



Board of Aldermen Request for Action

MEETING DATE: 7/21/2026

DEPARTMENT: Development

AGENDA ITEM: Bill No. 3119-26 Rezoning , Preliminary Plat and Conceptual Plan for Project Rocketship for 1st and 2nd Readings

REQUESTED BOARD ACTION

A motion to approve Bill No. 3119-26, changing the zoning classifications or districts of certain lands located in the City of Smithville, Missouri. First Reading, by title only.

SUMMARY

This ordinance would authorize three separate but related matters for Project Rocketship and 13800 169 Highway. First, it includes a rezoning of 155 acres from A-1 and B-3 to all B-3 on the first parcel to develop within the City's new 169 South Employment Overlay District. Second, it would approve a Preliminary Plat to create a three lot subdivision, with one large lot of approximately 139 acres and two additional lots of highway frontage with a combined total of approximately 16 acres. Finally, it would approve a Conceptual Plan (as required in the 169 South Employment Overlay District) for the large lot 1.

The significant action is the Conceptual Plan approval, which would authorize the construction of one manufacturing building of 689,000 ft² (with a future addition of an additional 188,000 ft²) and one warehouse building of 504,000 ft² with another matching warehouse in the future. The proposed manufacturing facility would create electric generators and would be under the Community Scale Manufacturing use listed within the table of uses in the Overlay District. The proposed business would include 250 new jobs.

PREVIOUS ACTION

The property is included in the 169 South Employment Overlay District adopted by Ord. 3282-25 on November 18, 2025.

POLICY OBJECTIVE

Fulfill the Comprehensive Plan objective of creating and using an Overlay District to create employment within the city.

FINANCIAL CONSIDERATIONS

No known expenses, but property tax revenue and future sales tax revenue would likely be significant.

ATTACHMENTS

- | | |
|---|---|
| ☒ Ordinance | ☐ Contract |
| ☐ Resolution | ☒ Plans |
| ☒ Staff Report | ☐ Minutes |
| ☒ Other: Planning Commission meeting may be viewed online | |

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR
DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY
OF SMITHVILLE, MISSOURI**

WHEREAS, The City of Smithville received an application for rezoning a portion of 13800 US 169 Highway on April 16, 2026; and

WHEREAS, additionally, the City received applications to create a Preliminary Plat entitled Project Rocket Ship to create three lots and a Conceptual Plan for the development of Lot 1 of the proposed subdivision; and,

WHEREAS, the public was notified by publishing in the CT paper and notices mailed to adjoining property owners on May 20, 2026 as required by state law; and

WHEREAS, three separate Public Hearings were scheduled before the Planning Commission on June 9, 2026, and postponed until July 14, 2026; and

WHEREAS, the public hearings were heard on July 14, 2026, and following the hearings, the Commission made the following recommendations:

It recommended rezoning the property from A-1 and B-3 in parts to B-3 and their required findings are attached as Exhibit A; and

It recommended that the Preliminary Plat of Project Rocketship was recommended for approval with the staff recommended condition that the applicant must execute a development agreement for improvements prior to a Final Plat approval as shown on the Preliminary Plat attached as Exhibit B; and,

It recommended that the Conceptual Plan, attached as Exhibit C, be approved in accordance with the staff report recommendations and provided the Board with its required Findings, attached as Exhibit D.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF
THE CITY OF SMITHVILLE, MISSOURI, THAT:**

Section 1. Having received a recommendation from the Planning Commission, and proper notice having been given and public hearing held as provided by law, and under the authority of and subject to the provisions of the zoning ordinances of the City of Smithville, Missouri, by a majority council vote, the zoning classification(s) or district(s) of the lands legally described hereby are changed as follows:

The property legally described as:

See Attached Exhibit C

Is hereby changed to B-3.

Section 2. Upon the taking effect of this ordinance, the above zoning changes shall be entered and shown upon the "Official Zoning Map" previously adopted and said Official Zoning Map is hereby reincorporated as a part of the zoning ordinance as amended.

Section 3. That the Preliminary Plat entitled Project Rocketship, creating three lots and authorizing the applicant to proceed with construction plans for on and off-site improvements to be included within a development agreement that must be approved prior to Board approval of any Final Plat.

Section 4. That the Conceptual Plan for Project Rocketship on Lot 1 of the Project Rocketship subdivision is approved for Community Scale Manufacturing as shown on Exhibit C.

This ordinance shall take effect and be in full force from and after the approval.

PASSED THIS 4th DAY OF AUGUST, 2026

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

First Reading: 07/21/2026

Second Reading 08/04/2026

Exhibit A

REZONING FINDING OF FACTS AND CONCLUSIONS OF LAW

Applicants: Central Power Systems and Services LLC

Land Use Proposed: Community Scale Manufacturing

Zoning: B-3

Property Location: Approximately 13800 US 169 Hwy

Pursuant to the provisions of Section 400.560(C) of the Smithville Code, the Planning Commission does hereby make the following findings of fact based upon the testimony and evidence presented in a public hearing of the Planning and Zoning Commission of the City of Smithville, held on July 14, 2026, and presents these findings to the Board of Aldermen, with its' recommendations on the application.

Finding of Facts

1. *Character of the neighborhood.*
The surrounding area is generally undeveloped farmland to the north and west, A-1 single family to the east and commercial to the south. The specific parcel is included within the City's South 169 Employment Overlay Zoning District.
2. *Consistency with the City's Comprehensive Plan and ordinances.*
The new Comprehensive Plan was approved on November 10th, 2020, and formally adopted as the policy of the City on November 17th, 2020. That plan delineates the land to be in an overlay district (created by the City on November 18, 2025) called the 169 South Employment Overlay District. This zoning is specifically called for within that district.
3. *Adequacy of public utilities and other needed public services.*
The property is accessible to all utilities and other public services and the development is required to construct connections to those utilities and services.
4. *Suitability of the uses to which the property has been restricted under its existing zoning.*
The current use is vacant agricultural land that is basically a large field. The change to an overlay district in 2025 makes the rezoning and proposal specifically in accordance with the current uses.
5. *Length of time the property has remained vacant as zoned.*

The property was zoned to the existing district classification when annexed in 1988 and no development or change has occurred.

6. *Compatibility of the proposed district classification with nearby properties.*

The proposed district is specifically identified within the Overlay District designation from the City since 2025 and is generally compatible within the Future Land Use map of the current Comprehensive Plan.

7. *The extent to which the zoning amendment may detrimentally affect nearby property.*

No detrimental effects are anticipated to the adjacent property values.

8. *Whether the proposed amendment provides a disproportionately great loss to the individual landowners nearby relative to the public gain.*

No detrimental effects are anticipated to adjacent properties, so no great loss is expected.

9. That in rendering this Finding of Fact, testimony at the public hearing on July 14, 2026, has been taken into consideration as well as the documents provided.

Recommendation of the Planning Commission

Based on the foregoing findings of fact, we conclude that:

- A. This application and the Rezoning of this property from A-1 and B-3 to B-3, is governed by Section 400.550 of the zoning ordinance of Smithville, Missouri.
- B. The proposed zoning is compatible with the factors set out in Section 400.560(C) of the zoning ordinance.
- C. The Planning and Zoning Commission of the City of Smithville, Missouri recommends approval of rezoning the property to B-3.

Exhibit D

Conceptual Development Plan Findings

- a. That the Commission has reviewed the conceptual development plan with consideration of the issues contained in Subsection 400.200 (B)(3) (site plan standards); and
- b. That the conceptual development plan is in conformance with the comprehensive land use plan and other appropriate sections of the Code of Ordinances; and
- c. That the conceptual development plan provides for an organized and unified system of land use intensities which are compatible with the surrounding areas; and
- d. That the proposed development adequately protects the health, safety and general welfare of future and existing residents and property owners in and around the development.



STAFF REPORT

July 10, 2026

Rezoning of Parcel Id # 09-202-00-01-043.00

Application for a Zoning District Classification Amendment

Code Sections:

400.560.C Zoning District Classification Amendments

Property Information:

Address: 13722 169 HWY
Owner: Central Power Systems and Services, LLC
Current Zoning: A-1 & B-3
Proposed Zoning: B-3 in accordance with the Conceptual Plan

Public Notice Dates:

1st Publication in Newspaper: May 20, 2026
Letters to Property Owners w/in 185': May 26, 2026

GENERAL DESCRIPTION:

The applicant submitted an application proposing to rezone approximately 155 acres from A-1 and B-3 to entirely B-3 on land within the new 169 South Employment Overlay District. The proposed zoning classification allows for community scale manufacturing on a portion of the land if a concurrent application of a Conceptual Plan is also approved.

EXISTING ZONING:

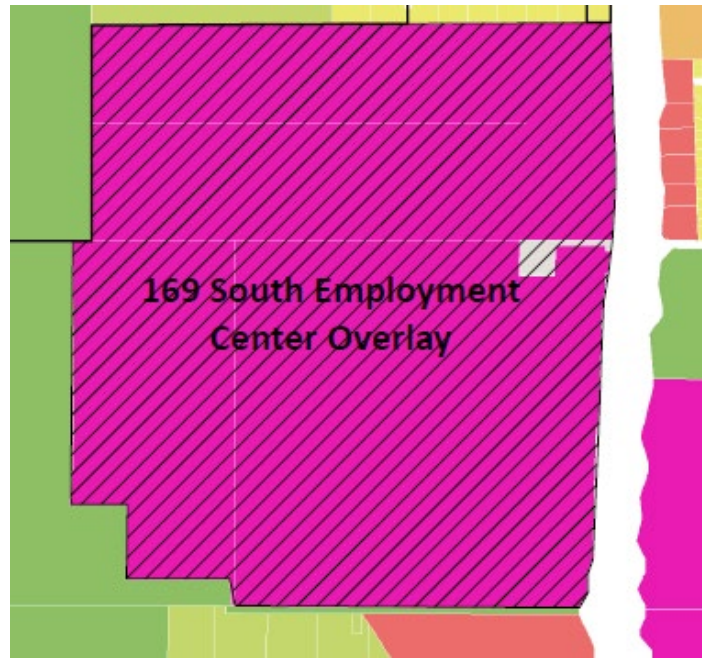
The existing zoning is A-1 and B-3.

CHARACTER OF THE NEIGHBORHOOD *400.560.C.1*

The surrounding area is also included within the 169 South Employment Overlay District which allows multiple types of uses subject to Commission and Board approval of a conceptual development plan.

CONSISTENCY WITH COMPREHENSIVE PLAN AND ORDINANCES *400.560.C.2*

The new Comprehensive Plan was approved on November 10th, 2020, and formally adopted as the policy of the City on November 17th, 2020. That plan delineates the land to be in an overlay district (created by the City on November 18, 2025) called the South 169 Employment Overlay District.



The proposed use of Community Scale Manufacturing is included within this district.

ADEQUACY OF PUBLIC UTILITIES OR OTHER PUBLIC SERVICES *400.560.C.3*

Streets and Sidewalks:

Street access to US 169 and is controlled by MoDOT. Developer is finalizing plans with location, design and timing of construction of improvements in accordance with its' TIS and MoDOT's approval.

Water, Sewer and Storm water

The city has water and sewer on or near the site and the development is responsible to extend those utilities to meet the development's needs. Any such impacts will be handled in the normal subdivision process, and any upgrades or improvements are the applicant's responsibility.

All other utilities

Future Development will be conditioned upon installation of all other needed utilities at the cost of the development.

SUITABILITY OF THE USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED UNDER ITS EXISTING ZONING *400.560.C.4*

The current use is A-1, agricultural with undeveloped B-3 along the highway and with the new overlay district, the current zoning is not suitable for development to implement that overlay district plans.

TIME THE PROPERTY HAS REMAINED VACANT AS ZONED *400.560.C.5*

The property was zoned to its' existing district classification when annexed, and the agricultural nature is not being changed significantly.

COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY LAND *400.560.C.6*

The proposed district is essentially the same as the existing adjacent uses.

EXTENT WHICH THE AMENDMENT MAY DETRIMENTALLY AFFECT NEARBY PROPERTY *400.560.C.7*

No detrimental effects are known.

WHETHER THE PROPOSAL HAS A DISPROPORTIONATE GREAT LOSS TO ADJOINING PROPERTY OWNERS RELATIVE TO THE PUBLIC GAIN *400.560.C.8*

With no detrimental effects known, no great loss is expected.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed district based upon the change meets the Comprehensive Plan recommendations.

Respectfully Submitted,

Zoning Administrator



STAFF REPORT

July 9, 2026

Conceptual Plan Rezoning of Parcel Id # 09-202-00-01-043.00

Application for a Planned Development Overlay District Conceptual Plan -
City-Initiated District

Code Sections:

400.200.B Planned Development Overlay District Classification
Amendments

Property Information:

Address: 13722 169 HWY
Owner: Central Power Systems and Services, LLC
Current Zoning: A-1 & B-3
Proposed Zoning: B-3 in accordance with the Conceptual Plan

Public Notice Dates:

1st Publication in Newspaper: May 20, 2026
Letters to Property Owners w/in 185': May 26, 2026

GENERAL DESCRIPTION:

The applicant has submitted a rezoning request to change the A-1 portion of the land to B-3 and this application is for its' proposed Conceptual Plan within the 169 South Employment District. The plan is for a multi-phased project, with the first phase to include manufacturing use, with accessory warehousing uses. The parcel is a 155.23-acre parcel with frontage on 169 Highway between 136th St. on the south to the extended line from Amory Rd. on the north, just south of the city's South Water Tower. The Conceptual Plan is for the Phase I portion of the project only and does not implicate the two proposed commercial lots with frontage upon 169 Highway.

The proposed use of the land within this conceptual plan is Community Scale Manufacturing, which is defined as manufacturing, assembly, or processing for commercial purposes, with products intended to be packaged, shipped, and provided to end users outside the area. Generally, facilities or structures utilized in Community Scale Manufacturing are larger than those provided in the Cottage Industry and Retail use and usually consist of buildings ranging from 250,000 square feet to 1,000,000 square feet. The proposal has one manufacturing facility with a size of 689,920 square feet, with a

future addition to that building of an additional 188,160 square feet for a total of 878,080 square feet and one 504,000 square feet building with an additional matching building for future expansion. All proposed buildings are within the size range of Community Scale Manufacturing.

EXISTING ZONING:

The existing zoning is A-1 on the rear portion of the parcel, with B-3 along the entire frontage, from a line approximately 650' west of the northeast corner of the property, due south to 136th St. and approximately 550' west of southeast corner of the property. The parcel is included within the South 169 Employment Overlay District created by the City in November of 2025.

In reviewing conceptual development plans for a Planned Development Overlay District, the Commission shall consider the requirements in the site plan review provisions in Sections 400.390 to 400.440 when evaluating the following:

TOPOGRAPHY

To ensure the site is suitable for development, and buildings are located and arranged in appropriate areas.

The site was originally gentle rolling hills with its' peak in a line roughly north to south from the water tower location. From that peak, it gently sloped easterly to 169 and westerly to the creek at the rear of the property. To ensure the site is suitable for development of the Phase I buildings, significant grading has occurred to flatten the areas west of the top of the hill and buildings are to be located and arranged in appropriate areas. This flattening will include detention basins to the west to collect the water that would have generally traveled westerly to the creek.

PARKING

To ensure the proposed development contains an adequate amount of parking and is located in an appropriate area or adequately screened. Generally, the parking should conform to the required number of spaces appropriate to the development type as contained in Sections 400.450 to 400.480. The Commission may allow a deviation from these parking requirements should the applicant show an adequate amount of parking exists.

The applicant has shown parking that exceeds the current requirements for parking, and the parking lots are very well landscaped to address the visual impact of the parking that will be in front of the buildings, but behind the proposed future development area along 169 Highway.

SETBACKS

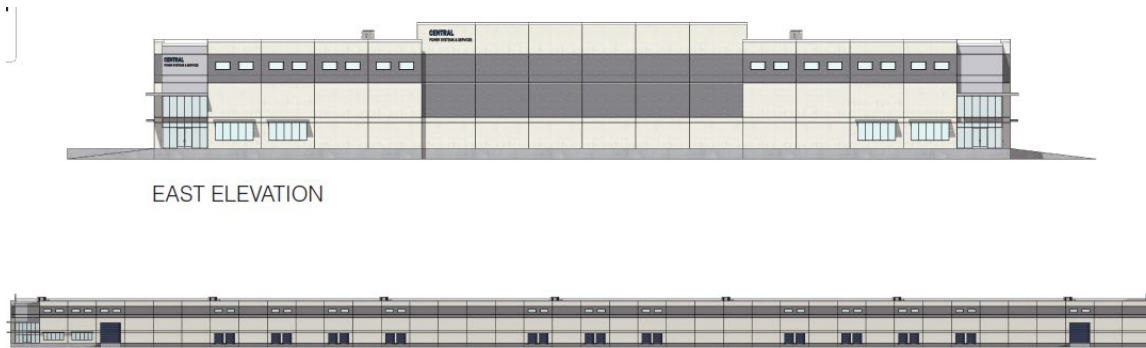
To ensure buildings provide for adequate light, air, and privacy protection by providing appropriate proportion between buildings, and adequate separation between buildings and adjoining properties.

The proposed layout has generous setbacks from all property lines as well as each building for vehicular access and fire equipment access if needed.

ARCHITECTURE

To ensure the architectural theme is compatible and consistent throughout the project and is reasonably compatible with surrounding developments.

The Conceptual Plan area is proposed to be a separate plan from the retail/commercial area and by its very nature – the size of the buildings – it has limited opportunities to make it thematically consistent with buildings of much smaller size. It can, and does, however, provide obvious base, middle and top portions of the walls, and will include numerous windows, especially along the frontage of the buildings. The proposed colors are generally muted natural colors. The north and south elevations of the buildings have additional access doors that provide some human scale opportunities if viewed from a distance.



SITE PLAN

To ensure the location and arrangement of buildings, signs and other structures are appropriate for the site, existing and proposed streets, drives and public ways are arranged appropriately and to ensure site drainage has been adequately addressed.

Given the nature of the use as community scale manufacturing, access will be limited to general business use only in the areas near the buildings, but private access roads throughout the area between the manufacturing area and the future commercial/retail development are appropriate for the site, and the separation of the manufacturing buildings from the retail area by landscaped parking areas will also assist with the needed site stormwater detention.

LANDSCAPING

To ensure the development provides adequate landscaping to provide a pleasant environment, to enhance the building's appearance; to ensure existing significant trees are adequately protected.

To the extent possible along the outer boundaries of the parcel, quality trees are maintained. To collocate the manufacturing areas with the future retail areas, the

parking lots are landscaped sufficiently to exceed the minimum requirements in the code and are of such a scale to blend the two uses.

In addition to the landscaping requirements, the proposed outdoor storage yard must be screened with the sight obscuring fence requirements related to all commercial related outdoor storage and will be completed with the construction.

OTHER MATTERS

Any other feature or issue associated with the State zoning and planning enabling legislation or the Comprehensive Plan for the City of Smithville for which the Commission feels is appropriate and relevant to the development of the site.

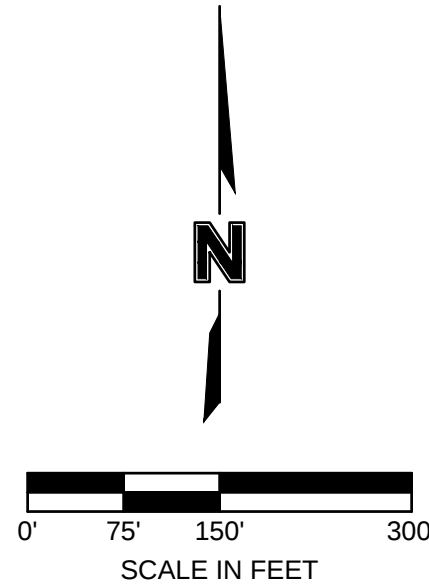
The City's Comprehensive Plan called for an Employment driven overlay on this and other nearby properties, which the city recently created. This proposal exceeds the employment expectations for the overall site, and the manufacturing does not dominate the overall remainder of the Overlay district.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed conceptual plan based upon the compliance with the overlay district regulations and it meets the Comprehensive Plan recommendations.

Respectfully Submitted,

Zoning Administrator



LEGEND

—————	PROPERTY BOUNDARY
- - - - -	EXISTING EASEMENT
— — — — —	PROPOSED RIGHT OF WAY

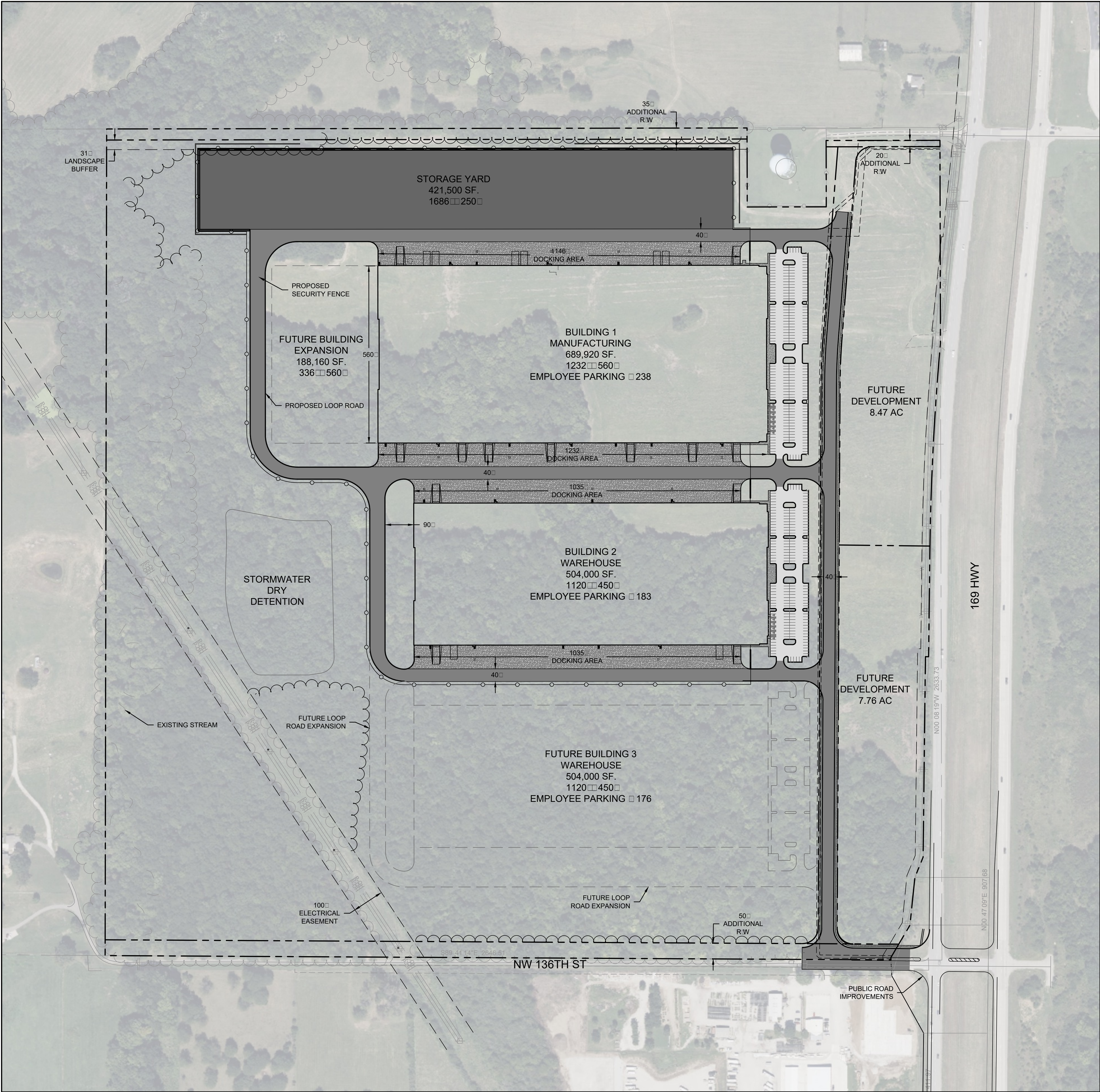
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Missouri COA #001592

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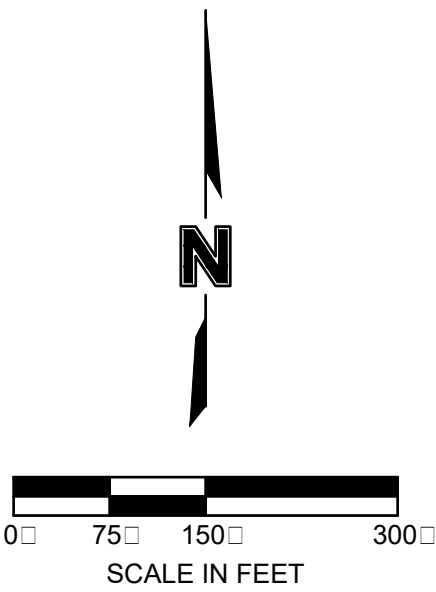


LEGEND	
	PROPERTY BOUNDARY
	EXISTING EASEMENT
	PROPOSED RIGHT OF WAY
	PROPOSED SETBACK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED GRAVEL

TABLE 1: SITE DATA		
SITE DATA	EXISTING	PROPOSED
ZONING	B-3A-1	B-3
GROSS LAND AREA		
- IN SQUARE FEET	6,759,204	6,759,204
- IN ACRES	155.17	155.17
NET LAND AREA		
- IN SQUARE FEET		6,606,280
- IN ACRES		151.66
RIGHT-OF-WAY DEDICATION		
- IN SQUARE FEET		202,863
- IN ACRES		4.48
BUILDINGS AREA (SQ. FT.)		1,193,920
F.A.R.	0	0.18
TOTAL LOTS		
- COMMERCIAL (RETAIL)	1	2
- INDUSTRIAL (WAREHOUSING)		1
- AGRICULTURE		

TABLE 2: BUILDING DATA		
SITE DATA	EXISTING	PROPOSED
REAR SETBACK	0	35'
FRONT SETBACK	0	10'
SIDE SETBACK	0	10'
SIDE SETBACK (ABUTTING STREET)	0	35'
HEIGHT	N/A	35'

PARKING	VEHICLE SPACES	
	REQUIRED	PROPOSED
WAREHOUSE, STORAGE AND WHOLESALE ESTABLISHMENTS. ONE (1) PARKING SPACE FOR EACH TWO (2) EMPLOYEES BASED UPON THE LARGEST WORKING SHIFT IN ANY TWENTY-FOUR (24) HOUR PERIOD.	300	421



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DESCRIPTION	DATE	REV. NO.	REVISIONS	
				2026

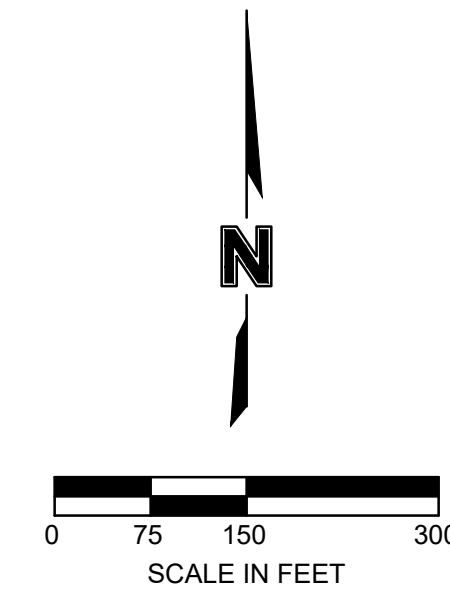
SITE PLAN

PROJECT ROCKET SHIP
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

SMITHVILLE, MISSOURI

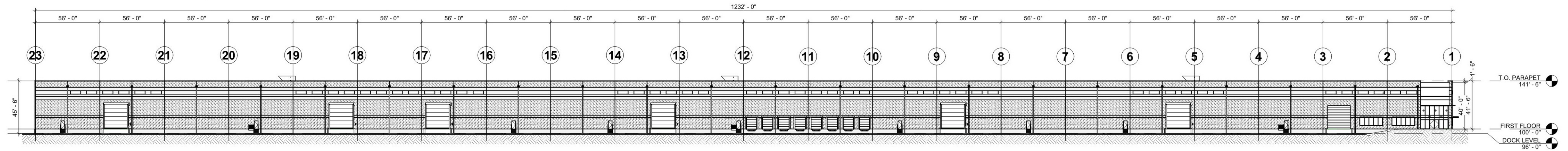
drawn by: DBB
designed by: DE
project no.: 026-02142
date: 05.22.2026

SHEET
04

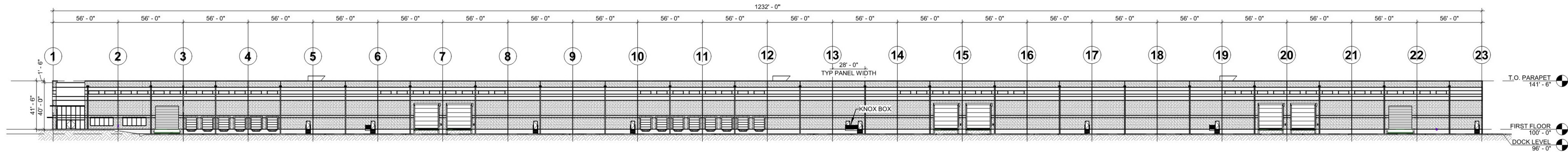


PARKING BUFFERING ZONES REQUIREMENT 400.435.C.2B				
BLDG #	PARKING FRONTAGE LENGTH LF		1 SHADE ORNAMENTAL TREE 60 LF.	1 SHRUB EVERGREEN BUSH 50 LF.
1	905	REQUIRED	15	16
		PROVIDED	15	16
2	554	REQUIRED	9	11
		PROVIDED	9	11

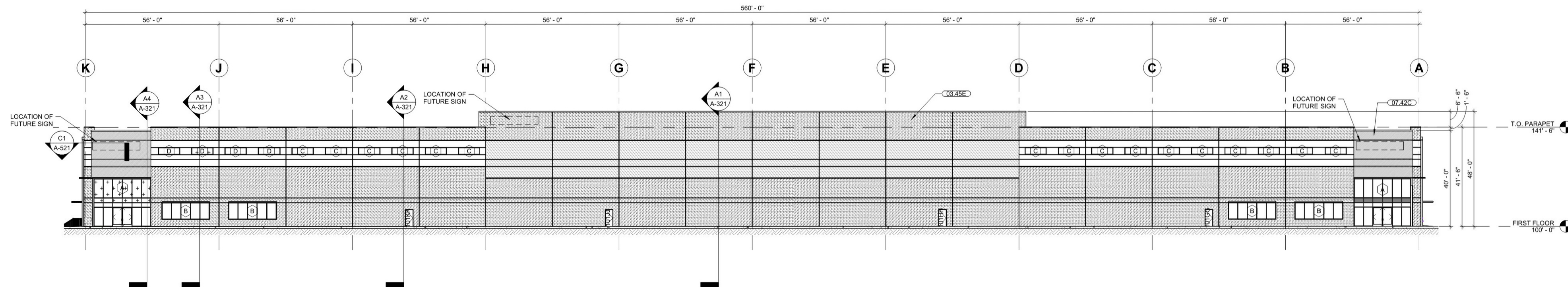
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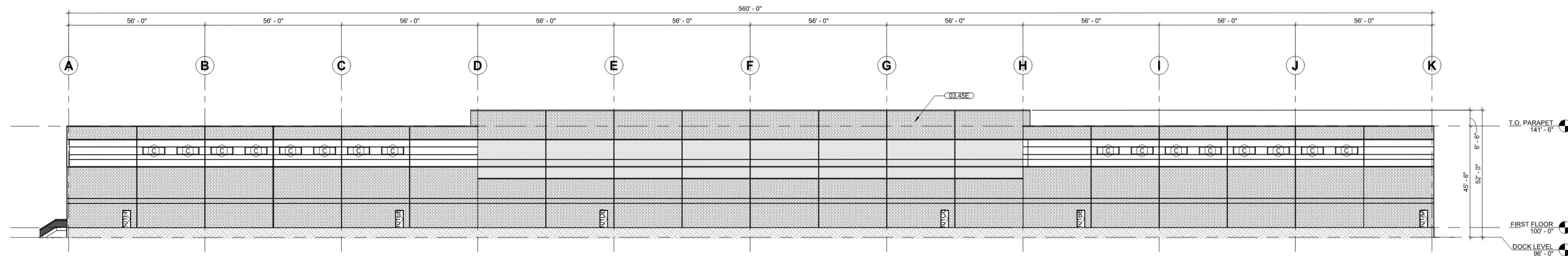
B1 SOUTH ELEVATION - OVERALL
1" = 40'-0"



A1 NORTH ELEVATION - OVERALL
1" = 40'-0"



B1 EAST ELEVATION
1" = 20'-0"



A1 WEST ELEVATION
1" = 20'-0"

EXTERIOR ELEVATION MATERIALS	
	SITE-CAST CONCRETE - ZIRCON SW 7667
	SITE-CAST CONCRETE - GREY/WHITE (TBD)
	SITE-CAST CONCRETE - LOYAL BLUE SW 6510
	METAL PANEL - LOYAL BLUE SW 6510
	SCUPPERS & DOWNSPOUTS - LOYAL BLUE SW 6510
	MULLIONS - COLOR ANODIZED ALUMINUM FINISH
	COPING - COLOR MATCH ASSOCIATED WALL

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DESCRIPTION

DATE

REV
NO.

BUILDING ELEVATIONS

PROJECT ROCKET SHIP
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

SMITHVILLE, MISSOURI

drawn by: _____ DBB
designed by: _____ DE
project no.: 026-02142
date: 05.22.2026

SHEET
08

Elevations



Manufacturing Building

Warehouse Building



Visual Rendering

