



## Board of Aldermen Request for Action

**MEETING DATE:** 3/19/2024

**DEPARTMENT:** Development

**AGENDA ITEM:** Resolution 1337, Site Plan Approval – 208 West Richardson Street

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### **REQUESTED BOARD ACTION:**

A motion to approve Resolution 1337, authorizing site plan approval for construction of a 10,000 ft<sup>2</sup> Flex-Use facility at 208 West Richardson Street.

### **SUMMARY:**

The applicant submitted a site plan application for construction of a new strip center for flex-uses to provide space(s) for small growing businesses to include potential contractors, small sales offices and similar businesses at 208 West Richardson Street just east of the Post Office.

The Richardson Street Plaza development has an approved preliminary stormwater plan. The applicant must submit a final stormwater plan that will finalize the construction details, and verify all elevations prior to completion as is our standard. The proposal meets the applicable building design and coloration requirements, includes a significant stormwater detention basin, a substantial landscape plan focused on the street facing lot and is in full compliance.

After review at the March 12, 2024, Planning Commission meeting, the Commission recommended approval of the site plan as described in the staff report.

### **PREVIOUS ACTION:**

Richardson Street Plaza subdivision was approved by Resolution 1004 on December 2, 2021.

### **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: <a href="#">Planning Commission meeting may be viewed online.</a> |   |

## **RESOLUTION 1337**

### **A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR CONSTRUCTION OF A 10,000 FT<sup>2</sup> FLEX USE STRIP CENTER AT 208 WEST RICHARDSON STREET**

**WHEREAS**, the applicant submitted plans for construction of a new building to be located at 208 West Richardson Street; and

**WHEREAS**, the Planning Commission reviewed the submittal concerning the layout, building materials and colors at its March 12, 2024 meeting; and

**WHEREAS**, the Planning Commission recommends approval of the site plan at 208 West Richardson as described in the Staff Report.

**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 FLEX-USE STRIP  
CENTER AT 208 WEST RICHARDSON STREET.**

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 19<sup>th</sup> day of March, 2024.

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Damien Boley, Mayor

ATTEST:

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Linda Drummond, City Clerk



STAFF REPORT  
March 8, 2024  
Site Plan Review of Parcel Id #05-802-00-01-015.00

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Application for a Site Plan Approval

Code Sections:  
400.390 – 400.440      Site Plan Approval

Property Information:

Address:                      208 W. Richardson St.  
Owner:                        KC Properties & Investments LLC  
Current Zoning:              B-3P

Application Date:              January 31, 2024

GENERAL DESCRIPTION:

Applicant seeks to obtain site plan approval for a 10,000 square foot building on lot 1 of Richardson Street Plaza subdivision. Lot 1 has conceptual plan approval for two buildings totaling 12,500 square feet. Applicant seeks to adjust the building from two to one, and reduce the total square footage down to 10,000. The proposal would consist of 8 - 1,250 ft<sup>2</sup> units, each with a regular entry door and one overhead door. The use design is to match the properties to the west of the building, as well as south of the building (NRAD).

Section 400.410 Standard of Review

1. The extent to which the proposal conforms to these regulations.  
*Meets the site plan standards*
2. The extent to which the development would be compatible with the surrounding area.  
*Matches the buildings to the west substantially and provides a buffer from the industrial uses further west.*

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 subdivision was created and approved in accordance with the Overlay district process to create the B-3P zoning.*

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

*Complies fully.*

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

*The layout includes stormwater detention as approved with the conceptual plan.*

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.

*Complies.*

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;

*On-site views have historically been sucker brush and weeds.*

b. Conserve natural resources and amenities available on the site;

*The site is vacant, unkempt land that was completely cleared in 2008, so no valuable natural resources existed.*

c. Minimize any adverse flood impact;

*Project includes a storm detention basin in accordance with the approved conceptual plan.*

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

*All area is fill, so engineers will adjust footings based upon the soil types.*

e. Minimize any adverse environmental impact; and

*No adverse environmental impact is known. All lots in the development drain into an unusable area owned by the developer and is fully vegetated to reduce any water flow and capture any sediments before entering any waterway.*

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.

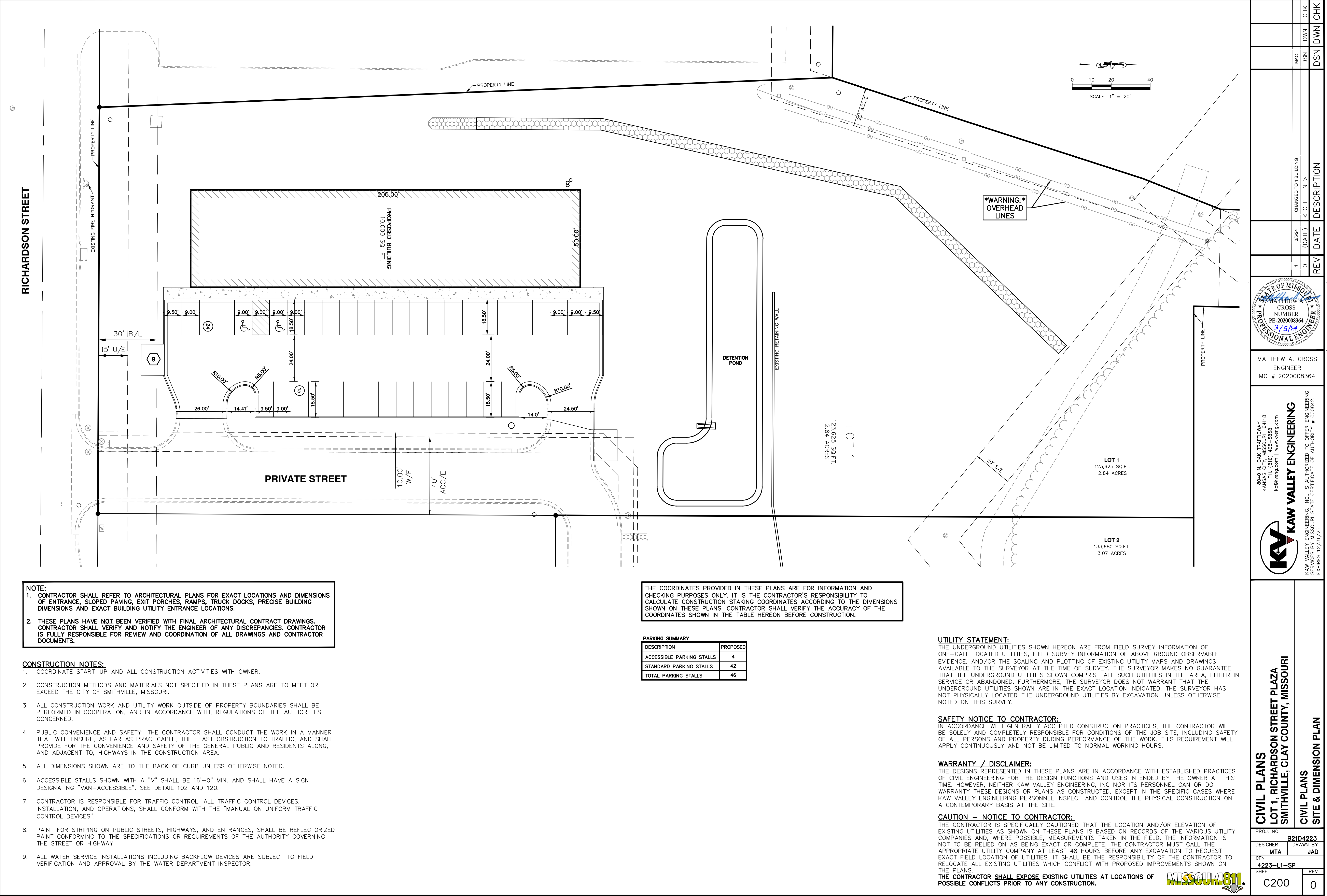
*All utilities are available on site.*

#### STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan with the condition that no permit shall issue until approval of the final design plans of the stormwater detention basin to be contained within the construction plans..

Respectfully Submitted,

S/Jack Hendrix/S  
Director of Development



NOTE:  
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.  
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

- CONSTRUCTION NOTES:**
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
  - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE CITY OF SMITHVILLE, MISSOURI.
  - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION, AND IN ACCORDANCE WITH, REGULATIONS OF THE AUTHORITIES CONCERNED.
  - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG, AND ADJACENT TO, HIGHWAYS IN THE CONSTRUCTION AREA.
  - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ACCESSIBLE STALLS SHOWN WITH A "V" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL 102 AND 120.
  - CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL. ALL TRAFFIC CONTROL DEVICES, INSTALLATION, AND OPERATIONS, SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
  - PAINT FOR STRIPING ON PUBLIC STREETS, HIGHWAYS, AND ENTRANCES, SHALL BE REFLECTORIZED PAINT CONFORMING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE AUTHORITY GOVERNING THE STREET OR HIGHWAY.
  - ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.

THE COORDINATES PROVIDED IN THESE PLANS ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN IN THE TABLE HEREON BEFORE CONSTRUCTION.

PARKING SUMMARY	
DESCRIPTION	PROPOSED
ACCESSIBLE PARKING STALLS	4
STANDARD PARKING STALLS	42
TOTAL PARKING STALLS	46

**UTILITY STATEMENT:**  
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 UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT 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 HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

**SAFETY NOTICE TO CONTRACTOR:**  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

**WARRANTY / DISCLAIMER:**  
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A TEMPORARY BASIS AT THE SITE.

**CAUTION - NOTICE TO CONTRACTOR:**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.  
**THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.**

PROJ. NO. B21D4223

DESIGNER MTA

CFN 4223-L1-SP

SHEET C200

DRAWN BY JAD

REV 0

CIVIL PLANS

LOT 1, RICHARDSON STREET PLAZA

SMITHVILLE, CLAY COUNTY, MISSOURI

CIVIL PLANS

SITE & DIMENSION PLAN

STATE OF MISSOURI

MATTHEW A. CROSS

CROSS NUMBER

PE-2020008364

3/5/24

PROFESSIONAL ENGINEER

MATTHEW A. CROSS

ENGINEER

MO # 2020008364

8040 N. OAK TRAILWAY

KANSAS CITY, MISSOURI 64118

kc@kvweng.com | www.kvweng.com

**KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.

EXPRES 12/31/25

MAC

DSN

CHK

CHK

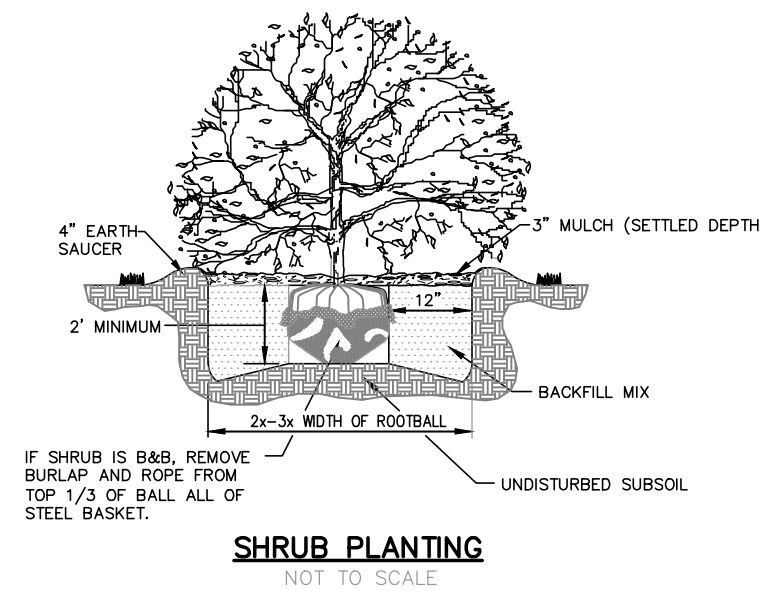
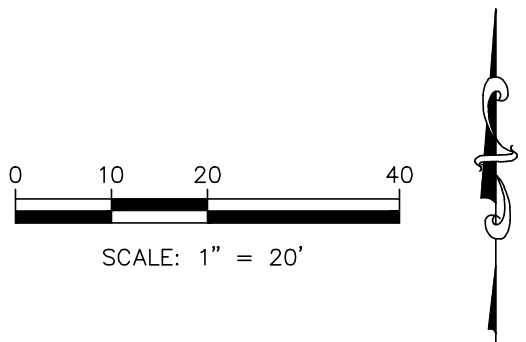
CHANGED TO 1 BUILDING

< O.P.E.N >

DATE

DESCRIPTION





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 (250')	4	4	4				4	3	0
STREET LANDSCAPING									
Richardson-Building (50'/75') ((50'/40')*3)	1		5				1		5
Richardson-Parking (60'/75')		1	CONTINUOUS					2	CONTINUOUS

PLANT SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
CSM	4	ACER SACHARUM 'AUTUMN SPLENDOR'	CADDO SUGAR MAPLE	2" CAL. B&B
RO	5	QUERCUS RUBRA	RED OAK	2" CAL. B&B
SSC	5	MALUS 'SPRING SNOW'	SPRING SNOW CRAB	1.5" CAL. B&B
SHRUBS/GRASSES/GROUNDCOVER				
DY	10	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24" HT
SGJ	9	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT





# SHANE CREES

208 W. RICHARDSON STREET, SMITHVILLE, MO

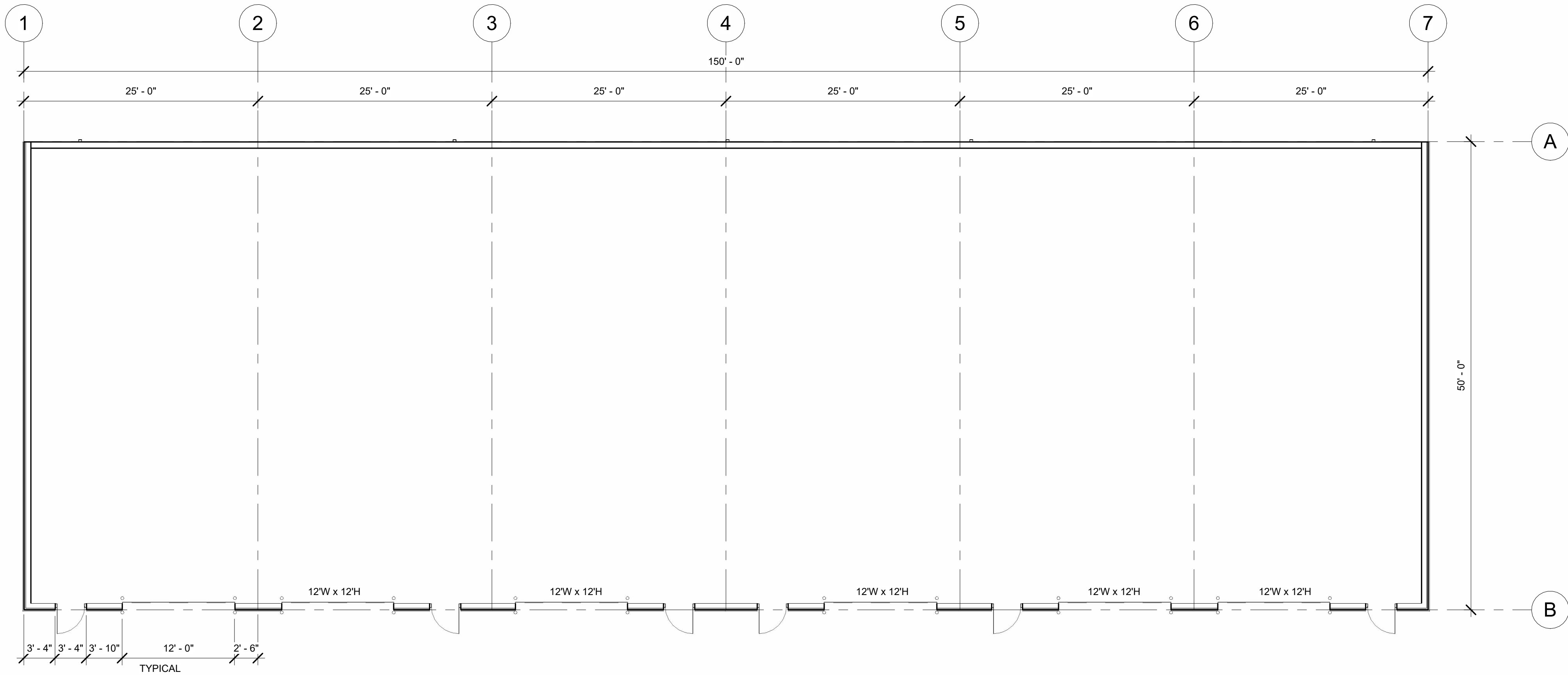
01.30.2024

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① Floor Plan  
1/8" = 1'-0"



**scharhag**  
HERMAN A. SCHARHAG COMPANY, ARCHITECTS

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Phone: 816-914-5165 Scharhagarch@gmail.com

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NEW BUILDING FOR  
**SHANE CREES**  
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No.	Description	Date
Revision Schedule		

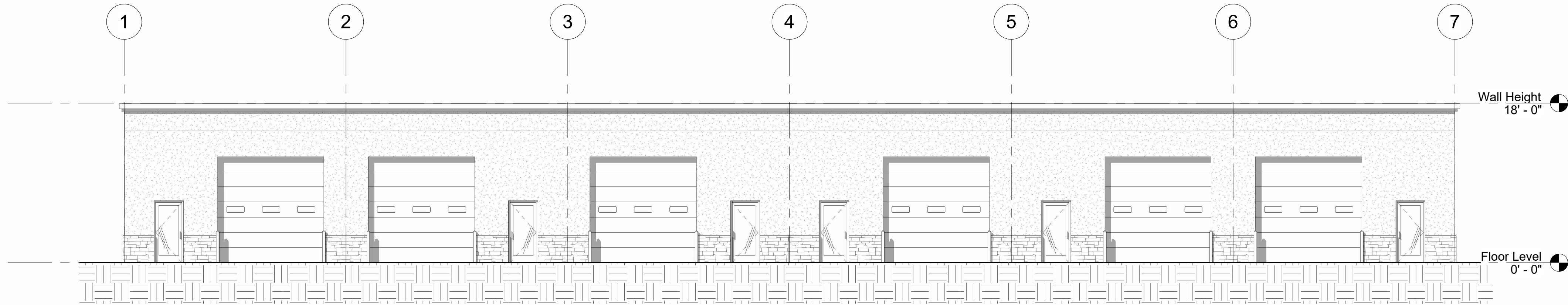
Floor Plan

Project number	2575
Date	01.30.2024

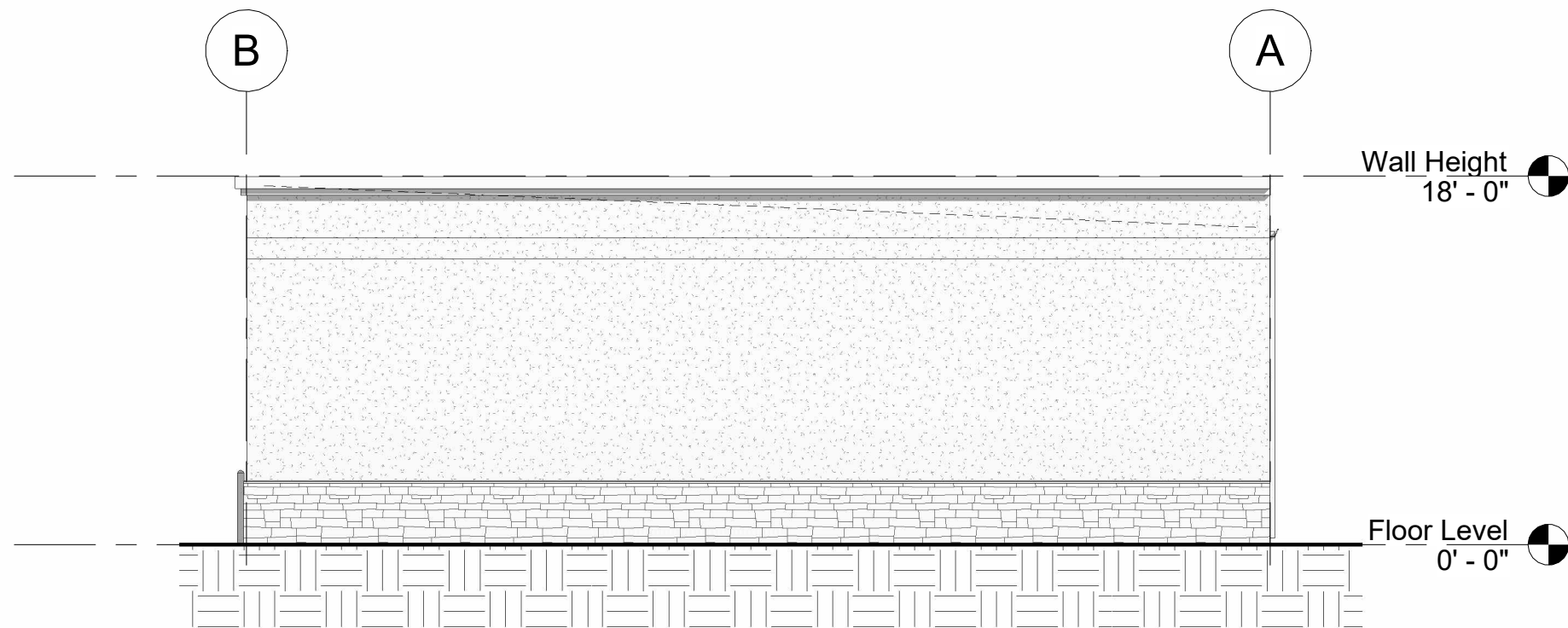
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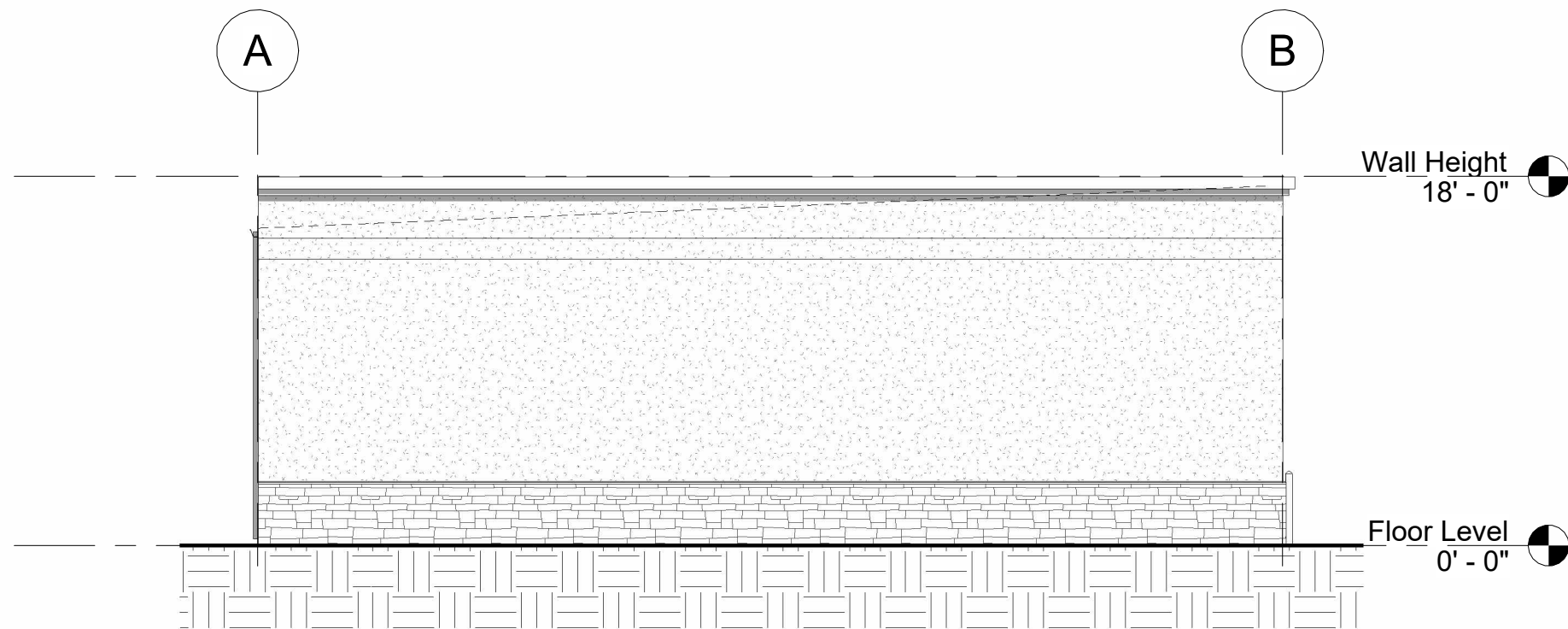
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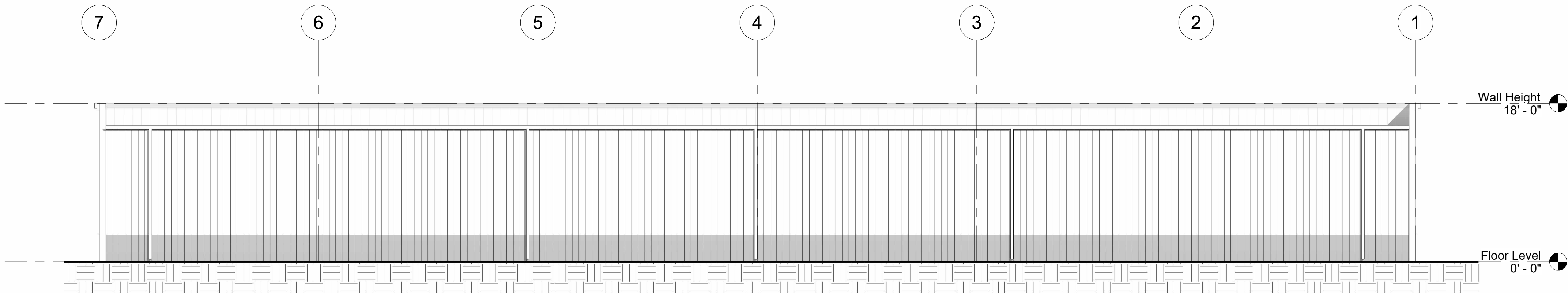
1 East Elevation  
1/8" = 1'-0"



2 North Elevation  
1/8" = 1'-0"



3 South Elevation  
1/8" = 1'-0"



4 West Elevation  
1/8" = 1'-0"

**scharhag**  
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NEW BUILDING FOR  
**SHANE CREES**  
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Herman Scharhag Co., Arch. Cert. of Authority A-22

No.	Description	Date
Revision Schedule		

## Elevations

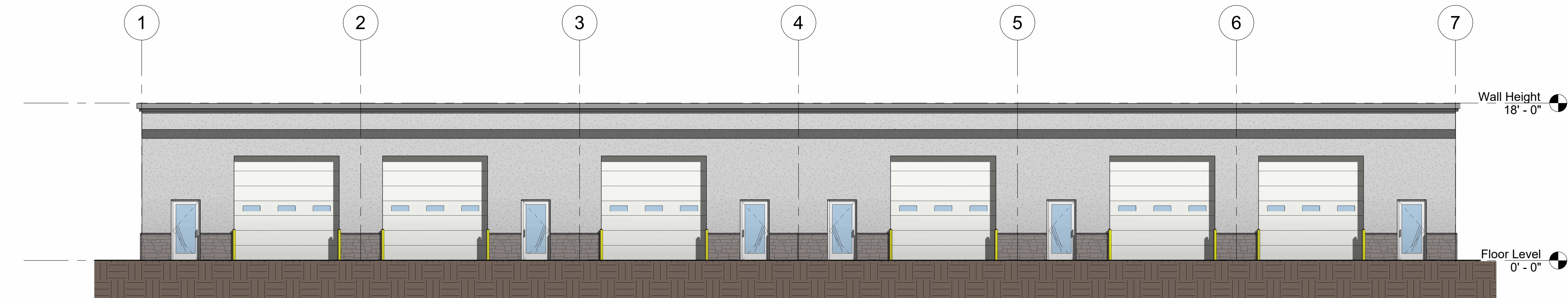
Project number	2575
Date	01.30.2024

**A201**

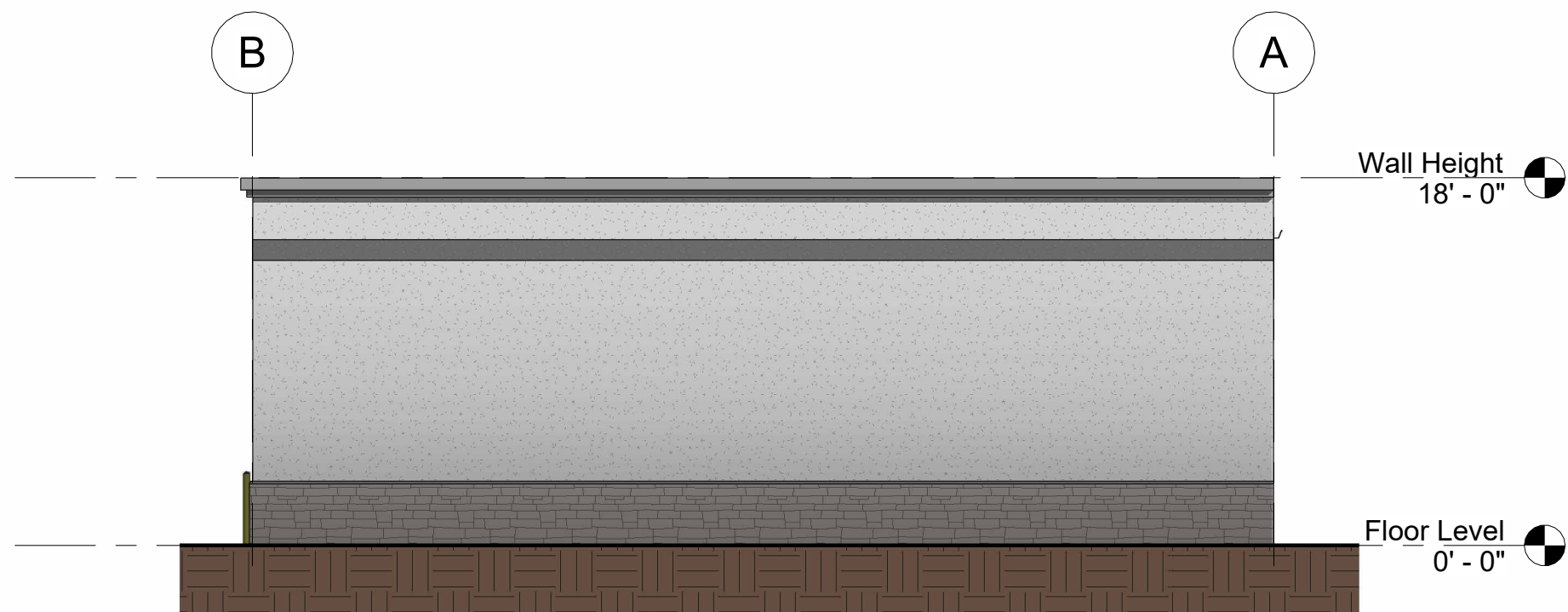
Scale 1/8" = 1'-0"

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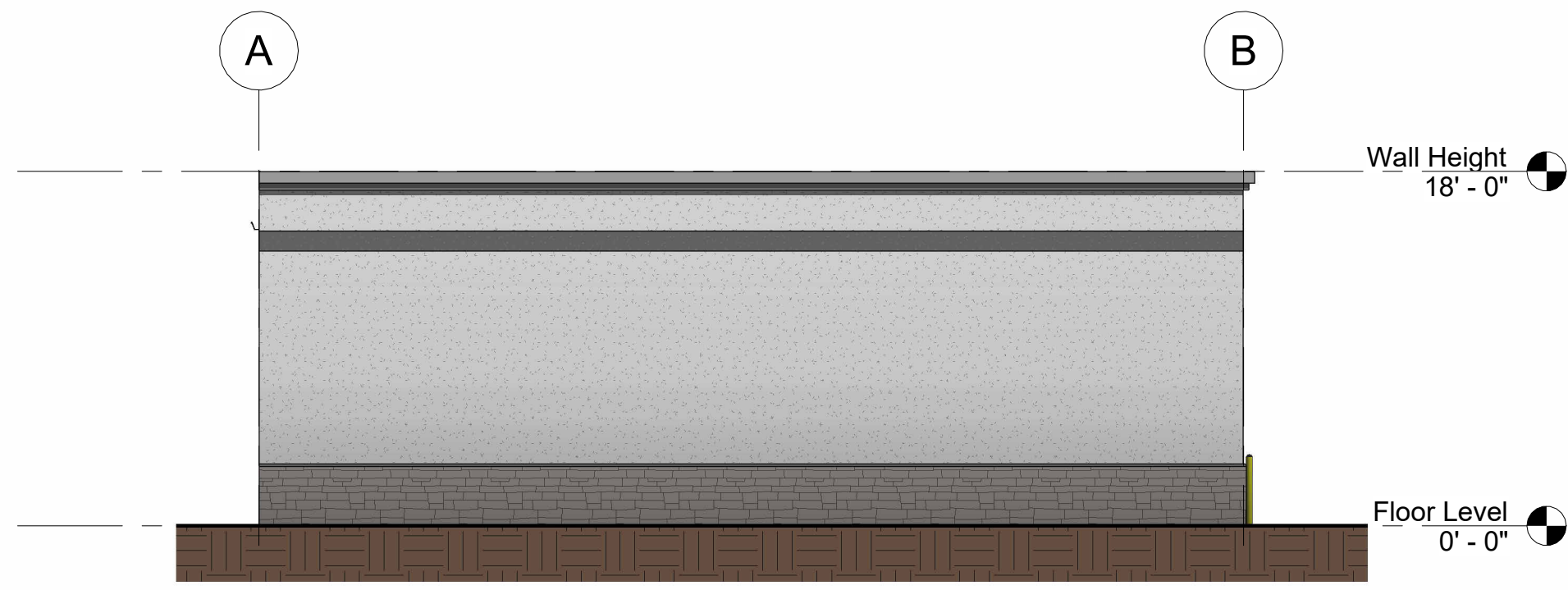




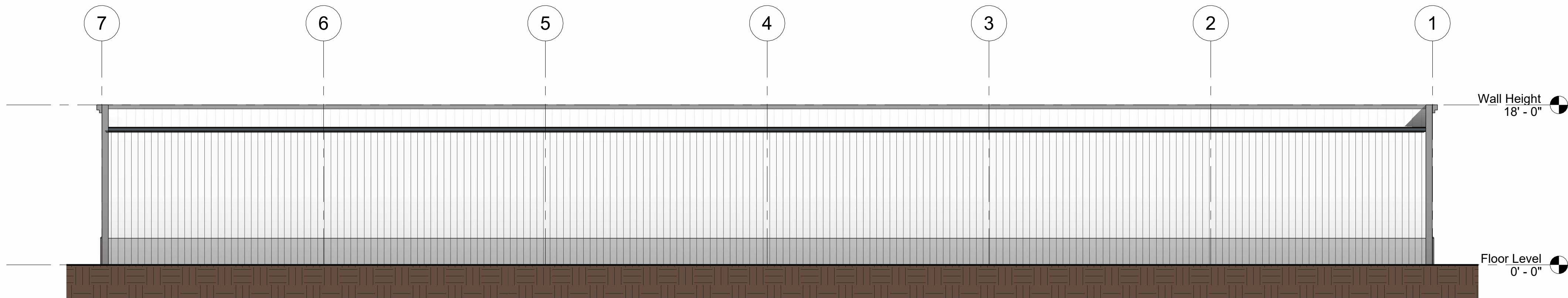
① East Elevation Color  
1/8" = 1'-0"



② North Elevation Color  
1/8" = 1'-0"



③ South Elevation Color  
1/8" = 1'-0"



④ West Elevation Color  
1/8" = 1'-0"

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No.	Description	Date
Revision Schedule		

Colored  
Elevations

Project number	2575
Date	01.30.2024

**A202**

Scale	1/8" = 1'-0"
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