



# Board of Aldermen Request for Action

**MEETING DATE:** 12/17/2024

**DEPARTMENT:** Development

**AGENDA ITEM:** Bill No. 3049-25 – Amending the Conceptual Zoning Plan for Lakeside Farms – 1st reading by Title Only

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**REQUESTED BOARD ACTION:**

A motion to approve Bill No. 3049-25, approving an amendment to a conceptual zoning plan for Lakeside Farms on certain lands located in the City of Smithville, Missouri. First reading by title only.

**SUMMARY:**

Approving this ordinance would amend the existing Eagle Heights Overlay District's conceptual plan on property located at 18400 North Eagle Parkway to increase the density in accordance with the Comprehensive Plan 2030 recommendations.

**PREVIOUS ACTION:**

This development was originally approved on September 18, 2018 with the adoption of an Overlay District (R-1 and R-2) Conceptual Plan and named Eagle Heights.

**POLICY ISSUE:**

Follow the Comprehensive Plan Recommendations

**FINANCIAL CONSIDERATIONS:**

N/A

**ATTACHMENTS:**

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

**BILL NO. 3049-25**

**ORDINANCE NO. 324X-25**

**AN ORDINANCE APPROVING AN AMENDMENT TO A CONCEPTUAL ZONING PLAN FOR LAKESIDE FARMS ON CERTAIN LANDS LOCATED IN THE CITY OF SMITHVILLE, MISSOURI**

**WHEREAS**, The City of Smithville approved a Conceptual Plan and zoning on October 2, 2018 to create the Eagle Heights subdivision at 18400 North Eagle Parkway; and

**WHEREAS**, public notice was properly advertised in the Courier Tribune; and

**WHEREAS**, adjoining property owners were properly notified by certified mail; and

**WHEREAS**, a public hearing was held before the Planning Commission on December 10, 2024;

**WHEREAS**, the Commission adopted the findings recommended in the Staff Report and recommended approval of the Amended Lakeside Farms Conceptual Plan.

**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 council vote, the zoning classification(s) or district(s) of the lands legally described hereby are changed as follows:

The property legally described as: See Attached Lakeside Farms Conceptual Plan

is hereby designated R-1P and R-2P as contained in the Lakeside Farms Conceptual Plan as approved by the Planning Commission on December 10, 2024 and shown on the attached Lakeside Farms Conceptual Plan.

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 its passage according to law.

PASSED THIS 7<sup>th</sup> DAY OF January, 2025

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Damien Boley, Mayor

ATTEST:

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Linda Drummond, City Clerk

1<sup>st</sup> reading 12/17/2024

2<sup>nd</sup> reading 01/07/2025



December 5, 2024  
Conceptual Plan Approval of Clay County Parcel Id's  
05-302-00-01-005.00 and 05-301-00-01-008.01

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Application for a Conceptual Plan Approval (Amendment) – Lakeside Farms

Code Sections:

400.200 et seq.      Planned Development Overlay District

Property Information:

Address:                    18420 Eagle Parkway  
Owner:                     Eagle Heights Development, LLC  
Current Zoning:         R-1P and R-2P with a conceptual plan

Public Notice Dates:

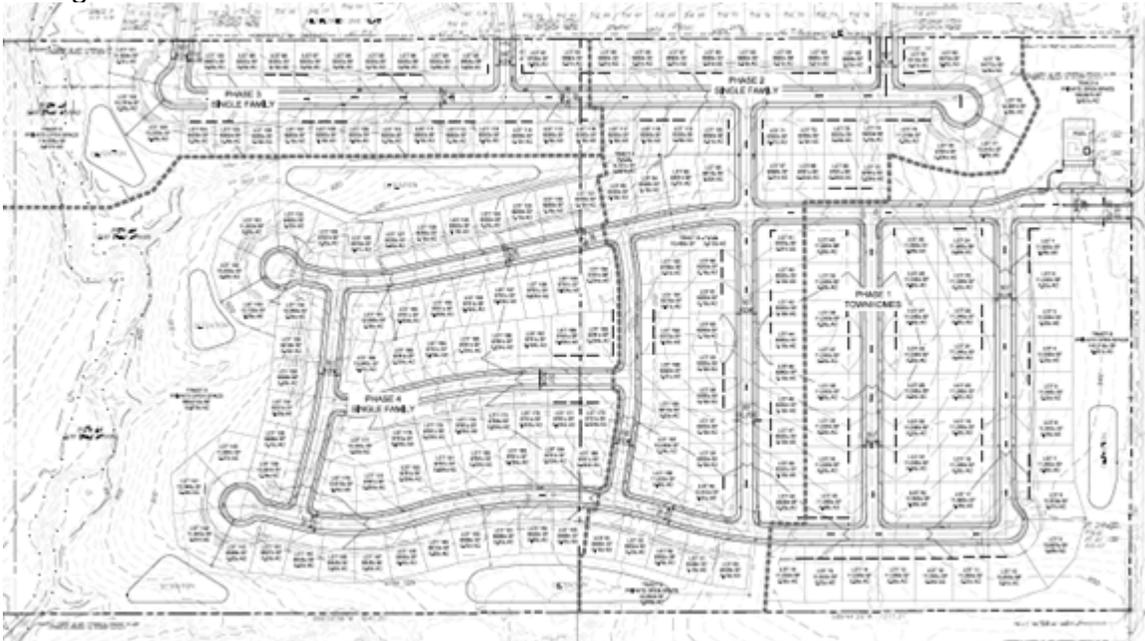
1st Publication in Newspaper:      November 20, 2024  
Letters to Property Owners w/in 185':      November 21, 2024

GENERAL DESCRIPTION:

The property is currently covered by the Eagle Heights Conceptual Plan approved by the Commission and Board in September of 2018. While preparing various aspects of the preliminary plat and development agreement, the developer identified costs were such that further refinement of the sanitary sewers would be needed, and MODOT would need to complete improvements to the 188<sup>th</sup> Street and 169 Highway intersection prior to moving forward with any construction. The developer has completed its refinement to the sanitary sewer system design, and MODOT finally completed its work at the intersection just a few months ago.

In addition to the layout changes to sewers mentioned above, a long process with MODOT's construction allowed many intervening factors to come into existence. First, the city adopted the 2030 Comprehensive Plan, which called for several changes to city zoning and subdivision codes. That plan changed the

definitions of various density of dwelling units per acre. The previous Comprehensive Plan recommended no more than 3 dwelling units per acre for Single-family residential developments. The new version adjusted the density allowed to between 2-4 units per acre for residential developments. *Plan, pg. 47* Those changes were implemented with several new R-1 single-family districts. Those districts include 50' and 60' wide lot capabilities, as well as building size changes.



Current Eagle Heights Conceptual Plan



Proposed Lakeside Farms Conceptual Plan

As a result of these plan and code changes, and changes to the overall market in the metropolitan area, developers seek to change the overall area and density of the development within the Comprehensive Plan's framework. The existing density and layout included 40 R-2P lots, and 152 R-1P lots, with 75' of frontage on the R-1 lots on 80 acres for a density of 2.9 units. The proposal is to reduce the overall area of the R-2 area and increase the R-1 area, as well as utilize the smaller lot allowances in the new code to increase the density. This new Conceptual Plan would allow 44 two-family lots for 88 dwelling units and 201 new single-family lots, for a new density of 3.6 dwelling units per acre. The new single-family units would be typically 56' wide, well within the new 50' wide R-1D district. All the original reasons for the Conceptual plan exist, with just these changes to match the new Comprehensive Plan standard allowances.

400.200.B.3 Guidelines for review of a conceptual development plan for a Planned Development Overlay District, the Commission shall consider the requirements in the site plan review provisions in Section 400.390 through 400.440 when evaluating the following:

a. Topography; to ensure the site is suitable for development, and buildings are located and arranged in appropriate areas.

**Development placement maintains the same general layout as the current version and specifically encapsulates the existing drainage areas into the proposed retention pond areas. The proposed layout simply increases the overall density from 2.9 to 3.6 dwelling units per acre and maintains the intent of both the R-2 district and the new R-1D district.**

b. Parking; to ensure the proposed development contains an adequate amount of parking and is located in an appropriate area or adequately screened. Generally, parking should conform to the required number of spaces appropriate to the development type as contained in Section 400.470. The Commission may allow a deviation from these parking requirements should the applicant show an adequate amount of parking exists.

**While this provision relates primarily to commercial districts, this development is a standard residential layout and contains sufficient off and on-street parking.**

c. Setbacks; to ensure buildings provide adequate light, air, and privacy protection by providing appropriate proportion between buildings, and adequate separation between buildings and adjoining properties.

**Development leaves the setback requirements of R-1D districts as is with no changes.**

d. Architecture: to ensure the architectural theme is compatible and consistent throughout the project and is reasonably compatible with surrounding developments.

**The Development is a standard single-family development. All other elements are identified and required as shown herein.**

e. Site plan; to ensure the location and arrangement of buildings, signs and other structures are appropriate for the site, existing and proposed streets, drives and public ways are arranged appropriately and to ensure site drainage has been adequately addressed.

**Development prepared and submitted a Stormwater Study and has agreed to construct the required detention structures when the project begins in accordance with plans approved by the city's engineer and in compliance with an approved Stormwater Study as may be revised from time to time.**

f. Landscaping; to ensure the development provides adequate landscaping to provide a pleasant environment, to enhance the building's appearance, to ensure existing significant trees are adequately protected.

**The Development is generally a standard single-family development with two-family units adjacent to the busiest street, similar to that contained in Harborview to the south.**

g. Any other feature or issue associated with the State zoning and planning enabling legislation or the Comprehensive Plan for the City of Smithville for which the Commission feels is appropriate and relevant to the development of the site.

**Development will include significant off-site traffic improvements that have been required by MODOT (new turn signal at 188<sup>th</sup> & 169) as well as a significant amount of connecting trails along Eagle Parkway contained in the Parks Master Plan. In addition, the Comprehensive Plan 2030 identifies this area as standard residential densities of 2-4 units per acre, and the proposal is for 3.6 units per acre. This proposal also specifically addresses multiple Action Steps in the Comprehensive plan as follows:**

**HN 1.1 Support providing additional housing stock throughout the city of Smithville to meet current and future residents' needs by encouraging new residential development in areas identified in the Future Land Use Map.**

**HN 3.1 Encourage additional residential units near existing residential uses to strengthen the neighborhoods of Smithville.**

**HN 3.2 Encourage clustered residential development patterns with connected active and passive open space and neighborhood and community amenities.**

**HN.4.2 Mandate pedestrian connections in new residential developments to adjacent existing or prospective neighborhoods to further strengthen Smithville's pedestrian network.**

**RC.2.1 Encourage development, mainly residential development, near existing and proposed trail networks.**

**RC.2.2 Encourage new developments to provide access and pathways to existing and proposed trail networks.**

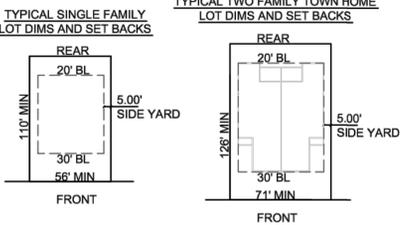
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Conceptual plan based upon adherence to the conditions contained in this report, and specifically includes the following recommended findings as contained in 400.200.B.4:

1. That the Commission has reviewed the conceptual development plan with consideration of the issues contained in Subsection (B)(3) above; and
2. That the conceptual development plan is in conformance with the comprehensive land use plan and other appropriate Sections of the Code of Ordinances; and
3. That the conceptual development plan provides for an organized and unified system of land use intensities which are compatible with the surrounding areas; and
4. That the proposed development adequately protects the health, safety and general welfare of future and existing residents and property owners in and around the development.

Respectfully Submitted,

\_\_\_\_\_/s/ Jack Hendrix /s/\_\_\_\_\_  
Director of Development



# LAKESIDE FARMS CONCEPTUAL PLAN

SECTION 1, TOWNSHIP 53, RANGE 33  
SECTION 2, TOWNSHIP 53, RANGE 33  
SMITHVILLE, CLAY COUNTY, MISSOURI  
CURRENT ZONING: AG  
PROPOSED ZONING: R-1P

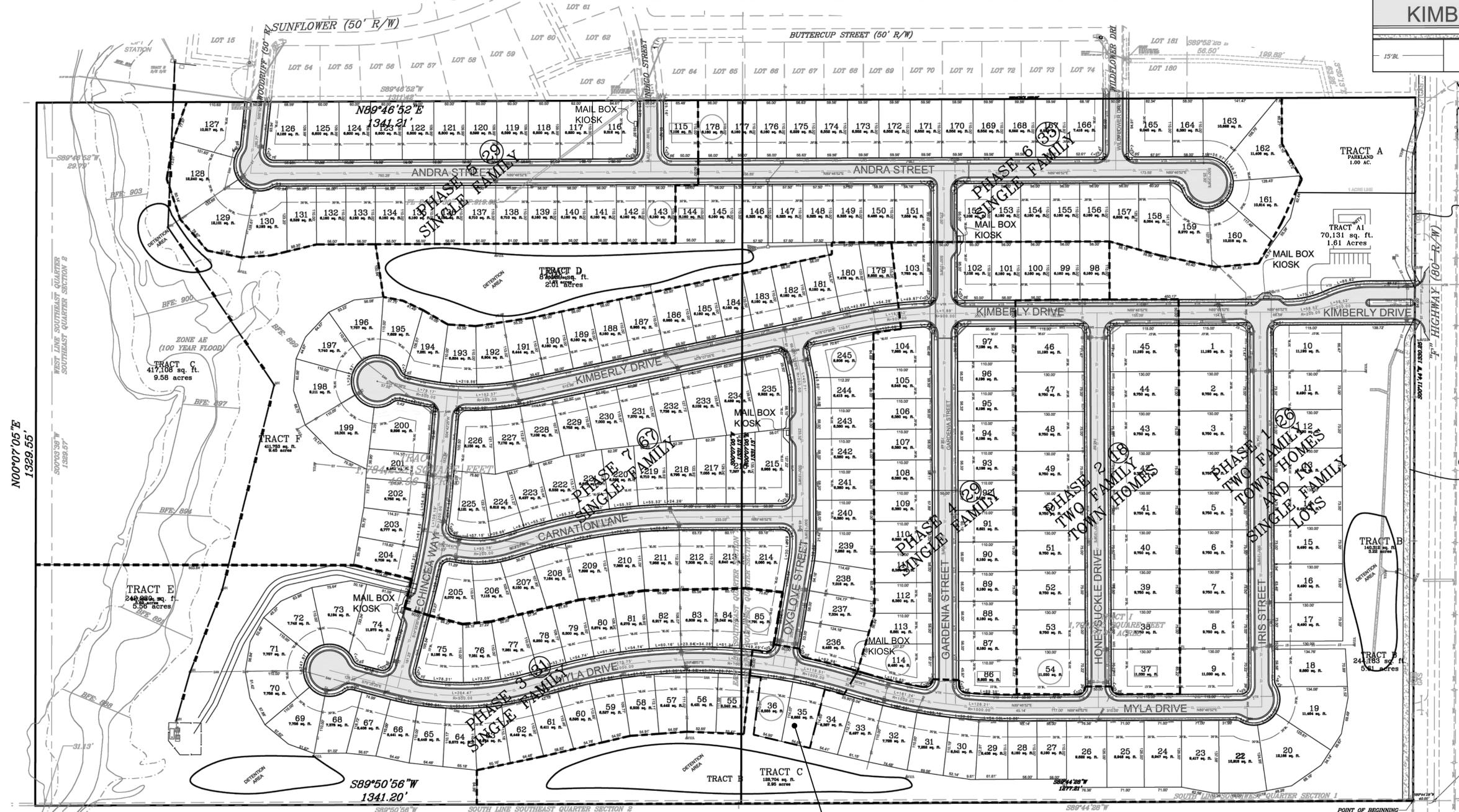
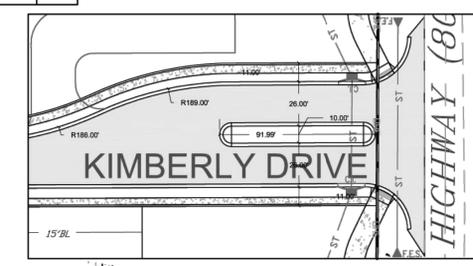
LOT AREA(MIN)	6,100 SQ FT
LOT WIDTH (MIN)	56 FT
LOT DEPTH (MIN)	110 FT
BUILDING COVERAGE	45 %
FRONT YARD SETBACK	30 FT
REAR YARD SETBACK	20 FT
SIDE YARD SETBACK	5 FT
CORNER LOT SIDE YARD	15 FT

DEVELOPER:

- NOTE:
- PROPERTY LAST SURVEYED MAY 2018
  - PROPOSED ZONING = R-1P
  - DEVELOPER MAY BE REQUIRED TO MAKE PAYMENTS IN LIEU OF LAND DEDICATION.
  - ELEVATIONS AND LOCATIONS SHOWN ARE IN CONFORMANCE WITH NAD83 MISSOURI WEST STATE PLANE.

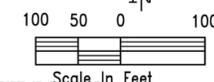
PHASE	LAND DESCRIPTION	COMMENCEMENT	GROSS AREA	STREET ROW	OPEN SPACE	NET AREA	LOTS
1	TOWN HOMES/SINGLE FAMILY	SUMMER 2025	14.69ac	2.53ac	5.79ac	6.39ac	26/8
2	TOWN HOMES/SINGLE FAMILY	MARKET DEMAND	4.00ac	0.75ac	-	3.27ac	18/2
3	SINGLE FAMILY	MARKET DEMAND	9.82ac	1.78ac	-	8.04ac	31
4	SINGLE FAMILY	MARKET DEMAND	6.98ac	1.40ac	1.97ac	5.56ac	29
5	SINGLE FAMILY	MARKET DEMAND	8.38ac	1.38ac	-	7.00ac	29
6	SINGLE FAMILY	MARKET DEMAND	12.44ac	1.51ac	5.69ac	10.93ac	35
7	SINGLE FAMILY	MARKET DEMAND	23.71ac	3.03ac	9.45ac	20.68ac	67
<b>PHASE TOTAL</b>			<b>80.00ac</b>	<b>12.38ac</b>	<b>22.9ac</b>	<b>61.87ac</b>	<b>245</b>

TOTAL UNITS = 289



TOTAL OF 360 L.F. OF 12' WIDE TRAIL / ADA RAMP = 4,320sf

TOTAL OF 910 L.F. OF 12' WIDE TRAIL / ADA RAMP = 10,920sf



**PROPERTY DESCRIPTION**

TRACT 1 CONTAINING 1,700,793 SQUARE FEET OR 39.04 ACRES ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 53 NORTH, RANGE 33 WEST, IN SMITHVILLE, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 1; THENCE N00°07'05" E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1331.13 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N89°46'52" E, ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 1279.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF "F" HIGHWAY; THENCE S00°11'44" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1333.25 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE S89°44'28" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1277.21 FEET TO THE POINT OF BEGINNING.

TRACT 2 CONTAINING 1,784,232 SQUARE FEET OR 40.86 ACRES ALL THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 53 NORTH, RANGE 33 WEST, IN SMITHVILLE, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE S89°50'56" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1341.20 FEET; THENCE N00°07'05" E, A DISTANCE OF 1329.55 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE N89°46'52" E, ALONG SAID LINE, A DISTANCE OF 1341.21 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE S00°07'05" W, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1331.13 FEET TO THE POINT OF BEGINNING.

- NOTE:
- TRACTS B, C, D, AND E SHALL BE DESIGNATED AS DRAINAGE AND UTILITY EASEMENT.

- UTILITY NOTES:
- SANITARY SEWER
    - ALL PROPOSED SEWER SERVICE SHALL BE PUBLIC GRAVITY MAINS PLACE WITHIN A DEDICATED EASEMENT OR ROW.
    - GRAVITY SYSTEM TO BE ROUTED TO THE NEW LIFT STATION TO THE WEST
  - WATER CONNECTION
    - NEW WATER MAIN OR HYDRANTS ARE PROPOSED FIRE LINE SHALL BE LOCATED AS SHOWN.
    - FIRE HYDRANT SHALL BE PLACE WITHIN 300 L.F. FROM ALL LOTS. AND TO FIRE DEPARTMENTS RECOMMENDATIONS.
    - SIDEWALKS SHALL BE 5' WIDE ON BOTH SIDES OF ALL ROADS.
  - ALL ROW SHALL BE 50' EXCEPT THE ENTRANCE AREA.
  - ALL ROADS SHOWN BE 28' BACK OF CURB TO BACK OF CURB EXCEPT THE ENTRANCE AREA.

PROJECT CONTACTS: ROBERT WALQUIST, P.E., 821 NE COLUMBUS ST, LEES SUMMIT, MISSOURI 64063, Phone: (816) 550-5675

BY	
REVISION	
DATE	

**Quist Engineering Inc.**  
Civil Engineering for Residential & Commercial Site Development  
827 NE Columbus St  
Smithville, Missouri 64063  
Phone: (816) 550-5675  
e-mail = rwalquist@quistengineering.com

**PRELIMINARY PLAN**  
**LAKESIDE FARMS**  
CIVIL PLANS FOR  
LAKESIDE FARMS  
SMITHVILLE, CLAY COUNTY, MISSOURI

DRAWN BY RAW  
CHECKED BY RAW  
DATE 11-7-2024  
PROJECT NO. W24-302  
SCALE 1"=50'