



Board of Aldermen Request for Action

MEETING DATE: 7/18/2023

DEPARTMENT: Development

AGENDA ITEM: Resolution 1249, Site Plan Approval – 250 East 92 Highway

REQUESTED BOARD ACTION:

A motion to approve Resolution 1249, authorizing site plan approval for construction of a transportation facility for the Smithville School District at 250 East 92 Highway.

SUMMARY:

The applicant submitted a site plan application for construction of a new Transportation Facility at 250 East 92 Highway, along with a Traffic Impact Study (TIS) and Stormwater Study and detention plans in June. The project meets the applicable building design and coloration requirements, includes a significant stormwater detention basin, a substantial landscape plan with a focus on significant buffering along the north side of the property adjacent to the residential subdivision to the north. The site plan documents included a photometric plan showing that the residential area to the north is adequately protected and included a security fence surrounding the project. The TIS was submitted to MODOT for review as its access is onto 92 Highway. MODOT accepted the study, along with its recommendation that no off-site work was necessary.

The only issue the Planning commission wanted to see added was to make the north fence line sight obscuring to further protect the Stonebridge residences, which were made as a condition of its approval.

After review at the May 9, 2023, Planning Commission meeting, the Commission recommended approval of the site plan as amended.

PREVIOUS ACTION:

None

POLICY ISSUE:

Complies with Codes

FINANCIAL CONSIDERATIONS:

None 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 checked="" type="checkbox"/> Other: Planning Commission meeting may be viewed online. | |

RESOLUTION 1249

A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR CONSTRUCTION OF A TRANSPORTATION FACILITY FOR THE SMITHVILLE SCHOOL DISTRICT AT 250 EAST 92 HIGHWAY

WHEREAS, the applicant submitted plans for construction of a new building to be located at the south end of the current school campus adjacent to Stonebridge and the Lutheran School, and;

WHEREAS, the Planning Commission reviewed the submittal concerning the layout, building materials and colors at its July 11, 2023 and;

WHEREAS, the Planning Commission recommends approval of the site plan at 250 East 92 Highway with the condition that the fence line on the north side of the project be 80% sight obscuring to further protect the residences to the south from the view.

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

**THAT THE SITE PLAN APPLICATION FOR A NEW TRANSPORTATION
FACILITY AT 250 EAST 92 HIGHWAY BE APPROVED WITH THE
CONDITION THAT THE FENCE ALONG THE NORTH SIDE OF THE SITE
BE NOT LESS THAN 80% SIGHT OBSCURING.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 18th day of July 2023.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



STAFF REPORT
July 7, 2023
Platting of Parcel Id # 05-909-00-01-011.00

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 250 E. 92 Hwy
Owner: Smithville School District
Current Zoning: B-2

Application Date: June 9, 2023

GENERAL DESCRIPTION:

The applicant seeks to construct a new Transportation Facility (bus barn) at the site that lies north of 92 Hwy, south of Stonebridge subdivision and the Lutheran School to the west. The property adjoins the school district's south entrance to the east. The proposal is to construct a 10,654 square foot building, along with outdoor parking for the buses. The applicant submitted a Traffic Impact Study that was forwarded to MODOT because the only proposed access point is on 92 Highway. MODOT approved the TIS as submitted. They also submitted a storm drainage study, along with storm detention improvements required. That study and associated detention basin(s) were approved by the City's stormwater engineers.

The proposed plan includes the building materials/facades, which meet the site plan standards of the defined base and middle on the areas adjacent to the public street. The colors are consistent with the other school facilities. The plan includes a comprehensive landscape plan with most of the focus on the landscape buffering on the north side of the lot which faces the Stonebridge housing. It also includes a significant amount of landscaping at the entrance off the private drive, which will be visible for west bound traffic on 92 Hwy. Given the grade differences between the building and 92 Hwy, as well as the overhead powerlines along 92 Hwy, there are limited plants that can

be placed without future conflict with the powerlines. The entire premises are surrounded by a chain link fence for security, but a sight obscuring fence on the north property line would better protect the residential areas to the north. The applicant also submitted a photometric plan to ensure lighting did not improperly encroach onto the adjacent multifamily housing to the north but did provide security.

Section 400.410 Standard of Review

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

The proposal meets the standards, but additional buffering to the north with sight obscuring fencing behind the landscaping would further protect the residences to the north.

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

The area consists of a significant amount of land developed with various school buildings and uses, including a separate, private school to the east. Located in the center of these school properties is a multifamily subdivision (Stonebridge) and vacant farm ground to the south.

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 an improved stormwater detention area to accommodate the new developed area and MODOT approved the TIS with no additional improvements needed.

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 institutional/civic, and school uses meet this standard and these facilities are appropriate in this area.

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

The submittal includes stormwater detention that has been reviewed and approved by the city's stormwater engineer. The applicant is also working with the city on improvements to the adjacent sewer pumping station to be able to handle the additional flows.

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 layout and design were included in the TIS and MODOT approved the study, including its' finding that no offsite improvements were needed.

7. The extent to which the buildings, structures, walkways, roads, driveways, open space, and parking areas have been located to achieve the following objectives:

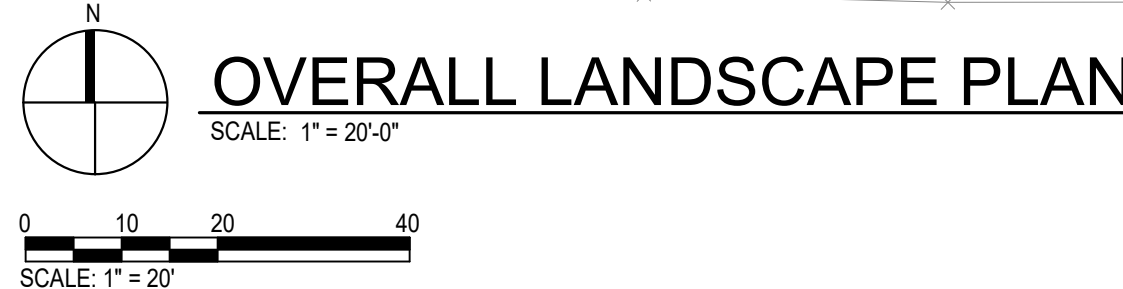
- a. Preserve existing off-site views and create desirable on-site views; Yes, the project will be placed in an existing vacant field with substantial amounts of landscaping buffering for the north residential properties.
- b. Conserve natural resources and amenities available on the site; There are no existing natural resources available, the property is a vacant field.
- c. Minimize any adverse flood impact; The submittal substantially increases the stormwater detention in the area with a new basin.
- 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. No utilities need to be extended other than the improvements to the sewer pumping station to the north.







STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan with the addition of the sight obscuring fence along the north line of the project area.

Respectfully Submitted,

Director of Development

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- ### HATCH LEGEND
- | | |
|---|---|
|  | ASPHALT, RE. CIVIL |
|  | STANDARD GRAY CONCRETE WALK
WITH BROOM FINISH, RE. CIVIL |
|  | HEAVY-DUTY GRAY
CONCRETE, RE. CIVIL |
|  | TURF SOD, RE. SPECS. |
|  | PLANTING AREA, SEE
LANDSCAPE PLAN. |
|  | NATIVE WETLAND SEED
MIX |

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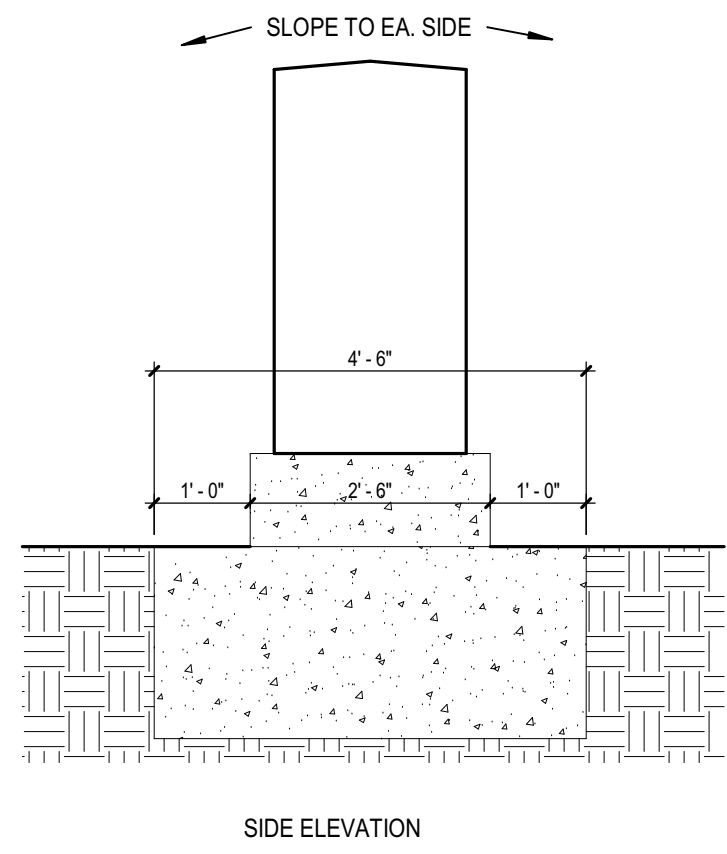
1

2

3

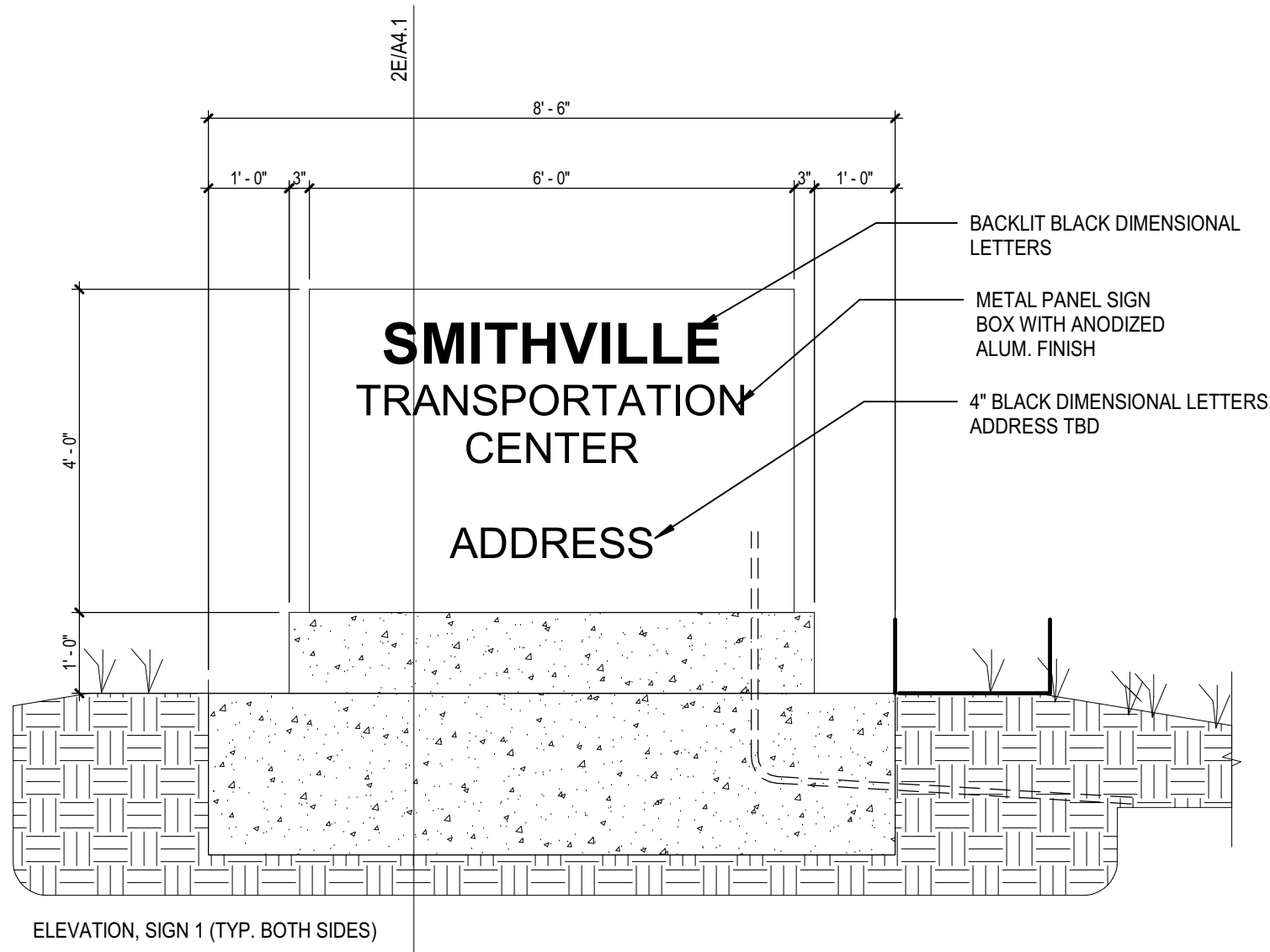
4

5



SIDE ELEVATION

ADD #1

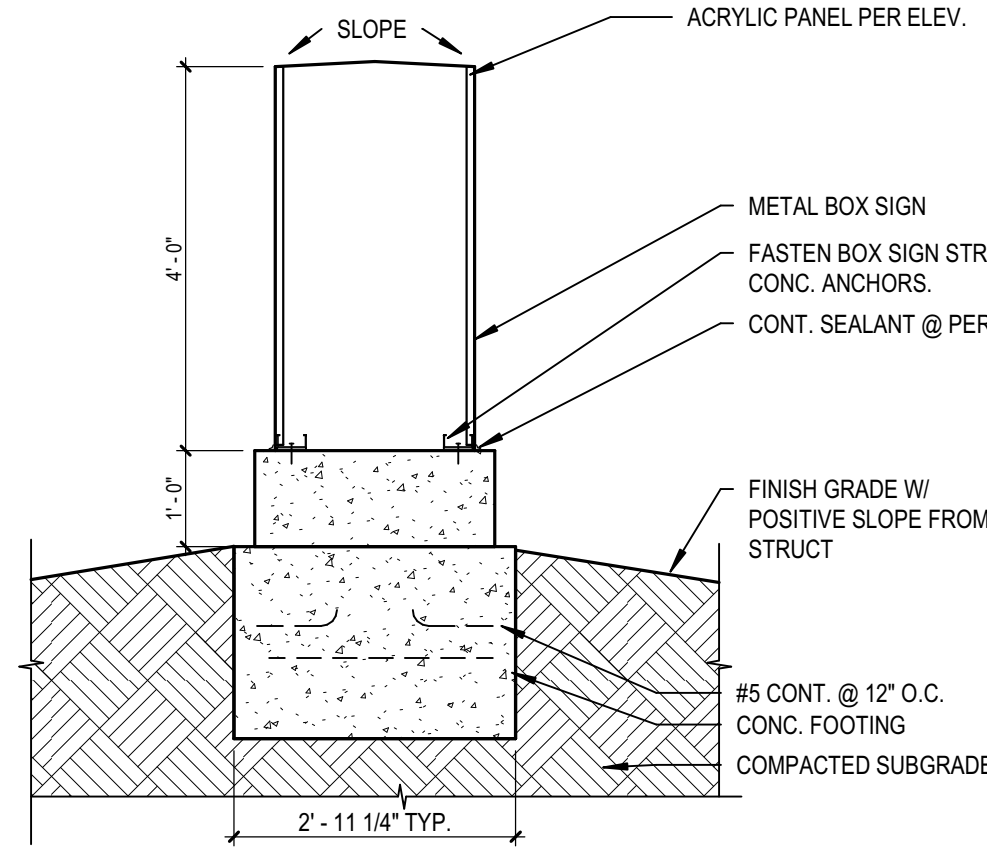


ELEVATION, SIGN 1 (TYP. BOTH SIDES)

BACKLIT BLACK DIMENSIONAL LETTERS
METAL PANEL SIGN BOX WITH ANODIZED ALUM. FINISH
4" BLACK DIMENSIONAL LETTERS, ADDRESS TBD

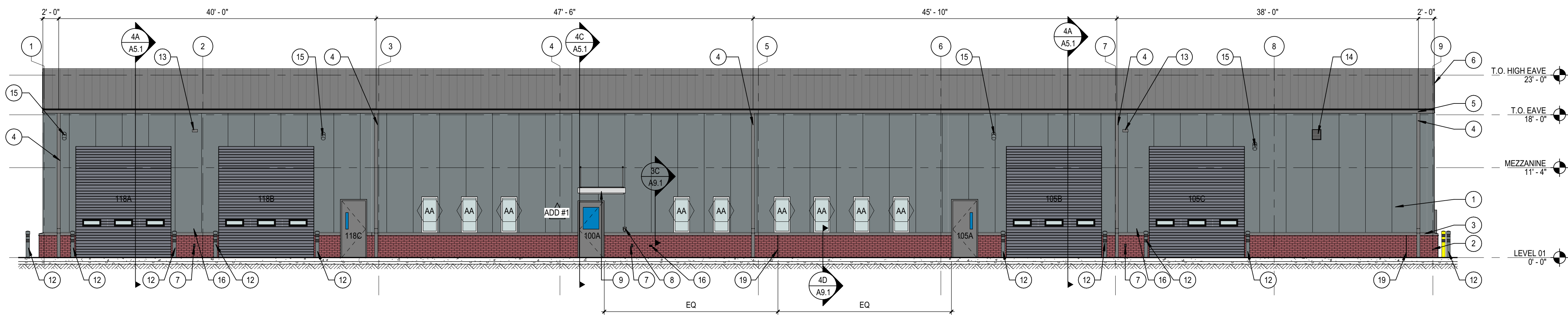
SMITHVILLE
TRANSPORTATION
CENTER
ADDRESS

2A
A4.1
ELEVATION - MONUMENT SIGN
SCALE: 1/2" = 1'-0"

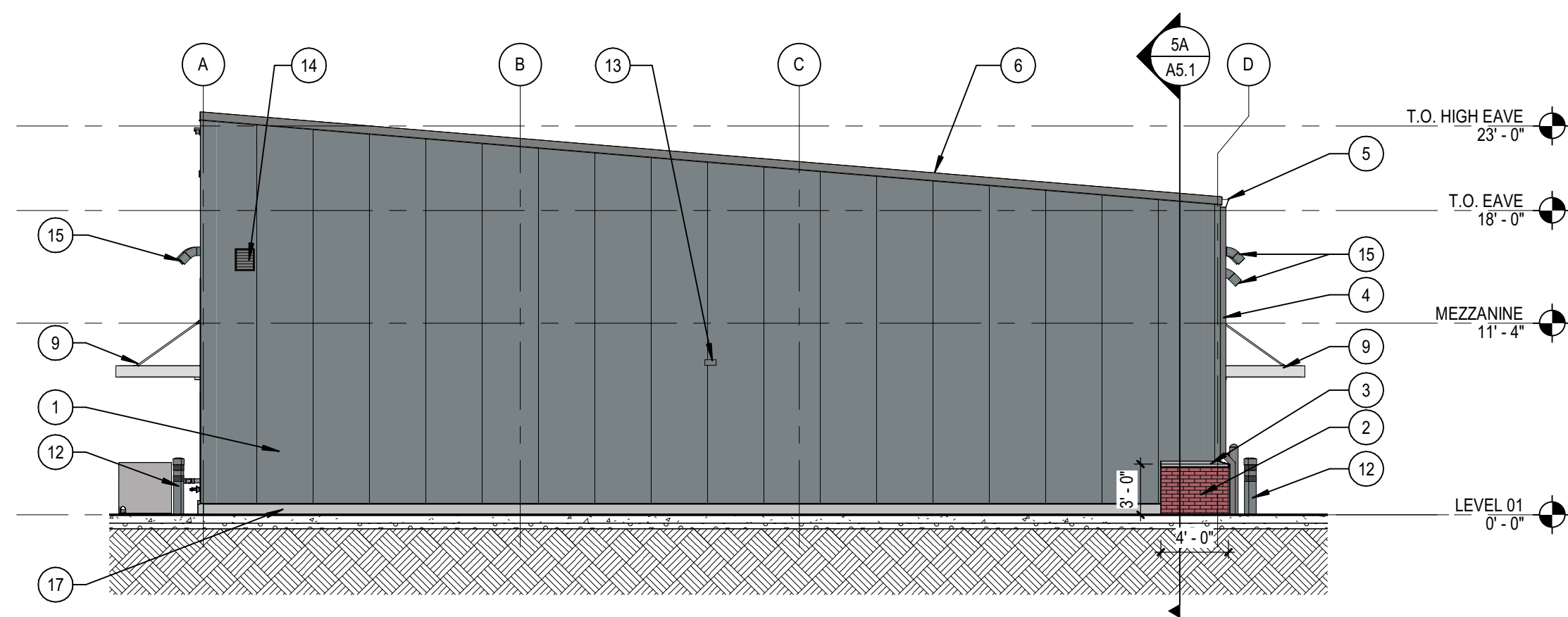


SECTION - MONUMENT SIGN

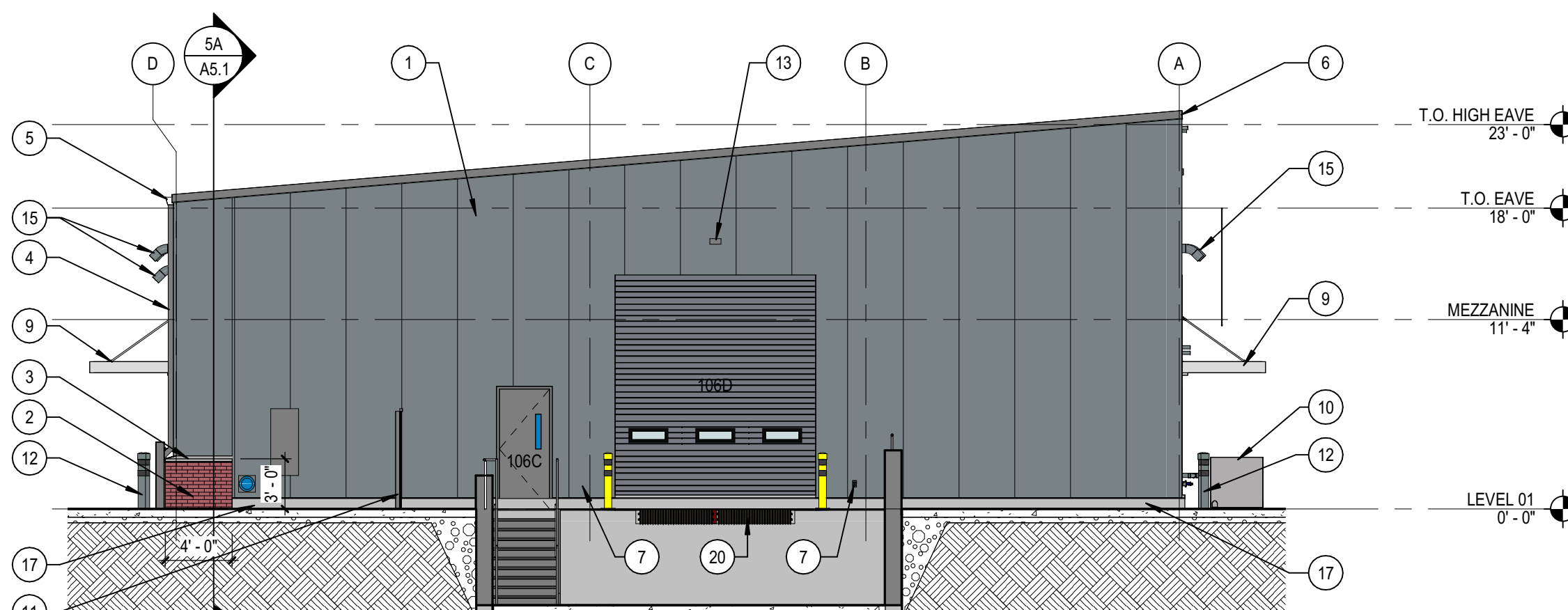
2E
A4.1
SCALE: 1/2" = 1'-0"



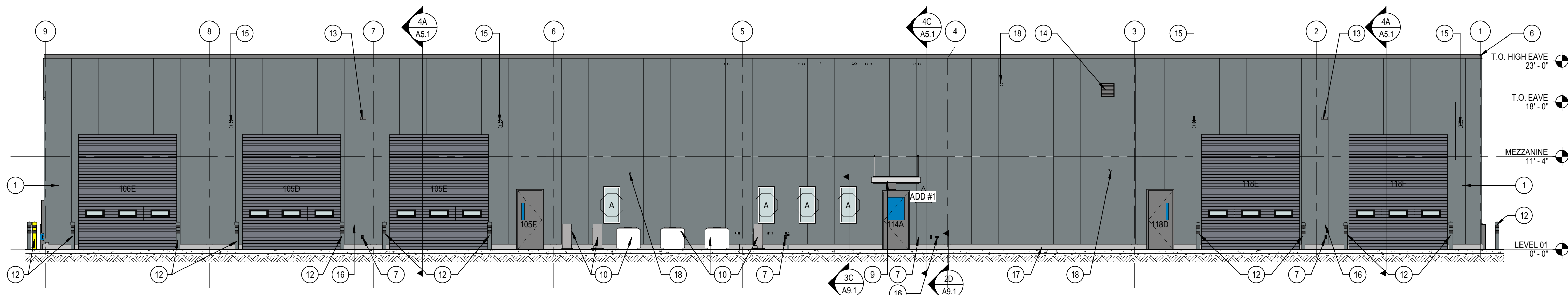
3A
A4.1
EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



4A
A4.1
EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



4B
A4.1
EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



5A
A4.1
EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

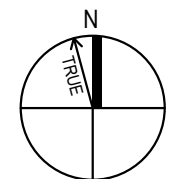
SHEET NOTES

- MWP-1 (METAL PANEL), SMOKE GRAY
- BRICK-1 RED COLONIAL ADEL PLANT
- THRU WALL FLASHING
- RECTANGULAR PREFINISHED METAL DOWNSPOUT - 3 3/4" x 4 3/4", COLOR TO MATCH METAL WALL PANELS
- PREFINISHED METAL GUTTER - 7"x7", COLOR DOVE GRAY
- PREFINISHED METAL RAKE FLASHING, COLOR DOVE GRAY
- ELECTRICAL OUTLET, REFER TO ELECTRICAL
- KNOX BOX
- SUSPENDED CANOPY SYSTEM, COLOR TO MATCH METAL ROOF PANELS
- MECHANICAL EQUIPMENT, REFER TO MECHANICAL FOR LOCATION
- FENCING, REFER TO LANDSCAPE FOR EXTENTS
- SURFACE-MOUNTED BOLLARD, REFER TO LANDSCAPE FOR LOCATION AND DETAIL 4014.0 FOR ATTACHMENT
- LIGHT FIXTURE, REFER TO ELECTRICAL
- PREFINISHED METAL LOUVER, REFER TO MECHANICAL FOR LOCATION AND SIZE
- VENT, REFER TO MECHANICAL FOR LOCATION AND SIZE
- HOSE BIB, REFER TO PLUMBING
- RUBBED CONCRETE CURB, RE: STRUCTURAL FOR EXTENTS AND REINFORCING
- PLUMBING VENT, REFER TO PLUMBING FOR LOCATION AND SIZE
- CONTROL JOINT
- LOADING-DOCK BUMPER

PERCENTAGE OF FACADE SURFACE AREA CONSISTING OF GLASS
TOTAL FACADE: 9,824 SF
TOTAL GLAZING: 160 SF

PERCENTAGE OF GLAZING: 1.63%

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SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

1

2

3

4

5

ILLUMINANCE (Fc)
Average = 1.14
Maximum = 3.5
Minimum = 0.2
Avg/Min Ratio = 5.70
Max/Min Ratio = 17.50

ILLUMINANCE (Fc)
Average = 0.1
Maximum = 0.4
Minimum = 0.0
Avg/Min Ratio = NA
Max/Min Ratio = NA

