



Board of Aldermen Request for Action

MEETING DATE: 3/19/2024

DEPARTMENT: Development

AGENDA ITEM: Resolution 1337, Site Plan Approval – 208 West Richardson Street

REQUESTED BOARD ACTION:

A motion to approve Resolution 1337, authorizing site plan approval for construction of a 10,000 ft² Flex-Use facility at 208 West Richardson Street.

SUMMARY:

The applicant submitted a site plan application for construction of a new strip center for flex-uses to provide space(s) for small growing businesses to include potential contractors, small sales offices and similar businesses at 208 West Richardson Street just east of the Post Office.

The Richardson Street Plaza development has an approved preliminary stormwater plan. The applicant must submit a final stormwater plan that 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 March 12, 2024, Planning Commission meeting, the Commission recommended approval of the site plan as described in the staff report.

PREVIOUS ACTION:

Richardson Street Plaza subdivision was approved by Resolution 1004 on December 2, 2021.

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 1337

**A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR
CONSTRUCTION OF A 10,000 FT² FLEX USE STRIP CENTER AT
208 WEST RICHARDSON STREET**

WHEREAS, the applicant submitted plans for construction of a new building to be located at 208 West Richardson Street; and

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

WHEREAS, the Planning Commission recommends approval of the site plan at 208 West Richardson 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 FLEX-USE STRIP
CENTER AT 208 WEST RICHARDSON STREET.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 19th day of March, 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



STAFF REPORT
March 8, 2024
Site Plan Review of Parcel Id #05-802-00-01-015.00

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 208 W. Richardson St.
Owner: KC Properties & Investments LLC
Current Zoning: B-3P

Application Date: January 31, 2024

GENERAL DESCRIPTION:

Applicant seeks to obtain site plan approval for a 10,000 square foot building on lot 1 of Richardson Street Plaza subdivision. Lot 1 has conceptual plan approval for two buildings totaling 12,500 square feet. Applicant seeks to adjust the building from two to one, and reduce the total square footage down to 10,000. The proposal would consist of 8 - 1,250 ft² units, each with a regular entry door and one overhead door. The use design is to match the properties to the west of the building, as well as south of the building (NRAD).

Section 400.410 Standard of Review

1. The extent to which the proposal conforms to these regulations.
Meets the site plan standards
2. The extent to which the development would be compatible with the surrounding area.
Matches the buildings to the west substantially and provides a buffer from the industrial uses further west.

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 subdivision was created and approved in accordance with the Overlay district process to create the B-3P zoning.

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

Complies fully.

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

The layout includes stormwater detention as approved with the conceptual plan.

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.

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;

On-site views have historically been sucker brush and weeds.

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

The site is vacant, unkempt land that was completely cleared in 2008, so no valuable natural resources existed.

c. Minimize any adverse flood impact;

Project includes a storm detention basin in accordance with the approved conceptual plan.

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

All area is fill, so engineers will adjust footings based upon the soil types.

e. Minimize any adverse environmental impact; and

No adverse environmental impact is known. All lots in the development drain into an unusable area owned by the developer and is fully vegetated to reduce any water flow and capture any sediments before entering any waterway.

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.

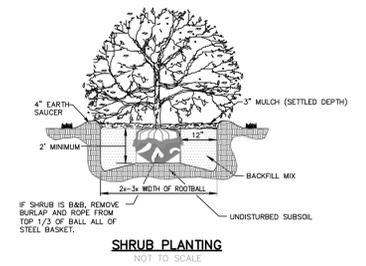
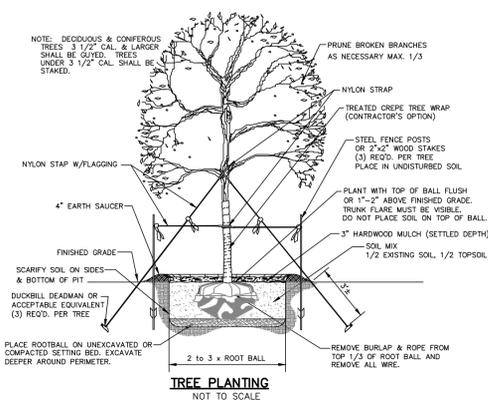
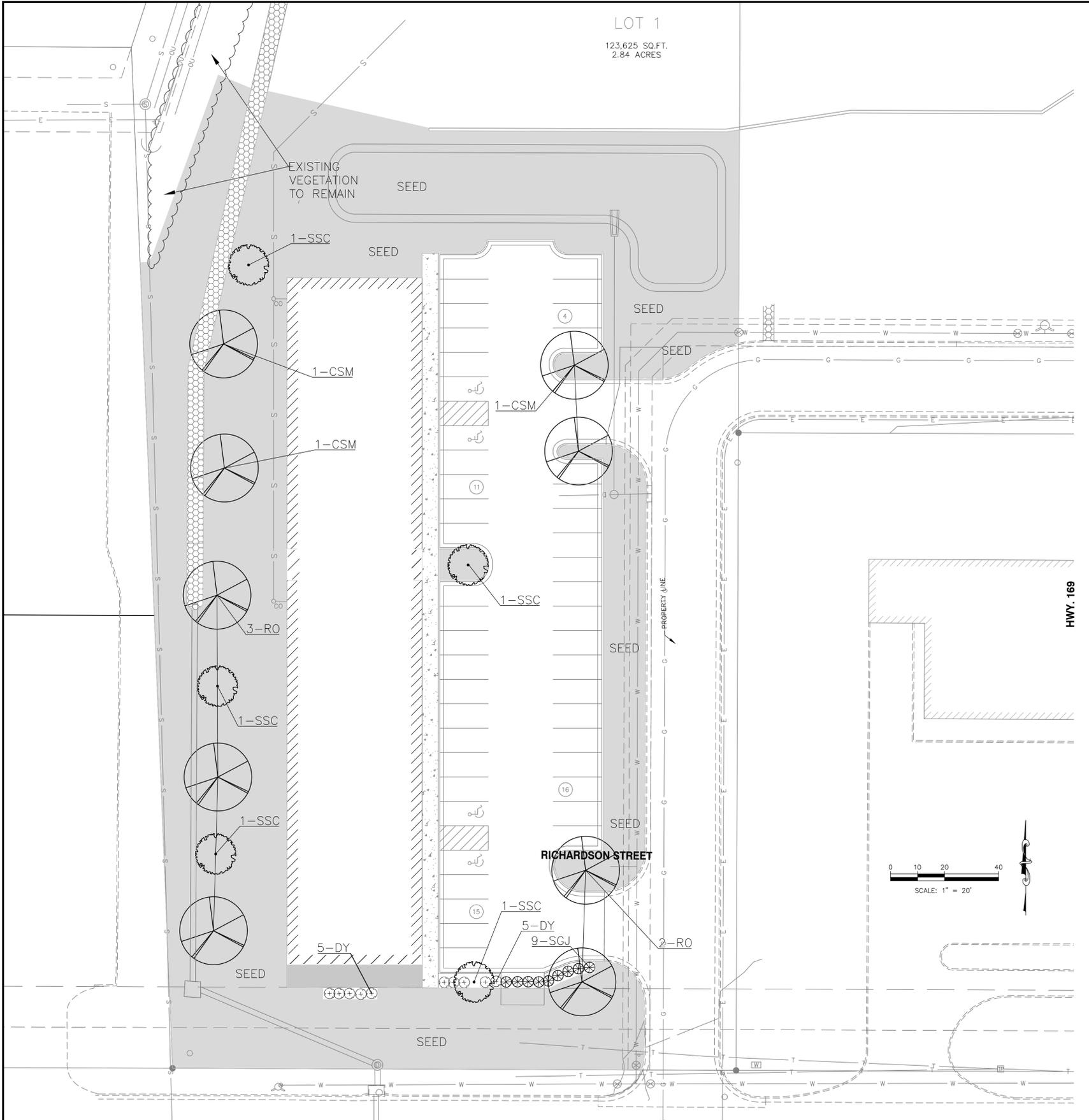
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan with the condition that no permit shall issue until approval of the final design plans of the stormwater detention basin to be contained within the construction plans..

Respectfully Submitted,

S/Jack Hendrix/S
Director of Development

LOT 1
123,625 SQ.FT.
2.84 ACRES



- LANDSCAPING NOTES:**
- LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 - NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
 - ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL.
 - ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SEEDED. SEED SHALL CONSIST OF 3 VARIETIES OF IMPROVED TURF TYPE TALL FESCUE, (K-31 IS NOT PERMITTED). DISTURBED AREAS ARE SHOWN TO MATCH GRADING LIMITS. AREAS DISTURBED OUTSIDE OF THESE LIMITS MUST BE SCARIFIED, GRADED AND SEEDED.
 - WEED MAT SHALL BE USED UNDER ALL PLANTING AREAS NOT TO BE SEEDED OR AS DIRECTED ON THE DRAWINGS. THE MAT SHALL BE COVERED WITH MULCH AND SECURED IN-PLACE BY A SOIL ANCHOR.
 - QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
 - SHREDDED HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
 - ALL LANDSCAPE BEDS TO HAVE 4" DEEP, CLEAN "SPADE" OR NATURAL EDGE.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER (3-4 SLOW-RELEASE TABLETS/PELLETS) AND APPLY MYCORRHIZAE TREATMENT TO EACH ROOT BALL.
 - IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).
 - CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
 - ALL DISTURBED AREAS THAT ARE NOT CALLED TO RECEIVE TREES OR SHRUBS SHALL BE SEEDED WITH AN IMPROVED TURF TYPE TALL FESCUE (3 VARIETIES MIN.).
 - CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS AND SEED UNTIL ROOTS HAVE KNITTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
 - ALL SEEDED SLOPES GREATER THAN 4:1 SHALL RECEIVE 1 YEAR EROSION MAT.

LANDSCAPE REQUIREMENTS
(SECTION 400.435 LANDSCAPING AND BUFFERING REQUIREMENTS)

BUFFER ZONES	REQUIRED			EXISTING			PROVIDED		
	SHADE	ORN.	SHRUBS	SHADE	ORN.	SHRUBS	SHADE	ORN.	SHRUBS
NORTH *				*					
West - Building (250')	4	4	4				4	3	0
STREET LANDSCAPING									
Richardson-Building (50'/75) ((50'/40)*3)	1		5				1		5
Richardson-Parking (60'/75)		1	CONTINUOUS				2		CONTINUOUS

* Existing vegetation north of site to satisfy buffer requirements.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES				
CSM	4	ACER SACHARUM 'AUTUMN SPLENDOR'	CADDO SUGAR MAPLE	2" CAL. B&B
RO	5	QUERCUS RUBRA	RED OAK	2" CAL. B&B
SSC	5	MALUS 'SPRING SNOW'	SPRING SNOW CRAB	1.5" CAL. B&B
SHRUBS/GRASSES/GROUNDCOVER				
DY	10	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24" HT
SGJ	9	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT

MAC	VSR	VSR	CHK
CHANGED TO BUILDING	CONSTRUCTION DOCUMENTS	DESCRIPTION	
1	0	DATE	REV
3/6/24	1.22.2024	DATE	REV

8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH: (816) 451-6651
lic@kveeng.com | www.kveeng.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/21

RICHARDSON STREET PRELIM PLAT
RICHARDSON ST
SMITHVILLE MO.

LANDSCAPING PLAN

PROJ. NO. **B21D4223**
DESIGNER **VSR** DRAWN BY **JAD**
CFN **4223LP-2024**
SHEET 1 OF 1 REV 0

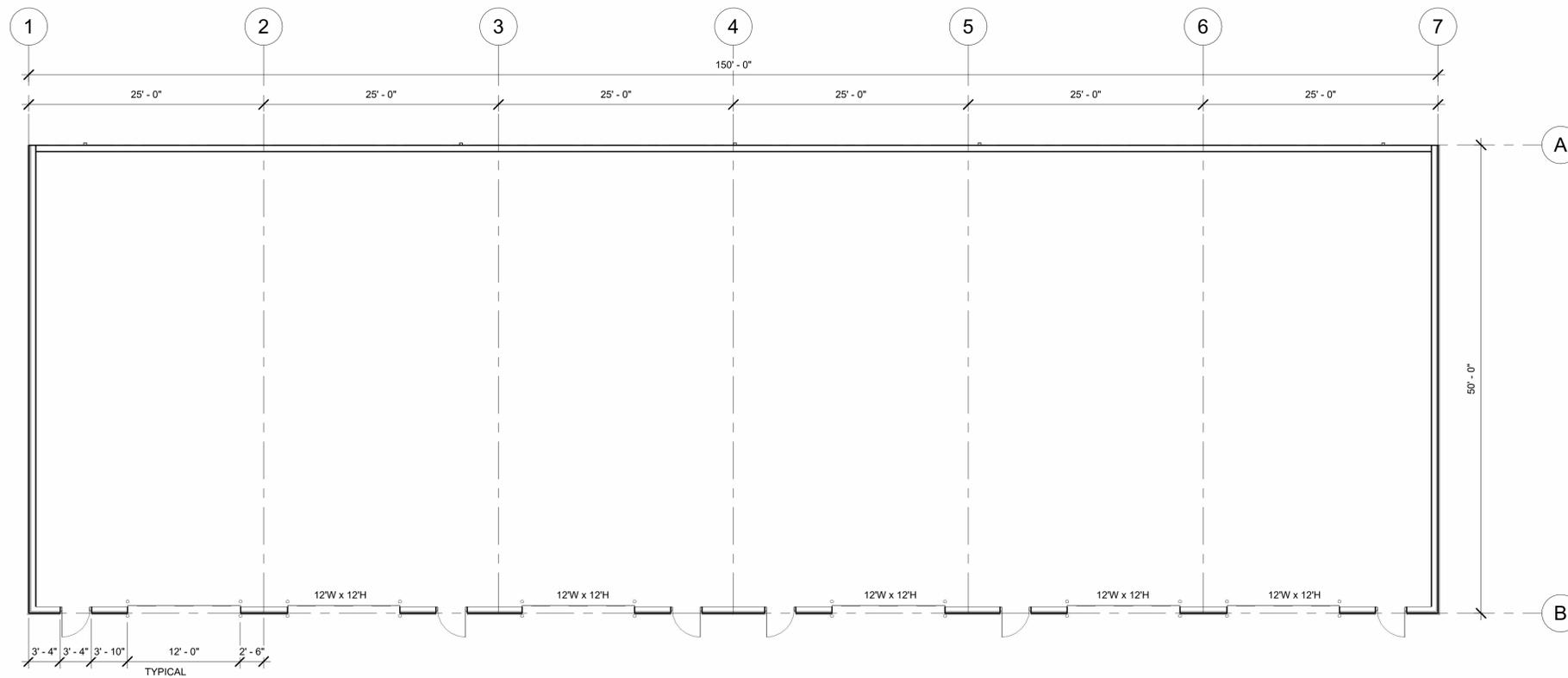


SHANE CREES

208 W. RICHARDSON STREET, SMITHVILLE, MO

01.30.2024

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



scharhag
HERMAN A. SCHARHAG COMPANY, ARCHITECTS

5836 Central Kansas City, Mo 64113
Phone: 816-914-5165 Scharhagarch@gmail.com

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NEW BUILDING FOR
SHANE CREES
208 W. RICHARDSON STREET, SMITHVILLE, MO

J. Jeffrey Schroeder Mo. License A-4226
Herman Scharhag Co., Arch. Cert. of Authority A-22

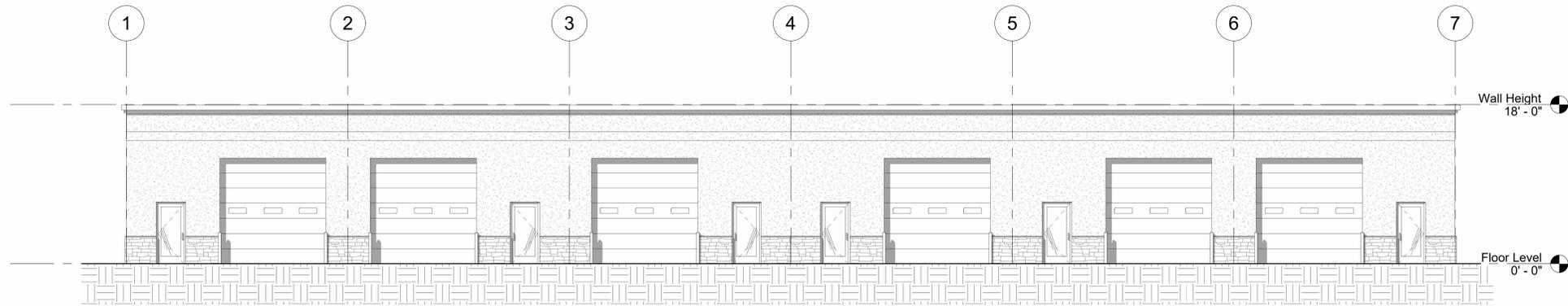
No.	Description	Date
Revision Schedule		

Floor Plan

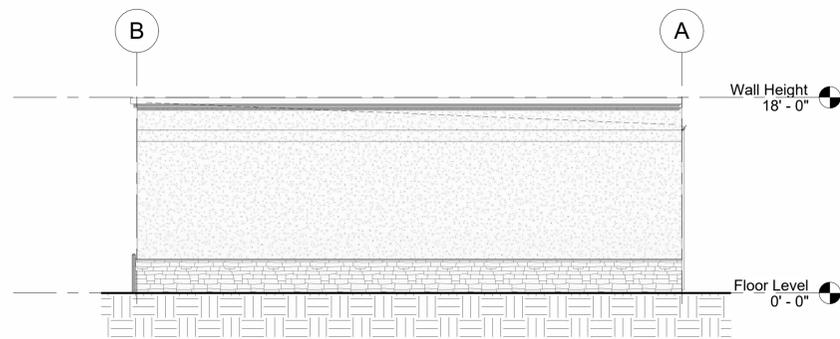
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Date 01.30.2024

A101

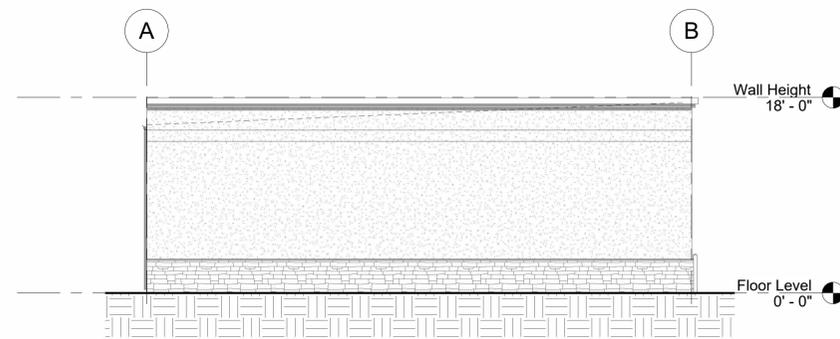
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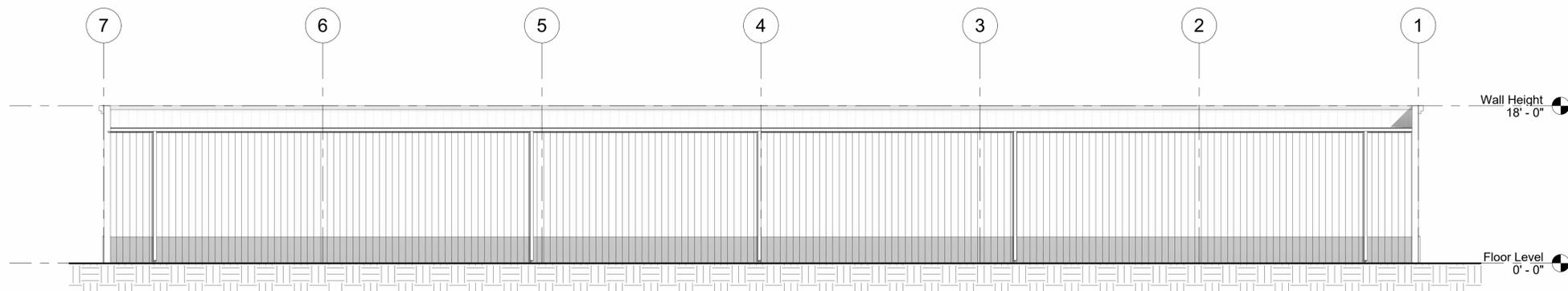
① East Elevation
1/8" = 1'-0"



② North Elevation
1/8" = 1'-0"



③ South Elevation
1/8" = 1'-0"



④ West Elevation
1/8" = 1'-0"

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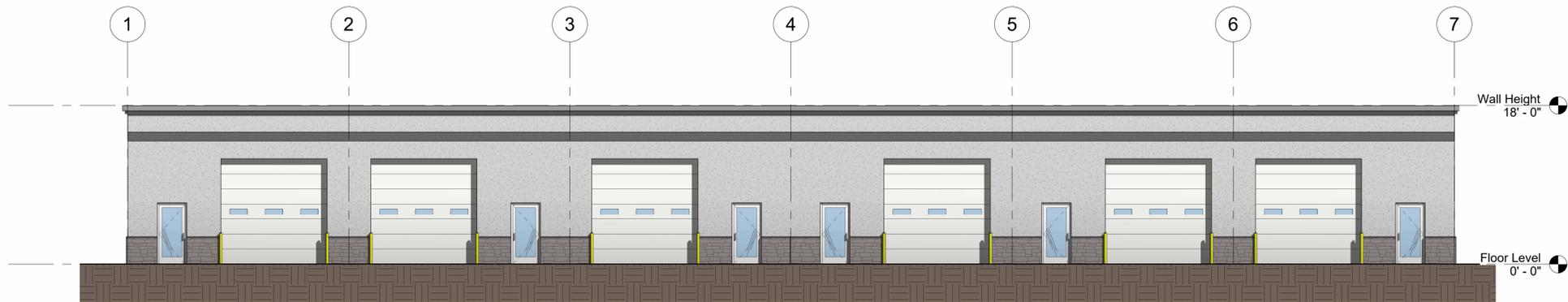
No.	Description	Date
Revision Schedule		

Elevations

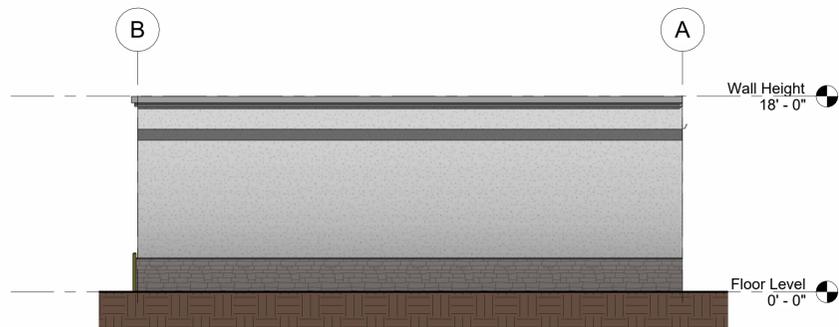
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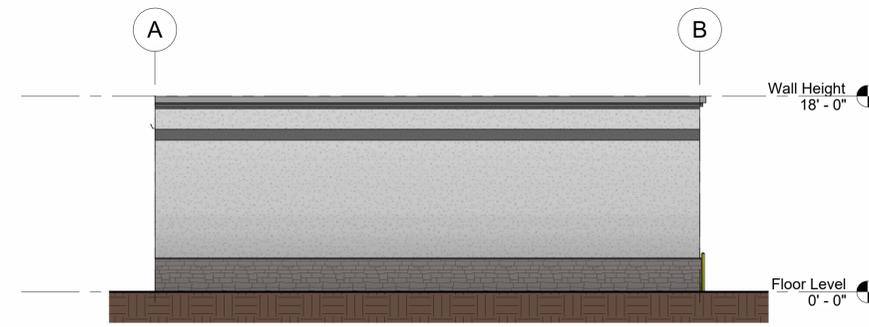
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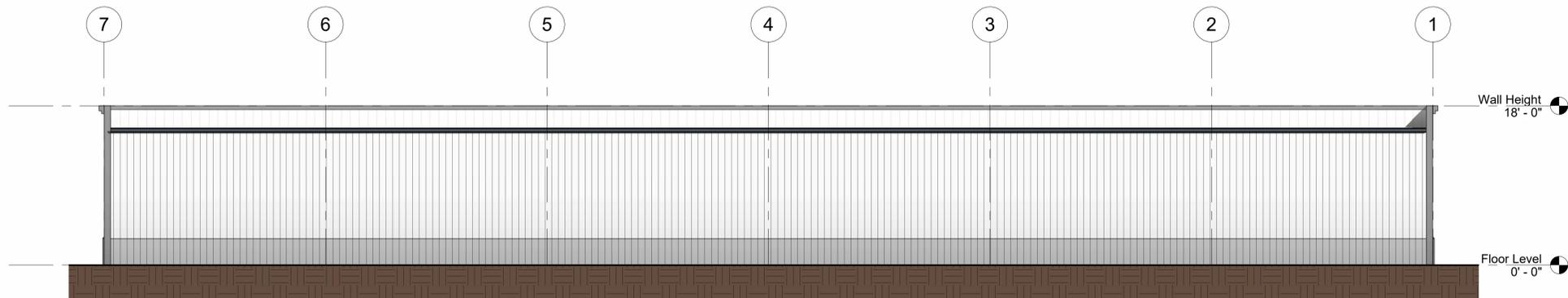
① East Elevation Color
1/8" = 1'-0"



② North Elevation Color
1/8" = 1'-0"



③ South Elevation Color
1/8" = 1'-0"



④ West Elevation Color
1/8" = 1'-0"

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No.	Description	Date
Revision Schedule		

Colored Elevations

Project number 2575
Date 01.30.2024

A202

Scale 1/8" = 1'-0"

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