



STAFF REPORT
May 4, 2023
Site Plan Review for Parcel Id # 05-917-00-07-008.00

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 14781 N. Fairview Dr.

Owner: Kansas City Property & Investments LLC

Current Zoning: B-3

Application Date: April 12, 2023

GENERAL DESCRIPTION:

The proposal consists of one 12,000 ft² building to be constructed on what was originally approved for two buildings totaling 13,200 ft². This effectively reduces the impact by approximately 10%. The proposed building may look familiar in that it is of the same design of the shopping center at the southeast corner of the Smithville MarketPlace development to the north. This building includes three more units than the MarketPlace, so it includes an additional portico area. It also includes a defined bottom, middle and top of the walls/units on the primary façade and partially on the sides. While the original submittal did not include the defined bottom, middle and top on the rear and part of the sides, the applicant has his architect working on making those changes to the plan. The color scheme uses earthtone browns with a mixture of grays as well.

Section 400.410 Standard of Review

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

The proposal conforms to these regulations.

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

The area to the east is residential, so the plan leaves as many of the trees along the property line as possible, and it includes adding 19 Green Giant Arborvitae trees along the parking lot edge to enhance the buffer.

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 conceptual plan and the subdivision requirements have been met with prior reviews.

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

The Comprehensive Plan identifies this area as commercial and encourages vegetation buffers where possible from residential uses.

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

The City's standards are met.

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 layout enhances safety and minimizes negative traffic impact on the surrounding area. The comprehensive traffic analysis conducted with the subdivision process anticipated these uses and the ingress and egress points are as shown in the plat. The SAFPD requested auto-turn diagnostic reports and approved the site layout after reviewing those reports.

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;

Parking is removed from the rear of the property to avoid impacts upon adjacent residential uses.

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

To the extent practicable, existing vegetation will remain and be enhanced by additional vegetative buffers.

- c. Minimize any adverse flood impact;

The stormwater detention to the south is designed to address a larger building footprint than what is provided, so the submittal reduces the already approved stormwater surcharge.

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

The development is on undisturbed natural soil.

- e. Minimize any adverse environmental impact; and

The subdivision design, with the additional buffers shown reduce negative environmental impacts.

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.

The subdivision meets these standards, and this proposal does not impact that approval.

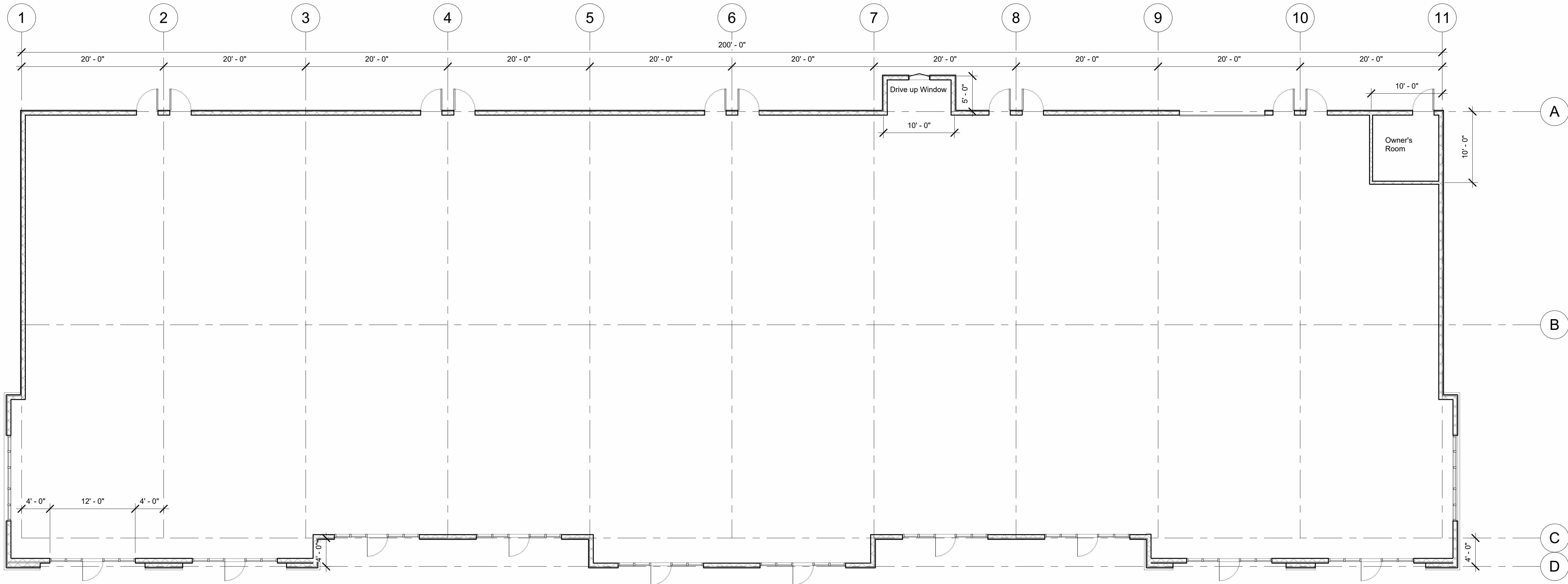
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan conditioned upon including the changes to the plans for the rear and partial sides to create defined top, middle and bottom sections in accordance with the existing portions of the sides that meet the standards.

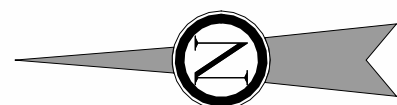
Respectfully Submitted,

/s/

Director of Development



1 Floor Plan
1/8" = 1'-0"



scharhag
HERMAN A. SCHARHAG COMPANY, ARCHITECTS

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NEW BUILDING FOR
FAIRVIEW NORTH SHOPPING CENTER
SMITHVILLE, MO

J. Jeffrey Schroeder Mo. License A-4226
Herman Scharhag Co., Arch. Cert. of Authority A-22

No.	Description	Date
Revision Schedule		

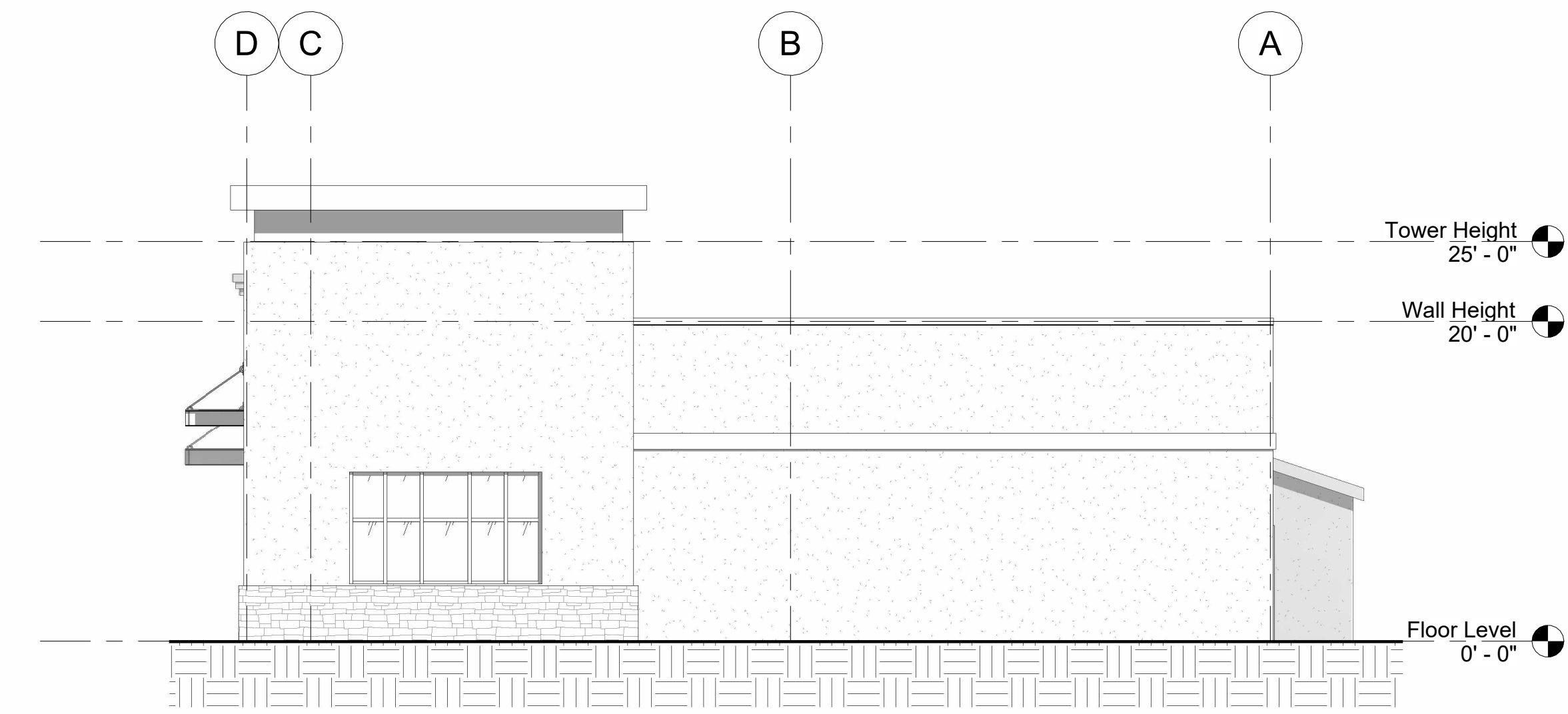
Floor Plan

Project number	2519
Date	04.12.2023

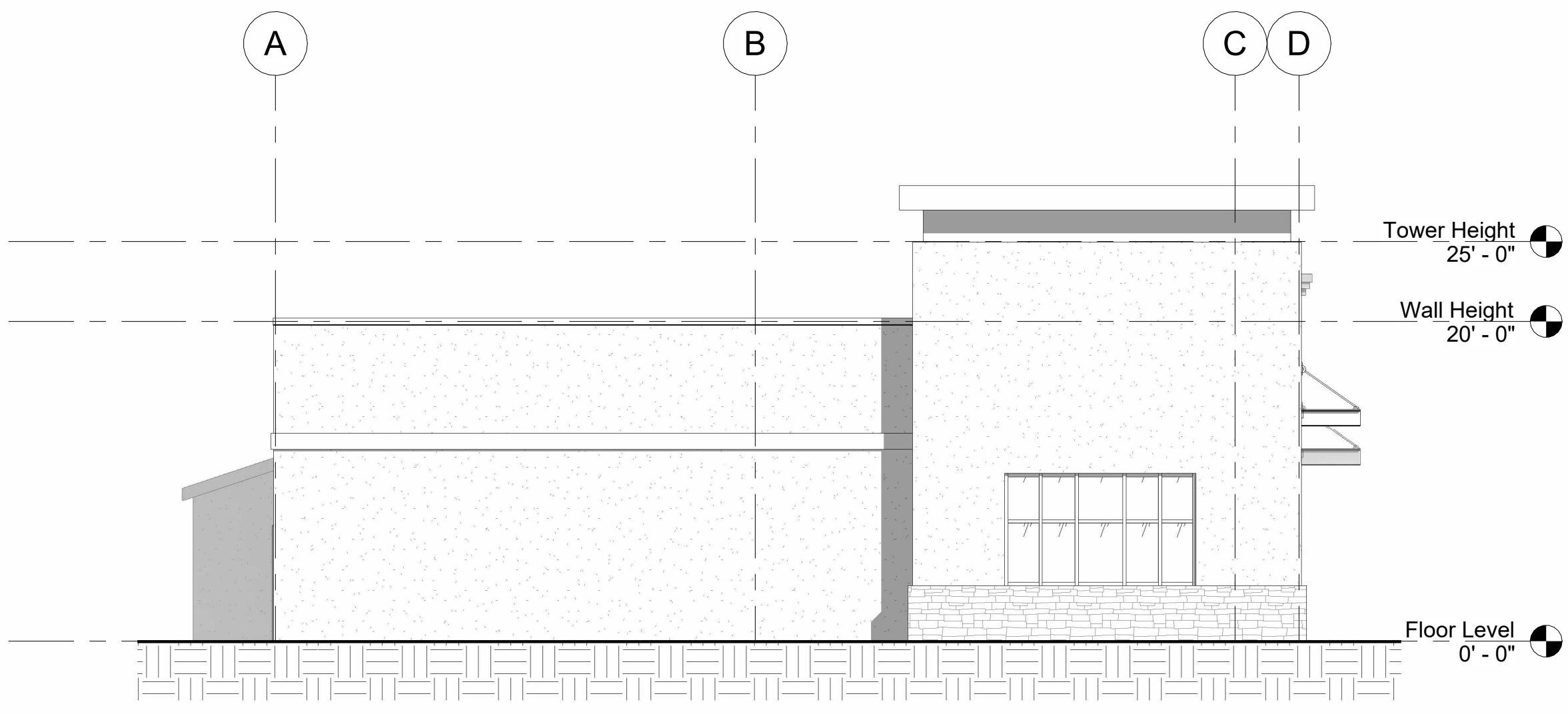
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Scale	As indicated
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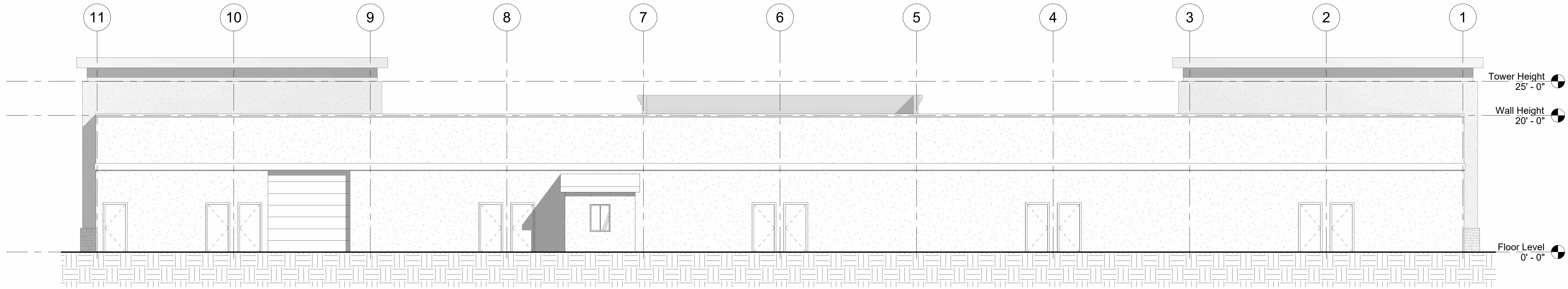
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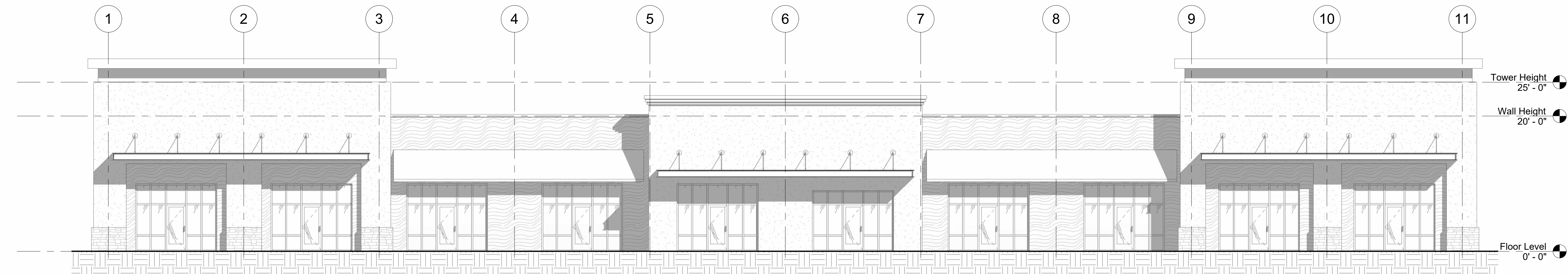
1 South Elevation
1/8" = 1'-0"



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



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



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

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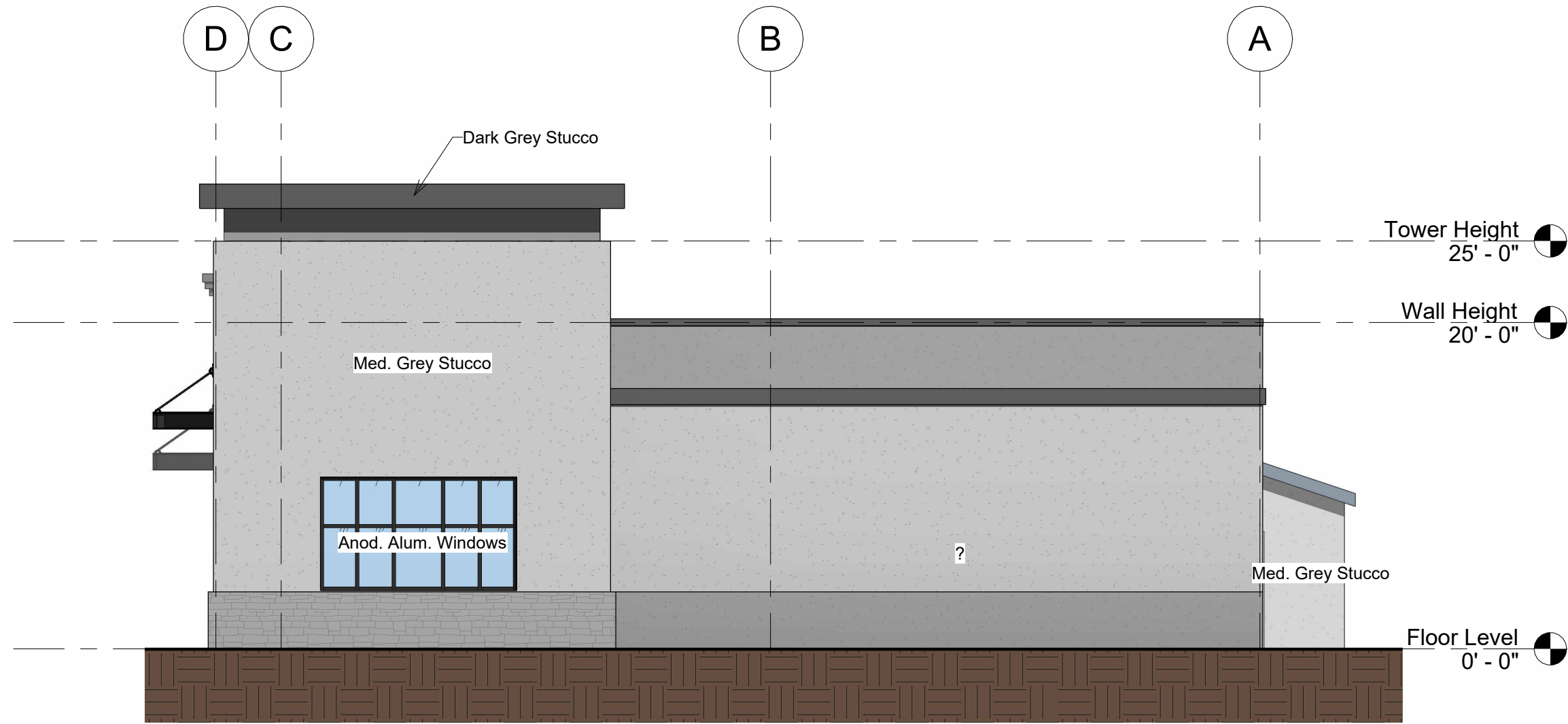
Elevations

Project number	2519
Date	04.12.2023

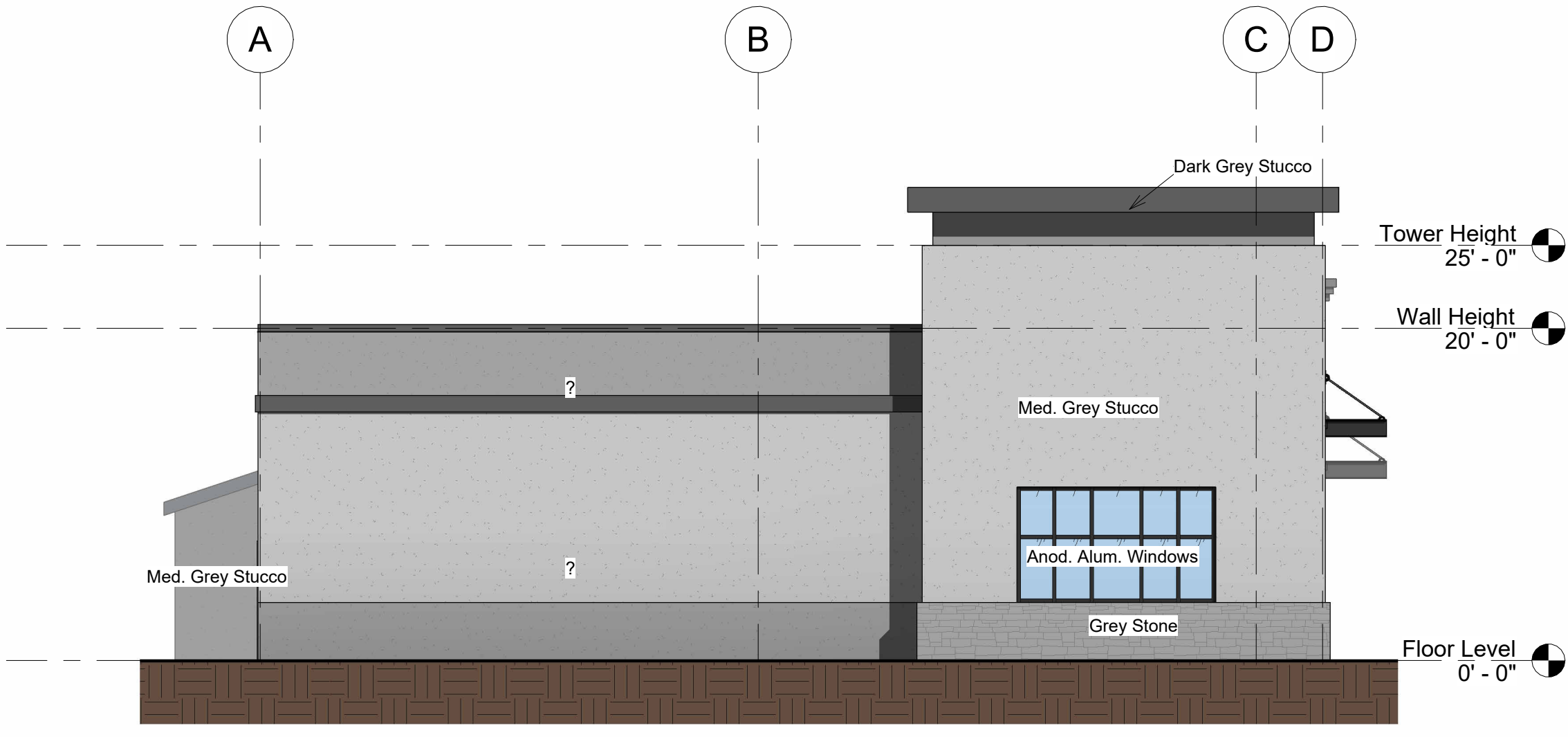
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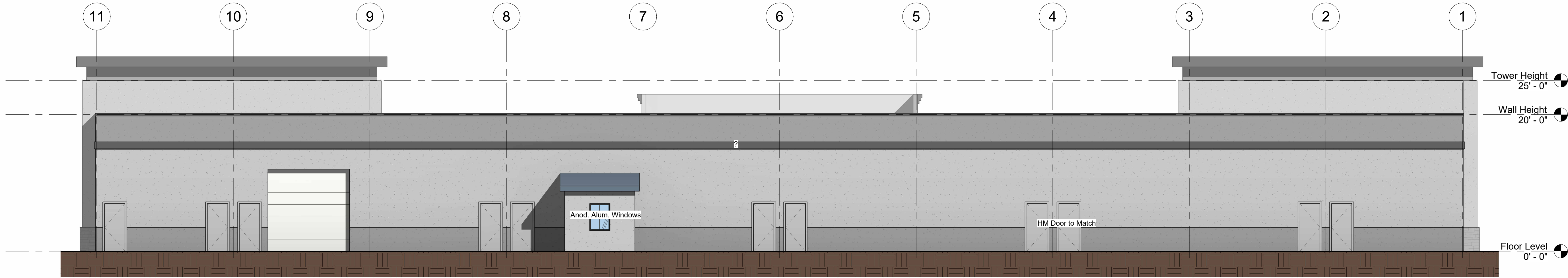
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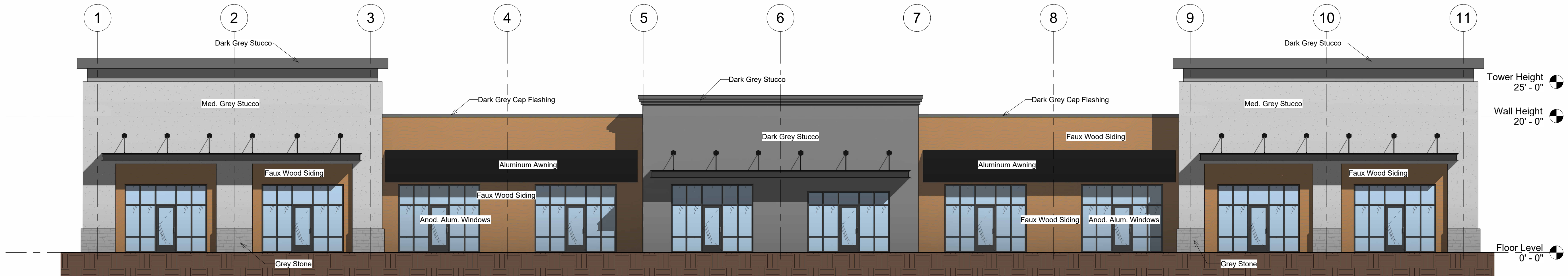
① South Elevation Color
1/8" = 1'-0"



② North Elevation Color
1/8" = 1'-0"



③ East Elevation Color
1/8" = 1'-0"



④ West Elevation Color
1/8" = 1'-0"

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Revision Schedule		

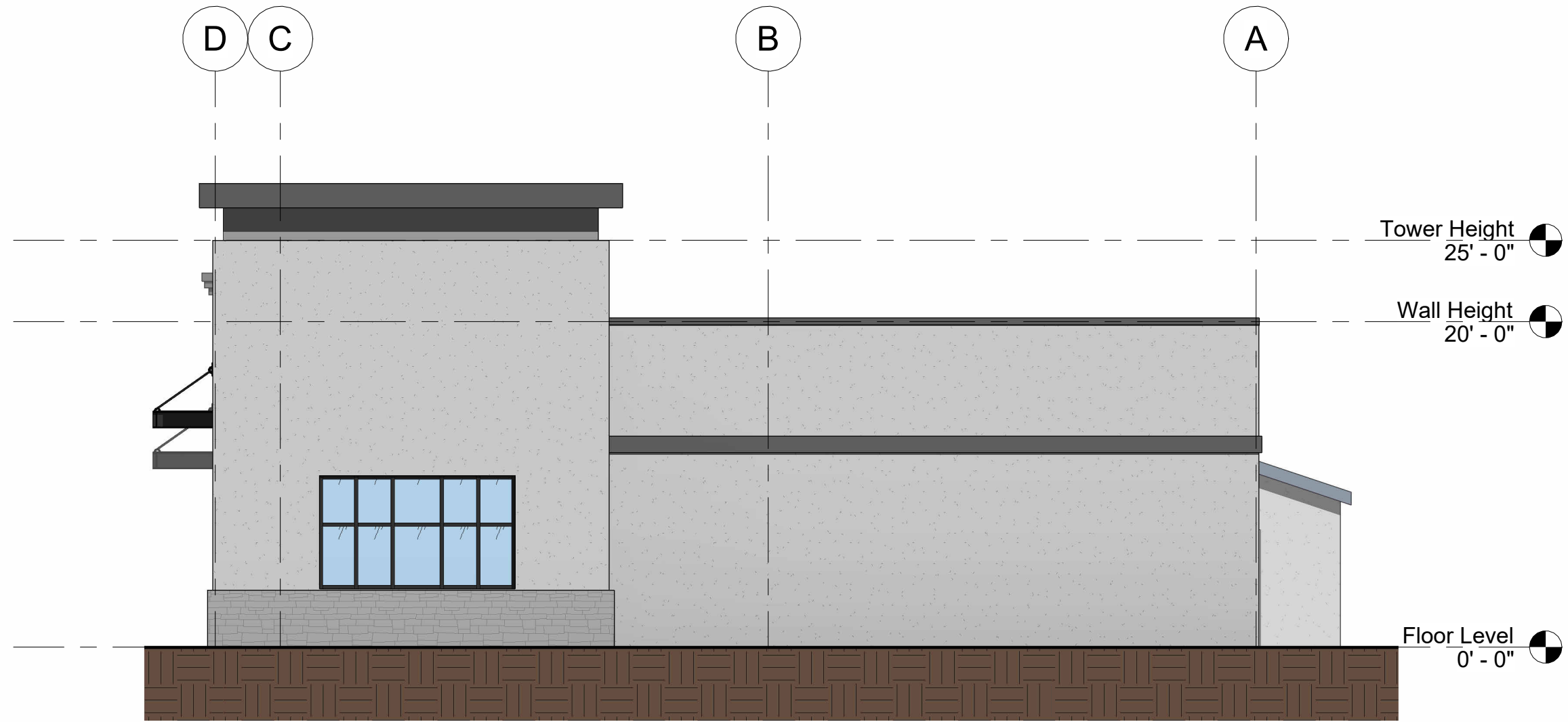
Colored
Elevations

Project number	2519
Date	05.05.2023

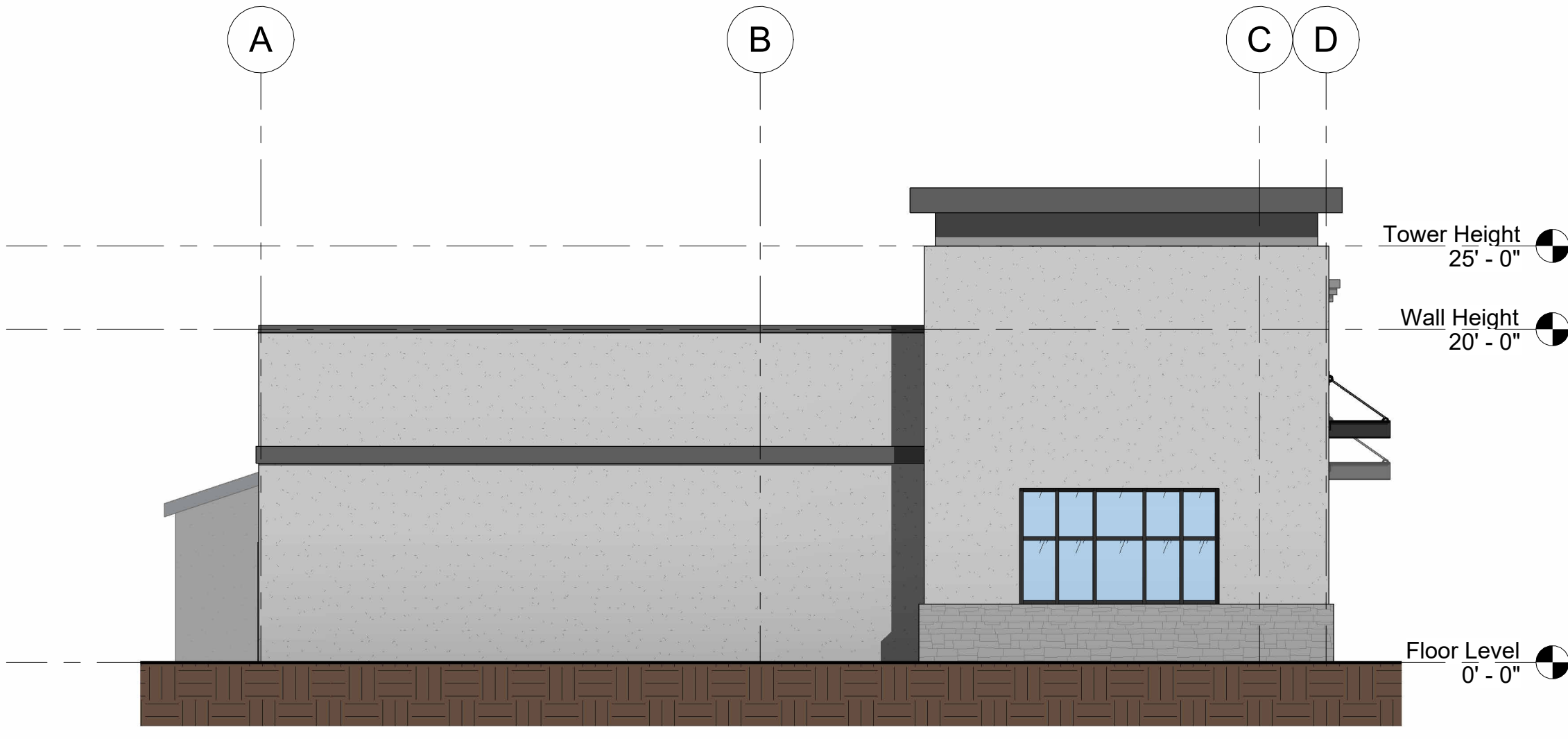
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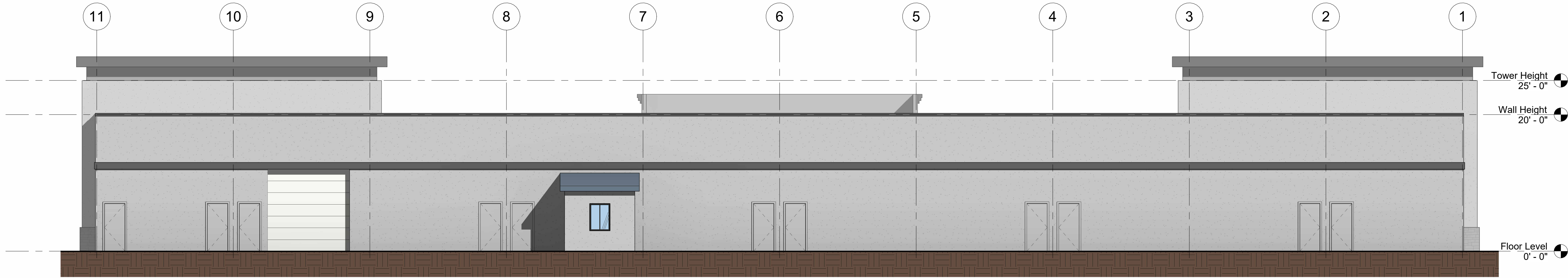
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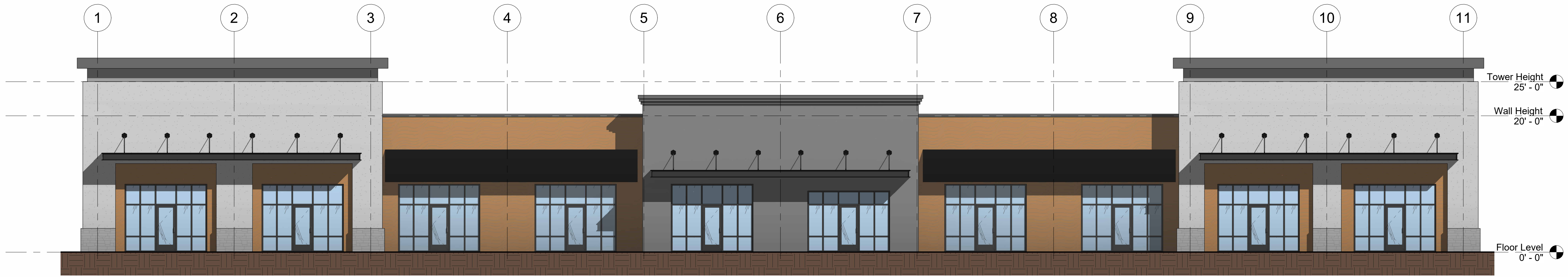
① South Elevation Color
1/8" = 1'-0"



② North Elevation Color
1/8" = 1'-0"



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④ West Elevation Color
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No.	Description	Date
Revision Schedule		

Colored Elevations	
Project number	2519
Date	04.12.2023
A202	
Scale	1/8" = 1'-0"

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US-169 HWY

COMMERCIAL AVE.

FARVIEW DRIVE

PRESERVE EXISTING TREES

PRESERVE EXISTING TREES

147th STREET

60' PUBLIC RIGHT-OF-WAY

EX. BANK PROPERTY

64,171 SQ. FT.

1.57 ACRES

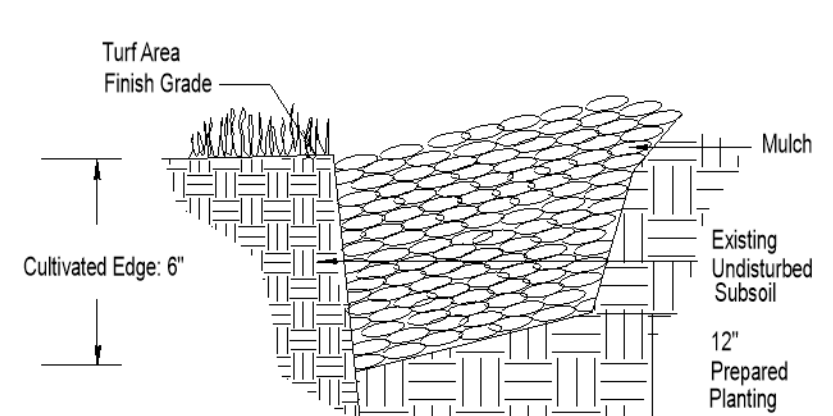
DETENTION POND

MIN. DET. VOLUME = 117,100 CF

TRACT A

32,723 SQ. FT.

0.75 ACRES



2 CULTIVATED EDGE DETAIL
SCALE: NTS

- TREE PLANTING NOTES:
- DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
 - MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
 - SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
 - APPLY 4" THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
 - EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL. (REMOVE WIRE BASKETS)
 - PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL. TYP

3 PLANTING INSTALLATION DETAILS
SCALE: NTS

Landscape Calculations

Building Buffer Zones.
(1) For each sixty (60) linear feet of the building buffer zone, a minimum of one (1) deciduous tree is required.
(2) For each seventy (70) linear feet of the building buffer zone, a minimum of one (1) ornamental flowering tree is required.
(3) For each seventy-five (75) linear feet of the building buffer zone, a minimum of three (3) shrubs or low stature evergreen bushes is required.
Requirements Met

Parking Buffer Zones
(1) For each sixty (60) linear feet of the parking buffer zone, one (1) deciduous or one (1) ornamental flowering tree is required.
(2) For each fifty (50) linear feet of the parking buffer zone, one (1) shrub or low stature evergreen bush is required.
Requirements Met

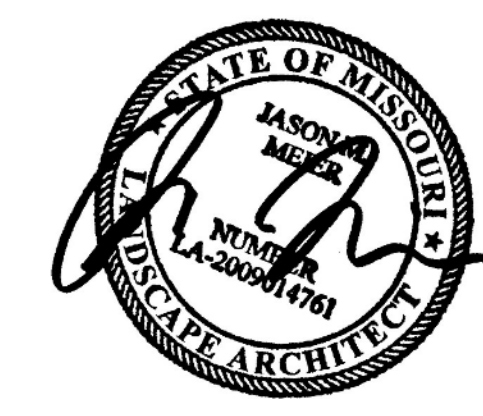
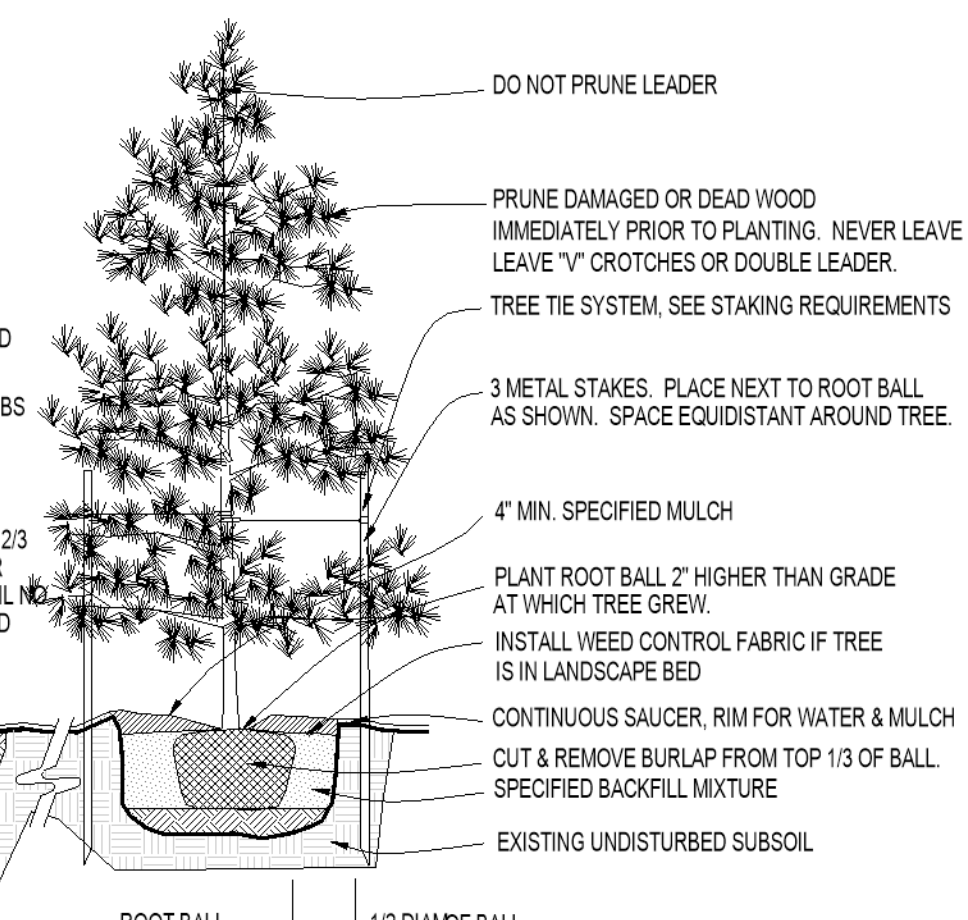
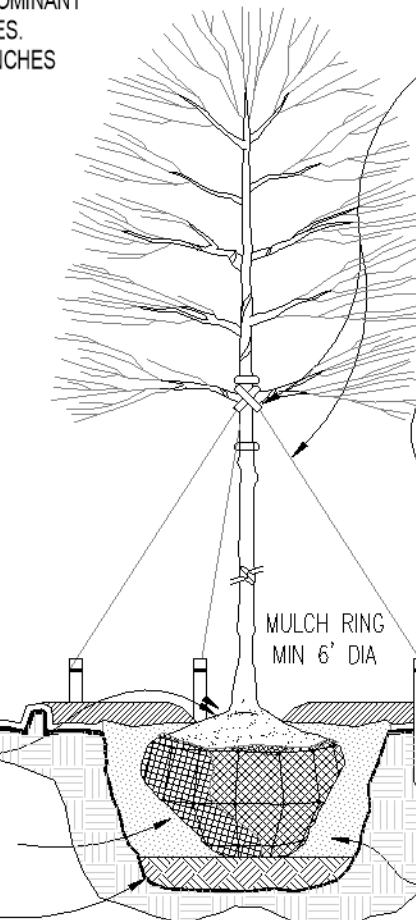
Street Landscaping
a. In areas where a parking lot is adjacent to the street, the plan shall include low hedges, ornamental grasses or low walls and one (1) ornamental flowering tree for every seventy-five (75) linear feet of property line. The number, size and spacing of low features and/or plantings shall be such that the parking lot shall be effectively screened from view without obstructing traffic movements from and to the lot.
b. In areas where the building is adjacent to the street, there shall be one (1) large stature deciduous tree or two (2) ornamental flowering trees for every seventy-five (75) linear feet and three (3) shrubs for every forty (40) linear feet of property line. Attractive clustering of the required plantings is encouraged.
Requirements Met

Landscape Screening
Screening Of Trash Dumpsters And Storage Containers. All trash dumpsters and storage containers shall be screened on all sides with an enclosure equal to the height of the containers. Each enclosure shall consist of solid walls and shall match the color, materials and design of the building.
Requirement Met

Landscape Schedule

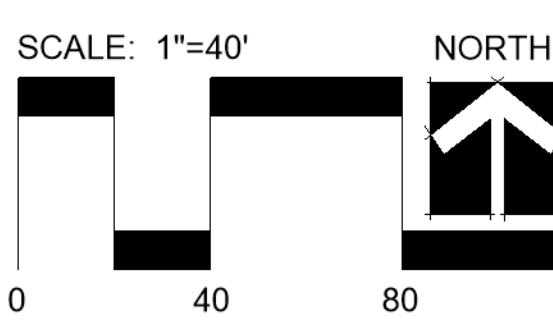
Symbol	Qty.	Botanical Name	Common Name	Min. Root	Min. Size	Caliper	Remarks
OVERSTORY TREES							
	15	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust			2.5"	6' min. clear., ground to canopy
	7	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2.5"	6' min. clear., ground to canopy
EVERGREEN TREES							
	19	Thuja plicata	Green Giant Arborvitae		6' Ht.		symmetrical pyramidal form
	29	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		6' Ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	11	Cercis canadensis	Eastern Redbud			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	9	Spiraea x bumalda 'Limemound'	Limemound spiraea		5 gal.		Plant @ 3' O.C.
	24	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea		3 gal.		Plant @ 4' O.C.
	3	Syringa X 'Pendo'	Blooming Purple Lilac		5 gal.		Plant @ 5' O.C.
EVERGREEN SHRUBS							
	49	Juniperus chinensis 'Sea Green'	Sea Green Juniper		3 gal.		Plant @ 4' O.C.
	14	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper		3 gal.		Plant @ 4' O.C.
	1	Juniperus chinensis 'Spartan'	Spartan Juniper		5' Ht.		Symmetrical pyramidal form
EXISTING TREES TO BE REMOVED							
EXISTING TREES/SHRUBS TO BE PRESERVED							

- STAKING REQUIREMENTS:
- WIRE / CABLE SHALL BE GALV. 12-GAUGE
 - TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
 - STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL
- PERENNIAL PLANTING NOTES:
- APPLY 2" THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS
 - THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
 - BREAK UP EXISTING SOIL TO A DEPTH OF 24"
 - PROVIDE NEW TOPSOIL TO A DEPTH OF 12"
- SHRUB PLANTING NOTES:
- SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
 - PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE
- INITIAL WATERING:
- WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



CLIENT
Smithville Commercial
Center

PROJECT
Smithville Commercial
Center
SE Cor US-169 Hwy and
Commercial Ave.
Smithville MO



Date: 4.13.2023
Project #: 983
Landscape Plan

