



Board of Alderman Request for Action

MEETING DATE: 12/7/2021

DEPARTMENT: Development

AGENDA ITEM: Resolution 1004, Final Plat Richardson Street Plaza

RECOMMENDED ACTION:

A motion to approve Resolution 1004 – Final Plat Richardson Street Plaza.

SUMMARY:

The Final Plat would create three lots on 7.64 acres at the northwest corner of 169 Highway and Richardson Street.

BACKGROUND:

The land was previously part of Stewart Commercial Park and a portion of the original lot was divided for a new post office many years ago. The remaining 7.64 acres surrounding the post office building is subject of this request to create three lots, and is contingent of the Planned Development Overlay in Bill No. 2925-21 on this evenings agenda. The project will include a waterline extension through the development, as well as provide partial funding for a traffic light at 169 Highway & Richardson Street by MODOT in the future.

PREVIOUS ACTION:

The original plat of this subdivision was approved in the 1990's, and this will complete the available lots in the subdivision.

POLICY ISSUE:

The Comprehensive Plan calls for retail/commercial development in the area involved.

FINANCIAL CONSIDERATIONS:

None

ATTACHMENTS:

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

- ☐ Contract
- ☒ Plans
- ☐ Minutes

RESOLUTION 1004

A RESOLUTION APPROVING A FINAL PLAT FOR RICHARDSON STREET PLAZA SUBDIVISION

WHEREAS, the applicant submitted a request to subdivide his 7.64+/- acre parcel into three lots, one .78 acres, one 3.07 acres and one 2.87 acres on land located at the northwest corner of Richardson Street and 169 Highway, and;

WHEREAS, the Planning Commission held a public hearing concerning the subdivision on November 9, 2021, and;

WHEREAS, the Planning Commission voted on the subdivision following the public hearing and recommended approval of the subdivision in accordance with the staff report recommendations, and;

WHEREAS, the City and the Developer have agreed to a Development agreement for certain public improvements, and:

WHEREAS, the subdivision of land complies with the Comprehensive Plan.

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

**THAT THE DEVELOPMENT AGREEMENT AND THE FINAL PLAT OF
RICHARDSON STREET PLAZA IS APPROVED.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 7th day of December 2021.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



November 5, 2021

Single Phase Final Plat for Clay County Parcel Id # 05-802-00- 01-015.00

Application for a Plat Approval – Richardson Street Plaza Final Plat– 3 lots

Code Sections:

425.285.A.4

Single Phase Final Plat Approval

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:

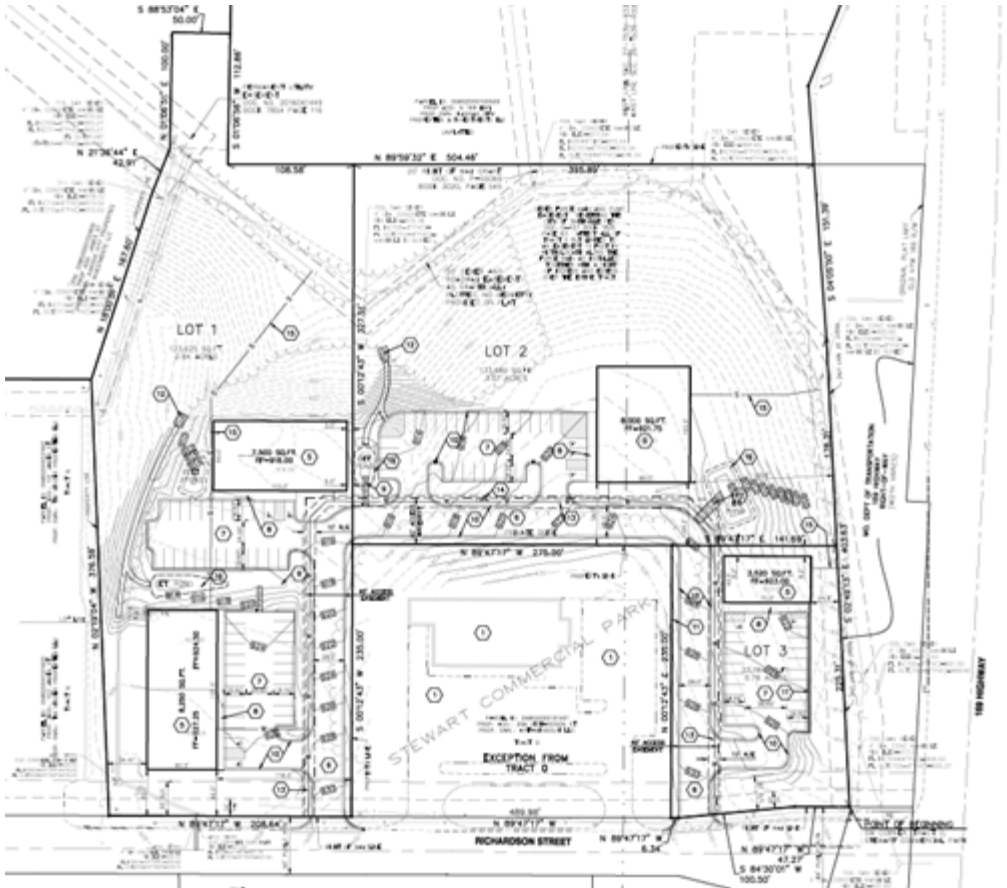
September 23, 2021

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). This Final Plat is the same as the Conceptual Plan document previously discussed. Approval of this plat is conditional to that plan approval due to the lot size and frontage variations. This development was submitted with both stormwater and Traffic studies to address the impact of both upon the area.



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.***
- 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 zoning on the property.***
- 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 to be graded around the existing post office lot to provide sufficient flat lots for the proposed buildings, as well as an access road and detention areas are laid out to protect both the natural look of the lot, but also the drainage area on the north portions of lots 1 and 2.***
 - (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 the high ground surrounding the post office building and leaves intact the drainage areas to the north.

(3) A good grade relationship with the abutting streets, preferably somewhat above the street. *Each lot will have access through the development in accordance with an approved Conceptual Plan using a private drive throughout.*

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

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

(6) Generally regular lot shapes, avoiding acute angles. *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. *There are no new public roadways considered, but improvements to 169 and Richardson will be partially funded by this development in accordance with its' impact on the intersection. (The intersection already meets the MODOT warrants for a traffic light).*

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 development will be installing waterlines for the developments' use, and each lot will be able to connect to the existing gravity sewer that surrounds the development to the east and north.*

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.***

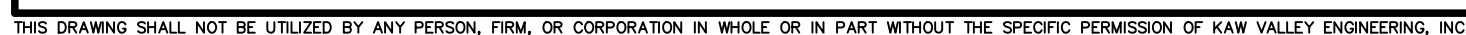
m. The applicant agrees to provide additional improvements, which may include any necessary upgrades to adjacent or nearby existing roads and other facilities to current standards and shall include dedication of adequate rights-of-way to meet the needs of the City's transportation plans. **The development will be responsible for a portion of the cost to install a traffic light at 169 an Richardson, and will be required to install sidewalks from 169 sidewalks continuously through this development.**

STAFF RECOMMENDATION:

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

Respectfully Submitted,

Director of Development



A REPLAT OF A PART OF TRACT O, "STEWART COMMERCIAL PARK,"
SMITHVILLE, CLAY COUNTY, MISSOURI
NE ¼, SEC. 27 - T53N - R33W & NW ¼, SEC. 26 - T53N - R33W

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

EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT O, 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 RIGHT OF WAY LINE A DISTANCE OF 208 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 RICHARDSON STREET; THENCE SOUTH 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. CV100-1949C 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. 000178, IN BOOK 3152 AT PAGE 579 AND DOCUMENT NO. 006211, IN BOOK 3172 AT PAGE 85, AND DOCUMENT NO. 006211, IN BOOK 3172 AT PAGE 85 AND THE CORRECTED REPORT OF COMMISSIONERS RECORDED JULY 20, 2000, AS DOCUMENT NO. 008233, IN BOOK 3177 AT PAGE 907.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND
HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON
THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL
HEREINAFTER BE KNOWN AS:

IN TESTIMONY WHEREOF, SHANE CREES, _____ OF KANSAS CITY
PROPERTIES AND INVESTMENTS, LLC. HAS CAUSED THESE PRESENTS

TO BE EXECUTED THIS _____ DAY OF _____,
20____.

BY: _____
SHANE CREES, _____

STATE OF _____, SS
COUNTY OF _____,

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 HERETO SET MY HAND AND AFFIXED MY NOTARIAL
SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

THE FINAL PLAT OF **RICHARDSON STREET PLAZA** SUBDIVISION WAS
SUBMITTED TO AND APPROVED BY THE SMITHVILLE PLANNING AND ZONING
COMMISSION ON THE _____ DAY OF _____
20____.

CHAIRMAN

SECRETARY

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

ATTEST: _____, CITY CLERK

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

COUNTY RECORDER



PREPARED FOR:
KANSAS CITY PROPERTIES AND INVESTMENTS, LLC.
13560 MOUNT OLIVET ROAD
SMITHVILLE, MO. 64089

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/21

PROJECT NO.	B21D4223
DRAWN BY	JAD
CHECKED BY	
CFN	4223FP
SHEET	1 OF 1

LOCATION MAP
CITY OF SMITHVILLE, MISSOURI

SOUTH 00°28'25" WEST ALONG THE WEST LINE OF SECTION 27 - TOWNSHIP 53 NORTH - RANGE 33 WEST, AS DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS USING MODOT VRS, 2012 GEOID, AND REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83).

EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE, AS UTILITY EASEMENT RIGHT-OF-WAY WHICH ARE SHOWN AS LYING BETWEEN THE DASHED LINES IN WIDTH INDICATED AND AS SET FORTH ON THIS PLAT UNLESS OTHERWISE NOTED, AND SIDE EASEMENTS MAY BE EMPLOYED FOR THE PURPOSE OF INSTALLING, REPAIRING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, AND ALL OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER AND ALONG THE STRIPS MARKED U/E.

KANSAS CITY PROPERTIES & INVESTMENTS, LLC
13530 MOUNT OLIVET ROAD
SMITHVILLE, MO. 64089
CONTACT: SHANE CREESE
PHONE: 816-719-9327
E-MAIL: SHANE@KCSINC.COM

KAW VALLEY ENGINEERING
8040 N. OAK TRAFFICWAY
CONTACT: MATT CROSS
PHONE: 816-468-5858
E-MAIL: cross@kvenq.com

STREETS ARE SHOWN ON THIS PLAN AND NOT HERETOFORE DEDICATED TO AND FOR PUBLIC USE ARE HEREBY DEDICATED. KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE PROPERTY AS ABOVE SET FORTH IN THE LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, EASEMENTS, LANES, DRIVES, COURTS, STREETS AND AVENUES. THE SAME TO BE KNOWN AS RICHARDSON STREET PLAZA, AN ADDITION TO THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI, THE LICES, DRIVES, COURTS, STREETS AND AVENUES ARE HEREBY DEDICATED TO AND FOR THE USE OF PUBLIC, AND EASEMENTS AS INDICATED ON THE ACCOMPANYING PLAN ARE HEREBY GRANTED TO THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING ALL PUBLIC UTILITIES.

○ MONUMENT FOUND
 ● MONUMENT SET W/ LS214F CAP
 ⊕ CONTROL STATION
 R/W RIGHT OF WAY
 B/L BUILDING SETBACK
 U/E UTILITY EASEMENT
 W/E WATERLINE EASEMENT
 (M) MEASURED
 (D) DEEDED
 (P) PLATTED
 — EASEMENT LINE
 — PROPERTY LINE

I HEREBY CERTIFY THAT THIS PLAT OF RICHARDSON STREET PLAZA IS HEREBY A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ENTERED ON TRANSFER RECORD THIS

_____ DAY OF _____, 20____

COUNTY RECORDER