Planning and Zoning Commission Meeting

July 8, 2025

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

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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 June 10, 2025, Planning Commission Minutes**

3. **Staff Report**

4. **Public Hearing – Rezoning Second Creek and Lowman Road R-1B to R-1D**

   The purpose of this hearing is to take public comment on rezoning the former Second Creek Meadows subdivision from R-1B to R-1D.

5. **Rezoning Second Creek and Lowman Road – R-1B to R-1D**

   The Commission shall discuss the proposed findings of fact and make its' recommendation to the Board of Aldermen.

6. **Site Plan – 1501 S. 169 Hwy – Former Kay Furniture Building**

   Applicant seeks to demolish the front parts of the property, add additional parking and a new front façade.

7. **Site Plan – 14991 N. Industrial Dr. – new 12,600 ft^2 industrial building**

   Applicant seeks site plan approval for a new building at the north end of Industrial Dr.

8. **Adjourn**

Posted by Brandi Schuerger, Assistant City Clerk, July 3, 2025 at 4:00 p.m.
107 W. Main Street, Smithville, MO 64089

Accommodations Upon Request

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION
June 10, 2025
7:00 P.M.
City Hall Council Chambers and Via Videoconference

Not Yet Approved

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, Terry Hall, Billy Muessig, John Wallace and Mayor Damien Boley. Rob Scarborough was absent.

Staff present: Jack Hendrix, William Stubbs and Brandi Schuerger.

2. MINUTES

The May 13, 2025, Regular Session Meeting Minutes were moved for approval by HALL, Seconded by MUESSIG.

Ayes 6, Noes 0, Motion carried.

3. STAFF REPORT

HENDRIX reported:

Staff will be discussing with the Board of Aldermen at a future Work Session about the World Cup in 2026. A few other communities have put a temporary moratorium on short-term rentals during a very narrow window of time. Parkville is allowing them between May 1 - July 31, 2026. We would still require them to pull the permit and pay the fee. After the moratorium timeframe is up, they can no longer operate as a short-term rental. We will see where that goes from the Board's perspective.

Another rezoning request has been submitted for the Lowman Road and Second Creek Rd property. They have requested to change it from R-1B to R-D. It will keep the single-family character of it. This will be on our July

meeting agenda. We have not received an application for a subdivision, but they are working on it. It's all planned to be single family detached.

A new retail automotive store is anticipated to go in at the Smithville Marketplace. We have a conceptual plan at this property which was approved in 2018. Due to the conceptual plan this won't need to come to our commission for review.

4. PUBLIC HEARING – ACCESSORY DWELLING UNITS ORDINANCE

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON THE SUBMITTED MODEL ORDINANCE AND THE ISSUES ASSOCIATED WITH ACCESSORY DWELLING UNITS**

  Public hearing opened.

  No Public Comment.

  Public hearing closed.

5. ACCESSORY DWELLING UNIT RECOMMENDATION

- **THE COMMISSION SHALL DISCUSS THE PROPOSED FINAL ORDINANCE AND MAKE ITS' RECOMMENDATION TO THE BOARD OF ALDERMEN.**

MAYOR BOLEY motioned to approve the Accessory Dwelling Unit Ordinance. Seconded by HALL.

HENDRIX stated that a draft of the ordinance has been provided to the commission that will go to the Board of Aldermen. We need further clarification on 2 matters:

- Section 2 E.3 Subparagraph 2, Can an ADU be located inside a principle structure with no direct communication between the two units, or does it need to be a separate and distinct building.
- Section 3 D.7 Subparagraph 3, needs more discussion on minimum and maximum size of the ADU. Gave scenarios where not less than

Not Yet Approved

10% nor more than 90% of the area of the primary structure might not work.

Discussion:

MUESSIG suggested deciding on a minimum square footage and keeping "no more than 90% of the area" in the language.

HENDRIX asked if there was a minimum square footage that the commission would feel is appropriate.

MUESSIG and HALL both suggested a minimum square footage of 350.

CHEVALIER asked Mr. Stubbs what the lowest square footage was in all of the research he did.

STUBBS said the lowest square footage he found was 500.

MUESSIG suggested 400 square feet. That would mean a 20' x 20' structure.

MAYOR BOLEY suggested keeping it in line with the minimum square foot for an apartment which is 400 square feet.

HENDRIX said that he could change the language to "The ADU is not less than 400 square feet nor more than 90% of the area of the principle structure".

HALL asked if we could discuss whether the ADU should be attached or detached.

MUESSIG doesn't think it should be attached to the home. Do we really want to see stairs coming down off the back or sides of homes.

HALL and ALDERMAN WILSON both think it needs to be detached from the home.

CHEVALIER said that he has no issues with it being attached to the home.

MUESSIG and ALDERMAN WILSON both think that additional stairs to access the ADU or an attached garage converted into an ADU would look tacky.

Not Yet Approved

CHEVALIER asked if there are stairs, could we require screening?
HENDRIX stated yes, you could even require that the stairs to change levels be inside the building

ALDERMAN WILSON feels that it needs to be detached from the home.

HALL AND MUESSIG also agree.

WALLACE stated that most garage conversions have the stairs inside the garage.

MUESSIG motioned to amend language in Section 2, E.3, Subparagraph 2, ADU shall be a separate structure. Seconded by HALL.

Discussion: None

THE VOTE: MUESSIG-AYE, CHEVALIER-NO, ALDERMAN WILSON-AYE, WALLACE-NO, HALL-AYE, MAYOR BOLEY-NO.

AYES-3, NOES-3. MOTION FAILED

MAYOR BOLEY motioned to add language in Section 2, E.3, Access points to ADU's within an existing structure shall be adequately screened. Seconded by WALLACE.

Discussion: None

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

AYES-6, NOES-0. MOTION PASSED

MUESSIG motioned to amend language in Section 3, D.7, Subparagraph 3, ADU is not less than 400 square feet, nor more than 90% of the area of the principle structure. Seconded by ALDERMAN WILSON.

Discussion: None

Not Yet Approved

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

AYES-6, NOES-0. MOTION PASSED

MAYOR BOLEY explained that we now need to vote on the ordinance as amended.

Discussion: None

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

AYES-6, NOES-0. MOTION PASSED

6. PUBLIC HEARING – 169 SOUTH EMPLOYMENT OVERLAY DISTRICT

Public hearing opened.

No Public Comment.

Public hearing closed.

7. 169 SOUTH EMPLOYMENT OVERLAY DISTRICT DISCUSSION

HENDRIX informed that Mr. Stubbs and himself had a meeting with the consultants recently. Information on this agenda item is in the packet. The consultants have in the plan to allow zonings R-1A, B, C, D, R-2, R-3, B-1, B-2, B-3 plus I-1. Our recommendation to them and to you would be to delete I-1 completely. We don't want anyone particularly concerned about I-1.

Not Yet Approved

However, that light, light industrial that we had talked about going in, could be done by simply giving it a name under one of the use types. And then it has to be by this board's conceptual plan review process. If you're going to want to have a light manufacturing instance of any kind, then it would have to be identified in their plan, the conceptual plan of someone coming forward to develop. And it would have to be specific as to what kind of uses. It couldn't be a general use. It'll be ones that we identify here. Some of them are already identified in this document. Any of them with a P is something that would be permitted in the use. Is short-term rentals something we want to allow in this Employment overlay? I wanted to make sure you thought about that. Given that this is an employment overlay, the athletic clubs and athletic fields may not be an optimal use of land for gaining employment. Fast charging stations and service stations are highlighted. We had conversations in the past and from a public input scenario, putting another gas station in this area is probably not a good use of the land. I wanted to highlight the difference in fast charging stations. There are two different functions. Having a charging parking space in an existing parking area is one thing. But a fast-charging station is literally land set aside solely for coming in and charging EVs. That is not too far removed from a service station. But if you have them as an accessory use to your existing business, for example, you've got a Target store, and you have 6 fast charging stations in its parking lot, it would be an accessory use in that scenario, because it's not a fast-charging station. I look at a fast-charging station as standalone.

CHEVALIER spoke about the mention of a standalone EV service station. He thinks that people that could be seeking out this type of thing in their travels and this might be a place that they want to stop. If they stop here, they're going to be stopping in Smithville.

MAYOR BOLEY stated that in an employment overlay district, you're talking about Class A office space. Do you want people coming in, taking up your parking for employees for that type of thing, or causing traffic? It's not a shopping center scenario. If there's a retailer that wants to add a car charger, that's different. But just having a station for people to charge cars instead of an office building is not economic development and tourism. We need to allow for EV charging in a regular parking lot but only as a part of the development. Melissa, at one point, even brought up that we need to put that in our other ordinances for developers because of some of the mandates that were coming down.

Not Yet Approved

ALDERMAN WILSON stated that we talked about letting the free market dictate that.

MAYOR BOLEY stated that having them at our parks, it does benefit us to have a station there, because then they can park and play at the park and that is tourism and economic development. I don't think a rapid charging, or a service station fits in this overlay district.

HENDRIX stated that it sounds like we will not allow fast charging stations and gas stations in this overlay district.

MAYOR BOLEY stated that the city's not a developer. We're trying to set forth a vision for the future of what we want the land around this area to look like. It's not a mandate. We're trying to set a standard, so we don't end up like Trimble, where it's wall-to-wall storage units. But right now, nothing stops somebody from going into that land and building wall-to-wall storage units. And we don't want it to look like that on our southbound freeway.

HENDRIX stated that the purpose of this overlay is so that we can focus on the types of businesses that bring employment and the attendant housing that would be necessary associated with a lot of that so that it's in this area. We don't need it to be a storage unit, because there's zero employment.

MAYOR BOLEY stated that he just sat through a session that, in the city of Redmond, Washington, where Microsoft's headquartered, they worked with the developer to build the housing. They're donating the money to be able to allow for free childcare in that housing, where people can walk to their office building and not worry about childcare. That's what employers are looking for. Do we have a plan, and do we have standards in place that align with their type of vision?

HENDRIX moved on to a few other items that need discussed. Solar energy systems as accessory, and solar energy systems primary. My thought is, we allow accessory solar energy systems currently in any district now. The question is, would a solar energy system, which would be a farm where you've got them all sitting out in the field somewhere. Would that be an appropriate use?

The commission said no to solar farms.

Not Yet Approved

HENDRIX provided a scenario of having parking spaces that are covered, and they have solar on it, it then still meets the accessory necessary, so it's not a separate unit. My recommendation to them was that I was going to encourage you not to have primary at all, but allow, as we do now, as accessory uses as long as it's attached to an existing building. It can't be a separate accessory sitting out in your yard, it has to be on your building. The other item to discuss is marijuana facilities. There's 8 different types which are listed on pages 2 and 3 under commercial.

MAYOR BOLEY stated that state statute and our current ordinance already regulates that. We're not getting any more licenses, and we already limit it to I-1 for manufacturing.

HENDRIX stated that he just wanted to make sure that we want that. He had a conversation earlier with Alderman Wilson about the dispensary aspect of it. Even if it was allowed here, it wouldn't change any of the other regulations associated with distance requirements and all that. But from my perspective, the only possible one that we should consider would be a dispensary only. The other stuff, while it may have jobs, often bring the odor of the plants as they grow. It's a strong smell. But it's no different than the strong smell of alfalfa, or the strong smell of red clover when it's grown and ready to be harvested. If we completely strike the infused products manufacturing and the cultivation facilities out of it, the only thing left is the dispensary. It is still subject to the state permitting stuff that we've talked about, and it still has the distance provisions. It's another retail outlet from our city perspective. It's got a few employees but it's not a massive number.

MAYOR BOLEY stated from a retail standpoint, it generates more sales tax, percentage wise, than anything, because it has that extra 3% on top. I think we allow it, and if for some reason, the other dispensary goes away there would be a license available for our district. I doubt they're going to look for a new building.

Several commission members agreed that everything, but the dispensary aspect should be removed.

HENDRIX stated one of the other things that we did discuss with the consultant is in the B-1, B-2, B-3, and B-4 zonings, they have permitted several different residential-type structures and with a P. I've recommended that anything, because our underlying B-1, 2, 3 does not allow residential unless it's a mixed-use scenario. But then a mixed-use scenario has to come

Not Yet Approved

through, currently, under some kind of a conceptual plan process. I don't think the P's should be there. They should be checkmarks for any of the residential uses that say P under B-1, 2, or 3. Currently, B-4 allows it, although we can probably just delete the B-4, because the B-4 district is… Downtown. We won't have another B-4 district. We can strike B-4 and I-1 completely and make sure those uses or check marks are permitted under the B-1, 2, or 3.

CHEVALIER asked Mr. Hendrix what the difference is between an athletic club and a gymnasium. Because athletic clubs are permitted but gymnasiums don't look like they are allowed.

HENDRIX stated that a 24-Hour Fitness is an athletic club. When I think of going to the gym, you're going to a basketball gymnasium. We can clarify that however we'd like. Do you want athletic fields in it? That's one of those scenarios where that's a lot of land that could be used for something other than recreation. We can clean up that athletic club's language substantially to make sure everybody understands what that is. A rec center, that'd be like a YMCA that's got a whole bunch of options in it.

HENDRIX stated the purpose of the discussion of the table of uses tonight was primarily to get thoughts and concerns. This process isn't over. He provided the commission of the proposed schedule to move forward with this. There will be another round of public engagement in July. The plan is to come back with a final draft ordinance to this commission at the August 12th meeting. If you are comfortable with it at that point, we can proceed with a vote. If there are a lot of changes it can be brought back at the October 14th meeting.

8. ADJOURN

HALL made a motion to adjourn. ALDERMAN WILSON seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 8:13 p.m.

Not Yet Approved

Planning and Zoning Commision
Procedural Summary

MEETING DATE: 7/8/2025 **DEPARTMENT:** Development

AGENDA ITEM: Zoning Second Creek and Lowman Rd.

REQUESTED COMMISSION ACTION:
A Motion to approve Findings of Fact and recommendation to the Board of Aldermen.

SUMMARY OF PROCEDURE:
The application is to rezone 32+/- acres of land formerly known as Second Creek Meadows from R-1B to R-D.

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 as presented 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. After discussion, a vote is taken on the amendment. 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:

- ☒ Ordinance
- ☐ Resolution
- ☒ Staff Report
- ☒ Other: Findings of Fact
- ☐ Contract
- ☐ Plans
- ☐ Minutes

STAFF REPORT
July 8, 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 by agent KC Commercial & Residential Property Management
Current Zoning:	R-1B
Proposed Zoning:	R-1D

Public Notice Dates:

1st Publication in Newspaper:	June 19, 2025
Letters to Property Owners w/in 185':	June 19, 2025

GENERAL DESCRIPTION:

This matter returns to the Planning Commission following several prior rezoning and development requests. The first iteration was in December of 2022 and February of 2023. Following those hearings, the matter was rezoned from A-1 to R-1B and R-3. Sometime thereafter, legal actions were filed that ultimately caused delays in moving forward. In November of 2023, the property was again brought forward for rezoning that would change just the R-3 district to R-1B. Thereafter, nothing further occurred until January of 2025. At that point, a new application to rezone was submitted, along with a new plat document.

The rezoning and plats filed in January of 2025 sought to change the zoning to A-R and create a plat that would create three 10+ acre lots. This Commission recommended that change for approval to the Board of Aldermen. At the subsequent Board meeting on February 20, 2025, the applicant requested that

the matter be tabled by the Board to allow the owner the opportunity to look at another option for selling the property.

Since the February meeting, the current owner has entered into a new sales contract that is contingent upon the existing zoning be changed from the current R-1B district to the R-1D district. The purchasers stated plan is to obtain the zoning for R-1D to allow the to eventually create a new, single-family detached housing subdivision. Due to the past volatility and difficulties of moving forward with development on the property, the purchaser seeks to determine if the zoning will be approved prior to designing its' new preliminary plat for submission and review.

The primary difference between the existing zoning district of R-1B and the proposed R-1D is the lot sizes. The R-1B district requires lots not less than 75 feet wide, and the R-1D district allows lots not less than 50 feet wide. The change will allow more housing to be place within the potential subdivision, with stated intentions of building homes from 1,200 to 3,500 square feet.

EXISTING ZONING:

The existing R-1B zoning has been in place since December of 2023..

CHARACTER OF THE NEIGHBORHOOD *400.560.C.1*

The surrounding area is generally large parcel agricultural land with a total of 3 houses contiguous to the overall parcel. In addition, the zoning map shows unincorporated county land to the south, B-3 commercial on the east side of the parcel in what it is proposed to be the Downtown overlay district and also B-3 on the west side, across Lowman road. To the north is a new 10+ acre parcel zoned A-1. The existing contiguous houses are all located on lots larger than 3 acres.

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

The existing Comprehensive Plan was approved on November 10, 2020 and adopted as the Board policy on November 17, 2020. That plan included specific implementation measures based upon the 5 Strategic Pillars of the City's Strategic Plan. This parcel adjoins what is identified as the Downtown District Overlay to the east, would likely include trail connections with developments to the west and downtown and bridges the gap between existing developments with downtown. The Comprehensive Plan identifies 5 different Planning Goals for the strategic pillar entitled "Diverse Housing and Neighborhood Options." Each of those Planning Goals include several prioritized action steps to meet

those goals. The following are the steps that this rezoning would assist to meet the stated goals:

Housing 2.1 "Encourage infill residential development of underutilized sites prime for residential uses, particularly in and near Smithville's Downtown."
Housing 3.1 "Encourage additional residential units near existing residential uses to strengthen the neighborhoods of Smithville."
Housing 3.2 "Encourage clustered residential development patterns with connected active and passive open space and neighborhood and community amenities."
Housing 4.2 "Mandate pedestrian connections in new residential developments to adjacent existing or prospective neighborhoods to further strengthen Smithville's pedestrian network."
Housing 4.3 "Encourage new residential development in and near Smithville's Downtown to create a live, work, and play district."

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

Streets and Sidewalks:

Any development would be required to improve the adjacent streets, and depending upon the timing of any construction, would also be responsible to install some of the walking trail project from Cedar Lakes to downtown. All internal streets would also be the developers responsibility.

Water, Sewer and Storm water

The city recently completed the South Sewer Interceptor project through a portion of this parcel, so the land is ideally located for sewers. Water is located on both street sides of the lot, and any upgrades needed will be the developer's responsibility. The property includes both floodplain and floodway areas, so all stormwaters will flow directly into the floodplain and not impact adjacent properties. Any such impacts will be handled in the normal subdivision platting 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 R-1B, single-family residential. The property's location is ideal for residential development with the new sewer interceptor, with new

users assisting in paying for those improvements, but has remained undeveloped.

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

The property was zoned to its' existing district classification in 2023.

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

The proposed district would, at full build out, have a density between 4 and 5 dwelling units per acre, which is listed at moderate density in the Comprehensive Plan. This density has not shown to be incompatible with larger lot housing anywhere in the city and when viewed on a larger scale, is very compatible with the entire area. The placement of R-1D zoning between B-3 zoning on either side is compatible with those uses as well.

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 compliance with the Comprehensive Plan recommendations.

Respectfully Submitted,

_____

Zoning Administrator

FINDING OF FACTS AND
CONCLUSIONS OF LAW

Applicant: KC Commercial and Residential Property Management as Agent for the Jami D Pryor Trust

Land Use Proposed: R-1D

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 July 8, 2025, 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 a mix of a few single-family houses on agriculturally zoned land, B-3 land to the west across Lowman Road and farmland in unincorporated Clay County to the south. Significantly larger residential subdivisions lie just west of the parcel, and the proposed Downtown overlay district is to the east.

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. This Plan calls for an overlay district for expanding downtown to just east of the boundary with Second Creek itself. The allowable density with this district would be at the lowest end of the Moderate Density described in the Comprehensive Plan. This rezoning would allow a new single family detached residential subdivision to complete infill development between the expanded downtown and the denser subdivisions to the west.

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 any 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 was rezoned in 2023 to R-1B and R-3, and later rezoned again to entirely R-1B. A pending request to rezone to A-R was tabled and no action has occurred. The area 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 is substantially the same as the current district zoning.

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 July 8, 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 R-1D Single-Family Small Lot Dwelling District 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 R-1D.

BILL NO. 3072-25 ORDINANCE NO. XXXX-25

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF SMITHVILLE, MISSOURI.

WHEREAS, The City of Smithville received an application for rezoning on May 23, 2025 for property located at Second Creek and Lowman Roads; and

WHEREAS, a Public Hearing was conducted before the Planning Commission on July 8, 2025; and

WHEREAS, the Planning Commission presented its' findings to the Board of Aldermen and recommended approval of the rezoning for the property to R-1D.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI, THAT;

Section 1. Having received a recommendation from the Planning Commission, and proper notice having been given and public hearing held as provided by law, and under the authority of and subject to the provisions of the zoning ordinances of the City of Smithville, Missouri, by a majority board vote, the zoning classification(s) or district(s) of the lands legally described hereby are changed as follows:

The property legally described as: Beginning at the Center of Section 22, Township 53 North, Range 33 West, Smithville, Clay County, Missouri: thence along the West line of the Northeast Quarter South 00 degrees 14 minutes 39 seconds West, 891.19 feet to the Point of Beginning; thence departing from said line North 86 degrees 33 minutes 30 seconds East, 158.95 feet; thence North 71 degrees 05 minutes 54 seconds East, 32.66 feet; thence North 60 degrees 12 minutes 57 seconds East, 32.75 feet; thence North 46 degrees 27 minutes 34 seconds East, 32.75 feet; thence North 26 degrees 21 minutes 27 seconds East, 34.42 feet; thence North 02 degrees 30 minutes 52 seconds West, 81.85 feet; thence North 42 degrees 49 minutes 26 seconds East, 107.94 feet; thence North 15 degrees 12 minutes 59 seconds East, 33.30 feet; thence North 10 degrees 37 minutes 40 seconds West, 80.63 feet; thence North 35 degrees 27 minutes 45 seconds West, 21.62 feet; thence North 59 degrees 42 minutes 09 seconds West, 76.49 feet; thence North 02 degrees 32 minutes 45 seconds West, 178.55 feet; thence South 88 degrees 26 minutes 47 seconds East, 141.04 feet; thence North 77 degrees 48 minutes 48 seconds East, 79.58 feet; thence North 54 degrees 21 minutes 27 seconds East, 148.47 feet; thence North 72 degrees 21 minutes 17 seconds East, 54.97 feet; thence North 81 degrees 50 minutes 29 seconds East, 104.14 feet; thence South 84 degrees 13 minutes 11 seconds East, 45.70 feet;

thence South 16 degrees 43 minutes 53 seconds West, 42.65 feet; thence South 69 degrees 55 minutes 24 seconds East, 294.94 feet; thence North 84 degrees 13 minutes 27 seconds East, 380.00 feet; thence South 35 degrees 57 minutes 59 seconds East, 181.79 feet; thence South 58 degrees 23 minutes 08 seconds East, 195.06 feet; thence South 72 degrees 51 minutes 44 seconds East, 218.40 feet; thence South 36 degrees 05 minutes 11 seconds West, 223.71 feet; thence South 44 degrees 41 minutes 46 seconds West, 76.13 feet; thence South 56 degrees 48 minutes 44 seconds West. 50.08 feet; thence South 42 degrees 13 minutes 07 seconds West, 204.68 feet; thence South 11 degrees 53 minutes 00 seconds East, 114.56 feet; thence North 88 degrees 46 minutes 08 seconds West, 301.07 feet; thence South 05 degrees 07 minutes 36 seconds West, 223.86 feet; thence North 89 degrees 59 minutes 07 seconds West, 269.20 feet; thence North 00 degrees 28 minutes 10 seconds West, 330.01 feet; thence North 89 degrees 59 minutes 13 seconds West, 330.22 feet; thence South 00 degrees 30 minutes 25 seconds East, 330.00 feet; thence North 89 degrees 59 minutes 07 seconds West, 639.40 feet to the West Quarter Corner of the Southeast Quarter; thence along said West line of the Northwest Quarter of the Southeast Quarter North 00 degrees 14 minutes 39 seconds East, 436.76 feet to the Point of Beginning.

is hereby set as R-1D.

Section 2. Upon the taking effect of this ordinance, the above zoning changes shall be entered and shown upon the "Official Zoning Map" previously adopted and said Official Zoning Map is hereby reincorporated as a part of the zoning ordinance as amended.

Section 3. This ordinance shall take effect and be in full force from and after the approval.

PASSED THIS _____ DAY OF _____, 20_____

_____
Mayor

ATTEST:

_____
City Clerk

First Reading: / /2025

Second Reading / /2025

Planning and Zoning Commision
Procedural Summary

MEETING DATE: 3/12/2024 **ACTION ITEM: Site Plan Review**

AGENDA ITEM: Site Plan 1501 S. 169 Hwy.

REQUESTED COMMISSION ACTION:
Click or tap here to enter text.

SUMMARY OF PROCEDURE:
The application is to …….

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 ☐ Plans
☐ Staff Report ☐ Other:

STAFF REPORT
July 3, 2025
Site Plan Review of Parcel Id # 05-913-00-01-021.00

Application for a Site Plan Approval

Code Sections:

400.390 – 400.440	Site Plan Approval

Property Information:

Address:	1501 S. 169 Hwy
Owner:	Kansas City Properties & Investments, LLC
Current Zoning:	B-3

Application Date:	June 2, 2025

GENERAL DESCRIPTION:

Application to approve a site plan for a new front façade at 1501 S. 169 (formerly Kay Furniture) and parking lot. The front building additions on the lot will be demolished, leaving the remaining buildings (29,300 ft^2) for retail/commercial uses. The opened area from the building demolition will be converted into expanded parking, with a total parking capacity of 126 spaces.

Section 400.410 Standard of Review

1. The extent to which the proposal conforms to these regulations.
   Meets the site plan standards for renovations.

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

The area is currently various retail outlets on either side, with industrial park on the west side of 169. The proposal will substantially update the look of the buildings, with a significant setback from the highway occurring.

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 project is a remodel of an existing facility, but it has sufficient utilities available on site to address any utility upgrades needed, as well as it will reduce the overall impervious area on the lot with parking lot islands.

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

Complies with the reduced requirements associated with a new front façade treatment. Changes to the sides and rear of the building are not impacted with change requirements.

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

The layout increases the available parking for the intended possible uses, moves the front façade of the building further away from the highway and substantially upgrades the façade treatments and materials.

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.

Complies by using the two existing entrances and installing additional parking lot islands for both landscaping and improving on-site traffic flow.

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 changes to the views, except moving the front façade some 175 feet further into the site.

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

The site is currently a vacant 65,000 ft^2 former furniture store and later an overstock sales business. No changes to natural resources and amenities will be expected other than landscaping in the parking lot island to be created.

c. Minimize any adverse flood impact;

Project slightly reduces the existing impervious areas, which lessens the overall runoff from the site that experiences no issues today.

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

The project includes no new structures.

e. Minimize any adverse environmental impact; and

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.

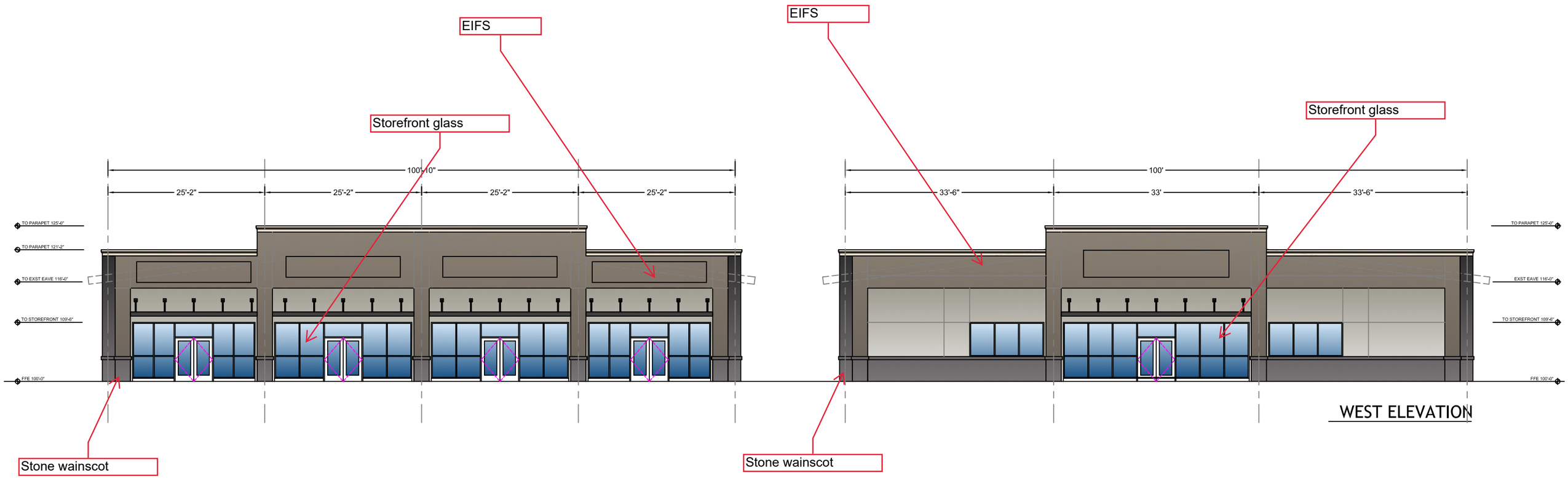
All utilities are available on site.

STAFF RECOMMENDATION:

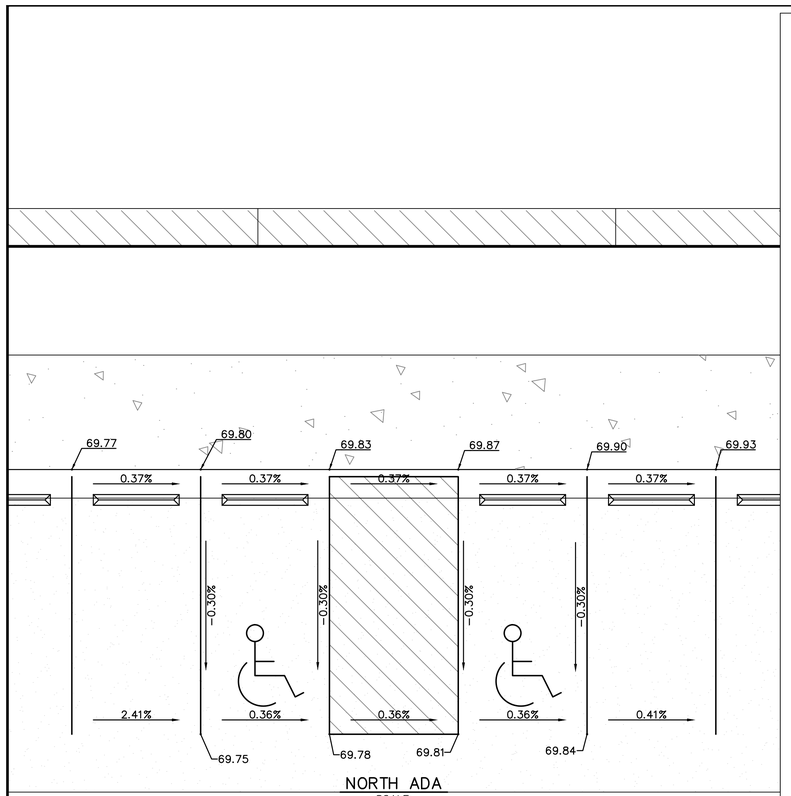
Staff recommends APPROVAL of the proposed Site Plan with the condition that the landscape plan be submitted that meets the plants and counts as required for the front façade area of the buildings only.

Respectfully Submitted,

___S/Jack Hendrix/S_____
Director of Development

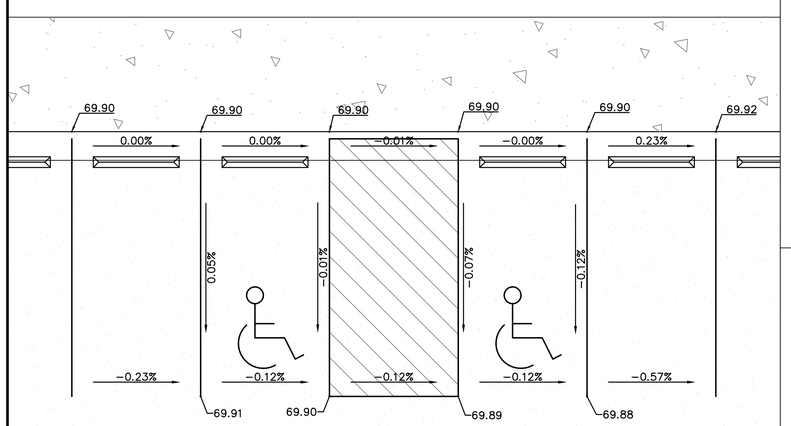


WEST ELEVATION



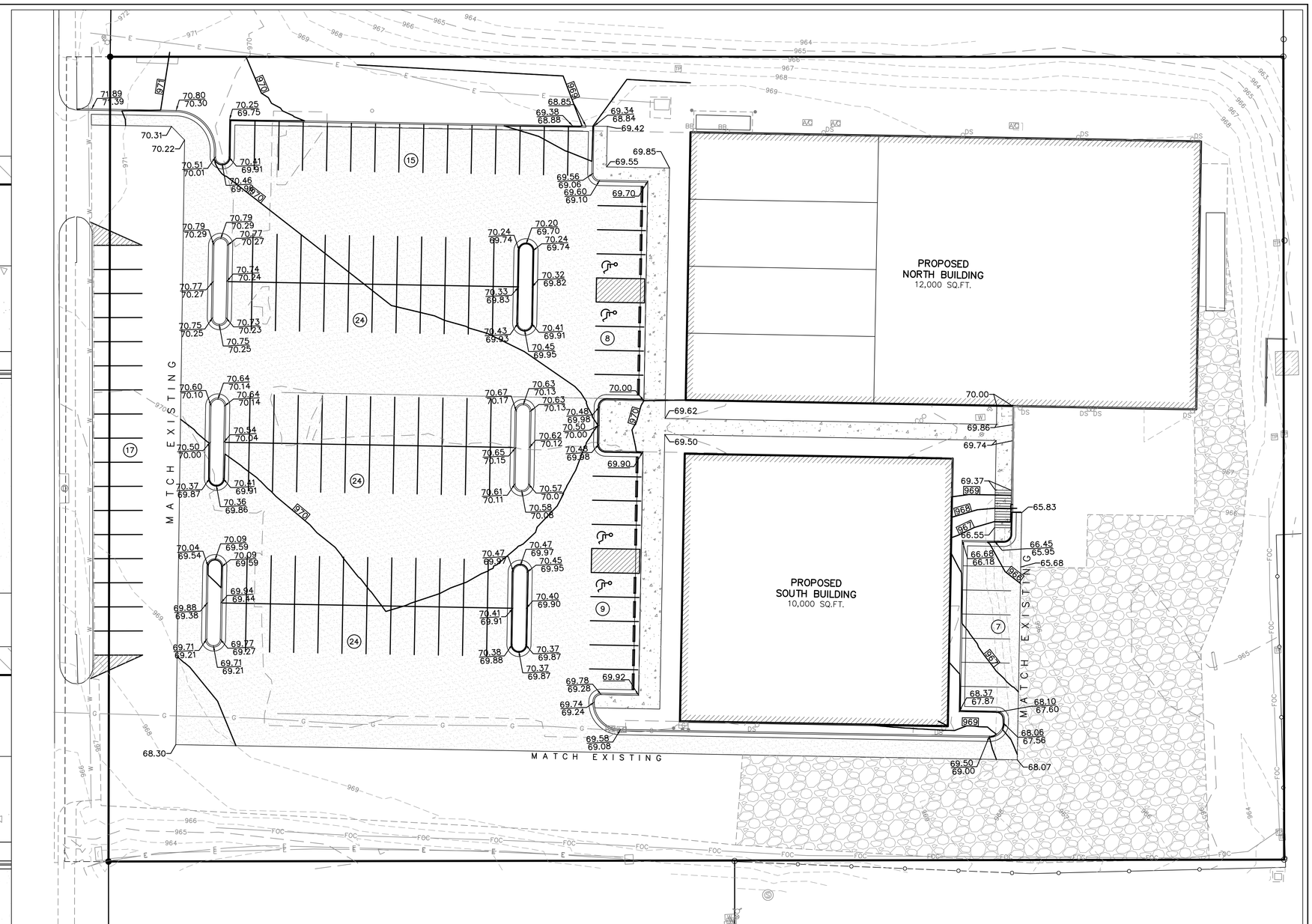
NORTH ADA

SCALE:
1" = 5'



SOUTH ADA

SCALE:
1" = 5'



Planning and Zoning Commision
Procedural Summary

MEETING DATE: 7/8/2025 **ACTION ITEM: Site Plan Review**

AGENDA ITEM: Site Plan 14991 N. Industrial Dr. William T. Mann Spec building

---

REQUESTED COMMISSION ACTION:
A motion to approve the Site Plan for 14991 N. Industrial Dr.

SUMMARY OF PROCEDURE:
The application is to approve a site plan for a spec building for two potential tenants for the owner, Bill Mann at 14991 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 ☒ Plans
☒ Staff Report ☐ Other:

STAFF REPORT
February 7, 2025
Site Plan Review of Parcel Id's # 05-816-00-03-007.00

Application for a Site Plan Approval

Code Sections:

400.390 – 400.440	Site Plan Approval

Property Information:

Address:	14991 N. Industrial Dr.
Owner:	First Park Lot 15 LLC
Current Zoning:	I-1

Application Date:	June 13, 2025

GENERAL DESCRIPTION:

Application to approve a site plan for Bill Mann at 14991 N. Industrial Dr. (Lot 15, First Park) for a 12,632 ft^2 office and warehouse building for two tenants.

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 stucco look metal panels on the front, above a synthetic stone wainscoting. The front façade has two garage doors, one for each tenant and the ingress/egress doors are included within a 4' deep, one-story projection. The intended color scheme is

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 with the front projection, similar in scale to the much larger medical marijuana plant to the west.

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 buildings nearby

are the aforementioned Medical Marijuana plant and the Architectural products facility that is now under construction.

2. *The extent to which the development would be compatible with the surrounding area.*
The building would be compatible with the surrounding area with both warehouse and office space.

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 layout complies, and the building permitting process will conform the actual construction to city standards.

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.

Respectfully Submitted,

/s/

_____

Director of Development

LOT 15, FIRST PARK 2ND PLAT

SITE DEVELOPMENT PLANS

CLAY COUNTY
SMITHVILLE, MISSOURI

SEC. 34-T53N-R33W

DISTURBED AREA = 0.62 AC.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	UTILITY SERVICE PLAN
4	GRADING PLAN
5	PAVING PLAN
6	EROSION PLAN
7	CIVIL DETAILS

PROPERTY DESCRIPTION

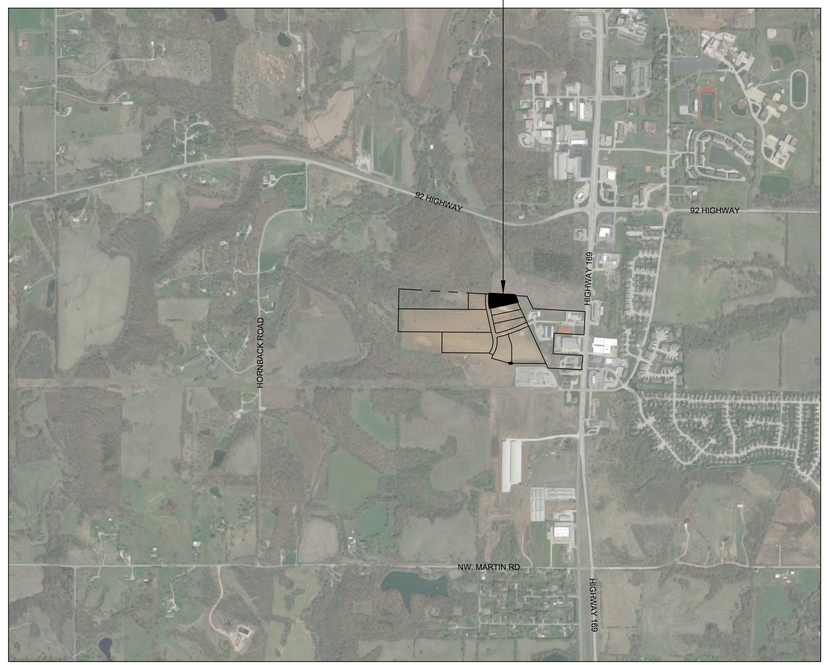
LOT 15, FIRST PARK 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI.

GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS CONTAINED WITHIN THE CITY OF SMITHVILLE, MISSOURI.
2. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
4. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
7. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND CITY.
8. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY, CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON PLANS.
9. THE CONTRACTOR SHALL GRADE AREAS TO PROVIDE POSITIVE DRAINAGE.
10. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE VERTICAL IN 3 FEET HORIZONTAL.
11. THE EROSION CONTROL PLAN HAS BEEN PLACED IN THE CITY'S FILE FOR THE PROJECT. THE PLAN APPEARS TO FULFILL THE MISSOURI DEPARTMENT OF NATURAL RESOURCES TECHNICAL CRITERIA AND THE CRITERIA FOR EROSION CONTROL MEASURES MAY BE NEEDED IF UNFORESEEN EROSION PROBLEMS ARISE OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE LAND OWNER UNTIL SUCH TIME AS IS PROPERLY COMPLETED. MODIFIED OR VOIDED.
12. NO GRADING WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY IS ALLOWED UNDER THE LAND DISTURBANCE PERMIT.
13. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED.

PROJECT BENCHMARK - DEER ELEVATION = 1004.26
THE STATION AND RM 1 ARE 5"X5"X36" CONCRETE MONUMENTS SET FLUSH WITH THE GROUND. THE UNDERGROUND MARK FOR THE STATION IS 30" COPPERWELD AND PLATE. THE STATION IS STAMPED, "DEER, 1974", AND RM 1 IS STAMPED, "DEER, 1974 RM 1". THE AZIMUTH MARK IS A DNR ALUMINUM GRS DISK SET IN A 12" DIAMETER CONCRETE POST FLUSH WITH THE GROUND SURFACE.

PROJECT LOCATION



LOCATION MAP
NOT TO SCALE

DEVELOPER:
WILLIAM T. MANN TRUST
9601 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MISSOURI 64155
816-223-0408
WILLIAM T. MANN

UTILITIES NOTE:

THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

UTILITIES INVOLVED

AT&T	816-268-2255
AT&T	816-275-1640
EVERGY	816-471-5275
EVERGY BUSINESS OFFICE	816-221-2323
SPECTRUM	816-358-5360 ext. 5829
SPIRE GAS	314-342-0500
SPIRE EMERGENCY/CUSTOMER SERVICE	800-582-0000
LIBERTY WASTEWATER COLLECTION	816-439-4523
CITY OF LIBERTY WATER DISTRIBUTION	816-439-4523
MISSOURI ONE CALL	1-800-Dig-Rite

FLOOD PLAIN
FEMA FLOOD CLASSIFICATION
THE EXISTING SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOOD PLAIN. THIS AREA LIES IN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAP, FIRM 29047C0102E MAP REVISED AUGUST 3, 2015 FOR CLAY COUNTY, MISSOURI, AND INCORPORATED AREAS. SEE APPENDIX C FOR A COPY OF THE FIRM. THE FIRM IDENTIFIES ZONE X AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
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LOT 15, FIRST PARK 2ND PLAT
SITE DEVELOPMENT PLANS
COVER SHEET

ENGINEER'S SEAL

STATE OF MISSOURI
S.M. WARGER
NUMBER E-20997
PROFESSIONAL ENGINEER

5/12/2025

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14065, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE. 34-53-33	COUNTY CLAY	JOB NO. L-22269	
PLAN DATE DECEMBER 2022	CHECKED BY SMW	DRAWN BY JKR	

FOR WILLIAM T. MANN TRUST

SHEET NO.
1 OF 7

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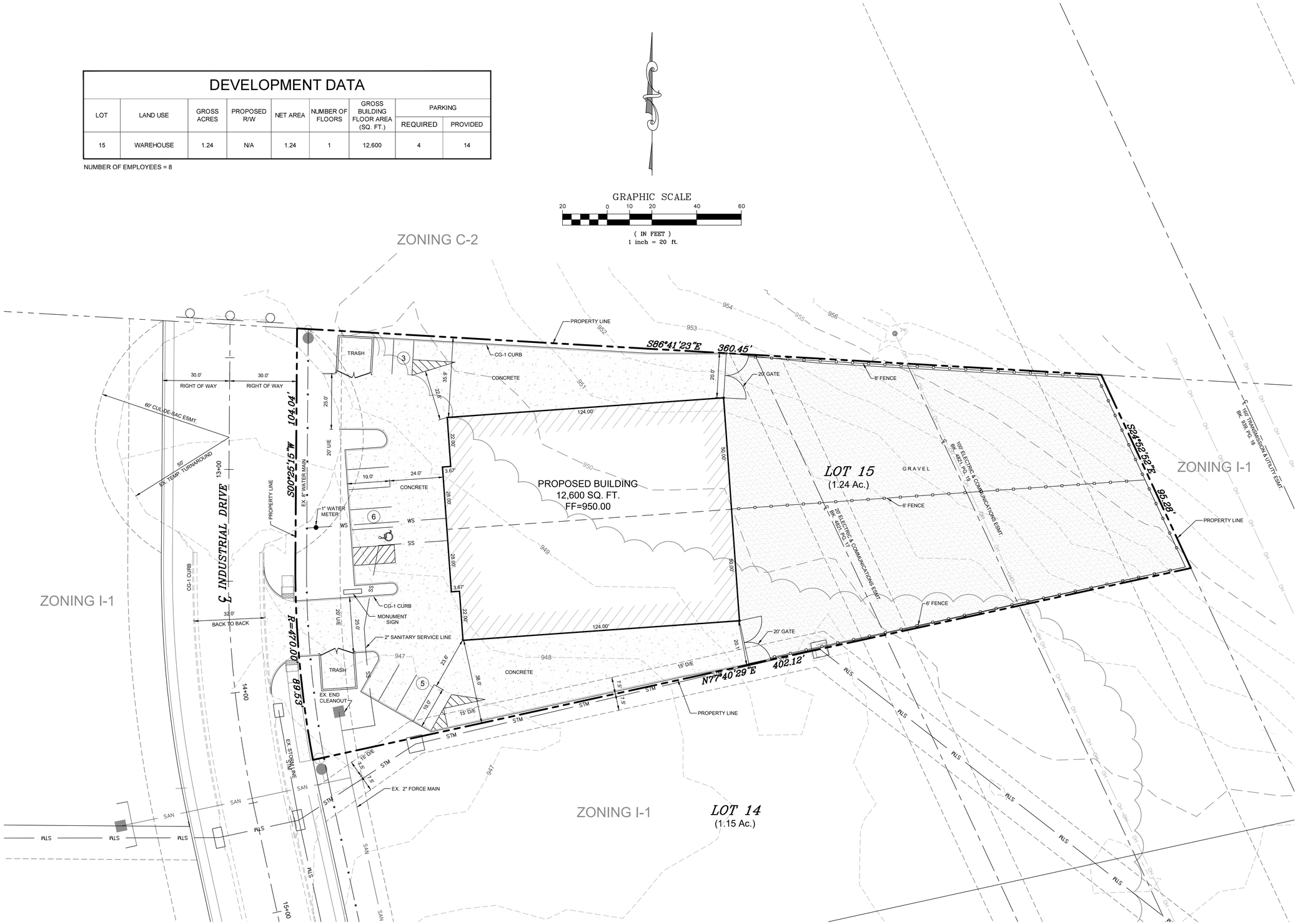
DEVELOPMENT DATA

LOT	LAND USE	GROSS ACRES	PROPOSED R/W	NET AREA	NUMBER OF FLOORS	GROSS BUILDING FLOOR AREA (SQ. FT.)	PARKING	
							REQUIRED	PROVIDED
15	WAREHOUSE	1.24	N/A	1.24	1	12,600	4	14

NUMBER OF EMPLOYEES = 8



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REVISIONS

LOT 15, FIRST PARK 2ND PLAT

SITE DEVELOPMENT PLANS

GENERAL LAYOUT

ENGINEER'S SEAL

STATE OF MISSOURI
S.M. WARGER
NUMBER
E-20997
PROFESSIONAL ENGINEER

6/10/2025

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
robb@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

JOB NO. L-22289	DRAWN BY JKR
COUNTY CLAY	CHECKED BY SMW
SEC.–TWP.–RGE. SEC. 19–TWP. 51N–RNG. 31W	PLAN DATE DEC. 2022

FOR WILLIAM T. MANN TRUST

SHEET NO. 2 OF 7

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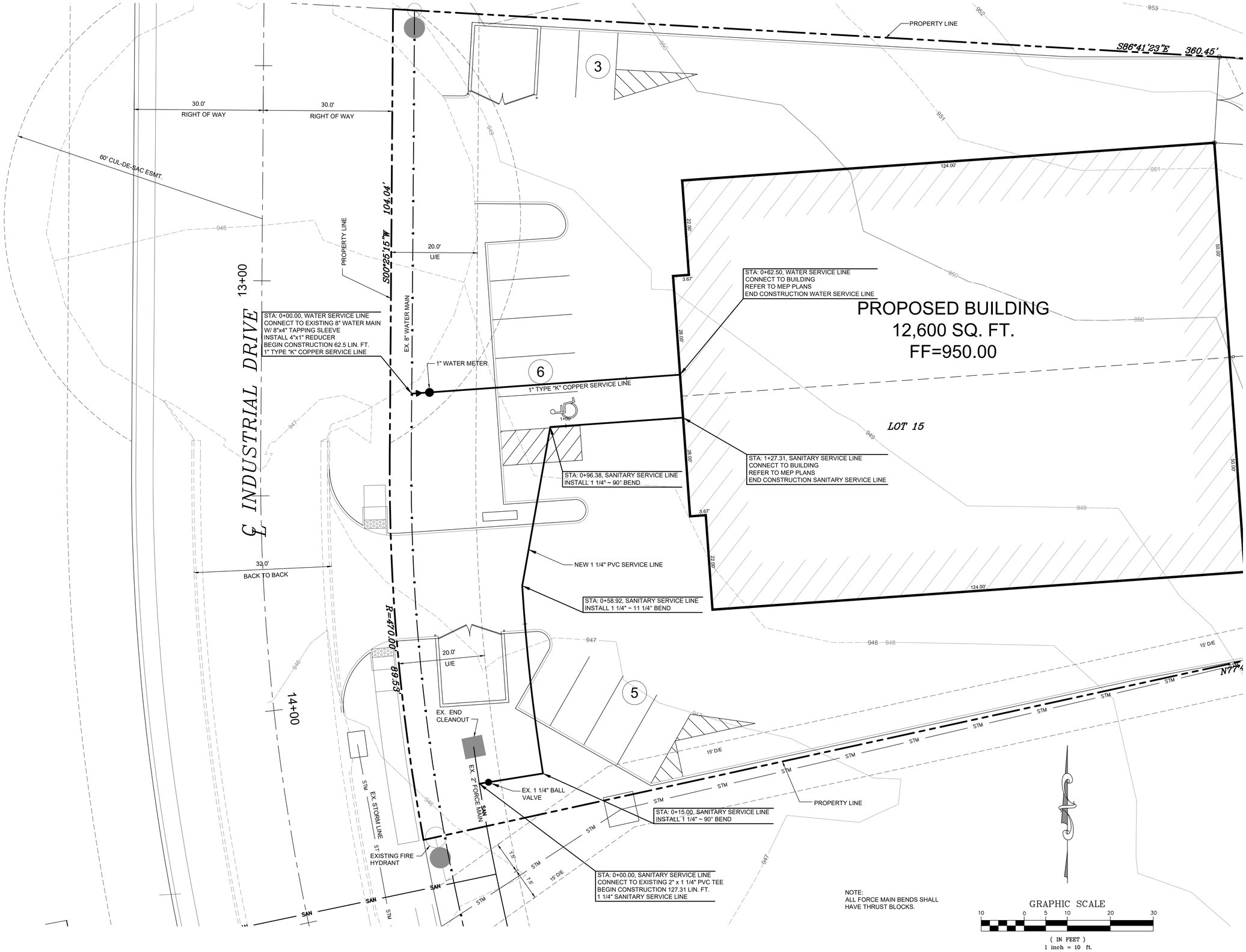

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LOT 15, FIRST PARK 2ND PLAT
SITE DEVELOPMENT PLANS
UTILITY SERVICE PLAN

ENGINEER'S SEAL

STATE OF MISSOURI
S.M. WANGER
NUMBER E-20997
PROFESSIONAL ENGINEER

5/12/2025

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-8152

SEC.–TWP.–RGE.	COUNTY	JOB NO.
SECT. 19–TS–RNG	CLAY	L–22289
PLAT DATE:	CHECKED BY	DRAWN BY
DEC. 2022	SMW	JCKT

FOR WILLIAM T. MANN TRUST

SHEET NO.
2 OF 7

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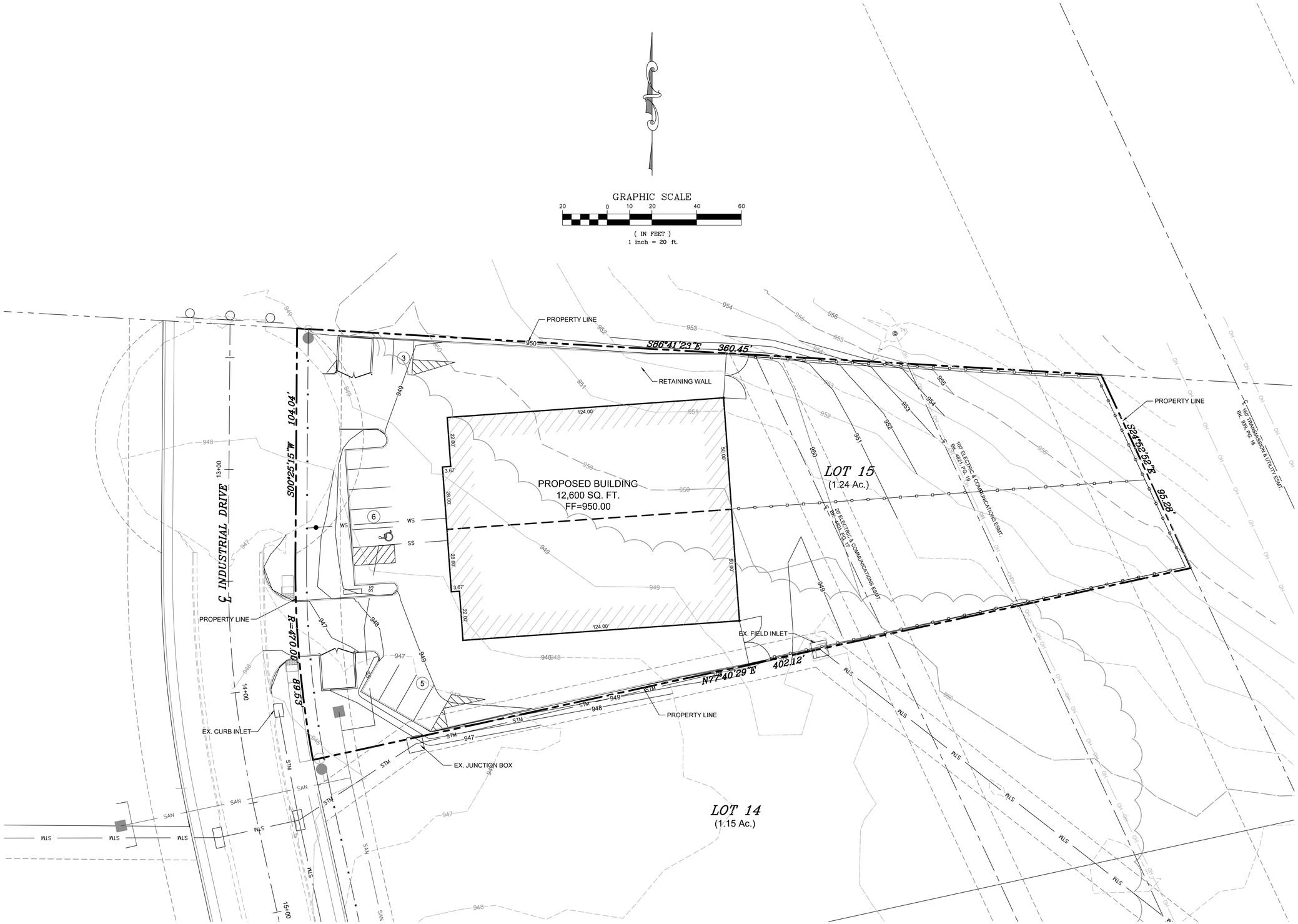

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LOT 15, FIRST PARK 2ND PLAT
SITE DEVELOPMENT PLANS
GRADING PLAN

ENGINEER'S SEAL

STATE OF MISSOURI
S.M. WARGER
NUMBER E-20997
REGISTERED PROFESSIONAL ENGINEER

5/12/2025

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
robb@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.–TWP.–RGE.	COUNTY	JOB NO.
SEC. TWP. RNG	CLAY	L-22289
PLAN DATE	CHECKED BY	DRAWN BY
DEC. 2022	SMW	JKR

FOR WILLIAM T. MANN TRUST

SHEET NO.
4 OF 7

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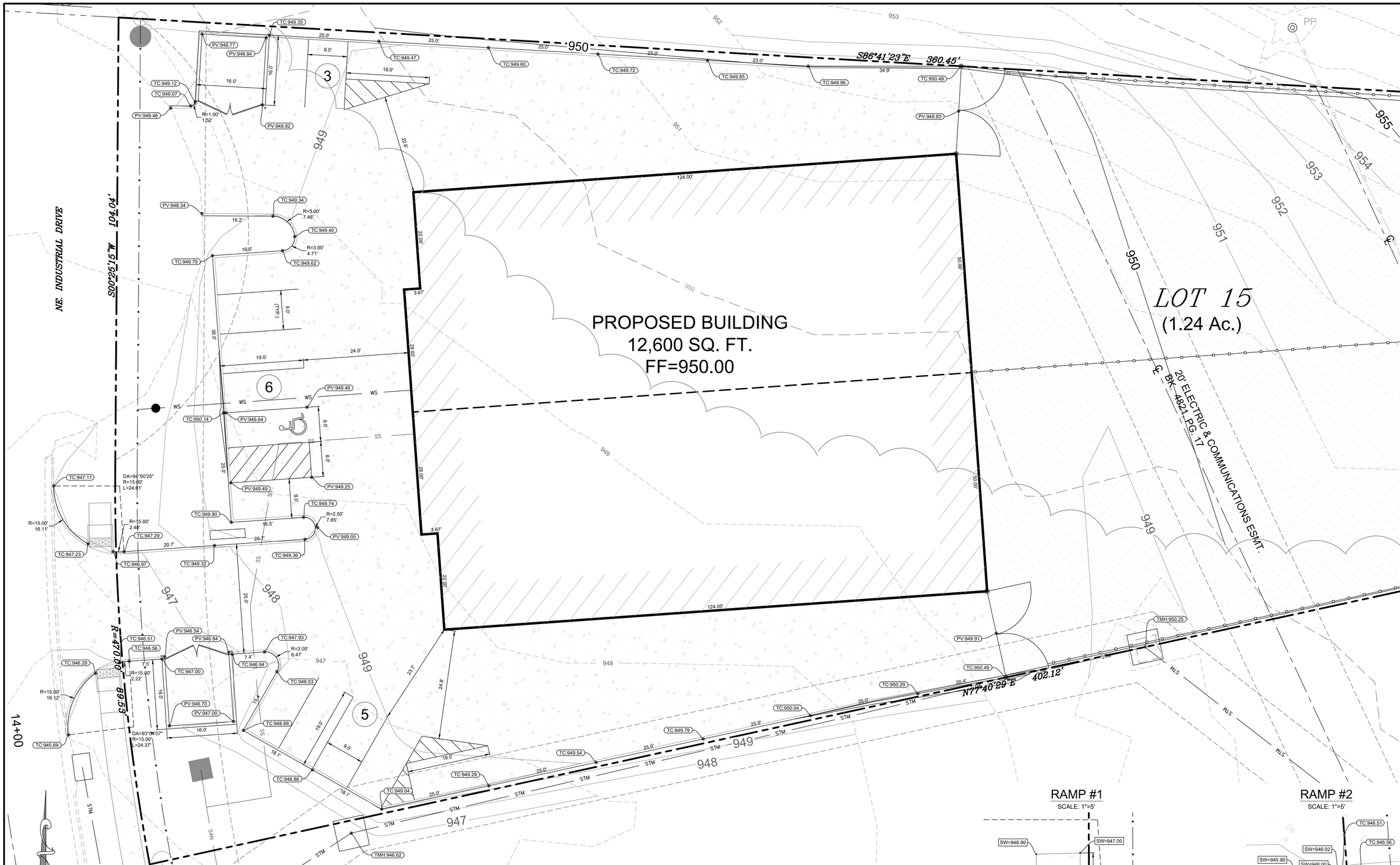

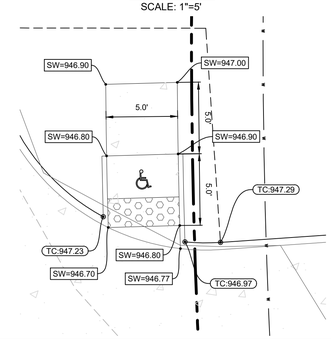

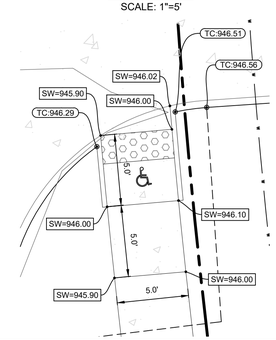

LEGEND

♿ = WHEELCHAIR ACCESS RAMP

TC=XXX.XX = TOP OF CURB ELEVATION

TW=XXX.XX = TOP OF WALL ELEVATION

PVMT=XXX.XX = TOP OF PAVEMENT ELEVATION

SW=XXX.XX = TOP OF SIDEWALK ELEVATION

= SPECIAL TYPE CG-1 CURB & GUTTER

GRAPHIC SCALE

10 0 5 10 20 30

(IN FEET)
1 inch = 10 ft.

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1				
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7				

REVISIONS

LOT 15, FIRST PARK 2ND PLAT

SITE DEVELOPMENT PLANS

PAVING PLAN

ENGINEER'S SEAL

STATE OF MISSOURI
S.M. WARGER
NUMBER
E-20997
REGISTERED PROFESSIONAL ENGINEER

5/12/2025

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14085, PARKVILLE, MO. 64152 (816) 741-6152

SEC.–TWP.–RGE.	COUNTY	JOB NO.
SEC. 10–T47–R34	CLAY	L-22289
PLAT DATE	CHECKED BY	DRAWN BY
DEC. 2022	SWM	JCK

FOR WILLIAM T. MANN TRUST

SHEET NO.
5 OF 7

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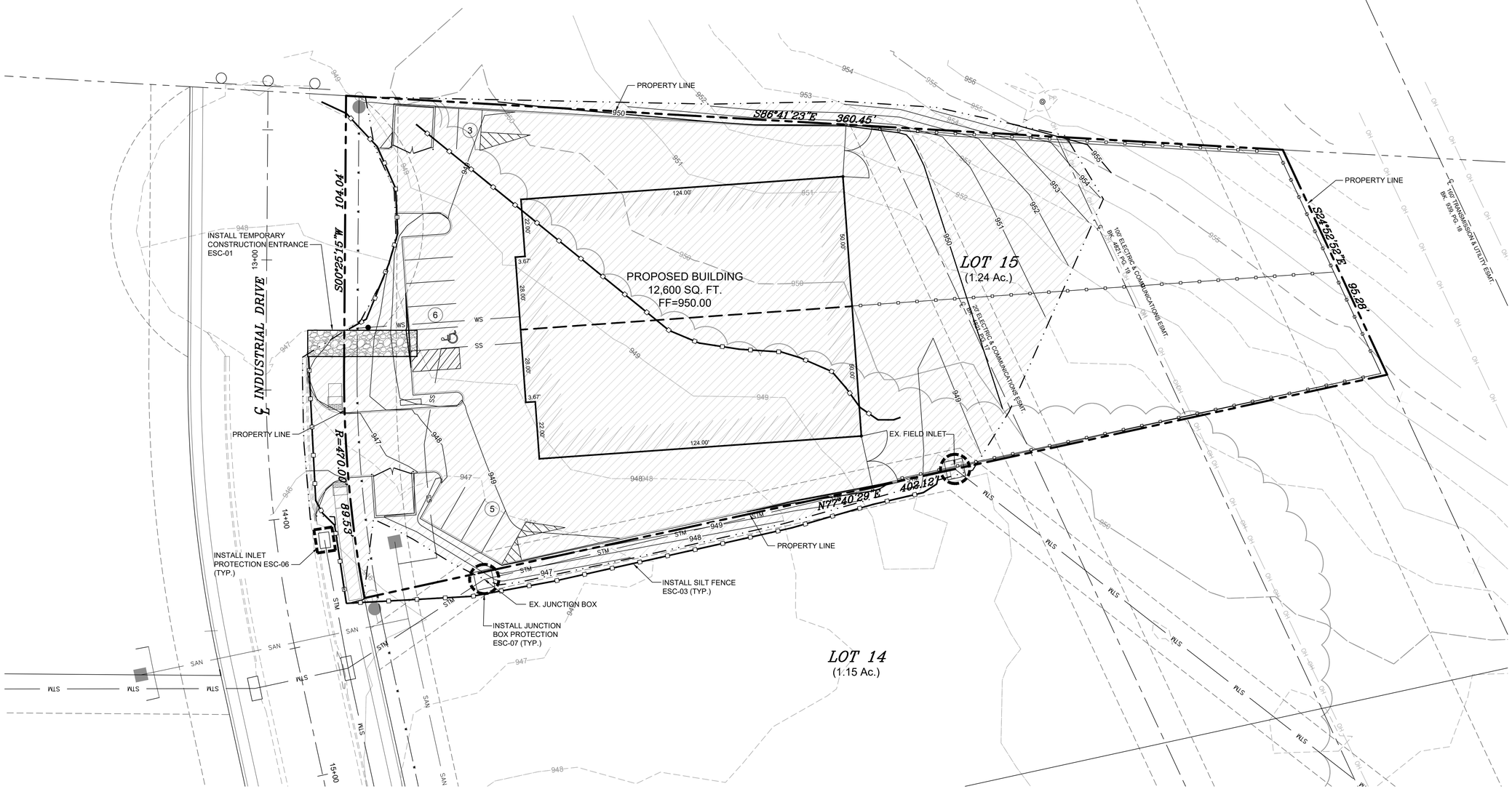
LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT USE ESC-01 DETAIL PER APWA 2016
- AREA TO BE SEEDED
- PLAT BOUNDARY / LIMITS OF GRADING
- SILT FENCE - POST MAX SPACING 8' USE ESC-03 DETAIL PER APWA 2016
- CURB INLET PROTECTION USE ESC-06 DETAIL PER APWA 2016
- AREA INLET & JUNCTION BOX PROTECTION USE ESC-07 DETAIL PER APWA 2016
- ROCK DITCH CHECK USE ESC-10 DETAIL PER APWA 2016

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.



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LOT 15, FIRST PARK 2ND PLAT

SITE DEVELOPMENT PLANS

EROSION PLAN

ENGINEER'S SEAL

STATE OF MISSOURI
S.M. WARGER
NUMBER E-20997
PROFESSIONAL ENGINEER

5/12/2025

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	COUNTY
SEC. TWN-RNG	CLAY
PLAN DATE	CHECKED BY
DEC. 2022	SMW
JOB NO.	L-22289
DRAWN BY	JKR

FOR WILLIAM T. MANN TRUST

SHEET NO.
6 OF 7

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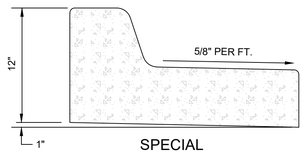
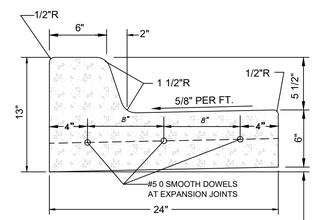


SPECIAL

IDENTICAL TO STANDARD EXCEPT AS SHOWN



STANDARD

TYPE CG-1

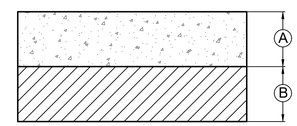
CURB & GUTTER DETAIL

NOT TO SCALE

GENERAL NOTES

1. 1/2" Expansion joints with 5/8" dia. x 2' smooth dowels shall be placed at radius points and at 150' intervals. These dowels shall be greased and wrapped on one end with expansion tubes.
2. 1" deep contraction joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb section.
3. Fix dowels with bar supports.
4. Depth of curb shall be a minimum of 8" through the handicap access ramp.
5. Concrete shall be KCMMB 4000 psi durable aggregate mix.

PARKING LOT CONCRETE SECTION



(A) 6" PORTLAND CEMENT CONCRETE

(B) 6" SUBGRADE COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
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LOT 15, FIRST PARK 2ND PLAT

SITE DEVELOPMENT PLANS

CIVIL DETAILS

ENGINEER'S SEAL

STATE OF MISSOURI
S.M. WANDERSMAN
NUMBER
E-20997
PROFESSIONAL ENGINEER

5/12/2025

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
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P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

JOB NO. L-22289	DRAWN BY JKR
COUNTY CLAY	CHECKED BY SWM
SEC.-TWP.-RGE. SEC. TWN-RNG	PLAN DATE DEC. 2022

FOR WILLIAM T. MANN TRUST

SHEET NO. 7 OF 7

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NEW BUILDING for
FIRST PARK LOT 15 LLC
Smithville, Missouri

GENERAL NOTES:

EXIT LIGHTS, EMERGENCY LIGHTS, SMOKE DETECTORS, FIRE EXTINGUISHERS AND FIRE DETECTION SYSTEMS TO BE INSTALLED BY CONTRACTORS PER LOCAL CODE.

ALL OUTLETS LOCATED IN WET AREAS SHALL BE GFCI.

1. THE DRAWINGS DESCRIBE THE COMPLETE PROJECT TO BE CONSTRUCTED BUT DO NOT DESCRIBE EVERY DETAIL AND CONDITION. THE GENERAL CONTRACTOR IS REQUIRED TO BE THOROUGHLY FAMILIAR WITH THE PROJECT AND CONTRACT DOCUMENTS AND IS REQUIRED TO NOTE ANY DISCREPANCIES OR OMISSIONS OF STANDARD CONSTRUCTION PRACTICES IN THE DRAWINGS.

2. RESPONSIBILITY OF CONTRACTORS: EACH CONTRACTOR IS RESPONSIBLE FOR ALL THE WORK AS DESCRIBED IN THE PLANS AND IN CONNECTION WITH THE CONTRACT. CONTRACTOR SHALL SPECIFICALLY AND DISTINCTLY ASSUME AND DOES SO ASSUME ALL RISKS FOR DAMAGE OR INJURY FROM WHATEVER CAUSE TO PROPERTY OR PERSONS OR PROPERTY WHEREVER LOCATED, RESULTING FROM ANY ACTION OR OPERATION UNDER THE CONTRACT OR IN CONNECTION WITH HIS WORK. EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR EXECUTION OF A SATISFACTORY AND COMPLETE PIECE OF WORK IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS AND ANY BULLETINS WHICH MAY BE ISSUED DURING THE TIME OF BIDDING.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPLETE SETS OF WORKING DRAWINGS OR ASSUME FULL RESPONSIBILITY FOR COORDINATION.

4. CONTRACTOR SHALL COMPLETE ALL WORK IN A NEAT AND WORKMANLIKE MANNER IN COMPLIANCE WITH ALL STATE, NATIONAL OR LOCAL CODES, AND SECURE ALL NECESSARY PERMITS.

5. THE CONTRACTOR SHALL MAINTAIN THE PREMISIS IN A CLEAN AND ORDERLY FASHION DURING THE ENTIRE CONSTRUCTION PERIOD, REMOVING ALL TRASH AN DEBRIS ON A REGULAR BASIS.

6. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL PERTINENT OPERATION, MAINTENANCE AND WARRANTY INFORMATION AT THE COMPLETION OF THE PROJECT.

7. PROMPTLY AFTER AWARD OF THE CONTRACT, CONTRACTOR MUST PREPARE AND SUBMIT TO THE OWNER ESTIMATED CONSTRUCTION PROGRESS SCHEDULES FOR THE WORK, WITH SUB SCHEDULES OF RELATED ACTIVITIES WHICH ARE ESSENTIAL TO ITS PROGRESS.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BLOCKING OR ANCHOR HARDWARE AS NECESSARY.

9. CONTRACT SHALL NOT BE CONSIDERED TO HAVE BEEN FULLY EXECUTED SATISFACTORILY UNTIL THE FOLLOWING HAS BEEN ESTABLISHED:
A. BUILDING OWNER HAS ACCEPTED CONSTRUCTION AS BEING SATISFACTORY.
B. CITY BUILDING DEPARTMENT HAS ISSUED AN UNQUALIFIED CERTIFICATE OF OCCUPANCY.
C. LIEN RELEASES FROM G.C. & ALL SUB-CONTRACTORS HAS BEEN SUBMITTED TO OWNER.

10. CONTRACTOR SHALL CARRY THE FOLLOWING MINIMUM INSURANCE COVEREAGE, AND NAME THE BUILDING OWNER, AND OWNERS ARCHITECT AS CO-INSURED:

GENERAL COMPREHENSIVE LIABILITY:
PERSONAL INJURY $2,000,000.00 EACH OCCURANCE / AGGREGATE
BODILY INJURY & PROPERTY DAMAGE $2,000,000.00 EACH OCCURANCE / AGGREGATE

WORKMANS COMPENSATION:
$1,000,000.00 OR STATUTORY LIMITS, WHICHEVER IS GREATER

ALL PURPOSE BUILDERS RISK:
FULL VALUE OF CONSTRUCTION PROJECT (COVERAGE TO HAVE "EXTENDED COVERAGE" RIDER).

MOTOR VEHICLE LIABILITY INSURANCE IN THE CONTRACTOR'S NAME, INCLUDING OWNED, NON-OWNED, LEASED AND HIRED CAR COVERAGE WITH LIMITS OF NOT LESS THAN $2,000,000 COMBINED SINGLE LIMIT PER OCCURENCE FOR BODILY INJURY AND PROPERTY DAMAGE.

** PER 2012 IBC 1210: TOILET ROOM FLOORS AND WALLS TO BE SMOOTH, HARD, NON ABSORBENT SURFACE THAT EXTENDS 6" ONTO WALLS WALLS & WITHIN 2 FEET OF TOILET SHALL BE SMOOTH HARD NON ABSORBENT MATERIAL TO A HEIGHT OF 48" HIGH ABOVE FLOOR.

PLANS COMPLY WITH A117.1 2003 ACCESSIBILITY CODE

ALL GLAZING TO COMPLY WITH IBC 2406 AND 2406.3 IN HAZARDOUS LOCATIONS

DRAWING INDEX

William Lee Rhoad AIA -

A0 - Master Plan & Door Details
A1 - Floor Plan
A2 - Elevations
A3 - Building Sections
A4 - Wall Sections
S1 - Foundation
E1 - Electrical Plans
P1 - Mechanical / Plumbing Plan
C1 - Grading Plan

CODE REQUIREMENTS

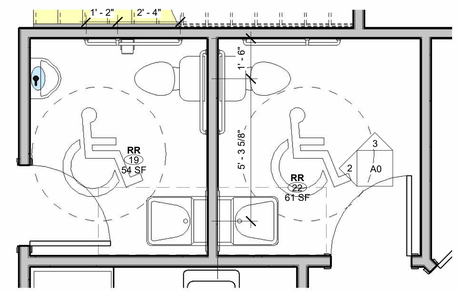
2018 International Building Code
2018 International Mechanical Code
2018 International Energy Conservation Code
2018 Uniform Plumbing Code
2018 International Fire Code
2018 International Fuel Gas Code
2017 National Electric Code
City Code of Ordinances

Use Group - B
Construction Type - 5B
Allowable Building Area - 9,000 Sq Ft
Actual Building Area - 6,316 Sq Ft Per side
Building Height - 20' / 1 Story

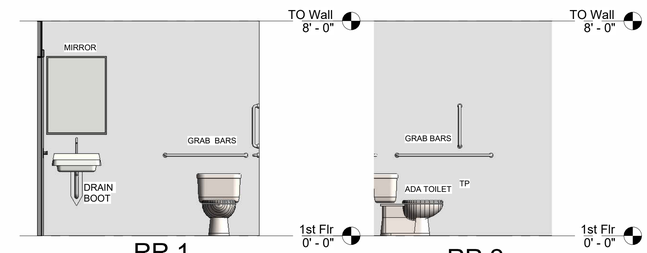
Occupant Calcs: (per building)
OFFICES: 1,306 SF @ 1:100 = 13
GARAGE AREA: 5,299 SF @ 1:300 = 18
TOTAL OCCUPANCY: 31
31 PERSONS PER BUILDNG

PROJECT SCOPE:
PROJECT TO INCLUDE CONSTRUCTION OF ENTIRE SITE, INCLUDING GRADING, PAVING OF DRIVEWAY AND PARKING AREAS, AND CONSTRUCTION OF ? 2 ? BUILDINGS.

DESCRIPTION OF OPERATION:
BUIDLING IS LEASABLE OFFICE / GARAGE SPACE FOR LOCAL BUSINESSES

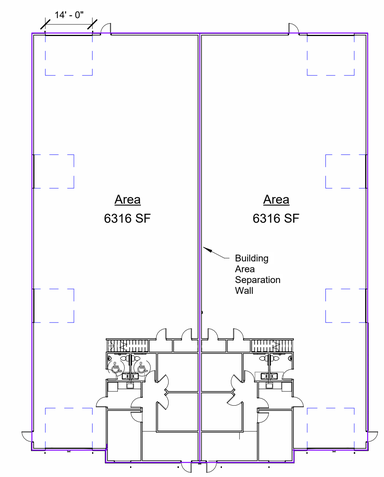


1 Restroom Plan
3/8" = 1'-0"

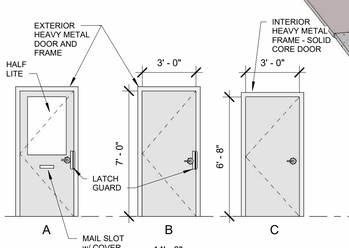


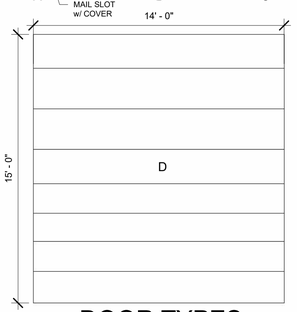
2 RR 1
3/8" = 1'-0"

3 RR 2
3/8" = 1'-0"



4 First Floor Area
3/64" = 1'-0"





DOOR TYPES
1/4" = 1'-0"

HARDWARE SCHEDULE

DOOR HARDWARE SPECS:

HANDLES - PDQ GT SERIES OR SCHLAGE ND SERIES

CLOSERS - AMERICAN EAGLE 7100 OR LCN 4041 XP

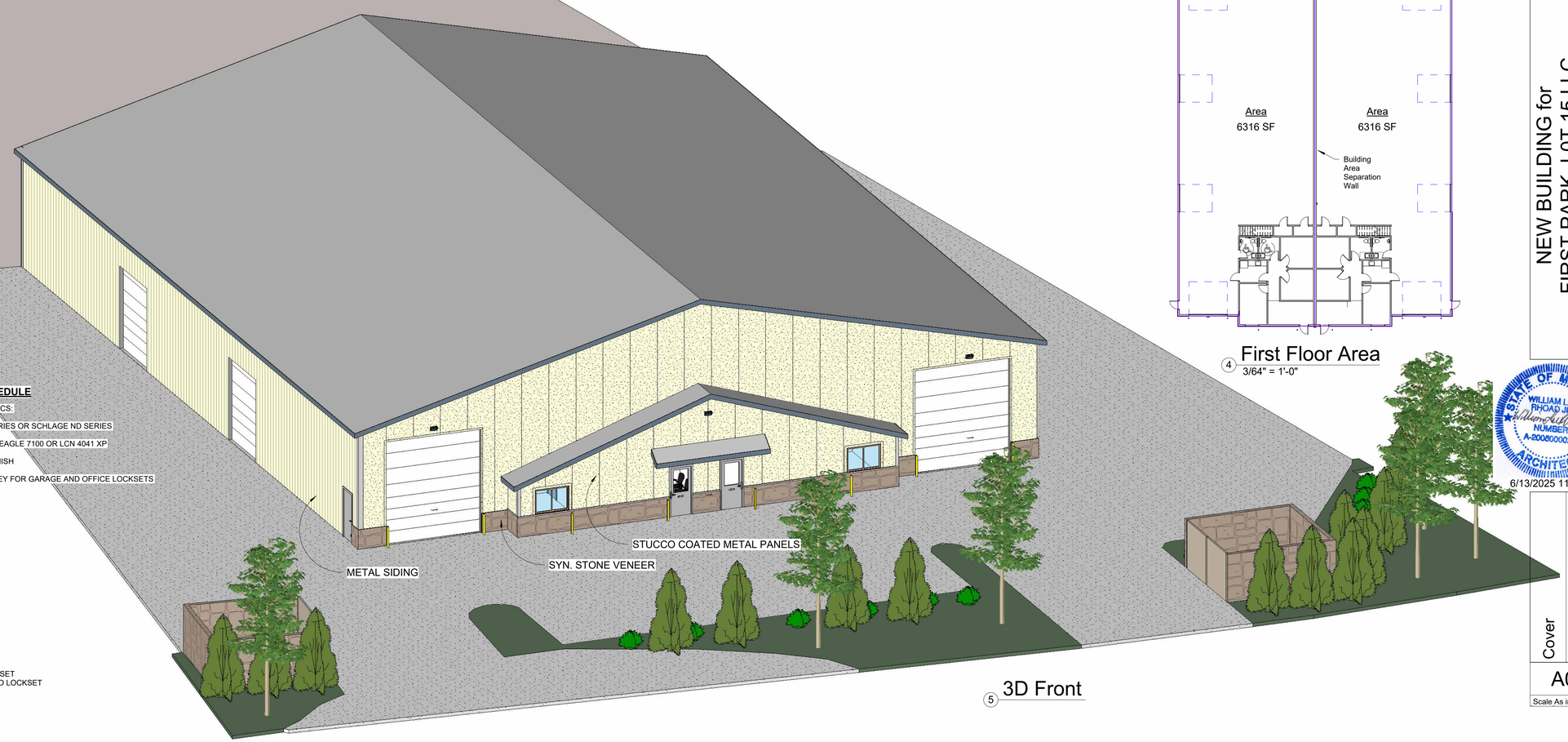
BRUSHED CHROME FINISH

PROVIDE SEPARATE KEY FOR GARAGE AND OFFICE LOCKSETS

DOOR TYPE A:
KEYED LOCKSET
LEVER HANDLE
3 HD EXT HINGES
CLOSER
LATCH GUARD
WEATHERSTRIPPING
THRESHOLD
MAIL SLOT w/ COVER

DOOR TYPE B:
KEYED LOCKSET
LEVER HANDLE
3 HD EXT HINGES
CLOSER
LATCH GUARD
WEATHERSTRIPPING
THRESHOLD

DOOR TYPE C:
RESTROOM - PRIVACY SET
OFFICE DOORS - KEYED LOCKSET
LEVER HANDLE
1 1/2 PR HINGES
STOP



5 3D Front

W. LEE RHOAD AIA ARCHITECT
11871 SE STATE ROUTE H AGENCY MO 64401
LEERHOAD@GMAIL.COM 816-244-6588

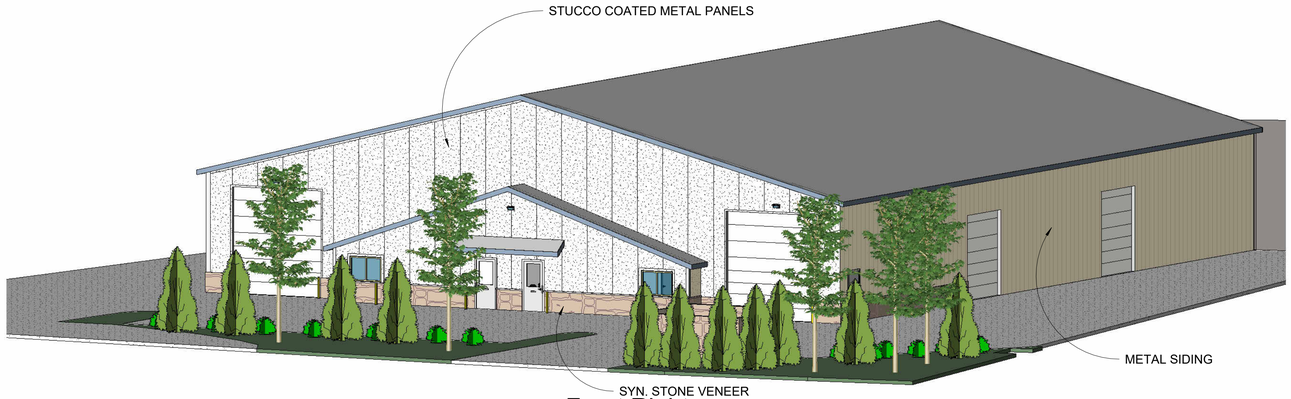
NEW BUILDING for
FIRST PARK LOT 15 LLC
FIRST PARK 2ND PLAT LT 15

STATE OF MISSOURI
WILLIAM LEE RHOAD JR.
NUMBER A-2008000022
ARCHITECT

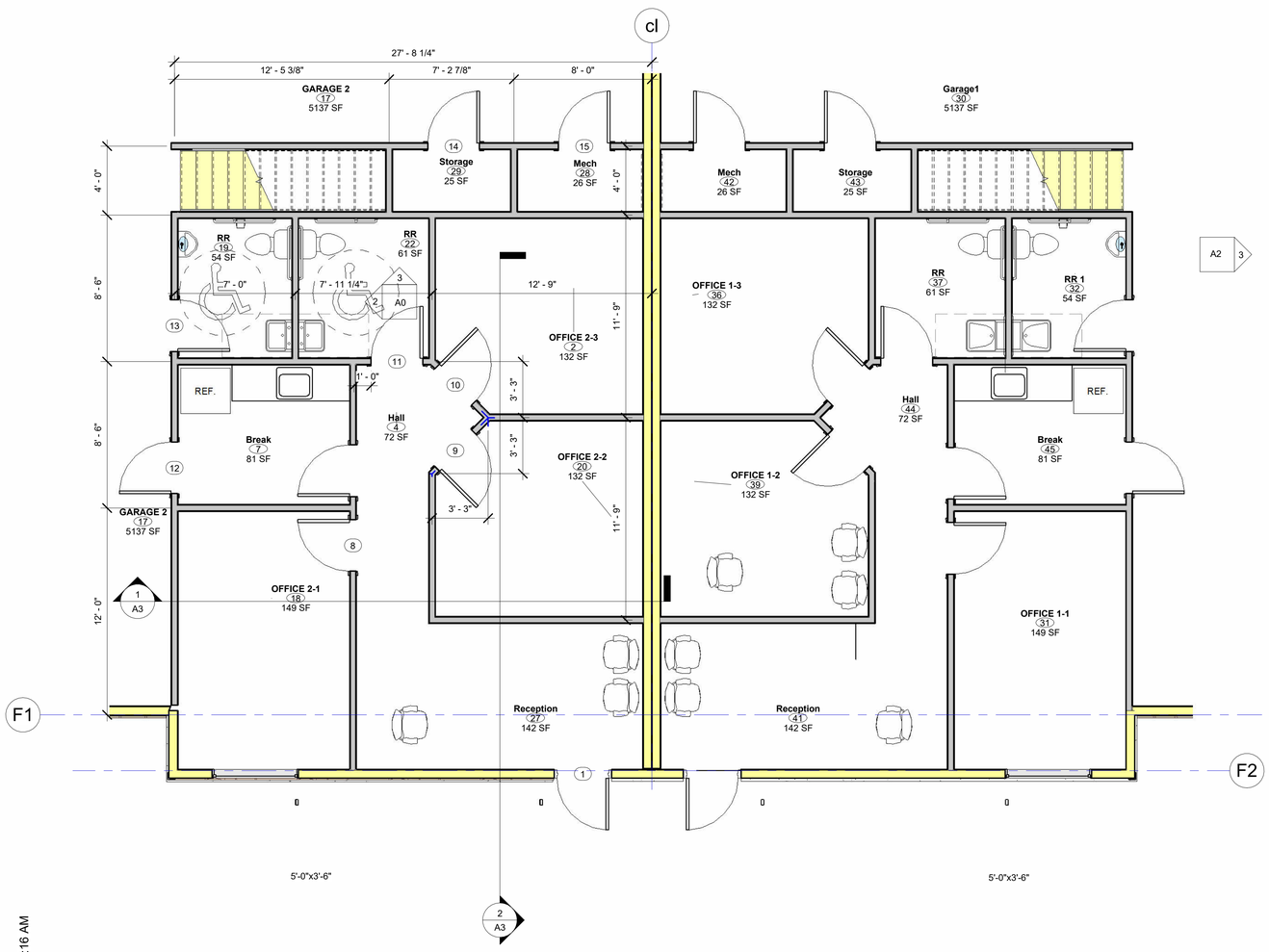
6/13/2025 11:57:15 AM

Cover
Project number 20011
Date 2/7/2020
A0
Scale As indicated

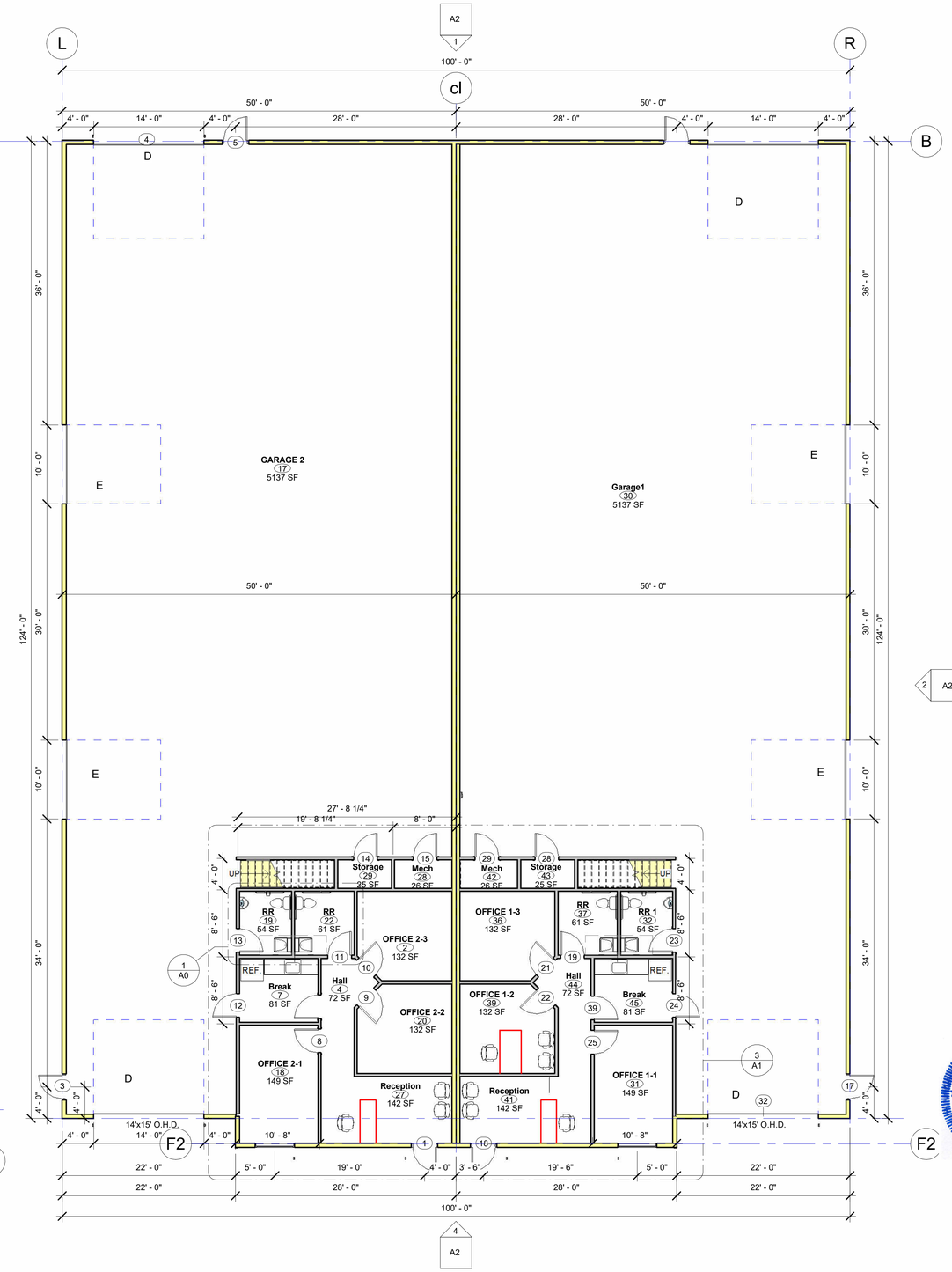
6/13/2025 11:57:15 AM



2 Front Right



3 First Floor Office
1/4" = 1'-0"



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

W. LEE RHOAD AIA ARCHITECT
11871 SE STATE ROUTE H AGENCY MO 64401
LEERHOAD.COM 816-244-6588 LEERHOAD@GMAIL.COM

NEW BUILDING for
FIRST PARK LOT 15 LLC
FIRST PARK 2ND PLAT LT 15

STATE OF MISSOURI
WILLIAM LEE RHOAD JR.
NUMBER A-2006000022
ARCHITECT

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First Floor Plan

Project number 20011
Date 2/7/2020

A1

Scale As indicated

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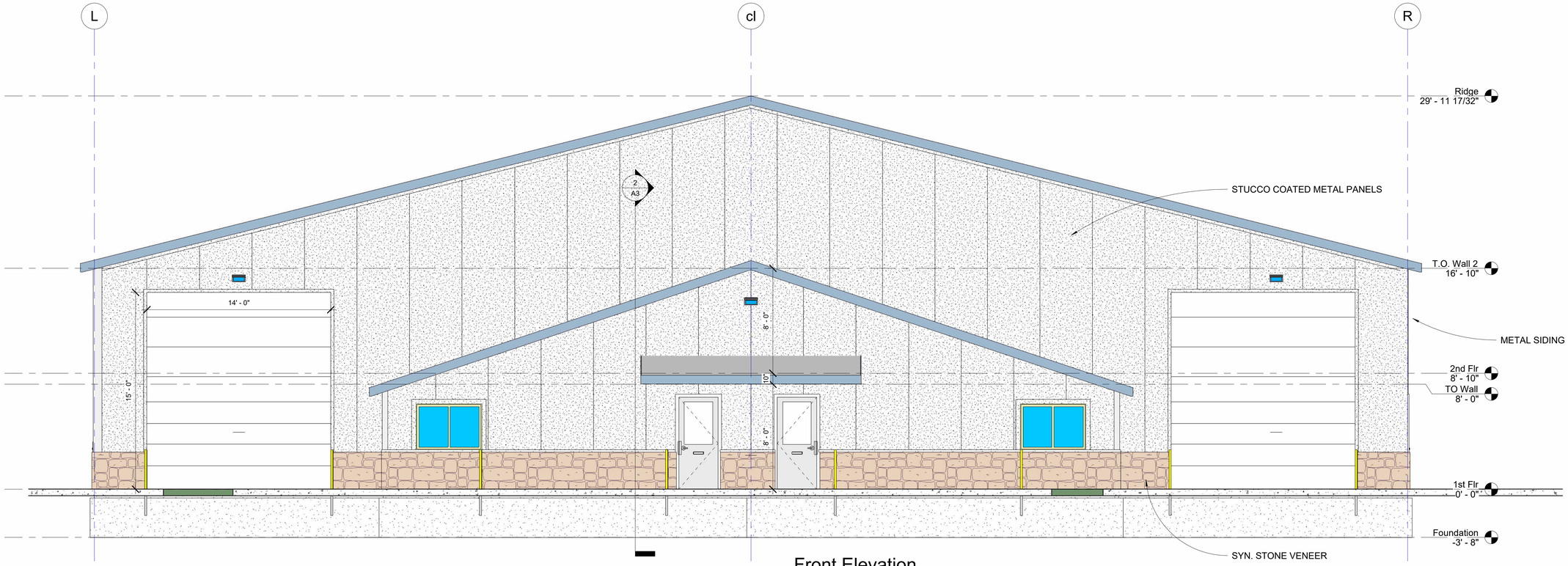
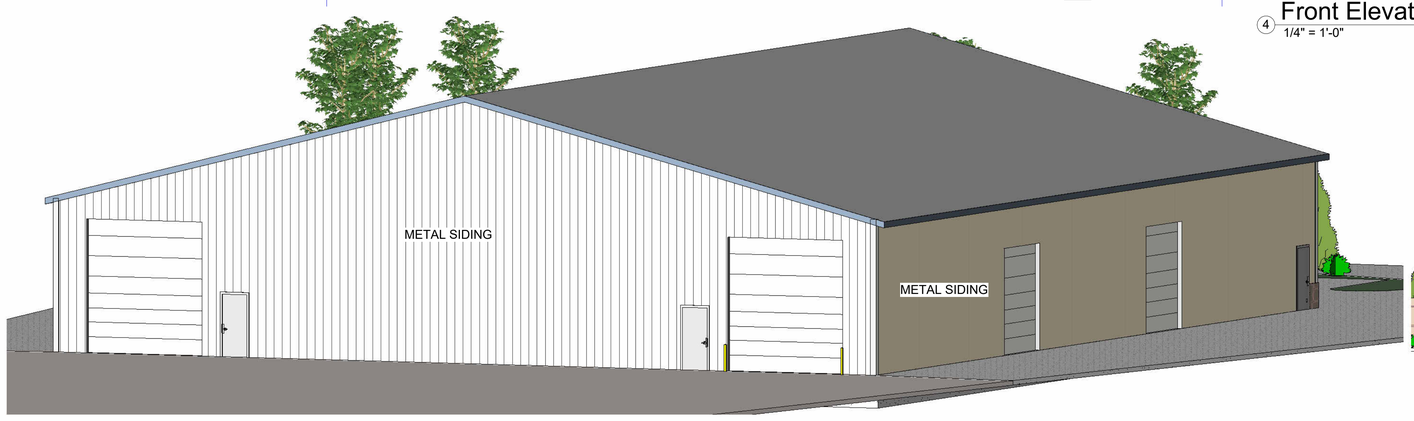
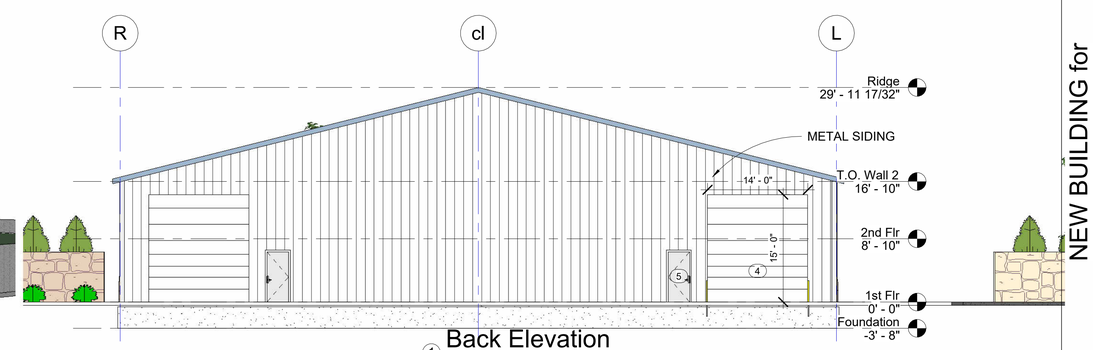


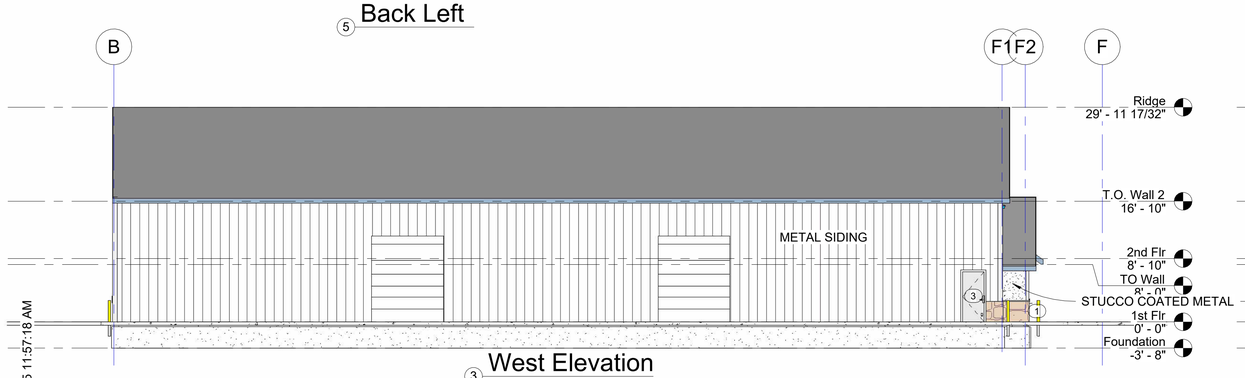
4 Front Elevation
1/4" = 1'-0"



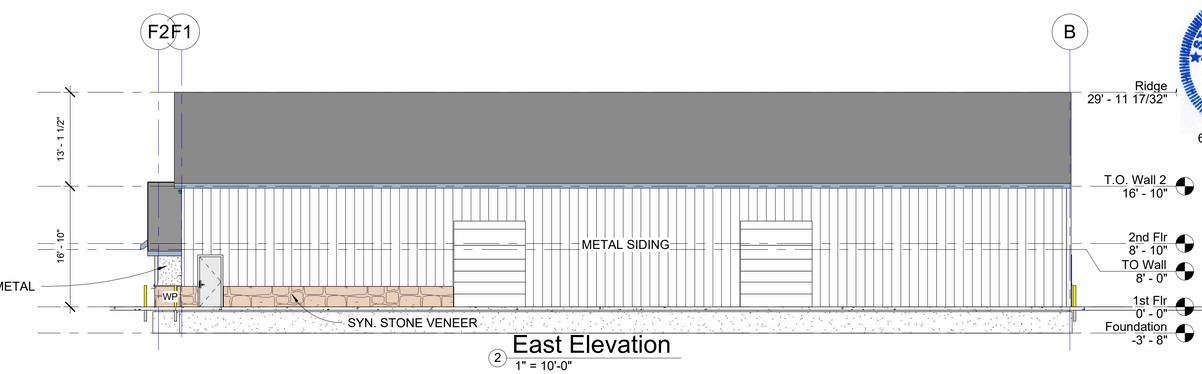
5 Back Left



1 Back Elevation
1" = 10'-0"



3 West Elevation
1" = 10'-0"



2 East Elevation
1" = 10'-0"

W. LEE RHOAD AIA ARCHITECT
11871 SE STATE ROUTE H AGENCY MO 64401
LEERHOAD.COM 816-244-6588 LEERHOAD@GMAIL.COM

NEW BUILDING for
FIRST PARK LOT 15 LLC
FIRST PARK 2ND PLAT LT 15

STATE OF MISSOURI
WILLIAM LEE RHOAD JR.
NUMBER A-2006000022
ARCHITECT

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Elevations

Project number	20011
Date	2/7/2020

A2

Scale As indicated

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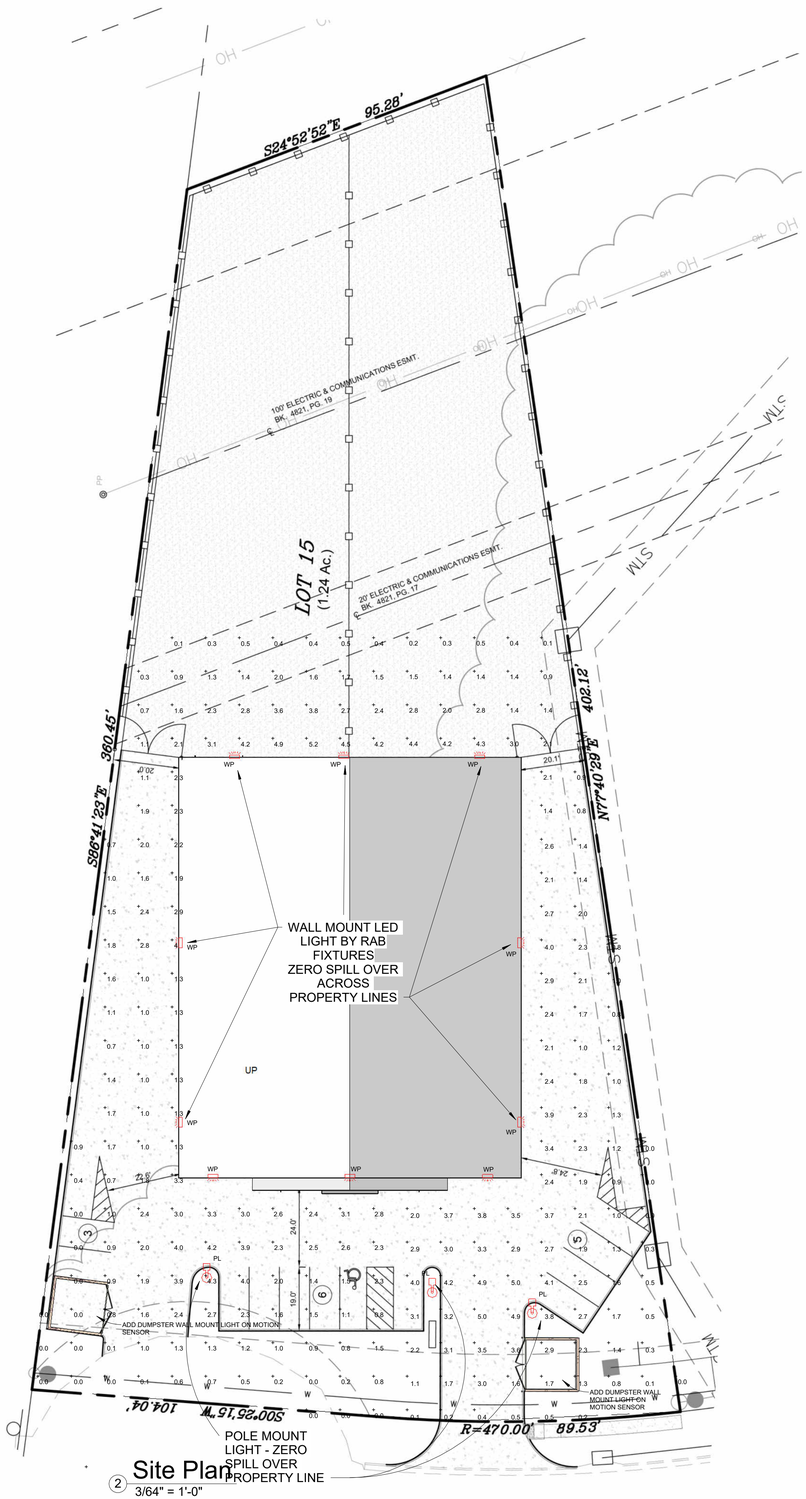
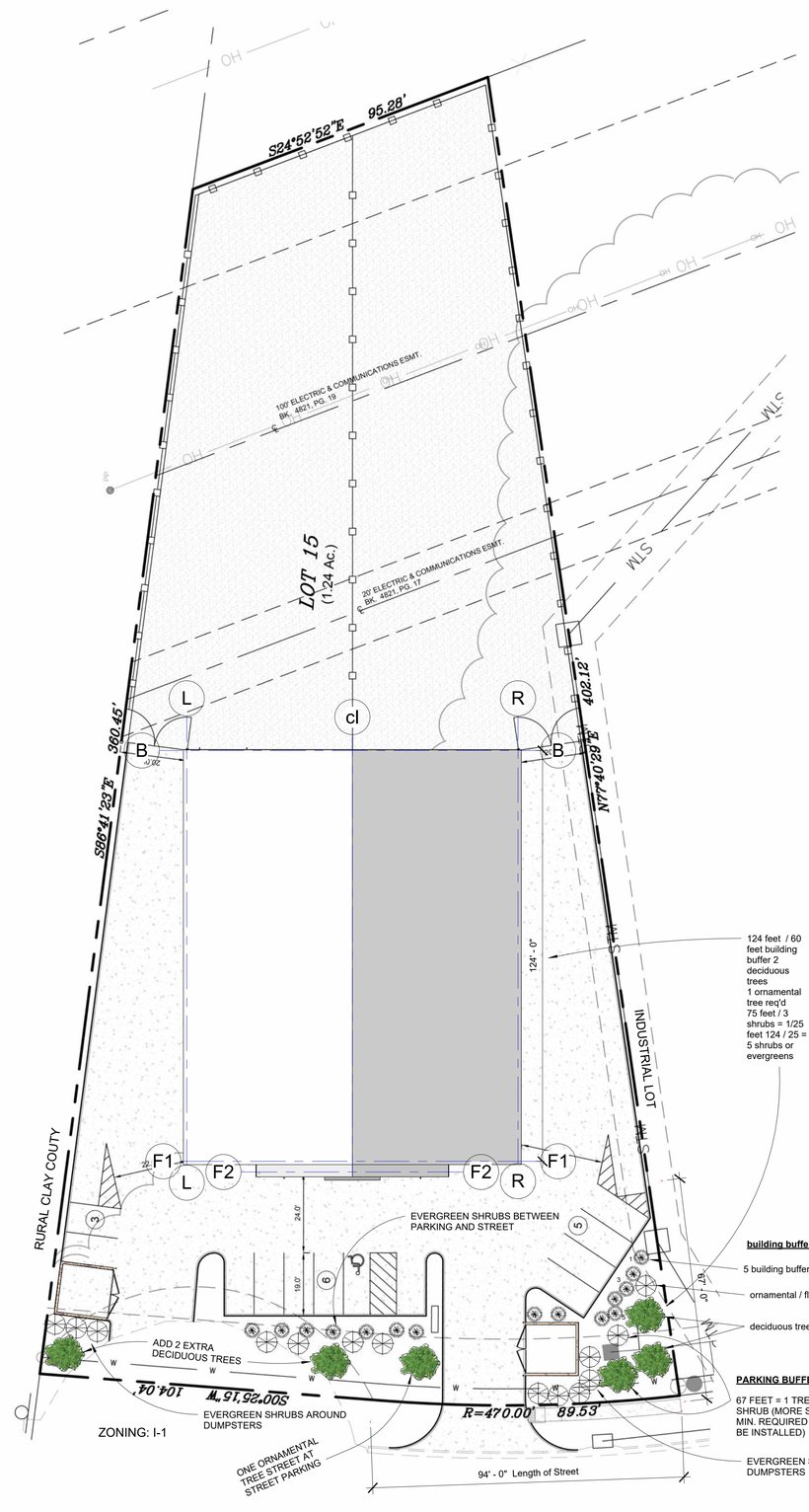
94/60=1.56 TREE REQ'D



Site Plan
2 3/64" = 1'-0"

Areas Adjacent To Business Or Industrial Properties.
a.
Building Buffer Zones.
(1)
For each sixty (60) linear feet of the building buffer zone, a minimum of one (1) deciduous tree is required.
(2)
For each seventy (70) linear feet of the building buffer zone, a minimum of one (1) ornamental flowering tree is required.
(3)
For each seventy-five (75) linear feet of the building buffer zone, a minimum of three (3) shrubs or low stature evergreen bushes is required.
(4)
Clustering of groups of trees and shrubs in an attractive and natural setting is encouraged.
b.
Parking Buffer Zones.
(1)
For each sixty (60) linear feet of the parking buffer zone, one (1) deciduous or one (1) ornamental flowering tree is required.
(2)
For each fifty (50) linear feet of the parking buffer zone, one (1) shrub or low stature evergreen bush is required.
(3)
Clustering of groups of trees and shrubs in an attractive and natural setting in encouraged.
3.
Street Landscaping.
a.
In areas where a parking lot is adjacent to the street, the plan shall include low hedges, ornamental grasses or low walls and one (1) ornamental flowering tree for every seventy-five (75) linear feet of property line. The number, size and spacing of low features and/or plantings shall be such that the parking lot shall be effectively screened from view without obstructing traffic movements from and to the lot.
b.
In areas where the building is adjacent to the street, there shall be one (1) large stature deciduous tree or two (2) ornamental flowering trees for every seventy-five (75) linear feet and three (3) shrubs for every forty (40) linear feet of property line. Attractive clustering of the required plantings is encouraged.
Section 400.440Miscellaneous Design Standards.
[R.O. 1991 § 400.440; Ord. No. 2865-13 § 1(Exh. A § 400.440), 4-2-2013; Ord. No. 3115-21, 9-7-2021]
A.
Screening Of Trash Dumpsters And Storage Containers. All trash dumpsters and storage containers shall be screened on all sides with an enclosure equal to the height of the containers. Each enclosure shall consist of solid walls and shall match the color, materials and design of the building.
B.
Screening Of Mechanical Equipment.
1.
Exterior ground-mounted equipment shall be screened from view with a solid wall that matches the color, materials and design of the building. The height of the screen shall be no lower than the height of the unit as installed. Building-mounted equipment, including, but not limited to, vents, meters and flues, shall match or complement the permanent color of the adjacent building wall.
2.
All roof top units shall be screened from view with a parapet or an architectural treatment compatible with the building architecture equal to the height of the unit as installed.
C.
Maintenance.
1.
Exposed walls and roofs of buildings shall be maintained in a clean, orderly and attractive condition, free of cracks, dents, punctures, breakage and other forms of visible marring. Materials that become faded, chalked or otherwise deteriorated shall be refinished, painted or replaced. Exterior grounds including parking lots and associated pavement shall be maintained without potholes, unfilled cracks, broken sidewalks and curbing.
2.
Landscape plantings shall be maintained so that the initial plantings survive. If a planting, including trees, should not survive in the first eighteen (18) months after planting, it shall be immediately replaced with a like plant. If the landscape plant is located in a buffer zone adjacent to a residential property dies, it shall be replaced in order to maintain the required buffer.
D.
Materials Standards. All materials approved for use as provided herein shall be manufactured and installed in accordance with the applicable ASTM and other standards and codes adopted and accepted by the City.
E.
Adoption Of Administrative Guidelines. The Development Director is authorized, as he/she deems necessary, to prepare an interpretation manual and guidelines in order to augment, implement and provide further details for the carrying out of these minimum design standards.



Landscape Plan
1 3/64" = 1'-0"

W. LEE RHOAD AIA ARCHITECT
11871 SE STATE ROUTE H AGENCY MO 64401
LEERHOAD.COM 816-244-6588 LEERHOAD@GMAIL.COM

NEW BUILDING for
FIRST PARK LOT 15 LLC
FIRST PARK 2ND PLAT LT 15

STATE OF MISSOURI
WILLIAM LEE RHOAD JR.
NUMBER A-2008000022
ARCHITECT

6/13/2025 11:57:19 AM

Unnamed
Project number 20011
Date 2/7/2020

LS-1
Scale 3/64" = 1'-0"

6/13/2025 11:57:19 AM