Board of Aldermen Request for Action

MEETING DATE: 4/3/2023 **DEPARTMENT:** Development

AGENDA ITEM: Resolution 1209, Site Plan Approval – 14600 North 169 KCI RV Storage

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REQUESTED BOARD ACTION:
A motion to approve Resolution 1209, to approve the amended site plan for KCI RV Storage to add more buildings and change the layout at 14600 North 169 Highway.

SUMMARY:
This would approve the site plan and accept certain right of way dedications for future construction of Commercial Street by the applicant.

BACKGROUND:
The applicant seeks to modify the currently approved site plan by removing the RV park area and changing the layout of the site to accommodate additional buildings for a total developed square footage of 315,350ft^2. The new request comes after the site plan code amendments from 2021, which require certain additional infrastructure improvements, including off-site improvements. In addition to the standard building and landscaping requirements as shown on the two attachments (2018 Landscaping and building façade plans, as well as the new layout plans) there are certain infrastructure requirements.

As with all new commercial developments, the applicant has shown sufficient stormwater detention capabilities. With numerous buildings to be constructed over time, this future construction will require the applicant to submit revisions to the current stormwater report, as well as provide construction plans for each new detention basin as required. The applicant previously constructed a 10" waterline along the south side of the proposed Commercial Street to provide fire flow for the original buildings. The new buildings will require that water line to be extended to the western property boundary of the subject property for future extension by adjacent property development.

In addition to the water and stormwater improvements, the applicant is responsible to construct Commercial Street from its' current end, approximately 975' to the west property boundary. Approximately 300' of this new street would be along the adjacent property, and approximately 675' on the applicant's property. The applicant has negotiated both a right of way deed from the adjacent property owner, as well as an agreement on construction of the 300' of Commercial Street such that upon full development of both applicants property and the adjacent property, Commercial Street will extend to the city limits. Included with this site plan approval will be the condition

that the right of way documents for both properties, as well as the agreement between the parties that obligates both properties to construct portions of Commercial Street in the future be executed and recorded prior to any building permits may be issued. After review at the March 14, 2023, Planning Commission meeting, the Commission recommended approval of the site plan with the conditions as recommended in the Staff Report to the commission.

PREVIOUS ACTION:
Resolution 630 approved the original Site Plan in 2018, Resolution 936 amended the layout in 2021.

POLICY ISSUE:
Complies with Codes

FINANCIAL CONSIDERATIONS:
None anticipated.

ATTACHMENTS:

☐ Ordinance	☐ Contract
☒ Resolution	☒ Plans
☒ Staff Report	☐ Minutes
☒ Other: Planning Commission Minutes	

RESOLUTION 1209

A RESOLUTION AUTHORIZING SITE PLAN AMENDMENT APPROVAL FOR ADDITIONAL STORAGE BUILDINGS AT 14600 NORTH 169 HIGHWAY FOR KCI RV STORAGE

WHEREAS, the applicant submitted plans to amend the layout of his storage facility and increase the total number of allowable square footage from 193,000 ft^2 to 315,350 ft^2, and;

WHEREAS, the proposed amendment includes new obligations for on and off-site construction of public infrastructure to accommodate the development, and;

WHEREAS, the staff report provided to the Planning Commission recommends several conditions to the final approval, including certain right of way and agreements to be executed and recorded at Clay County that are appropriate and necessary, and;

WHEREAS, the Planning Commission reviewed and recommended approval of the Site Plan amendment if the staff report conditions are met, and;

WHEREAS, the Board of Aldermen agrees with the Planning Commission recommendation and specifically includes the requirements of recording executed right of way grants and agreements that insure construction of Commercial Street in the future with development.

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

THAT THE SITE PLAN APPLICATION FOR AMENDMENTS TO THE LAYOUT OF KCI RV STORAGE AT 14600 NORTH 169 HIGHWAY IS HEREBY APPROVED WITH THE CONDITIONS CONTAINED IN THE STAFF REPORT TO THE COMMISSION.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 3rd day of April 2023.

_____
Damien Boley, Mayor

ATTEST:

_____
Linda Drummond, City Clerk

STAFF REPORT
March 10, 2023
Platting of Parcel Id # 05-820-00-02-003.00

Application for a Site Plan Approval

Code Sections:

400.390 – 400.440	Site Plan Approval

Property Information:

Address:	14600 N. 169 Hwy
Owner:	Recreational Storage LLC
Current Zoning:	B-3
Application Date:	December 29, 2022

GENERAL DESCRIPTION:

The applicant seeks to modify the approved site plan for its' property. The initial Site Plan Approval occurred on August 21, 2018, by Resolution 630 of the Board of Aldermen. The original plan included up to 9 buildings and 193,000 ft^2 of total floor space. The first amendment to the original plan occurred on June 15, 2021, by Resolution 936 of the Board of Aldermen. That plan sought to change some of the building sizes and include a RV Park on the front of the existing buildings.

The current proposal would be to eliminate the RV Park and add more buildings to the site, albeit in a different layout. This proposal would allow up to 315,350 ft^2 over the total 38.23-acre site. With the additional square footage, the stormwater detention basin will need to increase in number to handle the additional volume of potential runoff. The existing stormwater study will need to be updated with each future phase of construction to handle the additional water from each phase, and design plans will be approved with those buildings.

The most significant issue for this new amendment is that it was submitted after the site plan review changes implemented in 2022 that incorporate the subdivision regulations

related to offsite improvements. Since this submittal includes obtaining and using several easements from the adjacent property to the east for stormwater drainage and additional detention basins, it is also going to require the construction of Commercial Street not only along the entire north property line of the subject parcel, but also off-site along the adjacent property to the east.

Additional Staff Comments for Approval – Landscaping, Buffering and Building Materials

West Boundary includes a building buffer zone of 969 feet (608' + 381' buildings). Landscaping can either be: 6' sight obscuring fence along the entire distance and small clusters of shrubs and/or ornamental trees spaced every 40' (in accordance with Single Family adjacent requirements), Green Giant trees spaced 10'-15' per the current submittal on the east side OR, 16 deciduous trees, 14 ornamental trees and 39 shrubs, clustered in small groups approximately every 60' in compliance with the current code requirements for property adjacent to industrial property.

North buffer area adjacent to Commercial St. shall be as shown on the original landscaping plan in compliance with the code.

East facades of perimeter buildings shall have the buffering as submitted by applicant with Green Giant trees spaced 10' – 15' on center.

All areas of the outdoor storage areas shall be fenced with 80% sight obscuring fences not less than 6' tall in those areas visible from outside the building perimeter. The proposed buildings shall constitute acceptable sight obscuring fencing replacements where shown.

Building materials shall be in accordance with the design from the original 2018 submittal on all new structures – specifically on the north and west facades. The perimeter area of these buildings adjacent to property lines shall be of stucco like finish, and the north façade shall also have the stone veneer wainscoting as shown. Interior buildings, except the north facades of perimeter buildings may be the standard metal building look as is currently present on site to the south.

Phasing considerations

As the submittal includes substantially increasing the total square footage of storage area in both an exterior storage area and 5 new buildings, it is appropriate to allow phasing the extension of Commercial Street and the existing public water main to the west boundary. As such, the buildings identified as 6, 7 and 8 shall constitute the trigger for commencing such extension. When any of those three buildings is to begin construction, the street and water extensions shall be required to be completed in accordance with this report prior to a Certificate of Occupancy for any of those buildings. The other buildings or storage areas identified in the submittal as 1, 2 or 3 may be constructed without extending the street or waterline. In addition to the timing triggers of the

phasing, above, are additional timing issues related to the scope of the waterline and Commercial Street extensions.

Specifically, the waterline extension must be completed to the west boundary line when any of buildings 6, 7, or 8 are constructed prior to issuance of the Certificate of Occupancy. The extension of Commercial Street may have significant changes in the actual timing of the extension. In the event that the property to the east (parcel id# 05820000200200) develops prior to the commencement of construction of buildings 6, 7 or 8, that development shall construct the extension of Commercial Street to its' west property line (KCI RV's east boundary) approximately 300'. IF that property has not developed before the applicant seeks to construct any of buildings 6, 7 or 8, then the applicant shall construct Commercial Street from its' current end for a distance of 675', which represents the width of the entire subject property. The applicant's construction would leave approximately 300' of its' north property line not constructed. This street construction will be constructed by the property owner to the east in order to obtain access to Commercial Street when it develops.

It is the applicant's responsibility to obtain both a road right of way easement document AND an agreement with the access requirements mentioned above that are tied to the property by deed. In order to gain final approval of this site plan, the applicant shall present to the city for recording an executed right of way document for the Commercial Street extension across the property to the east parcel id# 05820000200200 and any other such document necessary to obligate the owner of that east property to construct the 300' extension of Commercial Street as stated above.

Section 400.410 Standard of Review

1. *The extent to which the proposal conforms to these regulations*.

The proposal meets the standards when the staff comments are included and addressed by the applicant with the building plans, including the stucco look metal panels along the north and west side of the buildings adjacent to the north or west boundaries and stone veneer on the north facade as contained in the separate landscape plans. It also conforms to the street and utility extension necessary to serve this property and extend them to the east for future development if staff conditions are met.

2. *The extent to which the development would be compatible with the surrounding area*.

There are mini-storage buildings to the south, along with an electric substation to the north. The west side of the property adjoins land that is

intended to become an extension of the industrial park to the north as well. The remaining land to the east is owned by the same family as the applicant and is undeveloped.

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*.

The submittal includes more than sufficient areas to address stormwater requirements. As the work will be phased, each phase must submit revised updates to the original stormwater study and construct such facilities as are required in those revisions AND as approved by the City's engineer. Construction of Commercial St., from its' current end point to the west boundary of the subject property shall meet the construction standards in place at the time of construction, including compaction of the base, curbing and sidewalks. The existing waterline on the subject property shall be extended to the west boundary line in the Commercial St. right of way or a separate easement adjacent thereto.

4. *The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan*.

The Comprehensive Plan calls for this area to be industrial type construction and use, which the current and proposed facilities meet.

5. *The extent to which the proposal conforms to the adopted engineering standards of the City*.

The submittal must submit and construct those facilities required herein using the standards in place at the time of construction instead of any current standards. If the standards are not modified prior to construction, then current standards are required.

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*.

All new streets and walkways are in accordance with the current traffic master plan requirements, including the extension of Commercial further west, using the existing stop light at 169.

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*; Yes, proposed landscaping/buffering will improve the views.

b. *Conserve natural resources and amenities available on the site*; There are no existing natural resources available, the property is/was a vacant field.

c. *Minimize any adverse flood impact*; The submittal substantially increases the stormwater detention areas from the original, smaller submittal.

d. *Ensure that proposed structures are located on suitable soils*; Yes.

e. *Minimize any adverse environmental impact*; Yes, and

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*. Applicant will extend facilities to the west boundary and extend Commercial Street from its' current end 315' east of the property, to the west boundary. The 315' extension is in collaboration with the adjacent property owner to the east.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan, which includes the current site layout, along with the original Landscape and Buffering submittals from the original plan, conditioned upon meeting the requirements of provisions identified in this staff report, including, but not limited to extending Commercial Street and Waterlines to the west boundary.

Respectfully Submitted,

_____

Director of Development

STAFF REPORT
March 10, 2023
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intended to become an extension of the industrial park to the north as well. The remaining land to the east is owned by the same family as the applicant and is undeveloped.

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b. *Conserve natural resources and amenities available on the site*; There are no existing natural resources available, the property is/was a vacant field.

c. *Minimize any adverse flood impact*; The submittal substantially increases the stormwater detention areas from the original, smaller submittal.

d. *Ensure that proposed structures are located on suitable soils*; Yes.

e. *Minimize any adverse environmental impact*; Yes, and

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*. Applicant will extend facilities to the west boundary and extend Commercial Street from its' current end 315' east of the property, to the west boundary. The 315' extension is in collaboration with the adjacent property owner to the east.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan, which includes the current site layout, along with the original Landscape and Buffering submittals from the original plan, conditioned upon meeting the requirements of provisions identified in this staff report, including, but not limited to extending Commercial Street and Waterlines to the west boundary.

Respectfully Submitted,

_____

Director of Development

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION
March 14, 2023
7:00 P.M.
City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman Melissa Wilson called the meeting to order at 7:02 p.m.

A quorum of the Commission was present: Melissa Wilson, Alderman John Chevalier, Rob Scarborough, Dennis Kathcart, Deb Dotson & Mayor Damien Boley. Billy Muessig was absent.

Staff present: Jack Hendrix.

2. MINUTES

The February 14, 2023, Regular Session Meeting Minutes were moved for approval by KATHCART, Seconded by DOTSON.

Ayes 5, Noes 0, Abstain 1 (Alderman Chevalier). Motion carried.

3. STAFF REPORT

HENDRIX reported:

Stated that since January 2023 we have issued 5 new residential building permits. 2 of the 5 permits were issued in the new Diamond Creek subdivision. Interest rates for new loans have dropped down to 6% as of today. Inspections are continuing on the building department side for McBee's Coffee N Carwash and Attic Storage. The Public Works department continuing their inspections as well on McBee's and Richardson Stret Plaza. Richardson Street Plaza is moving slower now due to shortages on product to build the retaining wall.

NOT YET APPROVED

At a future meeting we will likely discuss changing the name of a city street to decrease the likelihood of confusion. There will only be 1 business affected by this change.

Public Comment:

Glen Owen—804 E Summit St—Stated that Dundee Road has curb about 1/3 of the way up that street. That leaves 2/3 of it that is not curbed and guttered. He asked that they city curb and gutter the rest of the road.

HENDRIX informed Mr. Owen that he would notify the Public Works Director tomorrow about his concerns. This Commission wouldn't be the bod to make this determination it would be the Board of Alderman.

WILSON informed Mr. Owen that he should also come to the Board of Alderman's next meeting on April 3rd and speak during Public Comment then as well.

NOT YET APPROVED

4. Site Plan Review – 14600 N 169 Hwy KCI RV

- **Amend existing site plan to allow 5 new buildings**

DOTSON motioned to approve the site plan review for KCI RV 14600 N 169 Hwy. Seconded by MAYOR BOLEY.

HENDRIX gave an overview of the site plan amendment. The staff report provided to the commission includes the changes.

DISCUSSION: None

THE VOTE: KATHCART-AYE, ALDERMAN CHEVALIER-AYE, WILSON-AYE, MAYOR BOLEY-AYE, DOTSON-AYE, SCARBOROUGH-AYE.

AYES-6, NOES-0. MOTION PASSED

5. ADJOURN

MAYOR BOLEY made a motion to adjourn. KATHCART seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN WILSON declared the session adjourned at 7:16 p.m.

NOT YET APPROVED