



Board of Aldermen Request for Action

MEETING DATE: 7/18/2023

DEPARTMENT: Development

AGENDA ITEM: Resolution 1248, Site Plan Approval – 14506 North 169 Highway

REQUESTED BOARD ACTION:

A motion to approve Resolution 1248, authorizing site plan approval for construction of eight new storage buildings at 14506 North 169 Highway.

SUMMARY:

The applicant submitted a site plan application for construction of eight new storage buildings at its existing facility at 14506 North 169 Highway. This represents the final phase of construction for this project. Given that the location of the new buildings will be at the extreme west edge of the lot and not likely even visible from any public roads, the applicants request to construct matching buildings to the 22 current buildings is appropriate. The applicant submitted a stormwater study and design that has been reviewed and approved by the City's engineers. The applicant will also install one small tree and several shrubs in front of the current facility to improve the aesthetics of the public facing area on 169 Highway.

After review at the July 11, 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 type="checkbox"/> Other: Planning Commission meeting may be viewed online. | |

RESOLUTION 1248

**A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR
CONSTRUCTION OF EIGHT NEW STORAGE BUILDINGS
AT 14506 NORTH 169 HIGHWAY**

WHEREAS, the applicant submitted plans for construction of several new mini-storage buildings to be located at the west end of their existing mini-storage facility located at 14506 North 169 Highway; and

WHEREAS, the Planning Commission reviewed the submittal concerning the layout, stormwater protections and landscaping at its' July 11, 2023; and

WHEREAS, the Planning Commission recommends approval of the site plan at 14506 North 169 Highway.

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

**THAT THE SITE PLAN APPLICATION FOR EIGHT NEW BUILDINGS AT
14506 NORTH 169 HIGHWAY IS HEREBY APPROVED.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 18th day of July 2023.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



STAFF REPORT
July 7, 2023
Platting of Parcel Id # 05-820-00-02-010.00

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 14506 N. 169 Hwy
Owner: Esser Inc
Current Zoning: B-3

Application Date: June 9, 2023

GENERAL DESCRIPTION:

The applicant seeks to extend the approved site plan for its' property further to the west. The initial Site Plan Approval occurred sometime in 1996, with a modification in 2003. The current site plan developed over several years, some of which occurred prior to the city adopting site plan review codes. The most recent expansion occurred about 13 years ago prior to the revamping of the site plan process. At that time, the pre-existing site plan anticipated numerous additional buildings. The current proposal would be to extend west, further from the only public roadway.

The specific area of development is an area that is surrounded by KCI RV storage to the north, the stormwater detention area for KCI RV to the west, and vacant ground owned by the applicant to the south. The current westerly limits of buildings on the applicant's property is barely visible from 144th St which is approximately 700' to the south. Applicant seeks to construct matching buildings to its' existing buildings, which do not completely comply with the current site

plan review code. Given the location of the buildings, particularly with the rear and north sides of the buildings adjacent to KCI RV and building looks, generally matching those existing structures, extending the existing look of metal buildings would blend better than other options. Additionally, since all buildings on the applicant's property and all the adjacent buildings on KCI RV having similar materials it makes sense to continue with this development pattern. The most significant change in our ordinances on site plan review have been associated with street facing facades and landscaping. Neither of these matters would have much impact upon the area where this development would occur. As a result, staff recommends that the applicant add landscaping/buffering planting NOT at the rear of the property where the construction is occurring, but instead adding it at the front of the property where the visual impact will be noticeable. The applicant has agreed to install some plantings just inside their fence on the northeast corner of the property where it will be most visible. This area is also not poured in concrete, so adding a small flowering tree and three or four small shrubs will suffice. It is not feasible to place planting north of the existing fence as the property line is very close to the fence and buildings, so maintaining access to mow and maintain that area is more important than additional plantings.

Section 400.410 Standard of Review

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

The proposal meets the standards when the staff comments are included and addressed by the applicant with the additional landscaping in previously approved areas.

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

There are storage buildings to the north, along with a stormwater detention basin to the west. The remaining adjacent areas are owned by the applicant and no further development is intended in those areas making them not accessible to or visible by the traveling public.

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 submittal includes an improved stormwater detention area to accommodate the new developed area and not additional traffic impact is anticipated with the one entrance location.

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

The Comprehensive Plan calls for this area to be commercial, with industrial districts to the west and these facilities are appropriate in this area.

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

The submittal includes stormwater detention that has been reviewed and approved by the city's stormwater engineer.

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.

All driving areas inside the facility will be extended to these new buildings, and the current secured entrance is sufficient to handle all traffic.

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; Yes, proposed landscaping/buffering in the original part of the development will improve the views.
- b. Conserve natural resources and amenities available on the site; There are no existing natural resources available, the property is a vacant field.
- c. Minimize any adverse flood impact; The submittal substantially increases the stormwater detention basin.
- d. Ensure that proposed structures are located on suitable soils; Yes.
- e. Minimize any adverse environmental impact; Yes, 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. No utilities are needed to be extended other than limited electric.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan with the addition of the landscaping on the 169 side of the overall development as identified in this staff report.

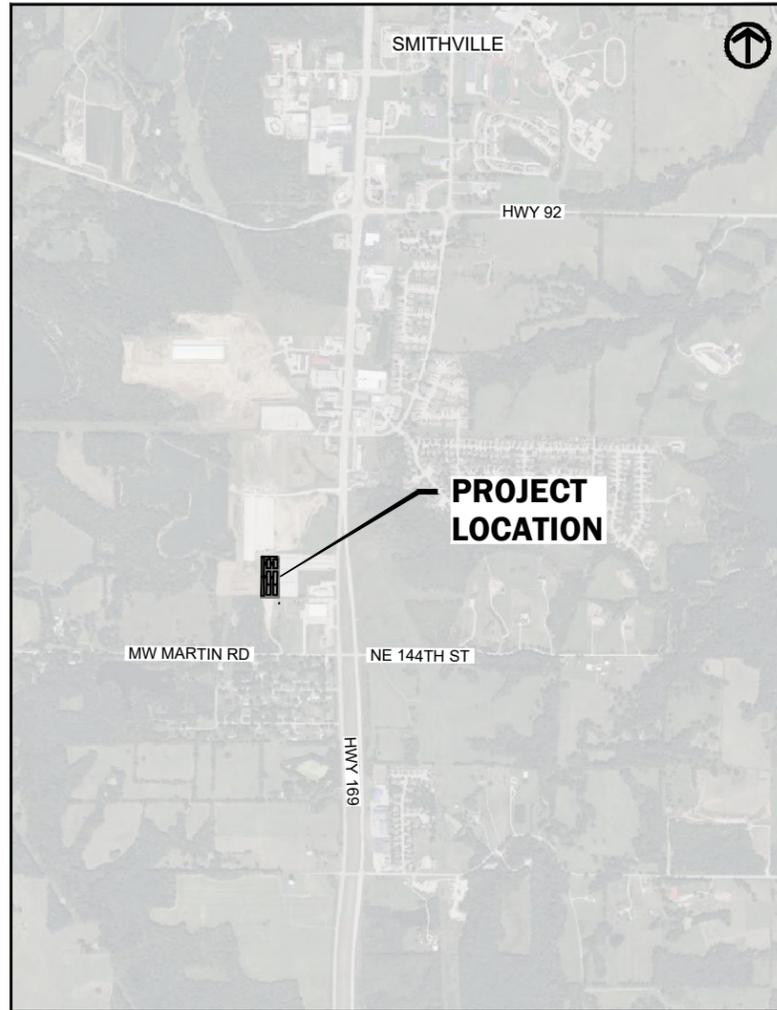
Respectfully Submitted,

Director of Development

PLANS FOR SMITHVILLE SELF STORAGE JAMES ESSER

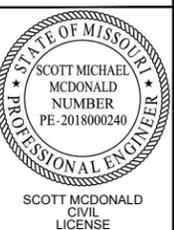
SCALES: As Noted

PLOTTED: Monday, April 10, 2023 11:54:04 AM



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS	
NO.	DRAWING TITLE
G001	COVER
G002	GENERAL NOTES
CS100	OVERALL SITE PLAN
CS500	WALL DETAILS
CU200	STORM DRAIN PROFILES
SUPPLEMENTAL PLANS	
NO.	DRAWING TITLE
16 SHEETS	TRACHTE BUILDING SYSTEMS, INC.



SCOTT MICHAEL
MCDONALD
CIVIL
LICENSE

X-REFS: 48229CSP3
FILE PATH: Z:\DEPROJ\SMITHVILLE\48229 SMITHVILLE STORAGE SITE\SHEETS\48229C001

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	JWD
		CHECKED	SM
		APPROVED	SM
		DATE	01-12-2023
		ISSUED FOR	CONSTRUCTION



SMITHVILLE SELF STORAGE JAMES ESSER
1201 West College - Suite 100 • Liberty, Missouri 64068 816-781-6182 • 816-781-0643(FAX) • 855-241-8011(WATS)

COVER

DWG. NO. G001
PROJECT 48229

PLOTTED: Monday, April 10, 2023 11:54:30 AM

GENERAL LEGEND

	SURVEY LINE & STATION INDICATOR		12" CMP CULVERT; SIZE AND TYPE
	CONCRETE SURFACE		FLARED END SECTION
	ASPHALT SURFACE		RAILROAD
	CONCRETE W/ASPHALT OVERLAY		MAILBOX
	LOW GRADE ASPHALT SURFACE		FENCE (MISC.)
	GRANULAR SURFACE		SECURITY FENCE
	DIRT SURFACE		WOOD FENCE
	BRICK SURFACE		SILT FENCE
	SURFACING REMOVAL/REPLACEMENT		CHAIN LINK FENCE
	EARTH SECTION		PROPERTY LINE
	NEW SEWER/MANHOLE		PROPERTY PIN
	NEW SEWER/INTAKE		SECTION CORNER
	NEW WATER MAIN		PLAT BOUNDARY
	NEW FORCE MAIN		BUILDING
	NEW HYDRANT		ELEVATION MARKER
	NEW WATER VALVE		CENTERLINE
	8" S EXISTING SANITARY SEWER AND SIZE		DIA. DIAMETER
	18" ST EXISTING STORM SEWER AND SIZE		ELEV. ELEVATION
	8" W EXISTING WATER MAIN AND SIZE		PVC POLYVINYLCHLORIDE PIPE
	6" FM EXISTING FORCE MAIN AND SIZE		CI CAST IRON PIPE
	4" G GAS MAIN AND SIZE		DI DUCTILE IRON PIPE
	UE UNDERGROUND POWER LINE		CMP CORRUGATED METAL PIPE
	OHE OVERHEAD POWER LINE		VCP VITRIFIED CLAY PIPE
	T UNDERGROUND TELEPHONE LINE		RCP REINFORCED CONCRETE PIPE
	CTV CABLE TELEVISION LINE		RCAP REINFORCED CONCRETE ARCH PIPE
	FO FIBER OPTICS		LRCP LINED REINFORCED CONCRETE PIPE
	TOP OF EMBANKMENT		LCPP LINED CONCRETE PRESSURE PIPE
	TOE OF EMBANKMENT		STA. STATION
	DRAINAGE COURSE		LA LINE AHEAD
	SM SANITARY MANHOLE		LB LINE BACK
	STM STORM WATER MANHOLE		BM-2 BENCH MARK AND NUMBER
	EM ELECTRIC MANHOLE		ROW RIGHT-OF-WAY
	TM TELEPHONE MANHOLE		PI POINT OF INTERSECTION
	WM WATER MANHOLE		POT POINT ON TANGENT
	CI CURB INTAKE		LF LINEAR FEET
	AI AREA OR BEEHIVE INTAKE		TH TACKED HUB
	EH EXISTING HYDRANT		SB-2 SOIL BORING AND NUMBER
	EWV EXISTING WATER VALVE		PVC POINT OF VERTICAL CURVATURE
	GV GAS VALVE		PVT POINT OF VERTICAL TANGENCY
	UP UTILITY POLE		VC VERTICAL CURVE
	GA GUY ANCHOR		PC POINT OF CURVATURE
	SL STREET LIGHT		PT POINT OF TANGENCY
	SIGN		MO MIDDLE ORDINATE
	TJCB TELEPHONE CABLE JUNCTION BOX		DWG. DRAWING
	TS TRAFFIC SIGNALS		CP-1 CONTROL POINT AND NUMBER
	PLC PEDESTRIAN CONTROL LIGHT		(TYP.) TYPICAL
	RLC RAILROAD CONTROL LIGHT		HPG HIGH PRESSURE GAS
	RS RAILROAD SIGN		IPG INTERMEDIATE PRESSURE GAS
	UAC UTILITY ACCESS COVER		INV. INVERT
	PM PARKING METER		E.W., E.F. EACH WAY, EACH FACE
	TREE		E.W. EACH WAY
	EVERGREEN		@ AT
	STUMP		3 DRAWING NUMBER
	BSH BUSH, SHRUB OR HEDGE		

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

ESTIMATED QUANTITIES

Item	Description	Quantity	Unit
1	Clearing and Grubbing	1	L.S.
2	Earthwork	1	L.S.
3	6" Aggregate Subbase	4,954	S.Y.
4	6" PCC Pavement	4,954	S.Y.
5	Storm Sewer, 12" HDPE	768	L.F.
6	Storm Sewer, 18" HDPE	85	L.F.
7	Slotted Drain, 12" HDPE	80	L.F.
8	Retaining Wall	1	L.S.
9	Riprap (Light Stone)	15	C.Y.
10	Erosion Control	1	L.S.
11	Seeding & Mulching	1	L.S.

CONTROL POINTS:

PT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	1161415.944	2783991.788	857.83	cp 1/2 ir
101	1161915.433	2783999.952	868.65	cp 1/2 ycir in conc
102	1161914.067	2784219.884	852.8	cp 1/2 ir
103	1161413.913	2784226.842	853.25	cp 1/2 ycir
104	1161412.269	2784442.762	853.3	cp 1/2 ycir

GENERAL NOTES:

1. THE CITY OF SMITHVILLE PLAN REVIEW IS ONLY FOR THE GENERAL CONFORMANCE WITH CITY OF SMITHVILLE DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OR DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF SMITHVILLE THROUGH APPROVAL OF THE DOCUMENT ASSUMES NO RESPONSIBILITY OTHER THAN THAT AS STATED ABOVE FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
2. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF SMITHVILLE) AND ONE (1) COPY OF THE APPROPRIATE CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
3. CONSTRUCTION OF THE IMPROVEMENTS SHOWN OR IMPLIED BY THIS SET OF DRAWINGS SHALL NOT BE INITIATED OR ANY PART THEREOF UNDERTAKEN UNTIL THE CITY IS NOTIFIED OF SUCH INTENT, AND ALL REQUIRED AND PROPERLY EXECUTED BONDS AND PERMIT FEES ARE RECEIVED AND APPROVED BY THE CITY.
4. ALL IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS EXCEPT AS SPECIFIED IN THE JOB SPECIAL PROVISIONS.
5. ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
6. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE CITY OF SMITHVILLE. THE CITY OF SMITHVILLE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS AND JOB SPECIAL PROVISIONS.
7. RELOCATION OF ANY WATER LINE, SEWER LINE, OR SERVICE LINE THEREOF REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8. ALL BACKFILL SHALL BE TAMPED AND AT THE OPTION OF THE ENGINEER TESTED BY A CERTIFIED LABORATORY. WHERE FOOTINGS WILL BEAR ON COMPACTED FILL MATERIAL, THE PLACEMENT AND TESTING OF COMPACTED FILL SHALL COMPLY WITH THE APPROPRIATE COMPACTED FILL SECTION OF THE SOILS AND FOUNDATION CHAPTER OF THE INTERNATIONAL BUILDING CODE VERSION MOST RECENTLY ADOPTED BY THE CITY OF SMITHVILLE.
9. PROTECT UTILITY POLES, LINES AND APPURTENANCES NOT SHOWN FOR RELOCATION OR REMOVAL.
10. RESET ALL PROPERTY PINS DISTURBED BY CONSTRUCTION; PINS RESET BY REGISTERED LAND SURVEYOR; COST IS INCIDENTAL TO CONSTRUCTION.
11. PROTECT ALL SURFACING, NOT INDICATED BY SHADING FOR REMOVAL AND REPLACEMENT FROM DAMAGE DURING CONSTRUCTION.
12. SHAPE ALL DITCHES TO DRAIN AFTER CONSTRUCTION.

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DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	JWD
		CHECKED	SM
		APPROVED	SM
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JAMES ESSER

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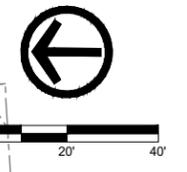
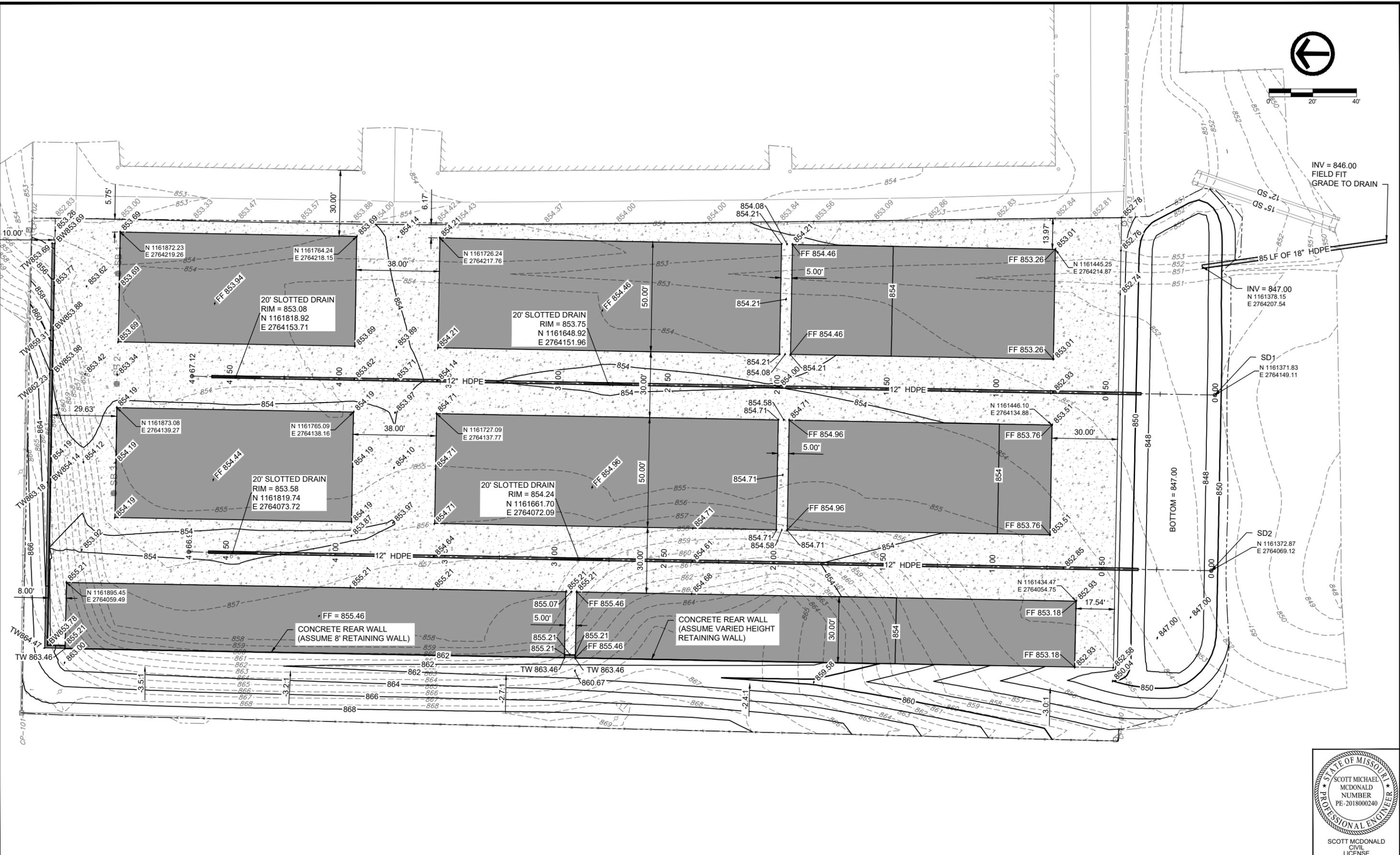
GENERAL NOTES



DWG. NO.	G002
PROJECT	48229

PLOTTED: Thursday, April 6, 2023 3:58:25 PM

X-REFS: 48229SP & 48229CP3 & 48229 FG3
 FILE PATH: Z:\DEPROJ\SMITHVILLE STORAGE SITE\SHEETS\48229CS100



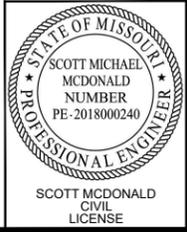
INV = 846.00
 FIELD FIT
 GRADE TO DRAIN

INV = 847.00
 N 1161378.15
 E 2764207.54

SD1
 N 1161371.83
 E 2764149.11

SD2
 N 1161372.87
 E 2764069.12

BOTTOM = 847.00



SCOTT McDONALD
 CIVIL
 LICENSE

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OVERALL SITE PLAN

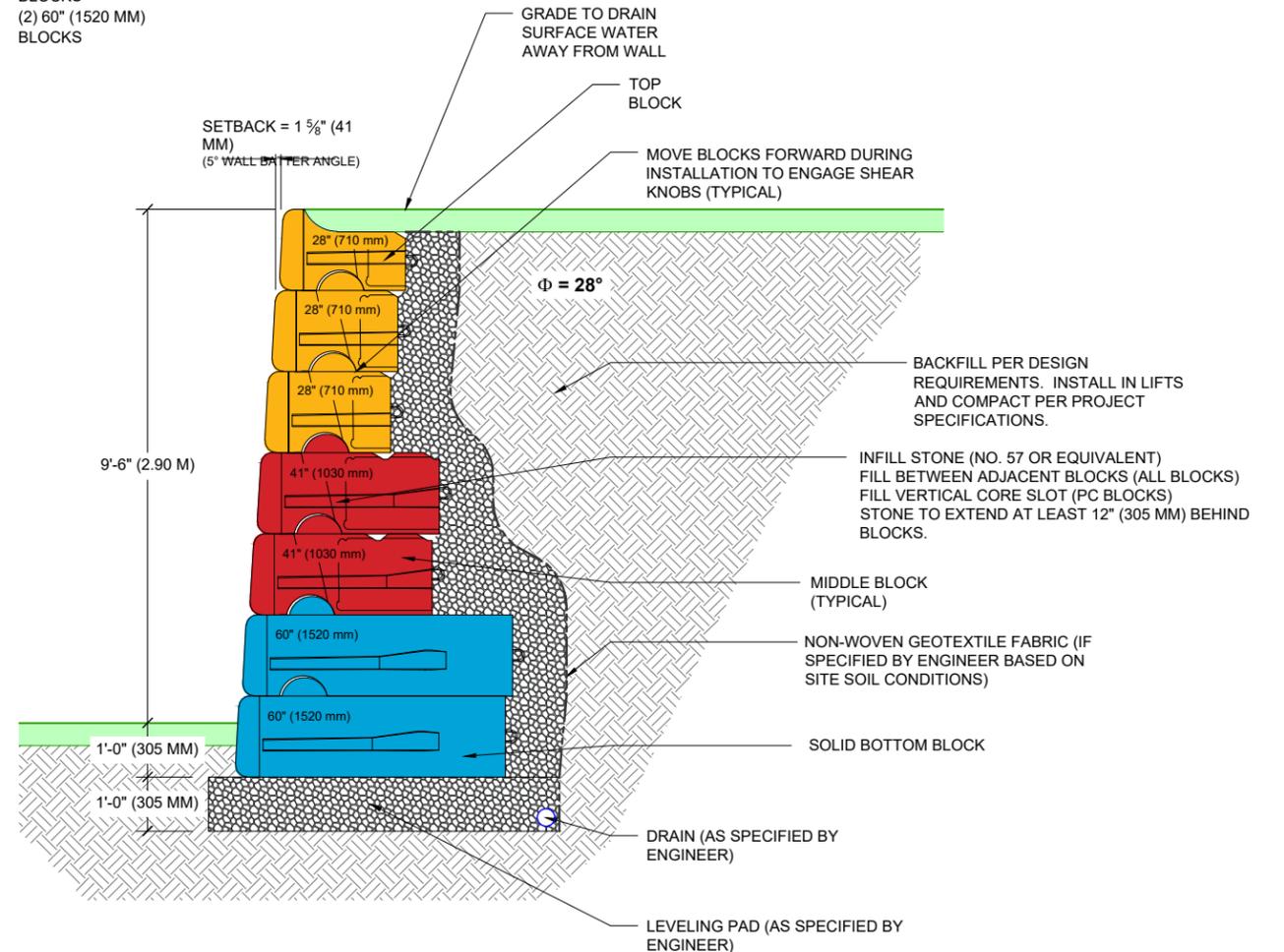
DWG. NO.

CS100

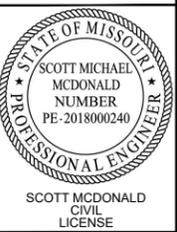
PROJECT 48229

LOAD CONDITION A | NO LIVE LOAD SURCHARGE, NO BACK SLOPE, NO TOE SLOPE

7 BLOCK HIGH SECTION
 (3) 28" (710 MM)
 BLOCKS
 (2) 41" (1030 MM)
 BLOCKS
 (2) 60" (1520 MM)
 BLOCKS



WALL SECTION



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WALL DETAILS

DWG. NO.	CS500
PROJECT	48229