



Board of Aldermen Request for Action

MEETING DATE: 3/5/2024

DEPARTMENT: Development

AGENDA ITEM: Resolution 1329, Site Plan Approval – 14890 North Industrial Drive

REQUESTED BOARD ACTION:

A motion to approve Resolution 1329, authorizing site plan approval for construction of a transfer station facility at 14890 North Industrial Drive in accordance with the approved Conditional Use Permit.

SUMMARY:

The applicant submitted a site plan application for construction of a new Transfer Station at 14890 North Industrial Drive, in accordance with the previously approved Conditional Use Permit at that location.

The applicant has an approved preliminary stormwater plan. If approved, the final stormwater plan will finalize the construction details, and verify all elevations prior to completion as is our standard. The proposal meets the applicable building design and coloration requirements, includes a significant stormwater detention basin, a substantial landscape plan focused on the street facing lot and is in full compliance.

After review at the February 12, 2024, Planning Commission meeting, the Commission recommended approval of the site plan as described in the staff report.

PREVIOUS ACTION:

Conditional Use Permit approved by Ordinance 3198-23 on August 28, 2023.

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 1329

**A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR
CONSTRUCTION OF A TRANSFER STATION FACILITY AT 14890 NORTH
INDUSTRIAL DRIVE IN ACCORDANCE WITH THE APPROVED
CONDITIONAL USE PERMIT**

WHEREAS, the applicant submitted plans for construction of a new building to be located at 14890 North Industrial Drive; and

WHEREAS, the Planning Commission reviewed the submittal concerning the layout, building materials and colors at its February 12, 2024; and

WHEREAS, the Planning Commission recommends approval of the site plan at 14890 North Industrial Drive as described in the Staff Report.

**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 NEW TRANSFER STATION
AT 14890 NORTH INDUSTRIAL DRIVE BE APPROVED WITH THE
CONDITION IDENTIFIED IN THE STAFF REPORT.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 5th day of March, 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



STAFF REPORT
February 9, 2024
Site Plan Review of a portion of Parcel Id # 05-816-00-05-005.00

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 14890 N. Industrial Dr.
Owner: Bill Mann/David Finke
Current Zoning: I-1

Application Date: December 18, 2023

GENERAL DESCRIPTION:

Applicant seeks approval for a 6,400 ft² building on a future lot 19 in the industrial park. All aspects of the lot's site development meet the standards required by the zoning code. A communication confusion has delayed the building elevation sheets, including the materials and color scheme. Those, once submitted, will be subject to a supplemental staff report. *****Given the added carrying costs to the applicant, staff has agreed to this out of the ordinary timing.

Section 400.410 Standard of Review

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.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan conditioned upon meeting the requirements of Staff's supplemental Staff report dated February 13, 2024.

Respectfully Submitted,

Director of Development