



Board of Aldermen Request for Action

MEETING DATE: 1/17/2023

DEPARTMENT: Development

AGENDA ITEM: Resolution 1170, Site Plan Approval – 14991 North Industrial Drive

RECOMMENDED ACTION:

A motion to approve Resolution 1170, to approve the site plan for a new 3,600ft² building at 14991 North Industrial Dr.

SUMMARY:

This would approve the site plan and authorize building permits to be issued for a new industrial building in First Park Industrial Park.

BACKGROUND:

The applicant submitted building plans and a site plan for construction of a new 3,600 ft² building at 14991 North Industrial Drive. After staff and the Fire District reviewed the submission, several changes were recommended. The applicant agreed to those edits, primarily including leaving the existing temporary cul-de-sac in place, adjusting its' entrances and curbing, all with the idea that fire trucks can still turn around in the cul-de-sac as designed. The site plan also included a landscaping plan, which met the city's requirements but will be slightly adjusted to account for keeping the cul-de-sac open. The building materials, colors and design all meet the standards for industrial properties. After review at the January 10, 2023, Planning Commission meeting, the Commission recommended approval of the site plan as amended.

PREVIOUS ACTION:

None

POLICY ISSUE:

Complies with Codes

FINANCIAL CONSIDERATIONS:

None anticipated.

ATTACHMENTS:

- | | |
|--|---|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input checked="" type="checkbox"/> Other: Planning Commission meeting may be viewed online. | |

RESOLUTION 1170

A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR CONSTRUCTION OF A 3,600 FT² INDUSTRIAL BUILDING AT 14991 NORTH INDUSTRIAL DRIVE

WHEREAS, the applicant submitted plans for construction of a new building to be located at the north end of Industrial Drive in the First Park Subdivision, and;

WHEREAS, the Planning Commission reviewed the submittal concerning the layout, building materials and colors at its January 10, 2023 meeting and;

WHEREAS, the Planning Commission recommends approval of the site plan at 14991 North Industrial Drive.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF
THE CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:**


**THAT THE SITE PLAN APPLICATION FOR A 3,600FT² INDUSTRIAL
BUILDING AT 14991 NORTH INDUSTRIAL DRIVE IS HEREBY
APPROVED.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 17th day of January 2023.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

	<div>STAFF</div> <div>REPORT</div>
Date:	1-5-23
Prepared By:	Jack Hendrix
Subject:	14991 N. Industrial Dr. Site Plan Review

Applicant has submitted plans to construct a 3,600 ft² building for a future tenant. This 60x60 building consists of two garage bays with doors on both the Industrial Dr. façade and the rear façade, as well as two windows on the front façade and one window on the south façade, all under a covered portico/porch. Each of the facades includes one ingress/egress door as well. In accordance with the site plan standards for industrial land, the road façade (west) along Industrial Dr. has incorporated more than 50% of the façade with either glass/windows, garage or egress doors, and the entire gable end above the doors will be clad with Hardie panels, which are a concrete based siding material. The remainder of the building will consist of 26-gauge metal (purlins and beams are on 24" centers vs. the standard 48" centers) which is of comparable strength as the usual 24 gauge metal with 48" purlins and beams. The proposed colors are shades of pewter, which meet the site plan standards as well.

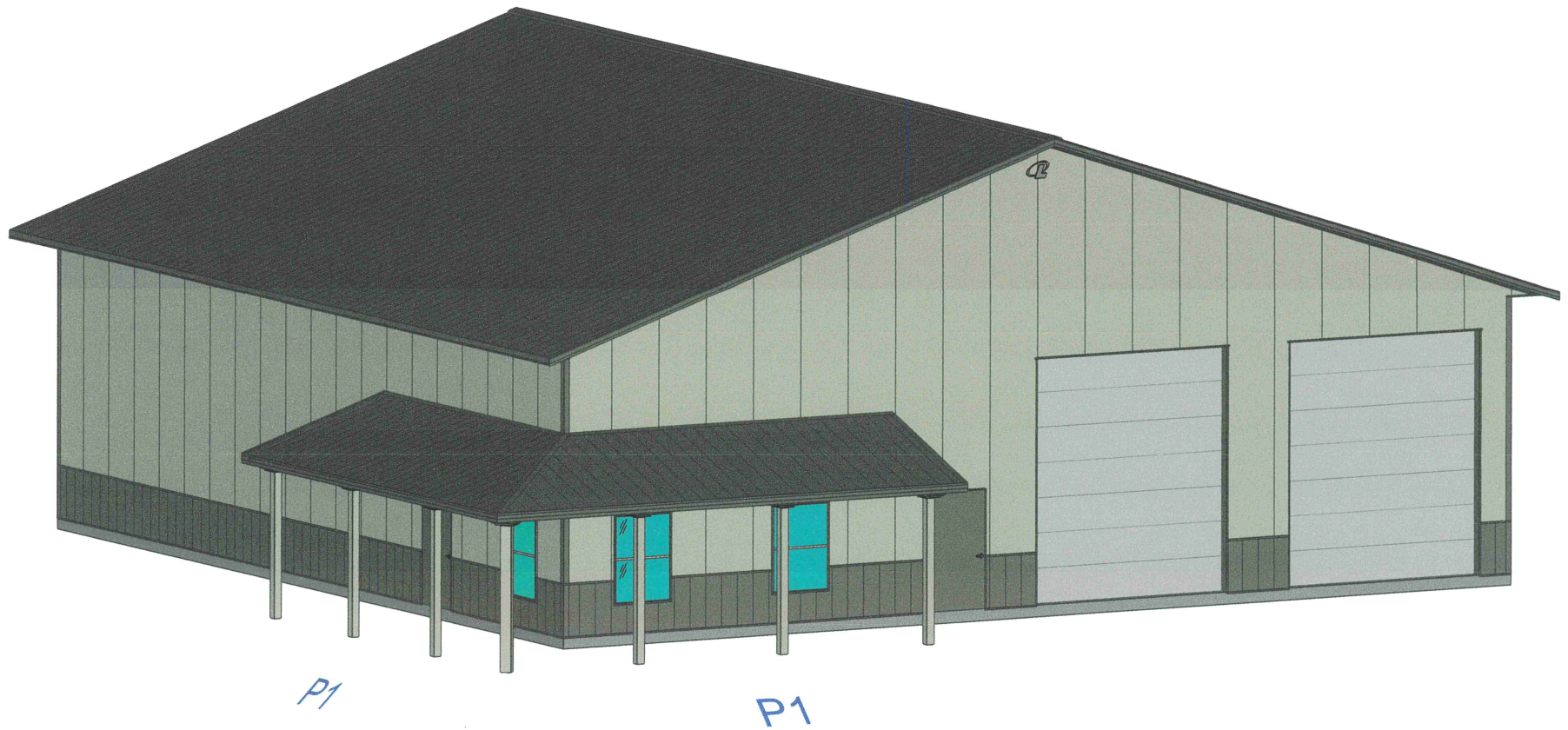
The site plan layout proposed by the applicant was reviewed by both city staff and the fire district. Staff concern was that the submittal included removing much of the pavement associated with the existing temporary turnaround. Removing this pavement would make fire apparatus' ability to turnaround without backing up impossible. After discussion, the applicant agreed to curb the south entrance as shown on its' plans, but to leave the turnaround pavement as-is for fire apparatus safety. This would also require that the landscape plan be adjusted by moving the proposed trees and shrubs located in the deleted island to be split between the northern edge of the property and the southwest curbed island.

Staff recommends approval of the proposed building in accordance with the staff revisions to keep the cul de sac intact, including redistributing the landscaping from the deleted island area into the north and south areas. This approval is solely for the site plan portion of the project. The building construction plans will be subject to separate City and Fire District review and approval.

/s/

Jack Hendrix

Development Director



P1

P1



DEALER INFO.

SherGain LLC
12615 NW 145TH St
Platte City, MO 64079-9623

CUSTOMER INFO.

Chris & Michelle Farage
9309 N E Paw Paw Drive,
Kansas City, MO 64157

BUILDING DESCRIPTION

60'-0" x 60'-1" x 16'-0"
Uni-Frame Not Embedded
QP092222

Customer Approval

(Initials)

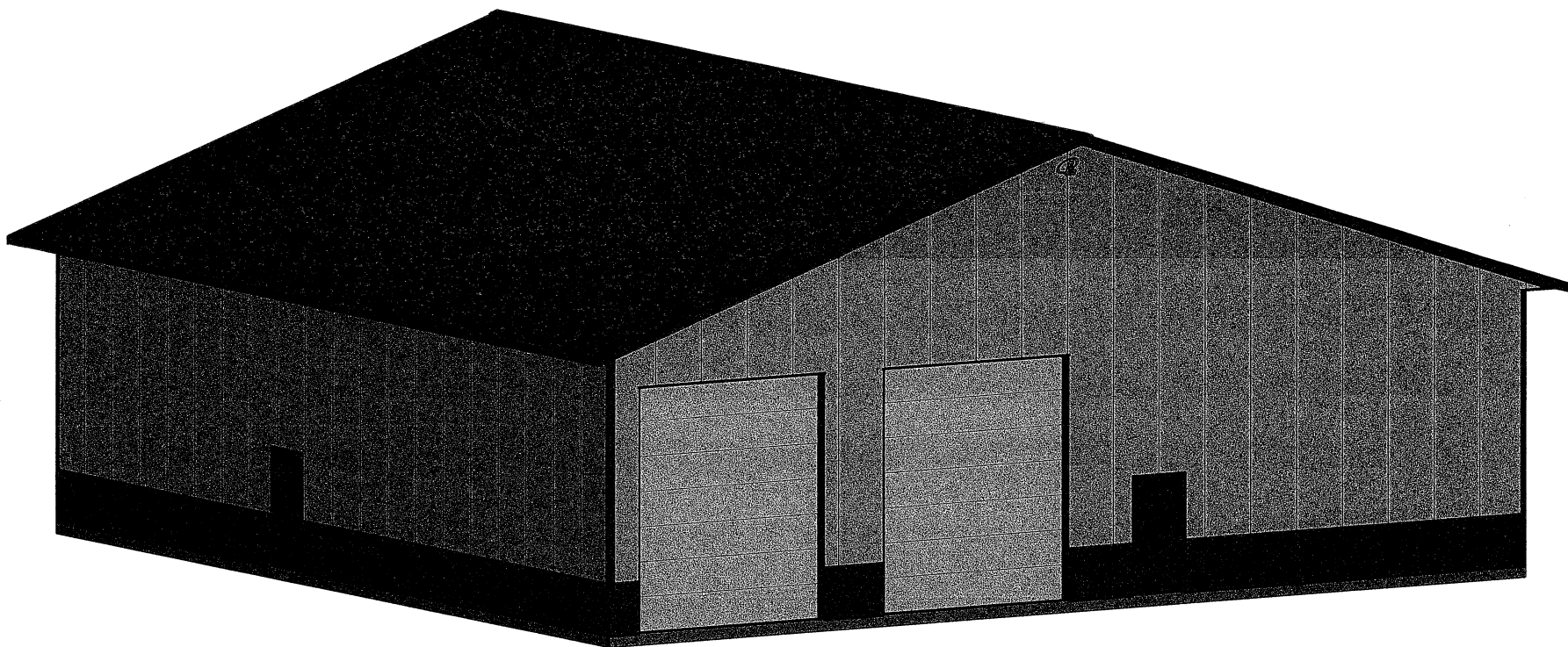
DATE:

PROJ: R62A-15385-06-02
PROPOSAL DRAWINGS ONLY

Not Intended for Construction Purposes

The information presented in this drawing is based on a preliminary design using the input provided. The final design is subject to Lester Engineering review.

* NOT TO SCALE *



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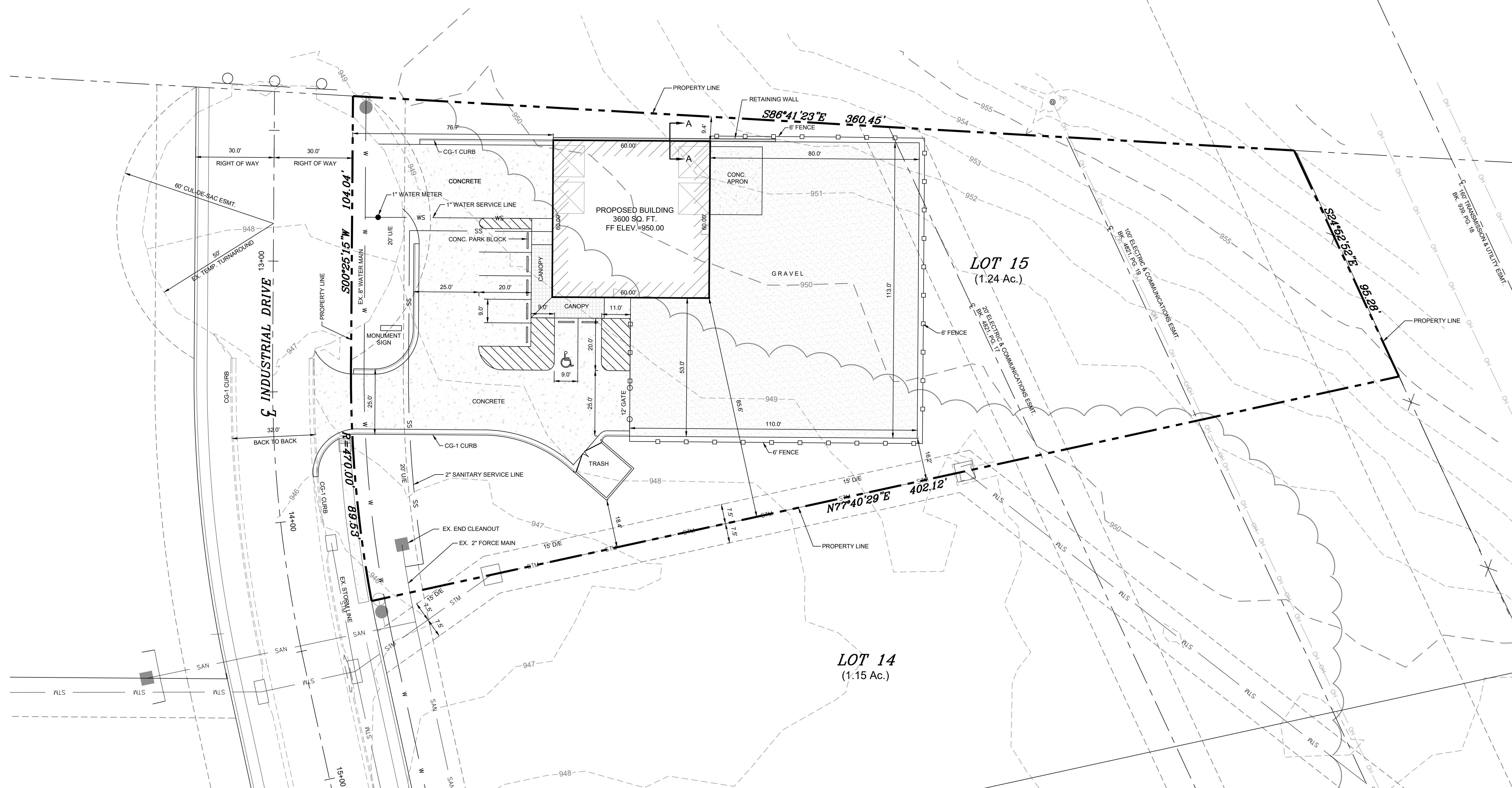
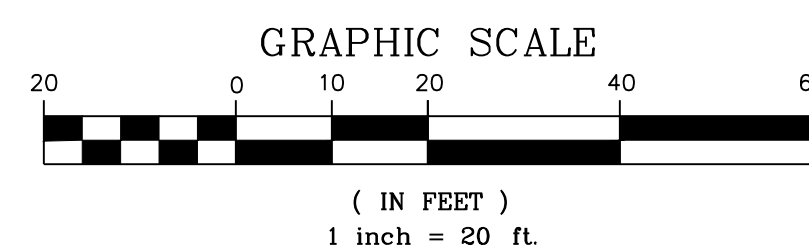
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NOTE:
ISLANDS SHALL BE STRIPED AS SHOWN WITH
MARKING 4" YELLOW.



**LOT 15, FIRST PARK
2ND PLAT
SITE DEVELOPMENT PLANS
GENERAL LAYOUT**

NO.		DATE:	DESCRIPTION:
1		1/10/23	REVISE ENTRANCE
2			
3			
4			
5			
6			
7			

ENGINEER'S SEAL

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS

FOR

WILLIAM T. MANN TRUST

P.O. BOX 1000

SHEET NO
2 OF

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