



Board of Aldermen Request for Action

MEETING DATE: 2/20/2025

DEPARTMENT: Development

AGENDA ITEM: Resolution 1444, Site Plan Approval – Walston Architectural Products

REQUESTED BOARD ACTION:

A motion to approve Resolution 1444, authorizing site plan approval for construction of Walston Architectural Products at 14901 North Industrial Drive.

SUMMARY:

The applicant submitted a site plan application for construction of a new 7,200 ft² office and warehouse for Walston Architectural Products. This facility is in full compliance with the site plan review ordinance.

After review at the February 11, 2025, Planning Commission meeting, the Commission recommended approval of the site plan as described in the Staff Report.

PREVIOUS ACTION:

This development was approved in 2022 and this marks the second building in Phase II and the third overall in the last three years.

POLICY ISSUE:

Complies with Codes

FINANCIAL CONSIDERATIONS:

No out-of-pocket expenses are anticipated.

ATTACHMENTS:

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

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

RESOLUTION 1444

A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR CONSTRUCTION OF WALSTON ARCHITECTURAL PRODUCTS AT 14901 NORTH INDUSTRIAL DRIVE

WHEREAS, the applicant submitted plans for construction of a new 7,200 ft² office and warehouse space at 14901 North Industrial Drive; and

WHEREAS, the Planning Commission reviewed the submittal concerning the layout, building materials and colors at its February 11, 2025 meeting; and

WHEREAS, the Planning Commission recommends approval of the site plan at 14901 North Industrial Drive as provided in the submitted documents.

**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 OFFICE AND
WAREHOUSE AT 14901 NORTH INDUSTRIAL DRIVE IS HEREBY
APPROVED.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 20th day of February, 2025.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



STAFF REPORT
February 7, 2025
Site Plan Review of Parcel Id's # 05-816-00-03-004.00

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 14901 N. Industrial Dr.
Owner: Walston Holdings, LLC
Current Zoning: I-1

Application Date: December 12, 2024

GENERAL DESCRIPTION:

Application to approve a site plan for Walston Architectural Products at 14901 N. Industrial Dr. (Lot 12, First Park) for a 7,200 ft² office and warehouse.

Section 400.410 Standard of Review

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

The project area is within the I-1 district, and this warehouse/office conforms.

1. Building Materials.

Any material allowed in Section 400.45A.2.a. may be used in the "I-1" District for construction of a new building, and any additional materials, including prohibited materials, may be used if presented in an overall development proposal that does not negatively impact property values in the area.

Exterior façades include Nichiha Vintagewood Cedar Color for the front projection surrounds; Gray metal building column with Echo Ridge simulated stone veneer at bases; Black aluminum storefront window and door packages; *stucco look metal panel – gray in the wainscoting, Ribbed Metal Panels above in Charcoal. The stucco look panels will traverse the entire street facing facades.

2. Building Color.

a. Color schemes shall strive to tie building elements together, highlight significant architectural details consistent with original usages and generally enhance the historic nature of the area.

The mix of colors used tie elements together and are of general earth tones with color changes to highlight the bottom/top of the building and give it a human scale. The horizontal and vertical articulations with varying color and materials also tie the entire project into one overall look.

*b. All roof penetrations, building projections and building equipment shall match or complement the permanent color of the building, or be otherwise shielded from view from the public right-of-way. **Complies by shielding or color matching.***

3. Building Massing And Facade Treatment.

All new construction shall be designed to enhance the look of the district and should, to the extent practicable, conform to the intent of the overall district.

Building design is sufficiently matching to the other buildings in the district.

4. Site Layout Principles.

1. New buildings constructed in this district should, to the extent practicable, match the setbacks of the adjacent structures from the existing right-of-way, but in no event shall any primary entrance door open directly into the path of the public right-of-way. Any remodel or addition to an existing structure shall make changes to recess any primary entrance into the building so as to not obstruct any public right-of-way when opened.

The building is situated on one parcel and there are no adjacent buildings in this new phase of development. The only adjacent

building is over 25 years old and was constructed under different ordinances.

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

The building would be compatible with the surrounding area and the office space, which could also be used for limited retail uses is well below the 25% maximum allowed in the I-1 district.

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 development is new and the proposal does not negatively impact any of the utilities or other infrastructure.

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

The proposal complies.

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

The building complies.

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.

The access paths and driveways are designed to minimize adverse traffic impacts.

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;

The property is vacant ground, as is most of the surrounding area with no specific views to enhance or detract from, but the landscaping enhances the view.

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

There were no existing natural resources to conserve.

c. Minimize any adverse flood impact;

The development was subject to engineering review and the subject lot is accounted for in the development's stormwater detention.

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

The project is located on newly cleared and created development lots. Any adjustments to the soils that may become necessary will be part of the building's construction plans.

e. Minimize any adverse environmental impact;

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.

No impact is evident.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan with the following condition:

That the applicant amends the building plans to reflect the change from ribbed metal panels in the wainscoting on the street-facing sides to stucco-look metal panels.

Respectfully Submitted,

/s/

Director of Development









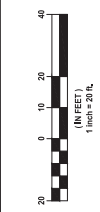
LEGEND

- EXISTING
- EXISTING GROUND ELEVATION
 - PROPOSED
 - GROUND ELEVATION
 - PAVEMENT ELEVATION
 - TOP OF CURB ELEVATION
 - TOP OF WALL ELEVATION
 - LOW POINT
 - HIGH POINT
 - SEWER/STORM ELEVATION
 - SEWER/STORM TOP OF CURB
 - SEWER/STORM TOP OF PAVEMENT
 - FINISHED FLOOR
 - CS-1 CURB AND GUTTER
 - CS-1 MODIFIED CURB AND GUTTER
 - RAMP
 - LANDING
 - TRANSITION
 - GRADE BREAK
 - DRAINAGE PATH

- NOTES
- CONTRACTOR SHALL INSTALL VEHICLE TRACKING AND CONCRETE WASHOUT/WASTE
 - CONTRACTOR SHALL INSTALL INLET PROTECTION AT FIRST EXISTING CURB INLET DOWNSTREAM OF PROPOSED LOT 13
 - CONTRACTOR SHALL INSTALL INLET PROTECTION AT EXISTING AREA INLET NEAR EAST PROPERTY LINE

CONTRACTOR SHALL CONTACT OVERHEAD ELECTRIC COMPANY PRIOR TO BEGINNING GRADING OPERATIONS TO ALERT THEM OF THE PROPOSED GRADE CHANGE AND MOVEMENT OF CONSTRUCTION EQUIPMENT UNDER THEIR CONDUCTORS.

BY	DATE	REVISION
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RCUD	FOR CITY REVIEW	12-15-24

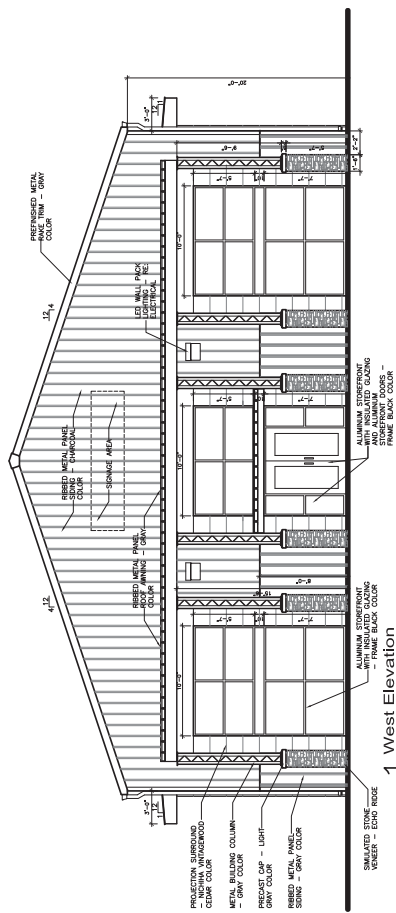


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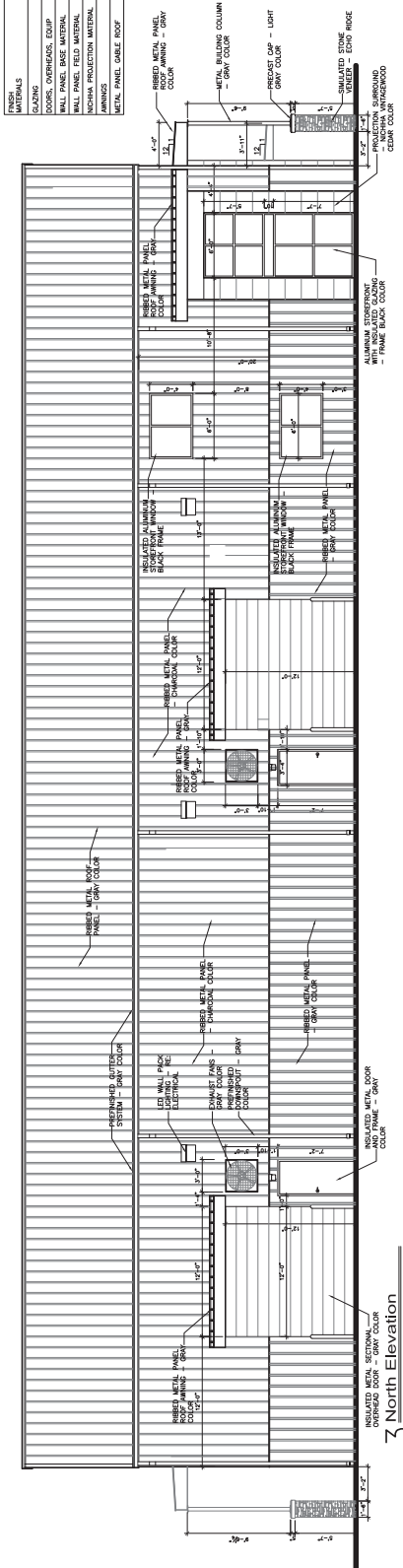


WALSTON PRODUCTS
SMITHVILLE, CLAY COUNTY, MISSOURI
SITE PLANS
GRADING PLAN

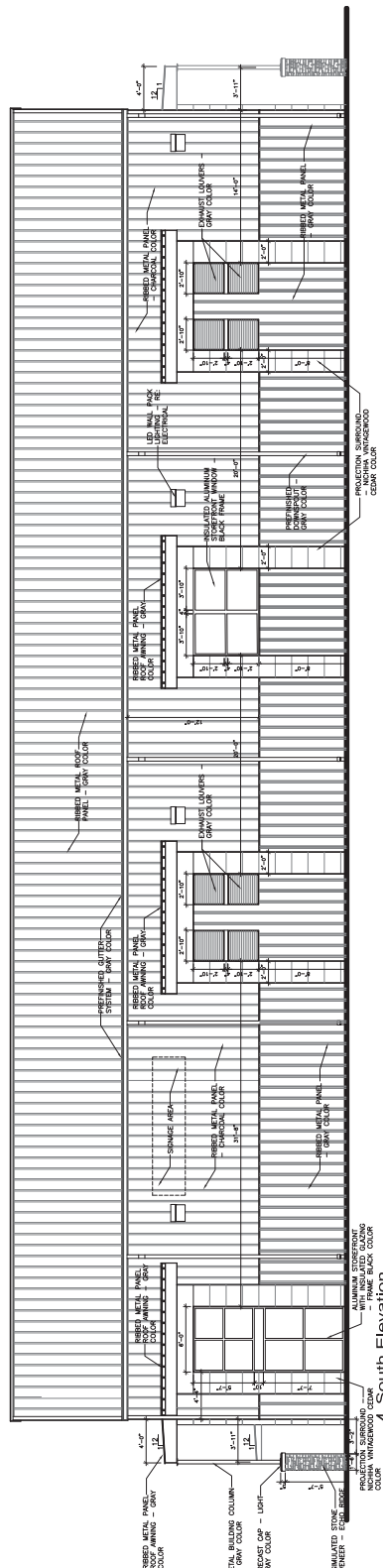
11



1 West Elevation



OVERHEAD DOOR - GRAY COLOR



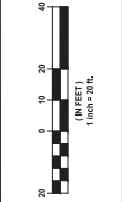
South Elevation

FINISH	NORTH	SOUTH	EAST	WEST
% MATERIALS	% ELEVATION	% ELEVATION	% ELEVATION	% ELEVATION
GLAZING	0.3%	0.4%	0.5%	2.4%
DOORS, OVERHEADS, EQUIP	1.6%	0.3%	0.2%	0.3%
WALL PANEL, BASE MATERIAL	25%	3.3%	26%	12%
WALL PANEL, FIELD MATERIAL	50%	47%	61%	41%
FLOOR, CONC. ON GRAVEL	3.3%	11%	0.5%	14%
CEILING, CONC. ON GRAVEL	0.3%	0.2%	0.1%	0.6%
WINDTIGHT PANEL, GABLE ROOF	3.3%	3.3%	N/A	N/A

NOTE: SUBCONTRACTORS AND VENDORS SHALL BE RESPONSIBLE FOR VIEWING ALL DRAWINGS IN THE SET PRIOR TO PLACING BID. ANY QUESTIONS SHOULD COME IN THE FORM OF AN RFI TO THE GENERAL CONTRACTOR.



BY	DATE
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ROAD	FOR CITY REVIEW



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SITE PLANS