



Planning and Zoning Commission Meeting

February 10, 2026

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

Meetings are live streamed on the [City's YouTube](#) page.
The recordings are posted to social media and the City's website within 24 hours of the meeting.

- 1. Call to Order**
- 2. Approve the December 9, 2025, Planning Commission Minutes**
- 3. Staff Report**
- 4. Public Hearing – Rezoning and Initial Zoning – 1503 & 1505 E. Main St.**

The purpose of this hearing is to take public comment on the proposed rezoning of two lots from A-1 and County Ag to B-3.

- 5. Zoning for 1503 & 1505 E. Main St. – A-1 and County Ag to B-3**

Applicant seeks to amend the zoning on 1503 E. Main St. to B-3 and set the initial zoning of 1505 E. Main St. to B-3 to prepare for a site plan review on the combined properties.

- 6. Site Plan Review – Clay Creek Meadows Townhomes**

Applicant seeks Site Plan review of a R-3 development consisting of 203 units of 2, 3, 4, and 5-Unit Townhomes.

- 7. Site Plan Review – 14890 Industrial Dr. Commercial Building for Diesel Repairs**

Applicant seeks approval for a new 9,600 ft² building on 5 acres.

- 8. Adjourn**



SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

December 9, 2025

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, Rob Scarborough, Terry Hall, Deb Dotson, Mayor Damien Boley, John Chevalier and Billy Muessig.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The November 13, 2025, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by ALDERMAN WILSON.

Ayes 6, Noes 0, Abstain 1 (CHEVALIER). Motion carried.

3. STAFF REPORT

HENDRIX reported:

The Fairview Townhomes project is now complete. All 64 units have been final inspected, and Certificate of Occupancies have been issued. These are all rental units and are unsure of the number of units that are occupied.

Clay Creek Meadows has submitted 2 permit applications for single family homes on Lake Meadows Drive. The roads are in for phase 2. There is a sag that is causing water to puddle so a correction will need to be made to fix that. The still need to redo the overflow basin at the Diamond Crest lift station. Once these 2 items are completed, they can record their Final Plat. The purchaser of the lots has submitted an application for the townhome

site plan review. This will either be on the January or February meeting agenda.

The Main and Mill Street project is still making progress. The roof was completed today

4. ELECTION OF OFFICERS

VICE CHAIRMAN

MAYOR BOLEY nominated HALL. CHEVALIER seconded.

THE VOTE: CHEVALIER-AYE, MAYOR BOLEY-AYE, HALL-ABSTAIN, MUESSIG-AYE, SCARBOROUGH-AYE, DOTSON-AYE, ALDERMAN WILSON-AYE.

AYES-6, NOES-0, ABSTAIN-1. MOTION PASSED

5. PUBLIC HEARING – PRELIMINARY PLAT – LAKESIDE FARMS SUBDIVISION – 244 LOTS AND 287 DWELLING UNITS

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON THE PROPOSED PRELIMINARY PLAT FOR LAKESIDE FARMS SUBDIVISION.**

Public hearing opened.

HENDRIX explained that this proposal is the same preliminary plan approved last December, which was later revoked in May due to construction scheduling issues tied to the development agreement. The applicant has now submitted a new proposal for the development agreement. The original version had a numbering error which omitted Lot 21, meaning calculations were mistakenly based on 289 units instead of the correct 287. All density and unit counts have been updated accordingly. He explained the changes made to the agreement relating to sewer and parks and explained that no changes were made from the previous agreement for traffic and storm water.

The updated development agreement and staff report have been entered into the public hearing record.

David Horrocks 18405 N. Main Street —Stated that he noticed that the lots are smaller, which will add a lot more traffic.

HENDRIX stated that the zoning has stayed the same which is R-1D and R-2. He explained the average lot width for the single-family homes is 55 feet. There will be a traffic light installed at 169 Hwy and 188th Street before the 61st house would be issued a permit.

Public hearing closed.

6. LAKESIDE FARMS PRELIMINARY PLAT – 244 LOTS

- **APPLICANT SEEKS TO AMEND THE PREVIOUSLY APPROVED PLAT AND DEVELOPMENT AGREEMENT TO CREATE A NEW SUBDIVISION OF 244 LOTS CONTAINING 287 DWELLING UNITS.**

MAYOR BOLEY motioned to approve the Lakeside Farms Preliminary Plat. Seconded by HALL.

HENDRIX stated that the guidelines for review are provided in the packet. This hasn't changed and has been the same for the last 12 years. Staff's recommendation is that it complies with everything that we've asked for and its recommend for approval.

Discussion: None

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

AYES-7, NOES-0. MOTION PASSED

7. ADJOURN

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

VOICE VOTE: Ayes 6, Noes 1. Motion carried.

CHAIRMAN CHEVALIER declared the session adjourned at 7:19 p.m.

Not Yet Approved



Planning and Zoning Commission Procedural Summary

MEETING DATE: 2/10/2026

DEPARTMENT: Development

AGENDA ITEM: Zoning 1503 and 1505 East Main Street

REQUESTED COMMISSION ACTION:

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

SUMMARY OF PROCEDURE:

The application is to rezone two adjacent vacant lots from A-1 (1503) and County Ag (1505) to the B-3 district.

A draft findings of fact are presented 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 checked="" 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 type="checkbox"/> Other: | |



STAFF REPORT

January 21, 2026

Rezoning of Parcel Id # 05-618-00-01-009.00 & 05-604-00-01-003.02

Application for a Zoning District Classification Amendment

Code Sections:

400.560.C Zoning District Classification Amendments

Property Information:

Address:	1503 & 1505 E. Main St.
Owner:	Lepe Construction LLC & OTOE-MISSOURIA PARK LLC
Current Zoning:	A-1 & County AG
Proposed Zoning:	B-3

Public Notice Dates:

1 st Publication in Newspaper:	January 21, 2026
Letters to Property Owners w/in 185':	January 21, 2026

GENERAL DESCRIPTION:

The owners have submitted an application proposing to rezone approximately 1.84 acres from A-1 to B-3 and set the initial zoning on newly annexed land from County AG to B-3. The proposed zoning classification is intended to match the future overlay district requirements in the Smith's Fork Park Commercial Overlay District focused on Commercial establishments relating to Smithville Lake that encourage more visitors and customers to this area.

EXISTING ZONING:

The existing zoning of 1503 is the same as that when it was annexed many years ago, and 1505 is recently annexed land with the original county zoning, both for agricultural uses.

CHARACTER OF THE NEIGHBORHOOD *400.560.C.1*

The surrounding area consists of US Corps of Engineers land occupied by the City's Smith's Fork Park to the north, B-3 zoned land occupied by Grace Community

Church to the southeast and a 43+/- acre farm to the south. The nearest residential housing is over 700 feet away.

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

The existing Comprehensive Plan was approved on November 10, 2020, by the Planning Commission and adopted as the official development policy of the City on November 17, 2020, by the Board of Aldermen. That plan calls for a new Smith's Fork Park Commercial Overlay District to be created once the Corps land to the north is annexed. The boundaries of the district is suggested to include the 43+/- acre farm to the south, the subject properties and the Corps Land to the North. The proposed district will encourage flexibility in uses but specifically allow Commercial establishments relating to Smithville Lake that encourage more visitors and customers to this area. The subject properties are in red:



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

Streets and Sidewalks:

Main Street and the Main Street trail represent the southeast boundary of the subject property and are fully adequate for the intended district

Water, Sewer and Storm water

The city has water service bisecting the two properties, and sanitary sewers are available uphill from the project on city park property. Developer will be required to install all necessary improvements to attach to these utilities.

All other utilities

Future Development will be conditioned upon installation of all other needed utilities at the cost of the development, but all utilities were available on the site for the recently demolished house.

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

The current use is A-1, agricultural and County AG, with no real agricultural uses on either property, just a former home and an abandoned, orphaned parcel of ground left unused since the 1980's.

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

The property was zoned to its' existing district classification when annexed, and the agricultural nature is subject to change with the proposed commercial overlay district.

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

The proposed district is compatible with the adjacent uses, particularly when the proposed overlay is completed.

EXTENT WHICH THE AMENDMENT MAY DETRIMENTALLY AFFECT NEARBY PROPERTY *400.560.C.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 meets the Comprehensive Plan recommendations.

Respectfully Submitted,

Zoning Administrator

FINDING OF FACTS AND CONCLUSIONS OF LAW

Applicant: Lepe Construction LLC and Otoe-Missouri Park LLC

Land Use Proposed: B-3

Zoning: A-1 and County AG

Property Location: 1503 and 1505 E. Main St.

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 February 10, 2026, 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 consists of US Corps of Engineers land occupied by the City's Smith's Fork Park to the north, B-3 zoned land occupied by Grace Community Church to the east and southeast and a 43+/- acre farm to the south. The nearest residential housing is over 700 feet away.

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

The existing Comprehensive Plan was approved on November 10, 2020, by the Planning Commission and adopted as the official development policy of the City on November 17, 2020, by the Board of Aldermen. That plan calls for a new Smith's Fork Park Commercial Overlay District to be created once the Corps land to the north is annexed. The boundaries of the future overlay district is suggested to include the 43+/- acre farm to the south, the subject properties and the Corps Land to the North. The proposed district will encourage flexibility in uses but specifically allow Commercial establishments relating to Smithville Lake that encourage more visitors and customers to this area.

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 A-1, agricultural and County AG, with no real agricultural uses on either property, just a former home and an abandoned, orphaned parcel of ground left unused since the 1980's.

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

The property was zoned to its' existing district classification when annexed, and the agricultural nature is subject to change with the proposed commercial overlay district.

6. Compatibility of the proposed district classification with nearby properties.

The proposed district is compatible with the adjacent uses, particularly when the proposed overlay is completed.

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 10, 2026, 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 A-1 and County AG to B-3 is governed by Section 400.560 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 B-3.

MEETING DATE: 2/10/2026

ACTION ITEM: Site Plan Review

AGENDA ITEM: Site Plan Review – Clay Creek Townhomes 169 & W Highways

REQUESTED COMMISSION ACTION:

A motion to approve the site plan for the Clay Creek Townhomes development

SUMMARY OF PROCEDURE:

The application is to obtain site plan approval for 53 lots in the Clay Creek Meadows Townhome subdivision. The application includes typical color breakdowns for the units (3-plex submitted, but project includes 2-, 3-, 4- and 5-plex buildings) to reflect the separate individual units, along with landscaping plans. Site layout was set with the approval of the Preliminary and Final Plats for the development last year. In order to evaluate the submission, the following items should be considered, to the extent possible.

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

Site Plan Review of Parcel Id #05-816-00-05-004.00

Application for Site Plan Approval

Code Sections:

400.390 – 400.440

Site Plan Approval

Property Information:

Address: 169 & W Highways

Owner: Clay Creek Meadows LLC/D.R. Horton

Current Zoning: R-3

Application Date: 12/03/2025

GENERAL DESCRIPTION: The applicant seeks to obtain site plan approval for the Clay Creek Meadows subdivision's multi-family zoned area. The request is for 2-, 3-, 4-, and 5-plex buildings located in the 53 multi-family lots in the approved Preliminary Plat of that subdivision. The proposal includes six different color palettes to be distributed among the various sized buildings. When completed, the buildings will be subdivided into multiple lots as described in §425.270 of the code for individual sale. The landscaping will include 50 large deciduous trees, 37 ornamental flowering trees and various low shrubs in numerous locations throughout the development with the most densely planted areas along the 169 and W highway rights of way and the entrances from Lake Meadows Dr. onto Corbyn and Mulberry Lane from Corbyn.

Section 400.425 Standard of Review

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

R-3 district requirements have reduced requirements compared to commercially zoned properties. The intent of the R-3 requirements is to ensure "All residential building and sites shall be constructed with materials that are durable, economically maintained and of a quality that will retain their appearance over time." The building materials include Hardie Panel construction throughout, with varying stone façade treatments on the front of each unit. The color schemes are generally earth tones, designed to clearly delineate the separate nature of each unit but still tie the building units and buildings together in a cohesive manner.

The massing and façade treatment is simple to maintain the single-family residential character, with specific delineation of each unit on the rear of the buildings with separate trims and colors. The site layout of this development is limited to the approved preliminary plat layout, which was previously approved, but it still takes into account the service level of all adjacent roads, particularly avoiding the higher-level streets from the front facades where possible. To the extent that the development is laid out in accordance with standard residential developments, parking is similar to standard single family detached residential areas. The density of the units and their incumbent driveways will limit the availability of on-street parking, but the driveways will accommodate parking without need for separate parking lots. The only parking lot will be for the proposed pool that will be available for the owners of the development units.

The entire development is typical single-family detached in its' layout, so no parking lot lighting or other problematic lighting is shown. The buildings will have their respective front and rear exit lighting, and the development will have standard street lighting in accordance with city street lighting standards. The landscaping requirements require developments to maintain the general residential feel. The submitted landscape plan meets the landscaping requirements by including 50 large deciduous trees, 37 ornamental flowering trees and numerous shrubs laid out in clusters to obtain the maximum buffer from the adjacent roadways. The largest focus is on 169 and W highways and buffering from those high service level roadways. All the pedestrian and recreational considerations were accounted for by building a new parking lot for the adjacent Diamond Creek Park with its' splash pad.

2. The extent to which the development would be compatible with the surrounding area. The development is just west of the very similar Clay Creek Townhomes development, but the Meadows will be individual for sale units instead of buildings for rentals.

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. All utilities will be served to the development in accordance with design standards.

4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan. The density and type of units matches the Future Land Use Plan of the area.

5. The extent to which the proposal conforms to the adopted engineering standards of the city. The building will be constructed in accordance with all building codes.

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 plan complies with city guidelines.

7. The extent to which the buildings, structures, walkways, roads, driveways, open space and parking areas have been located to achieve several different objectives. The location is a former bean field, so no views will be diminished; no natural amenities were existing; the stormwater prevention is in compliance with the subdivision regulations. The environmental impact is addressed during building construction under the currently adopted building codes, and all utilities will be or have been constructed in accordance with the governing authorities. the following objectives:

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan conditioned upon construction meeting the requirements of final approved plans for the buildings, and the landscaping requirements of this site plan approval.

Respectfully Submitted,

Director of Development



UNPLATTED
MIP, INC.

UNPLATTED
REORGANIZED CHURCH OF JESUS
CHRIST OF LATTER DAY SAINTS

BOOK 3693
PAGE 831

DIAMOND CREST
PARKLAND

DIAMOND CREST
813RD PLAT



CLAY CREEK PROPOSED LANDSCAPING

(1) LARGE DECIDUOUS TREE:



- BLACK OAK (*Quercus velutina*)
- BUR OAK (*Quercus macrocarpa*)
- NORTHERN RED OAK (*Quercus rubra*)
- SILVER MAPLE (*Acer saccharinum*)
- SUGAR MAPLE (*Acer saccharum*)

(2) ORNAMENTAL FLOWERING TREES:



- AMERICAN LINDEN (*Tilia americana*)
- EASTERN REDBUD (*Cercis canadensis*)
- FLOWERING DOGWOOD (*Cornus florida*)
- GREEN ASH (*Fraxinus pennsylvanica*)

(3) SHRUBS:



- ARROWWOOD VIBURNUM (*Viburnum dentatum*)
- BUCKBRUSH (*Symphoricarpos orbiculatus*)
- GRAY DOGWOOD (*Cornus foemina*)
- NINEBARK (*Physocarpus opulifolius*)





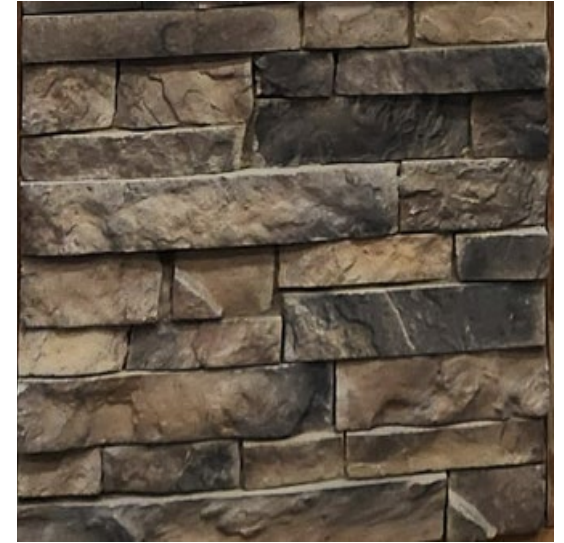
Primary Siding-Monterey Taupe



Shake-Iron Gray



Board & Batten-Cobble Stone



Stone-Tuscan



Door/ Shutters-Chocolate

Exterior Package A

Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Home and community information, including pricing, included features, terms, availability, and amenities are subject to change and prior sale at any time without notice or obligation. D.R. Horton is an Equal Opportunity Builder.



Primary Siding-Pearl Gray



Shake-Night Gray



Board & Batten-Arctic White



Stone-Storm Grey



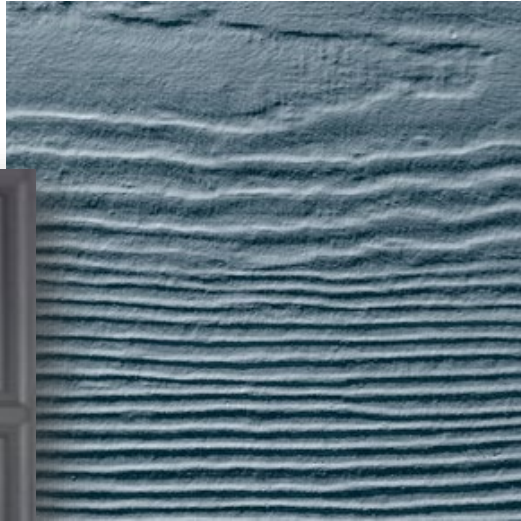
Door/Shutters-Black

Exterior Package B

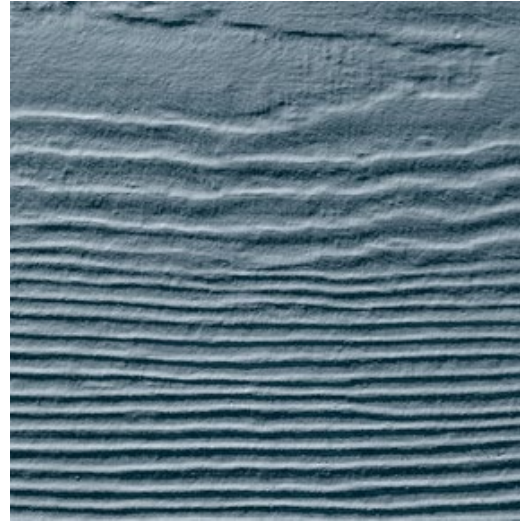
Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Home and community information, including pricing, included features, terms, availability, and amenities are subject to change and prior sale at any time without notice or obligation. D.R. Horton is an Equal Opportunity Builder.



Primary Siding-Cobble Stone



Shake-Boothbay Blue



Board & Batten-Boothbay Blue



Stone-Williamsburg



Door/Shutters-Gray

Exterior Package C

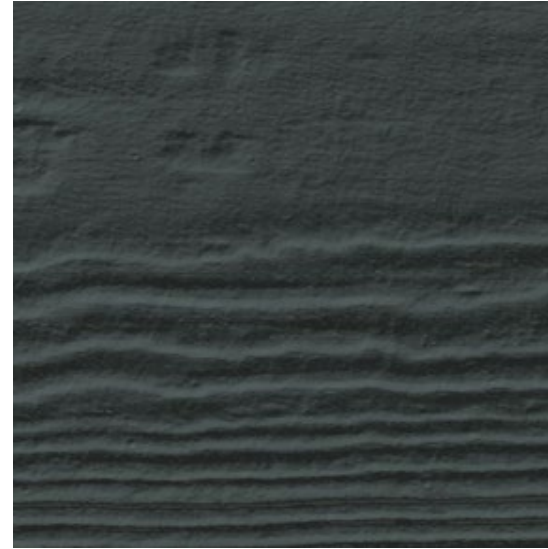
Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Home and community information, including pricing, included features, terms, availability, and amenities are subject to change and prior sale at any time without notice or obligation. D.R. Horton is an Equal Opportunity Builder.



Primary Siding-Light Mist



Shake-Iron Gray



Board & Batten-Iron Gray



Stone-Storm Grey



Door/Shutters-Black

Exterior Package D

Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Home and community information, including pricing, included features, terms, availability, and amenities are subject to change and prior sale at any time without notice or obligation. D.R. Horton is an Equal Opportunity Builder.



Primary Siding-Arctic White



Shake-Arctic White



Board & Batten-Arctic White



Stone-Williamsburg



Door/Shutters-Black

Exterior Package E

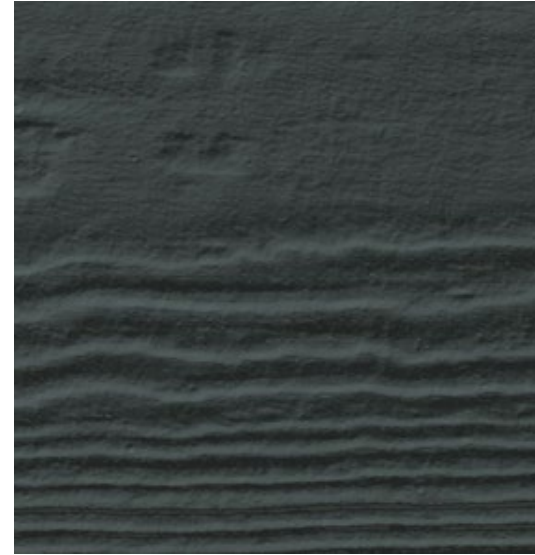
Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Home and community information, including pricing, included features, terms, availability, and amenities are subject to change and prior sale at any time without notice or obligation. D.R. Horton is an Equal Opportunity Builder.



Primary Siding-Aged Pewter



Shake-Iron Gray



Board & Batten-Iron Gray



Stone-Tuscan



Door/Shutters- Black

Exterior Package F

Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Home and community information, including pricing, included features, terms, availability, and amenities are subject to change and prior sale at any time without notice or obligation. D.R. Horton is an Equal Opportunity Builder.





MEETING DATE: 2/10/2026

ACTION ITEM: Site Plan Review

AGENDA ITEM: Site Plan Review – 14890 Industrial Dr.

REQUESTED COMMISSION ACTION:

A motion to approve the site plan for a new diesel repair facility at 14890 N. Industrial Dr.

SUMMARY OF PROCEDURE:

The application is to obtain site plan approval Lot 18 in First Park 2nd Plat at 14890 N. Industrial Dr. The application is for a new 9,600 ft² diesel mechanical repair facility.

In order to evaluate the submission, the following items should be considered, to the extent possible.

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

Site Plan Review of Parcel Id #05-816-00-05-004.00

Application for Site Plan Approval

Code Sections:

400.390 – 400.440

Site Plan Approval

Property Information:

Address: 14890 N. Industrial Drive

Owner: KANSAS CITY PROPERTIES AND INVESTMENTS LLC

Current Zoning: I-1

Application Date:

12/12/2025

GENERAL DESCRIPTION: The applicant seeks to obtain site plan approval for a new 9,600 sq ft diesel repair mechanical shop with office space on Lot 18 of First Park, 2nd Plat.

Section 400.425 Standard of Review

1. The extent to which the proposal conforms to these regulations. I-1 permitted uses include heavy equipment and machinery, commercial truck and tractor sales, rental and service. The proposed use is in compliance with Section 400.180 (Light Industrial District Use Regulations)

- A. Building Materials. The exterior building materials utilized on the street facade(s) shall be extended in a continuous wrap around to the non-street facing facade by a minimum of thirty percent (30%) of the building wall length. The planned design and materials meet or exceed the minimum standards in our ordinances. Stone Wainscot to wrap office area on North & South Elevations. Typical side elevation, metal panel wainscot with main body color and 3rd color contrasting trim (typical North and South sidewalls and West end wall. Overhead garage doors with contrasting color.
 - B. Building Color. 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 building colors are tan and earth tones and are compatible with nearby developed properties. Overhead garage doors contrast. Vertical and horizontal wall articulation shows clearly recognizable base, middle and top utilizing pre-finished/pre-engineered metal siding panels and synthetic or natural stone.
 - C. Building Massing and Facade Treatment. Any wall exceeding sixty (60) feet in length shall include vertical architectural features such as columns, ribs, pilasters, piers, changes in wall planes, changes in texture or materials and window/door pattern no less than twelve (12) inches in width. Vertical Wall Articulation guidelines are followed. The submission shows a 3-color contrast utilizing lower and upper panels with vertical and horizontal breaks.
 - D. Site Layout Principles.
 - 1. Buildings located mid-block should be oriented with the primary facade facing the public right-of-way. A minimum of sixty percent (60%) of the off-street parking spaces provided shall be located in the side or rear yard areas. The remaining forty percent (40%) of spaces may be located between the facade and the right-of-way. The site plan follows the above requirements. Service parking & storage is located on the side and rear of building.
 - 2. Primary Facades and Landscaping. There is a well-defined primary customer entrance with storefront glass windows and doors. Landscaping includes 9 trees and 30 Shrubs focused along the 312.76 feet of public road frontage.
2. The extent to which the development would be compatible with the surrounding area. The building aesthetics generally fit in with nearby buildings and certainly do not clash. Being an industrial zoning, the planned use fits 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. All utilities will be served to the development in accordance with design standards. The proposed layout will not increase the amount of off-site stormwater runoff and will comply with engineering standards. Stormwater prevention was completed in the development phase of the 2nd Plat.

4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan. The plan is agreeable with the 2030 Comprehensive Plan, "Allow and promote industrial growth within dedicated industrial zones."

5. The extent to which the proposal conforms to the adopted engineering standards of the city. The building will be constructed in accordance with all building codes.

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 plan complies with city guidelines.

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; No off-site views will be diminished.

b. Conserve natural resources and amenities available on the site; There are no current natural resources or amenities on the site.

c. Minimize any adverse flood impact; The area is not in a flood impact area.

d. Ensure that proposed structures are located on suitable soils; The area was stripped to virgin soil during the development phase. No trees or native plants are present. The development's landscaping plan brings in general native plants.

e. Minimize any adverse environmental impact; All erosion control will be in place during construction. No adverse environmental impact is expected.

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. All utilities and storm water prevention will be constructed in compliance with current city standards.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan conditioned upon construction meeting the requirements of final approved plans.

Respectfully Submitted,

Director of Development

MIDWEST FLEET & EQUIPMENT SERVICE

PEMB DIESEL MAINTENANCE BLDG

MPE

10233 MILLSTONE DRIVE #4112
LANEXA, KANSAS 66220

816.916.4675

MICHAEL WELCH, P.E.
P: 816.678.3378
MWELCH@MWECLLC.COM

STEVE BLACKBURN
P: 816-833-6550
STEVE@AECONSORT.COM

STRUCTURAL

7700 SHAWNEE MISSION PARKWAY STE 104
OVERLAND PARK, KS 66202

913.735.7006

ADAM MITCHELL, P.E.
MITCHELL@S1STRUCTURAL.COM

CIVIL

RL BUFORD & ASSOCIATES, LLC

201 MAIN ST., SUITE 6
PARKVILLE, MO 64152
RLBUFORD.COM

816.741.6152

ROBERT YOUNG PLS
ROB@RLBUFORD.COM

SURVEYOR

RL BUFORD & ASSOCIATES, LLC

201 MAIN ST., SUITE 6
PARKVILLE, MO 64152
RLBUFORD.COM

816.741.6152

ROBERT YOUNG PLS
ROB@RLBUFORD.COM

CLIENT

SHANE CREES
KANSAS CITY
PROPERTIES &
INVESTMENTS, LLC
14191 CATTLE RANCH
DRIVE
SMITHVILLE, MO 64089
816-719-9327



**JOWLER CREEK
ARCHITECTURE**
15105 JOWLER CREEK ROAD
CAMDEN POINT, MD 21613
816.876.6794

TECHNOCAD
724 NE 85th STREET
MIAMI, FL 33138
P: 786.740.4898

STRUCTURAL ENGINEER
S1 STRUCTURAL
7700 SMP #104
OVERLAND PARK, KS 66202
PH: 913.735.7006

MPE ENGINEER
CONSORTIUM
10233 MILLSTONE
DRIVE #4112
LENEXA, KS 66220
816.916.4675

NOT FOR
CONSTRUCTION

**MIDWEST FLEET &
EQUIPMENT SERVICE**
PEMB DIESEL MAINTENANCE BLDG

14890 N. INDUSTRIAL DRIVE
SMITHVILLE, MO 64089

WAREHOUSE 8000 SFT
OFFICE 1600 SFT
TOTAL 9600 SFT GROSS

GENERAL INFORMATION

G000 COVER SHEET
G001 GENERAL INFORMATION

ARCHITECTURAL

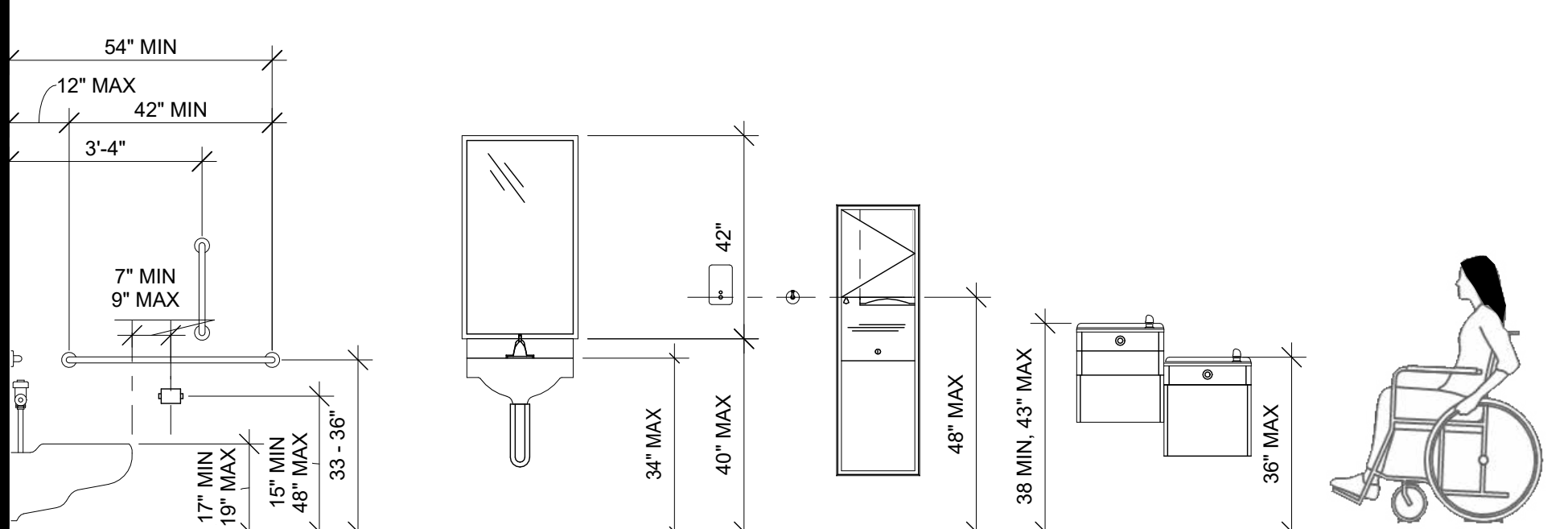
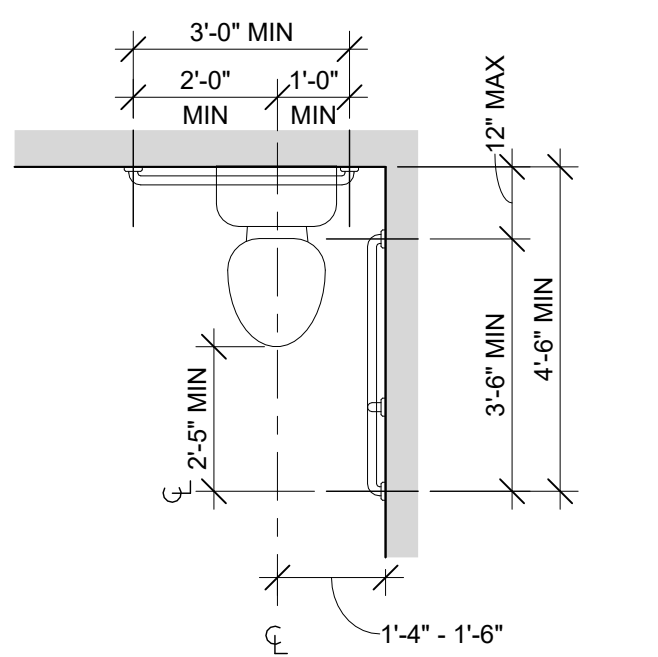
A100 PLAN
A200 ELEVATIONS
A900 PERSPECTIVE

NO.	ISSUE/REVISION	DATE
1	PLANNING	

COVER

G000

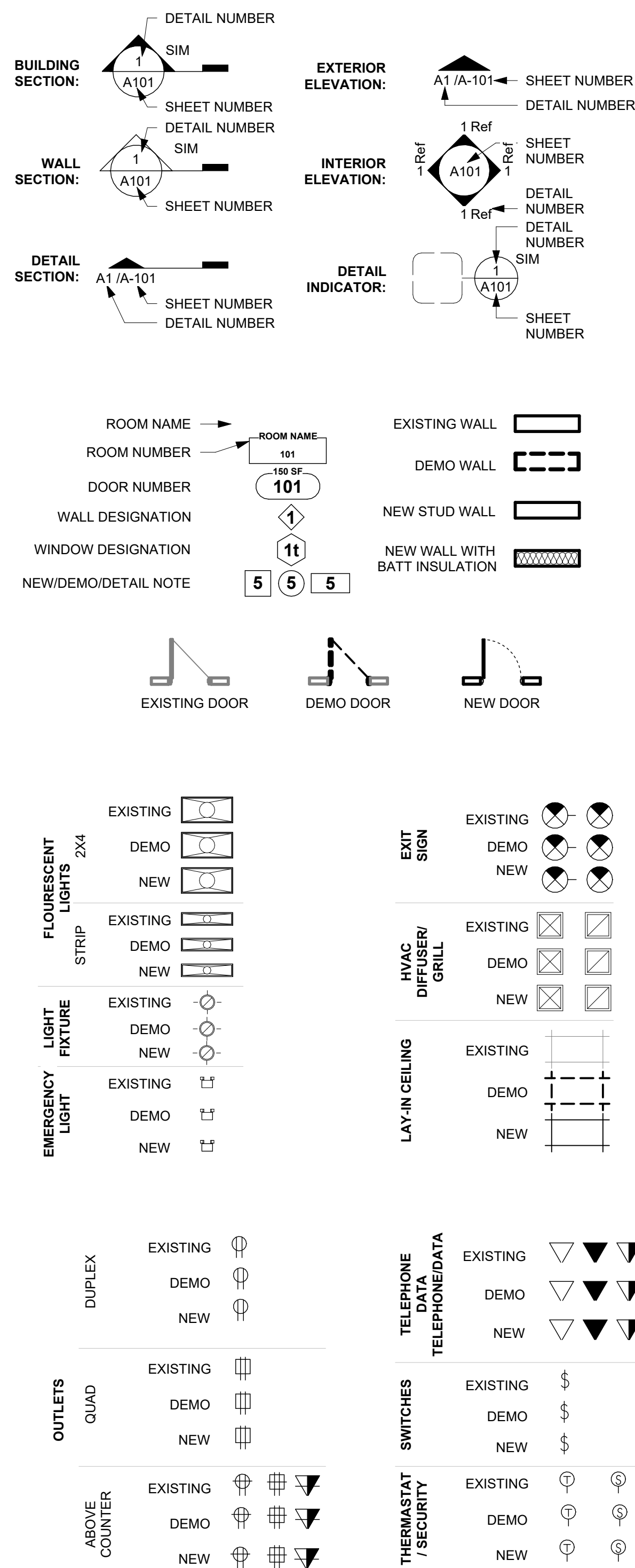
© 2028 JOWLER CREEK ARCHITECTURE



ACCESSIBILITY MOUNTING HEIGHTS N4

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH FEDERAL AND STATE LAWS, CURRENT LOCAL ORDINANCES AND BUILDING CODES, AND THE AMERICANS WITH DISABILITIES ACT (ADA). REFER TO CODE SUMMARY FOR SPECIFIC APPLICABLE LAWS, ORDINANCES, AND CODES. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS NECESSARY BY THE CONSTRUCTION COVERED IN THE PROJECT.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNERS REPRESENTATIVE AND THE ARCHITECT.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES AND SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON PLANS AND SPECIFIED IN THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT/ENGINEER ANY MATERIALS TO BE REUSED AND WILL BE RESPONSIBLE FOR VERIFYING AND MAINTAINING THE FUNCTION AND AESTHETIC INTEGRITY OF THE MATERIALS.
7. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL SECTIONS OF THE SPECIFICATIONS BEFORE BEGINNING THE WORK..
8. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ARCHITECT .
9. DRAWINGS CONTAINED IN THE SET SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS UNLESS APPROVAL FROM THE DESIGN DISCIPLINE WHO DEVELOPED DRAWING FILES HAS BEEN RECEIVED.
10. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCES OF CONSTRUCTION AND THE SAFETY OF ALL CONSTRUCTION PERSONNEL AND VISITORS.
11. DO NOT SCALE DRAWINGS; FOLLOW WRITTEN DIMENSION AND NOTES. CONTACT ARCHITECT FOR CLARIFICATIONS IF REQUIRED.
12. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITIONS OR DIMENSIONS ARE REPRESENTATIVE OR THE SAME FOR SIMILAR CONDITIONS THROUGHOUT.
13. FAILURE TO REPORT A CONFLICT IN THE CONTRACT DOCUMENTS SHALL BE DEEMED EVIDENCE THAT THE CONTRACTOR HAS ELECTED TO PROCEED IN THE MORE EXPENSIVE MANNER.
14. CONTRACTOR TO COORDINATE SCHEDULE OF PROPOSED WORK WITH OWNER PRIOR TO ANY WORK BEING STARTED ON THE PREMISES.
15. ON COMPLETION OF THE PROJECT, CONTRACTOR SHALL CLEAN ALL SURFACES AND LEAVE THE WORK IN CLEAN CONDITION. THE CONTRACTOR AT ALL TIMES SHALL KEEP PREMISES FREE FROM WASTE MATERIALS AND RUBBISH CAUSED BY THE WORK.
16. WHENEVER CONTRACT DOCUMENTS REASONABLY INFER MATERIALS OR INSTALLATION AS NECESSARY TO PRODUCE THE INTENDED RESULTS, BUT DO NOT FULLY DETAIL OR SPECIFY SUCH MATERIALS, THE CONTRACTOR SHALL PROVIDE THE MATERIALS AND LABOR REQUIRED FOR INSTALLATION.
17. WORDS LIKE "INSTALL," "PROVIDE," "LOCATE," "FURNISH," AND "SUPPLY" SHALL BE CONSTRUED TO INCLUDE COMPLETE FURNISHINGS AND INSTALLING OR CONSTRUCTION BY THE CONTRACTOR.
18. ALL MANUFACTURER AND PRODUCT REFERENCES ARE BASIS-OF-DESIGN ONLY. ITEMS CAPABLE OF EQUAL PERFORMANCE, BUT PROVIDED BY AN ALTERNATE MANUFACTURER, WILL BE ACCEPTABLE.
19. CONSTRUCTION SITE TO COMPLY WITH NFPA #1 AND #241.
20. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO BE REPORTED TO PROJECT FIELD SUPERINTENDENT IMMEDIATELY.
21. ALL MEANS OF EGRESS TO REMAIN IDENTIFIABLE AND OPEN DURING CONSTRUCTION.
22. ALL EXISTING CONDITIONS, DIMENSIONS, AND MATERIALS OF CONSTRUCTION ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY DEMOLITION WORK OR ANY NEW CONSTRUCTION.
23. ALL CONDITIONS, DIMENSIONS, ROOMS/ SPACES, AND MATERIALS OF CONSTRUCTION INDICATED ON THESE SHEETS/DRAWINGS ARE "EXISTING", UNLESS NOTED OTHERWISE.
24. ALL EXISTING CONDITIONS AND EXISTING CONSTRUCTION TO REMAIN, UNLESS NOTED OTHERWISE.
25. VERIFY ALL EXISTING STRUCTURAL/LOAD-BEARING CONDITIONS PRIOR TO ANY DEMOLITION WORK OR ANY NEW CONSTRUCTION. CONTACT CLIENT AND ARCHITECT IF ANY DISCREPANCIES EXIST.
26. AREAS OF PROJECT NOT PART OF THIS REMODEL TO BE PROTECTED FROM DUST AND DAMAGE DURING REMODEL.
27. CONTRACTOR'S STAGING AREA WILL BE IDENTIFIED AND APPROVED BY OWNER PRIOR TO THE START OF CONSTRUCTION.
28. THE MAXIMUM RECOMMENDED CONTROL JOINT SPACING FOR GYPSUM BOARD WALLS & CEILINGS WITHOUT PERIMETER RELIEF IS 30 FEET. WITH PERIMETER RELIEF THE MAXIMUM RECOMMENDED CONTROL JOINT SPACING IS 50 FEET.

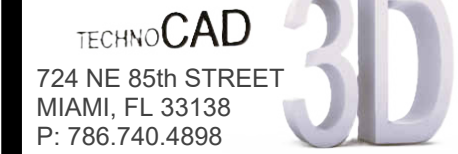
ACOUST	: ACOUSTICAL
AFF	: ABOVE FINISHED FLOOR
ALT	: ALTERNATE
ALUM	: ALUMINUM
ARCH	: ARCHITECTURAL
BLDG	: BUILDING
BLKG	: BLOCKING
B.O.	: BOTTOM OF
BOD	: BASIS OF DESIGN
BRG	: BEARING
CL	: CENTER LINE
CJ	: CONTROL JOINT
CMU	: CONCRETE MASONRY UNIT
CONC	: CONCRETE
CONT.	: CONTINUOUS
CR	: CONTRACTOR PROVIDED, CONTRACTOR INSTALLED.
CR. RK.	: CRUSHED ROCK
DIA.	: DIAMETER
DR	: DOOR
DWG	: DRAWING
DS	: DOWNSPOUT
DET	: DETAIL
EIFS	: EXTERIOR INSULATION FINISH SYSTEM
EJ	: EXPANSION JOINT
ELECT	: ELECTRICAL
ELE.	: ELEVATION
ELEV	: ELEVATOR
EPS	: EXTRUDED POLYSTYRENE
EQ	: EQUAL
ERC	: EPOXY RESIN COATING
EXG	: EXISTING
EXT	: EXTERIOR
FBO	: FURNISHED BY OTHERS
FEC	: FIRE EXTINGUISHER CABINET
FLR	: FLOOR
FNDN.	: FOUNDATION
FRP	: FIBERGLASS REINFORCED PLASTIC
FRR	: FIRE-RESISTANCE-RATED
FRTW	: FIRE-RESISTANT TREATED WOOD
FTG.	: FOOTING
GA	: GAUGE
GB	: GRAB BAR
G.S.	: GALVANIZED STEEL
GL	: GRID LINE
GYP	: GYPSUM
GYP BD	: GYPSUM BOARD
HB	: HOSE BIBB
HM	: HOLLOW METAL
HORIZ	: HORIZONTAL
HT.	: HEIGHT
IBC	: INTERNATIONAL BUILDING CODE
INSUL	: INSULATION
INT	: INTERIOR
JST.	: JOIST
JT.	: JOINT
LINO.	: LINOLEUM
MANF.	: MANUFACTURER
MAS.	: MASONRY
MAX	: MAXIMUM
MECH	: MECHANICAL
MEDS.	: MEDICINE
MEPS.	: MOLDED EXPANDED POLYSTYRENE
MISC	: MISCELLANEOUS
MIN	: MINIMUM
MR	: MOISTURE RESISTANT
MTL	: METAL
NIC	: NOT IN CONTRACT
NTS	: NOT TO SCALE
OC	: ON CENTER
OCC.	: OCCUPANCY
OPCI	: OWNER PROVIDED, CONTRACTOR INSTALLED
OPOI	: OWNER PROVIDED, OWNER INSTALLED
OPP	: OPPOSITE
PEMB	: PRE-ENGINEERED METAL BUILDING
PL	: PLASTIC PIPE LINE
PLAM	: PLASTIC LAMINATE
PRE-FIN	: PREFINISHED
RCP	: REFLECTED CEILING PLAN
RE:	: REFER TO / REFERENCE
RF	: REQUIRED
SF	: SQUARE FOOT
SIM	: SIMILAR
STL	: STEEL
STRUCT	: STRUCTURAL
SUSP.	: SUSPENDED
TB	: TACKBOARD
T.O.	: TOP OF
TP	: TOILET PAPER
T.S.	: TUBE STEEL
TYP	: TYPICAL
UNO	: UNLESS NOTED OTHERWISE
VCT	: VINYL COMPOSITION TILE
WWF	: WIRE WELDED FABRIC



GENERAL NOTES N.T.S. **A13**

ABBREVIATIONS N.T.S. **A9**

SYMBOLS **A4**
N.T.S.

FIELD NOTES NTS A1

NOT FOR
CONSTRUCTION

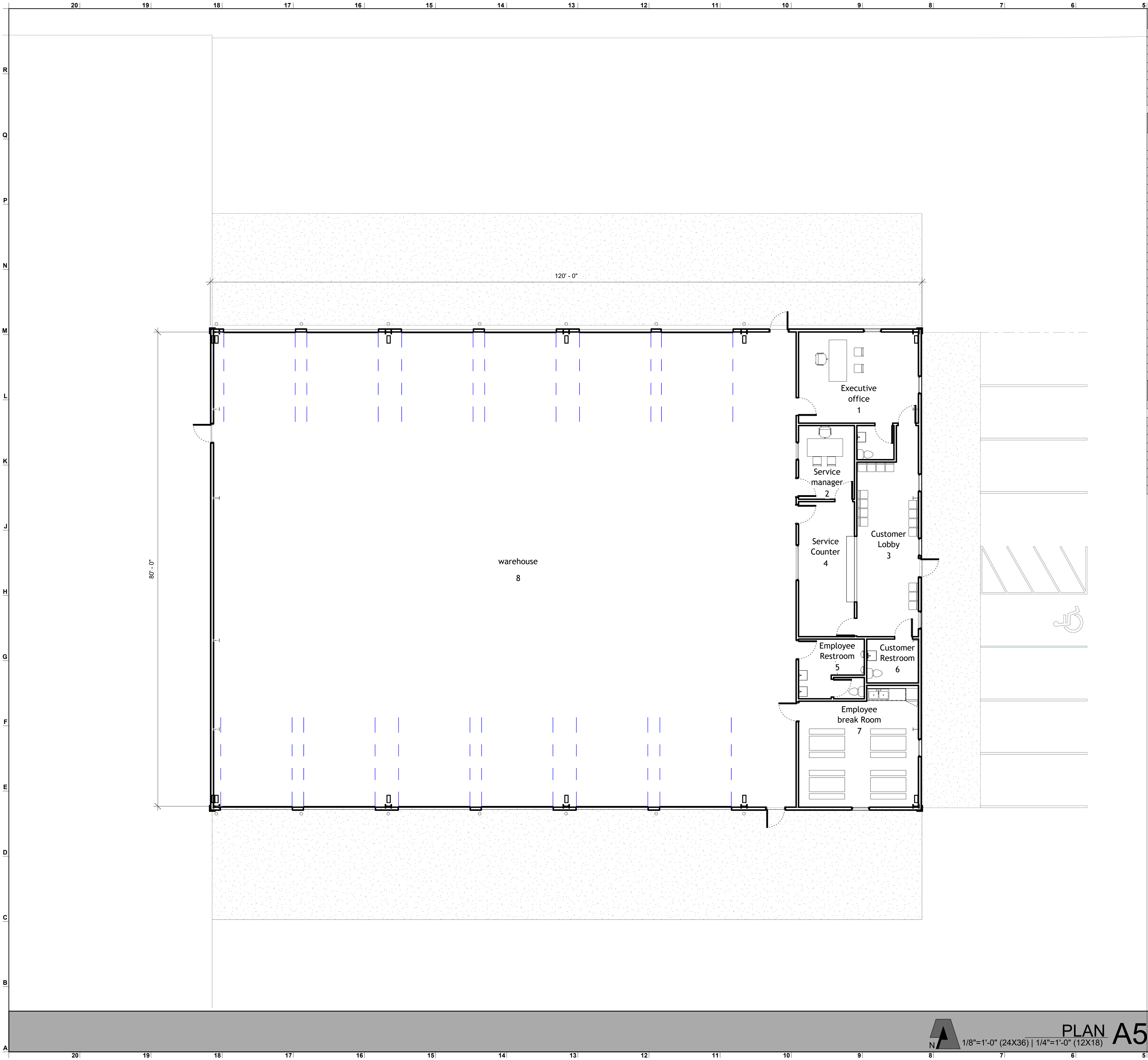
**MIDWEST FLEET &
EQUIPMENT SERVICE**
PEMB DIESEL MAINTENANCE BLDG
14890 N. INDUSTRIAL DRIVE
SMITHVILLE, MO 64089

14890 N. INDUSTRIAL DRIVE
SMITHVILLE, MO 64089

NO.	ISSUE/REVISION	DATE
1	100% SET	02/11/2026

GENERAL

G001



FINISH SCHEDULE						
RM #	ROOM NAME	FLOOR	BASE	WALL	CEILING	NOTES
1	Executive office					
2	Service manager					
3	Customer Lobby					
4	Service Counter					
5	Employee Restroom					
6	Customer Restroom					
7	Employee break Room					
8	warehouse					

DOOR SCHEDULE						
DR #	ROOM NAME	DOOR		FRAME		NOTES
		WIDTH	HEIGHT	MAT	MAT	
1		3' - 0"	7' - 0"			
2		3' - 0"	7' - 0"			
3	warehouse	12' - 0"	14' - 0"			
4	warehouse	12' - 0"	14' - 0"			
5	warehouse	12' - 0"	14' - 0"			
6	warehouse	12' - 0"	14' - 0"			
7	warehouse	12' - 0"	14' - 0"			
8	warehouse	12' - 0"	14' - 0"			
9	warehouse	12' - 0"	14' - 0"			
10	warehouse	12' - 0"	14' - 0"			
11	warehouse	12' - 0"	14' - 0"			
12	warehouse	12' - 0"	14' - 0"			
13	warehouse	12' - 0"	14' - 0"			
14	warehouse	12' - 0"	14' - 0"			
16		3' - 0"	7' - 0"			
18		3' - 0"	7' - 0"			
21	Customer Lobby	3' - 0"	7' - 0"			
22	Service Counter	3' - 0"	7' - 0"			
23		3' - 0"	7' - 0"			
24	Service manager	3' - 0"	7' - 0"			
25	Executive office	3' - 0"	7' - 0"			
26	Executive office	3' - 0"	7' - 0"			
27	Executive office	3' - 0"	7' - 0"			
28	Service manager	3' - 0"	7' - 0"			
29	warehouse	3' - 0"	7' - 0"			
30	Employee Restroom	3' - 0"	7' - 0"			
31	warehouse	3' - 0"	7' - 0"			

WINDOW SCHEDULE				
Type	HEIGHT	WIDTH	COUNT	DESCRIPTION
36" x 48"	5' - 0"	3' - 0"	1	
36" x 48"	5' - 0"	3' - 0"	1	
36" x 48"	5' - 0"	3' - 0"	1	
36" x 48"	5' - 0"	3' - 0"	1	
36" x 48"	5' - 0"	3' - 0"	1	
36" x 48" 2	5' - 0"	6' - 0"	1	
36" x 48"	5' - 0"	3' - 0"	1	
36" x 48"	5' - 0"	3' - 0"	1	
36" x 48"	5' - 0"	3' - 0"	1	



**JOWLER CREEK
ARCHITECTURE**
15105 JOWLER CREEK ROAD
CAMDEN POINT, MD 64018
816.876.6794



TECHNOCAD
724 NE 85th STREET
MIAMI, FL 33138
P: 786.740.4898



STRUCTURAL ENGINEER
S1 STRUCTURAL
7700 SMP #104
OVERLAND PARK, KS 66207
PH: 913.735.7006



MPE ENGINEER
CONSORTIUM
10233 MILLSTONE
DRIVE #4112
LENEXA, KS 66220
816.916.4675

NOT FOR
CONSTRUCTION

**MIDWEST FLEET &
EQUIPMENT SERVICE**
PEMB DIESEL MAINTENANCE BLDG

14890 N. INDUSTRIAL DRIVE
SMITHVILLE, MO 64089

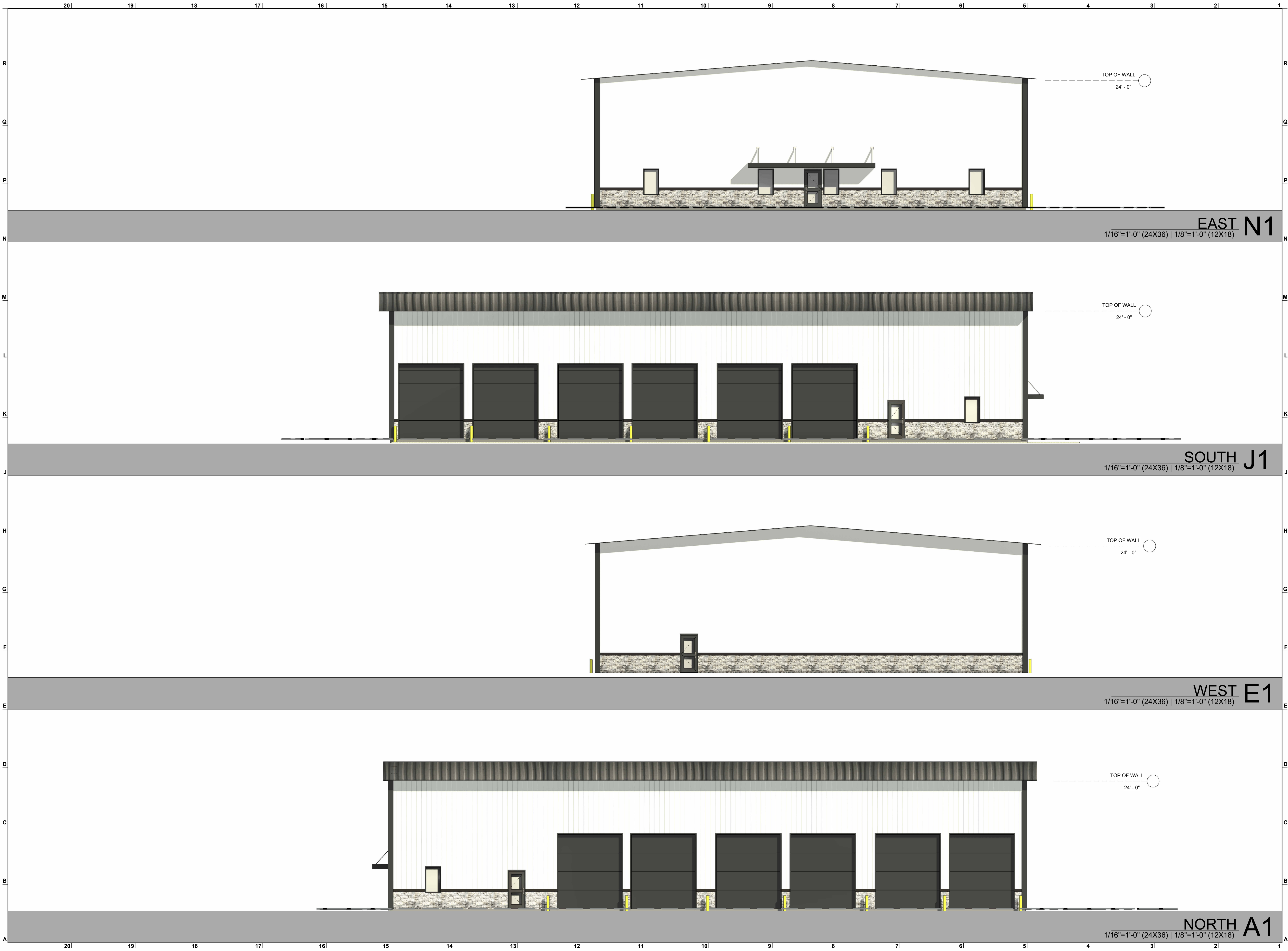
NO.	ISSUE/REVISION	DATE
1	PLANNING	

PLAN

A100

NTS

© 2020 JOWLER CREEK ARCHITECTURE



JCA

JOWLER CREEK
ARCHITECTURE
15105 JOWLER CREEK ROAD
CAMDEN POINT, MD 21613
816.876.6794

TECHNOCAD

724 NE 85th STREET
MIAMI, FL 33138
P: 786.740.4898

3D

STRUCTURAL ENGINEER

S1 STRUCTURAL
7700 SMP #104
OVERLAND PARK, KS 66207
PH: 913.735.7006

S1

MPE ENGINEER

CONSORTIUM
10233 MILLSTONE
DRIVE #4112
LENEXA, KS 66220
816.916.4675

NOT FOR
CONSTRUCTION

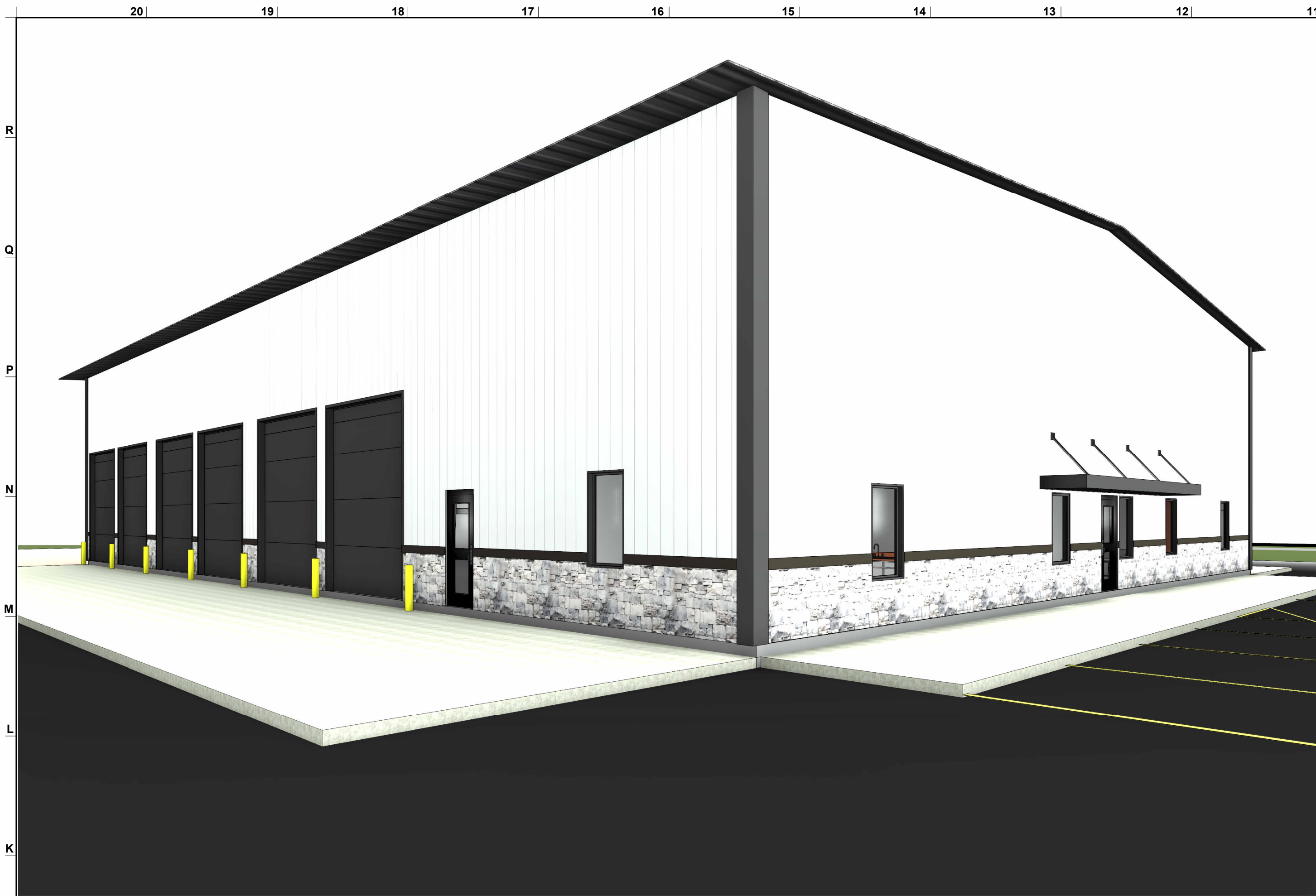
MIDWEST FLEET &
EQUIPMENT SERVICE
PEMB DIESEL MAINTENANCE BLDG
14890 N. INDUSTRIAL DRIVE
SMITHVILLE, MO 64089

NO.	ISSUE/REVISION	DATE
1	PLANNING	

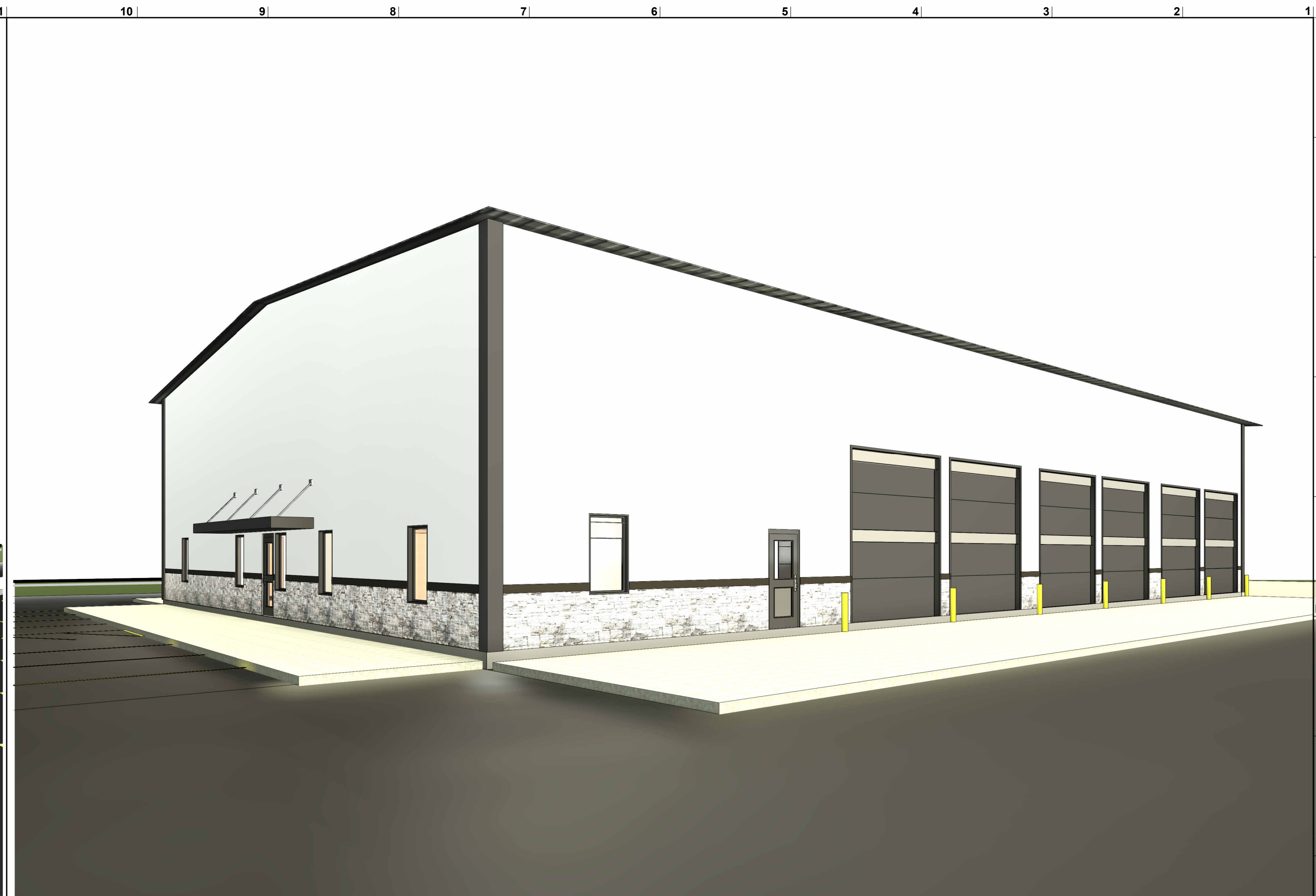
ELEVATIONS

A200

© 2020 JOWLER CREEK ARCHITECTURE



PERSPECTIVES J11
N/A



PERSPECTIVES J1
N/A



PERSPECTIVES A11
N/A



PERSPECTIVES A1
N/A



**JOWLER CREEK
ARCHITECTURE**
15105 JOWLER CREEK ROAD
CAMDEN POINT, MD 64018
816.876.6794

TECHNOCAD
724 NE 85th STREET
MIAMI, FL 33138
P: 786.740.4898

STRUCTURAL ENGINEER
S1 STRUCTURAL
7700 SMP #104
OVERLAND PARK, KS 66202
PH: 913.735.7006

MPE ENGINEER
CONSORTIUM
10233 MILLSTONE
DRIVE #4112
LENEXA, KS 66220
816.916.4675

NOT FOR
CONSTRUCTION

**MIDWEST FLEET &
EQUIPMENT SERVICE**
PEMB DIESEL MAINTENANCE BLDG
14890 N. INDUSTRIAL DRIVE
SMITHVILLE, MO 64089

NO.	ISSUE/REVISION	DATE
1	PLANNING	

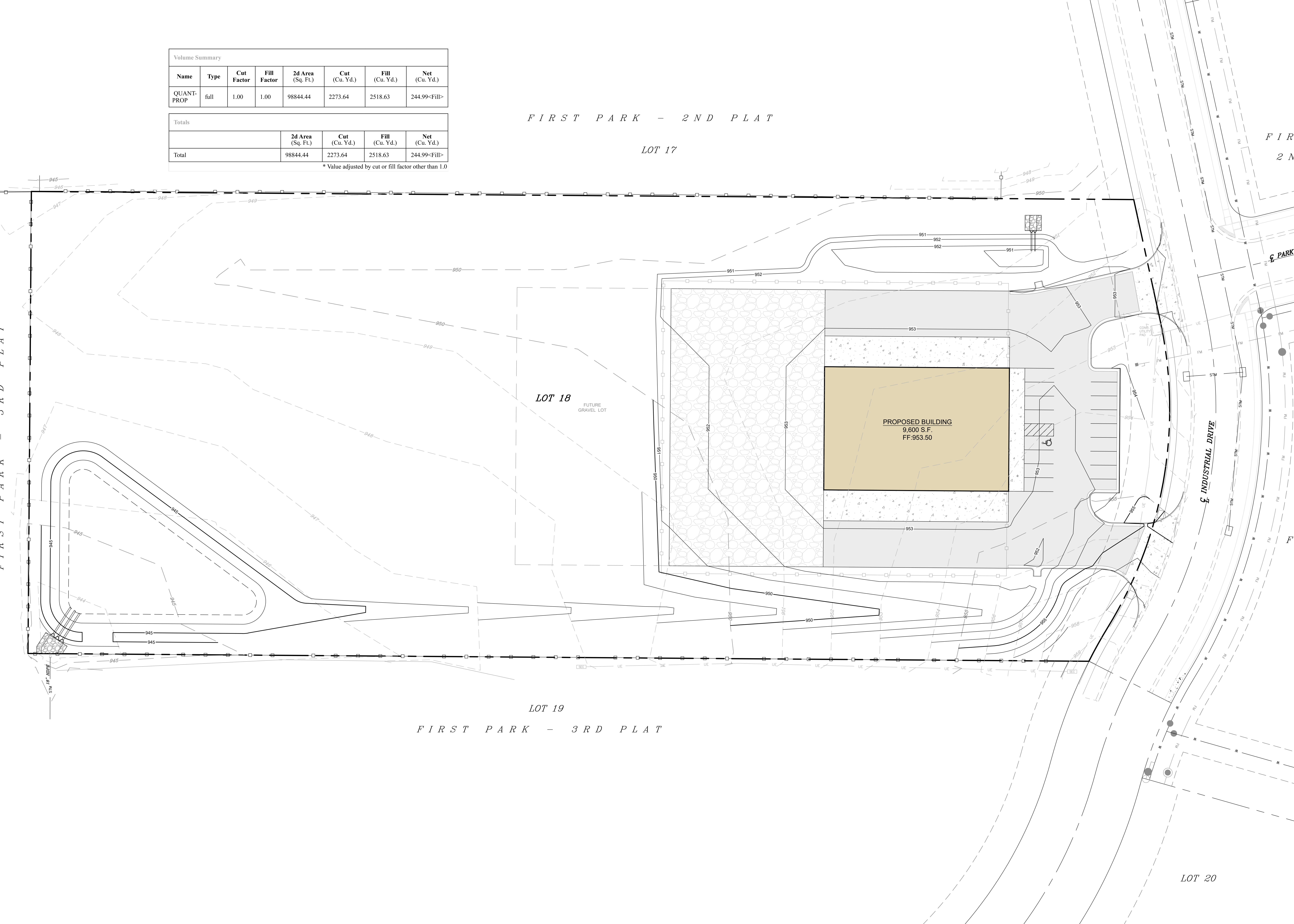
PERSPECTIVE

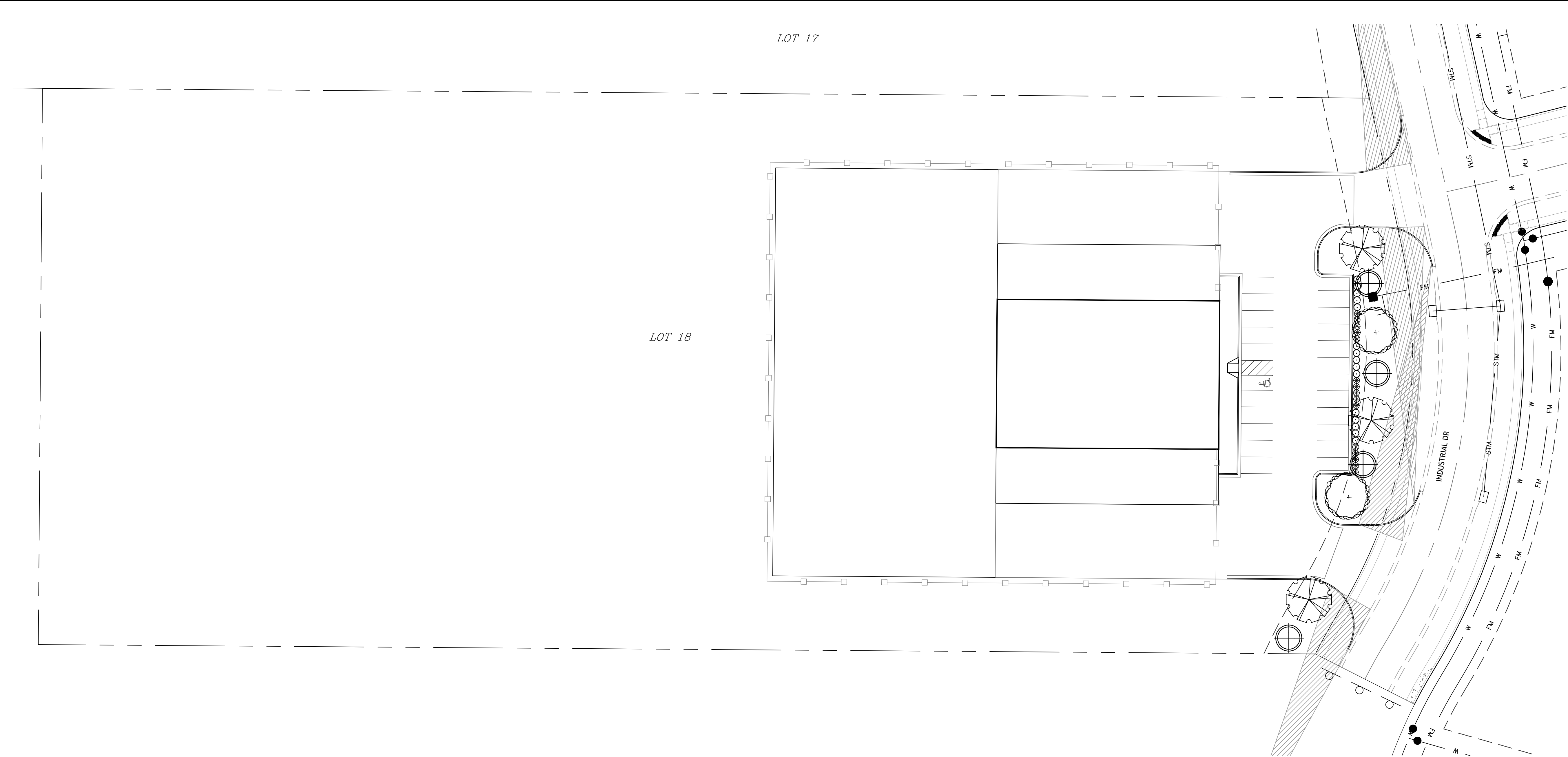
A900

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
QUANT-PROP	full	1.00	1.00	98844.44	2273.64	2518.63	244.99<Fill>

Totals							
				2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total				98844.44	2273.64	2518.63	244.99<Fill>

* Value adjusted by cut or fill factor other than 1.0





LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

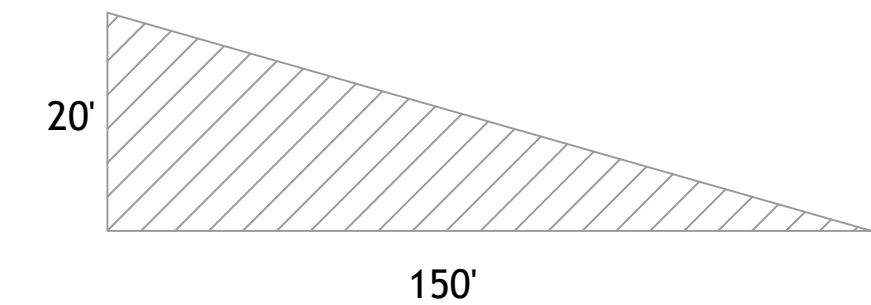
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



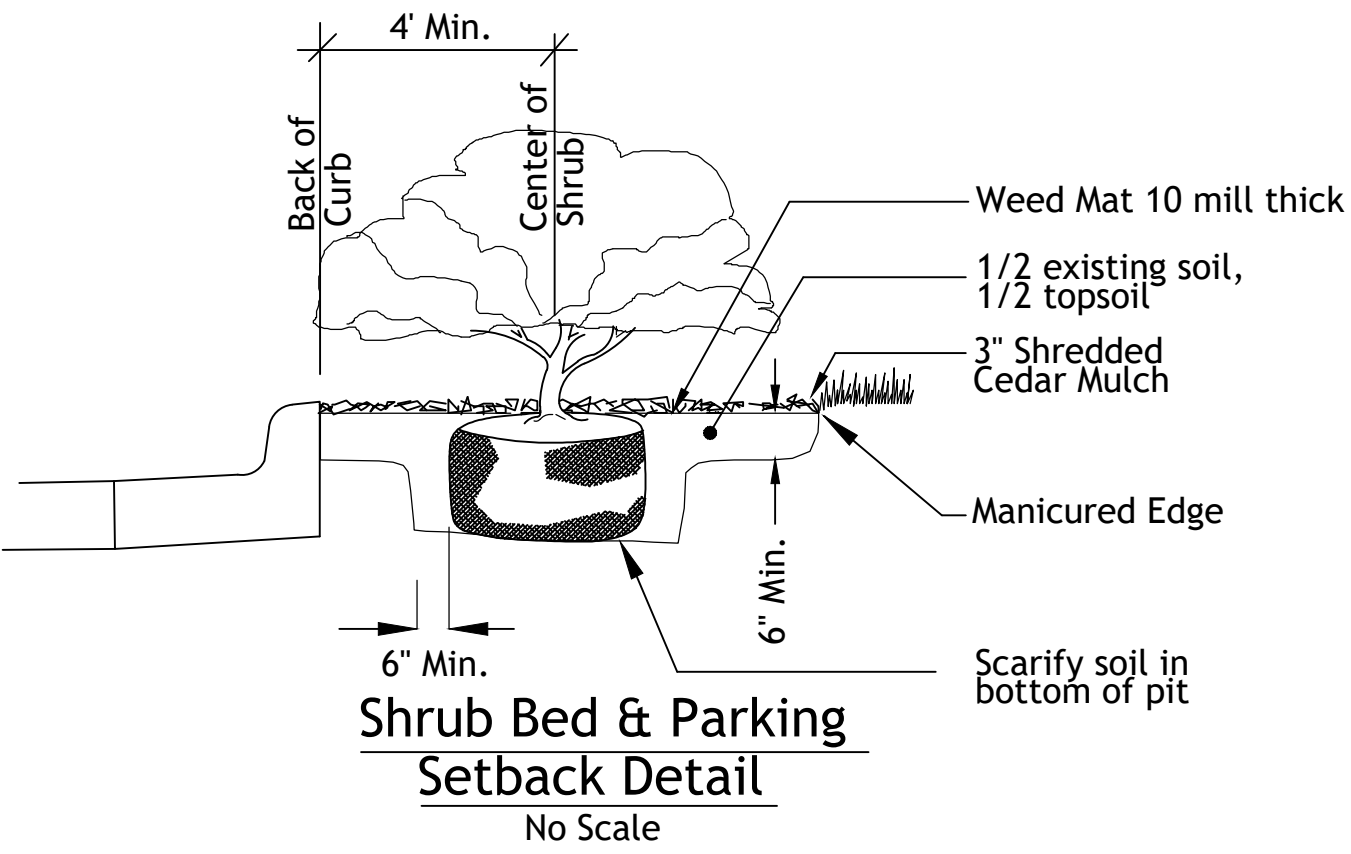
SIGHT TRIANGLE

Typical Utility Box Screening Details

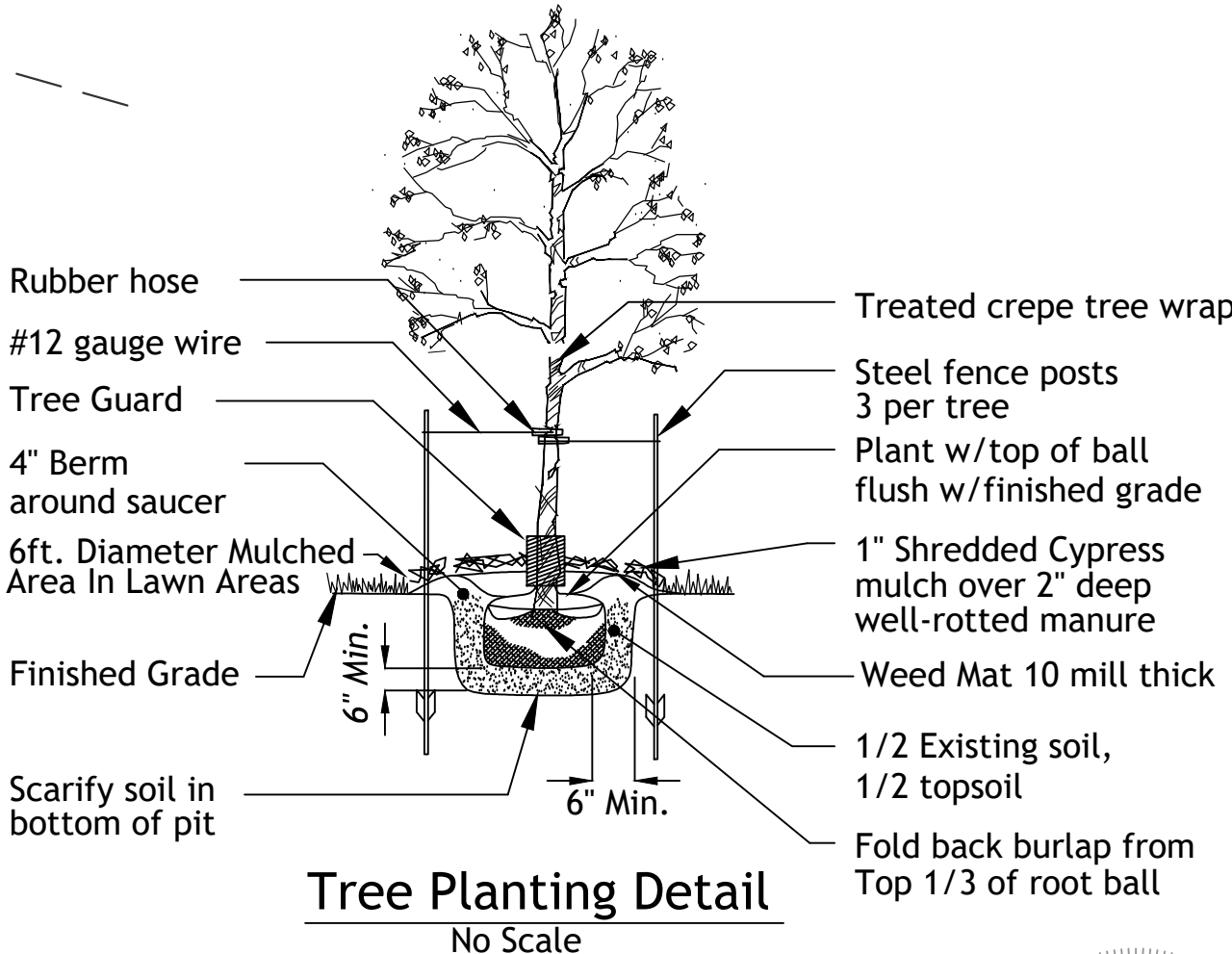
No Scale



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



Shrub Bed & Parking Setback Detail
No Scale



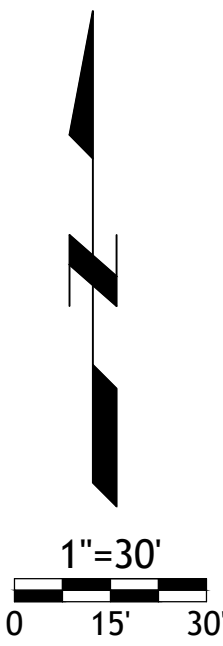
Tree Planting Detail
No Scale

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	3	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	2	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	4	Amur Maple	Acer Ginnala 'Flame'	1 1/2" cal	BB	As Shown

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	15	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	15	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.



DATE: 1-16-26

CREES FIRST PARK SMITHVILLE, MO	
LANDSCAPE PLAN	
OCHS LAND PLANNING 533 LAKE FOREST BONNER SPRINGS, KS 66012 913-961-6578 garrettochs@gmail.com	SHEET L1