



Planning and Zoning Commission Meeting

February 11, 2025

7:00 p.m. – City Hall Council Chambers and Via Videoconference

Anyone who wishes to view the meeting in real time may do so as it will be streamed live on the city's YouTube page through YouTube Live or may use the Zoom link below to access the meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83042078053>

Meeting ID: 830 4207 8053

Passcode: 609117

- 1. Call to Order**
- 2. Approve the December 10, 2024, Planning Commission Minutes**
- 3. Staff Report**
- 4. Public Hearing**

Proposed rezoning of Second Creek Bridge Rd. and Lowman Rd. from R-1B to AR

- 5. Rezoning Second Creek and Lowman Rd. from R-1B to AR**

Applicant seeks to rezone the former Second Creek Meadows subdivision area to A-R to allow it to be divided into three 10+/- acre lots.

- 6. Public Hearing**

Proposed Single Phase Final Plat for Mossy Oaks subdivision to create 3 lots.

- 7. Single Phase Final Plat for Mossy Oaks subdivision**

Applicants seek to divide the 30 acre parcel into three (3) lots of approximately 10 acres each.

- 8. Site Plan Review for Lot 12, First Park, 14901 N. Industrial Dr.**

Applicant Seeks Site Plan approval for a 6,000 ft² building for Walston Architectural Products



9. **Adjourn**



SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

December 10, 2024

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman John Chevalier called the meeting to order at 7:00 p.m.

A quorum of the Commission was present: Alderman Melissa Wilson, John Chevalier, Rob Scarborough, Terry Hall, John Wallace, and Mayor Damien Boley. Billy Muessig was absent.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The November 12, 2024, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by HALL.

Ayes 5, Noes 0, Abstain 1 (Alderman Wilson). Motion carried.

3. STAFF REPORT

HENDRIX reported:

Since our November meeting we have issued 64 permits for the Fairview Crossing Townhomes.

We have issued the Nodaway Valley Bank permit, but no work has started there.

Construction has started on the expansion of the Montessori School at Major Mall.

Construction has also begun on the strip center just west of the Post Office.

Groundbreaking at Clay Creek Meadows phases 1, 2, 3 has already begun.

4. PUBLIC HEARING

- **PROPOSED REZONING OF 16000 N 169 HWY FROM R-3 TO B-2**

Public hearing opened.

HENDRIX stated that the Staff Report and proposed Findings of Fact and Conclusions of Law document has been included in the packet. This property about a year ago was zoned B-2 and the applicant came in to have it zoned R-3 for a project they had planned. That project fell through, and they are now wanting to restore this back to its original B-2 zoning and will be back on the market for B-2 uses in the future.

There were no members of the public that signed up to speak.

Public hearing closed.

5. REZONING AT 16000 N 169 HWY FROM R-3 TO B-2

- **APPLICANT SEEKS TO RESTORE THE B-2 ZONING TO THIS PARCEL THAT WAS CHANGED IN JANUARY TO FOSTER A SPECIFIC MULTIFAMILY DEVELOPMENT PROJECT THAT IS NOT HAPPENING**

SCARBOROUGH motioned to approve the rezoning at 16000 N 169 Hwy from R-3 to B-2. Seconded by ALDERMAN WILSON.

DISCUSSION:

HENDRIX spoke about the proposed Findings of Fact and Conclusions of Law document that has been included in the packet.

THE VOTE: MAYOR BOLEY-AYE, HALL-AYE, WALLACE-AYE, SCARBOROUGH-AYE, ALDERMAN WILSON-AYE, CHEVALIER-AYE.

AYES-6, NOES-0. MOTION PASSED

6. PUBLIC HEARING

- PROPOSED REZONING AT 800 NW 92 HWY FROM A-1 TO B-3**

Public hearing opened.

HENDRIX stated that the Staff Report and the proposed Findings of Fact and Conclusions of Law document has been included in the packet. The property to the east is in the city and zoned B-3 but is undeveloped. To the west is county land that is zoned C-3. The land on the south side of 92 Hwy is also in the county and zoned C-2 and another separate parcel of land that is in the city and zoned A-1.

Mark Wade---15515 Cliff Drive---Asked what is being planned with this change to B-3 from A-1 on 35 acres? Is it commercial development?

HENDRIX stated that they have not given us a plan of what they are going to do. They have mentioned an RV Park and potential storage. That would have to come through this board for approval. If they change zoning or try to plat this adjoining property owners will get a certified letter.

Tamara Anderson---1001 NW State Route 92---Has there been any traffic studies or concerns regarding this?

CHEVALIER stated that they don't have to conduct these studies for rezoning of a property. Those studies are conducted at the Site Planning stage.

Public hearing closed.

7. REZONING AT 800 NW 92 HWY FROM A-1 TO B-3

- APPLICANT SEEKS TO CHANGE THE ZONING OF THEIR PROPERTY ON 92 HWY THAT SITS BETWEEN A B-3 DISTRICT IN**

THE CITY LIMITS TO THE EAST AND A COMMERCIAL DISTRICT IN THE COUNTY THAT IS TO THE WEST.

MAYOR BOLEY motioned to approve the Rezoning at 800 NW 92 Hwy from A-1 to B-3. Seconded by HALL.

DISCUSSION:

HENDRIX spoke about the proposed Findings of Fact and Conclusions of Law document that has been included in the packet.

SCARBOROUGH asked how often does someone request to rezone and have plans or an idea of what they plan to do before it gets rezoned?

HENDRIX stated 70% or 80% of the time. They are doing this because they want to put in a project. Sometimes they don't and they just want to get it rezoned so that it can be put on the market for someone to buy. It's more marketable if it's zoned commercially. From our perspective, we only look at this from a standard zoning situation. It doesn't matter what the specific use would be because all the allowed uses under B-3 zoning would be allowed. The question right now is if this property is appropriate for commercial zoning.

THE VOTE: SCARBOROUGH -AYE, ALDERMAN WILSON-AYE, CHEVALIER-AYE, WALLACE-AYE, HALL-AYE, MAYOR BOLEY-AYE.

AYES-6, NOES-0. MOTION PASSED

8. PUBLIC HEARING

- **AMEND THE EAGLE HEIGHTS CONCEPTUAL PLAN TO THE LAKESIDE FARMS CONCEPTUAL PLAN AND CHANGE THE DENSITY OF THE DEVELOPMENT.**

Public hearing opened.

HENDRIX stated that the Staff Report and the draft ordinance has been included in the packet. Currently the Conceptual Plan zone districts here are

R-1P and R-2P. This proposal shrinks the area of the R-2 and expands the area of the R-1 and keeps the "P" designation. The original proposal came to us in 2018 which was prior to our most current Comprehensive Plan. The city adopted the 2030 Comprehensive Plan, which called for several changes to city zoning and subdivision codes. This new Conceptual Plan would allow 44 two-family lots for 88 dwelling units and 201 new single-family lots, for a new density of 3.6 dwelling units per acre. The new single-family units would be, typically 56' wide, well within the new 50' wide R-1D district. All the original reasons for the Conceptual plan exist, with just these changes to match the new Comprehensive Plan standard allowances.

There were no members of the public that signed up to speak.

Public hearing closed.

9. AMEND THE CONCEPTUAL PLAN OF EAGLE HEIGHTS AT 18400 N EAGLE PKWY

- **APPLICANT SEEKS TO AMEND THE EAGLE HEIGHTS CONCEPTUAL PLAN AND RENAME IT TO THE LAKESIDE FARMS CONCEPTUAL PLAN.**

SCARBOROUGH motioned to approve amending the Conceptual Plan of Eagle Heights at 18400 N Eagle Pkwy. Seconded by MAYOR BOLEY.

DISCUSSION:

HALL stated that in both the Preliminary plat and the Conceptual Plan it says in phase 1 there will be 26 two family homes and 10 single family lots but, in the table provided, it says 26 two family and 8 single family.

HENDRIX stated that it would be 26 two family and 8 single family because when we get to the next phase it will be capped at 60 in the first phase because after 60 they will have to do the MODOT work.

WALLACE asked if the developer would have to pay for all the MODOT improvements.

HENDRIX stated yes.

ALDERMAN WILSON stated that there has been many discussions here about future developments being senior friendly. Would the construction plans for the homes incorporate that in?

Steve Warger---6127 NW Pine Ridge Cr Parkville, MO 64152---We are not designating an area for +55 but with the smaller lot sized this is what you would expect when downsizing.

ALDERMAN WILSON asked if they would have zero thresholds and stuff like that in some of the homes to make them more accessible to someone in a wheelchair or walker?

MR. Warger stated that if someone came to them with that need, they could work with them on that.

CHEVALIER stated that this plan touches on a lot of the key items with the Comprehensive Plan. It will be great for the folks here.

THE VOTE: WALLACE -AYE, HALL-AYE, MAYOR BOLEY-AYE, CHEVALIER-AYE, ALDERMAN WILSON-AYE, SCARBOROUGH-AYE.

AYES-6, NOES-0. MOTION PASSED

10. PUBLIC HEARING

- **PRELIMINARY PLAT FOR LAKESIDE FARMS, A NEW SUBDIVISION AT 18400 N EAGLE PKWY TO CREATE 245 LOTS WITH 289 DWELLING UNITS ON 80 ACRES.**

Public hearing opened.

HENDRIX stated that the RFA, Guidelines for review document, Staff Report and the Development Agreement has been included in the packet. As you can see in the staff report there were a lot of changes to the sanitary sewer system. Instead of adding a new lift station we will be deleting one and adding a new one. So that allows us to stay the same on the number of lift

stations that we have. This project will also be involved in starting the first interceptor on the Owens Branch interceptor line which runs from the sewer plant all the way to the north side of 188th Street. As a part of the Parkland dedication requirements, they will be dedicating to the city 1 acre of land off the northeast corner of the development that will be added to the existing Wildflower Park. That park will go from 7.6 acres to 8.6 acres. They will also prepare an access point to allow for a parking lot for Wildflower Park in the future. A trail will also be included that runs through this development and all the way through the Wildflower subdivision to 188th Street.

Robert Slocombe---18990 Tradewinds Dr---Asked for more information about the trail system. Will this extend to the railroad easement in Diamond Crest?

HENDRIX explained that it's part of the Parks Master Plan of the City of Smithville which calls for a trail to connect 188th Street and eventually over to the County Park further east all the way down to 180th Street. The City's in the process now of getting grant funding to do that work probably in 5 to 8 years down the road. The Diamond Crest Trail is on a completely different project.

Public hearing closed.

11. PRELIMINARY PLAT APPROVAL – LAKESIDE FARMS AT 18400 N EAGLE PKWY – 245 LOTS

- **APPLICANT SEEKS PRELIMINARY PLAT FOR ITS 245 LOT, 289 DWELLING UNIT SUBDIVISION TO BE CALLED LAKESIDE FARMS.**

HALL motioned to approve Preliminary Plat for Lakeside Farms at 18400 N Eagle Pkwy – 245 Lots. Seconded by WALLACE.

DISCUSSION:

ALDERMAN WILSON had a question about a specific part of the Development Agreement regarding the sanitary sewers. Where it states that the interceptor Phase 3 but is not anticipated to be needed for more than 20

years of development in the north, what if that is needed in more like 15 years?

HENDRIX stated that if development moves fast and works its way up, that interceptor will have to be installed and connect to the south end of this development. It will all be gravity with no lift stations. If development goes slow this may not be needed for 40 years. We just don't know. But from our perspective as staff, we need to be prepared so that if it moved faster, we can still get some of this stuff done.

THE VOTE: SCARBOROUGH -AYE, ALDERMAN WILSON-AYE, CHEVALIER-AYE, MAYOR BOLEY-AYE, HALL-AYE, WALLACE-AYE.

AYES-6, NOES-0. MOTION PASSED

12. ADJOURN

MAYOR BOLEY made a motion to adjourn. SCARBOROUGH seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:34 p.m.



Planning and Zoning Commission Procedural Summary

MEETING DATE: 2/11/2025

DEPARTMENT: Development

AGENDA ITEM: Re-Zoning Second Creek and Lowman Rd.

REQUESTED COMMISSION ACTION:

A motion to approve the Findings of Fact and recommend approval to the Board of Aldermen

SUMMARY OF PROCEDURE:

The application is to rezone approximately 30 acres at the northeast corner of Second Creek and Lowman Rd. from R-1B (Second Creek Meadows) to AR in order to allow a 3-lot subdivision to be created to replace Second Creek Meadows.

A draft findings of fact are presented, along with an Ordinance that will be submitted to the Board of Aldermen. The motion to approve (listed above) must be seconded, and if seconded, discussion on the matters of the public hearing and any documents provided may be discussed.

Voting to approve the Findings of Fact will send the draft version to the Board. If a Commissioner seeks to amend one or all of the proposed findings, then a motion to amend (paragraph #) with language on what change is sought should be made. If that motion to amend is seconded, it then becomes the discussion point of the Commission. This process continues until there are no more proposed amendments. Once the original motion is amended, or if no amendments are made, discussion can focus on the proposed findings. When discussion is complete, the chair shall call for a vote.

ATTACHMENTS:

- | | |
|---|-----------------------------------|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input checked="" type="checkbox"/> Other: Findings of Fact | |



STAFF REPORT

February 6, 2025

Rezoning of Parcel Id # 05-504-00-01-010.01

Application for a Zoning District Classification Amendment

Code Sections:

400.560.C Zoning District Classification Amendments

Property Information:

Address:	Second Creek and Lowman Rd
Owner:	Jami Pryor Trust
Current Zoning:	R-1b
Proposed Zoning:	AR

Public Notice Dates:

1 st Publication in Newspaper:	January 23, 2025
Letters to Property Owners w/in 185':	January 24, 2025

GENERAL DESCRIPTION:

The applicant submitted an application proposing to rezone approximately 29.88 acres +/- from R-1B to AR. The proposed zoning classification allows lots that exceed the front/side ratio of 2.5 to 1 in the R districts.

EXISTING ZONING:

The existing zoning is R-1B and January of 2023.

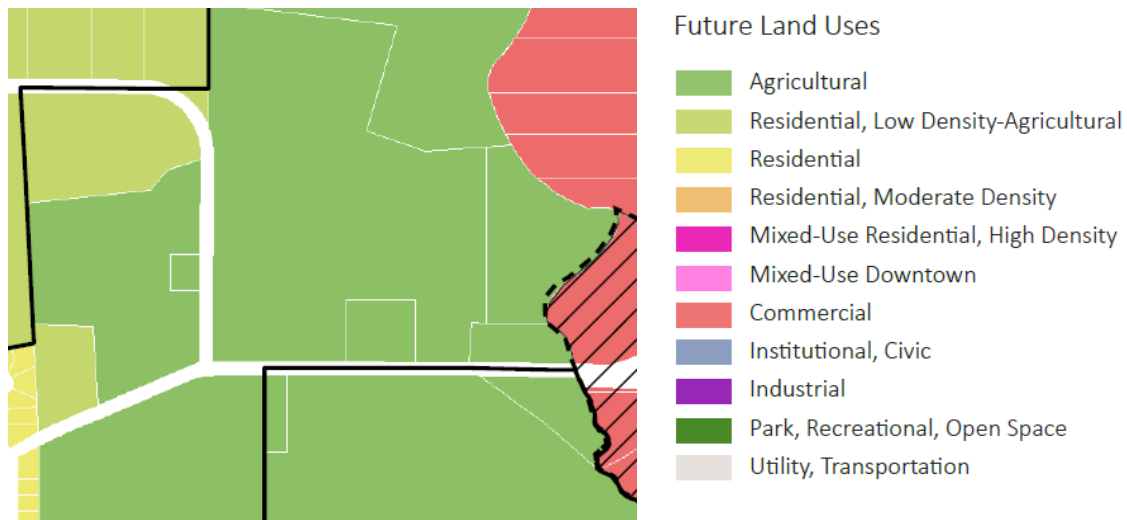
CHARACTER OF THE NEIGHBORHOOD *400.560.C.1*

The surrounding area is generally large (3 acres) development adjacent to the tract in questions, with very large lot farmstead type housing.

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

The existing Comprehensive Plan was adopted on November 10, 2020, by the Planning Commission and adopted as the City's development Policy on November 17,

2020 by the Board of Aldermen. The Future Land Use Map in that policy identifies the area in question as agricultural with likely no development to occur



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

Streets:

Second Creek and Lowman Rd. are both sufficient to handle the load from this agricultural land.

Water, Sewer and Storm water

The city has water and sewer lines on the property. Any such impact will be handled in the normal subdivision process, but the existing systems are more than adequate.

All other utilities

Future Development will be conditioned upon installation of all other needed utilities at the cost of the development.

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

The current use is vacant, unused farmland, but it zoned and platted for 70+ housing units.

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

The property has been zoned residential for 2+ years but no development has occurred.

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

The proposed district is essentially the same as the existing developed adjacent uses.

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

No detrimental effects are known.

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.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed district based upon the change meeting the Comprehensive Plan recommendations.

Respectfully Submitted,

Zoning Administrator

FINDING OF FACTS AND CONCLUSIONS OF LAW

Applicant: Jami D Pryor Trust

Land Use Proposed: AR

Zoning: R-1B

Property Location: Northeast Corner of Second Creek and Lowman Rd.

Pursuant to the provisions of Section 400.560(C) of the Smithville Code, the Planning Commission does hereby make the following findings of fact based upon the testimony and evidence presented in a public hearing of the Planning and Zoning Commission of the City of Smithville, held on August 13, 2024, and presents these findings to the Board of Aldermen, with its' recommendations on the application.

Finding of Facts

1. Character of the neighborhood.

The surrounding area is generally large (3 acres) development adjacent to the tract in questions, with very large lot farmstead type housing.

2. Consistency with the City's Comprehensive Plan and ordinances.

The existing Comprehensive Plan was adopted on November 10, 2020, by the Planning Commission and adopted as the City's development Policy on November 17, 2020 by the Board of Aldermen. The Future Land Use Map in that policy identifies the area in question as agricultural with likely no development to occur

3. Adequacy of public utilities and other needed public services.

All of the public utilities and needed public services are available, and any upgrades to the systems are the sole responsibility of the development.

4. Suitability of the uses to which the property has been restricted under its existing zoning.

The current use is as unused farmland, but has been zoned for higher density residential for 2 years with no development.

5. Length of time the property has remained vacant as zoned.

- The property has been vacant as zoned for 2 years with no development.
6. Compatibility of the proposed district classification with nearby properties.
The proposed district matches the adjacent existing uses.
 7. The extent to which the zoning amendment may detrimentally affect nearby property.
No detriment is anticipated.
 8. Whether the proposed amendment provides a disproportionately great loss to the individual landowners nearby relative to the public gain.
No loss to landowners is expected.
 9. That in rendering this Finding of Fact, testimony at the public hearing on February 11, 2025, has been taken into consideration as well as the documents provided.

Recommendation of the Planning Commission

Based on the foregoing findings of fact, we conclude that:

- A. This application and the Zoning of this property from R-1B Single Family Residential to AR is governed by Section 400.620 of the zoning ordinance of Smithville, Missouri.
- B. The proposed zoning is compatible with the factors set out in Section 400.560(C) of the zoning ordinance.
- C. The Planning and Zoning Commission of the City of Smithville, Missouri recommends approval of zoning the property to AR.

STAFF REPORT
December 7, 2023
Platting of Parcel Id # 05-504-00-01-010.01

Application for a Plat Approval

Code Sections:

425.285.A.4

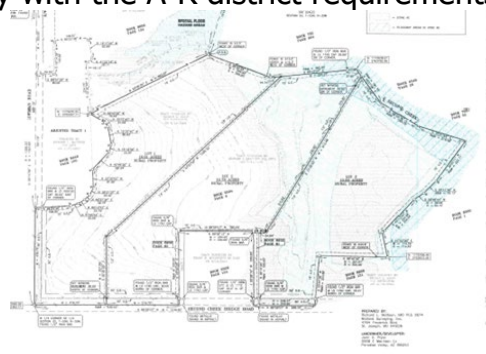
Single Phase Final Plat Approval

Property Information:

Address:	Second Creek and Lowman Rd.
Owner:	Jami Pryor Trust
Current Zoning:	R-1B (A-R if approved)
Public Notice Dates:	January 23, 2025
185' Notices:	January 24, 2025

GENERAL DESCRIPTION:

The property is currently an approximately 30 acre pasture with a small pond in the middle of the property. The parcel is surrounded by generally larger lot housing and/or farms. The applicant seeks to divide the parcel into 3 lots, all approximately 10 acres in size to comply with the A-R district requirements.



GUIDELINES FOR REVIEW – SINGLE PHASE SUBDIVISION FINAL PLATS *See 425.285.A.4*

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

- a. The plat conforms to these regulations and the applicable provisions of the Zoning Ordinance and other land use regulations. ***Yes, the layout complies with zoning and subdivision requirements.***
- 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. ***Yes, the existing drainage areas are being maintained.***
 - (2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth. ***Yes, no grading, other than for residential style buildings is anticipated.***
 - (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, to the extent possible with large agricultural lots.***
 - (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. ***No streets are anticipated.***
- 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. ***Yes.***
- 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. ***The proposed development meets the code requirements***

h. Each lot in the plat of a residential development has adequate and safe access to/from a local street. ***Yes, but to the extent allowed in the AR district.***

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. ***No dedications of additional land is needed (other than a pedestrian easement along Second Creek and a for a future walking trail along the existing sewer easement. There will also be park fees in lieu of dedication in the amount of \$625 per lot required prior to releasing the plat for recording.***

l. All applicable submission requirements have been satisfied in a timely manner. ***Yes.***

m. The applicant agrees 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. ***n/a***

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Final Plat.

Respectfully Submitted,

Director of Development



Planning and Zoning Commission Procedural Summary

MEETING DATE: 2/11/2025

ACTION ITEM: Site Plan Review

AGENDA ITEM: Site Plan 14901 N. Industrial Dr. Walston Architectural Products

REQUESTED COMMISSION ACTION:

A motion to approve the Site Plan for 14901 N. Industrial Dr.

SUMMARY OF PROCEDURE:

The application is to approve a site plan for Walston Architectural Products at 14901 N. Industrial Dr.

When reviewing site plans the following conditions are to be considered:

1. The extent to which the proposal conforms to these regulations. (Building products, layout, buffering and lighting issues)
2. The extent to which the development would be compatible with the surrounding 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.
4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan.
5. The extent to which the proposal conforms to the adopted engineering standards of the City.
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.
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;
 - b. Conserve natural resources and amenities available on the site;
 - c. Minimize any adverse flood impact;
 - d. Ensure that proposed structures are located on suitable soils;
 - e. Minimize any adverse environmental impact; and
 - 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.

ATTACHMENTS:

- ☐ Resolution
- ☒ Staff Report

- ☒ Plans
- ☐ Other:



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.

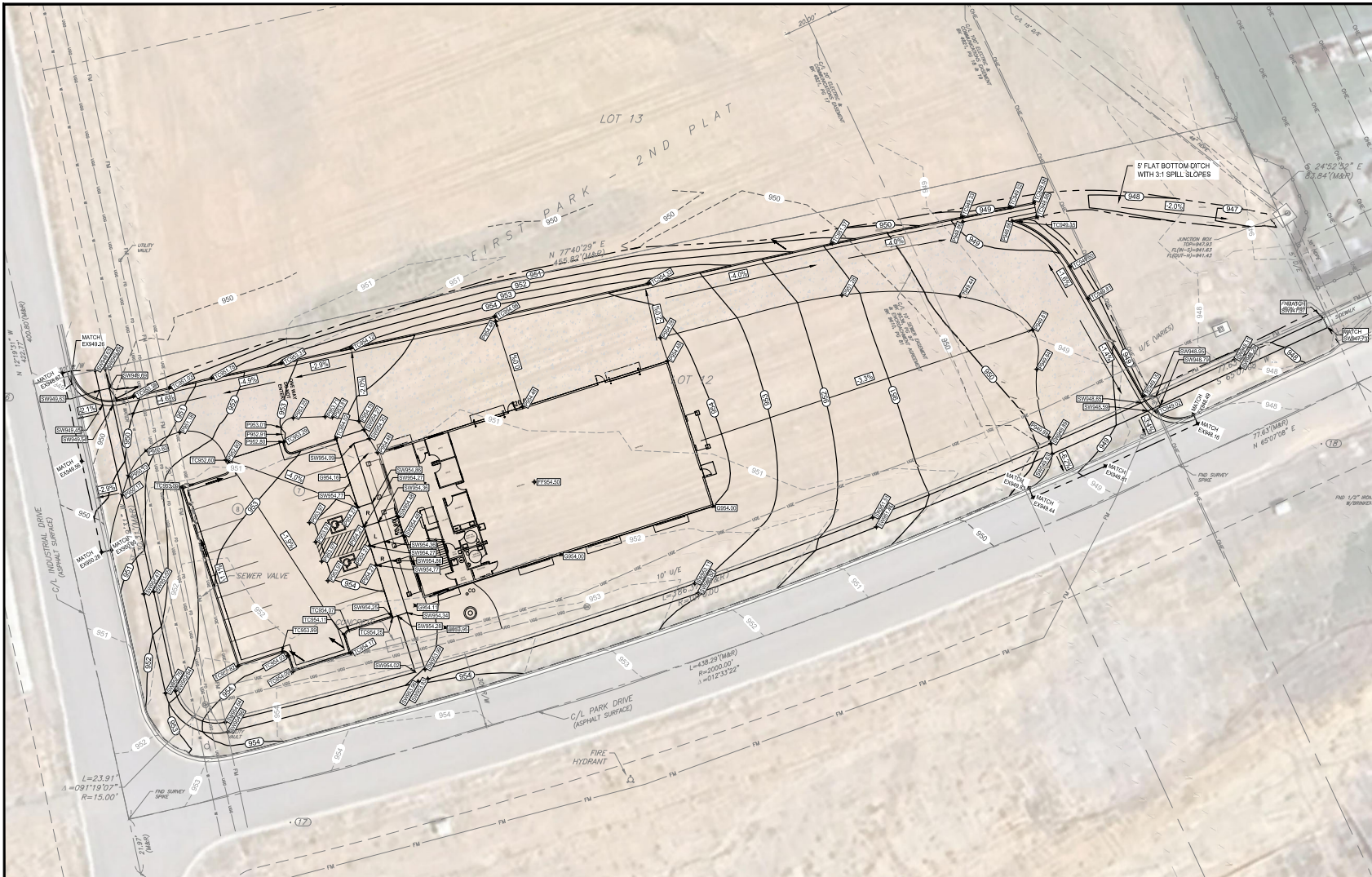
Respectfully Submitted,

/s/

Director of Development







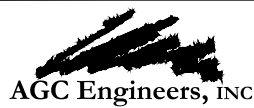
LEGEND

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

- NOTES:**
- CONTRACTOR SHALL INSTALL VEHICLE TRACKING AND CONCRETE WASHOUT/WASTE POOL.
 - CONTRACTOR SHALL INSTALL INLET PROTECTION AT FIRST EXISTING CURB INLET DOWNSTREAM OF PROJECT ON PARK DRIVE & INDUSTRIAL DRIVE.
 - 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	REVISION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
RCUD	FOR CITY REVIEW	12-13-24



405 S. Leonard St., Suite D
Liberty, Missouri 64068
816.781.4200
fax 792.3666
www.agcengineers.com



WALSTON PRODUCTS SMITHVILLE, CLAY COUNTY, MISSOURI	
SITE PLANS GRADING PLAN	6

N:\Land Projects\Bldg. Work\2024\Smithville\Walston\12-13-24\12-13-24.dwg, 12/13/2024 11:23:27 AM, AGC 144, 12/13/2024 11:23:27 AM, 11

N:\Land Projects\Bldg. Winter 2024\Smithville, MO 2024\Smithville, MO 2024\LANDSCAPING PLAN.dwg 11/12/2024 4:43:03 PM, AGC Inc. Based D 24.00 x 22.00 Inches, 1:1

QTY

Deciduous

7 Autumn Splendor Sugar Maple

2 White Oak

Conifer

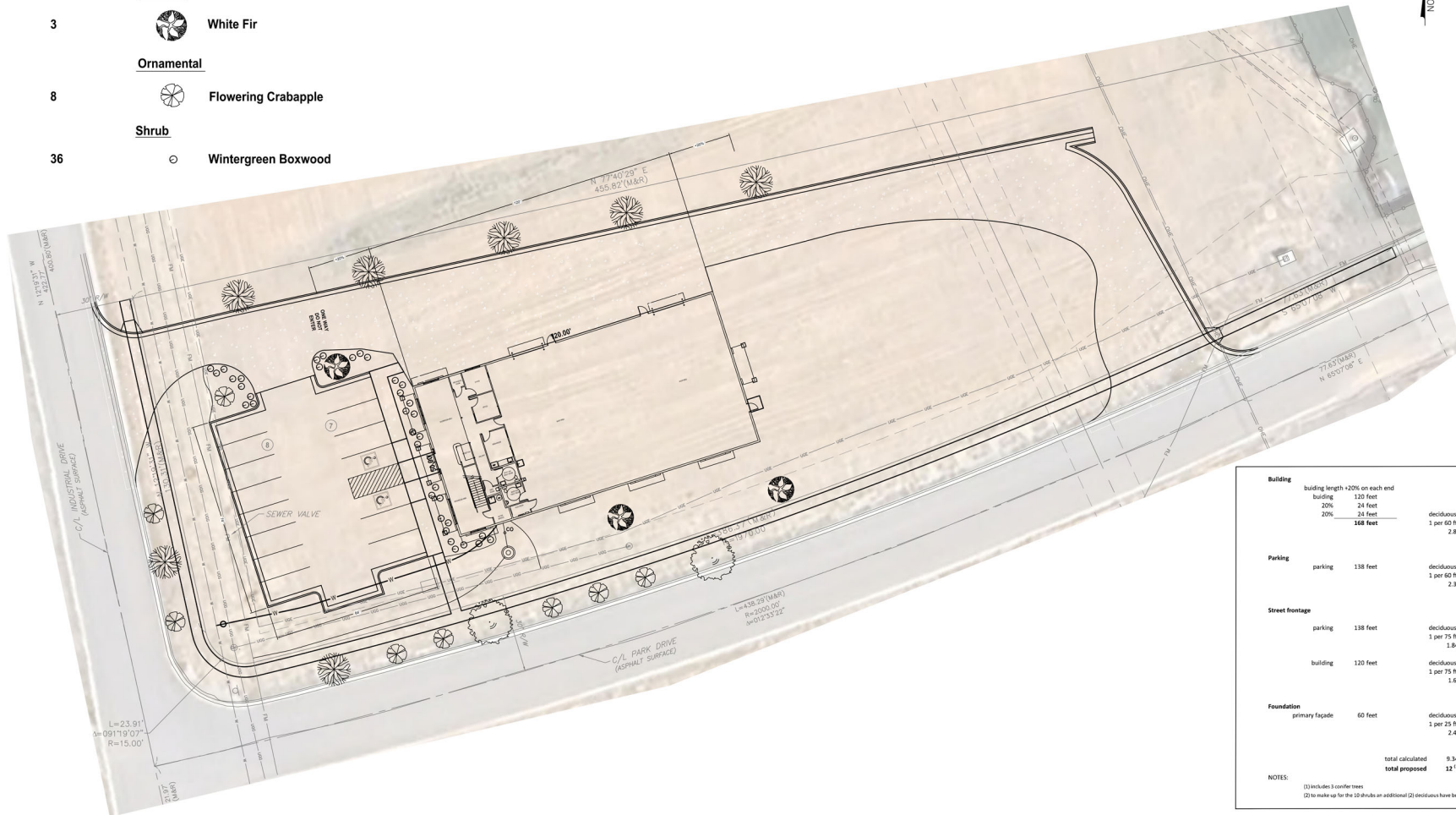
3 White Fir

Ornamental

8 Flowering Crabapple

Shrub

36 Wintergreen Boxwood



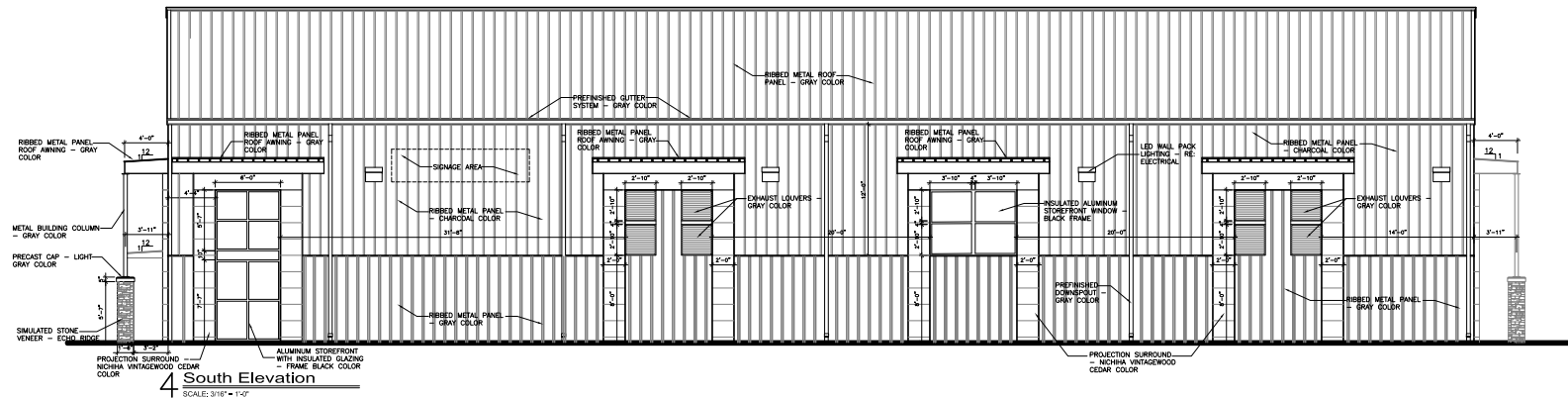
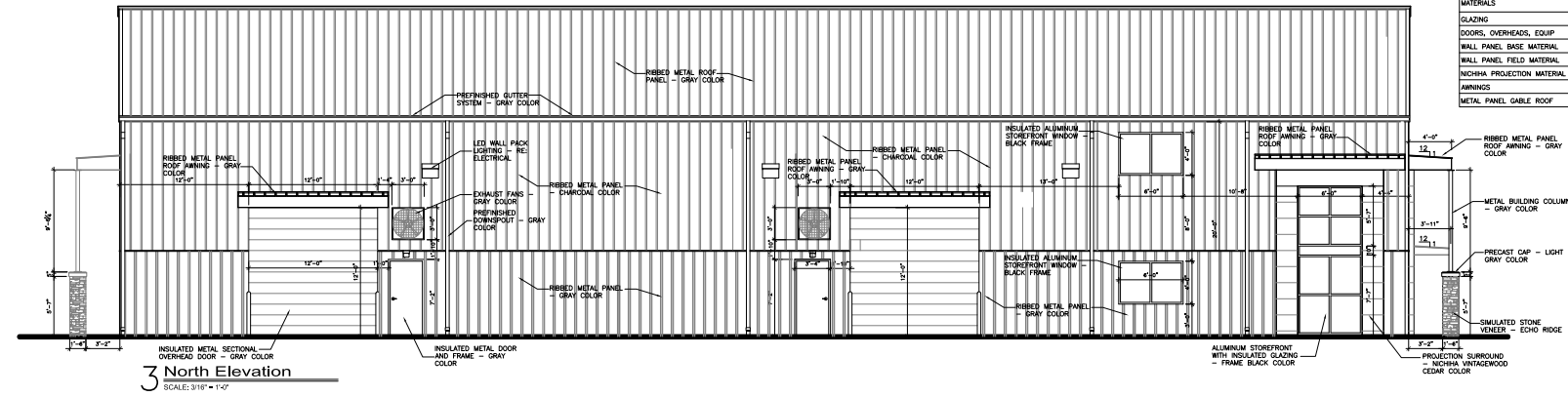
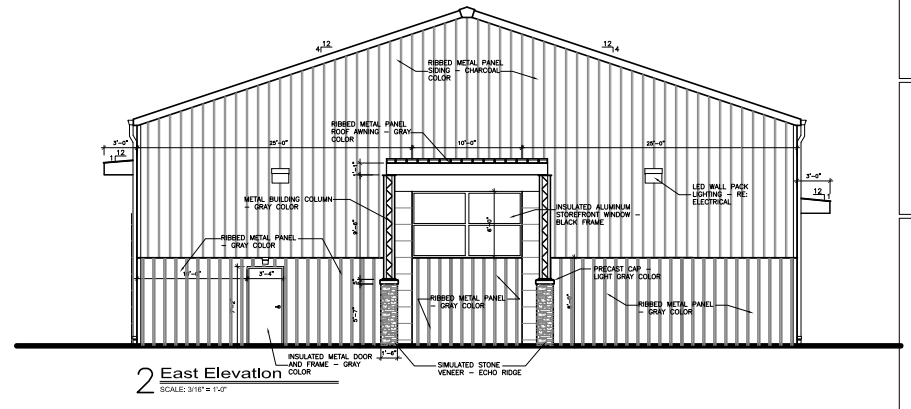
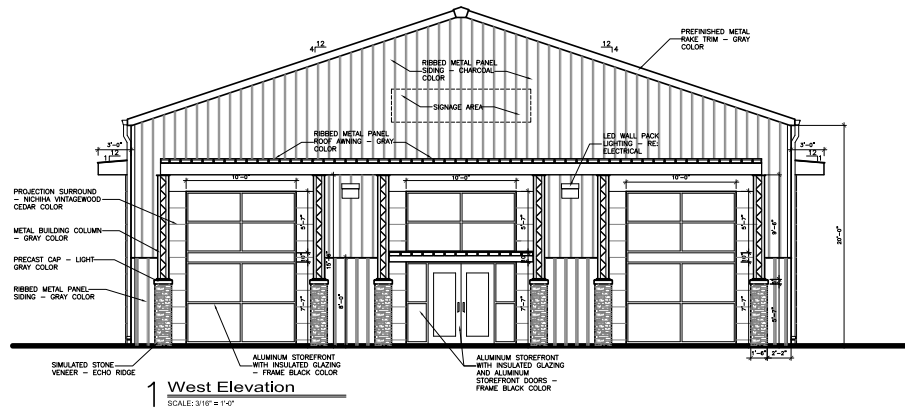
Building	building length +20% on each end				
	building	120 feet			
	20%	24 feet			
	20%	24 feet			
		168 feet			
		deciduous	ornamental	shrub	
		1 per 70 ft	1 per 70 ft	1 per 75 ft	
		2.8	2.4	6.72	
Parking					
	parking	138 feet	deciduous or	ornamental	shrub
			1 per 60 ft	1 per 60 ft	1 per 50 ft
		2.3	2.3	2.76	
Street frontage					
	parking	138 feet	deciduous	ornamental	shrub
			1 per 75 ft	1 per 75 ft	1 per 50 ft
			1.84	1.84	2.76
	building	120 feet	deciduous or	ornamental	shrub
			1 per 75 ft	2 per 75 ft	1 per 40 ft
			1.6	3.2	9
Foundation					
	primary façade	60 feet	deciduous or	ornamental	shrub
			1 per 25 ft	2 per 25 ft	10 per 25 ft
			2.4	4.8	24
		total calculated	5.34	7.44	45.24
		total proposed	12 ⁽¹⁾	8	36 ⁽²⁾
NOTES:					
[1]includes 3 conifer trees					
[2] to make up for the 10 shrubs an additional 22 deciduous have been added					

BY	REVISION	DATE
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RCUD	FOR CITY REVIEW	12-13-24



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



FINISH MATERIALS	NORTH ELEVATION %	SOUTH ELEVATION %	EAST ELEVATION %	WEST ELEVATION %
GLAZING	03%	04%	05%	24%
DOORS, OVERHEADS, EQUIP	16%	03%	02%	03%
WALL PANEL BASE MATERIAL	25%	33%	28%	12%
WALL PANEL FIELD MATERIAL	50%	47%	61%	41%
NICHHA PROJECTION MATERIAL	03%	11%	05%	14%
AWNING	03%	02%	01%	06%
METAL PANEL GABLE ROOF	33%	33%	N/A	N/A

NOT FOR
CONSTRUCTION

THE TOGALACH FIRM
700 N. Weber Street, Liberty, Missouri 64068
Office: 816-225-2420

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

Missouri Corporate Certificate of Authority approved January 21, 2021 for Missouri License A-2021002498

A New Warehouse Building for:
Walston Architectural Products
Lot 12, Industrial Park 1
St. Ann, Mo., Missouri
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REVISIONS:

EXTERIOR ELEVATIONS

PROJECT: DATE:
24-010 12-04-2024

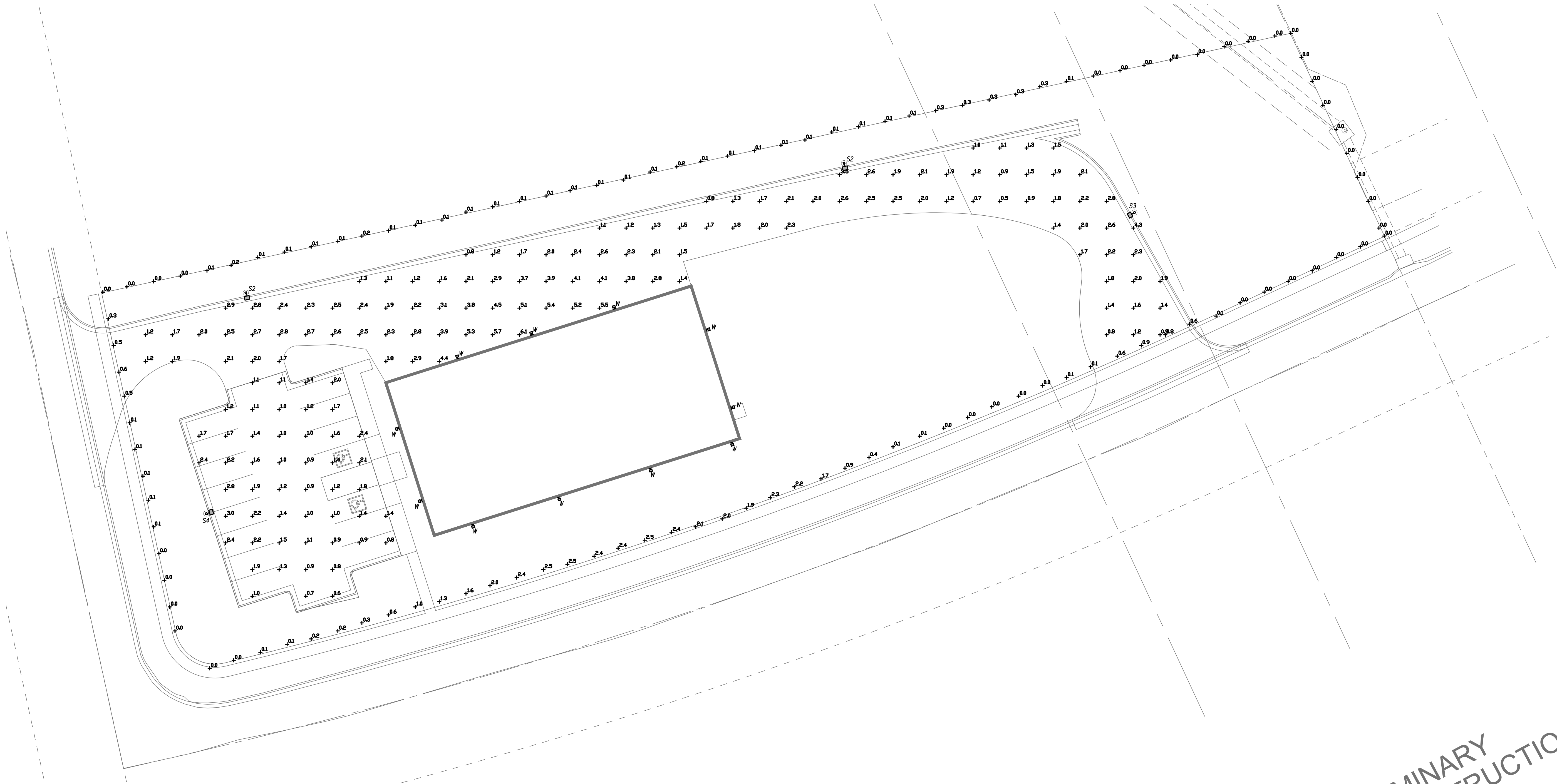
SHEET NUMBER:

A4.1

LIGHT FIXTURE SCHEDULE - SITE LIGHTING										
FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LED MODULE / DRIVER						
				ID	WATTS	LUMENS	CRI	CCT	DIMMING	VOLTAGE
S2	MCGRAW-EDISON	GALN GALLEON II	POLE-MOUNTED AREA LIGHT. LOW-PROFILE, ONE-PIECE DIE-CAST ALUMINUM HOUSING. LIGHT SQUARE LED ARRAYS - REFER TO LAMP DESCRIPTION FOR QUANTITY. IES TYPE II DISTRIBUTION W/ SPILL CONTROL AND INSTALLED HOUSE SIDE SHIELD. DIE CAST ALUMINUM MOUNTING ARM. PROVIDE WITH 17" HIGH, SQUARE STRAIGHT STEEL POLE FOR TOTAL OF 20' HIGH MOUNTING IN COMBINATION WITH 3' POLE BASE. POWDER COAT FINISH DARK BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT AND OWNER. PROVIDE WITH INTEGRAL DIMMING MOTION SENSOR FOR GIVEN MOUNTING HEIGHT.	S42B	82	9,076	80	3000K	0-10V	277/120
S3	MCGRAW-EDISON	GALN GALLEON II	SAME AS TYPE S2 EXCEPT WITH TYPE III DISTRIBUTION W/ SPILL CONTROL.	S42B	82	9,013	80	3000K	0-10V	277/120
S4	MCGRAW-EDISON	GALN GALLEON II	SAME AS TYPE S2 EXCEPT WITH TYPE IV DISTRIBUTION W/ SPILL CONTROL.	S42B	82	8,900	80	3000K	0-10V	277/120
W	LITHONIA	WDE3	NOMINAL 9" TALL BY 18" WIDE BY 8" DEEP LED WALL PACK FIXTURE. DIE-CAST ALUMINUM HOUSING WITH ACRYLIC LENS. TYPE 3 OPTICS. DARK BRONZE FINISH OR AS SELECTED BY THE ARCHITECT. WET LOCATION LISTED. INTEGRAL BI-LEVEL MOTION SENSOR 100/35% DIMMING LEVELS.	P1	52	6,168	80	3000K	0-10V	277/120

PARKING LOT STATISTICS					
DESCRIPTION	MAINTAINED LIGHTING LEVELS			UNIFORMITY	
	AVG. (F.C.)	MAX. (F.C.)	MIN. (F.C.)	MAX. / MIN.	AVG. / MIN.
PARKING LOT	1.4	3.0	0.6	5.0 : 1	2.3 : 1
DRIVE	2.3	6.1	0.5	12.2 : 1	4.6 : 1
NORTH PROPERTY LINE	0.1	0.3	0.0	--	--
EAST PROPERTY LINE	0.0	0.0	0.0	--	--
SOUTH PROPERTY LINE	0.9	2.5	0.0	--	--
WEST PROPERTY LINE	0.2	0.6	0.0	--	--

NOTES:
1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
2. CALCULATIONS PERFORMED USING VISUAL 2020.
3. THERE SHALL BE NO DIRECT ILLUMINATION OF RESIDENTIAL PROPERTIES ADJACENT TO THIS PROPERTY OR ACROSS PUBLIC RIGHT-OF-WAY.



MEP SITE PLAN
1" = 20'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

pkmr
ENGINEERS

PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
13300 W 98TH STREET
LENEA, KS 66215
913.492.2400
WWW.PKMRENG.COM
MO State Certificate of Authority #E-2002020886

THE TOGALACH FIRM

210 N. Water Street, Liberty, Missouri 64068
Office: 816-225-3420

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Missouri Corporate Certificate of Authority approved January 21, 2021 for Missouri License A-2021002498

A New Warehouse Building for:
Walston Architectural Products

Lot 12, Industrial Park 1
Smithville, Missouri

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REVISIONS:

SITE PHOTOMETRICS

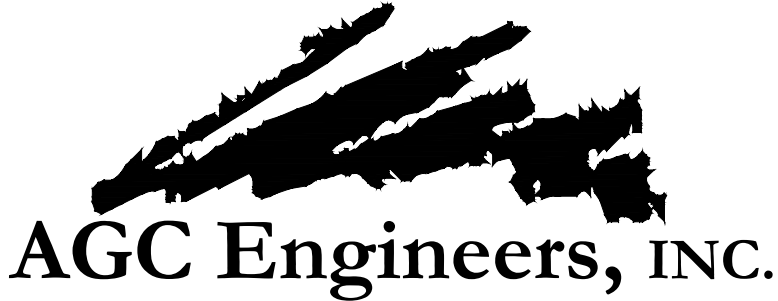
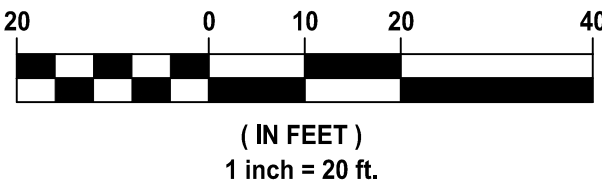
PROJECT: 24-010 DATE: December 13, 2024

SHEET NUMBER:
PE1.0

N:\Land Projects\Miss. Walnut 2024 (Smithville, Mo.)\Drawings\Drawings-Plans\Site Plans\TRUCK MOVEMENT EXHIBIT.dwg, TRUCK MOVEMENT, 12/10/2024, 5:05:45 PM, ANSI full sheet D (34.00 x 22.00 inches), 1:1



BY	REVISION	DATE
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RC/JD	FOR CITY REVIEW	12-13-24



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12-13-24

WALSTON PRODUCTS
SMITHVILLE, CLAY COUNTY, MISSOURI

SITE PLANS