

Smithville Plaza Apartments

A Smart Investment in Smithville's Future

Planning and Zoning | October 2026



Community Feedback

Focus: Lower Density, Increase Parking

Requested Parking Ratios

1 to 1.5

**Studios &
1-Bedrooms**

1.5 to 2

2-Bedrooms

2+

3-Bedrooms

0.1 to 0.25

**Guests &
Visitors**

These ratios are provided based on feedback received from Alderman Wilson during the September 29, 2026 Regular Session.

Parking Ratio Comparison

Kansas City, MO

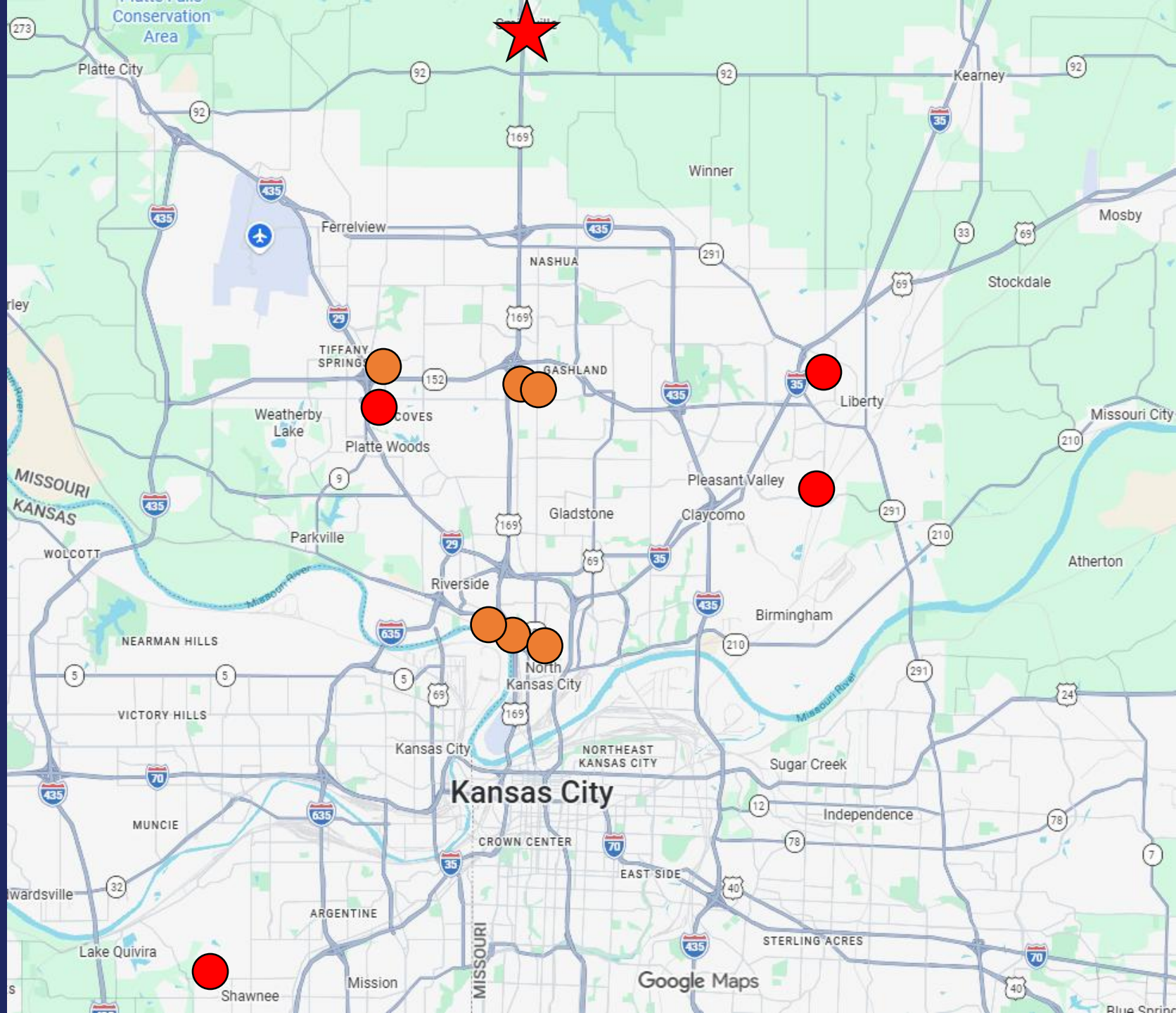
● The Element by Watermark	1.71
Ascent Apartments	1.59
The Dotte at Metro North	1.50
Metro North Crossing	1.43
The Retreat at Tiffany Woods	1.33
Briarcliff City Apartments	1.31
The Landing at Briarcliff	1.19

Liberty, MO

● Langford at Liberty	1.62
● Copper Ridge Apartments	1.20

Shawnee, KS

● Bonavia at Veteran's Park	1.12
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Actual Parking Ratios

1.5

**Studios &
1-Bedrooms**

1.75

2-Bedrooms

2

3-Bedrooms

300

Total Spaces

Actual Parking Ratios

1.5
1-Bedrooms

x

66
1-Bedroom
Units

=

99
Spaces

1.75
2-Bedrooms

x

98
2-Bedroom
Units

=

172
Spaces

=

296
Total Spaces
Required

2
3-Bedrooms

x

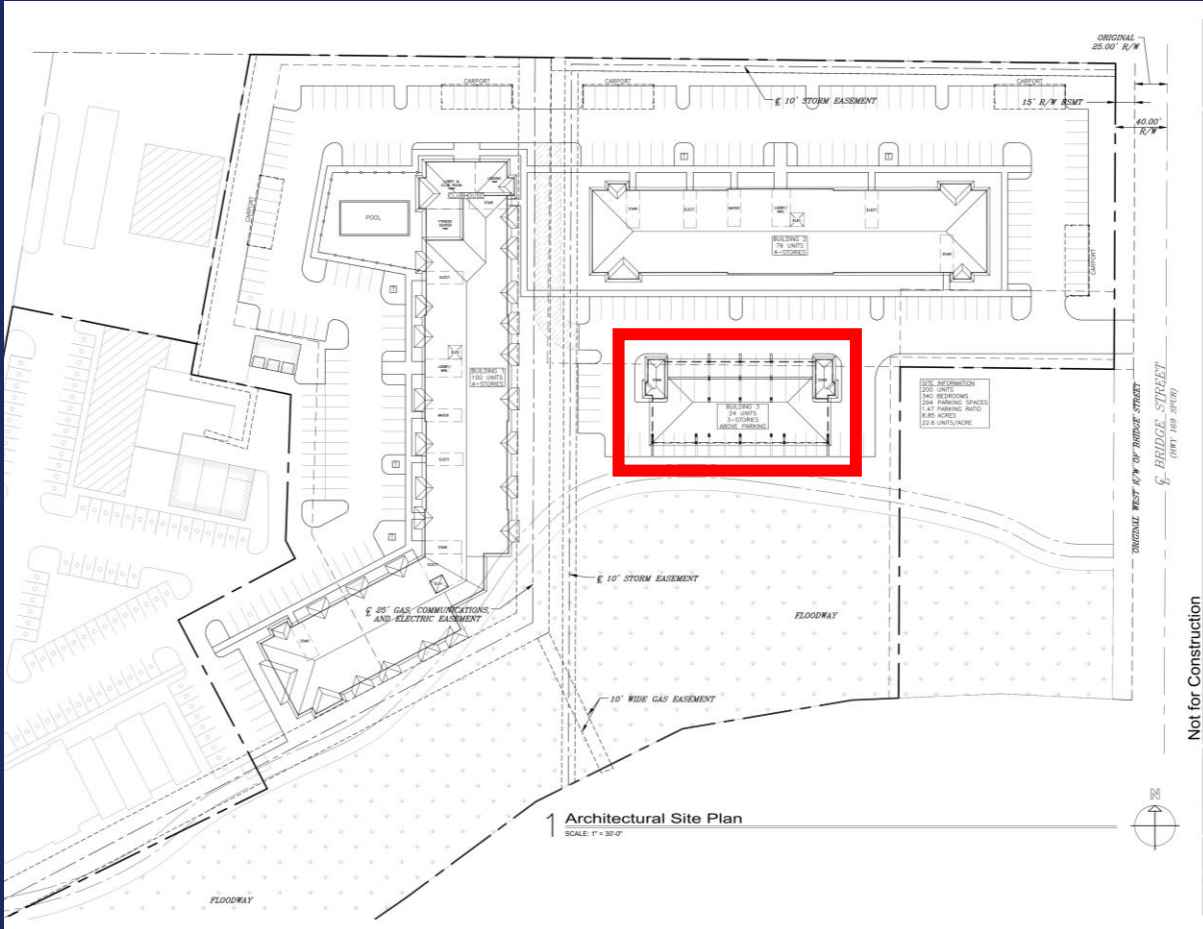
12
3-Bedroom
Units

=

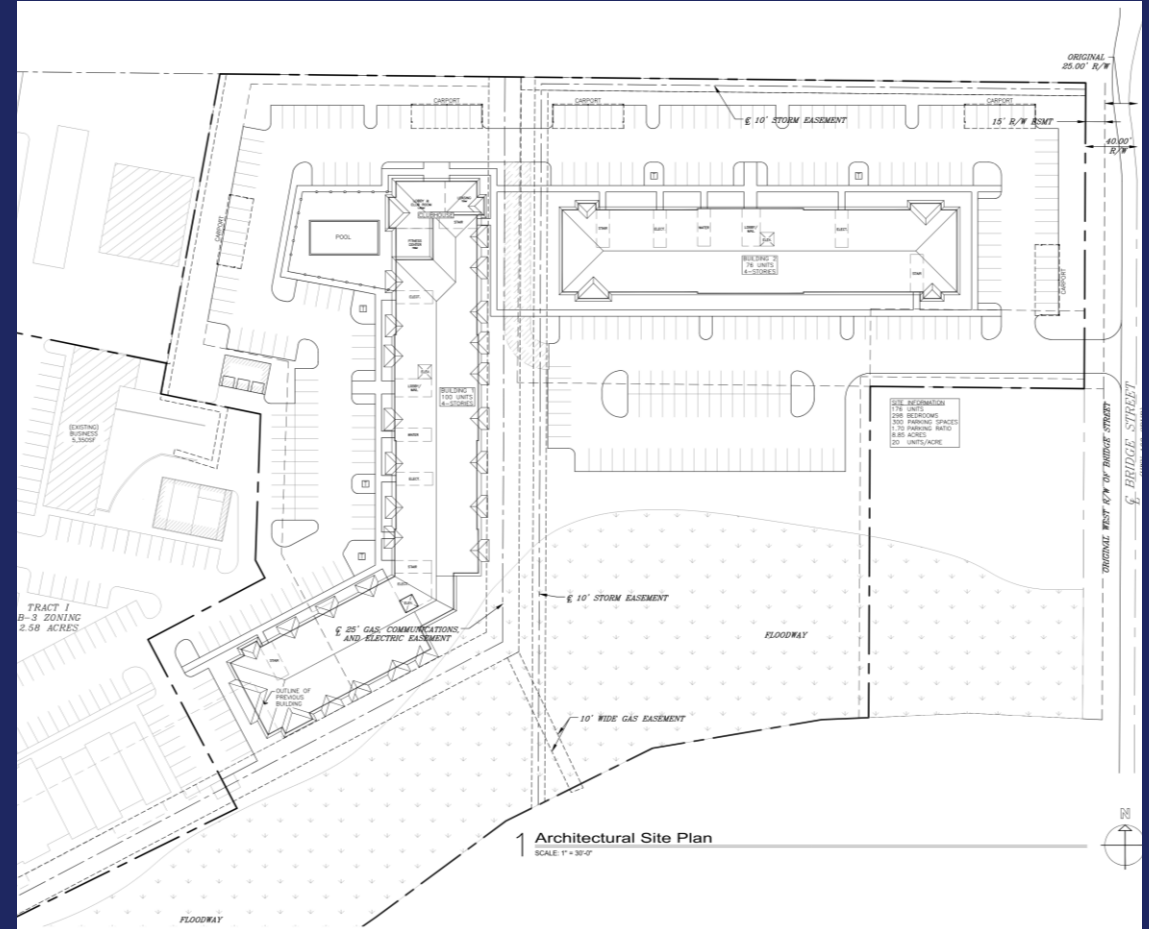
24
Spaces

300
Total Spaces
Provided

Density Reduction



Original Plan
200 Units



New Plan
176 Units

Conclusion

Smithville Plaza Apartments meet the needs and recommendations of the City of Smithville's Comprehensive Plan 2030. It turns 8.5 acres of long-vacant land into local jobs, growing the tax revenue base, and supporting the housing demand of a region. All without asking the City to fund a single foot of new infrastructure and while supporting the needs of the community.

