

Central Power



CENTRAL
POWER SYSTEMS & SERVICES

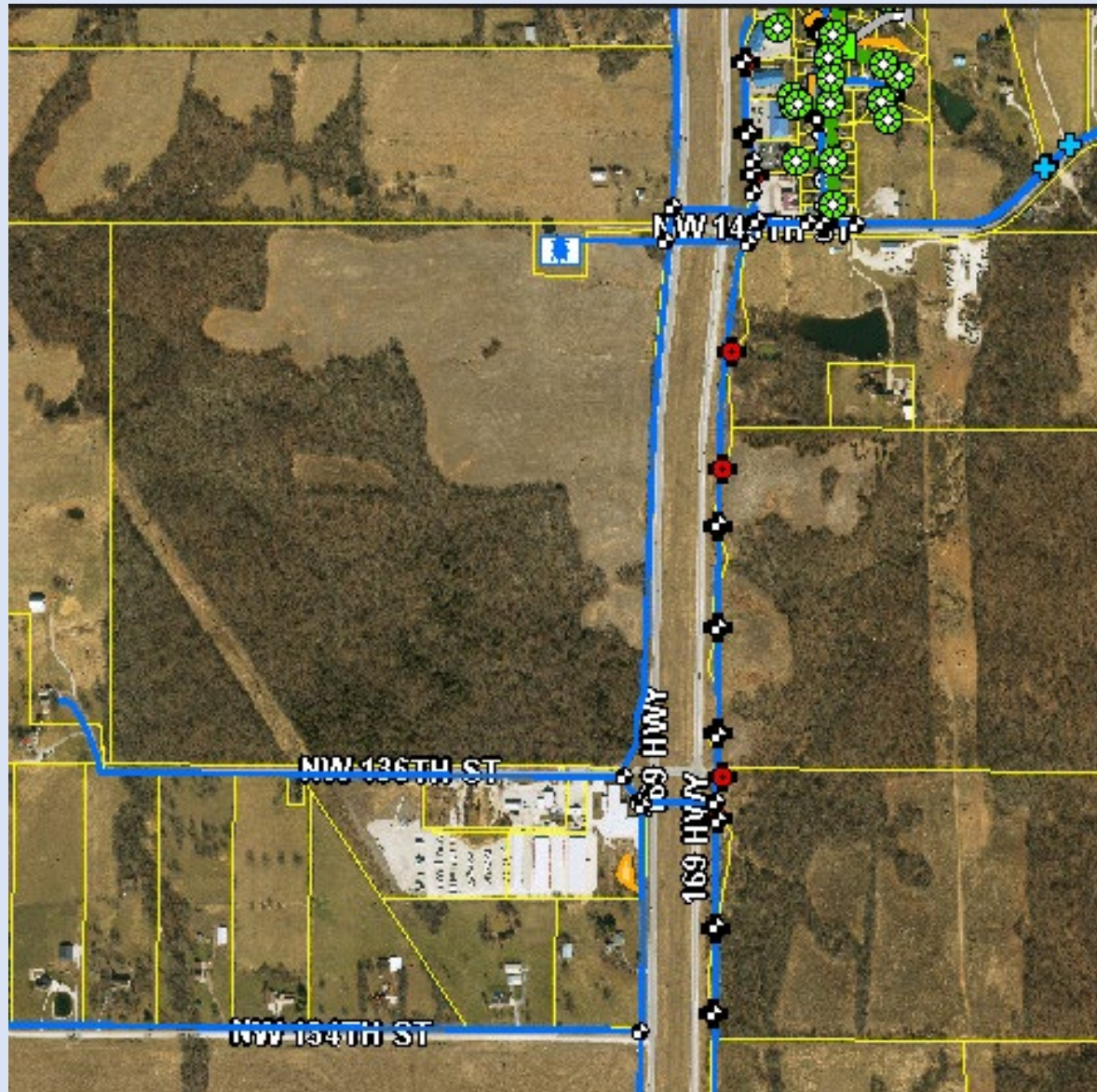
**Smithville Board of Aldermen
Bill No. 3119-26
July 21, 2026**

Request

Central Power requests the approval of Bill No. 3119-26 which:

1. Rezones about 155 acres from A-1 and B-3 to B-3;
2. Approves the preliminary plat for this 155 acres in subdividing the property into 3 lots; and
3. Approves the Conceptual Plan for Phase I to provide for Community Scale Manufacturing.

Aerial of N.W. 136th Street and Northeast corner of 169 Highway

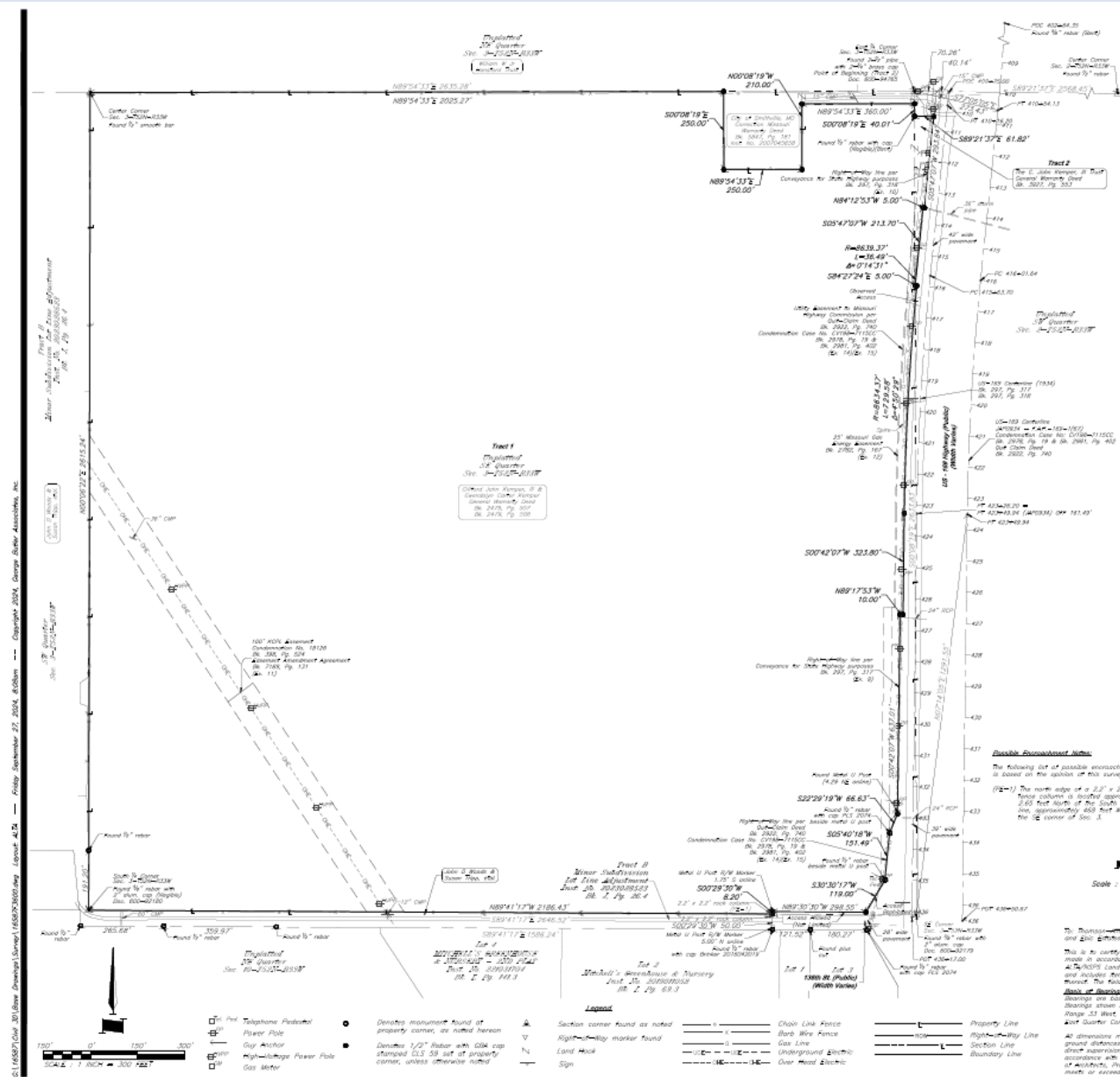


Survey

Current zoning: A1

**Proposed zoning: B3
plus Planned Overlay**

Acreage: 155 acres



History of Central Power

**OVER
THE
YEARS.**

1954: Founded as Jimmy Diesel

1955-85: Opened 5 locations!

1988: Name changed to Central Power

**2005: Expanded beyond original truck brands
and became Central Power Systems & Services**

**2010: Our POWERFORCE brand was born
and excelling in the oilfield markets.**

2015: Ownership Changed! Robin Roberts

**Present: Opened manufacturing facility in
Platte & continuing to grow.**

CENTRAL
POWER SYSTEMS & SERVICES

MISSOURI MADE SMALL-TOWN PROUD





ROBIN ROBERTS CEO/OWNER

CENTRAL
POWER SYSTEMS & SERVICES



SMITHVILLE RESIDENT SINCE 2015
GRANDCHILDREN ATTEND SSD
SMALL TOWN ROOTS
(ENGLEWOOD KANSAS - POPULATION 50)
DIESEL MECHANIC RISES TO CEO
GREW BUSINESS 1500% OVER 10 YEARS
MAJORITY LEADERSHIP RESIDES IN
NORTHLAND COMMUNITIES

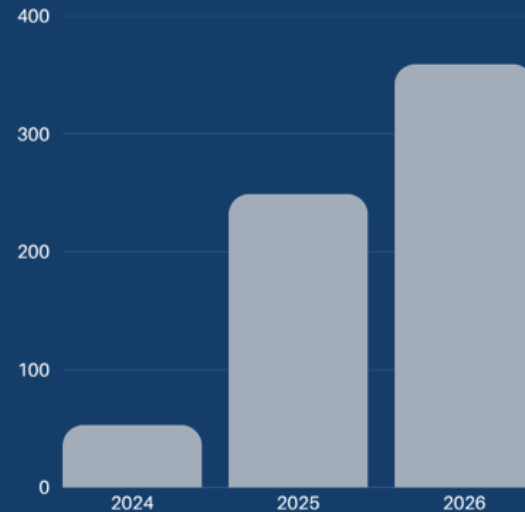
MANUFACTURING ECONOMIC IMPACT

DOLLARS SPENT WITH VENDORS

KANSAS CITY AREA
\$144,000,000

KANSAS & MISSOURI
\$193,000,000

JOBS CREATED



TRAINING CENTER

- LEADERSHIP VALUES
- CUSTOMER SERVICE
- SAFETY
- DIAGNOSTICS
- WELDING
- ENGINES
- ELECTRICAL
- HYDRAULICS

CENTRAL
POWER SYSTEMS & SERVICES



LOT 1
 ZONING: B-3
 130.65 AC

LOT 2
 ZONING: B-3
 8.47 AC

LOT 3
 ZONING: B-3
 7.76 AC

TRACT A
 3.51 AC

100' ELECTRICAL EASEMENT

30' ADDITIONAL ROW

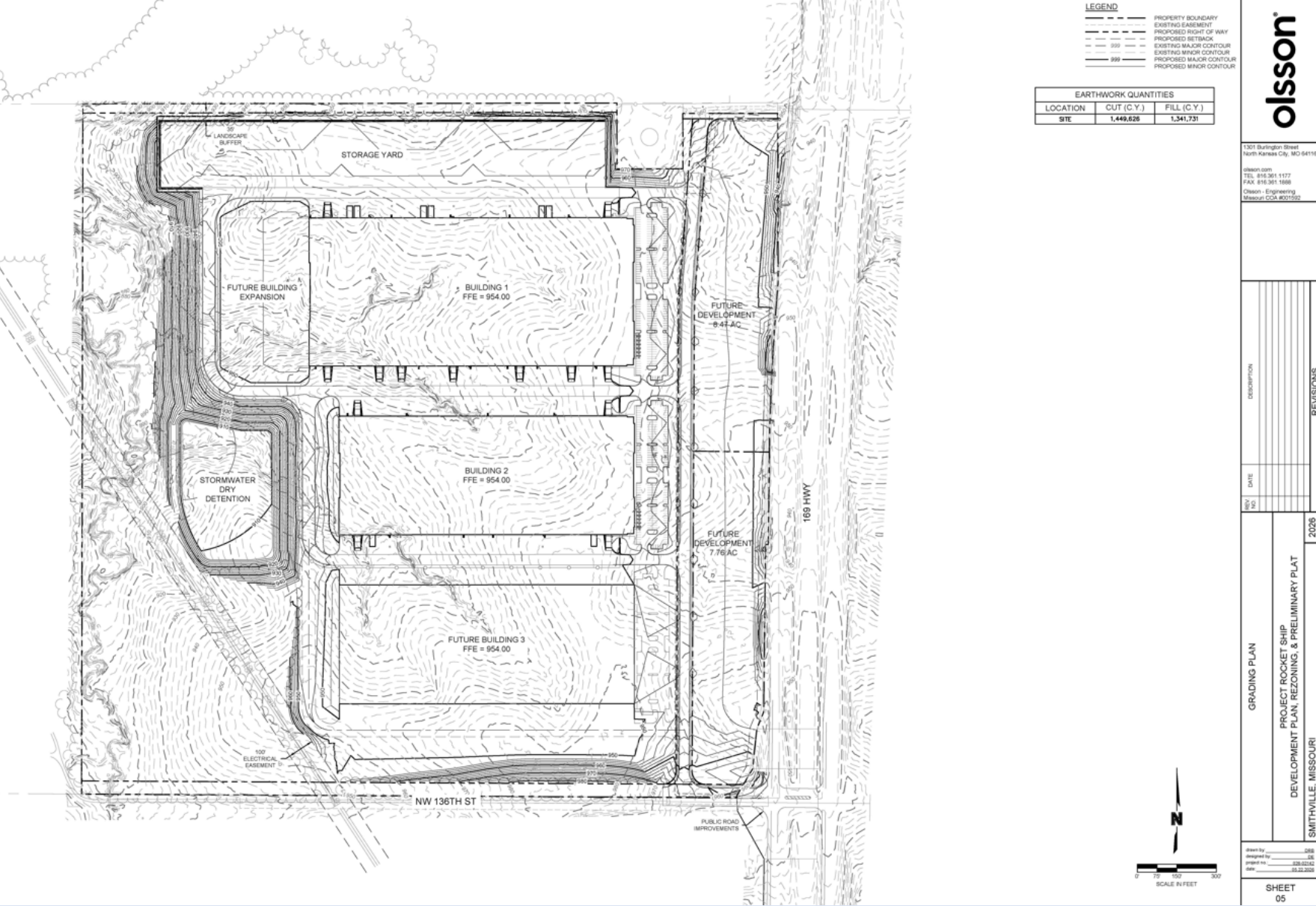
50' ADDITIONAL ROW

150' HWY

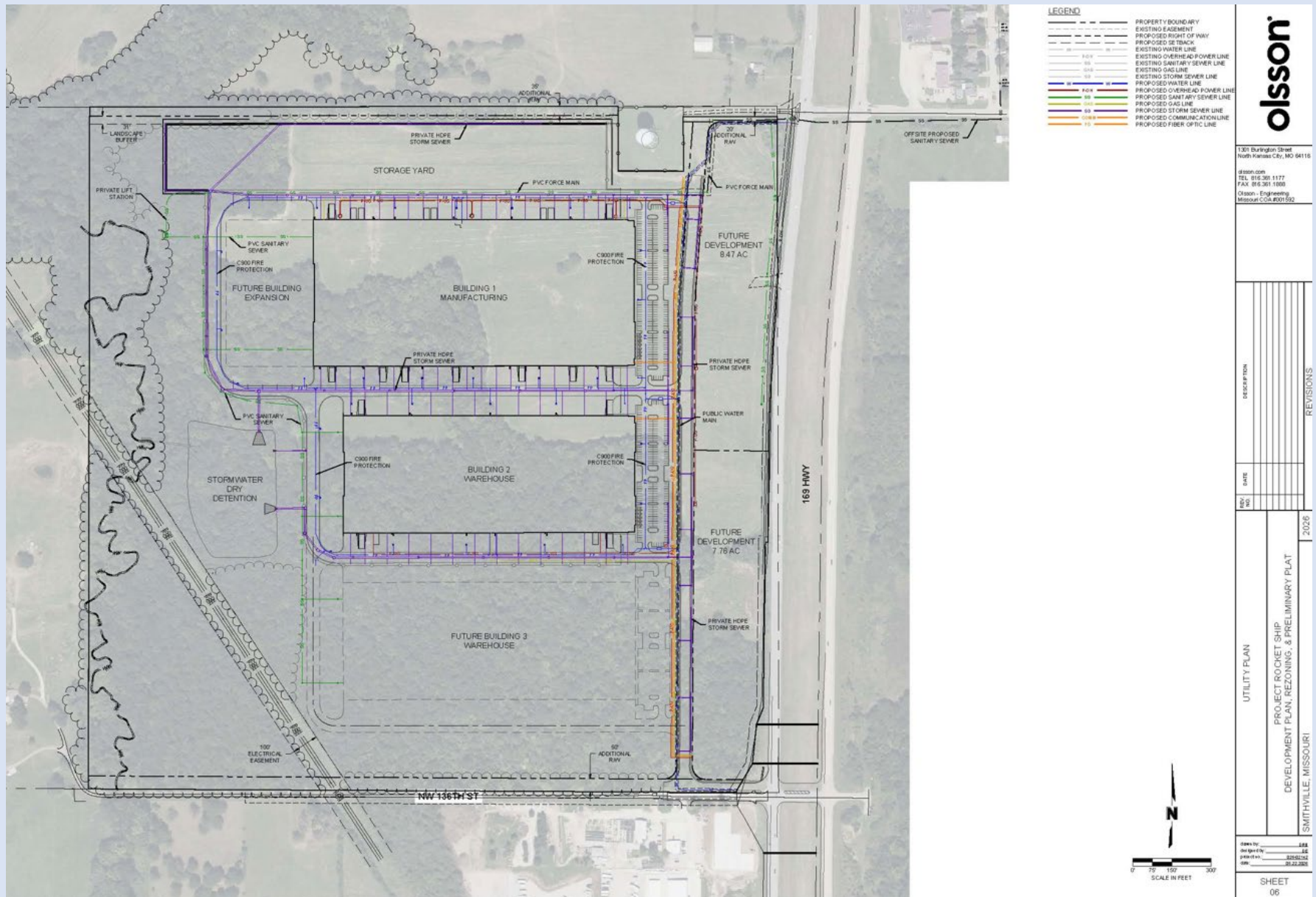
NW 138TH ST

		1201 Burlington Street North Kansas City, MO 64116 olsson.com TEL: 816.361.1177 FAX: 816.341.1989 Olsson - Engineering Missouri C.O.A. #0031593	
PRELIMINARY PLAT		DATE	DESCRIPTION
PROJECT ROCKET SHIP DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT		SHEET NO.	REVISIONS
SMITHVILLE, MISSOURI		2026	
SHEET 03		Drawn by: _____ Designed by: _____ Checked by: _____ Date: 05.22.2022	

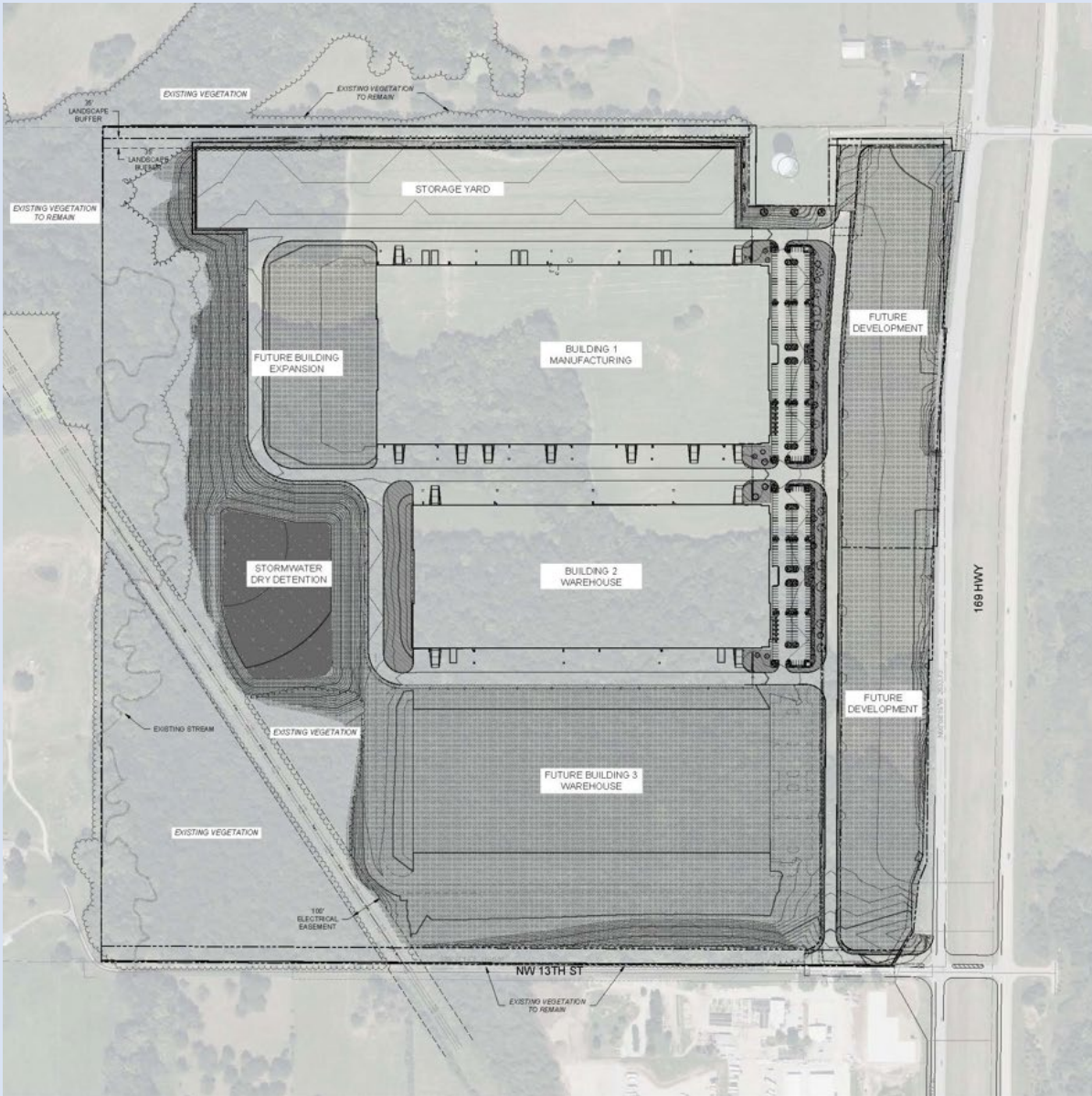
Grading Plan



Utility Plan



Landscape Plan



PLANT SCHEDULE			BOTANICAL COMMON NAME		SIZE	COUNT
SYMBOL	COMMON	QTY				
DECIDUOUS TREES						
	AO	1	ACEROLIS FLORIDA DOCK WOOD	2" CAL.	889	
	OC	1	OSTIA CARPENTER EASTERN HOPBURN	2" CAL.	889	
	UL	37	QUERCUS BICOLOR LINDL RED LA PRINCE OAK	2" CAL.	889	
EVERGREEN TREES						
	JE	6	JUNIPERUS URSINA EASTERN REDCEDAR	2" CAL.	847	
	JE	8	JUNIPERUS URSINANA TAYLOR TAYLOR EASTERN REDCEDAR	8.17 FT		
	FE	3	PICEA PUNGENS VANCE BLUE COLORADO SPRUCE	2" CAL.	847	
	FE	3	PRUS STRIOUS WHITE FINE	2" CAL.	847	
GRASSY PLANTS						
	AO	36	AMELANCHIER ALNIFOLIA SPICEBERRY	2" CAL.	889	
	CE	8	CESTRUM CANADENSE EASTERN REDBUD/STRAWK	2" CAL.	889	
SHRUBS						
	AO	46	ACROFOLIOSA SPURGE RO BUSTARD	1 CAL.		
	CK	21	CH. MANETTES ACUTIFOLIA VAIL FOETICET	1 CAL.		
	JE	82	JEAN. FORTIER FISHER ROSE SHrub	1 CAL.		
	JE	82	JEAN. FORTIER	1 CAL.		
	FC	88	PHYTOCARPUS OBLIQUEFOLIOS IMPERIAL CLOWN CENTRAL JASMINE	1 CAL.		
	FC	82	PHYTOCARPUS OBLIQUEFOLIOS IMPERIAL JASMINE	1 CAL.		
	AO	81	PRUS MANETTES ROSE SHrub	1 CAL.		
	TC	72	TRICHOCLADIA FLORIDA PINKY LEMMA HATCH	1 CAL.		
SYMBOLS						
SYMBOL	COMMON	QTY	BOTANICAL COMMON NAME		SIZE	COUNT
	AO	1201.57	3" MISSOURI ARBOREAL ROSEMOCK			
	TC	100.00	DEFLECTION BUSH REDBUD			1000
	MO	20.00	DOUBLE CORONAL HORNWOOD MOCHA			100
	TC	100.00	YARF SHED			100
	TC	100.00	CRUCIFER TUBERANT FUSCUS BUSH			100
	TC	100.00	YARF SHED			100

PARKING BUFFERING ZONES REQUIREMENT (400.435 C.2B)				
BLDG #	PARKING FRONT YAGE LENGTH (LF)		1 SHADE/ ORNAMENTAL TREE / 60 LF.	1 SHRUB/ EVERGREEN BUSH / 50 LF.
1	905	REQUIRED	15	18
		PROVIDED	15	16+
2	554	REQUIRED	8	11
		PROVIDED	8	11+

olsson

1301 Burlington Street
North Kansas City, MO 64118

Olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri C.O.A. #001592

DESCRIPTION

REVISIONS

2026

LANDSCAPE PLAN

PROJECT ROCKET SHIP
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

SPRINGFIELD, MISSOURI

drawn by: _____ 008
designed by: _____ 00
project no.: _____ 020.023.62
date: _____ 04.12.2020

SHEET
27

olsson.

Olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

BUILDING ELEVATIONS

PROJECT ROCKET SHIP
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT
SMITHVILLE, MISSOURI

2026

REVISIONS

Elevations



Manufacturing Building

Warehouse Building



Visual Rendering



Traffic / Truck Movement

Summary of Missouri's oversized load regulations as they pertain to our operations. We anticipate a frequency of 6 to 8 of these loads per week.

The following Missouri travel restrictions apply:

- General Movement: Oversized loads are prohibited from moving until 1.5 hours after dawn and must stop 1.5 hours before dusk.
- I-435 Loop: To avoid rush hour, these vehicles are restricted from highway travel until after 9:00 AM. All oversize loads with this project also are required to have two chase cars with them at all times for safety.

All other traffic consists of standard semi-trucks governed by normal regulations for the warehouses

Traffic Impact Study (TIS) Overview

What was evaluated:

- US 169 corridor between Amory Road and NW 136th Street
- Existing, Phase 1, Full Build, and 2045 future conditions
- Site access at NW 136th Street with future Amory Road access
- Operations, queues, safety considerations, and weaving movements

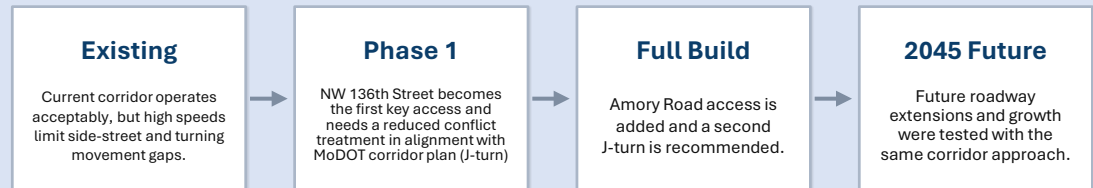
Key Findings:

- MoDOT has indicated that traditional full-access intersections are not sustainable as development and future corridor traffic are added.
- Per MoDOT, the US 169 Corridor is planned for J-turn treatment, consistent with developments to the north and south.

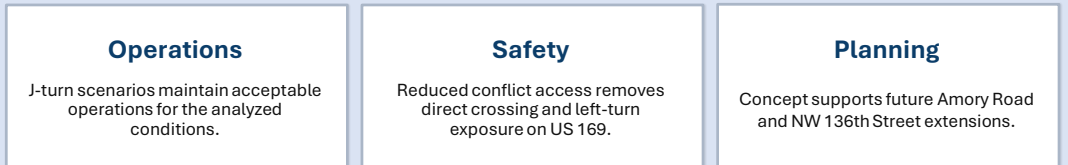
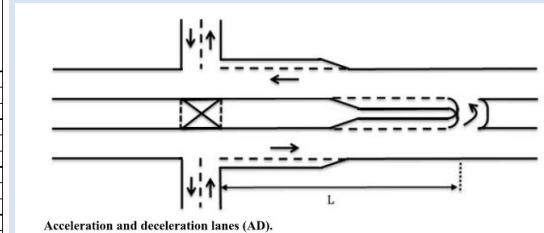
Current Status:

- TIS has been submitted to MoDOT and City staff for review.

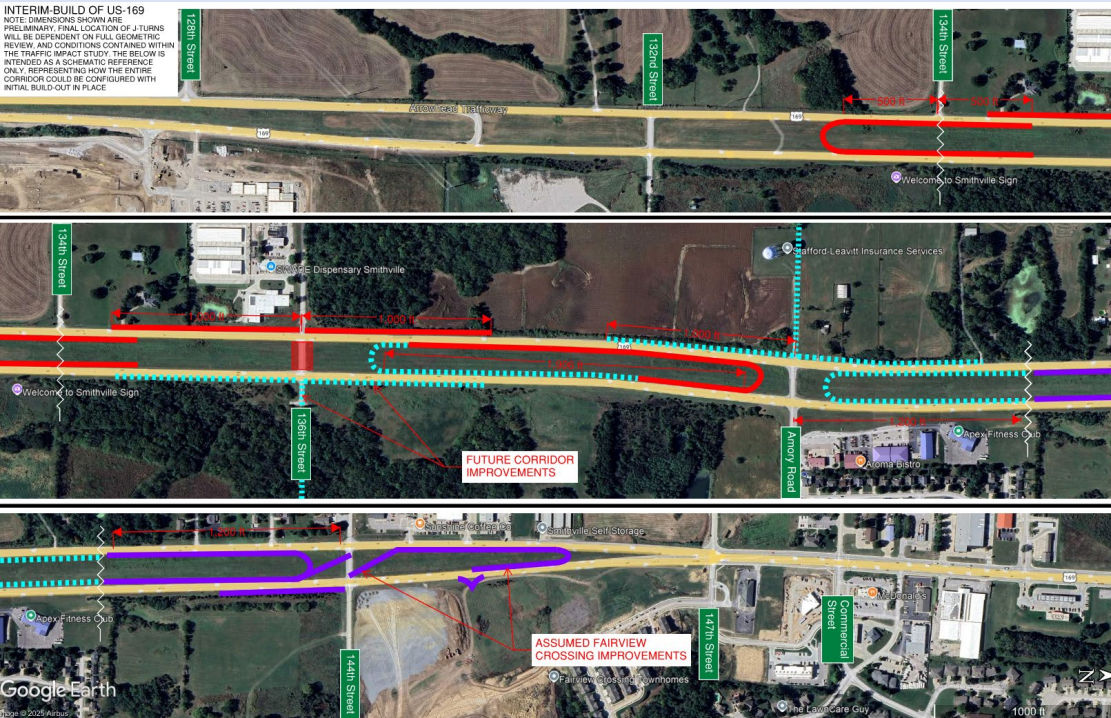
Study Scenario Summary



Recommended J-Turn U-turn Offset Length (L) Design Values					
Major Total (veh/hr)	Minor Crossing Left-Turn+ Through (veh/hr)	Minor Crossing Right-Turn (veh/hr)	Total Minor/ Major	With Acceleration Lane (in ft) "AD"	No Acceleration Lane (in ft) "DF"
1000	150	150	30%	1000-2000	1000
	250	250	50%	1000-2000	1000
	350	350	70%	2000	1000
1300	195	195	30%	1000-2000	not preferred
	325	325	50%	2000	not preferred
	455	455	70%	2000-3000	not preferred
1504	226	226	30%	2000	not preferred
	376	376	50%	>2000	not preferred
	526	526	70%	>2000	not preferred
1800	270	270	30%	2000	not preferred
	450	450	50%	2000	not preferred
	630	630	70%	3000	not preferred



Traffic Impact Study (TIS) Summary Findings



Recommended improvements

- Phase 1: J-turn configuration at US 169 and NW 136th Street (Shown in Red)
- Full Build: Second J-turn configuration at US 169 and Amory Road (Shown in Blue Dashed Linework)
- Use acceleration and deceleration lanes where feasible, with storage based on design volumes
- Target a minimum of 1,800 feet between intersections and J-turn crossover locations
- Weaving analysis indicates acceptable operations under Phase 1, Full Build, and 2045 conditions

These improvements are intended to preserve US 169 operations while supporting safer access to the development.

Conclusion

In accordance with the recommendations of Planning & Zoning Commission and Staff, Applicant requests that the Board of Aldermen pass Bill No. 3119-26:

1. Rezones about 155 acres from A-1 and B-3 to B-3;
2. Approves the preliminary plat for this 155 acres in subdividing the property into 3 lots; and
3. Approves the Conceptual Plan for Phase I to provide for Community Scale Manufacturing.