



## Board of Aldermen Request for Action

**MEETING DATE:** 6/18/2024

**DEPARTMENT:** Development

**AGENDA ITEM:** Resolution 1371, Site Plan Approval – 100 James Street

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### **REQUESTED BOARD ACTION:**

A motion to approve Resolution 1371, authorizing site plan approval for construction of an addition to the existing warehouse at 100 James Street.

### **SUMMARY:**

The applicant submitted a site plan application for construction of a 7,800 ft<sup>2</sup> addition to its current warehouse at 100 James Richardson Street just east of the Post Office.

The Thornell company recently obtained site plan approval from the Planning and Zoning Commission in February for a new building in the First Park Industrial Park. Prior to the matter coming to the Board of Aldermen, the applicant pulled the request and decided to simply add on to the existing facility at 100 James Street. The proposal meets the applicable building design and coloration requirements and is in full compliance.

After review at the June 11, 2024, Planning Commission meeting, the Commission recommended approval of the site plan as described in the staff report.

### **PREVIOUS ACTION:**

The last site plan approval occurred in 2015.

### **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 1371**

### **A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR CONSTRUCTION OF A 7,800 FT<sup>2</sup> ADDITION TO ITS WAREHOUSE AT 100 JAMES STREET**

**WHEREAS**, the applicant submitted plans for construction of an addition to its' warehouse building to be located at 100 James Street; and

**WHEREAS**, the Planning Commission reviewed the submittal concerning the layout, building materials and colors at its June 11, 2024 meeting; and

**WHEREAS**, the Planning Commission recommends approval of the site plan at 100 James Street 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 AN ADDITION AT 100 JAMES  
STREET.**

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 18<sup>th</sup> day of June, 2024.

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Damien Boley, Mayor

ATTEST:

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Linda Drummond, City Clerk



STAFF REPORT  
June 11, 2024  
Site Plan Review of Parcel Id #05-802-00-01-018.00

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Application for a Site Plan Approval

Code Sections:	400.390 – 400.440	Site Plan Approval
Property Information:		
Address:	100 James Street	
Owner:	Thornell, KC Properties & Investments LLC	
Current Zoning:	I-1	
Application Date:	April 15, 2024	

GENERAL DESCRIPTION:

Applicant seeks to obtain site plan approval for a 7,800 square foot addition to its' existing warehouse building at 100 James Street. All aspects of the addition will match the existing facility, it will simply extend the building north 60'. Primary issue for review was the stormwater management plan, which has been reviewed and approved by the city's engineers.

The only other matter concerns the right-of-way extension of James Street to the north property line. When the applicant sought to vacate an existing road right of way that separated his two lots, it was agreed by the city to vacate, conditioned upon the applicant dedicating additional right of way to extend the James Street right of way to the north property line in exchange for the vacating of the right of way that extended to the northwest corner of the same lot(s). It has been discovered that the title of that 50' wide strip of ground was not effectively transferred to the city as right of way. A condition of approval of this item should include applicant granting title, via a right of way easement, to the city and recording such document.

## 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 current façade and the land to the north and west of this project is currently a large wooded area.*

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 project's stormwater management plan was reviewed and approved by the city's engineers. .*

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.

*Stormwater management plan is approved and in place.*

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 a large wooded area and no change is needed.*

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

*The site is currently yard area for the existing facility, so no valuable natural resources need to be conserved.*

- c. Minimize any adverse flood impact;

*Project includes a stormwater management plan that has been reviewed and approved by the city's engineers.*

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

Engineers will adjust footings based upon the soil types during the building permit process.

- e. Minimize any adverse environmental impact; and

*No adverse environmental impact is known.*

- 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 applicant convey the James Street right of way on the east side of the parcel to the City of Smithville prior to occupancy of the addition.

Respectfully Submitted,

S/Jack Hendrix/S  
Director of Development

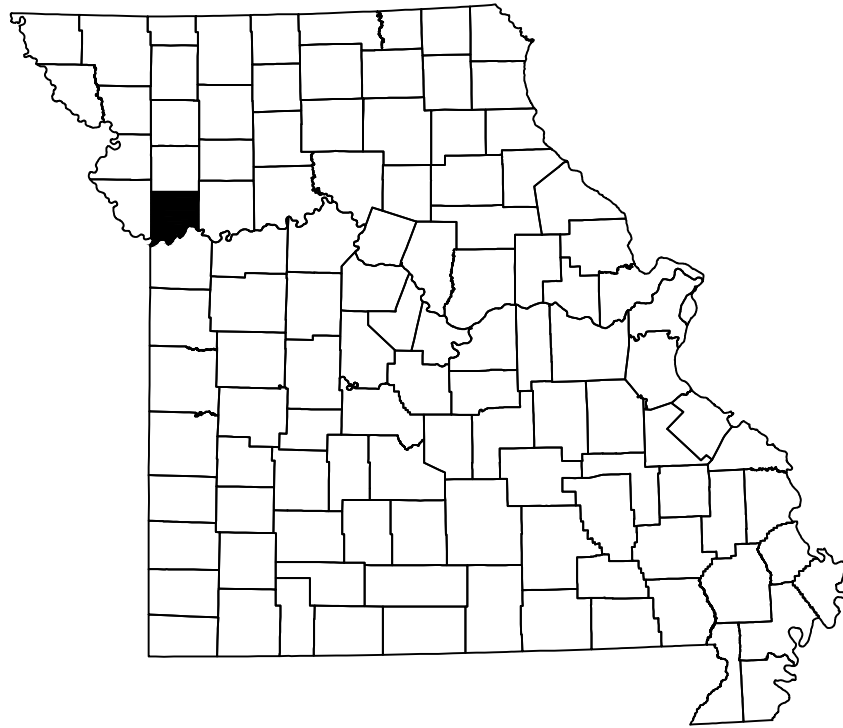
DEVELOPMENT PLAN  
FOR  
MCGUIRE BUILDING ADD-ON  
100 JAMES ST  
CITY OF SMITHVILLE, MISSOURI

LEGAL DESCRIPTION

TRACT "M", STEWART COMMERCIAL PARK, A  
SUBDIVISION OF LAND IN THE CITY OF  
SMITHVILLE, CLAY COUNTY, MISSOURI.

OWNER / DEVELOPER

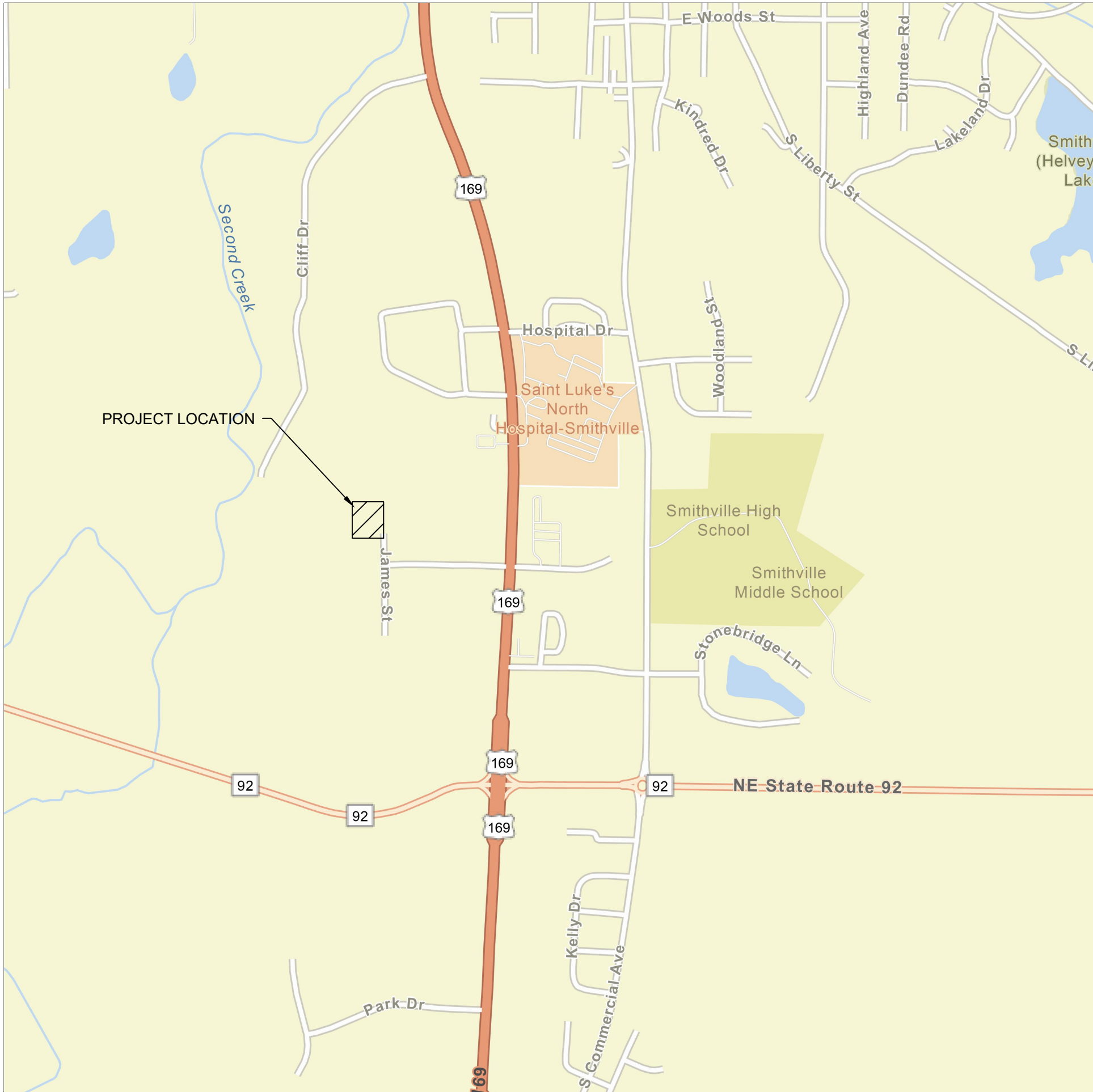
MICHAEL MCGUIRE  
100 JAMES ST.  
SMITHVILLE, MO 64089



CLAY COUNTY, MO



Know what's below.  
Call before you dig.



VICINITY MAP



NOT TO SCALE

Sheet List Table

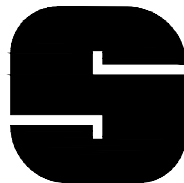
- C1.0 TITLE SHEET
- C1.1 GENERAL NOTES
- C2.0 EXISTING CONDITIONS AND DEMO PLAN
- C3.0 SITE PLAN
- C4.0 GRADING PLAN
- C4.1 EROSION CONTROL PLAN

MCGUIRE BUILDING ADD-ON

TITLE SHEET

SMITHVILLE, MO

**SNYDER & ASSOCIATES**  
ENGINEERS & PLANNERS, INC.



**SNYDER**  
& ASSOCIATES

Project No: 124.0410.11

Sheet C1.0

MARK	REVISION	DATE	BY
Engineer: RS	Checked By: SD	Scale: 1" = 500'	
Technician: JS	Date: 04-08-2024	T-R-S: ---	
Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #2006005544			
Sheet C1.0			





LEGEND

FEATURES

Contour Elevation

Fence (Wood)

Deciduous Tree \\ Shrub

Coniferous Tree \\ Shrub

Sanitary Manhole

Water Service Valve

Well

Utility Pole

Guy Anchor

Utility Pole with Light

Utility Pole with Transformer

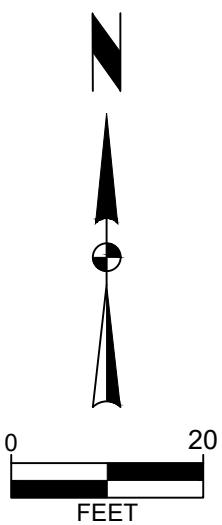
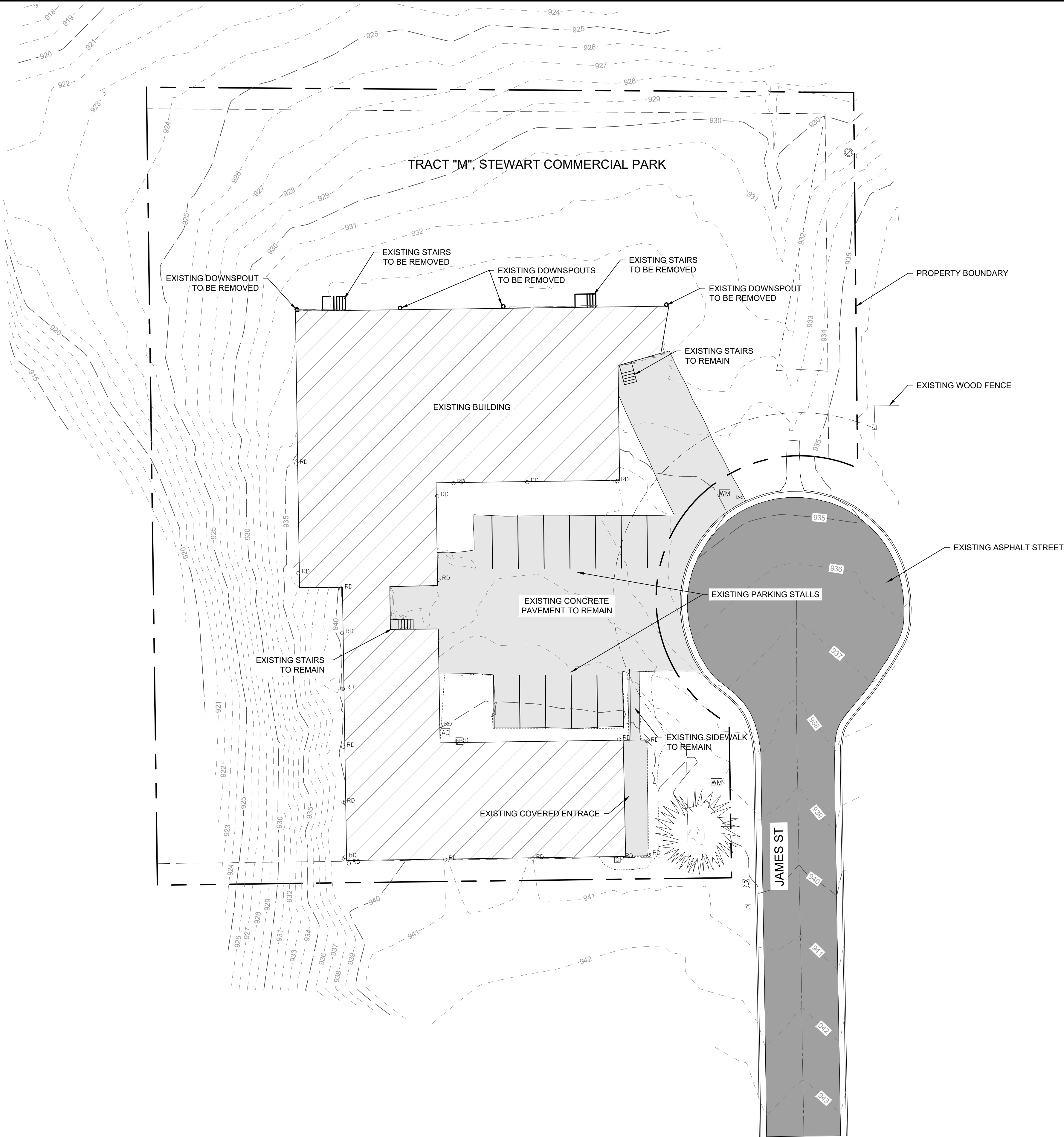
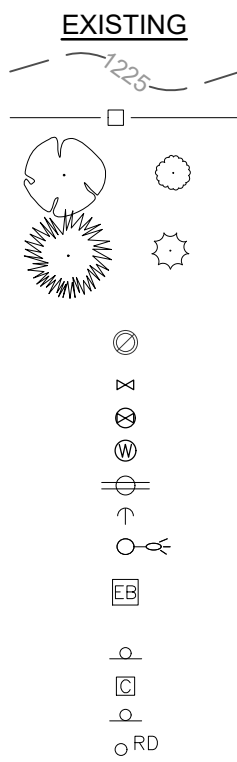
Electric Transformer

Traffic Sign

Communication Pedestal

Sign

Roof Drain



Project No: 124.0410.11

Sheet C2.0

MCGUIRE BUILDING ADD-ON

EXISTING CONDITIONS AND DEMO PLAN

SMITHVILLE, MO

**SNYDER & ASSOCIATES**  
ENGINEERS & PLANNERS, INC.

802 FRANCIS STREET  
ST. JOSEPH, MISSOURI 64501  
816-364-5222 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: RS	Checked By: SD	Scale: 1" = 20'	
Technician: JS	Date: 04-08-2024	T-R-S: ---	
Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #2006008544			

Sheet C2.0







LEGEND:

= SILT FENCE

= VEHICLE TRACKING CONTROL

= CONCRETE WASH OUT

LEGEND:

= EXISTING INDEX CONTOUR

= NEW INDEX CONTOUR

EROSION CONTROL PLAN - CONSTRUCTION NOTES

- 1

CONTRACTOR TO INSTALL SILT FENCE. REMOVE AND RELOCATE AS NECESSARY FOR CONSTRUCTION.
- 2

APPROXIMATE LOCATION OF VEHICLE TRACKING CONTROL. CONTRACTOR TO INSTALL PER APWA STANDARD DETAIL ESC-01. LOCATION CAN BE ADJUSTED AS NEEDED FOR CONSTRUCTION.
- 3

PROPOSED CONCRETE WASHOUT LOCATION. CONTRACTOR TO INSTALL PER APWA STANDARD DETAIL ESC-01. LOCATION CAN BE ADJUSTED AS NEEDED FOR CONSTRUCTION.

MCGUIRE BUILDING ADD-ON

EROSION CONTROL PLAN

SMITHVILLE, MO

**SNYDER & ASSOCIATES**  
ENGINEERS & PLANNERS, INC.



Project No: 124.0410.11

Sheet C4.1

802 FRANCIS STREET  
ST. JOSEPH, MISSOURI 64501  
816-364-5222 | www.snyder-associates.com

Sheet C4.1

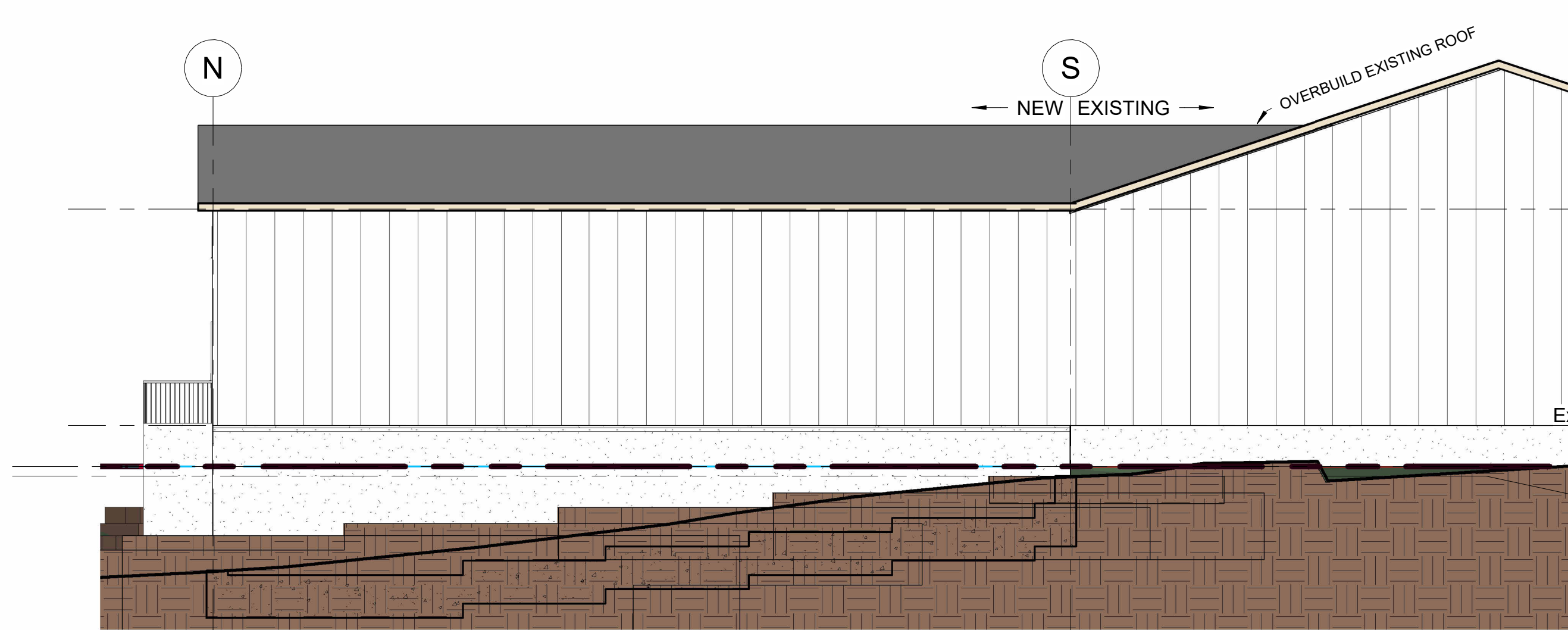
Snyder & Associates Engineers & Planners, Inc.  
Missouri State Certificate of Authority #2006008544

MARK REVISION DATE BY

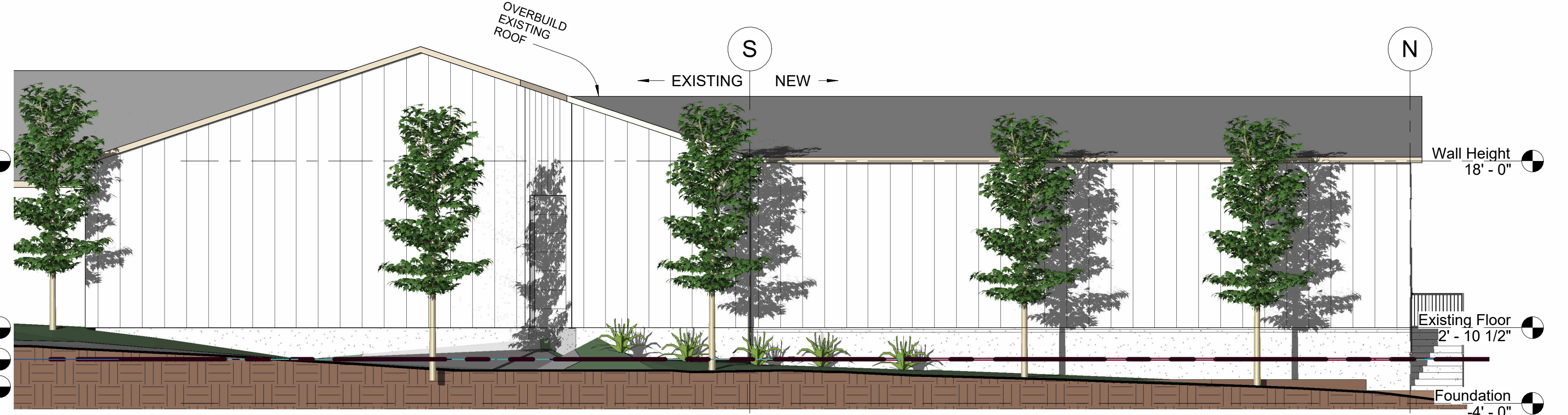
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Technician: JS Date: 04-08-2024 T-R-S: ---





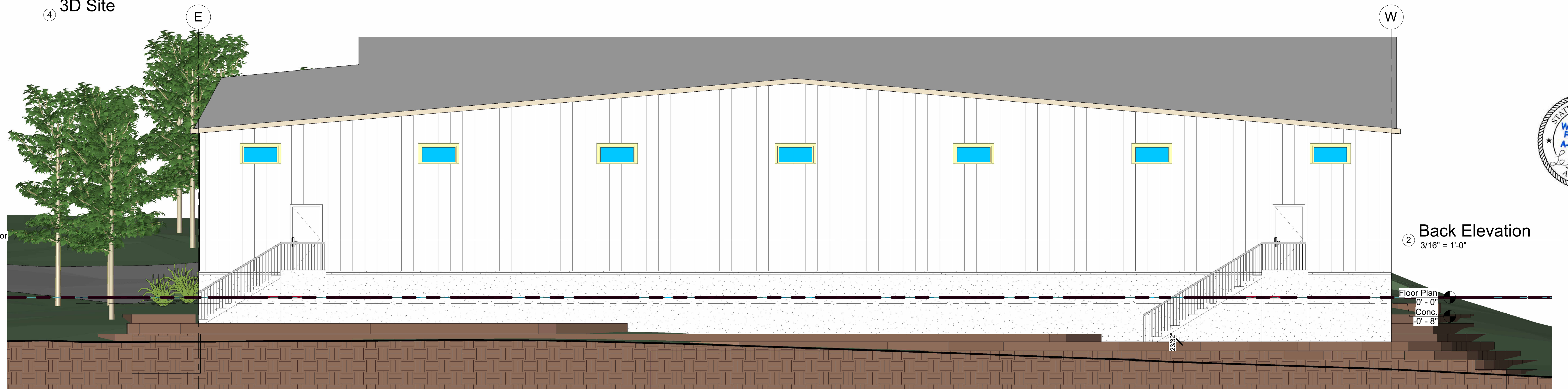
① Left Elevation  
1/8" = 1'-0"



③ Right Elevation  
1/8" = 1'-0"



④ 3D Site



② Back Elevation  
3/16" = 1'-0"

W. LEE RHOD AIA ARCHITECT  
11871 SE STATE ROUTE H AGENCY NO. 64491  
LEERHOD.COM 816-244-6568 LEERHOD@gmail.com

Building Addition for  
Thornell  
Smithville, Missouri



Elevations  
Project number 23-36  
Date 4-12-24  
A2  
Scale As indicated