Board of Aldermen Request for Action

MEETING DATE: 11/3/2026 **DEPARTMENT:** Development

AGENDA ITEM: Bill No. 3132-26 Smithville Plaza Apartments Rezoning & Conceptual Plan - 2nd Reading

REQUESTED BOARD ACTION

A motion to approve Bill No. 3132-26, changing the zoning classifications for districts of certain lands located in the City of Smithville, Missouri. Second reading by title only.

SUMMARY

The applicant requests rezoning a portion of its land from B-3 and R-3 to R-3P, along with approval of a Conceptual Plan authorizing a 176-unit apartment complex east of Casey's on 169 Highway and west of the Patterson House Museum on Bridge Street.

The application was originally on the September 29 Board of Aldermen Agenda, but postponed and sent back to the Planning Commission for further consideration of the density of the units and the parking requirements. The Conceptual Plan was then modified to establish the layout of two buildings instead of the original three buildings, and authorize a modification to the general parking requirements for R-3 districts. To allow a deviation from those requirements, the applicant was required to demonstrate to the Commission that "an adequate amount of parking exists."

The modified plan provides for 300 new parking spaces for 176 apartment units. The existing code requires 600 spaces; however, it is clear that no existing R-3 project in Smithville meets that standard. The applicant proposed 1.47 parking spaces per unit, but now proposes 1.7 parking spaces per unit, compared with the three spaces per unit required by code, along with additional shared parking spaces in the adjacent retail area. The applicant provided support for this approach in its Traffic Impact Study.

The Traffic Impact Study references two national organizations that make recommendations regarding parking requirements for new developments based on ongoing studies and that are used in Traffic Impact Studies performed for the City of Smithville.

Those studies use data from the Institute of Transportation Engineers (ITE) to calculate the number of vehicle trips generated by a particular land use. The ITE also publishes a parking generation manual. According to the ITE Parking Generation Manual, the estimated parking demand for a 3- to 10-story building in a suburban setting without access to public transportation is approximately 1.26 to 1.36 spaces per unit. The applicant also reviewed the Urban Planning Institute's parking recommendations for the same use category, which recommend no less than 1.46 spaces per unit. Under both

sets of recommendations, the proposed 300 spaces, combined with some shared parking spaces from the adjacent retail area, exceed the parking levels recommended by these national organizations.

The relevant Comprehensive Plan implementation actions that support the proposed project are:

Diverse Housing & Neighborhood Options
HN2.1 Encourage infill residential development of underutilized sites prime for residential uses, particularly in and near Smithville's Downtown – High Priority, Years 2023-27
HN3.4 Encourage mixed-use developments in Smithville's Downtown and the area between Downtown and the city's southern municipal boundary as a mechanism to create vibrant neighborhoods – Moderate Priority, Ongoing
HN4.1 Encourage additional residential units near existing residential uses to strengthen the neighborhoods of Smithville – Moderate Priority, Ongoing
HN4.3 Encourage new residential development in and near Smithville's Downtown to create a live, work, and play district – Moderate Priority, Ongoing
HN5.4 Adjust, and consider removing, maximum floor area requirements in the R-3 zoning district to allow a market-driven variety of unit sizes, particularly in new multi-family developments – High Priority, Years 2021-2023
HN5.6 Monitor housing affordability, working to ensure housing options for all income levels in Smithville – Moderate Priority, Ongoing

Strengthened Business and Economic Development
BE1.2 Encourage expanding Downtown's density and visual characteristics to the intersection of Main Street and Hwy 169, creating a continuous pedestrian experience – Moderate Priority

Small-Town Feel and Sense of Community
ST3.1 Explore establishing design guidelines within the Downtown Historic subdistrict, and the expanded area as applicable, to encourage a vibrant, pedestrian-friendly, and architecturally attractive Downtown – Moderate Priority, 2023-27

The Commission was unanimous (4-0) on the rezoning to R-3 at the September 8 hearing and 6-0 in support of the Conceptual Plan and the parking at 300 and density of 176 units at the October 13 meeting. Both the findings in Exhibit A and Exhibit C are the official recommendations from the Commission.

PREVIOUS ACTION
The matter was before this Board on September 29 where it was postponed awaiting additional planning review. The Planning Commission held hearings on both September 8 and October 13 recommending approval of both the rezoning and the conceptual plan rezoning.

Board of Aldermen
Request for Action

POLICY OBJECTIVE
Fulfill the Comprehensive Plan to increase density of housing near downtown.

FINANCIAL CONSIDERATIONS
No out-of-pocket expenses are anticipated.

ATTACHMENTS

☒ Ordinance	☐ Contract
☐ Resolution	☒ Plans
☒ Staff Report	☒ Minutes

☒ Other: Meeting is available to view on the City's website.

BILL NO. 3132-26 **ORDINANCE NO. 332X-26**

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 119 N 169 Highway on July 16, 2026; and

WHEREAS, additionally, the City received an application for a Conceptual Plan for the development of the non-commercial area of the entire property; and,

WHEREAS, the public was notified by publishing in the CT paper and notices mailed to adjoining property owners on August 19, 2026 as required by state law; and

WHEREAS, two separate Public Hearings were scheduled before the Planning Commission on September 8, 2026; and

WHEREAS, the public hearings were heard on September 8, 2026, and following the hearings, the Commission made the following recommendations:

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

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

WHEREAS, thereafter, on September 29, 2026, the matter was before this Board and the Board voted to send the matter back to the Planning Commission for further consideration of the density and parking requirements of the original proposal of 200 units with 294 parking spaces; and

WHEREAS, the Planning Commission took up the matter on the Boards recommendation at its regularly scheduled October 13, 2026 meeting; and,

WHEREAS, the applicant submitted a reduced density of 176 units by removing one of the original buildings and increasing the parking under that building's location for a total of 300 spaces; and

WHEREAS, the commission voted 6-0 to recommend approval of the revised conceptual plan.

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:

TRACT OF LAND LOCATED IN THE NORTHWEST I/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 33 WEST, SMITHVILLE. CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE S89°24'23"E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 167.63 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED: THENCE S89°24'23"E, CONTINUING ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 668.31 FEET TO POINT ON THE WESTERLY RIGHT OF WAY LINE OF BRIDGE STREET; THENCE S00°16'04"W, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 236.22 FEET TO THE NORTHEAST CORNER OF TRACT RECORDED IN BOOK 7960, AT PAGE 47; THENCE N89°22'59"W, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 165.23 FEET; THENCE S00°16'04"W, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 255.90 FEET TO A POINT ON THE MEANDERING CENTER LINE OF SMITH FORK OF LITTLE PLATTE RIVER; THENCE ALONG SAID MEANDERING CENTERLINE S87°33'42"W A DISTANCE OF 36.11 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S80°24'12"W A DISTANCE OF 132.57 FEET; THENCE CONTINUING ALONG MEANDERING CENTERLINE S63°34'55"W, A DISTANCE OF 126.50 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S53°29'15"W, A DISTANCE OF 124.89 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S55°16'45"W, A DISTANCE OF 175.44 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S53°54'19"W, A DISTANCE OF 121.80 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S69°12'07"W, A DISTANCE OF 104.03 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S84°31'37"W, A DISTANCE OF 84.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 169; THENCE N11°26'40"E, ALONG SAID EASTERLY RIGHT OF WAY LINE. A DISTANCE OF 163.81 FEET; THENCE N63°45'34"E, A DISTANCE OF 318.07 FEET; THENCE N27°47'53"W, A DISTANCE OF 147.33 FEET; THENCE N62°12’07”E, A DISTANCE OF 92.55 FEET; THENCE N02°00'18"E, A DISTANCE

OF 130.83 FEET; THENCE N78°30'46"W, A DISTANCE OF 78.09 FEET; THENCE N10°21'06"E, A DISTANCE OF 251.32 FEET TO THE POINT OF BEGINNING.

Is hereby changed to R-3P.

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 Conceptual Plan for the Smithville Plaza Apartments is hereby approved as the conceptual plan for said property and shall represent the plan in the "P" designation in the above listed R-3P district.

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

PASSED THIS 3rd DAY OF NOVEMBER 2026.

_____
Damien Boley, Mayor

ATTEST:

_____
Linda Drummond, City Clerk

First Reading: 10/20/2026

Second Reading 11/03/2026

Exhibit A

REZONING FINDING OF FACTS AND CONCLUSIONS OF LAW

Applicants: 101 169 Hwy LLC

Land Use Proposed: R-3

Zoning: B-3 and R-3

Property Location: Approximately 119 N 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 September 8, 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 predominantly commercial to the north and west, with the river to the south and mixed uses thereafter to the south. The east side is zoned both R-3 and B-4 with single family residential houses.
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 seeks additional residential density in and near the downtown core to provide a vibrant downtown culture.
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 at its own cost.
4. *Suitability of the uses to which the property has been restricted under its existing zoning.*
   The current use is B-3, adjacent to R-3, and no development has occurred on either part. The highest and best use of the entire parcel is the mixed uses of retail and residential as proposed.
5. *Length of time the property has remained vacant as zoned.*

The property was zoned to the existing district classification when zoning was established, and no development or change has occurred.

6. *Compatibility of the proposed district classification with nearby properties.*
   The proposed district essentially adjusts the current boundary between the B-3 and R-3 portions of the parcel to the west to the existing commercial uses and is both complimentary and compatible to the nearby properties.
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 September 8, 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 B-3 and R-3 to R-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 R-3.

Exhibit C

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

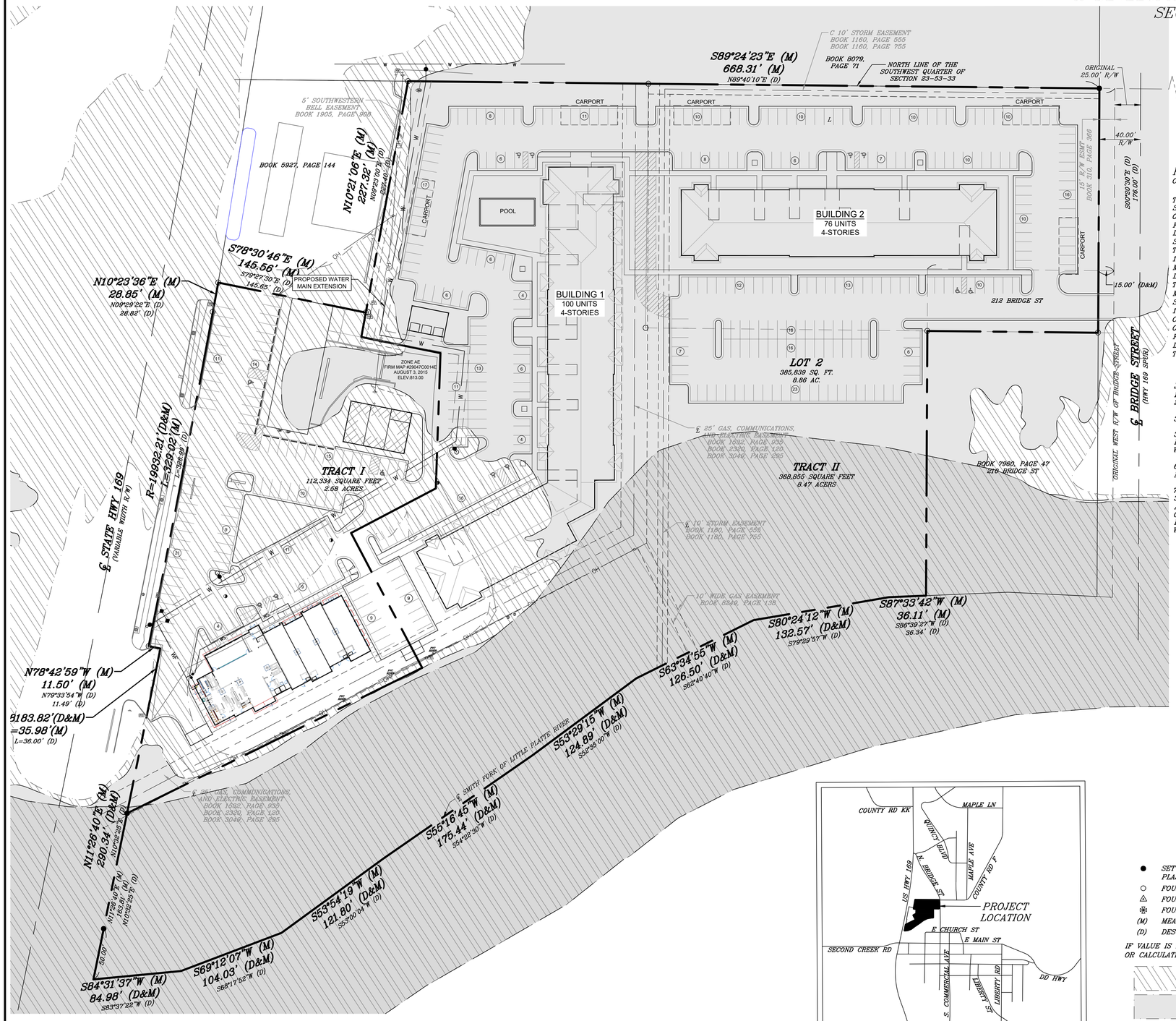
c. That the conceptual development plan provides for an organized and unified system of land use intensities which are compatible with the surrounding areas; and

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.

SMITHVILLE PLAZA

PLANNED DEVELOPMENT OVERLAY CONCEPTUAL PLAN

A DEVELOPMENT IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 33 WEST SMITHVILLE, CLAY COUNTY, MISSOURI



PROPERTY DESCRIPTION – LOT 2

CONTAINING 385,839 SQUARE FEET OR 8.86 ACRES

TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 33 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE S89°24'23"E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 167.63 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE S89°24'23"E, CONTINUING ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 668.31 FEET TO POINT ON THE WESTERLY RIGHT OF WAY LINE OF BRIDGE STREET; THENCE S00°16'04"W, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 236.22 FEET TO THE NORTHEAST CORNER OF TRACT RECORDED IN BOOK 7960, AT PAGE 47; THENCE N89°22'59"W, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 165.23 FEET; THENCE S00°16'04"W, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 255.90 FEET TO A POINT ON THE MEANDERING CENTER LINE OF SMITH FORK OF LITTLE PLATTE RIVER; THENCE ALONG SAID MEANDERING CENTERLINE S87°33'42"W A DISTANCE OF 36.11 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S80°24'12"W A DISTANCE OF 132.57 FEET; THENCE CONTINUING ALONG MEANDERING CENTERLINE S63°34'55"W, A DISTANCE OF 126.50 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S53°29'15"W, A DISTANCE OF 124.89 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S55°16'45"W, A DISTANCE OF 175.44 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S53°54'19"W, A DISTANCE OF 121.60 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S69°12'07"W, A DISTANCE OF 104.03 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S84°31'37"W, A DISTANCE OF 84.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 169; THENCE N11°26'40"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 163.81 FEET; THENCE N63°45'34"E, A DISTANCE OF 318.07 FEET; THENCE N27°47'53"W, A DISTANCE OF 147.33 FEET; THENCE N62°12'07"E, A DISTANCE OF 92.55 FEET; THENCE N02°00'18"E, A DISTANCE OF 130.83 FEET; THENCE N78°30'46"W, A DISTANCE OF 78.09 FEET; THENCE N10°21'06"E, A DISTANCE OF 251.32 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. THE DESCRIPTION USED FOR THIS SURVEY DERIVED FROM TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE AS FILE NO. 233236, HAVING AN EFFECTIVE DATE OF AUGUST 1, 2022 AT 8:00AM.

3. THE BEARINGS SHOWN HEREON ARE BASED ON NAD83(2011) EPOCH 2010.00 ADJUSTMENT.

3. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.

6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

7. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 14 OF 350, MAP NUMBER 29047C0014E, EFFECTIVE DATE: AUGUST 3, 2015, THE SUBJECT PROPERTY LIES PARTIALLY WITHIN FLOOD AREA AE REGULATORY FLOODWAY, FLOOD ZONE AE WITH MINIMUM BASE FLOOD ELEVATION OF 813.0', AND WITHIN FLOOD ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN A FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PARTIALLY WITHIN AE IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

SMITHVILLE PLAZA DEVELOPMENT DATA

BUILDING	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PARKING		NUMBER OF FLOORS	NUMBER OF UNITS	PARKING RATIO
					REQUIRED	PROVIDED			
1	R-3	R-3-P	MULTI-FAMILY		300	117	4	100	1.17
2	R-3	R-3-P	MULTI-FAMILY		228	183	4	76	2.40
TOTALS				**8.86**	**528**	**300**		**176**	**1.70**

VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER
101 US 169 LLC

LEGEND

- ● SET 1/2" REBAR 24" LONG WITH PLASTIC CAP STAMPED "LS-2007000089"
- ○ FOUND 1/2" MONUMENT AS NOTED
- △ FOUND 5/8" MONUMENT AS NOTED
- ❄ FOUND "+" CUT IN CONCRETE
- (M) MEASURED BEARING OR DISTANCE
- (D) DESCRIBED BEARING OR DISTANCE

IF VALUE IS NOT LABELED IT IS MEASURED (BETWEEN MONUMENTS) OR CALCULATED BASED ON MEASUREMENTS TO MONUMENTS

FEMA FLOOD HAZARD AREA X
0.2% ANNUAL CHANCE FLOOD HAZARD

FEMA FLOOD HAZARD AREA AE
BASE FLOOD ELEVATION OF 813.0'

FEMA FLOOD HAZARD AREA AE
REGULATORY FLOODWAY

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

STATE OF MISSOURI
ROBERT G. YOUNG
NUMBER PLS-2007000089
PROFESSIONAL LAND SURVEYOR

SURVEYORS DECLARATION:
I HEREBY DECLARE THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION FOR BUILDING PERMIT APPLICATION AND CONSTRUCTION PURPOSES ONLY. THAT THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY AND THE SHOWN LOCATION OF UTILITIES HEREON HAVE NOT BEEN VERIFIED BY THIS SURVEYOR. THAT THE SEWER DEPTH ON FLOWLINE ELEVATIONS (IF SHOWN) ARE TAKEN FROM THE BEST INFORMATION AVAILABLE WHICH SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO EXCAVATION.
ROBERT G. YOUNG, PLS-2007000089 — DATE 10/12/2026

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E:\A-CLAY COUNTY\L-26211 LEPE 101 N 169 HWY SMITHVILLE PLAZA\ENGINEERING\DWGS\L-26211_CONCEPT PLAN.DWG 10/12/2026

R.L. Buford & Associates, LLC
LAND SURVEYING & DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
rlbuford@aol.com

FOR 101 US 169, LLC
A MISSOURI LIMITED LIABILITY COMPANY

OVERLAY CONCEPTUAL PLAN

SEC.-TWP.-RGE.	COUNTY	JOB NO.
23-53-33	CLAY	L-26211
DATE	FIELD BOOK	
7/14/2026	LOOSE LEAF	

DRAWN BY JSR

SMITHVILLE PLAZA

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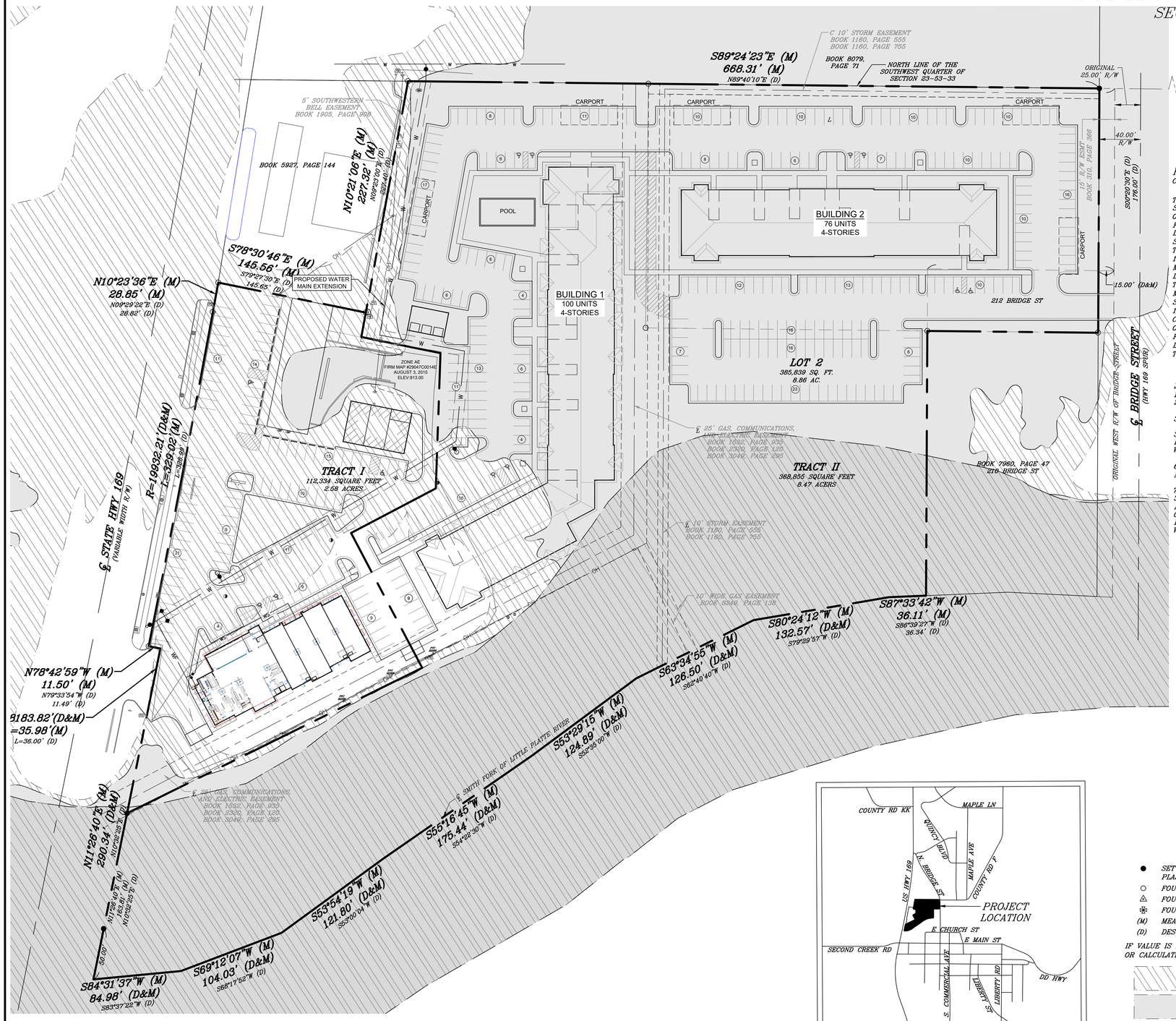

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FEMA FLOOD HAZARD AREA AE
BASE FLOOD ELEVATION OF 813.0'

FEMA FLOOD HAZARD AREA AE
REGULATORY FLOODWAY

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

STATE OF MISSOURI
ROBERT G. YOUNG
NUMBER PLS-2007000089
PROFESSIONAL LAND SURVEYOR

SURVEYORS DECLARATION:
I HEREBY DECLARE THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION FOR BUILDING PERMIT APPLICATION AND CONSTRUCTION PURPOSES ONLY. THAT THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY AND THE SHOWN LOCATION OF UTILITIES HEREON HAVE NOT BEEN VERIFIED BY THIS SURVEYOR. THAT THE SEWER DEPTH ON FLOWLINE ELEVATIONS (IF SHOWN) ARE TAKEN FROM THE BEST INFORMATION AVAILABLE WHICH SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO EXCAVATION.
ROBERT G. YOUNG, PLS-2007000089 — DATE 10/12/2026

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E:\A-CLAY COUNTY\L-26211 LEPE 101 N 169 HWY SMITHVILLE PLAZA\ENGINEERING\DWGS\L-26211_CONCEPT PLAN.DWG 10/12/2026

R.L. Buford & Associates, LLC
LAND SURVEYING & DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
rlbuford@aol.com

FOR 101 US 169, LLC
A MISSOURI LIMITED LIABILITY COMPANY

OVERLAY CONCEPTUAL PLAN

SEC.-TWP.-RGE.	COUNTY	JOB NO.
23-53-33	CLAY	L-26211
DATE	FIELD BOOK	
7/14/2026	LOOSE LEAF	

DRAWN BY JSR

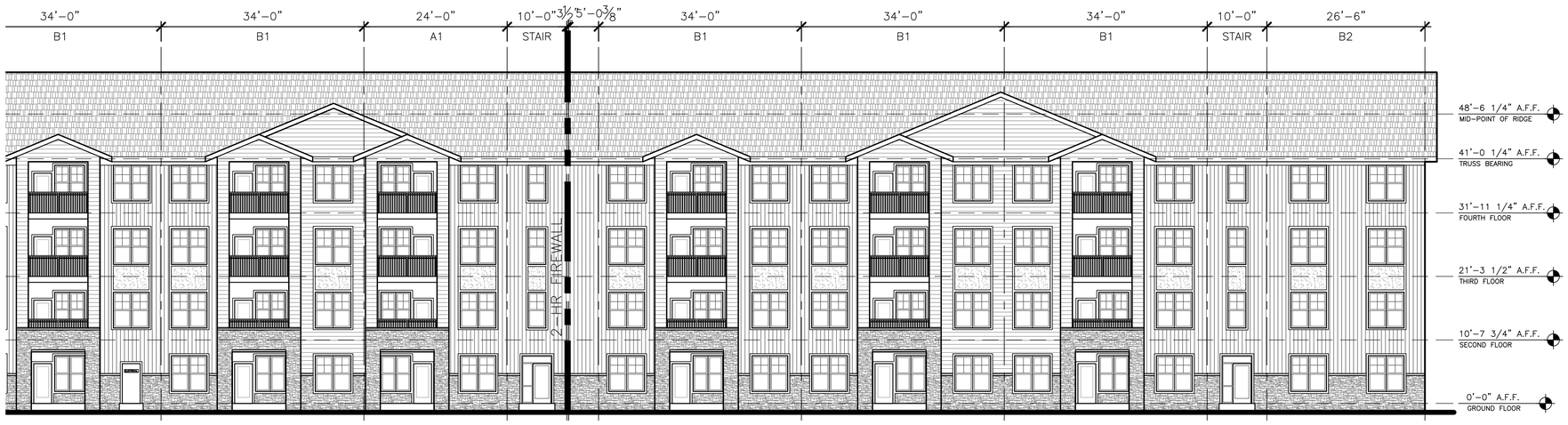
Smithville Plaza Apartments

Color Elevation

MATERIAL SCHEDULE

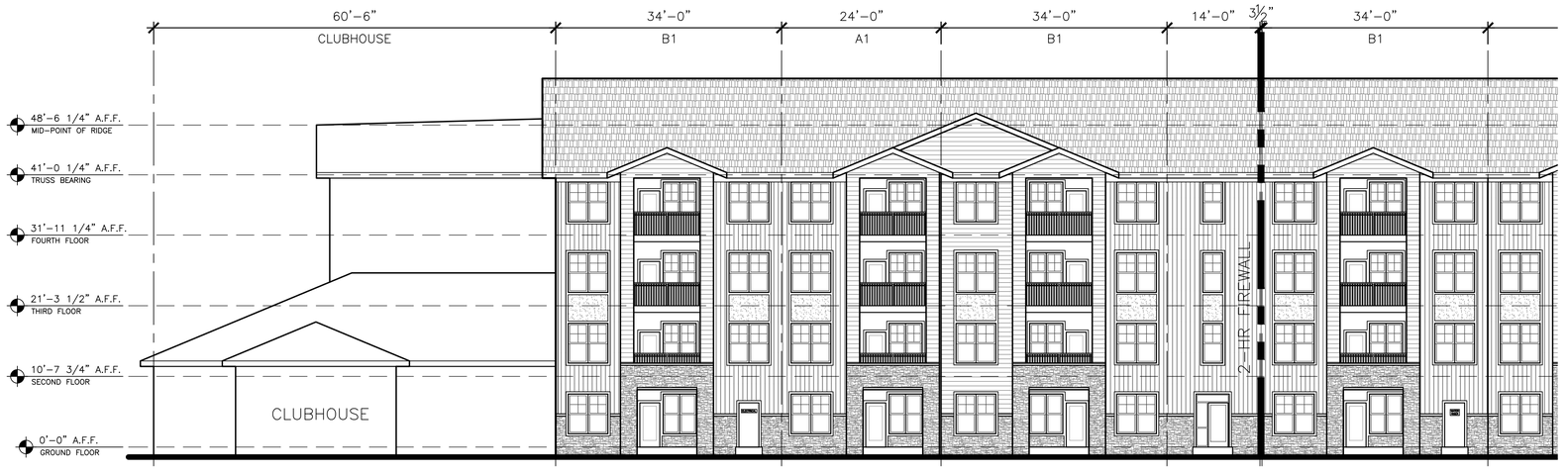
1. ARCHITECTURAL FIBERGLASS SHINGLES
2. SMART LAP SIDING
   SW7008 ALABASTER
3. SMART VERTICAL SIDING
   SW7036 ACCESSIBLE BEIGE
4. SMART PANEL SIDING
   COLOR TO MATCH ADJACENT SIDING
5. SMART TRIM
   SW7048 URBANE BRONZE
6. SIMULATED STONE VENEER
   ELDORADO STONE BLUFFSTONE MINERET
7. ALUMINUM STOREFRONT
8. ALUMINUM WINDOWS
9. ALUMINUM RAILINGS

07/14/2026



2 Building 1 Northwest Elevation

SCALE: 3/32" = 1'-0"



1 Building 1 West Elevation

SCALE: 3/32" = 1'-0"

GENERAL PLAN NOTES:
ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS IN THE SET PRIOR TO CONSTRUCTION. CONSTRUCTION SHALL COMPLY WITH THE 2018 IBC

Not for Construction

A New Multi-family Development for:

Smithville Plaza Apartments

101 U.S. Hwy 169
Smithville, Missouri

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Pence Design Drafting, LLC.
24 S. Main Street, Suite 105
Liberty, Missouri 64068

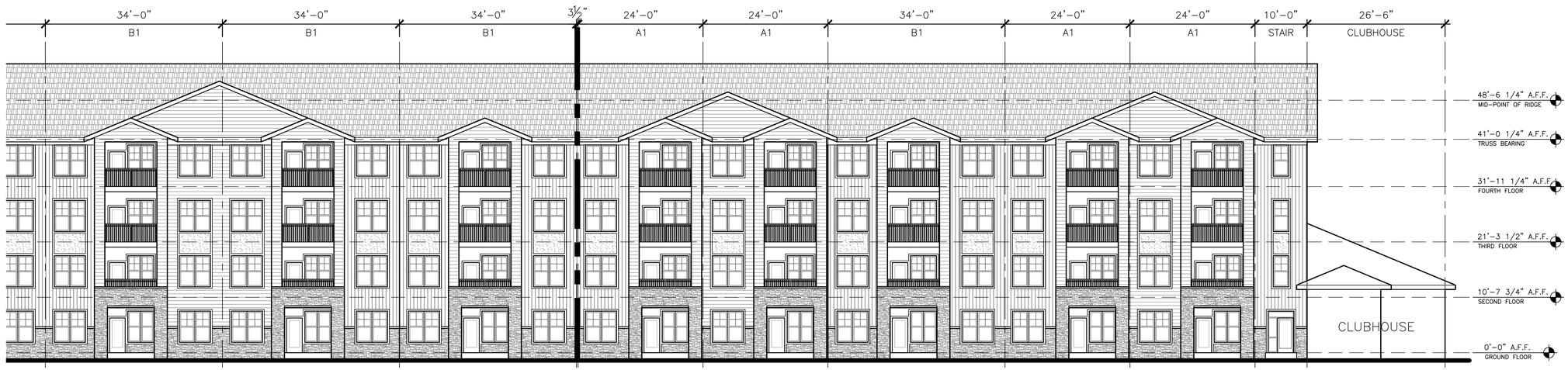
BUILDING 1
ELEVATIONS

PROJECT: 25-032

DATE: July 2, 2026

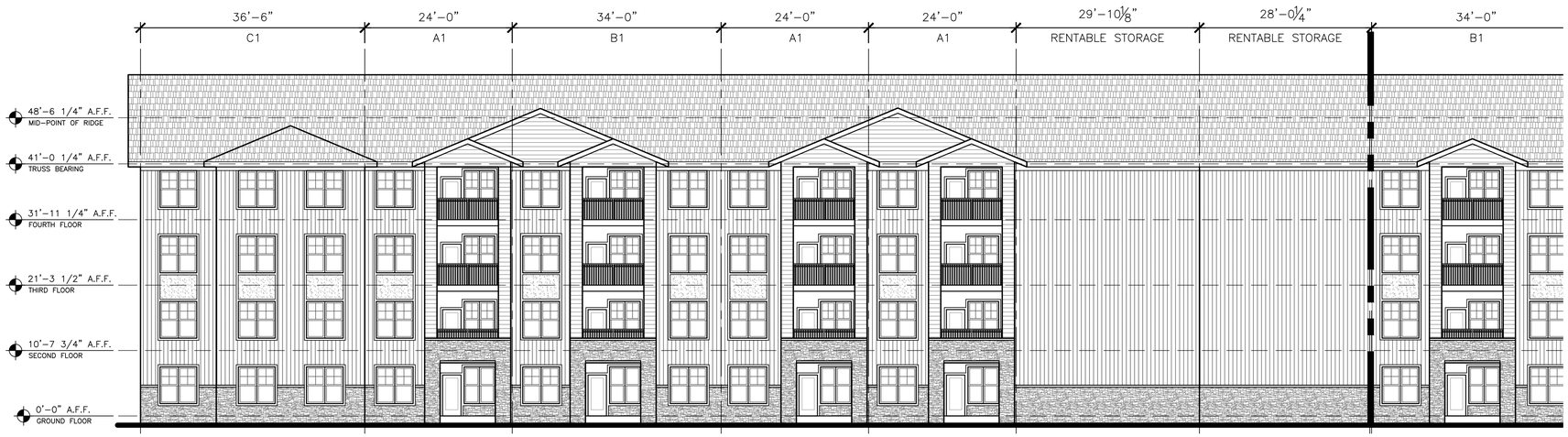
SHEET NUMBER:

A501



2 Building 1 Southeast Elevation

SCALE: 3/32" = 1'-0"



1 Building 1 Southeast Elevation

SCALE: 3/32" = 1'-0"

GENERAL PLAN NOTES:
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A New Multi-family Development for:
Smithville Plaza Apartments

101 U.S. Hwy 169
Smithville, Missouri

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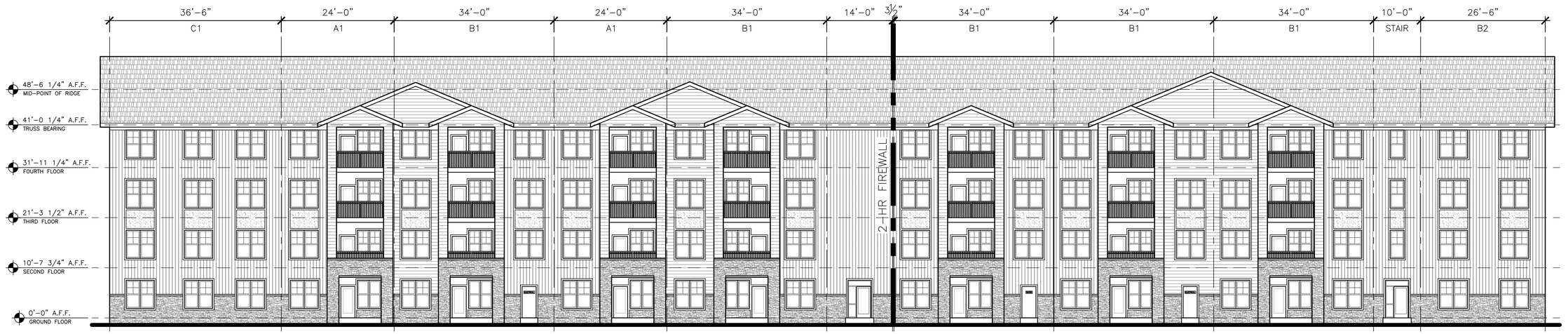
BUILDING 1
ELEVATIONS

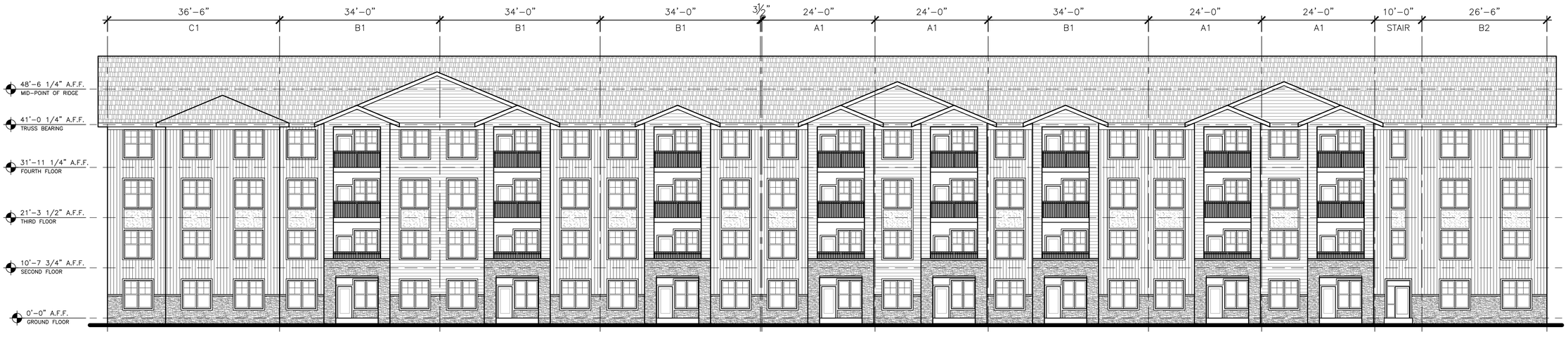
PROJECT: 25-032
DATE: July 2, 2026

SHEET NUMBER:
A502



2 Building 2 North Elevation

SCALE: 3/32" = 1'-0"



1 Building 2 South Elevation

SCALE: 3/32" = 1'-0"

GENERAL PLAN NOTES:
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A New Multi-family Development for:

Smithville Plaza Apartments

101 U.S. Hwy 169
Smithville, Missouri

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Liberty, Missouri 64068

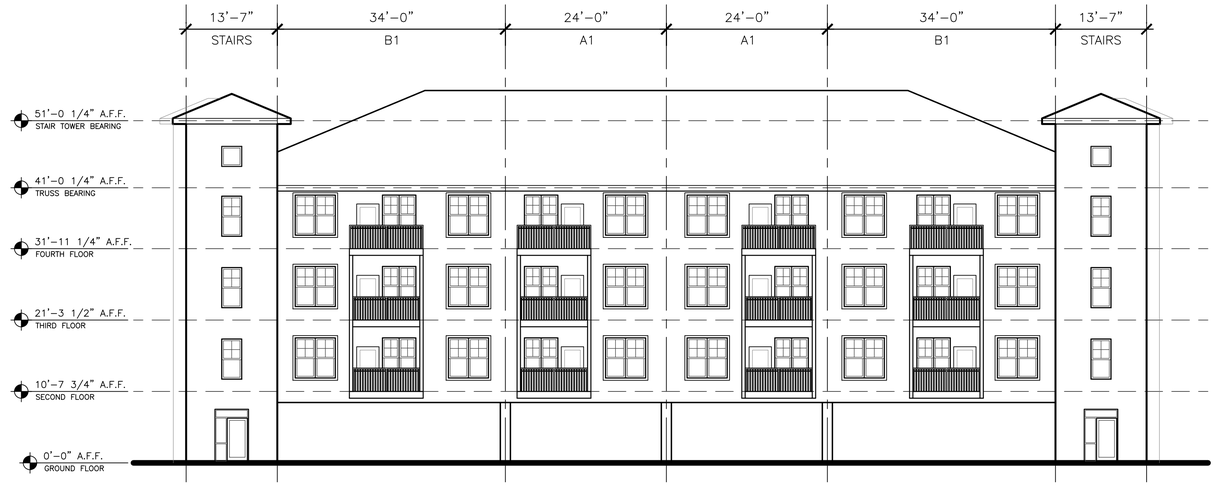
BUILDING 2
ELEVATIONS

PROJECT: 25-032

DATE: July 2, 2026

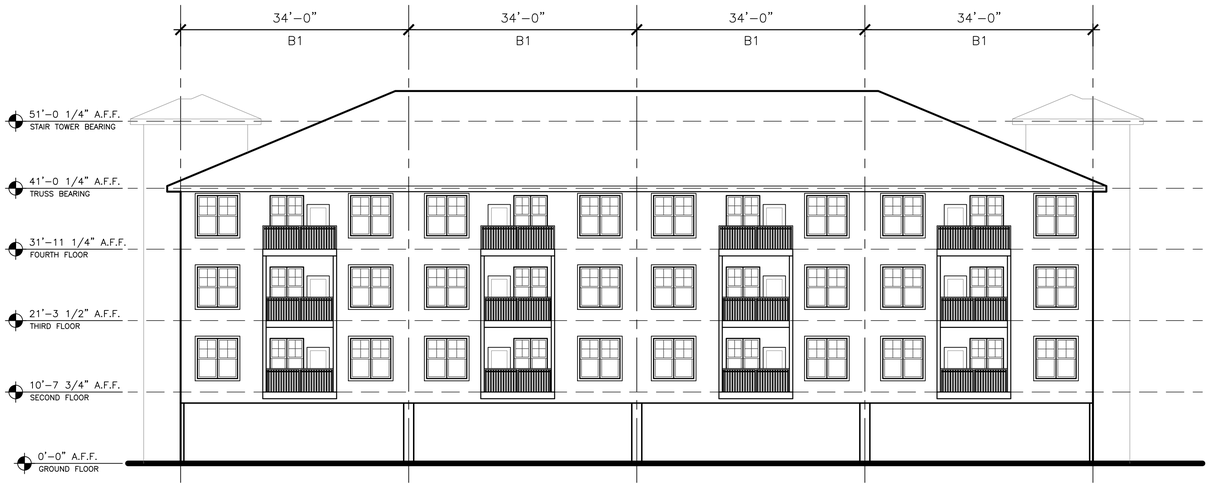
SHEET NUMBER:

A503



1 Building 3 North Elevation

SCALE: 3/32" = 1'-0"



1 Building 3 South Elevation

SCALE: 3/32" = 1'-0"

GENERAL PLAN NOTES:
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Not for Construction

A New Multi-family Development for:
Smithville Plaza Apartments

101 U.S. Hwy 169
Smithville, Missouri

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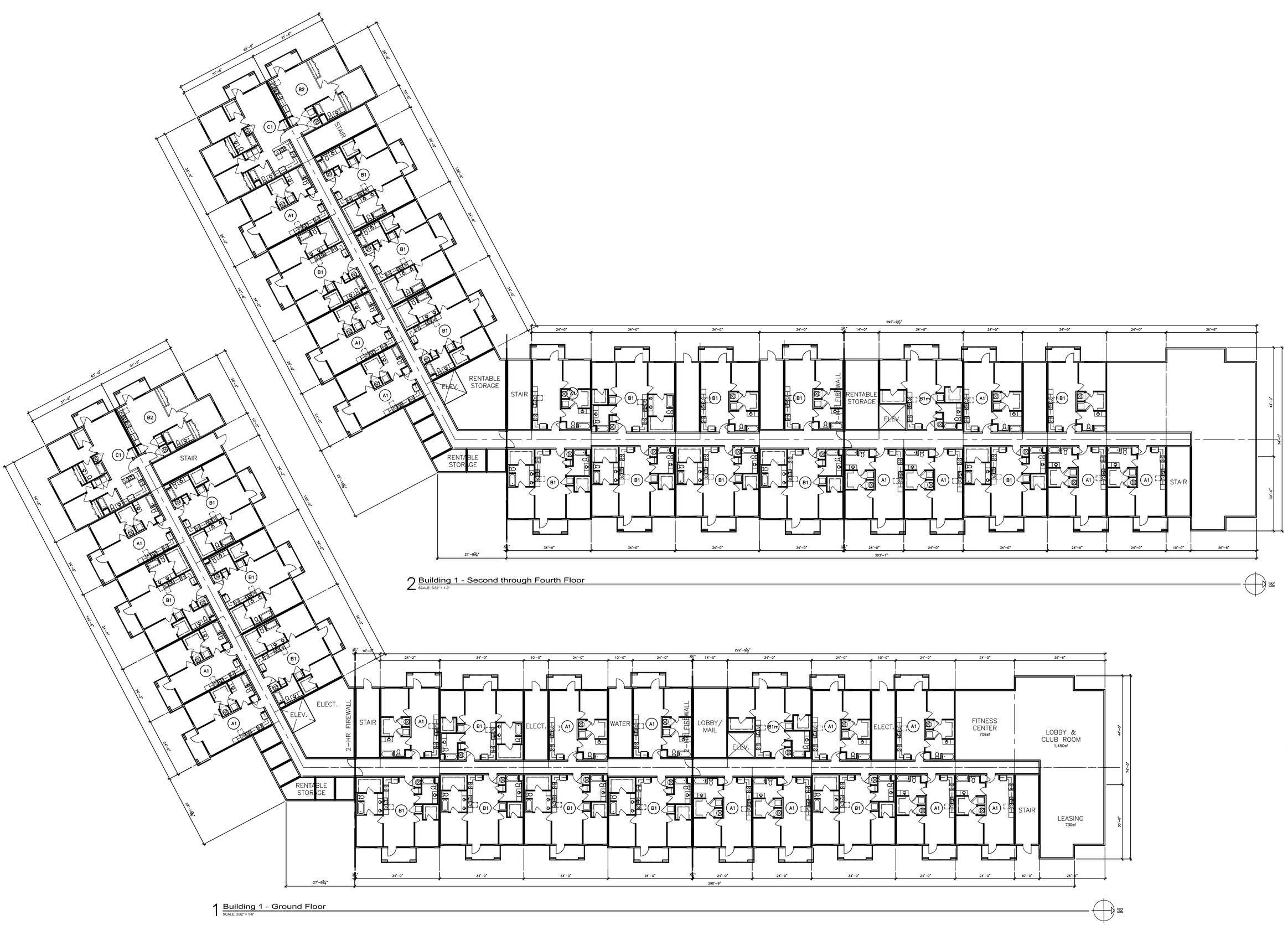
BUILDING 3
ELEVATIONS

PROJECT: 25-032
DATE: July 2, 2026

SHEET NUMBER:
A504



2 Building 1 - Second through Fourth Floor
SCALE: 3/32" = 1'-0"

1 Building 1 - Ground Floor
SCALE: 3/32" = 1'-0"

GENERAL PLAN NOTES:
ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS IN THE SET PRIOR TO CONSTRUCTION. CONSTRUCTION SHALL COMPLY WITH THE 2018 IBC

Not for Construction

A New Multi-family Development for:
Smithville Plaza Apartments

101 U.S. Hwy 169
Smithville, Missouri

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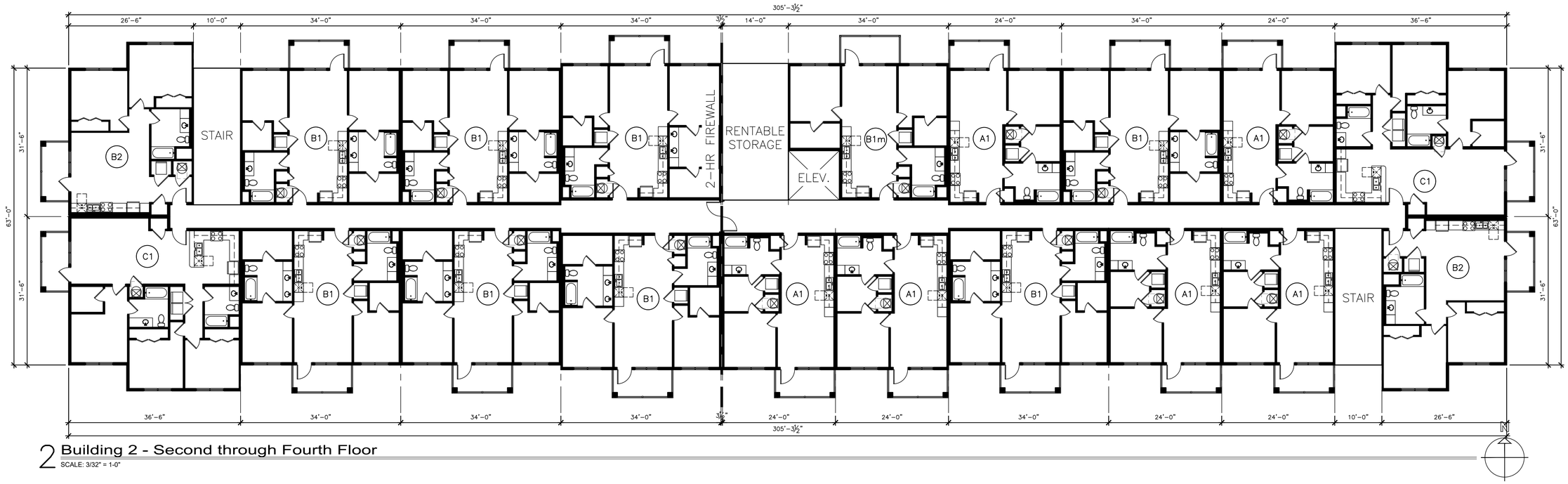
Liberty, Missouri 64068

BUILDING 1
FLOOR PLANS

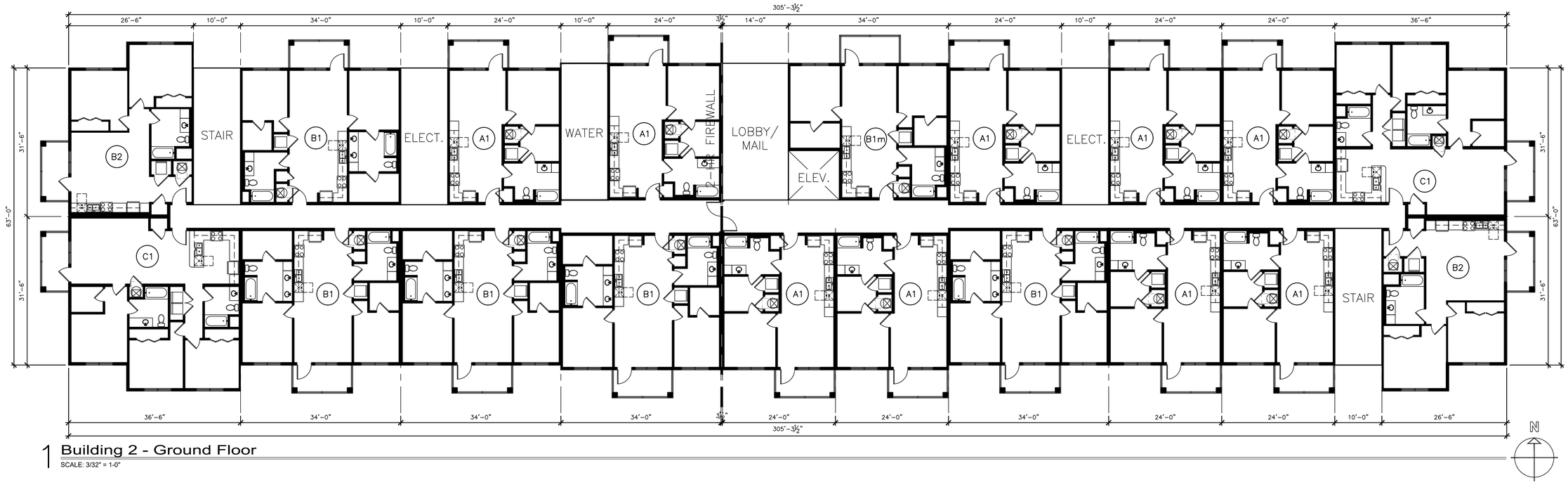
PROJECT: 25-032
DATE: July 2, 2026

SHEET NUMBER:
A101



2 Building 2 - Second through Fourth Floor

SCALE: 3/32" = 1-0"



1 Building 2 - Ground Floor

SCALE: 3/32" = 1-0"

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A New Multi-family Development for:
Smithville Plaza Apartments

101 U.S. Hwy 169
Smithville, Missouri

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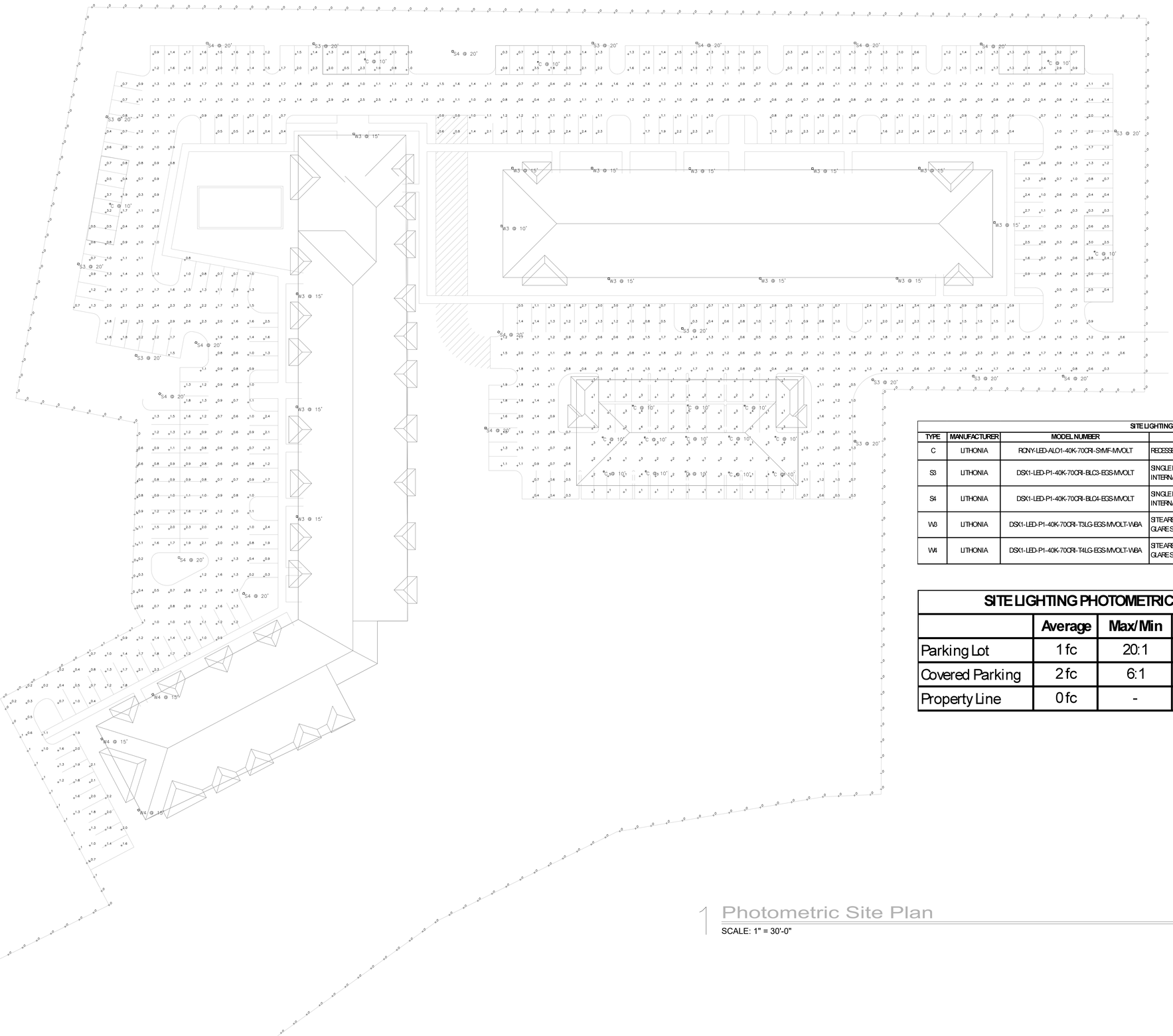
BUILDING 2
FLOOR PLANS

PROJECT: 25-032
DATE: July 2, 2026

SHEET NUMBER:
A103



SITE LIGHTING FIXTURE SCHEDULE			
TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION
C	LITHONIA	RCNY-LED-ALO1-40K-70CRI-SMVF-MVOLT	RECESSED CANOPY LIGHT, SYMMETRIC DIFFUSED LENS
S3	LITHONIA	DSX1-LED-P1-40K-70CRI-BLC3-EGS-MVOLT	SINGLE HEAD, 20FT POLE MOUNTED SITE AREA LIGHT WITH BACKLIGHT CONTROL TYPE III DISTRIBUTION, INTERNATIONAL DARK SKY ASSOCIATION APPROVED, EXTERNAL GLARE SHIELD
S4	LITHONIA	DSX1-LED-P1-40K-70CRI-BLC4-EGS-MVOLT	SINGLE HEAD, 20FT POLE MOUNTED SITE AREA LIGHT WITH BACKLIGHT CONTROL TYPE IV DISTRIBUTION, INTERNATIONAL DARK SKY ASSOCIATION APPROVED, EXTERNAL GLARE SHIELD
W3	LITHONIA	DSX1-LED-P1-40K-70CRI-T3LG-EGS-MVOLT-WBA	SITE AREA LIGHT, WALL SURFACE MOUNTED AT 15FT AFG, TYPE III LOW GLARE DISTRIBUTION, EXTERNAL GLARE SHIELD
W4	LITHONIA	DSX1-LED-P1-40K-70CRI-T4LG-EGS-MVOLT-WBA	SITE AREA LIGHT, WALL SURFACE MOUNTED AT 15FT AFG, TYPE IV LOW GLARE DISTRIBUTION, EXTERNAL GLARE SHIELD

SITE LIGHTING PHOTOMETRICS			
	Average	Max/Min	Avg/Min
Parking Lot	1 fc	20:1	6:1
Covered Parking	2 fc	6:1	2:1
Property Line	0 fc	-	-

1 Photometric Site Plan

SCALE: 1" = 30'-0"

N

STATE OF MISSOURI
NICOLE VOGT
NUMBER PE-2024017290
PROFESSIONAL ENGINEER
08.26.26

GENERAL PLAN NOTES:
ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS IN THE SET PRIOR TO CONSTRUCTION. CONSTRUCTION SHALL COMPLY WITH THE 2018 IBC

GARVER
2100 Central St Suite 01c
Kansas City, MO 64108
(816) 849-2010
MO FIRM NO. 2008013090

Not for Construction

A New Multi-family Development for:
Smithville Plaza Apartments

101 U.S. Hwy 169
Smithville, Missouri

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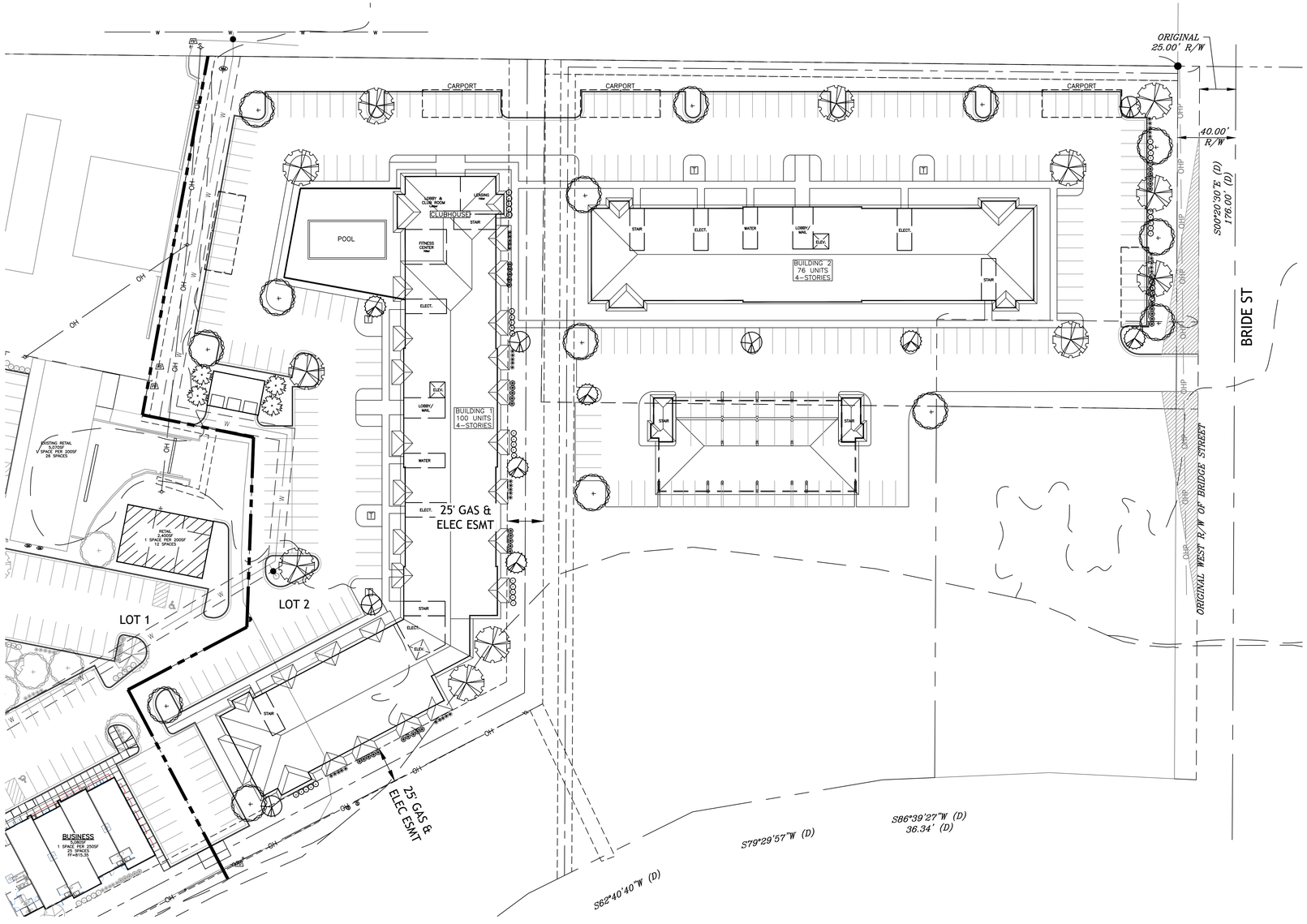
Liberty, Missouri 64068

PHOTOMETRIC SITE PLAN

PROJECT: 25-032
DATE: July 2, 2026

SHEET NUMBER:
ES001



LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

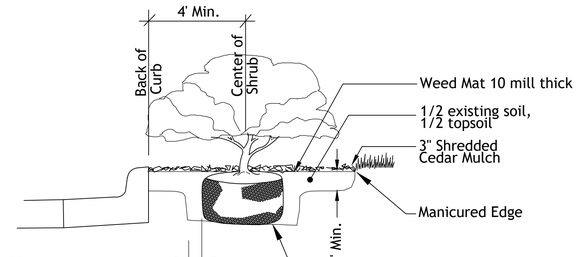
All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

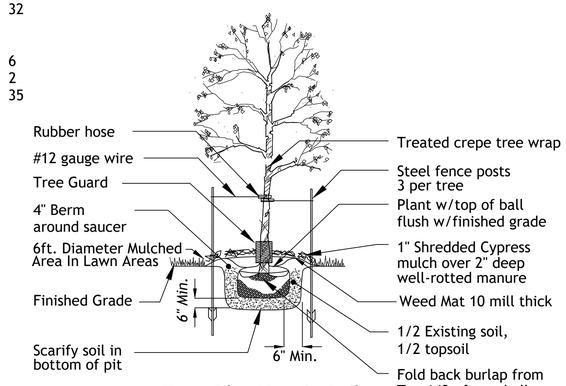
All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

LANDSCAPE DATA

BRIDGE ST	=	231'
BUILDING ZONE	=	68'
PARKING ZONE	=	162'
REQUIRED		
SHADE TREE / 40'	=	6
ORNAMENTAL TREE / 75'	=	2
SHRUBS / 5'	=	32
PROVIDED		
SHADE TREES	=	6
ORNAMENTAL TREES	=	2
SHRUBS	=	35



Shrub Bed & Parking Setback Detail
No Scale



Tree Planting Detail
No Scale

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	12	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	14	Red Oak	Quercus Rubra	2" cal	BB	As Shown
	5	Golden Raintree	Koelreuteria Paniculata	1 1/2"cal	BB	As Shown
	6	Prairiefire Crabapple	Malus Sp. 'Priariefire'	1 1/2"cal	BB	As Shown
	4	Canaert Juniper	Juniperus Virginiana 'Canaertii'	6' hgt	BB	As Shown

Shrub List

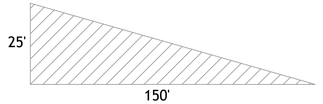
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	40	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	30	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
	35	Snowmound Spirea	Spirea Nipponica 'Snowmound'	18"-24"sp.	Cont.	4'o.c.

Typical Utility Box Screening Details

No Scale

Free Standing Transformer | Against Wall | Free Standing Small Box | Clustered Boxes

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



SIGHT TRIANGLE

DATE: 7-15-26

SMITHVILLE PLAZA LOT 2

SMITHVILLE, MO

LANDSCAPE PLAN

OCHS LAND PLANNING
533 LAKE FOREST
BONNER SPRINGS, KS 66012
913-961-6578 garrettochs@gmail.com

SHEET 1 OF 1

STAFF REPORT

July 6, 2017

Rezoning of Parcel Id # 05-617-00-02-002.01

Application for a Zoning District Classification Amendment

Code Sections:

400.560.C Zoning District Classification Amendments

Property Information:

Address:	119 N 169 Highway
Owner:	101 US 169 LLC
Current Zoning:	B-3 & R-3
Proposed Zoning:	R-3

Public Notice Dates:

1st Publication in Newspaper:	August 19, 2026
Letters to Property Owners w/in 185':	August 19, 2026

GENERAL DESCRIPTION:

The applicant has submitted a rezoning request to change the B-3 portion of the subject parcel to R-3 and then create a conceptual plan for development of a 200-unit apartment complex on both the rezoned property and the existing R-3 property to the east.

EXISTING ZONING:

The existing zoning is B-3 and R-3.

CHARACTER OF THE NEIGHBORHOOD *400.560.C.1*

The surrounding area predominantly commercial to the north and west, with the river to the south and mixed uses thereafter to the south. The east side is zoned both R-3 and B-4 with single family residential houses.

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 seeks

additional residential density in and near the downtown core to provide a vibrant downtown culture.

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

Streets and Sidewalks:

All public streets are recently upgraded by the city's most recent Streetscape project, or is a MoDOT controlled highway. No additional public street infrastructure improvements are necessary.

Water, Sewer and Storm water

The city has sufficient water supply and sewer capacity in the area. The applicant will be responsible for additional waterline construction to ensure adequate fireflows exist. Any impacts will be handled in the normal development engineering process, but the existing systems are more than adequate.

All other utilities

All utilities are currently available on site, but future development will be conditioned upon installation of all other needed upgrades or extensions of 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 B-3, adjacent to R-3, and no development has occurred. The highest and best use of the entire parcel is the mixed uses of retail and residential as proposed.

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

The property was zoned to its' existing district classification when zoning was established and it has never developed.

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

The proposed district essentially adjusts the current boundary between the B-3 and R-3 portions of the parcel to the west to the existing commercial uses.

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

No detrimental effects are known.

WHTHER 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

August 21, 2026

Conceptual Plan Rezoning of Parcel Id # 05-617-00-02-002.01

Application for a Planned Development Overlay District Conceptual Plan

Code Sections:

400.200.B Planned Development Overlay District Classification Amendments

Property Information:

Address:	119 N 169 HWY
Owner:	101US169 LLC
Current Zoning:	B-3 & R-3
Proposed Zoning:	R-3P conforming to the Conceptual Plan

Public Notice Dates:

1st Publication in Newspaper:	September 19, 2026
Letters to Property Owners w/in 185':	September 19, 2026

GENERAL DESCRIPTION:

The applicant has submitted a rezoning request to change the B-3 and R-3 portion of the subject parcel to R-3 and then create a conceptual plan for development of a 200-unit apartment complex on the entire parcel. The subject parcel lies immediately east of the Smithville Plaza Retail development that fronts upon 169 Highway, and west of Bridge Street: south of the 169 Self Storage facility and north of Smith's Fork of the Little Platte River. The parcel lies west and north of the Patterson House Museum as well.

The proposal includes 3 separate, 4-story buildings, with the smallest of the buildings to house 3 stories of apartments above a parking structure, and the other two buildings a full 4 stories of apartments.

EXISTING ZONING:

The existing zoning is R-3 on the east side of the extension of the Mill Street right of way line, easterly to the Bridge Street right of way line. The remaining of the parcel is currently zoned B-3 (shown in pink below).

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 parcel is generally flat, with a portion of the site adjacent to the river within the floodplain, including a portion within the floodway. The chosen layout is such that any of the floodplain restrictions to development are substantially mitigated to avoid the floodway entirely and limited fill in portions of the floodplain. With properly executed floodplain development permits, the buildings are located and arranged in appropriate areas. The proposed layout also substantially reduces any stormwater detention requirements within the floodplain.

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 current city parking standards were created in the 1960's and have remained unchanged since that time. Our Conceptual Plan code allows deviations IF the applicant can show an adequate amount of parking exists. During predevelopment conversations, staff noted that the oldest apartment complex in town is south of the river from this project at Fairview and Main Streets, constructed in the late 1980's. Those apartments have a total of 41 off-street parking spaces for 24 units, denoting a parking density ratio of 1.71 spaces per unit. The applicant was instructed at that time that any request to deviate below that ratio would need to have separate justifications via studies or national standards.

The applicant has submitted a site plan that provides 294 parking spaces (with additional co-location spaces in the retail area to the west) for a total of 200 units within 3 distinct buildings. This results in a parking density ratio of 1.47 spaces per unit. To justify this lower number of spaces, the applicant's traffic engineer evaluated the density requirements of both the International Traffic Engineers (ITE) and the Urban Planning Institute (UPI) and their studies and historical averages. The ITE numbers are also used in calculating the number of trips generated for each potential land use.

Those entities have numbers associated with the standard parking densities required for the various land uses. In the current application, the ITE land use code is 221, which applies to multifamily housing located in units with between 3 and 10 floors. The application indicates all buildings will be 4 stories high, but one will only have 3 stories of residential uses above one story of parking.

In a suburban setting, the ITE indicates a range between 1.26 and 1.36 spaces per unit, and the UPI recommends a parking density of no less than 1.46 (1.17 in urban settings). These recommendations translate into between 252 and 272 spaces for the ITE and 292 spaces for the UPI. The applicant has proposed 294 spaces, which exceeds both national recommendations.

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.

Building separation exceeds the standard setback requirements in R-3 districts and is in full compliance with the fire codes.

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

The proposed architectural theme is surrounded by truly commercial buildings and one historical building zoned commercially, but remains reasonably compatible with surrounding development.

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.

The layout addresses the site drainage by laying out the buildings in a way to particularly avoid any floodways and the only floodplain construction will include a building with three stories of residential units above a ground level parking lot. The access into and through the site are addressed in the TIS and anticpates a 60-40 split of traffic between 169 through the retail area and via Bridge Street to the east directly.

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.

The landscaping plan addresses some plantings along the south façade of the western building similar to the retail area to the east, but leaves much of the remaining south facades open for view to and from the river. The eastern and western portions of the site will include substantial plantings to improve both the on-site and off-site views. The north façade will have limited plantings to address breaks in the parking area that faces the rear of the storage units to the north.

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 location of this project does address the Comprehensive plan goal of improving the density of housing near the core downtown retail and entertainment area.

STAFF RECOMMENDATION:

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

Respectfully Submitted,

_____
Zoning Administrator

STAFF REPORT
October 9, 2026
Conceptual Plan Rezoning of Parcel Id # 05-617-00-02-002.01

Application for a Planned Development Overlay District Conceptual Plan

Code Sections:
400.200.B Planned Development Overlay District Classification Amendments

Property Information:
Address: 119 N 169 HWY
Owner: 101US169 LLC
Current Zoning: B-3 & R-3
Proposed Zoning: R-3P conforming to the Conceptual Plan

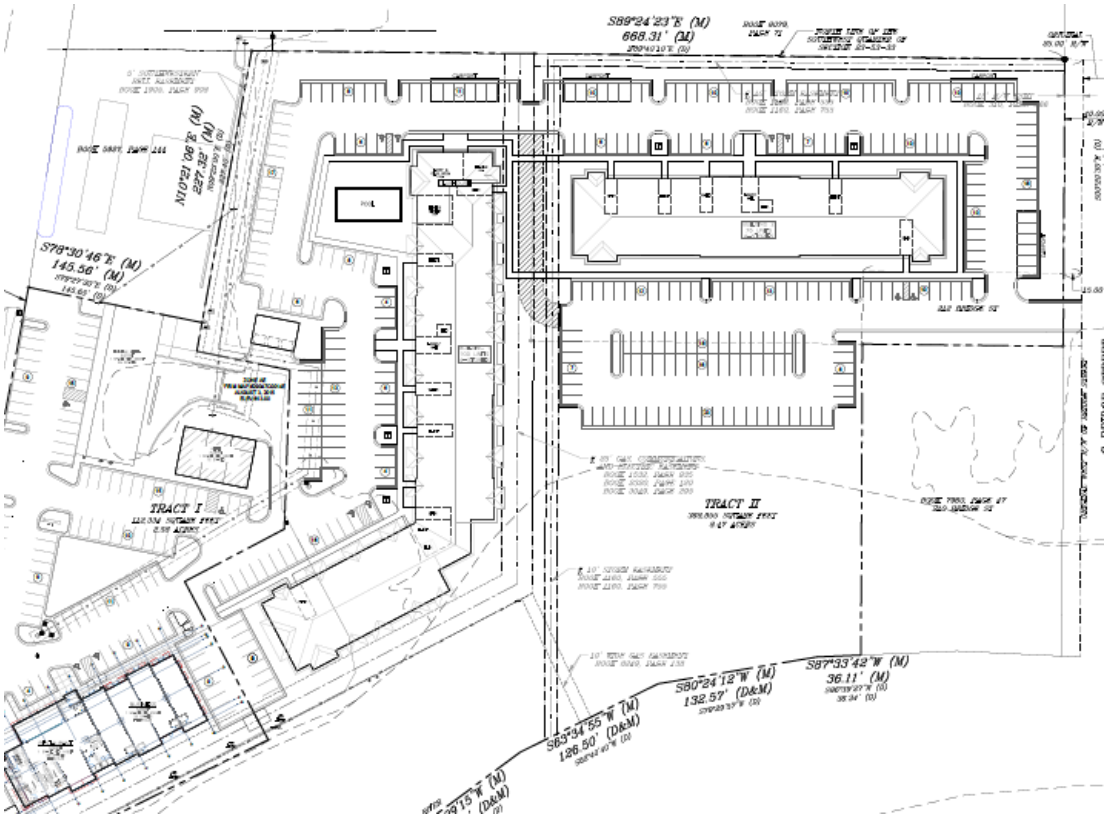
Public Notice Dates:
1st Publication in Newspaper: September 19, 2026
Letters to Property Owners w/in 185': September 19, 2026

GENERAL DESCRIPTION:

The applicant submitted for rezoning and a conceptual plan that was heard at the September Planning Commission meeting. It was recommended that both the rezoning and conceptual plan be approved by the Board of Aldermen. At the September 29, Board of Aldermen meeting, the matter was sent back to this body to reconsider the density of the units and the parking. The applicant has revised the original submission by deleting building 3 and increasing the parking spaces that were previously unavailable under that building. The updated plan now has 176 units in the buildings, with 300 parking spaces. They also reduced the number of 3 bedroom units and the submitted plan has a total of 298 bedrooms in the 176 units

The proposal includes 3 separate, 4-story buildings, with the smallest of the buildings to house 3 stories of apartments above a parking structure, and the other two buildings a full 4 stories of apartments.

EXISTING ZONING: The zoning was approved to change to R-3 on the east side of the extension of the Mill Street right of way line, making the entire parcel now R-3. The new updated layout and parking are shown below:



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 parcel is generally flat, with a portion of the site adjacent to the river within the floodplain, including a portion within the floodway. The chosen layout is such that any of the floodplain restrictions to development are substantially mitigated to avoid the floodway entirely and limited fill in portions of the floodplain. With properly executed floodplain development permits, the buildings are located and arranged in appropriate areas. The proposed layout also

substantially reduces any stormwater detention requirements within the floodplain.

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. See 400.200.B.3.b.

The current city parking standards were created in the 1960's and have remained unchanged since that time. The 1966 standard was for 3 spaces per unit. Our Conceptual Plan code allows deviations IF the applicant can show an adequate amount of parking exists. During predevelopment conversations, staff noted that the oldest apartment complex in town is south of the river from this project at Fairview and Main Streets, constructed in the late 1980's. Those apartments have a total of 41 off-street parking spaces for 24 units, denoting a parking density ratio of 1.71 spaces per unit. The applicant was instructed at that time that any request to deviate below that ratio would need to have separate justifications via studies or national standards.

The applicant has submitted a revised site plan that now provides 300 parking spaces (with additional co-location spaces in the retail area to the west available) for a total of 176 units within 2 distinct buildings. This results in a parking density ratio of 1.7 spaces per unit. To justify this lower number of spaces, the applicant's traffic engineer evaluated the density requirements of both the International Traffic Engineers (ITE) and the Urban Planning Institute (UPI) and their studies and historical averages. The ITE numbers are also used in calculating the number of trips generated for each potential land use.

Those entities have numbers associated with the standard parking densities required for the various land uses. In the current application, the ITE land use code is 221, which applies to multifamily housing located in units with between 3 and 10 floors. The application indicates all buildings will be 4 stories high, but one will only have 3 stories of residential uses above one story of parking.

In a suburban setting, the ITE indicates a range between 1.26 and 1.36 spaces per unit, and the UPI recommends a parking density of no less than 1.46 (1.17 in urban settings). These recommendations translate into between 252 and 239 spaces for the ITE and 257 spaces for the UPI. The applicant has proposed 300 spaces, which exceeds both national recommendations by not less than 17%.

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.

Building separation exceeds the standard setback requirements in R-3 districts and is in full compliance with the fire codes.

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

The proposed architectural theme is surrounded by truly commercial buildings and one historical building zoned commercially but remains reasonably compatible with surrounding development.

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.

The layout addresses the site drainage by laying out the buildings in a way to particularly avoid any floodways and the only floodplain construction will include a building with three stories of residential units above a ground level parking lot. The access into and through the site are addressed in the TIS and anticipates a 60-40 split of traffic between 169 through the retail area and via Bridge Street to the east directly. With the reduced number of units, the existing TIS is more than sufficient for evaluating the traffic impacts.

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.

The landscaping plan addresses some plantings along the south façade of the western building similar to the retail area to the east but leaves much of the remaining south facades open for view to and from the river. The eastern and western portions of the site will include substantial plantings to improve both the on-site and off-site views. The north façade will have limited plantings to address breaks in the parking area that faces the rear of the storage units to the north.

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 location of this project does address the Comprehensive plan goal of improving the density of housing near the core downtown retail and entertainment area.

STAFF RECOMMENDATION:

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

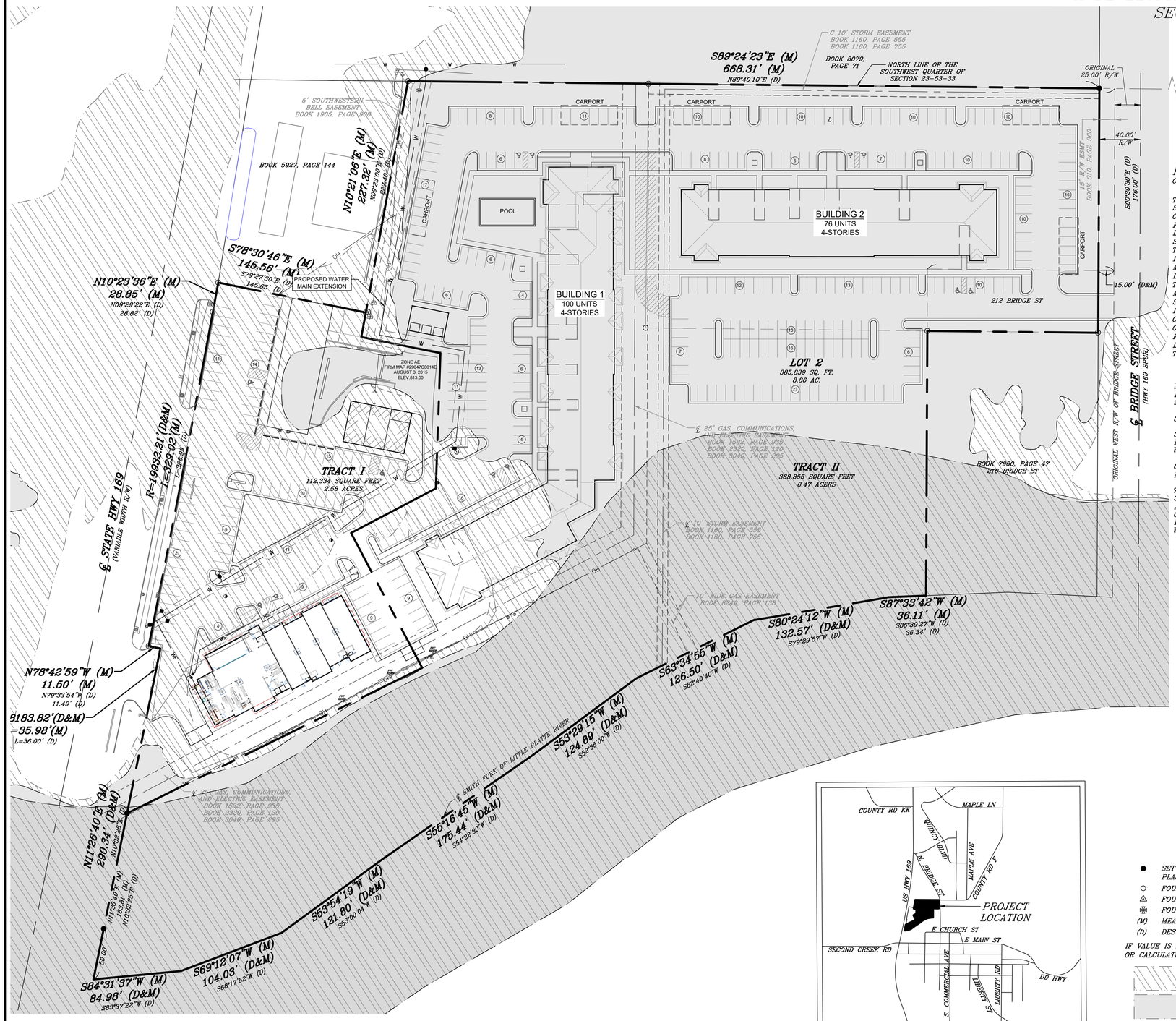
Respectfully Submitted,

_____
Zoning Administrator

SMITHVILLE PLAZA

PLANNED DEVELOPMENT OVERLAY CONCEPTUAL PLAN

A DEVELOPMENT IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 33 WEST SMITHVILLE, CLAY COUNTY, MISSOURI



PROPERTY DESCRIPTION – LOT 2

CONTAINING 385,839 SQUARE FEET OR 8.86 ACRES

TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 33 WEST, SMITHVILLE, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE S89°24'23"E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 167.63 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE S89°24'23"E, CONTINUING ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 668.31 FEET TO POINT ON THE WESTERLY RIGHT OF WAY LINE OF BRIDGE STREET; THENCE S00°16'04"W, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 236.22 FEET TO THE NORTHEAST CORNER OF TRACT RECORDED IN BOOK 7960, AT PAGE 47; THENCE N89°22'59"W, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 165.23 FEET; THENCE S00°16'04"W, ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 255.90 FEET TO A POINT ON THE MEANDERING CENTER LINE OF SMITH FORK OF LITTLE PLATTE RIVER; THENCE ALONG SAID MEANDERING CENTERLINE S87°33'42"W A DISTANCE OF 36.11 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S80°24'12"W A DISTANCE OF 132.57 FEET; THENCE CONTINUING ALONG MEANDERING CENTERLINE S63°34'55"W, A DISTANCE OF 126.50 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S53°29'15"W, A DISTANCE OF 124.89 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S55°16'45"W, A DISTANCE OF 175.44 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S53°54'19"W, A DISTANCE OF 121.60 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S69°12'07"W, A DISTANCE OF 104.03 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S84°31'37"W, A DISTANCE OF 84.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 169; THENCE N11°26'40"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 163.81 FEET; THENCE N63°45'34"E, A DISTANCE OF 318.07 FEET; THENCE N27°47'53"W, A DISTANCE OF 147.33 FEET; THENCE N62°12'07"E, A DISTANCE OF 92.55 FEET; THENCE N02°00'18"E, A DISTANCE OF 130.83 FEET; THENCE N78°30'46"W, A DISTANCE OF 78.09 FEET; THENCE N10°21'06"E, A DISTANCE OF 251.32 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. THE DESCRIPTION USED FOR THIS SURVEY DERIVED FROM TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE AS FILE NO. 233236, HAVING AN EFFECTIVE DATE OF AUGUST 1, 2022 AT 8:00AM.

3. THE BEARINGS SHOWN HEREON ARE BASED ON NAD83(2011) EPOCH 2010.00 ADJUSTMENT.

3. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.

6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

7. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 14 OF 350, MAP NUMBER 29047C0014E, EFFECTIVE DATE: AUGUST 3, 2015, THE SUBJECT PROPERTY LIES PARTIALLY WITHIN FLOOD AREA AE REGULATORY FLOODWAY, FLOOD ZONE AE WITH MINIMUM BASE FLOOD ELEVATION OF 813.0', AND WITHIN FLOOD ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN A FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PARTIALLY WITHIN AE IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

SMITHVILLE PLAZA DEVELOPMENT DATA

BUILDING	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PARKING		NUMBER OF FLOORS	NUMBER OF UNITS	PARKING RATIO
					REQUIRED	PROVIDED			
1	R-3	R-3-P	MULTI-FAMILY		300	117	4	100	1.17
2	R-3	R-3-P	MULTI-FAMILY		228	183	4	76	2.40
TOTALS				**8.86**	**528**	**300**		**176**	**1.70**

VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER
101 US 169 LLC

LEGEND

- ● SET 1/2" REBAR 24" LONG WITH PLASTIC CAP STAMPED "LS-2007000089"
- ○ FOUND 1/2" MONUMENT AS NOTED
- △ FOUND 5/8" MONUMENT AS NOTED
- ❄ FOUND "+" CUT IN CONCRETE
- (M) MEASURED BEARING OR DISTANCE
- (D) DESCRIBED BEARING OR DISTANCE

IF VALUE IS NOT LABELED IT IS MEASURED (BETWEEN MONUMENTS) OR CALCULATED BASED ON MEASUREMENTS TO MONUMENTS

FEMA FLOOD HAZARD AREA X
0.2% ANNUAL CHANCE FLOOD HAZARD

FEMA FLOOD HAZARD AREA AE
BASE FLOOD ELEVATION OF 813.0'

FEMA FLOOD HAZARD AREA AE
REGULATORY FLOODWAY

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

STATE OF MISSOURI
ROBERT G. YOUNG
NUMBER PLS-2007000089
PROFESSIONAL LAND SURVEYOR

SURVEYORS DECLARATION:
I HEREBY DECLARE THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION FOR BUILDING PERMIT APPLICATION AND CONSTRUCTION PURPOSES ONLY. THAT THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY AND THE SHOWN LOCATION OF UTILITIES HEREON HAVE NOT BEEN VERIFIED BY THIS SURVEYOR. THAT THE SEWER DEPTH ON FLOWLINE ELEVATIONS (IF SHOWN) ARE TAKEN FROM THE BEST INFORMATION AVAILABLE WHICH SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO EXCAVATION.
ROBERT G. YOUNG, PLS-2007000089 — DATE 10/12/2026

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E:\A-CLAY COUNTY\L-26211 LEPE 101 N 169 HWY SMITHVILLE PLAZA\ENGINEERING\DWGS\L-26211_CONCEPT PLAN.DWG 10/12/2026

R.L. Buford & Associates, LLC
LAND SURVEYING & DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
rlbuford@aol.com

FOR 101 US 169, LLC
A MISSOURI LIMITED LIABILITY COMPANY

OVERLAY CONCEPTUAL PLAN

SEC.-TWP.-RGE.	COUNTY	JOB NO.
23-53-33	CLAY	L-26211
DATE	FIELD BOOK	
7/14/2026	LOOSE LEAF	

DRAWN BY JSR

169 Highway
Little Platte River
Bridge St.