



Board of Alderman Request for Action

MEETING DATE: 5/17/2022

DEPARTMENT: Development

AGENDA ITEM: Bill No. 2939-22 McBee's Coffee & Carwash Conceptual Plan Approval
– second reading by title only.

RECOMMENDED ACTION:

A motion to approve Bill No. 2939-22 for second reading by title only for McBee's Coffee & Carwash Conceptual Plan approval.

SUMMARY:

Approving this ordinance would create an overlay district at property located at the southeast corner of Highway 169 and Richardson Street to allow a new commercial subdivision to be called McBee's Coffee & Carwash.

BACKGROUND:

This project is on 3.1 acres at the southeast corner of 169 Hwy and Richardson Street. The current zoning of the property is B-3. The proposed overlay district included in the conceptual plan is to allow minor variances from the standard B-3 district requirements concerning size, layout and access to lots as well as other bulk, height and setback requirements. The proposal would allow the 3.1-acre lot to be subdivided into two separate lots that are smaller than the minimum lot size in B-3. The conceptual plan process allows the concerns related to lot access points, sign size and locations, as well as the additional traffic from two businesses on the 3.1 acres versus one business on the same sized lot to be properly addressed.

As in other similar conceptual plans, approval here will not subdivide the property, but simply authorizes the subdivision of land to occur in the future under the conceptual plan's variations from the standard B-3 district. That subdivision process is the method by which any on or off-site infrastructure improvements will be addressed, including traffic matters. Staff is now working with the applicant to complete the traffic impact assessment and will include those obligations into the land subdivision process.

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. 2939-21

ORDINANCE NO.

AN ORDINANCE APPROVING A CONCEPTUAL ZONING PLAN FOR MCBEE'S COFFEE & CARWASH 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 southeast corner of 169 Highway and Richardson Street; and

WHEREAS, public notice was properly advertised in 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 April 12, 2022;

WHEREAS, the Commission adopted the findings recommended in the Staff Report and recommended approval of the McBee's Coffee & Carwash 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:

Smithville Library Heights, Tract A

is hereby designated B-3P with the addition of the McBee's Coffee & Carwash Conceptual Plan as approved by the Planning Commission on April 12, 2022.

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 17th DAY OF MAY, 2022

Mayor

ATTEST:

City Clerk

1st reading 05/03/2022

2nd reading 05/17/2022



April 7, 2022

Conceptual Plan Approval of Clay County Parcel Id # 05-909-00-03-011.00

Application for a Conceptual Plan Approval – McBee's Coffee & Carwash

Code Sections:

400.200 et seq.

Planned Development Overlay District

Property Information:

Address:

Richardson St. and 169 SE Corner

Owner:

Jolarub LLC

Current Zoning:

B-3

Public Notice Dates:

1st Publication in Newspaper:

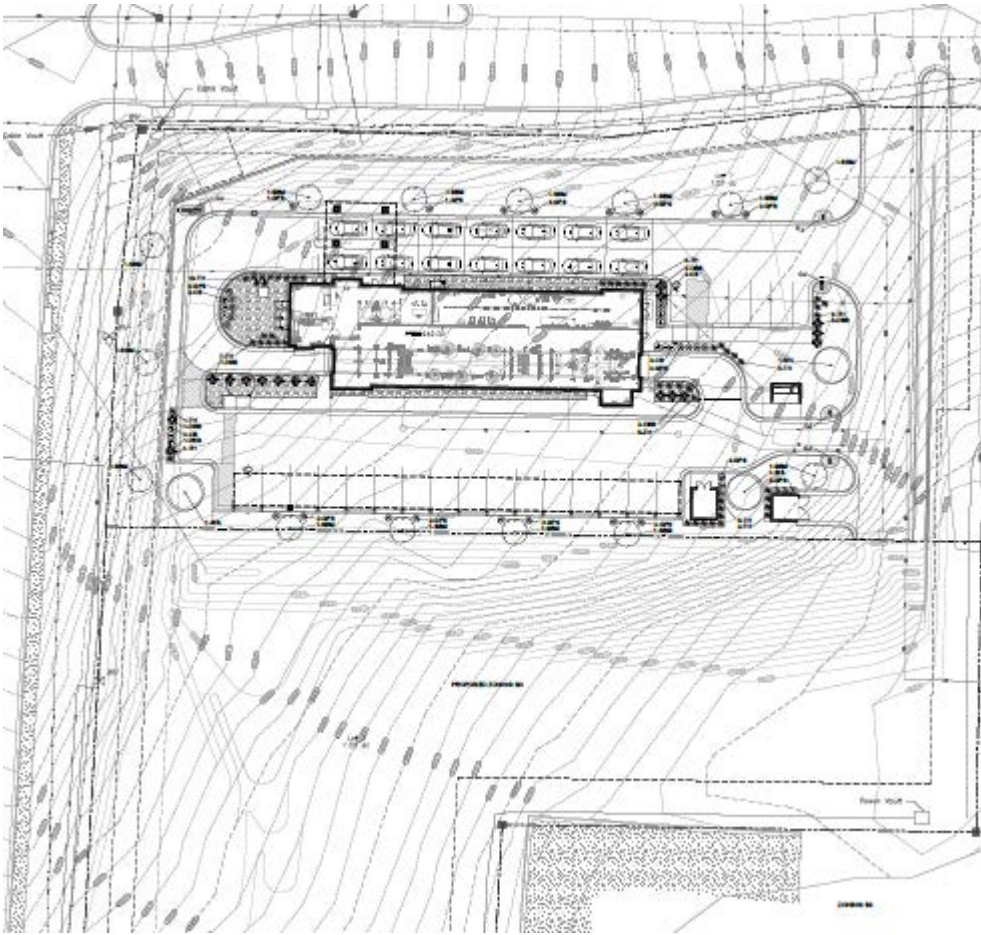
March 24, 2022

Letters to Property Owners w/in 185':

March 28, 2022

GENERAL DESCRIPTION:

The property is currently Tract A, Smithville Library Heights. The proposed conceptual plan is to divide this 3.1 acre parcel into two separate commercial lots ranging in size from 1.52 to 1.58 acres with variances to the minimum lot size for B-3 districts. Access to the lots would be through 2 combined access points, one on Richardson St. (McBee's primary) and one on 169 (undeveloped lot primary). Bot access points would interconnect with shared access points.



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 will ultimately include a retaining wall to separate the hotel lot to the south from access into this project, but grading is overall minimum.

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 both lots. The proposed drive thru carwash is the only definitive project, and exceeds the minimum parking standards. The remaining

lot has no definitive use/building, so no calculations can be made.
There exists sufficient land to address parking and that lot development will require Site Plan Review to address all aspects.

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 includes only one tenant currently and seeks to create the overall look of the development without limiting potential tenants. The carwash facility complies with the current site plan regulations and future development of lot 2 must comply with site plan requirements in existence at the time of development. 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 will include landscaping as shown on the submitted plans for the car wash site, and the vacant lot 2 will be required to comply with regulations in place at the time of development.

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 Update to the Richardson Street Plaza 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. This development contribution will be subject to a development agreement to be completed prior to Final Plat submittal.

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

project synopsis:

Governing Municipality: Smithville, Missouri

Governing Code: 2018 International Building Code

Project Manager / Point of Contact: Johnathon R. Phillips, AIA
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390

Owner: McBee Coffe 'N' Carwash, Inc.
103 Industrial Parkway
Gallatin, MO 64640

Civil Engineer: Hilary Zerr, PE
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390

Site Area: McBee's: 66,475 sq. ft. (1.52 acres +/-)
Vacant: 69,136 sq. ft. (1.58 acres +/-)

Building Area: 5,794 sq. ft.

Proposed Zoning: B-3

Proposed Imperv. Area: 35,949 sq. ft. (0.82 acres +/-) 54.1%
Proposed Green Space: 30,526 sq. ft. (0.70 acres +/-) 45.9%

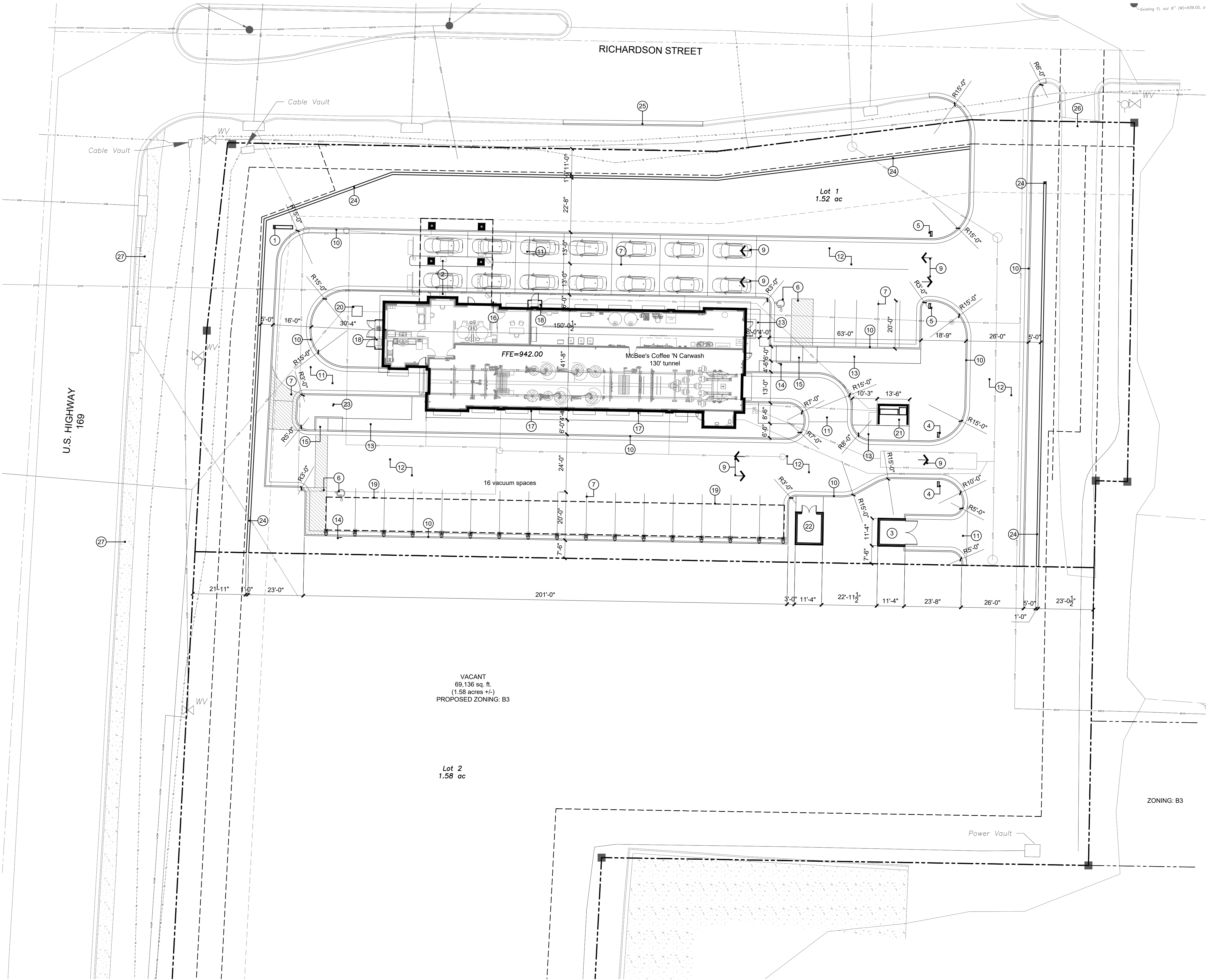
Parking: 15 standard vacuum bays
1 handicap vacuum bay
5 standard employee spaces
1 handicap employee space
Total = 22 spaces provide

general notes:

- All construction shall conform to the standards and specifications of Smithville, Missouri.
- The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The contractor shall field verify exist. surface & subsurface ground conditions prior to start of construction.
- Slopes shall maintain a maximum 3:1 slope.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- General contractor and all subcontractors must register with the Building Department before issuance of permit.
- Energy code requirements and inspections are to be performed by a third party inspector, supplied by General Contractor and/or owner. The City will not perform energy related inspections, however, documentation is required to verify compliance of the energy code requirements.
- Place silt fence per civil for erosion control.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until drawings have been approved by public works.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting to the storm system) contact the city for inspection of the work. Contact must be made at least 48 hours prior to the start of work.
- Connections to the public storm sewer between structures will not be permitted.
- All exterior utility services shall be painted to match the primary building color.
- Prior to final inspection, the general contractor shall meet with the Smithville Fire Department to designate fire lane and fire lane sign locations to be installed per Fire Department direction and requirements.
- A Knox Box will be installed on the front of the building facing the street or road.
- Caulk joint at perimeter of building around sidewalk. Color to match building colors. GC shall take care not to seal any exterior finish drainage elements.

construction notes: (##)

- Monument sign per detail 2/A3.2. Footing by GC and sign by signage supplier. GC shall install electrical per electrical drawings.
- Pay station equipment by others. Footings by GC and equipment by supplier. GC shall install electrical per electrical drawings.
- Trash enclosure per detail 1/A1.2.
- Directional sign (THANK YOU / DO NOT ENTER) per detail 1/A3.2.
- Directional sign (WELCOME) per detail 1/A3.2.
- ADA parking stall per civil drawings.
- 4" solid white striping typ.
- Light pole and base per electrical drawings.
- White thermoplastic directional markings per detail.
- Furnish and install standard depth concrete curb and gutter per civil drawings.
- Concrete paving to meet Geotechnical specifications and per civil drawings.
- Asphalt paving to meet Geotechnical specifications and per civil drawings.
- New concrete sidewalk per civil.
- Handicap parking sign per detail on A1.3.
- Accessible ramp at sidewalk per civil.
- Furnish and install a Knox Box at 60" a.f.g. for fire department access. Contact Fire Marshal for ordering information and to coordinate location prior to installation.
- Downspout to tie into storm system per civil drawings.
- Furnish and install mechanical screen per details on sheet A1.2.
- Vacuum canopy above per vacuum equipment supplier.
- Approximate transformer location per electrical drawings.
- Furnish and install self contained dog wash unit, vending machine and canopy enclosure provided by owner supplied vendor. GC shall install concrete pad and utilities as required per vendor requirement.
- Vacuum turbine enclosure per detail 5/A1.2.
- Furnish and install 30' flag pole with direct ground mounted up-light per electrical drawings.
- Retaining wall and guard rail along top of wall per civil drawings.
- Install new concrete curb and patch pavement as required per civil drawings.
- Existing gravel access drive to remain.
- Existing public sidewalk to remain.



1 | site plan
scale: 1" = 20'-0"



sheet number

A1.1

drawing type
rezoning

project number
21072-13

a new development for

McBee's Coffee 'N' Carwash

Highway 169 and Richardson

Smithville, Missouri 64081

date
03.11.2022
drawn by
DAE
checked by
DAE
revisions

