



Board of Aldermen Request for Action

MEETING DATE: 8/20/2024

DEPARTMENT: Development

AGENDA ITEM: Resolution 1394, Site Plan Approval – 14450 North 169 Highway, Suite B

REQUESTED BOARD ACTION:

A motion to approve Resolution 1394, authorizing site plan approval for construction of a 5,109 ft² addition to the Montessori Academy at 14450 North 169 Highway, Suite B.

SUMMARY:

The applicant submitted a site plan application for construction of an addition in 2021, which was approved by never completed. Recently, the applicant sought to begin construction, but the previous approval had expired and a new application was required due to changes in the Site Plan Review Standards.

Since the applicant made no changes to the application, they were only required to provide a traffic impact report and a stormwater impact report to determine if full studies would be required. The traffic impact report showed less than 50 trips would be added, so no study was required. Chuck Soules determined that the addition of less than 1% of the total lot area would be made impervious with the new construction, no storm study was required.

The other items of the application, the site plan, landscaping plan and façade treatments were the same as previously approved in 2021, so no new information was needed to complete the review. After review at the August 13, 2024, Planning Commission meeting, the Commission recommended approval of the site plan as described in the staff report.

PREVIOUS ACTION:

This site plan was previously approved by the Board on December 21, 2021 by Resolution 1009.

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 1394

**A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR
CONSTRUCTION OF A 5,109 FT² ADDITION TO THE MONTESORRI
ACADEMY AT 14450 NORTH 169 HIGHWAY, SUITE B**

WHEREAS, the applicant submitted plans for construction of an addition to its' daycare at 14450 North 169 Highway, and was approved on December 16, 2021 but took no action to begin construction; and

WHEREAS, the applicant sought to move forward with those plans in 2024, but the site plan approval had expired, requiring a new application to be reviewed using the updated Site Plan Standards; and

WHEREAS, the Planning Commission reviewed the updated submittal concerning the layout, building materials and colors, as well as a traffic impact report and stormwater evaluation at its August 14, 2024 meeting; and

WHEREAS, the Planning Commission recommends approval of the site plan at 14450 North 169 Highway, Suite B 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 AN ADDITION AT 14450
NORTH 169 HIGHWAY, SUITE B.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 20th day of August, 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



STAFF REPORT
August 8, 2024
Site Plan Review of Parcel Id #05-820-00-02-006.00

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 14450 N. 169 Hwy, Suite B
Owner: Major Lumber Co. Inc.
Current Zoning: B-3

Application Date: June 18, 2024

GENERAL DESCRIPTION:

Applicant seeks to obtain site plan approval for a 5,000+ square foot addition to the Major Mall building. The applicant presented the same proposal in 2021, but took no action on the approval. In accordance with our regulations, that approval was valid for only one year. The purpose of that limitation is to require new applications to comply with the newest requirements. In this case, the applicant needed to provide a Traffic Impact Assessment to determine if a full study would be required and provide an assessment of the extent of change of the impervious areas of the site to determine if any stormwater study would be needed.

The TIA was provided that clearly showed that no traffic study was required. The City's Public Works department determined that the additional impervious area was less than 1% of the total area of the project site and no new study would be required. All other aspects of the project are the same as was previously approved by the Commission and the Board of Aldermen. The following excerpt is from the 2021 staff report on the matter:

Since it is an expansion, the proposal is required to make the addition as cohesive with the existing structure as is practical.

The existing structure is shown here:



As shown on the attached plan sheets, the request is to extend the lower level out from the existing façade. The roof is proposed to contrast the existing metal on the roof and the second story façade, and the three sides of the addition to be clad with a faux red brick material. The entrance to the new structure will include a new canopy using black metal. The stucco areas will be beige colored.

To the extent that the construction will occur over existing paved areas, and the only additional areas of pavement will be a small area for three parking spaces, no adverse impact to the stormwater drainage will occur. The area will continue to drain naturally to the south over the existing vegetation and into the road ditch.

In there is an addition to an existing building scenario, the purpose of this review is to verify the addition will not bring the overall building/project out of compliance with the code. In this case, the contrasting style, material and color scheme actually upgrade the buildings' compliance with the code while still blending with the existing structure.

STAFF RECOMMENDATION:

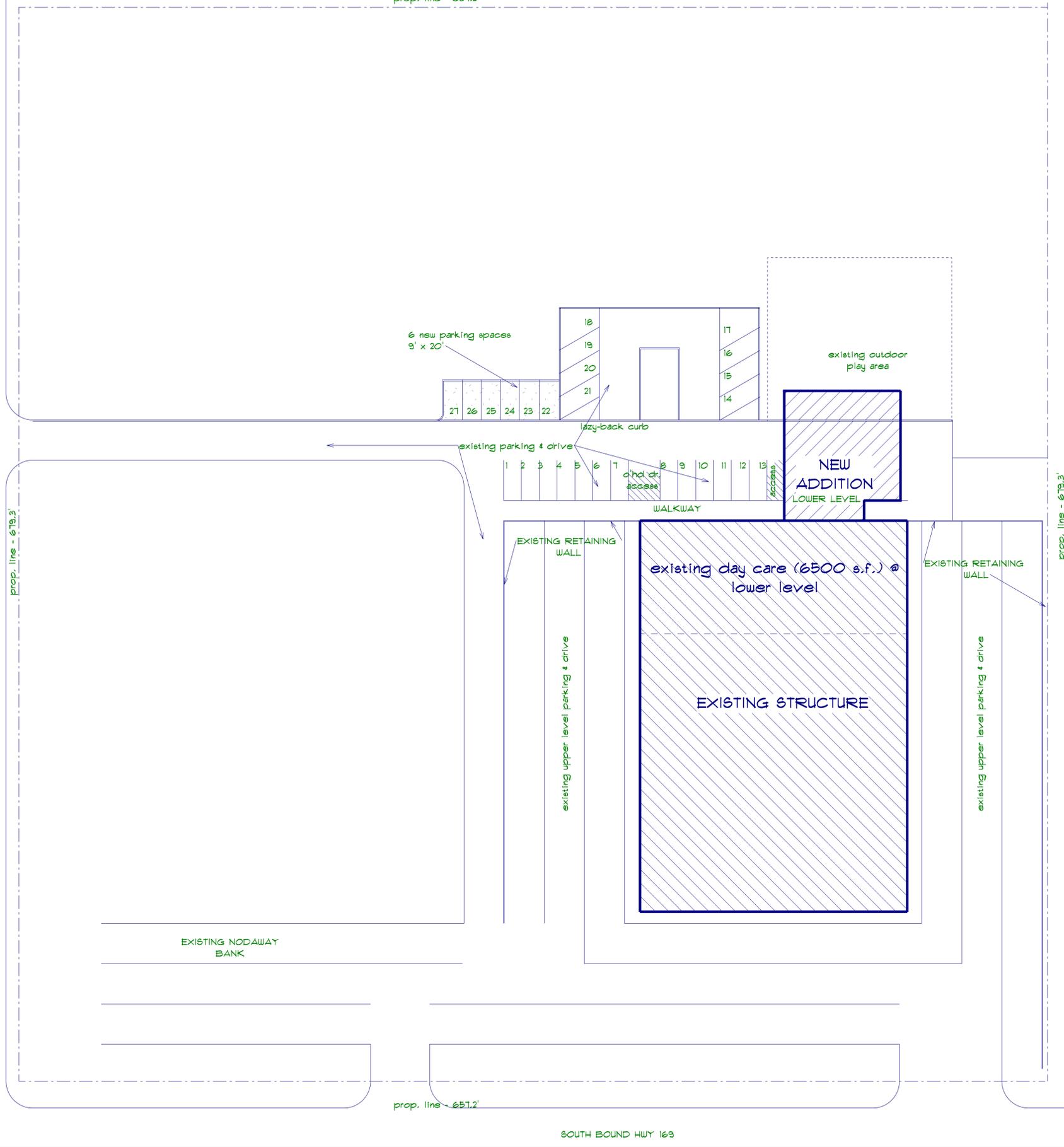
Staff recommends APPROVAL of the proposed Site Plan with the condition that no permit shall issue until approval of the final design plans have been reviewed and approved by both the City and the Fire District.

Respectfully Submitted,

S/Jack Hendrix/S
Director of Development

existing zone B-3

prop. line - 657.2'



5109 s.f. addition to 6500 s.f. existing day care @ lower level.

Upper level approx. 28,000 s.f.

Existing Zoning B-3

Existing Site - 443,379 s.f. , 10.18 acres

existing zoning R-1B

existing zoning B-3



SITE PLAN
SCALE: 1/4" = 1'-0"

existing zoning across 169 - A-1

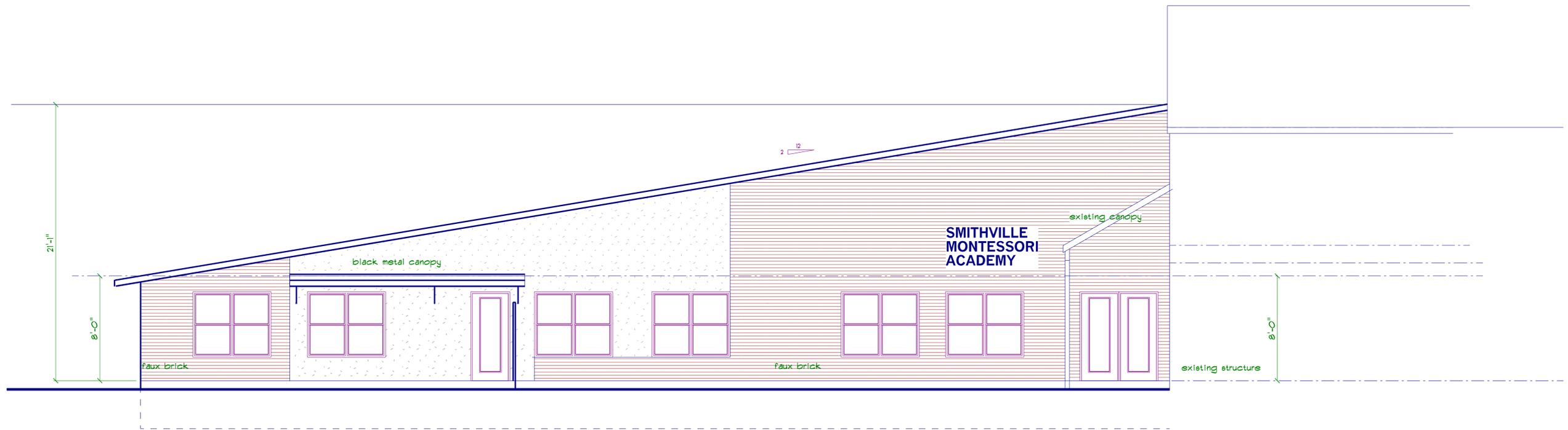
Renovations to the Smithville Montessori 14450 US Hwy 169 Suite B	
Dennis E. Tuck, Architect 12319 Moffitt Liberty, MO 64068	GROUND SNOW LOAD - 20#/S.F. WIND SPEED - 90 M.P.H. SEISMIC DESIGN CATEGORY - A FROST LINE DEPTH - 36"
Archituckture 816.622.5013	Sheet 1
Wednesday, June 19, 2020	Job. NO. 20.011

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WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

Renovations to the
Smithville Montessori
14450 US Hiway 169
Suite B

GROUND SNOW LOAD - 20#/S.F.
WIND SPEED - 90 M.P.H.
SEISMIC DESIGN CATEGORY - A
FROST LINE DEPTH - 36"

Dennis E. Tuck,
Architect
12319 Moffitt
Liberty, MO 64068

Archituckture
816.628.5013

Sheet
3

Wednesday, June 18, 2020
Job. NO.
20.011

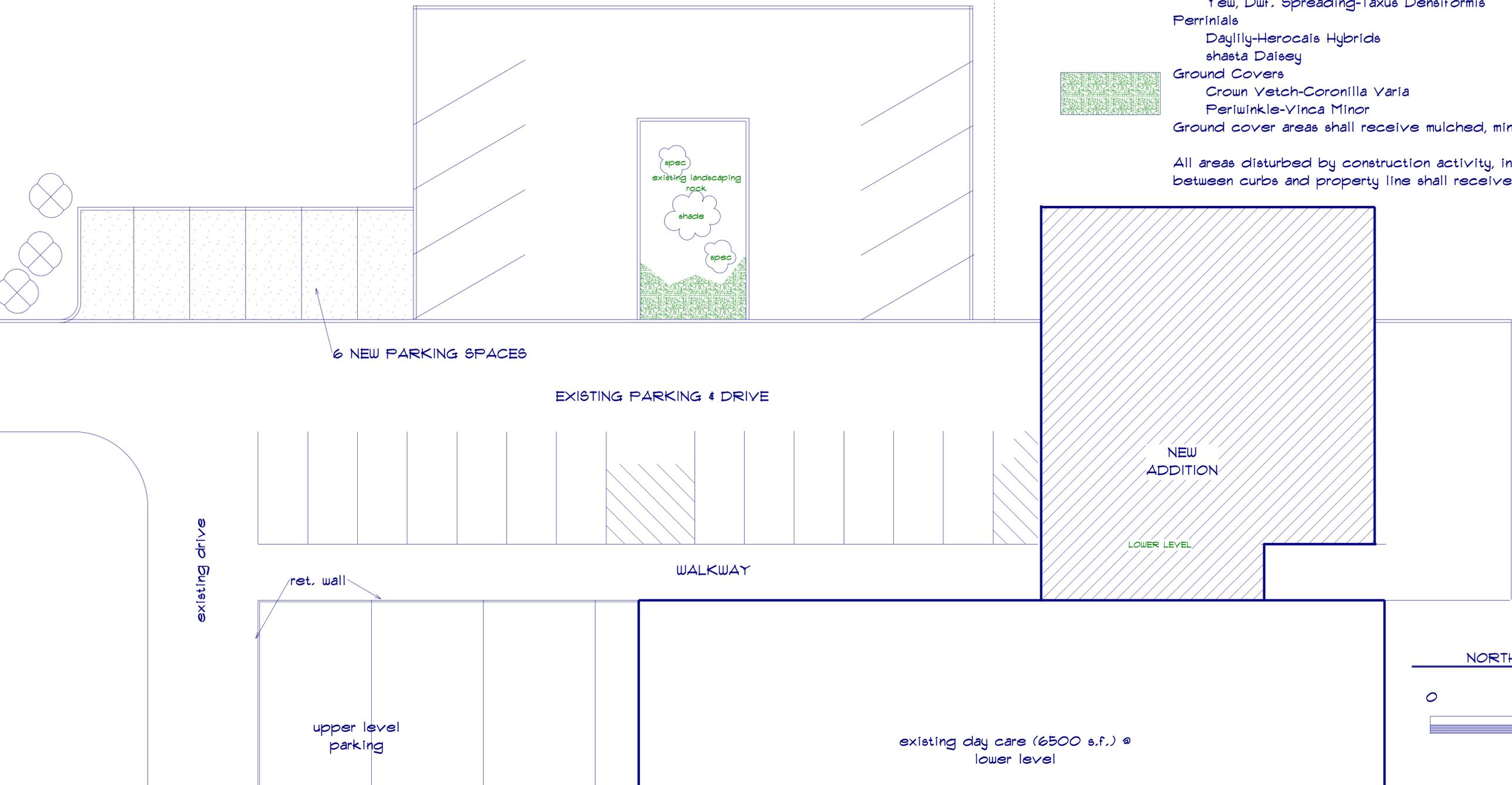
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LANDSCAPING SCHEDULE
Recommended Species

✳	Evergreens Pine, Austrian-Pinus Nigra	6'-8'
☁ shade	Trees, shade Maple, Silver-Acer Saccharinum Ash, Marshall's Seedless-Fraxinum Pennsylvanica Plane Tree, London-Platanus Acerifolia	2-2.5" cal. 2-2.5" cal. 2-2.5" cal.
☁ spec	Trees, Specimen Crab, Radiant-Malus sp Redbud (1 stem)-Cercis Canddensis Locust, Sunburst-Gleditsia Triacantos Inermis (Red Oak, Cottonless Cottonwood, Hackberry, Silver Maple, Pecan Sycamore, Walnut, Bradford Pear and Autumn Olive may be considered)	2-2.5" cal. 1-1.5" cal.
⊗	Shrubs Euonymus, Dwf. Winged-Euonymus Compactus Spirea, Goldflame-Spirea h.v. Forsythia, Showy Border-Forsythia Intermedia Quince, Japanese Flowerint-Chaenomeles Japonica Euonymus, Jewell-Euonymus Fortuei Euonymous, Paul i - Euonymus Ki autschovi cus Pyracanta, Lowboys - Pyracantha Cocci nea Yew, Dwf. Spreading-Taxus Densiformis	18-24" 3 gal.
☐	Pennials Daylily-Herocals Hybrids shasta Daisey	1 gal. 1 gal.
🌿	Ground Covers Crown Vetch-Coronilla Varia Periwinkle-Vinca Minor	4" pot 36/flat

Ground cover areas shall receive mulched, min. 2" deep.

All areas disturbed by construction activity, including areas between curbs and property line shall receive sod.



Renovations to the
 Smithville Montessori
 14450 US Hwy 169
 Suite B
 Dennis E. Tuck,
 Architect
 12319 Mcbritt
 Liberty, MO 64068
Archituckture
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 Sheet
 1A
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