



Board of Aldermen Request for Action

MEETING DATE: 3/3/2026

DEPARTMENT: Development

AGENDA ITEM: Resolution 1558, Site Plan Approval – Clay Creek Meadows Townhomes

REQUESTED BOARD ACTION

A motion to approve Resolution 1558, authorizing site plan approval for the Clay Creek Meadows Townhomes project at W and 169 Highways.

SUMMARY

The applicant submitted a site plan application for constructing 201 units of 2-, 3-, 4- and 5-plex buildings in the Clay Creek Meadows development at W and 169 Highways.

After review at the February 10, 2026, Planning Commission meeting, the Commission recommended approval of the site plan as described in the Staff Report.

PREVIOUS ACTION

This property was just approved for a Final Plat for the second phase.

POLICY ISSUE

Complies with Codes.

FINANCIAL CONSIDERATIONS

No out-of-pocket expenses are 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 type="checkbox"/> Other | |

RESOLUTION 1558

A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR THE CLAY CREEK MEADOWS TOWNHOMES PROJECT AT W AND 169 HIGHWAYS

WHEREAS, The applicant submitted a site plan application for constructing 201 units of 2-, 3-, 4- and 5-plex buildings in the Clay Creek Meadows development at W and 169 Highways; and

WHEREAS, the Planning Commission reviewed the submittal concerning the layout, landscaping, building materials and colors at its February 10, 2026, meeting; and

WHEREAS, the Planning Commission recommends approval of the site plan for the Clay Creek Meadows Townhomes project at W and 169 Highways as provided in the submitted documents.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:

THAT the Site Plan Application for the Clay Creek Meadows Townhomes Project at W and 169 Highways attached hereto as **Exhibit A**, incorporated into this resolution as if fully set forth herein, is hereby approved.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 3rd day of March 2026.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



STAFF REPORT

Site Plan Review of Parcel Id #05-816-00-05-004.00

Application for Site Plan Approval

Code Sections:

400.390 – 400.440

Site Plan Approval

Property Information:

Address: 169 & W Highways

Owner: Clay Creek Meadows LLC/D.R. Horton

Current Zoning: R-3

Application Date: 12/03/2025

GENERAL DESCRIPTION: The applicant seeks to obtain site plan approval for the Clay Creek Meadows subdivision's multi-family zoned area. The request is for 2-, 3-, 4-, and 5-plex buildings located in the 53 multi-family lots in the approved Preliminary Plat of that subdivision. The proposal includes six different color palettes to be distributed among the various sized buildings. When completed, the buildings will be subdivided into multiple lots as described in §425.270 of the code for individual sale. The landscaping will include 50 large deciduous trees, 37 ornamental flowering trees and various low shrubs in numerous locations throughout the development with the most densely planted areas along the 169 and W highway rights of way and the entrances from Lake Meadows Dr. onto Corbyn and Mulberry Lane from Corbyn.

Section 400.425 Standard of Review

1. The extent to which the proposal conforms to these regulations.

R-3 district requirements have reduced requirements compared to commercially zoned properties. The intent of the R-3 requirements is to ensure "All residential building and sites shall be constructed with materials that are durable, economically maintained and of a quality that will retain their appearance over time." The building materials include Hardie Panel construction throughout, with varying stone façade treatments on the front of each unit. The color schemes are generally earth tones, designed to clearly delineate the separate nature of each unit but still tie the building units and buildings together in a cohesive manner.

The massing and façade treatment is simple to maintain the single-family residential character, with specific delineation of each unit on the rear of the buildings with separate trims and colors. The site layout of this development is limited to the approved preliminary plat layout, which was previously approved, but it still takes into account the service level of all adjacent roads, particularly avoiding the higher-level streets from the front facades where possible. To the extent that the development is laid out in accordance with standard residential developments, parking is similar to standard single family detached residential areas. The density of the units and their incumbent driveways will limit the availability of on-street parking, but the driveways will accommodate parking without need for separate parking lots. The only parking lot will be for the proposed pool that will be available for the owners of the development units.

The entire development is typical single-family detached in its' layout, so no parking lot lighting or other problematic lighting is shown. The buildings will have their respective front and rear exit lighting, and the development will have standard street lighting in accordance with city street lighting standards. The landscaping requirements require developments to maintain the general residential feel. The submitted landscape plan meets the landscaping requirements by including 50 large deciduous trees, 37 ornamental flowering trees and numerous shrubs laid out in clusters to obtain the maximum buffer from the adjacent roadways. The largest focus is on 169 and W highways and buffering from those high service level roadways. All the pedestrian and recreational considerations were accounted for by building a new parking lot for the adjacent Diamond Creek Park with its' splash pad.

2. The extent to which the development would be compatible with the surrounding area. The development is just west of the very similar Clay Creek Townhomes development, but the Meadows will be individual for sale units instead of buildings for rentals.

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. All utilities will be served to the development in accordance with design standards.

4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan. The density and type of units matches the Future Land Use Plan of the area.

5. The extent to which the proposal conforms to the adopted engineering standards of the city. The building will be constructed in accordance with all building codes.

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. The plan complies with city guidelines.

7. The extent to which the buildings, structures, walkways, roads, driveways, open space and parking areas have been located to achieve several different objectives. The location is a former bean field, so no views will be diminished; no natural amenities were existing; the stormwater prevention is in compliance with the subdivision regulations. The environmental impact is addressed during building construction under the currently adopted building codes, and all utilities will be or have been constructed in accordance with the governing authorities. the following objectives:

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan conditioned upon construction meeting the requirements of final approved plans for the buildings, and the landscaping requirements of this site plan approval.

Respectfully Submitted,

Director of Development



MO. STATE HWY 169

CLAY CREEK DRIVE

CORBYN LANE

CORBYN LANE

NE 194TH CT.

LAKE MEADOWS DRIVE

TRACT "A"
PRIVATE OPEN SPACE
36,288 SQ. FT.

UNPLATTED
TODD & TRACY GRAVES

UNPLATTED
CITY OF SMITHVILLE

LAKE MEADOWS
FIRST PLAT

LAKE MEADOWS
FIRST PLAT

TRACT C

TRACT A

CLAY CREEK

TREE MASS

TREE MASS

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

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TRACT EL

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TRACT EX

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TRACT JC

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TRACT JF

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TRACT JH

TRACT JI

TRACT JJ

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TRACT JM

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TRACT JO

TRACT JP

TRACT JQ

TRACT JR

TRACT JS

TRACT JT

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TRACT KJ

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TRACT KL

TRACT KM

TRACT KN

UNPLATTED
MIP, INC.

UNPLATTED
REORGANIZED CHURCH OF JESUS
CHRIST OF LATTER DAY SAINTS

BOOK 3693
PAGE 831

DIAMOND CREST
PARKLAND

DIAMOND CREST
81ST 3RD PLAT



CLAY CREEK PROPOSED LANDSCAPING

(1) LARGE DECIDUOUS TREE:



- BLACK OAK (*Quercus velutina*)
- BUR OAK (*Quercus macrocarpa*)
- NORTHERN RED OAK (*Quercus rubra*)
- SILVER MAPLE (*Acer saccharinum*)
- SUGAR MAPLE (*Acer saccharum*)

(2) ORNAMENTAL FLOWERING TREES:



- AMERICAN LINDEN (*Tilia americana*)
- EASTERN REDBUD (*Cercis canadensis*)
- FLOWERING DOGWOOD (*Cornus florida*)
- GREEN ASH (*Fraxinus pennsylvanica*)

(3) SHRUBS:



- ARROWWOOD VIBURNUM (*Viburnum dentatum*)
- BUCKBRUSH (*Symphoricarpos orbiculatus*)
- GRAY DOGWOOD (*Cornus foemina*)
- NINEBARK (*Physocarpus opulifolius*)





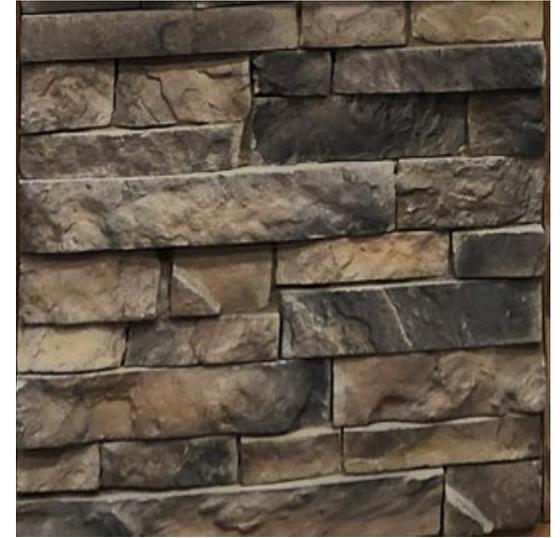
Primary Siding-Monterey Taupe



Shake-Iron Gray



Board & Batten-Cobble Stone



Stone-Tuscan



Door/ Shutters-Chocolate

Exterior Package A

Pictures, photographs, features, colors and sizes are approximate for illustration purposes only and will vary from the homes as built. Home and community information, including pricing, included features, terms, availability, and amenities are subject to change and prior sale at any time without notice or obligation. D.R. Horton is an Equal Opportunity Builder.



Primary Siding-Pearl Gray



Shake-Night Gray



Door/Shutters-Black



Board & Batten-Arctic White



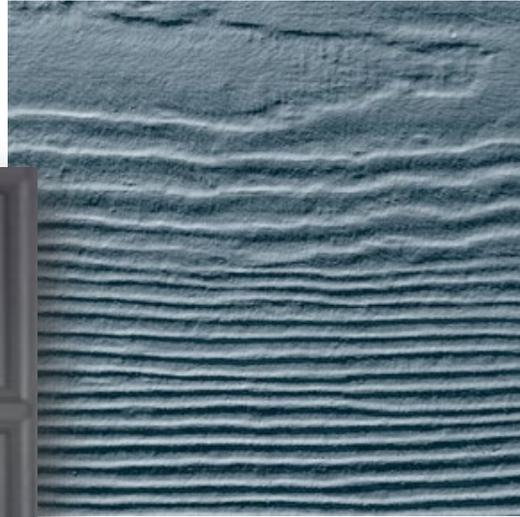
Stone-Storm Grey

Exterior Package B

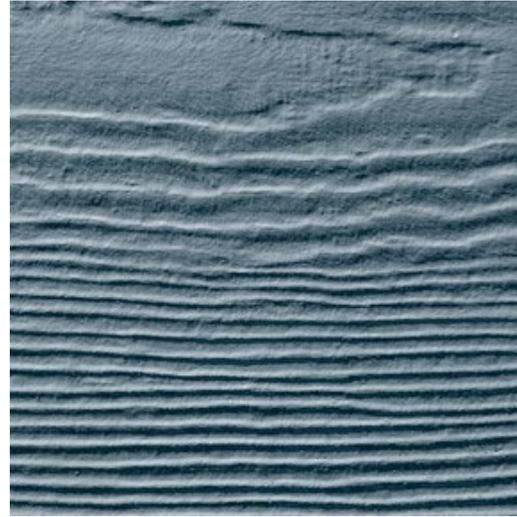
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Primary Siding-Cobble Stone



Shake-Boothbay Blue



Board & Batten-Boothbay Blue



Stone-Williamsburg



Door/Shutters-Gray

Exterior Package C

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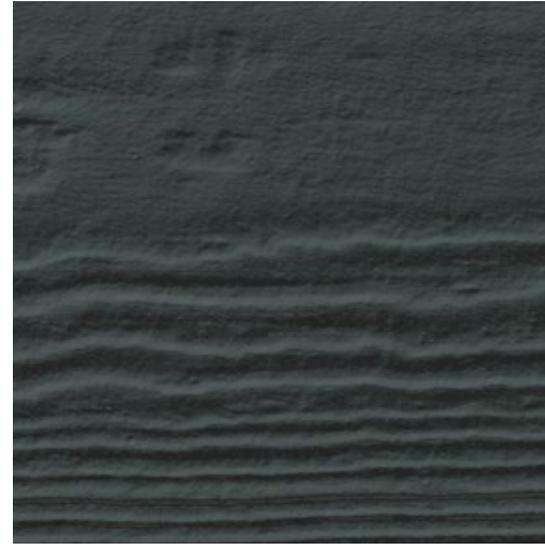
Primary Siding-Light Mist



Shake-Iron Gray



Door/Shutters-Black



Board & Batten-Iron Gray



Stone-Storm Grey

Exterior Package D

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Primary Siding-Arctic White



Shake-Arctic White



Board & Batten-Arctic White



Stone-Williamsburg



Door/Shutters-Black

Exterior Package E

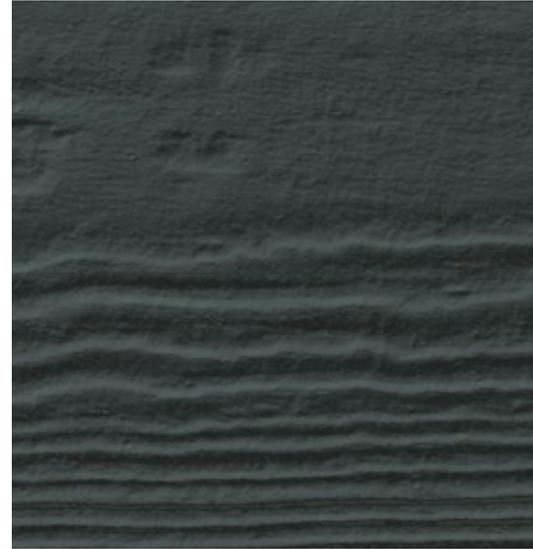
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Primary Siding-Aged Pewter



Shake-Iron Gray



Board & Batten-Iron Gray



Stone-Tuscan



Door/Shutters- Black

Exterior Package F

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