



## Board of Aldermen Request for Action

**MEETING DATE:** 11/19/2024

**DEPARTMENT:** Development

**AGENDA ITEM:** Resolution 1423, Site Plan Approval – Main & Mill Mixed Use Project

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### **REQUESTED BOARD ACTION:**

A motion to approve Resolution 1423, authorizing site plan approval for construction of the Main and Mill mixed-use project at 110 West Main Street.

### **SUMMARY:**

The applicant submitted a site plan application for construction of a new mixed-use building that was subject to the TIF approval last year. This facility will add 86 apartments to downtown, along with 8,000ft<sup>2</sup> of commercial/retail space. The project will include adding a total of 102 new, improved parking spaces for both on- and off-street parking. New parking lots will be constructed at Mill and Meadow (city owned) and Mill and Church (private) in addition to expanded on street parking along Mill and Church. As a part of the Church Street parking lot, 8 spaces partially encroach onto city property in the area just above the steep slope. In exchange for use of this area, the project will extend access through the property to the current gravel access that enters from Bridge Street, as well as use the parks fees associated with the 86 apartments to construct a gravel trailhead parking lot with not less than 8 spaces for use with the pending Riverwalk Trail project. The applicant has agreed to all of the items of note contained in the original staff comment letter dated October 28, 2024.

The applicant resubmitted the original parking lot layout to avoid encroaching onto United Fiber's property. The applicant has further agreed to dedicate an additional 5' of right-of-way on Mill Street and Church Streets to account for sidewalks along the new on-street parking areas.

After review at the November 12, 2024, Planning Commission meeting, the Commission recommended approval of the site plan as described in the Staff Report.

### **PREVIOUS ACTION:**

The 110 Smithville TIF plan was approved in 2023 that includes this development.

### **POLICY ISSUE:**

Complies with Codes

### **FINANCIAL CONSIDERATIONS:**

No out-of-pocket expenses are anticipated.

**ATTACHMENTS:**

Ordinance

Resolution

Staff Report

Other: Staff Comment letter; [Planning Commission meeting may be viewed online.](#)

Contract

[Plans](#)

Minutes

**RESOLUTION 1423**

**A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR  
CONSTRUCTION OF THE MAIN AND MILL MIXED-USE PROJECT  
AT 110 WEST MAIN STREET**

**WHEREAS**, the applicant submitted plans for construction of a new mixed use facility with 86 apartments and 8,000 ft<sup>2</sup> retail/commercial space at 110 West Main Street; and

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

**WHEREAS**, the Planning Commission recommends approval of the site plan at 110 West Main Street in accordance with the conditions 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 MIXED-USE FACILITY AT 110 WEST MAIN STREET IS HEREBY APPROVED.**

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 19<sup>th</sup> day of November, 2024.

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Damien Boley, Mayor

ATTEST:

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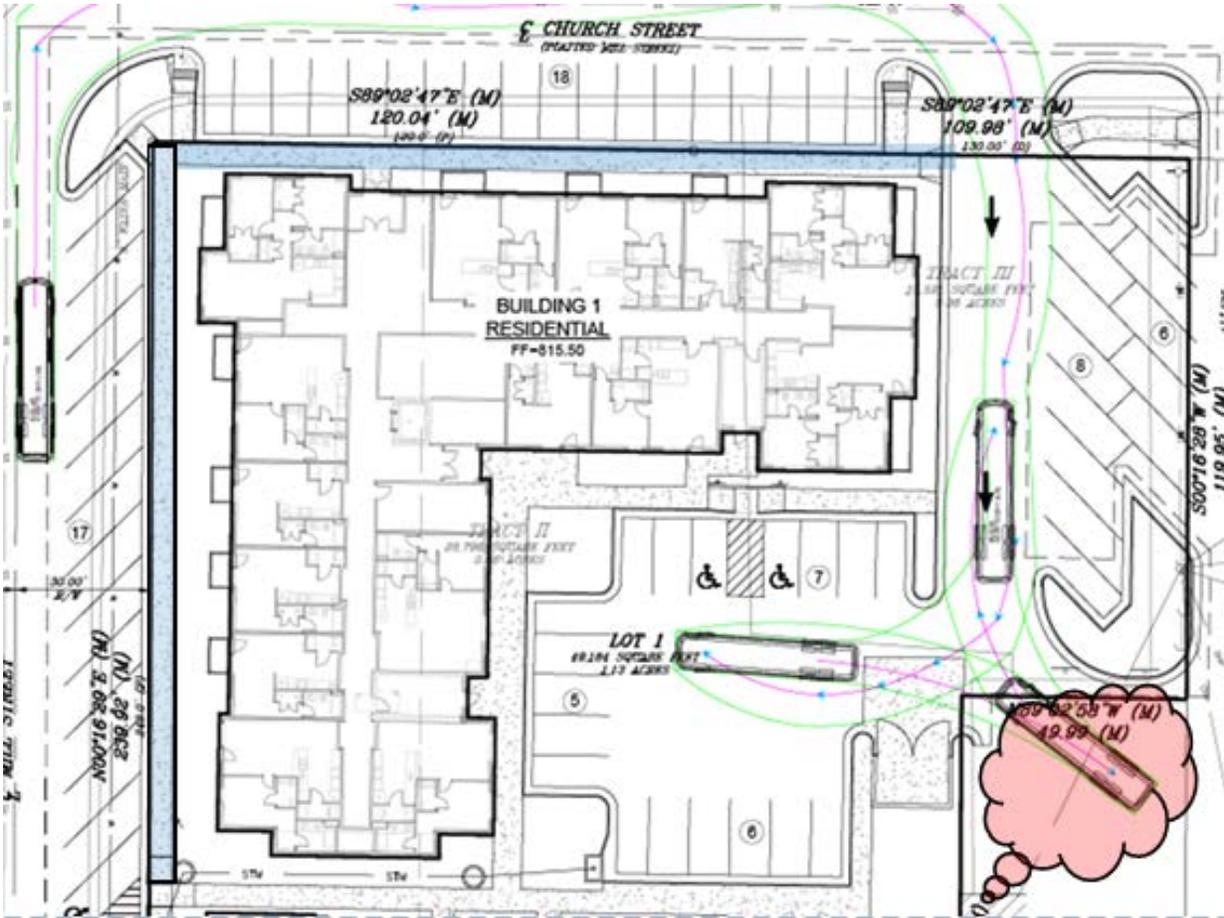
Linda Drummond, City Clerk

<b>Date:</b>	October 28, 2024
<b>Prepared By:</b>	Jack Hendrix, Development Director
<b>Subject:</b>	Main and Mill Project – 110 Smithville

**Site Plan Comments**

*General ROW and vehicular layout*

Adjusting the parking from parallel on the east of Mill and 90° on the south side of Church Street between Mill Street and a new entrance to the project lying west of the alley will require using the entire 1/2 of the right of way for vehicular use on the project side of these streets. This will require an additional dedication of land to allow for not less than 5' of sidewalks (blue). It is assumed that there will be an at grade ADA sidewalk crossing from the NW corner of the site, across Church Street to the off site lots.

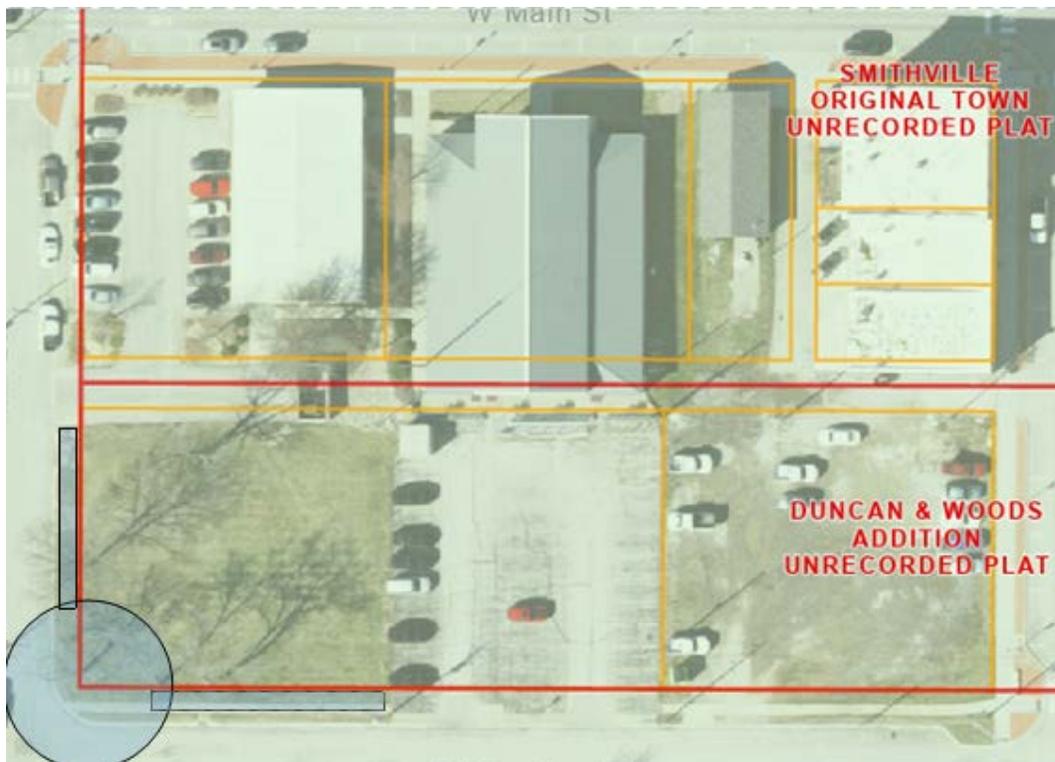


The southeast corner of the property appears to have a vehicular access lane that utilizes the United Fiber property for egress. We will need to see an access/cross access agreement (recorded) between the properties that keeps that lane open (pink cloud) and restricts parking in that area.

\*Stormwater access into existing structure at Main and Mill. The box proposing to be the access point is a small nyloplast structure that will need to be replaced.

### ***Offsite Parking Areas***

*Mill & Meadow Parking lot* – existing approach on Mill to be removed and a new 5' ADA sidewalk installed after grading to match existing sidewalk to the north. Meadow Street will require substantial grading to allow approaches as shown. All sidewalks shall be removed and replaced with 5' sidewalks and the two new approaches shall include ADA compliant pedestrian crossings. Both Mill and Meadow sidewalks shall each have individual ADA compliant sidewalk cuts at the corner. The new crossings shall match the Mill & Main intersection crossings. The bump out curbs shall not include any brick, but instead leave grass areas for future landscaping by others. Relevant areas in Blue:

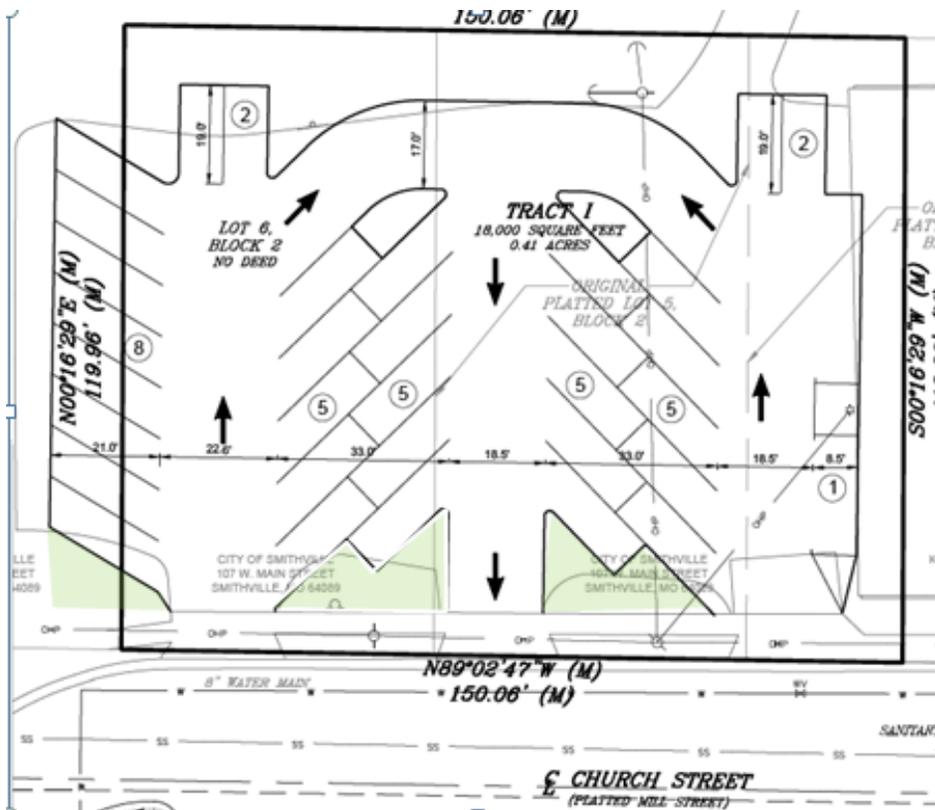


No parking lot lighting is required at this location.

*Church Street Parking Lot* -The proposed layout includes portions of several lots on city property on the west end. To allow this, the city will require that the current access drive from Bridge Street that turns south into this area be continued. Staff suggest removing the two spaces in the northeast corner and extending the access drive to the

property line. This will require an access easement to authorize travel from Church Street to the city lot to the north. This can remain a one-way access through the parking lot, as the exit of this lot would also use the Bridge Street access drive. To the extent that the development will be required to provide parks related Payments in Lieu of Dedication for the 86 units in the apartments, city recommends an amenity be provided instead of payment of funds. The developer should use those funds (86 units x \$625 = \$53,750) to grade, compact and gravel an area to provide an additional gravel parking area for use with the future riverwalk trail as trailhead parking. This parking area would be immediately north of the proposed parking lot in the flat area, and connected to the one way access through the new parking lot, as well as the existing access to Bridge Street.

As for the rest of the parking lot, the sidewalk should be removed and replaced with 5' sidewalks and the existing approaches should all be removed and replaced to match the new sidewalk grade. This sidewalk should extend to 30' beyond the boundary between the city land to the west of the parking lot lands to line up with the extended parking areas that encroach onto the city land. Also, all of the approaches should be removed, including the curb areas, and the approach installed directly at street grade. The approach will require ADA compliant pedestrian crossing areas that align with the new 5' sidewalk. Landscaping on the offsite Church street parking lot (green areas below) shall include landscaping that will match on site landscaping.



If additional parking lot lighting is to be installed, a photometric plan will be required to verify the housing to the south/southwest isn't impacted.

The building design, layout and materials all comply with the site plan process.