



Board of Alderman Request for Action

MEETING DATE: 11/16/2021

DEPARTMENT: Development

AGENDA ITEM: Bill No. 2925-21 Richardson Street Plaza Conceptual Plan Approval

RECOMMENDED ACTION:

A motion to approve Bill No. 2925-21 for First Reading by Title Only for Richardson Street Plaza Conceptual Plan Approval.

SUMMARY:

Approving this ordinance would create an Overlay District at property located at the northeast corner of Highway 169 and Richardson Street to allow a new commercial subdivision to be called Richardson Street Plaza.

BACKGROUND:

The property that surrounds the current Post Office site on Richardson Street is submitted for Conceptual Plan approval to allow the lot to be divided into three separate lots using a private drive surrounding the Post Office location for lot access. The lot sizes and layout are such that the Conceptual Plan Overlay district is the best method of development, and reduces the number of potential access points onto Highway 169. The applicant submitted all required studies and the stormwater and traffic studies have been reviewed and approved by the City's engineers and public works. The subdivision traffic study revealed that the Highway 169 and Richardson Street intersection currently meets two MODOT warrants for a traffic light to be installed, and the addition of this development would meet additional warrants for MODOT to approve a light. Based upon the existing need, this developer will be required to contribute up to 25% of the estimated cost of a traffic light installation at the intersection directly to the City. The City will then use those funds, along with additional funding from other adjacent properties to coordinate with MODOT to have the light designed and installed. The plan includes three lots to be created with potentially four separate commercial buildings to be constructed in the future.

PREVIOUS ACTION:

N/A

POLICY ISSUE:

Comprehensive Plan Development

FINANCIAL CONSIDERATIONS:

No budgetary impact

ATTACHMENTS:

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

- ☐ Contract
- ☒ Plans
- ☐ Minutes

BILL NO. 2925-21

ORDINANCE NO. _____

AN ORDINANCE APPROVING A CONCEPTUAL ZONING PLAN FOR RICHARDSON STREET PLAZA ON CERTAIN LANDS LOCATED IN THE CITY OF SMITHVILLE, MISSOURI, UNDER THE AUTHORITY GRANTED BY THE CODE OF ORDINANCES OF THE CITY OF SMITHVILLE, MISSOURI

WHEREAS, The City of Smithville received an application for a Conceptual Plan approval on B-3 land at the northeast corner of 169 Highway and Richardson Street; and

WHEREAS, public notice was properly advertised in the September 23rd issue of the Courier Tribune; and

WHEREAS, adjoining property owners were properly notified by certified mail; and

WHEREAS, a public hearing was held before the Planning Commission on November 10, 2021;

WHEREAS, the Commission adopted the findings recommended in the Staff Report and recommended approval of the Richardson Street Plaza Conceptual Plan.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI, THAT;

Section 1. Having received a recommendation from the Planning Commission, and proper notice having been given and public hearing held as provided by law, and under the authority of and subject to the provisions of the zoning ordinances of the City of Smithville, Missouri, by a majority council vote, the zoning classification(s) or district(s) of the lands legally described hereby are changed as follows:

The property legally described as:

ALL OF TRACT 0, STEWART COMMERCIAL PARK, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI.

EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 0, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF RICHARDSON STREET; THENCE SOUTH 89 DEGREES 57 MINUTES 57 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 208.64 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 A POINT

ON THE NORTH RIGHT OF WAY LINE OF SAID RICHARDSON STREET, THENCE NORTH 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. CV100-1949CC FOR ADDITIONAL RIGHT OF WAY FOR U.S. ROUTE 169 AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF CLAY COUNTY, MISSOURI ON MAY 19, 2000, AS DOCUMENT NO. Q00178, IN BOOK 3152 AT PAGE 579 AND THE REPORT OF COMMISSIONERS RECORDED JULY 5, 2000, AS DOCUMENT NO. Q06221, IN BOOK 3172 AT PAGE 85 AND THE CORRECTED REPORT OF COMMISSIONERS RECORDED JULY 20, 2000, AS DOCUMENT NO. Q08233, IN BOOK 3177 AT PAGE 907.

is hereby designated B-3P with the addition of the Richardson Street Plaza Conceptual Plan as approved by the Planning Commission on November 9, 2021.

Section 2. Upon the taking effect of this ordinance, the above zoning changes shall be entered and shown upon the "Official Zoning Map" previously adopted and said Official Zoning Map is hereby reincorporated as a part of the zoning ordinance as amended.

Section 3. This ordinance shall take effect and be in full force from and after its passage according to law.

PASSED THIS _____ DAY OF _____, 2021

Mayor

ATTEST:

City Clerk

1st reading 11/16/2021

2nd reading 12/07/2021



November 5, 2021

Conceptual Plan Approval of Clay County Parcel Id # 05-802-00- 01-015.00

Application for a Conceptual Plan Approval – Richardson St. Plaza

Code Sections:

400.200 et seq. Planned Development Overlay District

Property Information:

Address: Richardson St. and 169 NW Corner
Owner: Kansas City Properties & Investments
Current Zoning: B-3

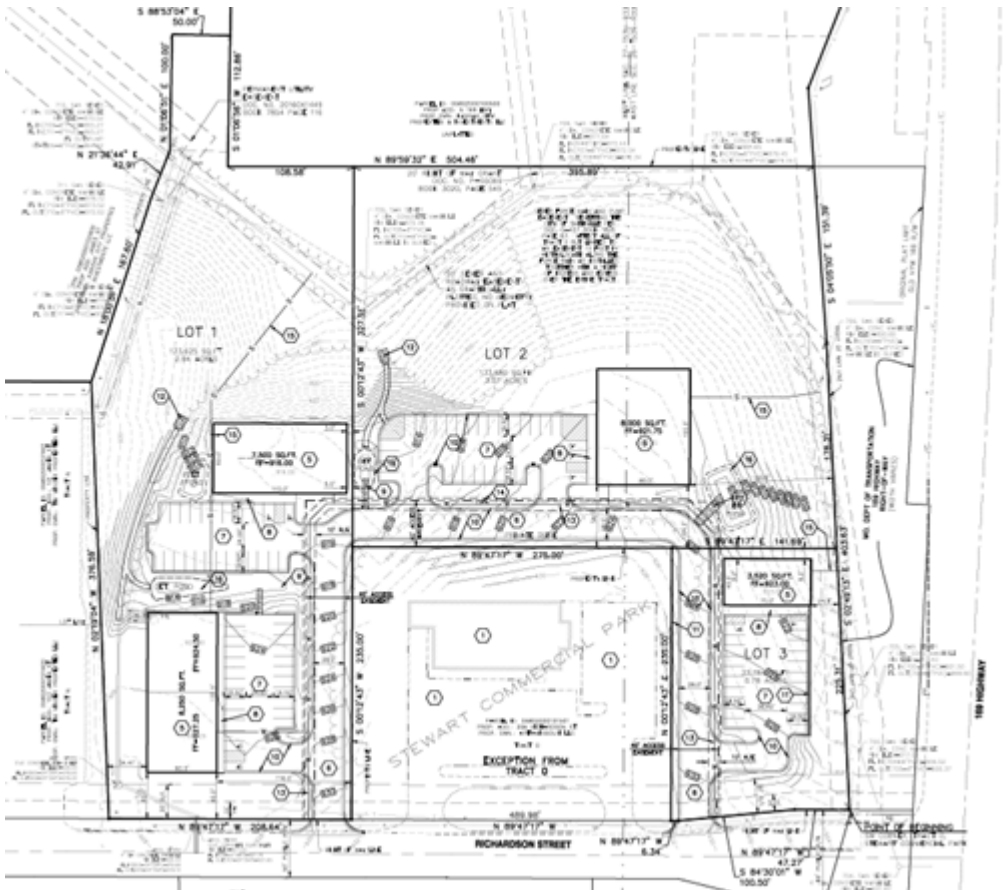
Public Notice Dates:

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). The proposed conceptual plan is for dividing this 7.64 acres into three individual lots with slight variances to the minimum lot size and frontages to accommodate three new lots ranging in size from .78 acre to 3.07 acres in a development surrounding the Post Office. The development seeks to create three lots to include four potential buildings on those lots. All access would be through a private drive off Richardson St. Generally, Conceptual plan include architectural details of the development. This submission does not include such details as the only requirement for this conceptual plan is the lot width and size requirements in our codes. One of the benefits of this process of including architectural plans up front is to avoid the site plan review process for each building as tenants are identified. Without including the architectural details, each lot or building are subject to site plan review for the architectural portions, and to ensure compliance with this plan on all other required items.



400.200.B.3 Guidelines for review of a conceptual development plan for a Planned Development Overlay District, the Commission shall consider the requirements in the site plan review provisions in Section 400.390 through 400.440 when evaluating the following:

a. Topography; to ensure the site is suitable for development, and buildings are located and arranged in appropriate areas.

Development placement specifically avoids the deep ravine area to the north of the proposed pad sites and leaves, as much as possible for utility construction, the existing good vegetation in the ravine area.

b. Parking; to ensure the proposed development contains an adequate amount of parking and is located in an appropriate area or adequately screened. Generally, the parking should conform to the required number of spaces appropriate to the development type as contained in Section 400.470. The Commission may allow a deviation from these parking requirements should the applicant show an adequate amount of parking exists.

Development is laid out in a fashion to meet the site plan requirements on the two lots abutting 169 Hwy to improve the overall view, and then uses Richardson St. as the abutting street for Lot 1. The development

has no specific tenants identified, but there exists adequate parking for the four proposed buildings and uses. Any minor variations to building size could impact the required parking, but in no event will a tenant be able to increase a building footprint or change a use without adjusting parking to meet these requirements.

c. Setbacks; to ensure buildings provide for adequate light, air, and privacy protection by providing appropriate proportion between buildings, and adequate separation between buildings and adjoining properties.

Development leaves ample spacing between the proposed buildings, as well as the existing facilities.

d. Architecture; to ensure the architectural theme is compatible and consistent throughout the project and is reasonably compatible with surrounding developments.

The Development is without tenants and seeks to create the overall look of the development without limiting potential tenants. Therefore, this Conceptual plan will require independent site plan reviews of each proposed building, and must meet the site plan requirements in existence at the time of construction, in particular only to the buildings. All other elements are identified and required as show herein.

e. Site plan; to ensure the location and arrangement of buildings, signs and other structures are appropriate for the site, existing and proposed streets, drives and public ways are arranged appropriately and to ensure site drainage has been adequately addressed.

Development prepared and submitted a Stormwater Study and has agreed to construct the required detention structures when the project begins.

f. Landscaping; to ensure the development provides adequate landscaping to provide a pleasant environment, to enhance the building's appearance, to ensure existing significant trees are adequately protected.

The Development has a large abundance of existing vegetation on the east and north, but much of it is of limited quality as the site was completely razed in 2008 and all existing trees are wild growth of low-quality trees. The developable area as proposed will include new trees and shrubs to improve the visual appearance of the lots from the public right of way and will leave the dense vegetation in the drainage areas intact.

g. Any other feature or issue associated with the State zoning and planning enabling legislation or the Comprehensive Plan for the City of Smithville for which the Commission feels is appropriate and relevant to the development of the site.

Development will include a contribution to the installation of a traffic light at the 169 & Richardson intersection. Developer submitted a Traffic Study which indicated that a light met two of the traffic warrants at the intersection NOW, and that further traffic would reach

the levels of other warrants, so a light was needed. With a recent new development proposal on the SE corner of 169 and Richardson, the percentage of each developments contribution to the light is still under consideration by the City and MODOT but will be completed for the Board of Aldermen to approve in a Development Agreement at the second reading of any approved ordinance.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Conceptual plan based upon adherence to the conditions contained in this report, and specifically includes the following recommended findings as contained in 400.200.B.4:

1. That the Commission has reviewed the conceptual development plan with consideration of the issues contained in Subsection (B)(3) above; and
2. That the conceptual development plan is in conformance with the comprehensive land use plan and other appropriate Sections of the Code of Ordinances; and
3. That the conceptual development plan provides for an organized and unified system of land use intensities which are compatible with the surrounding areas; and
4. That the proposed development adequately protects the health, safety and general welfare of future and existing residents and property owners in and around the development.

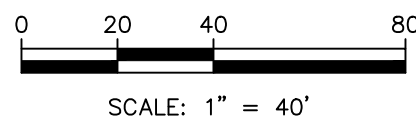
Respectfully Submitted,

Director of Development



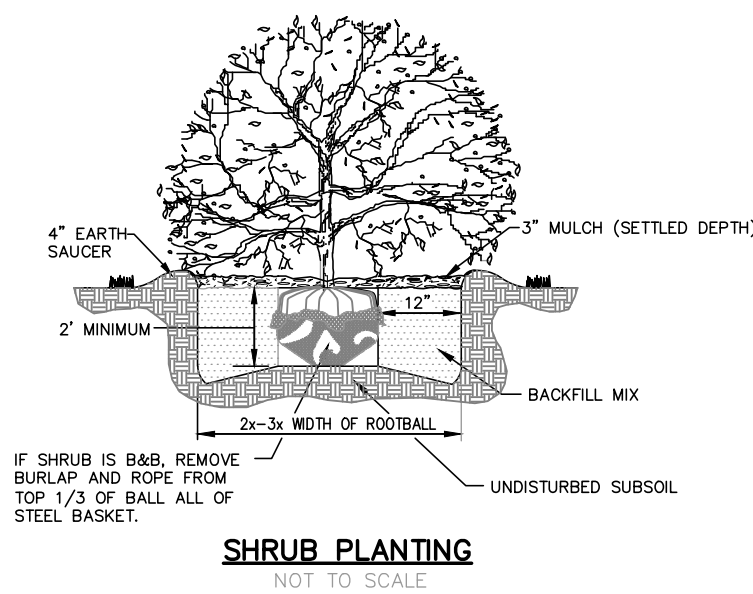
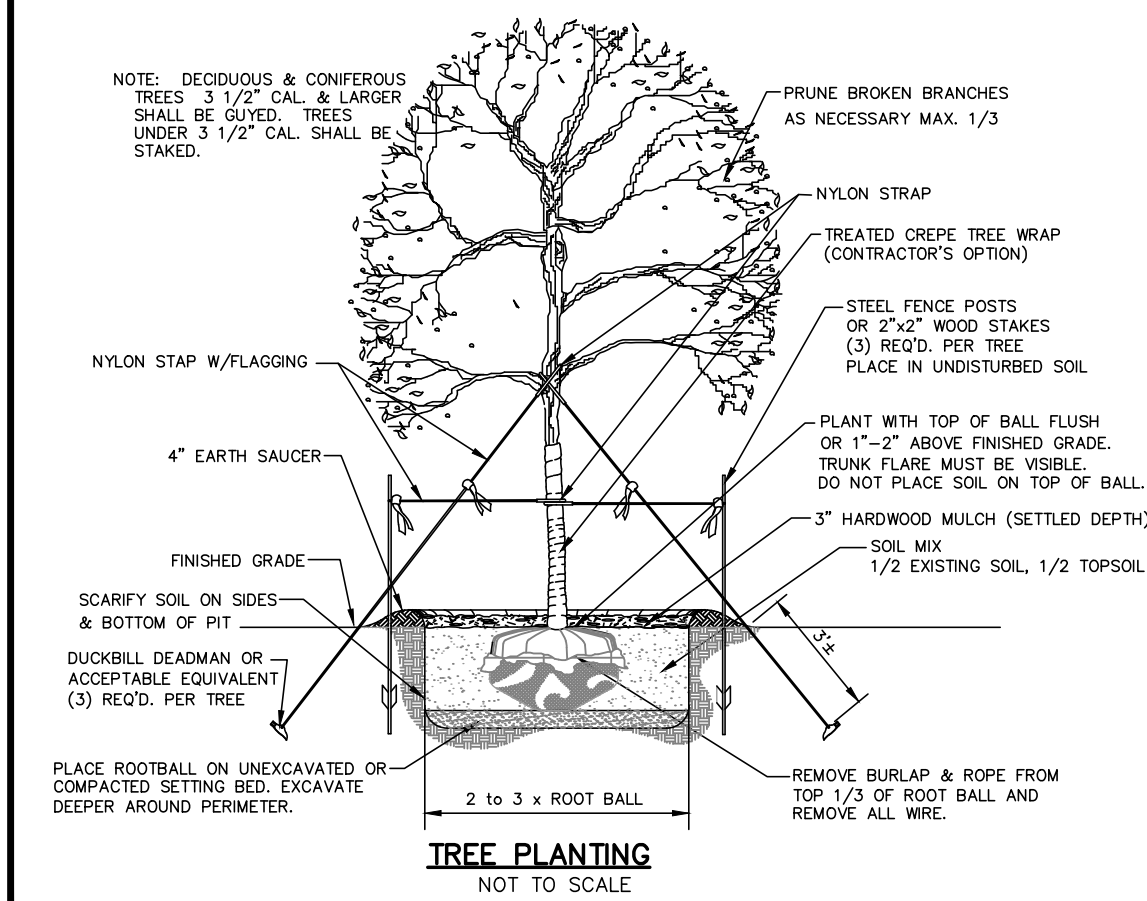
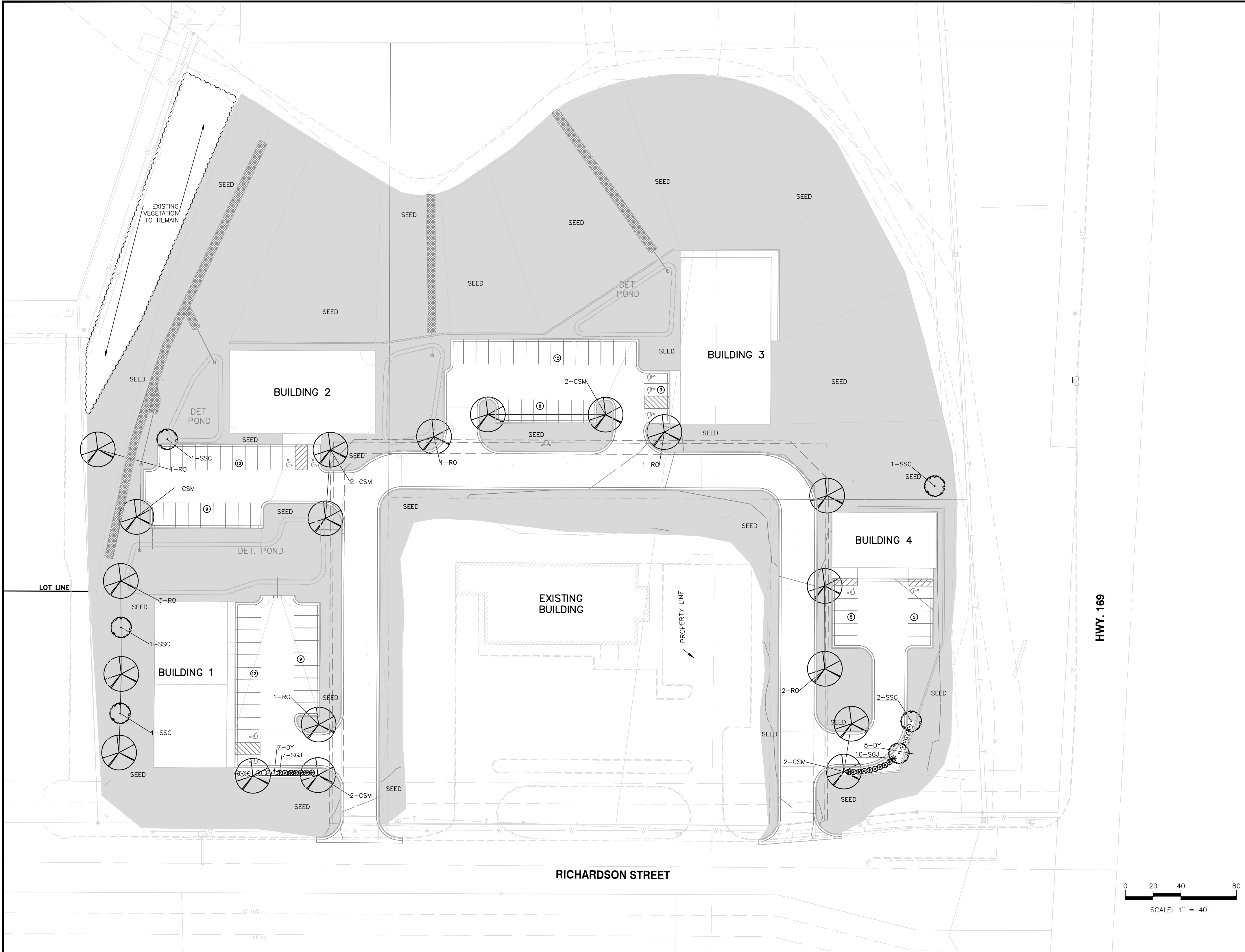
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE TIME OF SURVEY, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES NOT WARRANT THAT THE LOCATION OF ALL ABOVE GROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEY PARCEL LIES WITHIN FLOOD HAZARD ZONE ZONE "X, NON-SHADED" AS SAID PARCEL PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR CITY OF SMITHVILLE, COMMUNITY PANEL NO. 29047C0102E, effective on 08/03/2015



DESCRIPTION	SITE ACRES	SITE SF	COVERAGE	LOT COVERAGE
SITE	6.68 ACRES	291,104 SF		
BUILDING			23,400 SF	8.04%
HARD SURFACE			60,231 SF	20.69%
OPEN AREA			207,473 SF	71.27%
TOTALS	6.68 ACRES	291,104 SF	291,104 SF	100%

PROJ. NO.		B21D4223	
DESIGNER MAC		DRAWN BY JAD	
CFN 4223PPLAT			
SHEET		REV	



LANDSCAPE REQUIREMENTS (SECTION 400.435 LANDSCAPING AND BUFFERING REQUIREMENTS)

BUFFER ZONES	REQUIRED			EXISTING			PROVIDED		
	SHADE	ORN.	SHRUBS	SHADE	ORN.	SHRUBS	SHADE	ORN.	SHRUBS
NORTH *				*					
West - Building (138'(bldg. 1)+60' (bldg 2))	4	3	8				4	3	8
West - Parking (61')	1		2					3	
East & South are on R.O.W. N/A									
STREET LANDSCAPING									
Richardson-Building (60'/75) ((60'/40)*3)	0.8		4.5				1		5
Richardson-Parking (78'/75)		1	CONTINUOUS					1	CONTINUOUS
169 HWY. Bldg. (40'/75) ((40'/40)*3) **		2	3	**				2	***
169 HWY. Parking (135'/75)		1	CONTINUOUS					1	****

- * Existing vegetation north of site to satisfy buffer requirements.
** Existing Vegetation to satisfy 169 HWY. Street Landscaping at North building.
*** Foundation plantings at time of building construction to satisfy requirement.
**** Parking is elevated +/-10 with retaining wall with no room to install shrubs.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
CSM	9	ACER 'SACHARUM' 'AUTUMN SPLENDOR'	CADDO SUGAR MAPLE	2" CAL. B&B
RO	9	QUERCUS RUBRA	RED OAK	2" CAL. B&B
SS	6	MALUS 'SPRING SNOW'	SPRING SNOW CRAB	1.5" CAL. B&B
SHRUBS/GRASSES/GROUND COVER				
DY	12	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24" HT
SGJ	17	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT

- LANDSCAPING NOTES:**
- LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 - NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
 - ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SEEDED. SEED SHALL CONSIST OF 3 VARIETIES OF IMPROVED TURF TYPE TALL FESCUE. (K-31 IS NOT PERMITTED). DISTURBED AREAS ARE SHOWN TO MATCH GRADING LIMITS. AREAS DISTURBED OUTSIDE OF THESE LIMITS MUST BE SCARIFIED, GRADED AND SEEDED.
 - WEED MAT SHALL BE USED UNDER ALL PLANTING AREAS NOT TO BE SEEDED OR AS DIRECTED ON THE DRAWINGS. THE MAT SHALL BE COVERED WITH MULCH AND SECURED IN-PLACE BY A SOIL ANCHOR.
 - QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
 - SHREDDED HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
 - ALL LANDSCAPE BEDS TO HAVE 4" DEEP, CLEAN "SPADE" OR NATURAL EDGE.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER (3-4 SLOW-RELEASE TABLETS/PELLETS) AND APPLY MYCORRHIZAE TREATMENT TO EACH ROOT BALL.
 - IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).
 - CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
 - ALL DISTURBED AREAS THAT ARE NOT CALLED TO RECEIVE TREES OR SHRUBS SHALL BE SEEDED WITH AN IMPROVED TURF TYPE TALL FESCUE (3 VARIETIES MIN.).
 - CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS AND SEED UNTIL ROOTS HAVE KNITTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
 - ALL SEEDED SLOPES GREATER THAN 4:1 SHALL RECEIVE 1 YEAR EROSION MAT.

PROJ. NO. B21D4223

DESIGNER VSR

CFN 4223LP

SHEET 1 OF 1

DRAWN BY JAD

REV

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RICHARDSON STREET PRELIM PLAT

RICHARDSON ST

SMITHVILLE MO.

LANDSCAPING PLAN

8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH: (816) 481-1111
www.kawvalleyeng.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/21

LANDSCAPING NOTES:

1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.

2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.

3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SEEDED. SEED SHALL CONSIST OF 3 VARIETIES OF IMPROVED TURF TYPE TALL FESCUE. (K-31 IS NOT PERMITTED). DISTURBED AREAS ARE SHOWN TO MATCH GRADING LIMITS. AREAS DISTURBED OUTSIDE OF THESE LIMITS MUST BE SCARIFIED, GRADED AND SEEDED.

4. WEED MAT SHALL BE USED UNDER ALL PLANTING AREAS NOT TO BE SEEDED OR AS DIRECTED ON THE DRAWINGS. THE MAT SHALL BE COVERED WITH MULCH AND SECURED IN-PLACE BY A SOIL ANCHOR.

5. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.

6. SHREDDED HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

7. ALL LANDSCAPE BEDS TO HAVE 4" DEEP, CLEAN "SPADE" OR NATURAL EDGE.

8. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER (3-4 SLOW-RELEASE TABLETS/PELLETS) AND APPLY MYCORRHIZAE TREATMENT TO EACH ROOT BALL.

9. IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).

10. CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.

11. ALL DISTURBED AREAS THAT ARE NOT CALLED TO RECEIVE TREES OR SHRUBS SHALL BE SEEDED WITH AN IMPROVED TURF TYPE TALL FESCUE (3 VARIETIES MIN.).

12. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS AND SEED UNTIL ROOTS HAVE KNITTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.

13. ALL SEEDED SLOPES GREATER THAN 4:1 SHALL RECEIVE 1 YEAR EROSION MAT.

10.22.2021

9.2.2021

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CITY COMMENTS

CITY SUBMITTAL

REV

DATE

DESCRIPTION

DSN

DWN

CHK