



Board of Aldermen Request for Action

MEETING DATE: 7/16/2024

DEPARTMENT: Development

AGENDA ITEM: Resolution 1382, Site Plan Approval – 14790 North Fairview Drive

REQUESTED BOARD ACTION:

A motion to approve Resolution 1382, authorizing site plan approval for construction of a 4,273 ft² Bank at 14790 North Fairview Drive.

SUMMARY:

The applicant submitted a site plan application for construction of a new, permanent Nodaway Valley Bank building at 14790 North Fairview Drive.

The Fairview Crossing North development has an approved preliminary stormwater plan. The applicant submitted a final stormwater plan that confirms the development will reduce the total drainage to the new detention facility to meet our standards. The proposal meets the applicable building design and coloration requirements, a substantial landscape plan, and reduces total traffic to and from Lot 1 and one-half of Lot 2 from the approved TIS limits and is in full compliance.

After review at the July 9, 2024, Planning Commission meeting, the Commission recommended approval of the site plan as described in the staff report.

PREVIOUS ACTION:

Fairview Crossing North was approved by Resolution 1194 on March 7, 2023, and one other site plan was approved in 2023 which was recently completed.

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 1382

**A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR
CONSTRUCTION OF A 4,273 FT² BANK BUILDING AT
14790 NORTH FAIRVIEW DRIVE**

WHEREAS, the applicant submitted plans for construction of a new bank building to be located at 14790 North Fairview Drive; and

WHEREAS, the Planning Commission reviewed the submittal concerning the layout, building materials and colors at its July 9, 2024 meeting; and

WHEREAS, the Planning Commission recommends approval of the site plan at 14790 North Fairview 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 BANK AT 14790
NORTH FAIRVIEW DRIVE.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 16th day of July, 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



STAFF REPORT
June 28, 2024
Site Plan Review of Parcel Id #05-917-00-07-008.02

Application for a Site Plan Approval

Code Sections: 400.390 – 400.440 Site Plan Approval

Property Information:

Address: 14790 N. Fairview Dr..
Owner: Nodaway Valley Bank
Current Zoning: B-3P

Application Date: June 14, 2024

GENERAL DESCRIPTION:

Applicant seeks to obtain site plan approval for a 4,273 square foot building on lot 1 of Fairview Crossing North subdivision. Lot 1 was amended to include 60' of Lot 2 in order to accommodate a bank building with 4 drive-thru lanes. The original Lots 1 and 2 has conceptual plan approval for two buildings totaling 12,020 square feet. By reducing the building size, the project is well within the zoning plan limits. This project will also limit the size of any building on Lot 2 from 6,020, to substantially smaller due to the reduced lot size.

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.

Compliments the buildings to the east substantially and is similar to the current Central Bank of the Midwest property just a few hundred feet south.

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. The first two buildings to develop have reduced the overall coverage and density approved in the Conceptual plan.

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

Complies fully by using the conceptual plan provisions that allow modifications to the approved densities if they are reduced.

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, reduces the total number of vehicles previously subscribed to the lot, and is mindful of a waterline easement along the south portion of the original lot 1.

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 will remain substantially commercial in nature from the original strip mall and undeveloped land to the east.

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

The site is vacant following the demolition of the strip mall several years ago, so no valuable natural resources existed on lot 1.

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;

The project engineer is aware of the previous building on site and will adjust footings based upon the soil types.

e. Minimize any adverse environmental impact; and

No adverse environmental impact is known.

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 and engineers have adjusted the site plan to protect a waterline that bisects the revised Lot 1..

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan with the condition that no permit shall issue on the remaining Lots 2 and 3 will revise their traffic impacts based upon the approved TIS.

Respectfully Submitted,

S/Jack Hendrix/S
Director of Development