



Board of Aldermen Request for Action

MEETING DATE: 5/19/2026

DEPARTMENT: Development

AGENDA ITEM: Resolution 1586, Site Plan Approval – 1503 East Main Street Cabins

REQUESTED BOARD ACTION

A motion to approve Resolution 1586, authorizing site plan approval for the Smithville Lake Cabins project at 1503 East Main Street.

SUMMARY

The applicant submitted a site plan application for constructing 9 cabins (5 - 754 ft² and 4 – 676 ft²) and 6 RV pads on 1.8 acres at 1503 East Main Street.

After review at the May 12, 2026, Planning Commission meeting, the Commission recommended approval of the site plan with one change – replacing the Amur Maple in the landscape plan with any similarly sized Missouri Native plant and as otherwise described in the Staff Report.

PREVIOUS ACTION

This property was recently annexed and was rezoned on March 24, 2026 to B-3 to accommodate rental cabins.

POLICY ISSUE

Complies with Codes.

FINANCIAL CONSIDERATIONS

No out-of-pocket expenses are anticipated.

ATTACHMENTS

- | | |
|--|---|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Other | |

RESOLUTION 1586

A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR THE SMITHVILLE LAKE CABINS PROJECT AT 1503 EAST MAIN STREET

WHEREAS, The applicant submitted a site plan application for constructing nine (9) rental cabins and six (6) RV parking pads at 1503 East Main Street; and

WHEREAS, the Planning Commission reviewed the submittal concerning the layout, landscaping, building materials and colors at its May 12, 2026, meeting; and

WHEREAS, the Planning Commission recommends approval of the site plan for the Smithville Lake Cabins with one change, specifically that the "Amur Maple" trees in the landscape plan be removed and replaced with any Missouri native plant of similar size 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 THE SMITHVILLE LAKE CABINS PROJECT AT 1503 EAST MAIN STREET, AS ATTACHED HERETO AS EXHIBIT A AND INCORPORATING INTO THIS RESOLUTION AS IF FULLY SET FORTH HEREIN, WITH THE CONDITION OF REPLACEMENT OF THE AMUR MAPLE TREES IS HEREBY APPROVED.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 19th day of May 2026.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



STAFF REPORT

Site Plan Review of Parcel Id #05-618-00-01-009.00 & 05-604-00-01-003.02

Application for Site Plan Approval

Code Sections:

400.390 – 400.440

Site Plan Approval

Property Information:

Address: 1503 E. Main Street

Owner: OTOE Missouriia Park LLC and Lepe Construction LLC

Current Zoning: B-3

Application Date:

03/05/2026

GENERAL DESCRIPTION: The applicant seeks to obtain site plan approval for a new rental Cabin complex with 4-754 ft², 5-676 ft² cabins; 6 RV Pads and 18 parking spaces at 1503 E. Main St.

Section 400.425 Standard of Review

1. The extent to which the proposal conforms to these regulations. B-3 zoning allows rental cabins, and this specific proposal matches the Comprehensive Plan's recommendation of a future Smith's Fork Park Commercial Overlay District to encourage more visitors to Smithville Lake.

- A. Building Materials. The exterior building materials utilized relate to the residential style use as rental cabins. All buildings will have standing seam metal roofs, with Smart siding and trim on all sides; vinyl windows and fiberglass doors. The planned design and materials meet or exceed the minimum standards in our ordinances.
- B. Building Color. Color schemes shall strive to tie building elements together, highlight significant architectural details consistent with

original usages and generally enhance the historic nature of the area. The cabins will use one of three color schemes that use general earthtones (beige, evergreen fog and pool house blue) with complementary siding and window colors. The metal roofs will be Dark Charcoal.

C. Building Massing and Facade Treatment. Any wall exceeding sixty (60) feet in length shall include vertical architectural features such as columns, ribs, pilasters, piers, changes in wall planes, changes in texture or materials and window/door pattern no less than twelve (12) inches in width. Each cabin is less than half the stated length, and the wall articulations are focused on gable ends, along with lean to style roof and wall lines on the loft versions. The buildings are not of the size that requires multiple articulations in either horizontal or vertical versions.

D. Site Layout Principles.

1. Buildings located mid-block should be oriented with the primary facade facing the public right-of-way. A minimum of sixty percent (60%) of the off-street parking spaces provided shall be located in the side or rear yard areas. The remaining forty percent (40%) of spaces may be located between the facade and the right-of-way. The site plan follows the more residential nature of these buildings, with a single entrance, all parking facing a central courtyard similar to a more residential layout.
2. Primary Facades and Landscaping. There is a well-defined entrance on each cabin facing the inner courtyard with windows on each side of the building for internal light and air. doors. Landscaping includes 28 trees and 92 Shrubs focused along the public road frontage and the west property line.

2. The extent to which the development would be compatible with the surrounding area. The building aesthetics generally fit in with the intended use, as nearby buildings are a very large church, and primarily agricultural type barns and buildings over 900 feet from the entrance.

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. All utilities will be served to the development in accordance with design standards. The proposed layout will not increase the amount of off-site stormwater runoff and will comply with engineering standards. Stormwater detention is not desirable due to the proximity to the floodplain as detention in a floodplain is generally prohibited.

4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan. The plan is agreeable with the 2030 Comprehensive Plan, provisions, particularly the future overlay for commercial uses including "commercial establishments relating to Smithville Lake that encourage more visitors and customers to the area."

5. The extent to which the proposal conforms to the adopted engineering standards of the city. The buildings will be constructed in accordance with all building codes.

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 plan complies with city guidelines.

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 off-site views will be diminished.

b. Conserve natural resources and amenities available on the site; There are no current natural resources or amenities on the site.

c. Minimize any adverse flood impact; The area is adjacent to the floodplain so detention in this area is excluded to lessen flood impacts.

d. Ensure that proposed structures are located on suitable soils; The area was formerly a home site, and much of it fully undeveloped former farmlands. The development's landscaping plan brings in acceptable plants.

e. Minimize any adverse environmental impact; All erosion control will be in place during construction. No adverse environmental impact is expected.

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. All utilities and infrastructure will be constructed in compliance with current city standards.

STAFF RECOMMENDATION:

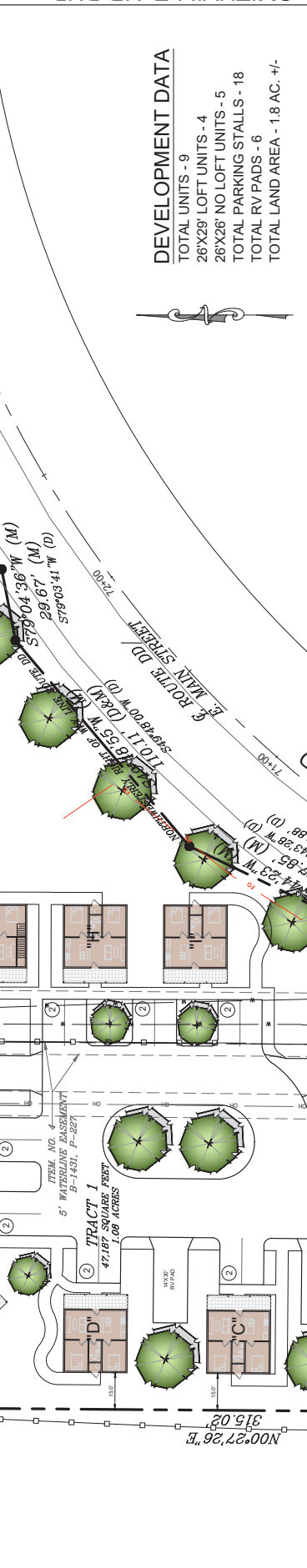
Staff recommends APPROVAL of the proposed Site Plan conditioned upon construction meeting the requirements of final approved plans.

Respectfully Submitted,

Director of Development

NO.	DATE	DESCRIPTION	REVISIONS
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2			
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10			

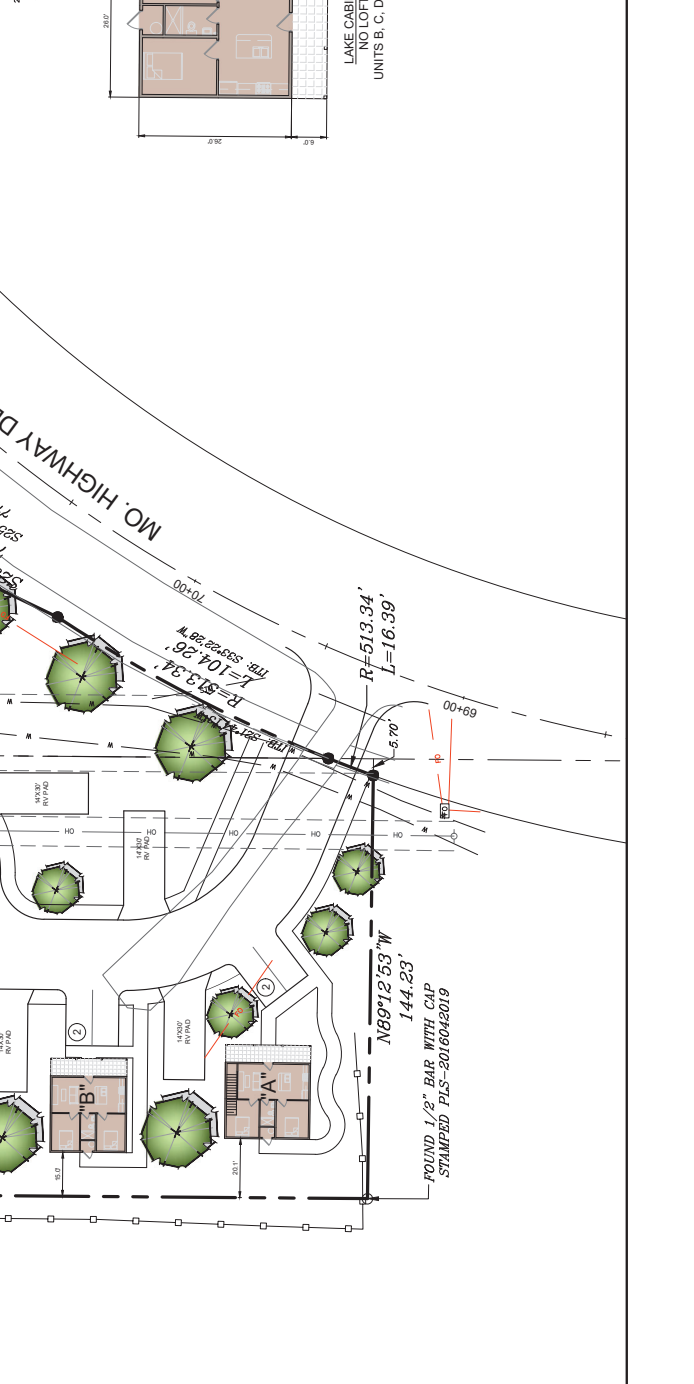
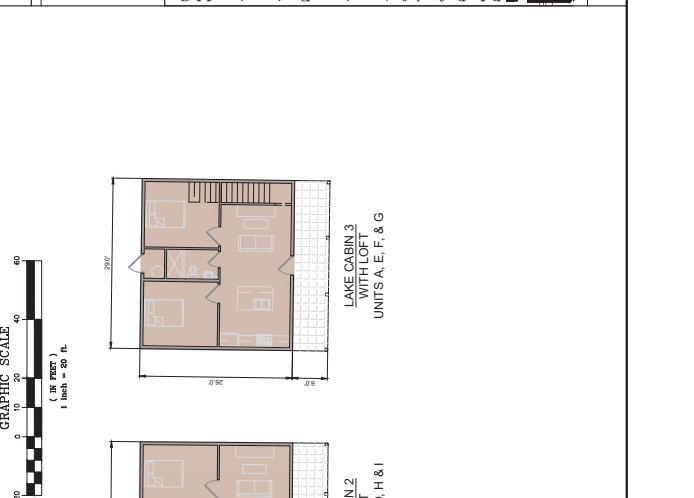
SMITHVILLE AIR BNB
SMITHVILLE, CLAY COUNTY, MISSOURI



R.L. Byford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
1000 W. MAIN STREET, SUITE 100, SMITHVILLE, MO. 64153 (816) 211-8132
FAX: (816) 211-8133
P.O. BOX 14089, HAWTHORN, MO. 64112 (816) 211-8132

FOR ERIC CRAIG
JOB NO. L-20201
DRAWN BY
CHECKED BY
DATE: APRIL 2020
SCALE: AS SHOWN
COUNTY: CLAY
STATE: MISSOURI

SHEET NO. C1



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 allowed 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 that 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 Nurserymen. Free of plant diseases and pest, or typical growth of the species and having a healthy, normal root system.

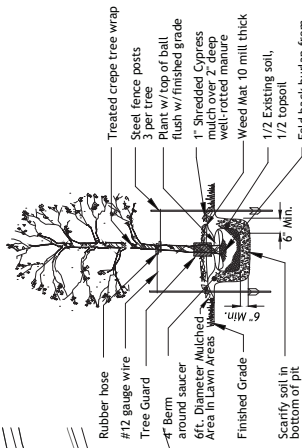
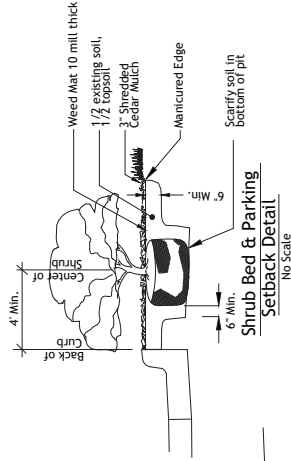
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

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.

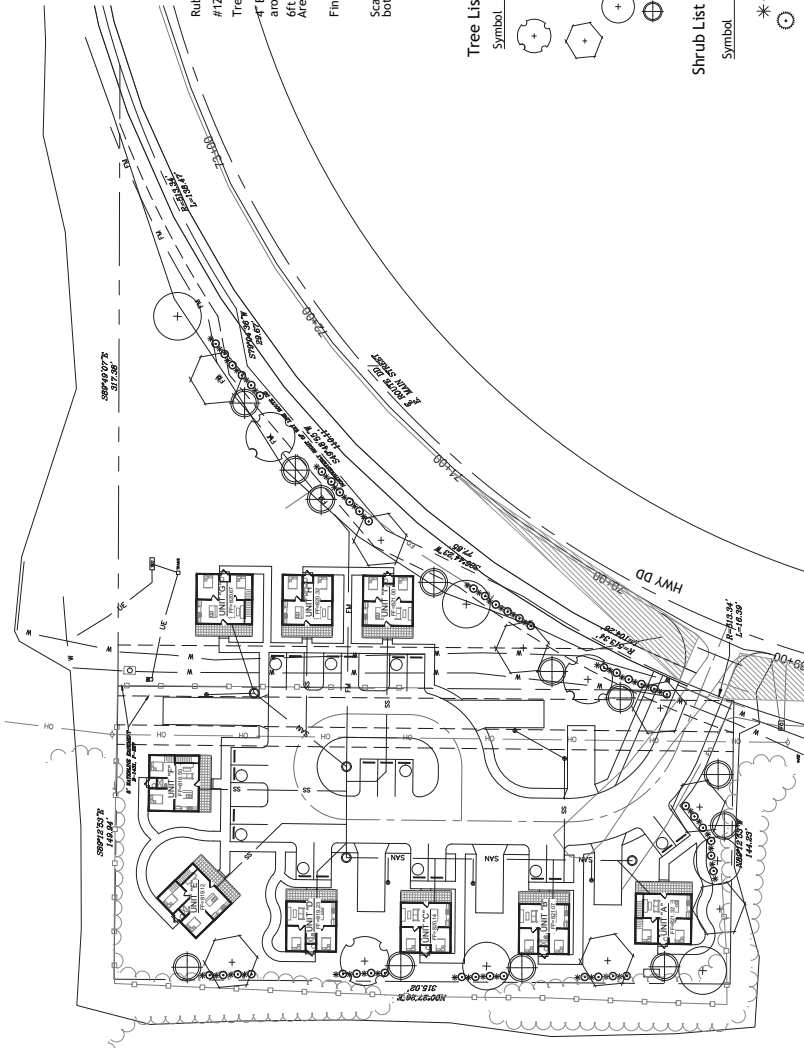


Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
+	3	River Birch	Betula Nigra 'Heritage'	2' cal	BB	As Shown
+	8	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2' cal	BB	As Shown
+	5	Red Oak	Quercus Rubra	2' cal	BB	As Shown
+	12	Amur Maple	Acer Ginnala 'Flame'	1 1/2 cal	BB	As Shown

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
*	46	Morning Light Maiden Grass	Miscanthus Sinensis 'Morning Light'	3 gal.	Cont.	30 c.
○	46	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24" sp.	Cont.	40 c.



DATE: 4-21-26
SMITHVILLE CABINS
SMITHVILLE, MO

LANDSCAPE PLAN

OCHS LAND PLANNING
605 S. LAKE FOREST
SMITHVILLE, MO 65757
913.664.6528 | gpr@ochsland.com

SHEET 1 OF 1

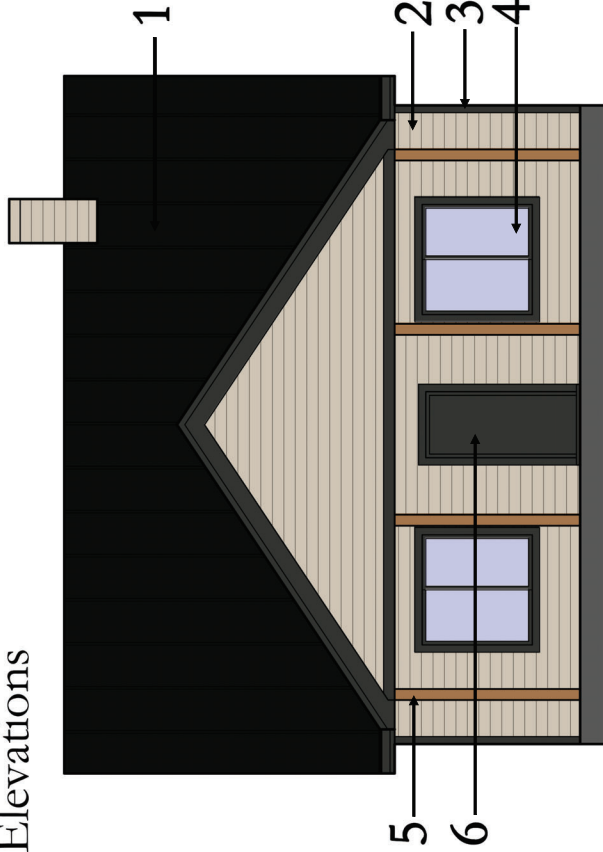
Smithville Lake Cabins

Color Elevations

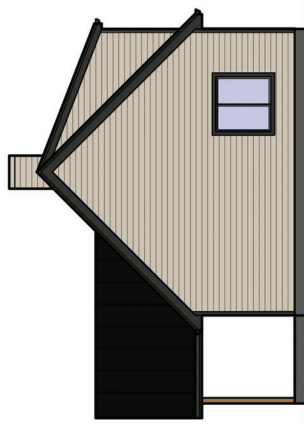
Option 1

Material Schedule

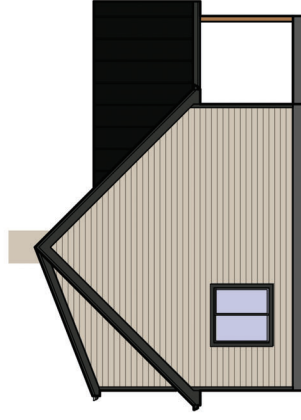
- 1. Standing Seam Metal Roof
Dark Charcoal
- 2. Smart Siding
Accessible Beige SW7036
- 3. Smart Trim
Iron Ore SW7036
- 4. Vinyl Windows
Black Vinyl
- 5. Treated Cedar Posts
- 6. Fiberglass Door
Iron Ore SW7036



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



3 Right Elevation
SCALE: 1/8" = 1'-0"



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



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

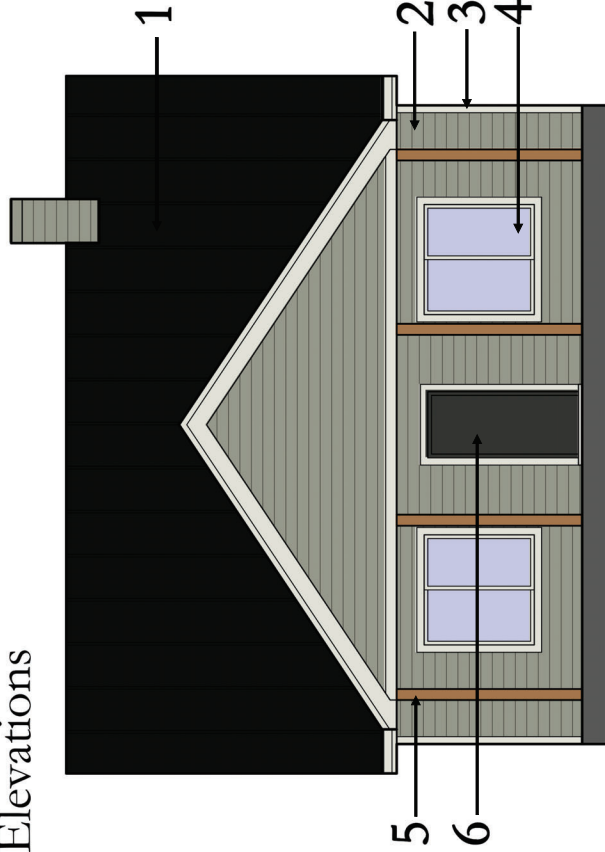
Smithville Lake Cabins

Color Elevations

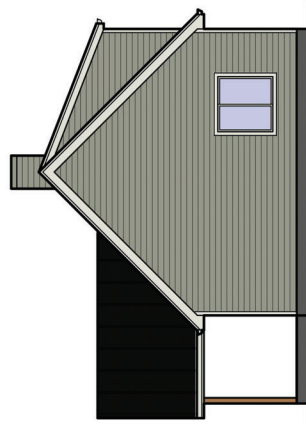
Option 2

Material Schedule

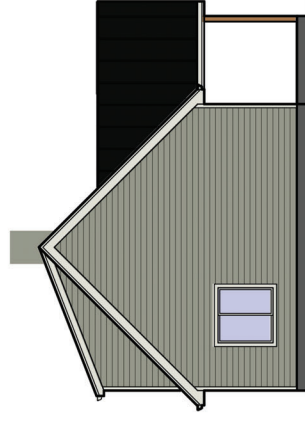
1. Standing Seam Metal Roof
Dark Charcoal
2. Smart Siding
Evergreen Fog SW9130
3. Smart Trim
Ethereal White SW6182
4. Vinyl Windows
White Vinyl
5. Treated Cedar Posts
6. Fiberglass Door
Iron Ore SW7069



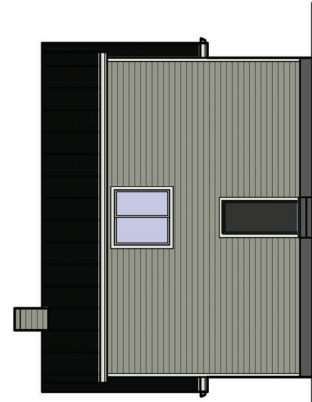
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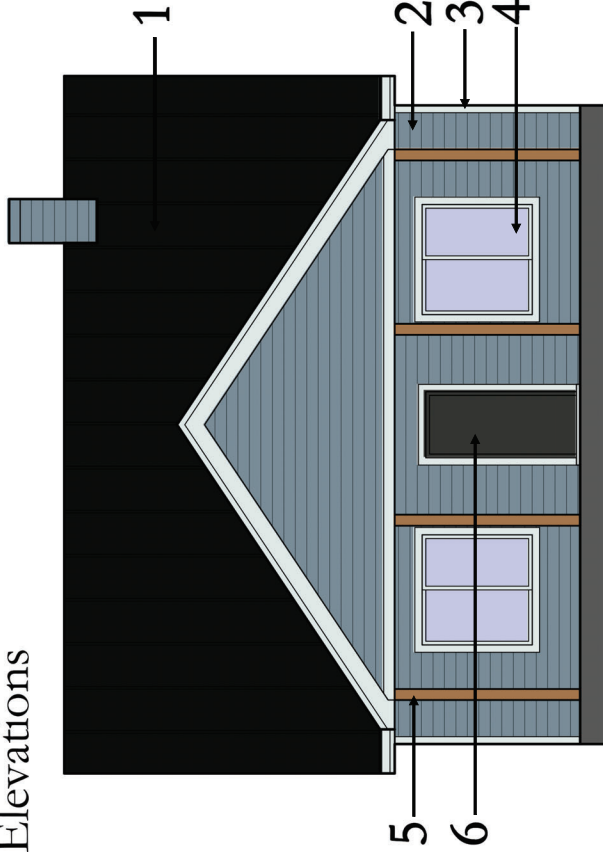
Smithville Lake Cabins

Color Elevations

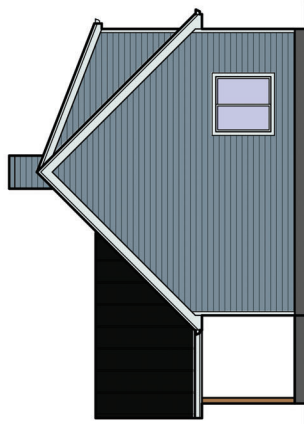
Option 3

Material Schedule

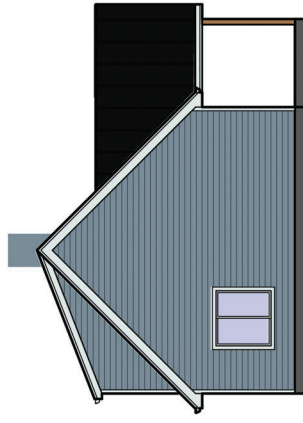
- 1. Standing Seam Metal Roof
Dark Charcoal
- 2. Smart Siding
Pool House SW7603
- 3. Smart Trim
Snow Drop SW6511
- 4. Vinyl Windows
White Vinyl
- 5. Treated Cedar Posts
- 6. Fiberglass Door
Iron Ore SW7069



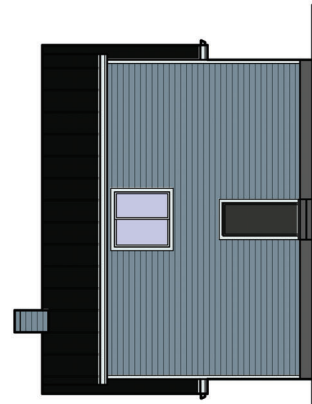
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