed trees that were originally considered in the staff's recommendation of approval to the Commission. Staff notified the applicant of the need to add to the new landscape plan additional landscaping on the south side to replace the removed trees with code compliant vegetation. The applicant submitted a revised site plan with Red Oak trees replacing the maples and additional trees and shrubs along the south property line to replace the trees removed.

PREVIOUS ACTION

This property was previously occupied by a retail center that burned and no Board action has occurred in many years.

POLICY ISSUE

Complies with Codes.

FINANCIAL CONSIDERATIONS

No out-of-pocket expenses are anticipated.

ATTACHMENTS

- | | |
|--|---|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes – Video available on website |

RESOLUTION 1599

**A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR
THE SMITHVILLE PLAZA RETAIL CENTER BUILDINGS AT
119 NORTH 169 HIGHWAY**

WHEREAS, The applicant submitted a site plan application for constructing two separate buildings to replace the single building recently destroyed by fire to include one stand alone building for a laundromat and one building with a large restaurant space and four additional tenant spaces; and

WHEREAS, the Planning Commission reviewed the submittal concerning the layout, landscaping, building materials and colors at its June 9, 2026, meeting; and

WHEREAS, the Planning Commission recommended amending the landscape plan to remove a certain type of softwood tree to be replaced by a hardwood type tree to be shown on a new landscape plan for final board approval; and,

WHEREAS, the applicant has submitted its new landscape plan that meets the recommended conditions of the Planning Commission's recommendation.

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

THAT the Site Plan Application for the Smithville retail center buildings at 119 North 169 Highway, as attached hereto as **Exhibit A** and incorporated into this Resolution as if fully set forth herein, is hereby approved.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 7th day of July 2026.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



STAFF REPORT
June 1, 2026
Site Plan Review of Parcel Id # 05-617-00-02-002.00

Application for Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 119 N. 169 Highway
Owner: 101US169, LLC
Current Zoning: B-3

Application Date:

GENERAL DESCRIPTION:

Applicant seeks site plan approval for two buildings to replace the previous strip center that recently burned. One of the buildings would be 9,810 ft² with one 4,992 ft² restaurant space, and four additional \approx 1,200 ft² retail spaces. In addition, a separate 2,400 ft² building for a new laundromat is planned, which will sit immediately east of the remaining strip center and face to the south.

Section 400.410 Standard of Review

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

As a replacement building to an existing development, the applicant has sufficiently upgraded the site with landscaping throughout, and the new buildings meets the material and color requirements of the code.

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

The buildings will replace the prior retail nature of the building burned in the fire, so it maintains the prior nature of the site and is compatible with the surrounding area.

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 new buildings and uses will require a new waterline to be constructed through the site for sufficient fire flow and to extend hydrants closer to the buildings.

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

The proposal will enhance the opportunities for the downtown expansion.

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

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 development improves the general layout and potential future development to the east.

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 existing off-site views, and includes adding landscaping where none existed previously to improve the on-site views.

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

No changes to the existing natural resources and amenities.

- c. Minimize any adverse flood impact;

No changes to any flood impact.

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

Most of the square footage will be on the location of previous buildings.

- e. Minimize any adverse environmental impact;

No adverse environmental impact anticipated.

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

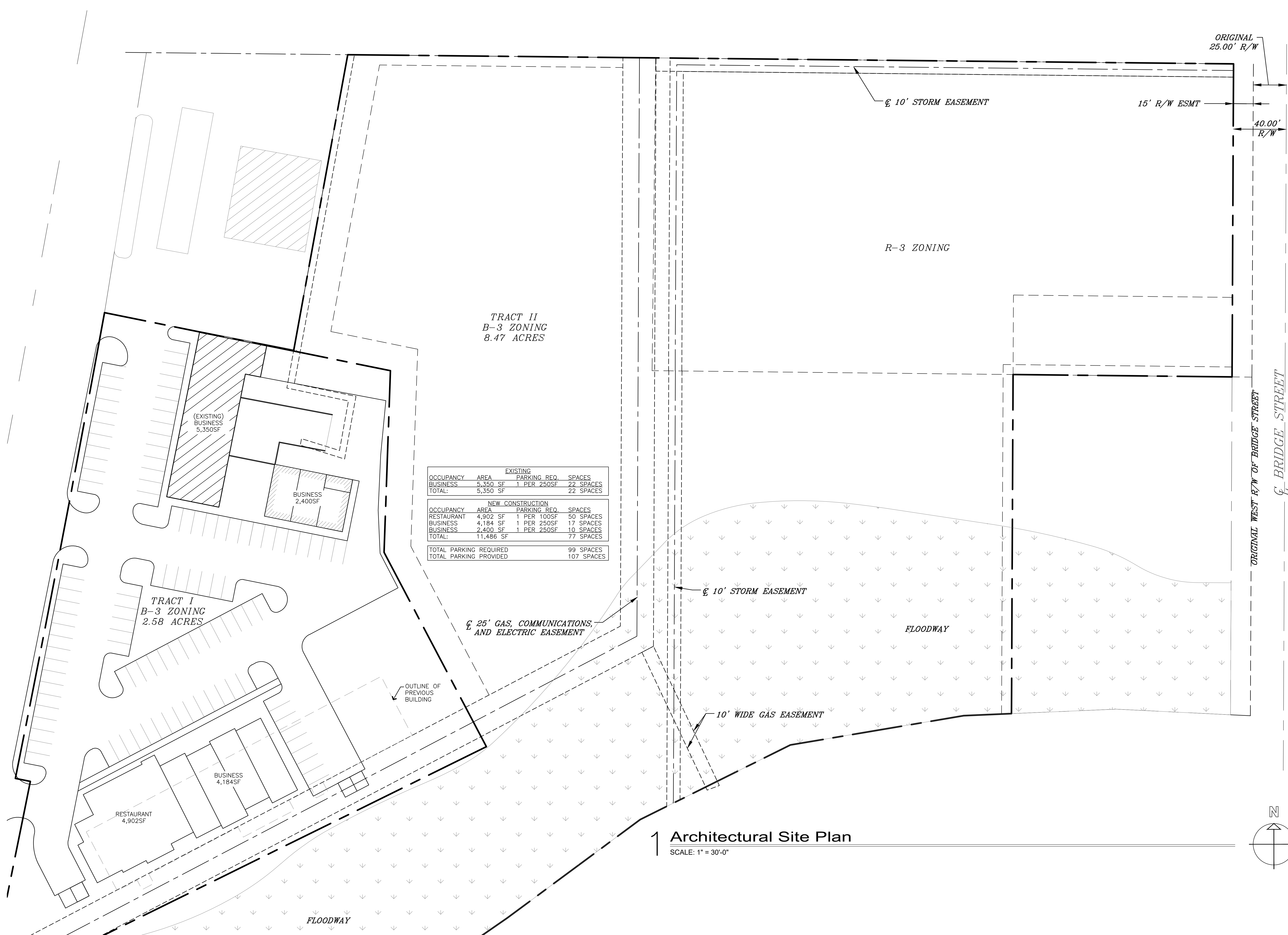
Utilities are currently available and will be extended at applicant's cost.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan.

Respectfully Submitted,

Director of Development

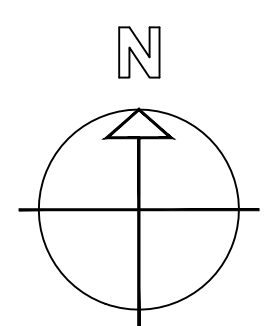


TRACT II
B-3 ZONING
8.47 ACRES

TRACT I
B-3 ZONING
2.58 ACRES

EXISTING			
OCCUPANCY	AREA	PARKING REQ.	SPACES
BUSINESS	5,350 SF	1 PER 250SF	22 SPACES
TOTAL:	5,350 SF		22 SPACES
NEW CONSTRUCTION			
OCCUPANCY	AREA	PARKING REQ.	SPACES
RESTAURANT	4,902 SF	1 PER 100SF	50 SPACES
BUSINESS	4,184 SF	1 PER 250SF	17 SPACES
BUSINESS	2,400 SF	1 PER 250SF	10 SPACES
TOTAL:	11,486 SF		77 SPACES
TOTAL PARKING REQUIRED			99 SPACES
TOTAL PARKING PROVIDED			107 SPACES

1 Architectural Site Plan
SCALE: 1" = 30'-0"

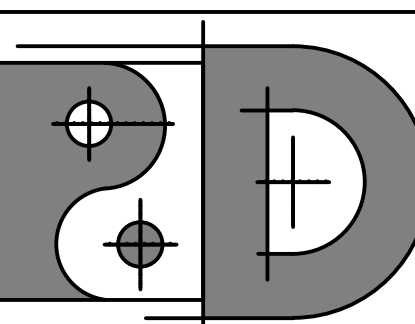


GENERAL PLAN NOTES:
ALL SUBCONTRACTORS SHALL BE RESPONSIBLE
FOR REVIEWING ALL DRAWINGS IN THE SET
PRIOR TO CONSTRUCTION. CONSTRUCTION
SHALL COMPLY WITH THE 2018 IBC

Not for Construction

A New Multi-family Development for:
Smithville Plaza Apartments

101 U.S. Hwy 169
Smithville, Missouri
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Pence Design Drafting, LLC
24 S. Main Street, Suite 105
Liberty, Missouri 64068

ARCHITECTURAL
SITE PLAN

PROJECT: 25-032 DATE: March 13, 2026

SHEET NUMBER:

AC101

Smithville Plaza

Color Elevations



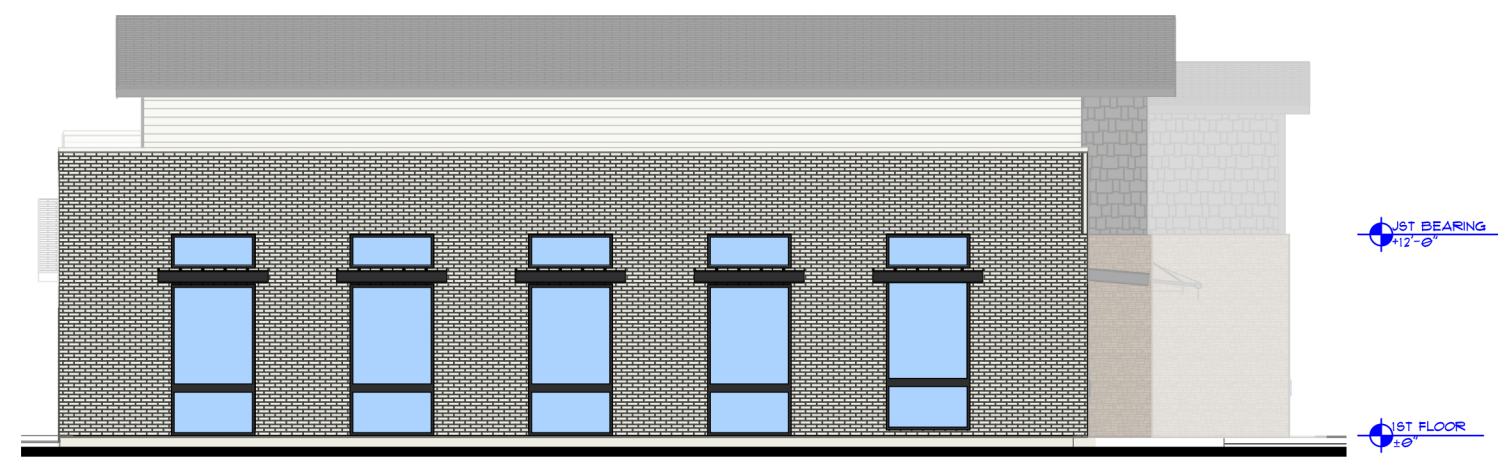
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Material Schedule

- 1. Standing Seam Roof
Dark Charcoal
- 2. Smart Lap Siding
White Dove OC-17
- 3. Smart Shake Siding
Iron Ore SW7069
- 4. Board & Batten Siding
Barn Red SW7591
- 5. Metal Awning
Tricorn Black SW6258
- 6. Simulated Stone
Dressed Fieldstone
- 7. Storefront
- 8. Brick Veneer
White Dove OC-17



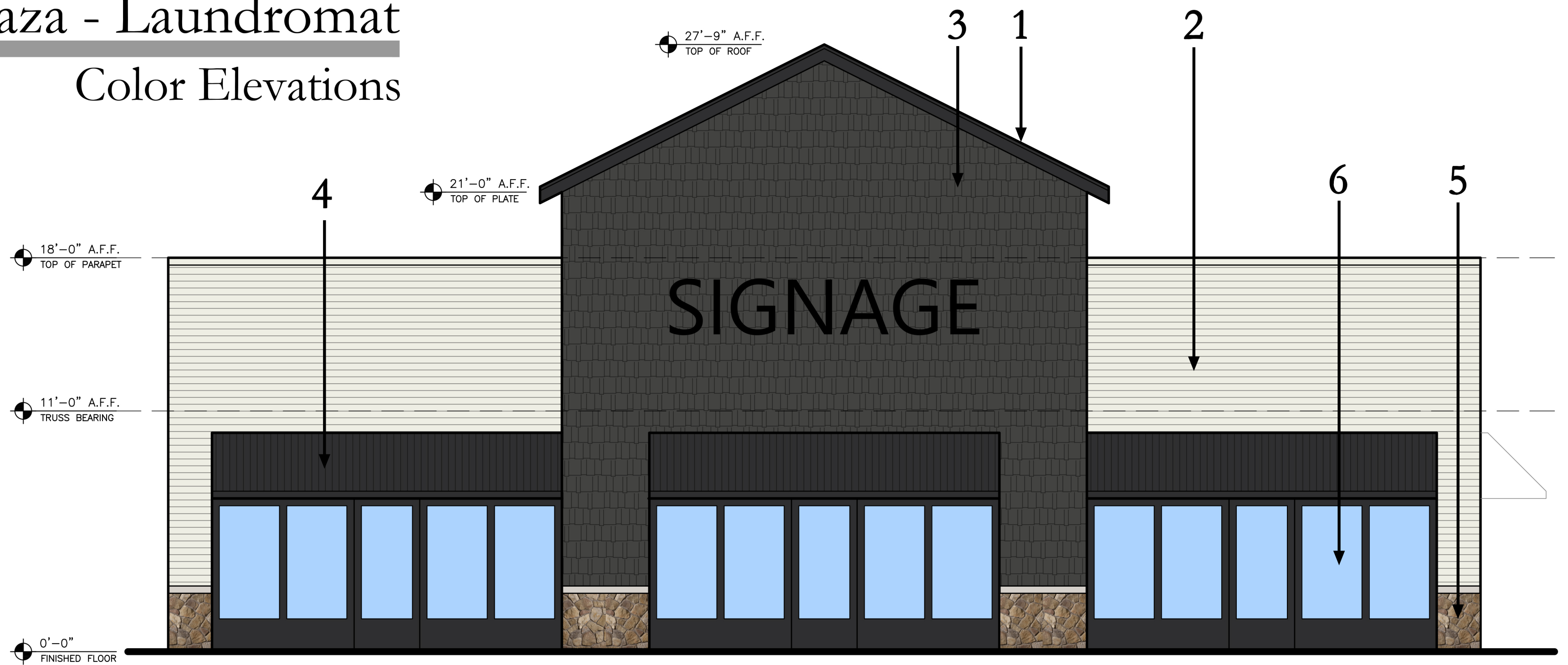
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Smithville Plaza - Laundromat

Color Elevations



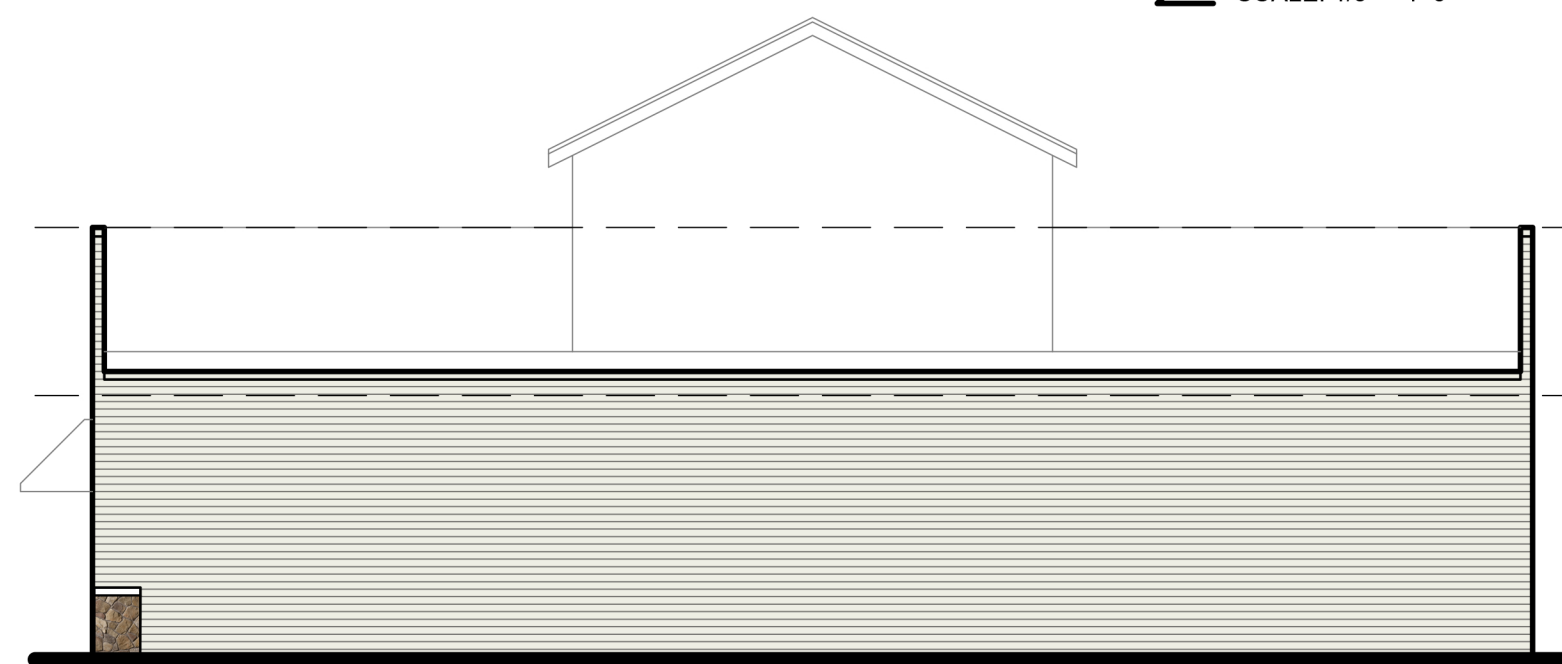
1 South Elevation
SCALE: 1/4" = 1'-0"



3 West Elevation
SCALE: 1/4" = 1'-0"



2 East Elevation
SCALE: 1/8" = 1'-0"

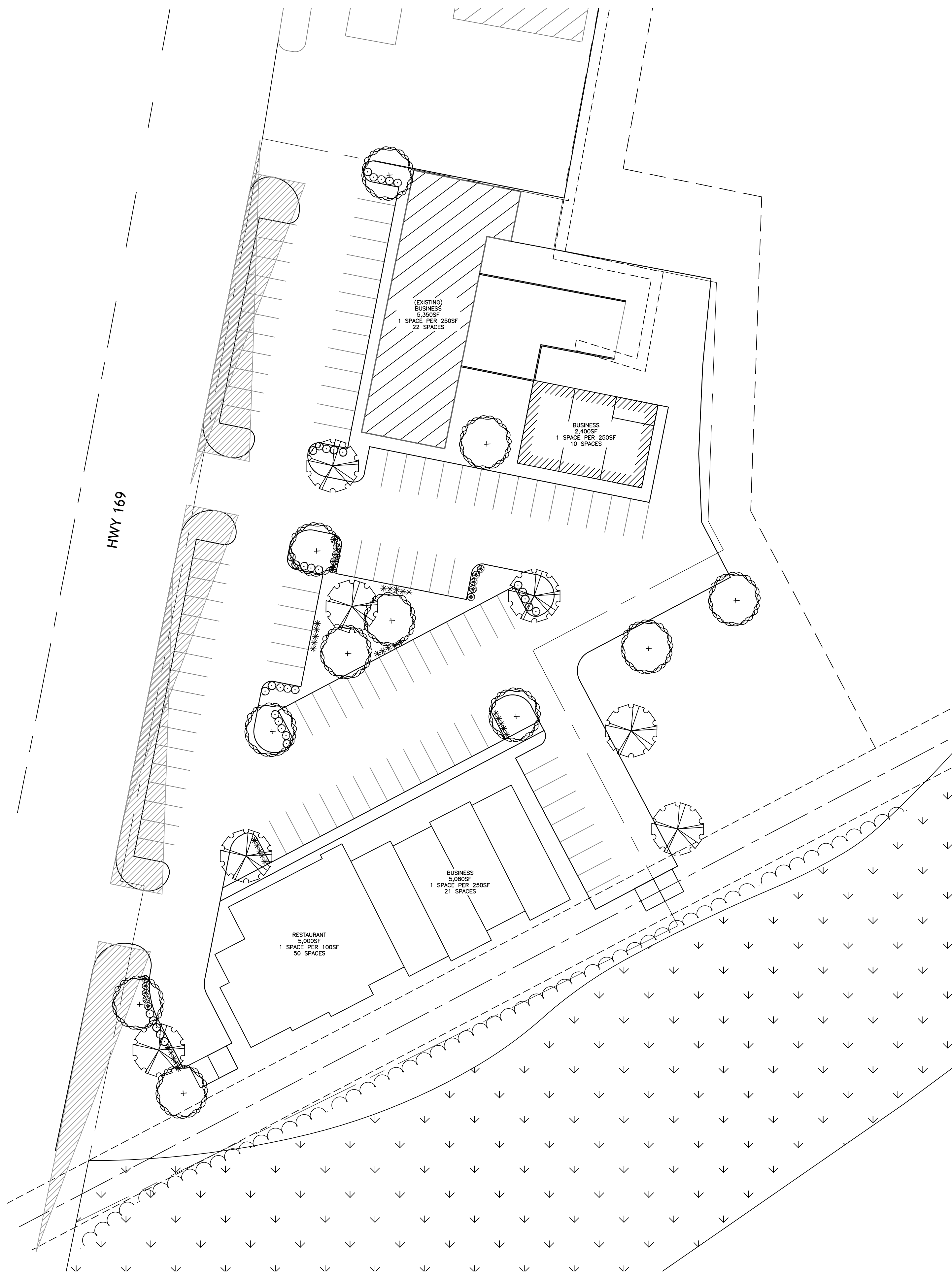


4 North Elevation
SCALE: 1/8" = 1'-0"

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White Dove OC-17
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Iron Ore SW7069
- 4. Metal Awning
Tricorn Black SW6258
- 5. Simulated Stone
Dressed Fieldstone
- 6. Storefront

6/3/2026



LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

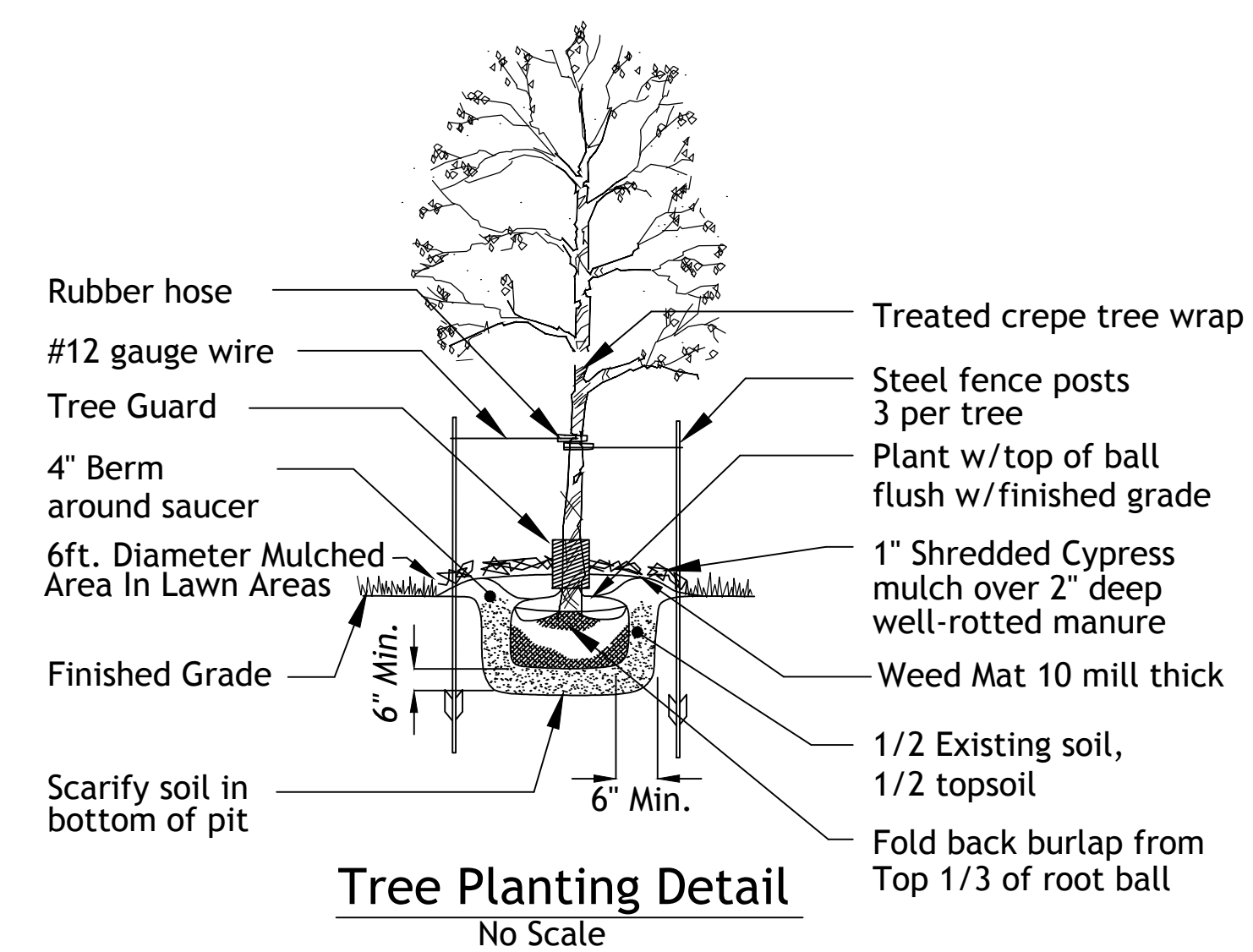
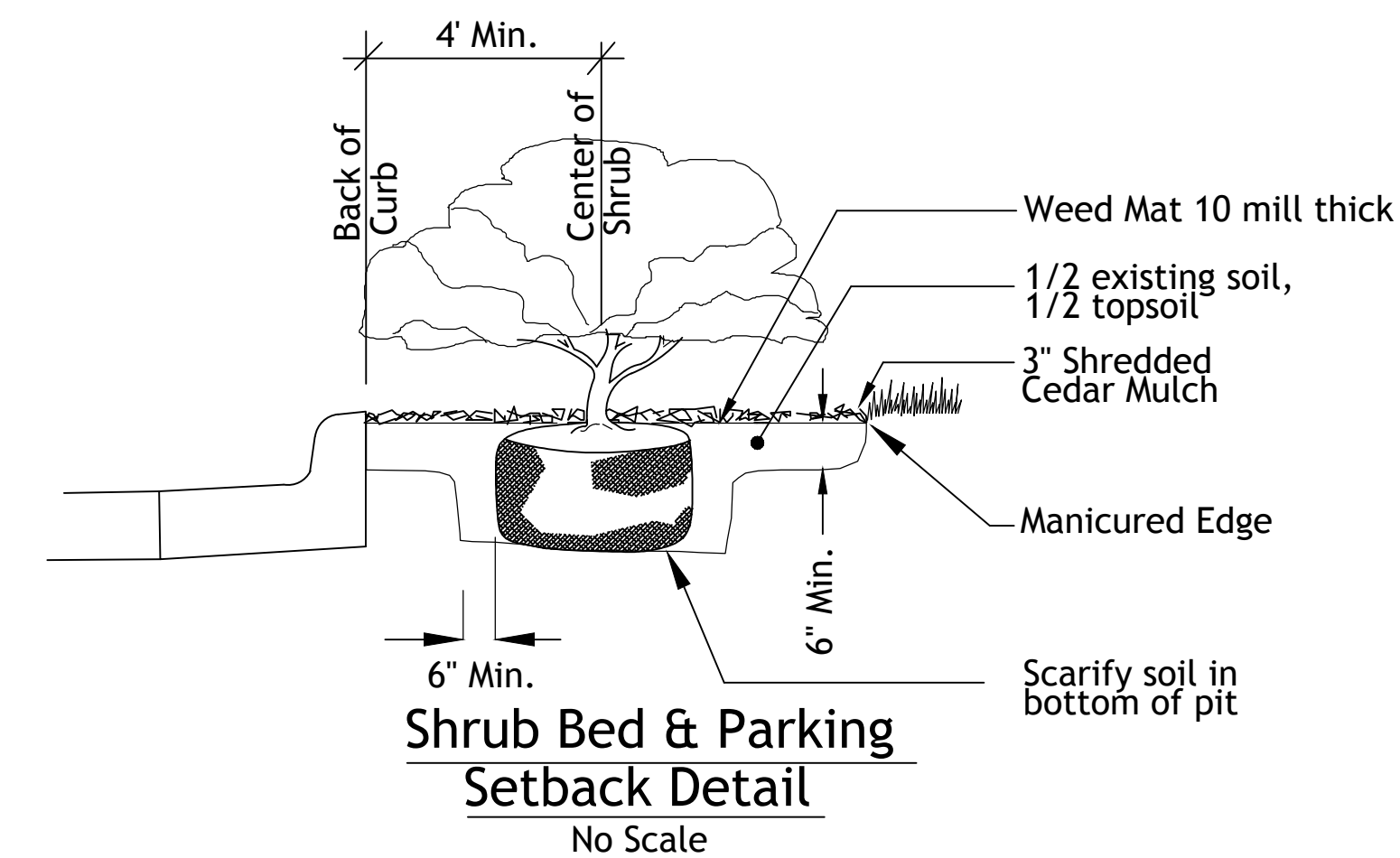
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



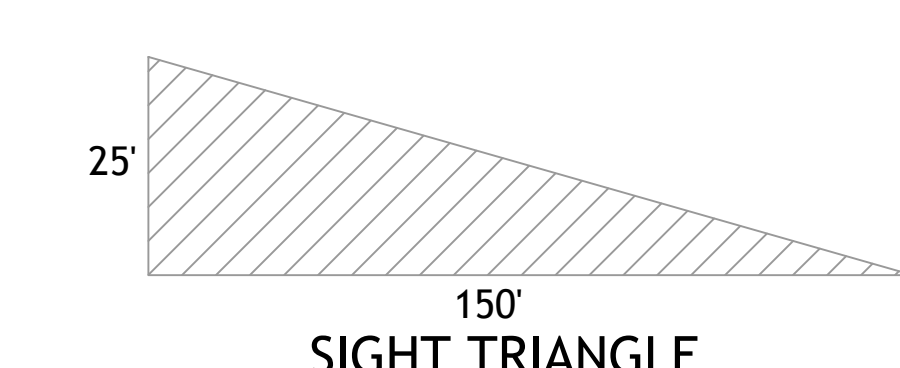
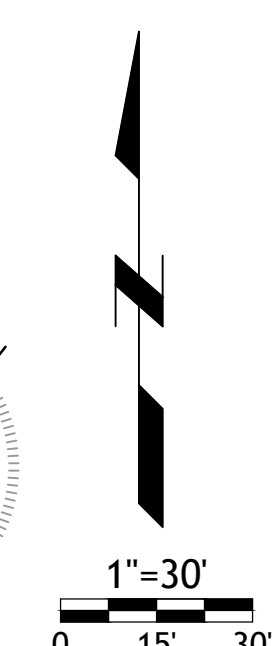
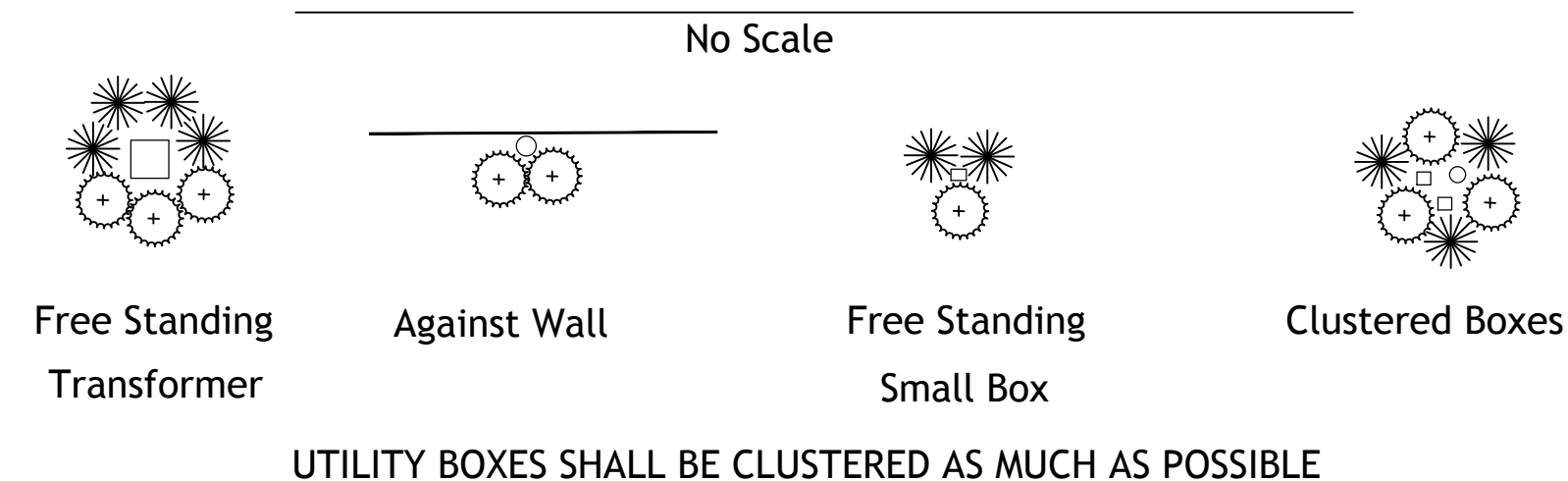
Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	7	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	11	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	35	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	30	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
	15	Snowmound Spirea	Spirea Nipponica 'Snowmound'	18"-24"sp.	Cont.	4'o.c.

Typical Utility Box Screening Details



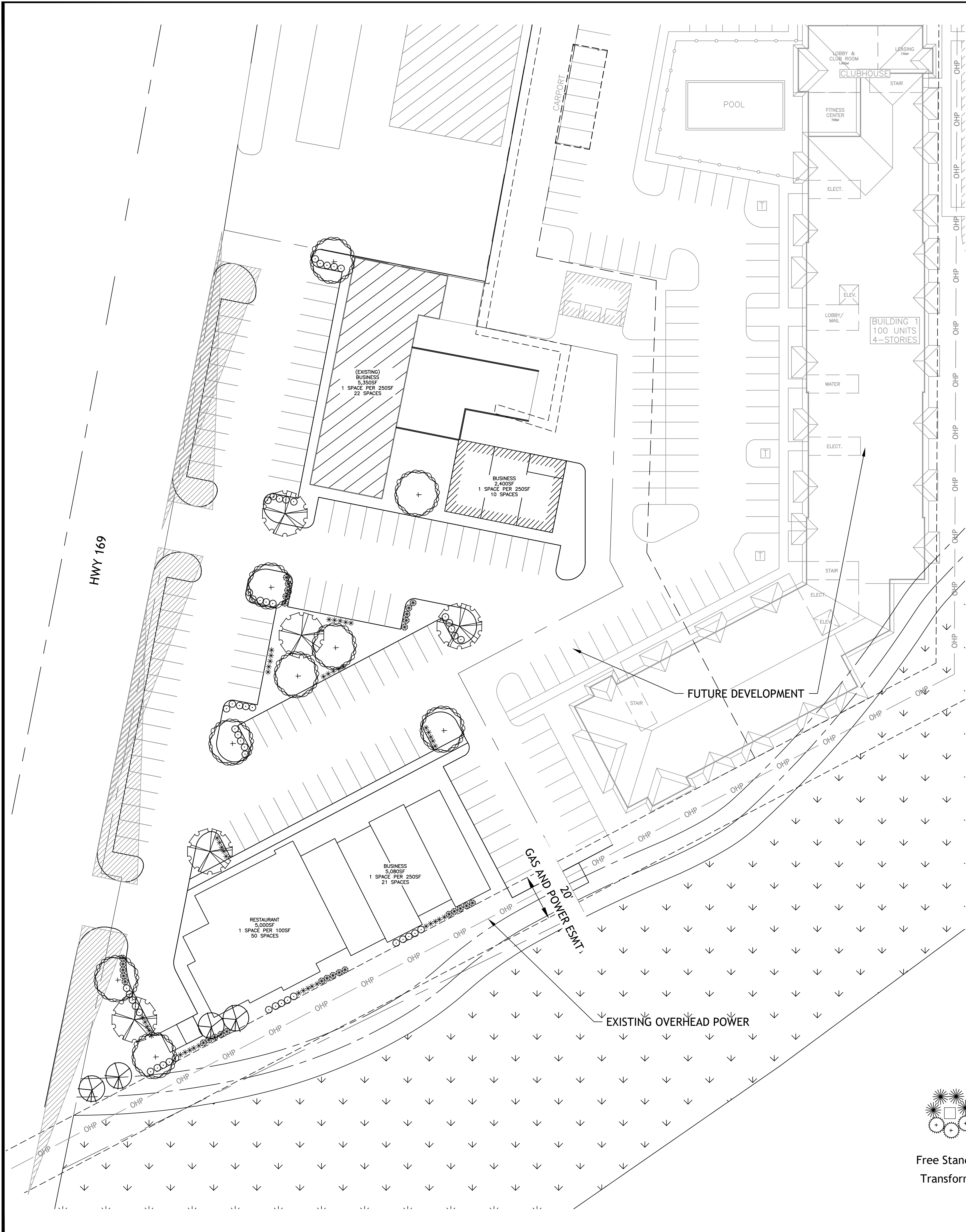
DATE: 6-1-26

SMITHVILLE PLAZA LOT 1
SMITHVILLE, MO

LANDSCAPE PLAN

OCHS LAND PLANNING
533 LAKE FOREST
BONNER SPRINGS, KS 66012
913-961-6578 garrettochs@gmail.com

SHEET 1 OF 1



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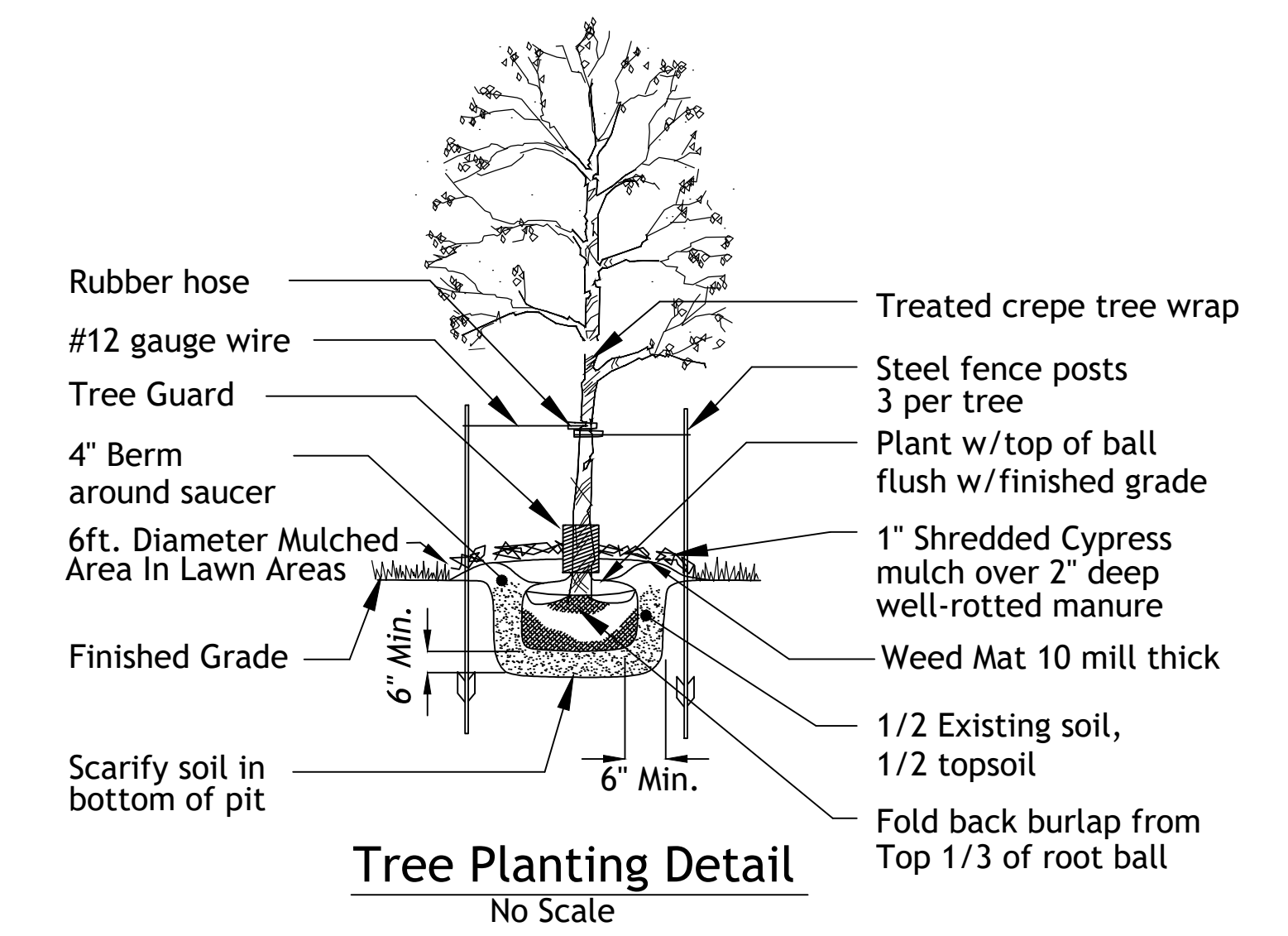
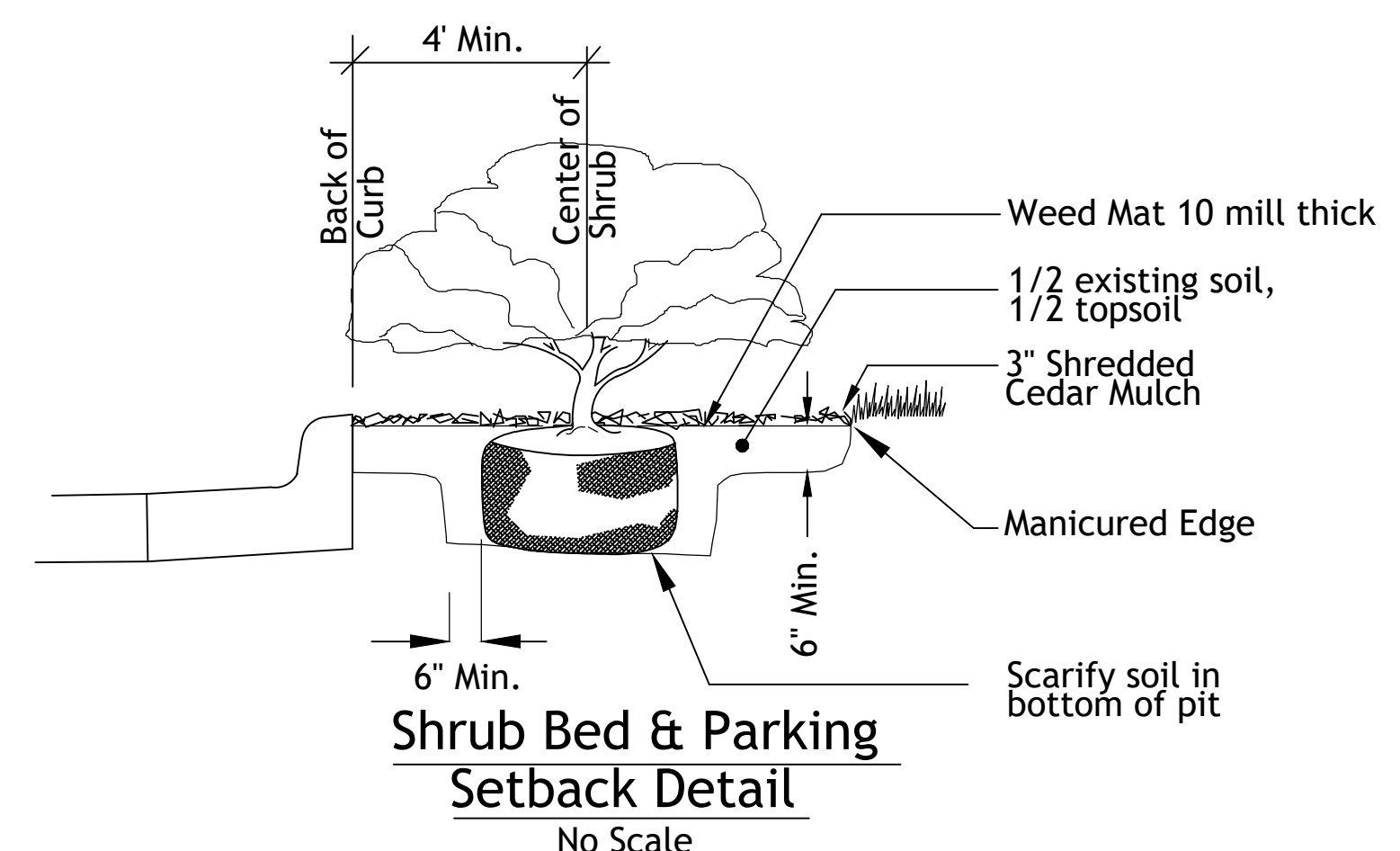
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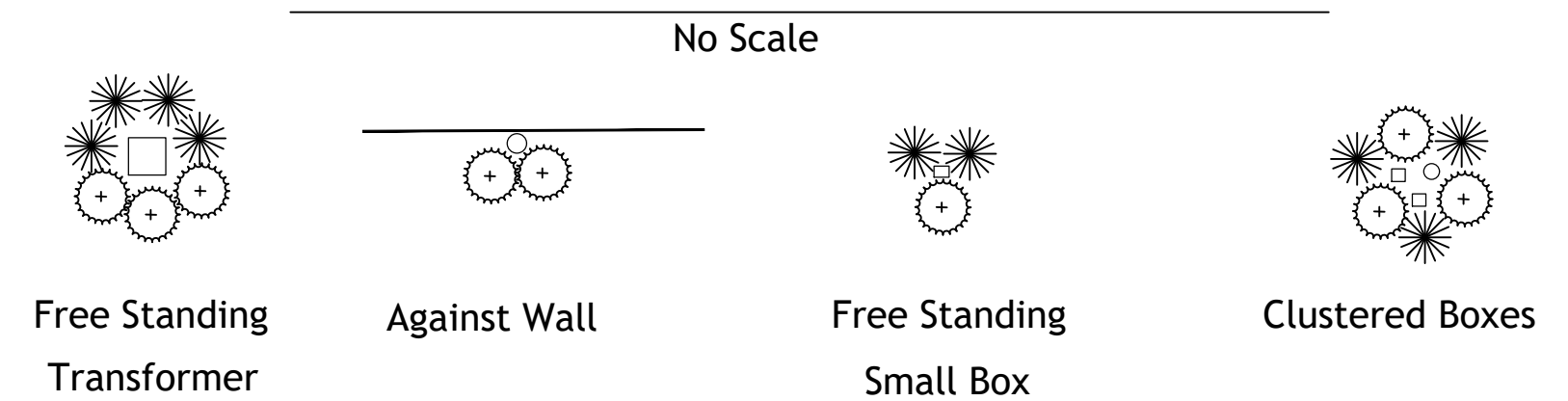
Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	5	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	9	Red Oak	Quercus Rubra	2" cal	BB	As Shown
	4	Golden Raintree	Koelreuteria Paniculata	1 1/2" cal	BB	As Shown

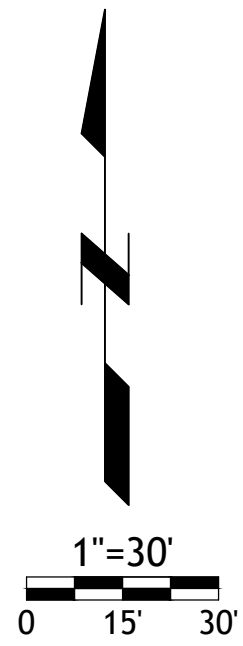
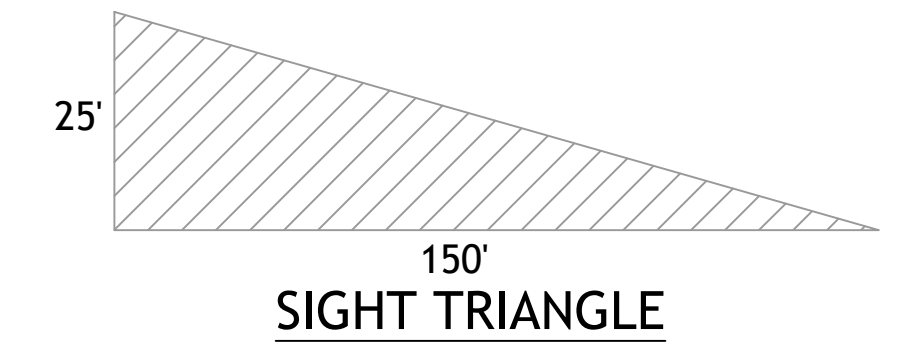
Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	50	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	45	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
	30	Snowmound Spirea	Spirea Nipponica 'Snowmound'	18"-24"sp.	Cont.	4'o.c.

Typical Utility Box Screening Details



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



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SMITHVILLE, MO

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