



Board of Aldermen Request for Action

MEETING DATE: 10/15/2024

DEPARTMENT: Development

AGENDA ITEM: Resolution 1416 – Final Plat – Fairview Crossing First Plat

REQUESTED BOARD ACTION:

A motion to approve Resolution 1416, authorizing the Final Plat for Fairview Crossing First Plat

SUMMARY:

Fairview Crossing is the large development located between 147th Street and 144th Street on the east side of 169 Highway. The zoning and preliminary plats were approved in 2022, but amended in 2023 following various traffic related issues with MODOT. The proposed Final Plat will be 100% compliant with the approved preliminary plat and the traffic studies approved by both MODOT and the City.

PREVIOUS ACTION:

The Preliminary Plat for Fairview Crossing was approved on May 2, 2023 by Resolution 1222.

POLICY OBJECTIVE:

Increase housing density in accordance with the Comprehensive Plan requirements

FINANCIAL CONSIDERATIONS:

n/a

ATTACHMENTS:

- ☐ Ordinance
- ☒ Resolution
- ☒ Staff Report
- ☐ Other:

- ☐ Contract
- ☒ [Plans](#)
- ☐ Minutes

RESOLUTION 1416

A RESOLUTION APPROVING THE FINAL PLAT FOR FAIRVIEW CROSSING FIRST PLAT

WHEREAS, the Planning Commission recommended approval of the Preliminary Plat for this subdivision on April 11, 2023; and

WHEREAS, the Board of Aldermen adopted the recommendation and Passed Resolution 1222 on May 2, 2023 approving the Preliminary Plat; and

WHEREAS, the developer submitted a proposed Final Plat for a portion of the approved area, along with construction plans for public infrastructure; and

WHEREAS, pursuant to Section 425.285 of the Code, the City Staff and Engineers reviewed the submittal for compliance with the Preliminary Plat and determined the proposed Final Plat does not substantially deviate from the approved Preliminary Plat.

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

**THAT THE FINAL PLAT FOR FAIRVIEW CROSSING FIRST PLAT IS
HEREBY APPROVED AND MAY BE RELEASED FOR RECORDING WHEN
425.320 OF THE CODE IS MET.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 15TH day of October, 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



October 8, 2024

Final Plat for portions of Clay County Parcel Id # 05-917-00-07-005.00

Application for a Plat Approval – Fairview Crossing First Plat Final Plat– 1 lot

Code Sections:

425.285.A.5

Final Plat Approval

Property Information:

Address: 14601 N. Fairview Dr.

Owner: KCPI3, LLC

Current Zoning: Conceptual Plan R-3

GENERAL DESCRIPTION:

The property is located south of 147th Street, adjacent to the new Fairview Crossing North development at 148th and 169 Hwy. On May 2, 2023, the Board of Aldermen approved amending the Conceptual Plan zoning and the Preliminary Plat for the Fairview Crossing mixed use development. The approval included a multi-phase subdivision, with Phase I (submitted here) to start with 1 lot for development of 16 four-unit townhomes. If approved, this lot will be further divided in accordance with 425.270 concerning individual units or buildings within a multifamily development. This approval included various highway improvements (completed with Fairview Crossing North) as well as installing the streets and infrastructure for this lot. Park Fees will be assessed as a part of the site plan approval for the development of the townhomes, as the exact number of dwelling units will be finalized with that process and it insures full payment of park fees.

The City's engineers and City staff have reviewed Final Plat document and have certified that the proposed Final Plat for Fairview Crossing First Plat does not substantially deviate from the approved Preliminary Plat in accordance with Section 425.285.A.5.b of the Code of Ordinances and will be recordable upon compliance with Section 425.320 pertaining to bonds and acceptance of improvements.

GUIDELINES FOR REVIEW – SINGLE PHASE SUBDIVISION FINAL PLATS *See 425.285.A.5.*

The final plat shall conform as closely as possible to the approved preliminary plat with no substantial deviations from said plat.

The proposed Final Plat for Fairview Crossing First Plat subdivision does not deviate from the approved Preliminary Plat as approved by Resolution 1222 of the Board of Aldermen.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Final Plat based upon adherence to the condition that the Plat not be released for recording until such time as all outstanding review invoices have been paid, and any construction required is bonded to ensure performance.

Respectfully Submitted,

/s/ Jack Hendrix

Director of Development