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**City of Smithville, Missouri**  
**Planning Commission - Regular Session Agenda**  
**March 10, 2020**  
**7:00 P.M. Council Chambers**

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1. Call to Order
2. Approve the February 11, 2020 Planning Commission Minutes
3. Staff Report
4. Amending the Overlay District Conceptual Plan for Eagle Ridge  
Public Hearing – Same as Rezoning
5. Amending the Preliminary Plat of Eagle Ridge  
Adjusting Lot lines on Lots 16 and 17 of Eagle Ridge Preliminary Plat
6. Public Comment
7. Adjourn



Accommodations Upon Request

## SMITHVILLE PLANNING COMMISSION

### REGULAR SESSION

February 11, 2020

7:00 P.M.

Council Chambers

A regular session of the Smithville Planning Commission was held on February 11, 2020 at 7:00 p.m. at Smithville City Hall in the Council Chambers.

Those attending the meeting: Deb Dotson, Carmen Xavier, Connor Samenus, Alderman Steve Sarver, Dennis Kathcart, Chairman Rand Smith and Development Director Jack Hendrix. Mayor Damien Boley was absent.

#### 1. **CALL TO ORDER**

Chairman Rand Smith called the meeting to order at 7:02 p.m.

#### 2. **MINUTES**

The January 14, 2019 Meeting Minutes were moved for approval by KATHCART, Seconded by XAVIER.

Ayes 6, Noes 0, Motion carried.

#### 3. **STAFF REPORT**

HENDRIX reported:

Construction has started on Price Chopper and Porter's Ace Hardware. They have both started their foundation work. The grocery store walls should start going up in March. We do not have a schedule on Porter's building yet, but their goal is to open at the same time as Price Chopper.

#### 4. **REVIEW DRAFT COMMUNITY SURVEY FOR COMPREHENSIVE PLAN UPDATE**

HENDRIX stated that the main reason for this discussion is to allow the Planning Commission an opportunity to see if the survey makes sense and to provide comments on suggested changes. They hope to release the survey to the public by February 13<sup>th</sup>. He suggested they start the review

process with question #1 and work their way to the end. Below is a list of the questions that the commission suggested editing:

**#3.** How long have you lived or worked in Smithville?

- Less than 5 years
- 5-10 years
- 11-20 years
- 21-30 years
- 31-40 years
- 41 or more years
- N/A

**Suggested edit:** Questioned about what "in Smithville" means or if people will understand it. Explained that there are many people that live in the Smithville zip code that do not live inside the city limits. Suggestion is to move this question to #4 and move #4 (with changes) to #3.

**#4.** Select all of the following that describes how you relate to Smithville.

- I live in Smithville
- I work in Smithville
- I own and operate a business in Smithville
- I am an elected official in Smithville
- Other (please specify)

**Suggested edit:** Suggestion to swap #3 and #4 questions and add to this question an additional option "live near Smithville" or "live just outside city limits". Concerned that people who live outside the limits may not finish the survey.

**#5.** Are you affiliated with any of the following community stakeholder groups? If so, please select all that apply.

- ☐ Local Government officials (City Staff, Boards/Commissions, City Sponsored Committees)
- ☐ Faith Communities
- ☐ Industry or Business groups
- ☐ Planning or economic development professionals
- ☐ Healthcare sectors
- ☐ Educational institutions
- ☐ Stay at Home parents
- ☐ Hospitality sectors
- ☐ Students
- ☐ Tourism groups
- ☐ Business Owners
- ☐ Arts and Entertainment institutions
- ☐ Neighborhood Leaders
- ☐ Nonprofits/Community organizations
- ☐ Local Volunteer groups
- ☐ N/A
- ☐ Other (please specify)

**Suggested edit:** Add "Senior Group" or "Seniors" to the list of options.

**#7.** Why do you live in Smithville? Please check all that apply.

- ☐ Good school district
- ☐ Character of Smithville
- ☐ Recreational opportunities
- ☐ Proximity to Smithville Lake
- ☐ Walkability
- ☐ Overall value
- ☐ Smithville's Historic Downtown
- ☐ Rural and agricultural character
- ☐ Affordable living costs
- ☐ Convenience to airport
- ☐ Convenience to Kansas City
- ☐ Proximity to I-495
- ☐ Job opportunities in Smithville
- ☐ Other (please specify)

**Suggested edit:** Change to "Proximity to I-435" not I-495. Also, questioned whether the size of Smithville was appropriate to add?

**#11. CONTINUED COMMITMENT TO EDUCATION** - Night classes in Smithville schools or the Mid-Continent Library could be viable alternatives to traditional daytime classes and online courses for Smithville residents. How important do you think it is to have educational opportunities of all levels and types offered in Smithville locations? (Please select your preference on the following continuum. Scale: 1 = Not at all important; 10 = Critically important)

1. Not at all important	2.	3.	4.	5.	6.	7.	8.	9.	10. Critically important
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Why? (please specify)

**Suggested edit:** Change from "Mid-Continent Library" to "Mid-Continent Public Library".

**#12. ENHANCED RECREATION AND CONNECTIVITY** - Launch participants were asked how they would create a unique community connectivity network that would be a game-changer for Smithville. Ideas included increasing tourism, a Main Street Trail, and Apps for trails. How would you go about further connecting Smithville?

**Suggested edit:** Concerned that "Apps for trails" is not clear enough or needs a definition added.

**#13. ENHANCED RECREATION AND CONNECTIVITY** - Smithville Lake is a wonderful asset to the community with 5,000 acres of public land and 175 miles of shoreline. The lake was built and is administered by the U.S. Army Corps of Engineers and requires any development on the lake to be approved by the Corps. Given the current restrictions as well as its potential, how developed do you think the lake should become? As recreation hub, should the lake be developed as a tourism destination location if possible?

**Suggested edit:** The last sentence needs changed to "As a recreation hub, should the lake be developed as a tourism destination location if possible?"

**#14. ENHANCED RECREATION AND CONNECTIVITY** - How important do you think it is to add the following recreational facilities / options in Smithville? (Please select your preference on the following continuum. Scale: 1 = Not at all important; 10 = Critically important)

	1. Not at all important	2.	3.	4.	5.	6.	7.	8.	9.	10. Critically important
Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Concert venue	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Splash park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Paddle boats / kayaks rental	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Concessions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ropes course / adventure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Obstacle course	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor recreation options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Winter activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor recreation climbing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zip line	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Horse riding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Paint ball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Any other recreational facilities or opportunities?

**Suggested edit:** Should Indoor Pool and Outdoor Pool be separated or delineated?

**#15. DIVERSE HOUSING AND NEIGHBORHOOD OPTIONS** - What kind of housing do you currently live in? Please select one response.

- ☐ Apartment
- ☐ Townhouse
- ☐ Multi-family housing other than apartments
- ☐ Single-family house located in a subdivision
- ☐ Single-family house that's not located in a subdivision (non-rural)
- ☐ Single-family house on over 3 acres of land (rural)
- ☐ Farm
- ☐ Other (please specify)

**#16. DIVERSE HOUSING AND NEIGHBORHOOD OPTIONS** - Do you anticipate your housing needs changing in the next 10 years? Please select one response.

- ☐ No. I plan to stay in my current home or move to a similar home.
- ☐ Yes. I anticipate downsizing my current home and moving into a townhouse.
- ☐ Yes, I anticipate downsizing my current home and moving to multi-family housing other than apartments.
- ☐ Yes. I anticipate downsizing my current home but remaining in a single-family home.
- ☐ Yes. I anticipate moving into a larger home.
- ☐ Yes. I anticipate moving from an apartment or townhouse to a single-family home.
- ☐ Other (please specify)



**#17. DIVERSE HOUSING AND NEIGHBORHOOD OPTIONS** - How important is it to increase each of the following types of housing options in Smithville? (Please provide a response for each row. Scale: 1 = Not at all important; 10 = Critically important; 11 = No opinion)

	1. Not at all important	2.	3.	4.	5.	6.	7.	8.	9.	10. Critically important	11. No opinion
Apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condominiums	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-use buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-family detached homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplexes, triplexes, quadplexes, etc.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhomes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ranch single-family detached homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Age-restricted communities (55+)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Assisted living facilities and nursing homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Suggested edit:** For #15, #16 & #17, make all of the options listed in #17 available responses in #15 and #16.

#16 also needs to include downsize to an apartment.

**#18. DIVERSE HOUSING AND NEIGHBORHOOD OPTIONS** - What type of housing would you like to see more of in Smithville? Please select the photos from below that represent the type of housing options that you would like to see in the next 10 years. Please check all that apply.

<input type="checkbox"/> 1.	<input type="checkbox"/> 9.
<input type="checkbox"/> 2.	<input type="checkbox"/> 10.
<input type="checkbox"/> 3.	<input type="checkbox"/> 11.
<input type="checkbox"/> 4.	<input type="checkbox"/> 12.
<input type="checkbox"/> 5.	<input type="checkbox"/> 13.
<input type="checkbox"/> 6.	<input type="checkbox"/> 14.
<input type="checkbox"/> 7.	<input type="checkbox"/> 15.
<input type="checkbox"/> 8.	

1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



13.



14.



15.



**Suggested edit:** Will the photos be color or black and white in the actual survey? Black and white make it difficult to discern differences.

**#20. STRENGTHEN BUSINESS AND ECONOMIC DEVELOPMENT** - Would you like to see more of the following in Smithville? (Please provide a response for each row. Scale: 1 = No increase at all; 10 = Significant increase; 11 = No opinion)

	1. No increase at all	2.	3.	4.	5.	6.	7.	8.	9.	10. Significant increase	11. No opinion
Restaurants and dining establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drinking establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shopping places	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Downtown businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional offices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-use development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home-based businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotel and conference center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural industries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traditional industrial uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Flex / Tech / Life Sciences uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Suggested edit:** What does "Neighborhood Services" mean?

**#23. RETENTION OF SMALL-TOWN FEEL AND SENSE OF COMMUNITY** - Signage and way-finding can create the environmental feel and sense of a community. Launch participants were asked what new signage might help retain the small-town feel and sense and community for Smithville. Suggestions included an entrance sign to downtown, a downtown marquee and kiosk, way-finding signs and greater intersection control. In your view, what new signage would help retain the small-town feel and sense of community for Smithville?

**Suggested edit:** Confused as to what "signage and way-finding" mean.  
Believe that "way-finding signs" is better understood as listed in #25.

**5. PUBLIC COMMENT**

NONE

**6. ADJOURN**

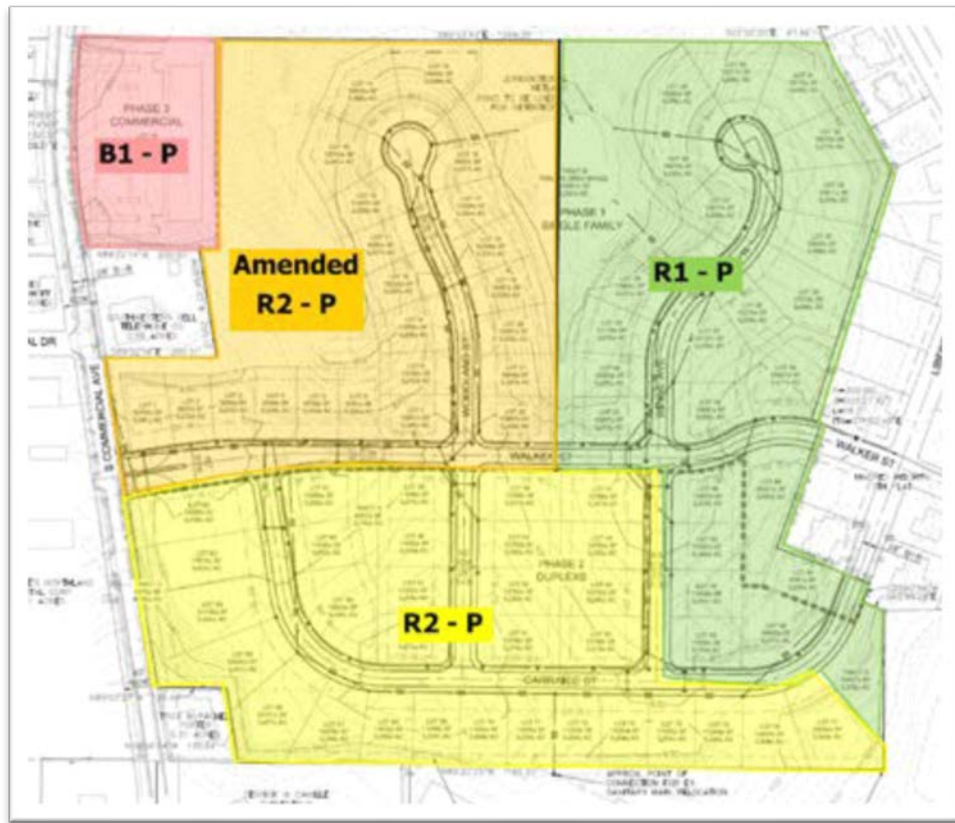
SAMENUS made a motion to adjourn. DOTSON seconded the motion.

VOICE VOTE: UNANIMOUS

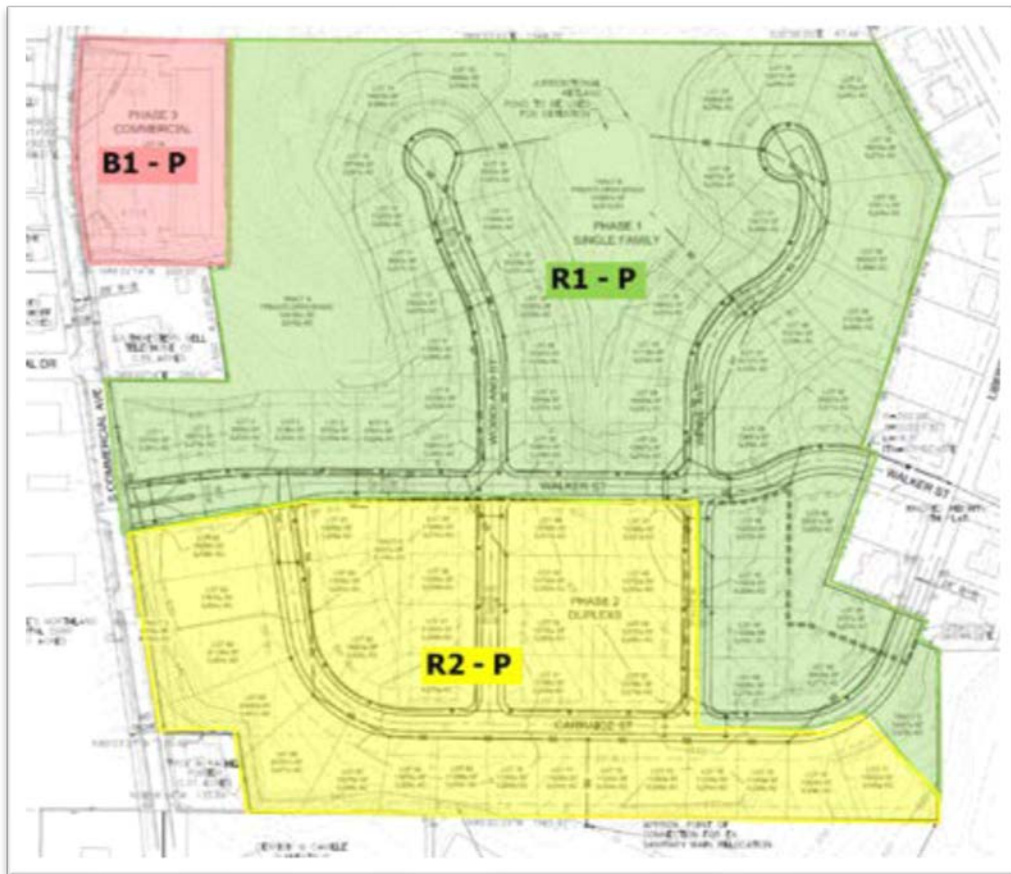
SMITH declared the session adjourned at 7:52 p.m.

Not Yet Approved

## Proposed



## Existing





STAFF REPORT  
March 10, 2020  
Rezoning of Parcel Id # 05-905-00-02-013.00

Application for a Conceptual Plan Zoning District Classification Amendment

Code Sections:

400.560.C Zoning District Classification Amendments

Property Information:

Address: SE corner Hospital and Commercial  
Owner: ER Development, LLC  
Current Zoning: R-1P, R-2P and B-1P  
Proposed Zoning: Adjusting boundary between R-1 and R-2 locations and increasing density

Public Notice Dates:

1<sup>st</sup> Publication in Newspaper: February 20, 2020  
Letters to Property Owners w/in 185': February 21, 2020

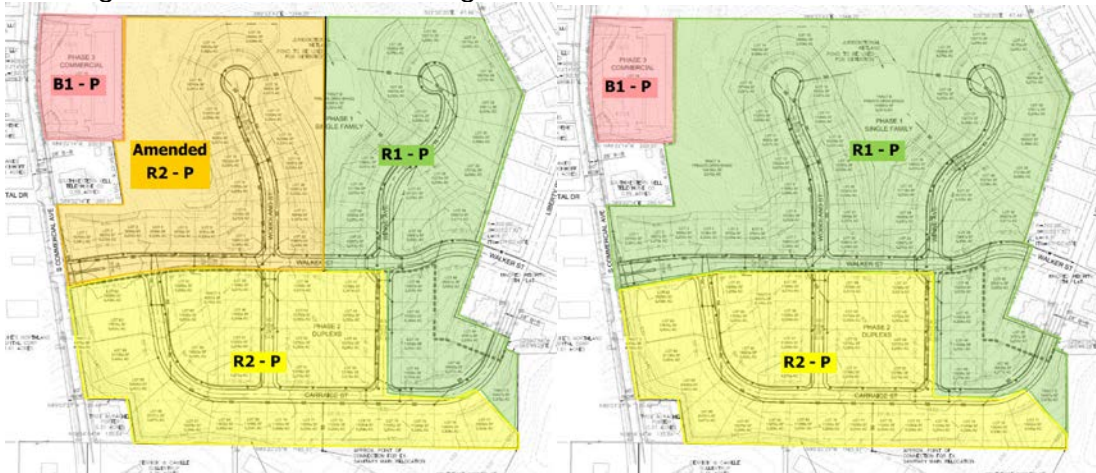
GENERAL DESCRIPTION:

The applicant applied proposing to rezone approximately 39 acres +/- from A-1 to multiple uses, including R-1 and R-2 as well as B-1 in 2018. That plan was approved on October 2, 2018 by the Board of Aldermen. Following that approval and during construction, the project ran into substantial cost overruns that will nearly double the lot costs in the phase under construction from \$35,000 to \$68,000. The original lot cost was planned in order to create home prices in the \$230,000 to \$280,000 range. The cost overruns would increase those prices \$263,000 to \$313,000, which is well beyond the intended market.

The developers seek to amend the boundaries between the R-1 and R-2 lots in the development to include lots 1-22 into the R-2 district. This change would spread the higher costs amongst 22 more units and allow the overall lot cost to be reduced to \$45,000.00, which will in turn adjust the sale prices to



\$245,000 to \$295,000. The area involved is shown below as amended R-2P with the original submission on the right:



The two-family villas are proposed to be placed on 53 lots instead of 31 lots. The single family lots would reduce from 46 lots to 24 lots but maintain the buffer from the single-family lots to the east. The proposed density would change from 108 units to 130 units.

The proposed change in the Conceptual plan allows for single family residential lots to remain as a buffer for the existing single-family subdivision to the east. The added 22 R-2 lots are adjacent to the hospital property across Commercial, as well as both the ATT switching station and the B-1 parcel.

#### EXISTING ZONING:

The existing zoning is R-1P, R-2P and B-1P.

#### CHARACTER OF THE NEIGHBORHOOD 400.560.C.1

The surrounding area is a mix of R-1 single family, R-3 Multi-family, B-3 General Business for the hospital complex, and the primary school district campus. (*Unchanged from original*)

#### CONSISTENCY WITH COMPREHENSIVE PLAN AND ORDINANCES 400.560.C.2

The existing Comprehensive Plan was approved on October 6, 2005 and calls for this area to be a low density residential in nature. Low density residential is defined as 3 dwelling units per gross acre of land and medium density is described as 4-12 units per gross acre of land. It is important to note that "[w]hen an owner requests a rezoning, the Recommended Land Use Plan is

one of the primary bases for the staff's recommendation and the Planning and Zoning Commission's and Board of Aldermen's decisions, along with other recommendations, principles and guidelines in the Comprehensive Plan." (Comp Plan pg. 14).

On a 39-acre parcel, low density is a maximum of 117 units. The existing approved zoning density on the site is for 108 dwelling units. The proposed change seeks to increase density to 130 units for a density of 3.33 units per acre. For comparison, a 3-acre parcel would allow a maximum of 9 units as low density and the applicant seeks to place 10 units on three acres. The 2005 Comprehensive Plan map shows the property in yellow, or low density.



The applicant proposes exceeding the 2005 plan by 10% in order to meet the affordable units' portion of its' original zoning discussion on price points. The 2019 Strategic Plan indicated a tolerance for increased density in appropriate areas. The Comprehensive Plan update process is underway. Staff is of the opinion that the Commission and Board may consider the addition of 13 dwelling units beyond the Comp Plan limit of 117 at its' discretion. The strict adherence to the Comp Plan limit or slight variance from that limit is a decision that the Planning Commission and, ultimately, the Board of Aldermen must evaluate and decide.

#### ADEQUACY OF PUBLIC UTILITIES OR OTHER PUBLIC SERVICES *400.560.C.3*

Streets and Sidewalks:



Street extensions of the Liberty Rd. area to Commercial, along with all necessary sidewalks are available in some areas but would be included in the proposed subdivision. The development also includes a small sidewalk/trail area to connect to the school district's baseball fields at the southeast corner of the development. *(Unchanged from original)*

#### Water, Sewer and Storm water

The city has water and sewer bisecting the property already. A storm study has been conducted that incorporates most existing features of the property, and any such impacts will be handled in the normal subdivision process, but the existing systems are more than adequate. *(Unchanged from original)*

#### All other utilities

Future Development will be conditioned upon installation of all other needed utilities at the cost of the development. *(Unchanged from original)*

#### SUITABILITY OF THE USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED UNDER ITS EXISTING ZONING 400.560.C.4

The current use is similar, with density changes. The density proposal is to address the potential sale prices to make the development more marketable for the intended target audience. It is surrounded with developed land of residential, institutional and commercial use.

#### TIME THE PROPERTY HAS REMAINED VACANT AS ZONED 400.560.C.5

The property was zoned to the existing district classification in 2018. Prior to that change, the original zoning was in place since its annexation several decades prior.

#### COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY LAND 400.560.C.6

The proposed district is essentially the same as the existing adjacent uses to the north and east, and compatible with the school and hospital uses adjacent to the property. The commercial area adjacent to the existing ATT business and the apartments is also compatible. *(Unchanged from original)*

#### EXTENT WHICH THE AMENDMENT MAY DETRIMENTALLY AFFECT NEARBY PROPERTY 400.560C.7

No detrimental effects are known as the submission intentionally placed single family adjacent to the existing newer single family to the east, and two

family lots placed adjacent to the back of the school buildings. (*Unchanged from original*)

WHETHER THE PROPOSAL HAS A DISPROPORTIONATE GREAT LOSS TO  
ADJOINING PROPERTY OWNERS RELATIVE TO THE PUBLIC GAIN 400.560.C.8

With no detrimental effects known, no great loss is expected.  
(*Unchanged from original*)

STAFF RECOMMENDATION:

Staff recommends that the Commission and Board evaluate the 2005 Comprehensive Plan recommendations on density in light of the 2019 Strategic Plan and determine if the intent of the Comprehensive Plan could be met by this variation from the maximum density as shown on the Future Land Use Map.

Respectfully Submitted,

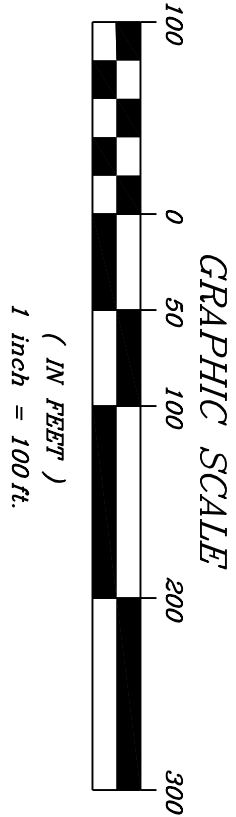
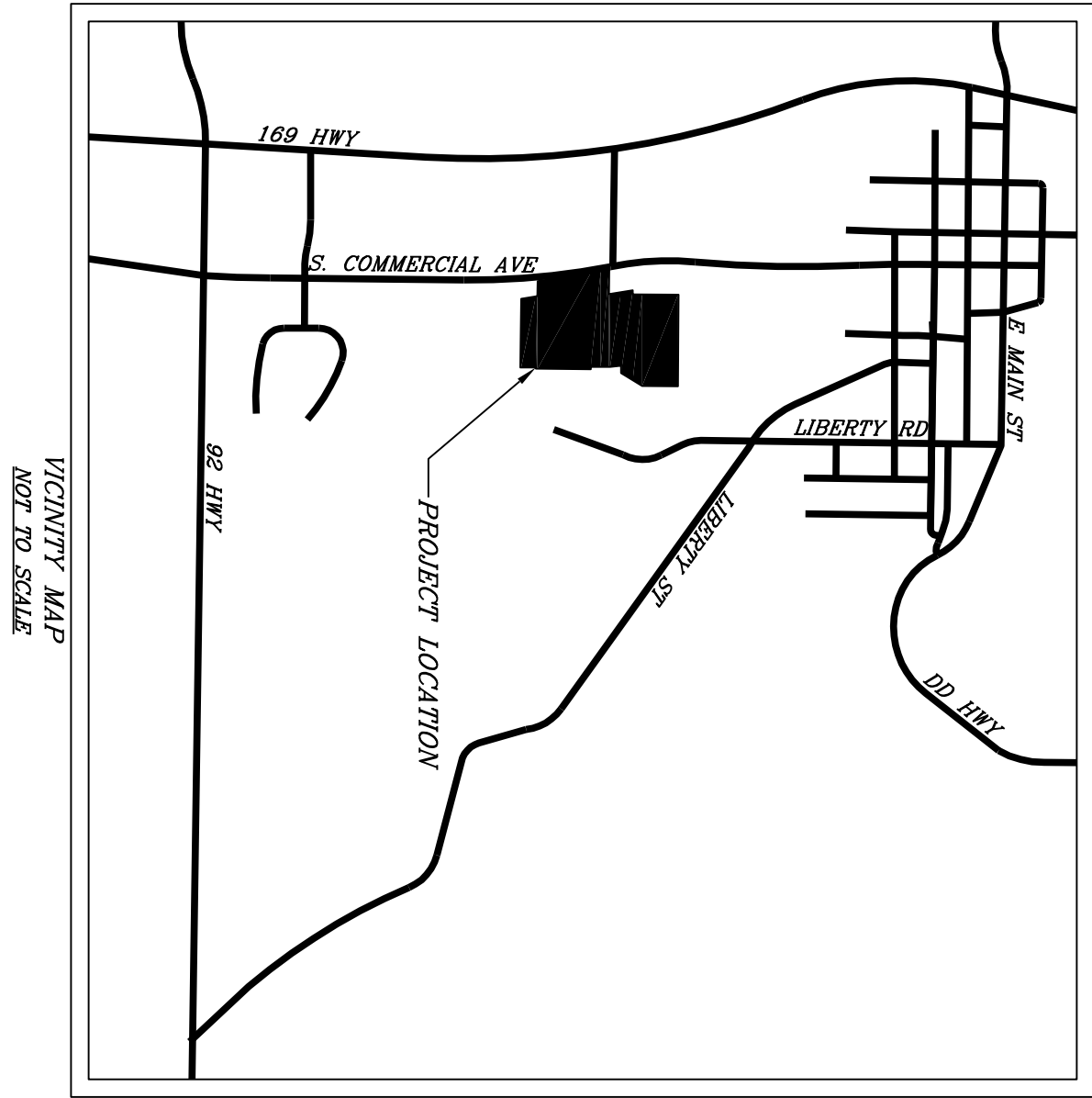
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Zoning Administrator

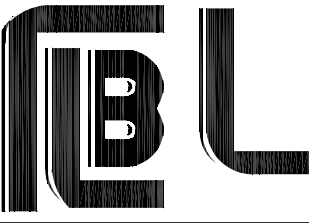
# EAGLE RIDGE

A SUBDIVISION IN SECTION 26, TOWNSHIP 53 NORTH, RANGE 33 WEST  
SMITHVILLE, CLAY COUNTY, MISSOURI

PRELIMINARY PLAT  
SHEET 1 OF 3



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**R.L. Buford & Associates, LLC**

LAND SURVEYING - DEVELOPMENT CONSULTANTS

R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF

AUTHORITY LICENSE NO. LS-2010031977

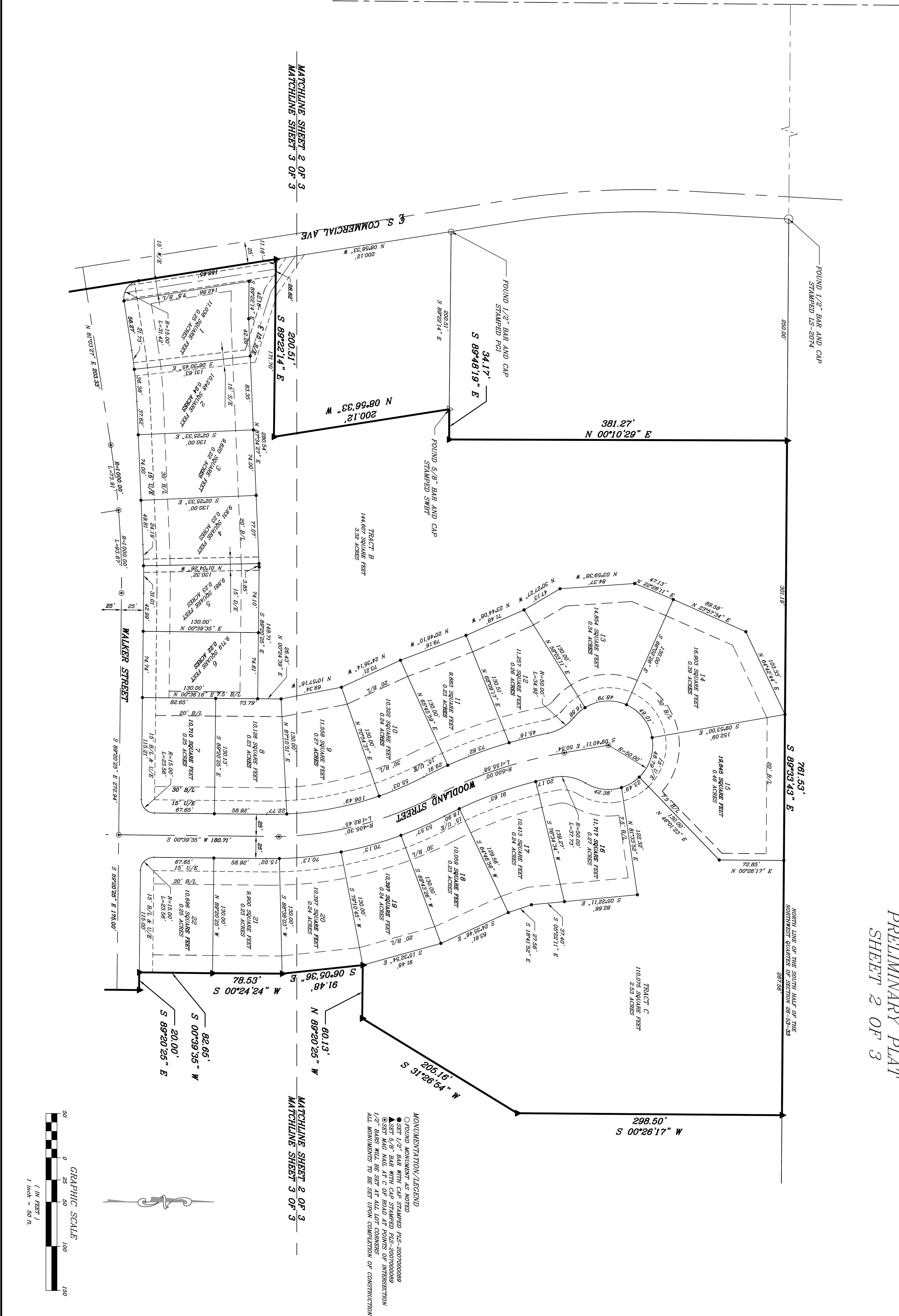
rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR	SEC.--TWP.--RGE.	COUNTY	JOB NO.
CARLOS LEPE	26--53.33	CLAY	L-18086
	DATE	FIELD BOOK	
	2/12/2020		
PLAT	DRAWN BY		
	A.B.H.		

EAGLE RIDGE  
A SUBDIVISION IN SECTION 26, TOWNSHIP 53 NORTH, RANGE 33 WEST  
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PRELIMINARY PLAT  
SHEET 2 OF 3



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P.O. BOX 14069, PARKVILLE, MO, 64152 (816) 741-6152			
FOR CARLOS LEPE	SEC.-TWP.-RGE. 26-53-33	COUNTY CLAY	JOB NO. L-18086
	DATE 2/12/2020	FIELD BOOK	
PLAT			DRAWN BY A.B.H.

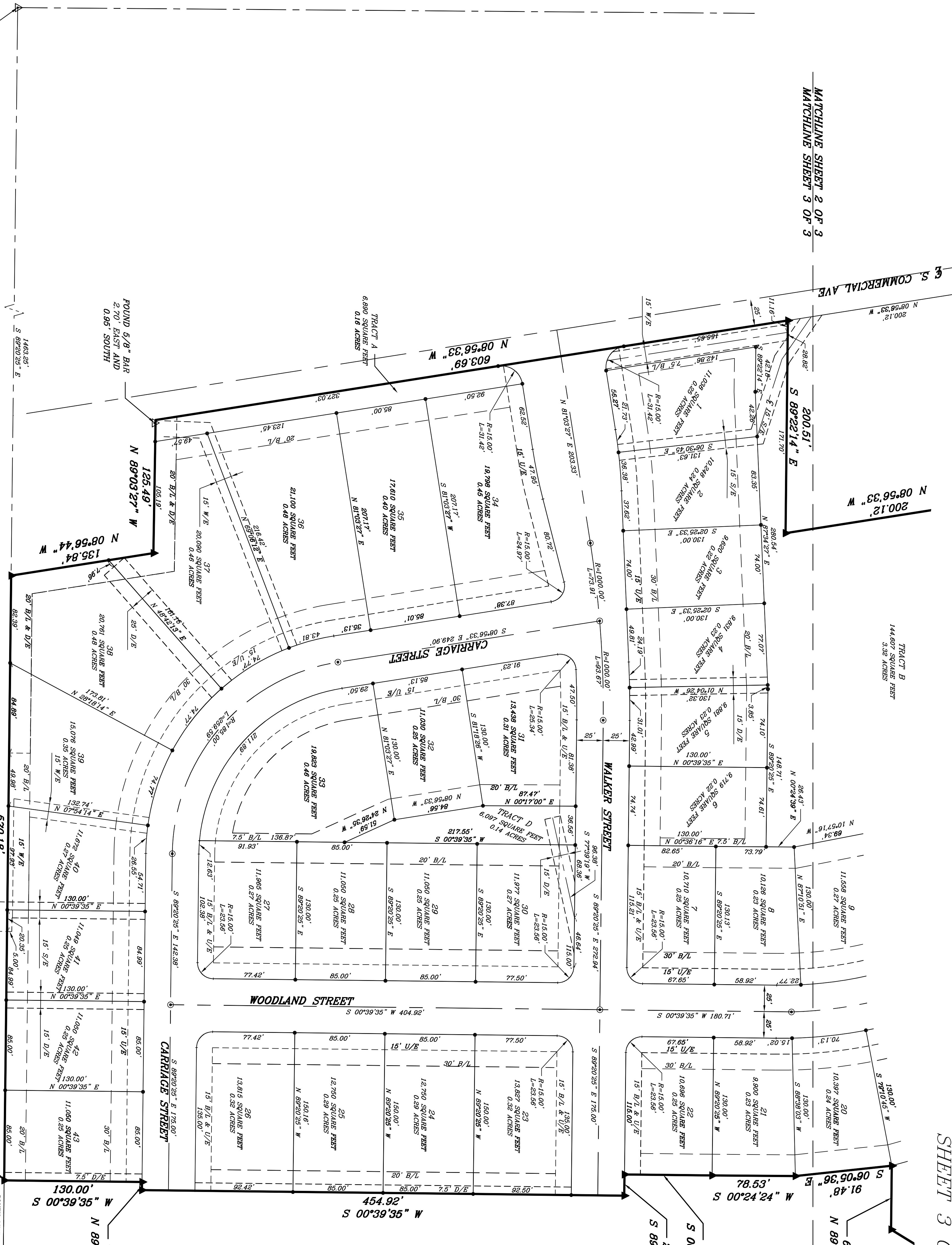
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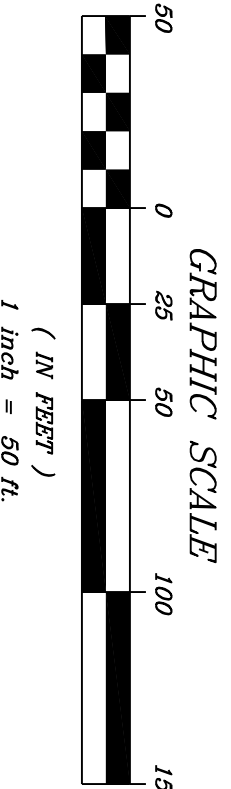
PRELIMINARY PLAT  
SHEET 3 OF 3

MATCHLINE SHEET 2 OF 3  
MATCHLINE SHEET 3 OF 3

MATCHLINE SHEET 2 OF 3  
MATCHLINE SHEET 3 OF 3



MONUMENTATION/LEGEND  
○ ROUND MONUMENT AS NOTED  
● SET 1/2" BAR WITH CAP STAMPED PLS-2007000089  
▲ SET 5/8" BAR WITH CAP STAMPED PLS-2007000089  
◎ SET MAG NAIL AT C OF ROAD AT POINTS OF INTERSECTION  
1/2" BARS WILL BE SET AT ALL LOT CORNERS  
ALL MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION



SOUTHWEST CORNER OF  
THE NORTHWEST QUARTER OF  
SECTION 26-53-33  
FOUND 5/8 K&W VALLEY BAR

POINT OF BEGINNING  
SOUTHEAST CORNER OF  
THE NORTHWEST QUARTER OF  
SECTION 26-53-33  
FOUND 5/8 BAR

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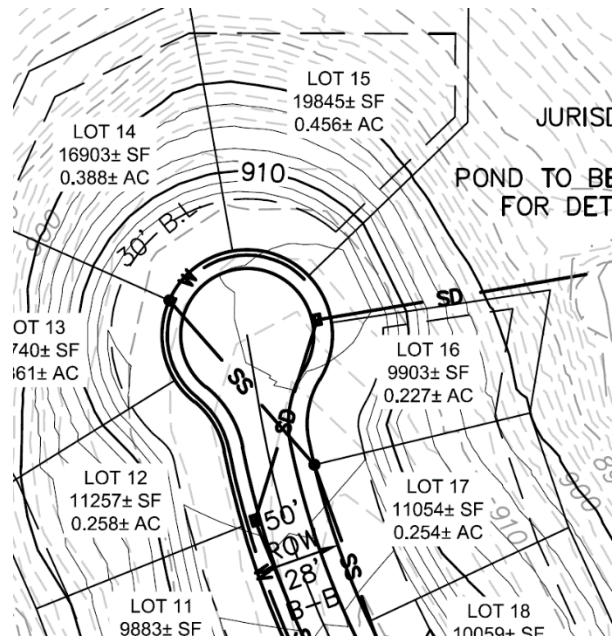
	R.L. Buford & Associates, LLC			
	LAND SURVEYING & DEVELOPMENT CONSULTANTS R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977 rob@rlbuford.com			
FOR CARLOS LEPE	P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152		JOB NO. L-18086	
	SEC.-TWP.-RGE. 26-53-33		COUNTY CLAY	
PLAT	DATE 2/12/2020		FIELD BOOK	
			DRAWN BY A.B.H.	



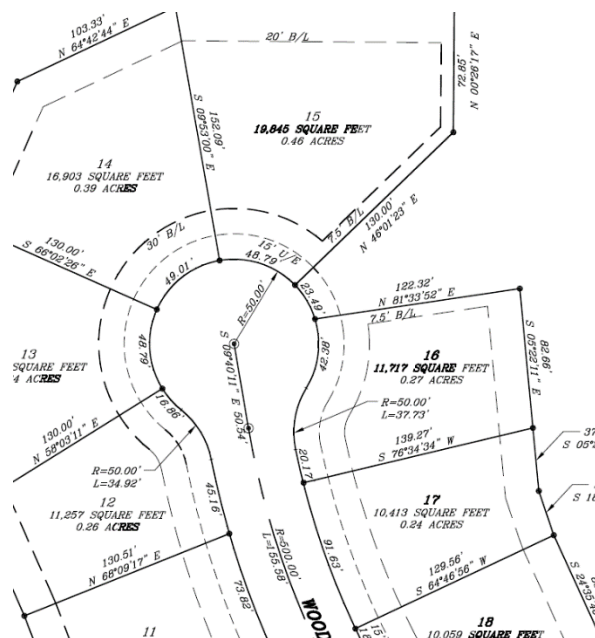
# Preliminary Plat Amendment

## Lots 16 and 17

Existing layout of 16 and 17.



Proposed layout of 16 and 17





STAFF REPORT  
March 10, 2020  
Preliminary Platting of Parcel Id # 05-905-00-02-013.00

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Application for a Preliminary Plat Approval

Code Sections:  
425.275 Preliminary Plat Amendment Approval

Property Information:

Address:	SE corner Hospital Dr. and Commercial
Owner:	ER Development LLC
Current Zoning:	R-1, R-2, B-1 Conceptual Overlay
Public Notice Dates:	February 20, 27 and March 5
185' Notices:	February 21, 2020

GENERAL DESCRIPTION:

The property is currently under construction for the first phase of a 77 lot residential subdivision (and one Commercial lot) with both R-1 and R-2 uses. The development was zoned for such uses in order to create 46 single family lots and 31 two-family townhome lots with the plan to reduce the overall cost of the eventual homes into the \$230,000-\$280,000 range. During construction of the first phase of the development, the developer reported various costs of construction that were significantly beyond the anticipated budget costs due to rock and a change to the storm detention basin. As a result, they are seeking both a change to the conceptual zoning and will also need to adjust Lots 16 and 17 to take into account the adjusted storm basin in the rear of both lots and potential zoning changes.

**GUIDELINES FOR REVIEW – PRELIMINARY PLATS** *See 425.275.A.3*

The Planning Commission shall consider the following criteria in making a recommendation on the preliminary plat:

- a. The plat conforms to these regulations and the applicable provisions of the Zoning Ordinance and other land use regulations. **Yes.**
- b. The plat represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan. **Yes.**
- c. The development shall be laid out in such a way as to result in:
  - 1. Good natural surface drainage to a storm sewer or a natural watercourse. ***The layout takes advantage of the existing ponds and drainage ways.***
  - 2. A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth. ***Yes, the layout reduces the cut and fill requirements by making the commercial area accessible from Commercial St. and preserving the hill and trees on the steepest slopes. Due to encountering rock, several adjustments were necessary to try to reduce the overall construction costs, which also changed the drainage basin to the rear of the two lots in question.***
  - 3. A good grade relationship with the abutting streets, preferably somewhat above the street. **Yes.**
  - 4. Adequate lot width for the type or size of dwellings contemplated, including adequate side yards for light, air, access and privacy. **Yes.**
  - 5. Adequate lot depth for outdoor living space. **Yes.**
  - 6. Generally regular lot shapes, avoiding acute angles. **Yes.**
  - 7. Adequate building lots that avoid excessive grading, footings or foundation walls. **Yes.**
- d. The plat contains lot and land subdivision layout that is consistent with good land planning and site engineering design principles. **Yes.**
- e. The location, spacing and design of proposed streets, curb cuts and intersections are consistent with good traffic engineering design principles. **Yes.**
- f. The plat is served or will be served at the time of development with all necessary public utilities and facilities, including, but not limited to, water, sewer, gas, electric and telephone service, schools, parks, recreation and open space and libraries in the form of a development agreement. **Yes. There are no**



***Comprehensive Plan required amenities, but the subdivision will be required to provide fees in lieu of dedication in accordance with chapter 425.***

- g. The plat shall comply with the stormwater regulations of the City and all applicable storm drainage and floodplain regulations to ensure the public health and safety of future residents of the subdivision and upstream and downstream properties and residents. The Commission shall expressly find that the amount of off-site stormwater runoff after development will be no greater than the amount of off-site stormwater runoff before development. ***Yes. During current construction, issues were found that required a change to the east storm basin. Those changes were addressed through the engineering review of the amended construction plans. As a result of that review, the lot lines should be adjusted slightly. The stormwater volume and quality standards are met with the detention basin changes.***
- h. Each lot in the plat of a residential development has adequate and safe access to/from a local street. ***Yes.***
- i. The plat is located in an area of the City that is appropriate for current development activity; it will not contribute to sprawl nor to the need for inefficient extensions and expansions of public facilities, utilities and services. ***Yes.***
- j. If located in an area proposed for annexation to the City, the area has been annexed prior to, or will be annexed simultaneously with plat approval. ***n/a***
- k. The applicant agrees to dedicate land, right-of-way and easements, as may be determined to be needed, to effectuate the purposes of these regulations and the standards and requirements incorporated herein. ***Yes, including parks fees. If the conceptual plan amendment is approved, the park fees would increase to \$77,439.52.***
- l. All applicable submission requirements have been satisfied in a timely manner. ***Yes.***
- m. The applicant agrees, in the form of a development agreement, to provide additional improvements, which may include any necessary upgrades to adjacent or nearby existing roads and other facilities to current standards and shall include dedication of

adequate rights-of-way to meet the needs of the City's transportation plans.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Amended Preliminary Plat.

Respectfully Submitted,

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Director of Development