



Board of Aldermen Request for Action

MEETING DATE: 11/3/2026

DEPARTMENT: Development

AGENDA ITEM: Bill No. 3138-26, Final Plat – Davenport Farms Commercial Final Plat - 2nd Reading

REQUESTED BOARD ACTION

A motion to approve Bill No. 3138-26, approving the Final Plat for Davenport Farms Commercial subdivision located in the City of Smithville, Missouri. Second reading by title only.

SUMMARY

Davenport Farms Commercial is a 2-lot subdivision that would create a lot of land previously zoned B-3 (daycare) and a new 3-acre R-1B zoned land north of a newly created street to be called Davenport Lane. The 3-acre lot is intended as the future location of a Northland Regional Ambulance District location. This area is immediately north of the Eagle Heights Elementary School off Eagle Parkway. The Planning Commission recommends approval of the Plat.

PREVIOUS ACTION

The Davenport Farms area was originally Preliminary Platted in 2004, but no development has occurred so that plat has expired.

POLICY OBJECTIVE

Allow public safety facilities to serve the north end of the city.

FINANCIAL CONSIDERATIONS

n/a

ATTACHMENTS

- | | |
|--|---|
| ☒ Ordinance | ☐ Contract |
| ☐ Resolution | ☒ Plans |
| ☒ Staff Report | ☐ Minutes |
| ☒ Other: The Planning Commission meeting is available to view online . | |

BILL NO. 3138-26

ORDINANCE NO. 332X-26

**AN ORDINANCE APPROVING THE FINAL PLAT FOR DAVENPORT FARMS
COMMERCIAL SUBDIVISION LOCATED IN THE CITY OF SMITHVILLE,
MISSOURI**

WHEREAS, The applicant submitted for a Single-Phase Final Plat for a 2 lot subdivision to create two lots, one on land zoned B-3 and the second on land zoned R-1b and the matter was advertised on September 23, 2026 and letters to adjacent property owners were sent the same day for a public hearing to be held before the Planning Commission on October 13, 2026; and

WHEREAS, The Planning Commission conducted that public hearing and then took up and heard the application at the October 13, 2026 hearing; and

WHEREAS, the Commission voted unanimously to recommend approval of the final plat be approved; and

WHEREAS, the attached Final Plat is recommended for approval by the Board.

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

Section 1. Pursuant to Section 425.285 of the Code, the City staff and Engineers reviewed the submittal for compliance and the Planning Commission recommended approval.

Section 2. The Final Plat for Davenport Farms Commercial, attached hereto as Exhibit A and incorporated into this ordinance as if fully set forth herein, is hereby approved and may be recorded following full compliance with the requirements in Chapter 425 of the Code of Ordinances.

Section 3. 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
Development Agreement

Exhibit B
Final Plat

Final Plat
Davenport Farms Commercial 1st Plat

Part Of The Northwest Quarter
Section 1, Township 53 North Range 33 West
Smithville, Clay County, Missouri

PROPERTY CLASSIFICATION: Urban

Deed Reference:
Book 9628 Page 81
Book 5603 Page 72

Plat Reference:
Cabinet G Sleeve 95

Survey Ordered By:
Rymeg INC

Owner Developer:
RYMEQ, Inc (Bob Schmidt)
1912 Harold Drive
Raymore, MO 64083

BASIS OF BEARING
GRID NORTH BY
GPS OBSERVATION

BAR SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING 1/2" CAPPED IRON PIN
- SET #4 REBAR
- △ COMPUTED POSITION
- ▲ CORNER OF RECORD

Survey Description

A Part Of The Northwest Quarter Of Section 1, Township 53 North, Range 33 West, Smithville, Clay County, Missouri, Being More Particularly Described As Follows:
Commencing At The Center Of Section 1; Thence South 89 Degrees 49 Minutes 43 Seconds West Along The South Line Of The Northwest Quarter 743.33 Feet; Thence North 00 Degrees 10 Minutes 17 Seconds West Departing Said Line 30.24 Feet To The Northerly Right-Of-Way Of 188th Street As Now Located And Along The Following Described Calls; Thence South 89 Degrees 49 Minutes 43 Seconds West 544.78 Feet To The Easterly Right-Of-Way Of Eagle Parkway (Missouri Highway Route "F") As Now Located And Along The Following Described Calls; Thence North 00 Degrees 12 Minutes 25 Seconds East 71.64 Feet; Thence North 00 Degrees 26 Minutes 35 Seconds East 714.78 Feet To The Point Of Beginning;
Thence Continuing North 00 Degrees 26 Minutes 35 Seconds East 534.93 Feet; Thence North 90 Degrees 00 Minutes 00 Seconds East Departing Said Right-Of-Way 415.49 Feet; Thence South 00 Degrees 27 Minutes 55 Seconds West 314.93 Feet; Thence South 89 Degrees 59 Minutes 58 Seconds West 150.09 Feet; Thence South 00 Degrees 00 Minutes 20 Seconds East 220.00 Feet; Thence North 90 Degrees 00 Minutes 00 Seconds West 267.00 Feet To The Point Of Beginning, Containing 4.35 Acres More Or Less, Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

RYMEQ INC

Book 9628
Page 81

Detail
Easement &
Part Of Lot 1 Davenport
Farms Elementary

Lot 2
Davenport Farms
Commercial 1st Plat

Davenport Lane
60' R/W

Lot 1
Davenport
Farms
Commercial 1st
Plat

Part Of
Lot 1
Davenport Farms
Elementary
Cabinet G Sleeve 95
0.17 AC±

Survey Description
10' Sewer Easement (1 & 1.1)

Part Of Lot 1 Of Davenport Farms Commercial 1st Plat, Being Located In Northwest Quarter Of Section 1, Township 53 North, Range 33 West, Smithville, Clay County, Missouri, Being More Particularly Described As Follows: A 10 Foot Sewer Easement Lying 5 Feet Each Side Of Centerline Described As Follows:
Commencing At The Southeast Corner Of Lot 1 Of Davenport Farms Commercial 1st Plat; Thence North 00 Degrees 00 Minutes 20 Seconds West Along The East Line Of Said Lot 1 A Distance Of 39.77 Feet To The Point Of Beginning Of The Herein Described Centerline;
Thence North 54 Degrees 12 Minutes 30 Seconds West 6.16 Feet; Thence North 00 Degrees 00 Minutes 20 Seconds West 84.10 Feet To The Point Of Beginning Of Easement (1.1);
Thence South 89 Degrees 59 Minutes 35 Seconds West 17.98 Feet To The Point Of Terminus Of Easement (1.1);
Resuming On The Easement 1 At Point Of Beginning 1.1; Thence North 00 Degrees 00 Minutes 20 Seconds West 35.22 Feet To The Southerly Right-Of-Way Of Davenport Lane As Now Located Being The Point Of Terminus. Side Lines Of Said Easement To Be Lengthened And Shortened At The Appropriate Lines, Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

Survey Description
10' Sewer Easement (2)

Part Of Lot 2 Of Davenport Farms Commercial 1st Plat, Being Located In Northwest Quarter Of Section 1, Township 53 North, Range 33 West, Smithville, Clay County, Missouri, Being More Particularly Described As Follows: A 10 Foot Sewer Easement Lying 5 Feet Each Side Of Centerline Described As Follows:
Commencing At The Southeast Corner Of Lot 2 Of Davenport Farms Commercial 1st Plat; Thence North 89 Degrees 59 Minutes 58 Seconds West Along The South Line Of Lot 2 And The Northerly Right-Of-Way Of Davenport Lane As Now Located 5.00 Feet To The Point Of Beginning Of The Herein Described Centerline;
Thence North 00 Degrees 00 Minutes 20 Seconds West 24.00 Feet To The Point Of Terminus. Side Lines Of Said Easement To Be Lengthened And Shortened At The Appropriate Lines, Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

Survey Description
Part Of Lot 1 Davenport Farms Elementary

A Part Of Lot 1 Of Davenport Farms Elementary As Per Plat Cabinet G Sleeve 95, Being In The Northwest Quarter Of Section 1, Township 53 North, Range 33 West, Smithville, Clay County, Missouri, Being More Particularly Described As Follows:
Beginning At The Southeast Corner Of Lot 1 Of Davenport Farms Commercial Plat 1st; Thence North 89 Degrees 59 Minutes 58 Seconds West Along The South Line Of Lot 1 A Distance Of 64.98 Feet; Thence North 00 Degrees 02 Minutes 38 Seconds West Departing Said Line 163.03 Feet; Thence North 87 Degrees 07 Minutes 44 Seconds East 39.75 Feet; Thence South 00 Degrees 05 Minutes 59 Seconds East 120.14 Feet; Thence South 89 Degrees 53 Minutes 48 Seconds East 25.19 Feet To A Point On The East Line Of Lot 1; Thence South 00 Degrees 00 Minutes 20 Seconds East Along Said East Line 44.84 Feet To The Point Of Beginning, Containing 0.17 Acres More Or Less, Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

Surveyor Notes

- Purpose of Plat:**
This plat was prepared for the purpose of subdividing land in accordance with Smithville, Clay County, Missouri and is not intended for construction, title examination, or other purposes unless specifically stated.
- No Title Review:**
This plat does not represent a title opinion. The surveyor has not performed a title search and makes no representation regarding ownership, easements, restrictions, encroachments, or other matters of title not apparent from visible evidence or not disclosed by the client.
- Easements and Rights-of-Way:**
Easements and rights-of-way shown hereon are based on information provided by the client, recorded documents, or public sources. Their completeness, accuracy, and legal status have not been independently verified.
- Utility Locations:**
The location of utilities shown hereon, if any, are approximate and based on surface evidence, markings, or information provided by utility companies. The surveyor makes no guarantee as to the existence, exact location, or condition of underground utilities or infrastructure.
- Floodplain and Environmental Features:**
This plat does not constitute a floodplain determination or environmental assessment unless specifically noted. No wetland delineation, soil analysis, or environmental testing was conducted by the surveyor.
- Basis of Bearings and Measurements:**
Bearings and distances are based on Missouri West Zone NAD. All measurements are subject to standard surveying tolerances.
- Improvements Not Depicted:**
Existing site improvements (buildings, fences, driveways, etc.) may not be shown unless specifically noted. The depiction of such features, if shown, is for reference only and may not be complete.
- Compliance with Regulations:**
This plat has been prepared in accordance with applicable local and state subdivision regulations as of the date of the survey. It is the responsibility of the developer or property owner to obtain all necessary approvals from governing authorities.
- Changes After Date of Survey:**
This plat reflects conditions as of the date of the field survey. The surveyor is not responsible for changes or developments occurring after that date.
- Use by Third Parties:**
This plat is intended for the exclusive use of Rymeg, INC and applicable reviewing authorities. Use or reliance by others is not authorized without the express written consent of the surveyor.
- Surveyor Stamp**
Survey Is Valid If Stamped And Signature Is Present Or Has Been Electronically Signed And Approved By Bobbie J. Nickols

Entered on transfer record this _____ day of _____, 20____ County Recorder

TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DATED 10/09/2026

Bobbie J. Nickols PLS 2026020060

Certificate Of Ownership

And _____ (Single, Husband And Wife, Corporate Officer / Hereby Certify That I/We Are The Sole Owner(s) Of The Property Described Hereon, Which Is Within The Subdivision Regulation Jurisdiction Of The City Of Smithville, Clay County, Missouri, And That I/We Freely Adopt This Plan Of Subdivision And Dedicate To Public Use All Areas Shown On This Plat As Easements Or Deficient Right Of Way, Except Those Specifically Indicated As Private, And That I/We Will Maintain All Such Areas Until The Offer Of Dedication Is Accepted By The Appropriate Public Authority.

Acknowledgment
State Of _____
County Of _____

On This _____ Day Of _____, 20____, Before Me, The Undersigned Notary Public, Personally Appeared _____ To Me Personally Known To Be The Person(s) Described In And Who Executed The Foregoing Instrument And Acknowledged That They Executed The Same As Their Free Act And Deed. In Witness Whereof, I Have Hereunto Set My Hand And Affixed My Official Seal At My Office In Said County And State And Day And Year Last Written Above.

(Notary Public)

School District
R-II (27)

Lot 1
Davenport Farms
Elementary
Cabinet G Sleeve
95

Book 5603
Page 72

The approval of the plat by the Board of Aldermen in the following form:

This final plat approved by the Board of Aldermen of Smithville, Missouri, this _____ day of _____, 20____.

Mayor _____

ATTEST _____

City Clerk _____

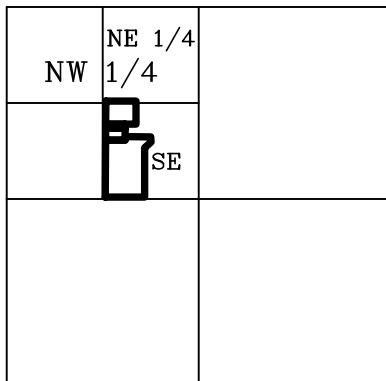
The certificate of the Planning and Zoning Commission in the following form:

The final plat of _____ subdivision was submitted to and approved by the Smithville Planning and Zoning Commission on the _____ day of _____, 20____.

Chairman _____

Secretary _____

VICINITY MAP
SECTION 1



TOWNSHIP 53 NORTH, RANGE 33 WEST
SMITHVILLE, CLAY COUNTY, MISSOURI

West 1/4 Corner
Section 1
Township 53-N
Range 33-W
Existing 5/8"
Iron Pin

188th Street

South Line NW1/4

Utility Easement

Center
Section 1
Township 53-N
Range 33-W
Existing 5/8"
Iron Pin
Commencing Point

SHEET:
1-1

Final
Plat

07/30/2026 AutoCAD Civil 3D
Designed by: TRP Surveyed by: BB
Checked by: BJN Drawn by: JIN
Project #: 26-5266 Sheet Size: 24X36
File: 26-5266.DWG

Part Of The
Northwest Quarter
(410-420) Section 1, Township 53 North, Range 33 West
Smithville, Clay County, Missouri

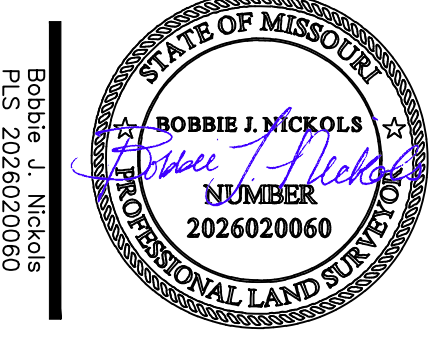
CFS
ENGINEERS

Springfield Office - (417) 986-4067
3015 E. Cairo Street
Springfield, Missouri 65802

www.CFSE.com

Civil Engineering - Land Surveying - Materials Testing

Revisions:



CFS Engineers
MO LICENSE #: 190141100



STAFF REPORT
October 9, 2026
Platting of Parcel Id's # 05-302-00-01-002.00

Application for a Plat Approval

Code Sections:

425.285.A.4

Single Phase Final Plat Approval

Property Information:

Address: 1806 NE 188th St.
Owner: Rymeg, Inc.
Current Zoning: R-1B and B-3

Public Notice Dates:

1st Publication in Newspaper: September 23, 2026
Letters to Property Owners w/in 185": September 23, 2026

GENERAL DESCRIPTION:

The applicant obtained initial zoning approval to rezone and preliminarily plat approximately 150 acres in June of 2005 by Ordinance 2385-05. That zoning included one lot zoned B-3 and described as a daycare on the original Preliminary Plat, as well as R-1B for single family homes on the remainder of the land. Thereafter, no development has occurred. Applicant now seeks to create a new Single Phase Final Plat that will create two lots. The first lot will incorporate all the B-3 zoned land from the original zoning and Preliminary Plat, as well as add an additional 3-acre lot to the north of the B-3 lot for a future ambulance facility. Ambulance facilities are a permitted use in the R-1B zoning district,

GUIDELINES FOR REVIEW – SINGLE PHASE SUBDIVISION FINAL PLATS *See 425.285.A.4*

The Planning Commission shall consider the following criteria in making a recommendation on the plat:

a. The plat conforms to these regulations and the applicable provisions of the Zoning Ordinance and other land use regulations.

Yes, the layout complies with zoning and subdivision requirements.

b. The plat represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan.

Yes, the future land use plan for this area is to remain as zoned – residential – and an ambulance facility provides additional protection to the existing and future residences.

c. The development shall be laid out in such a way as to result in:

(1) Good natural surface drainage to a storm sewer or a natural watercourse.

The subdivision does not change any natural drainage areas, and both lots will also address additional stormwater concerns that may arise based upon the actual crisscrossed various drainage ways. The proposal is laid out to avoid interruption of those areas except when needed to detain any added runoff in accordance with city standards.

(2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth.

Yes, since the area is a crop field, the grading will be minimal, and there are no good trees or desirable natural growth to be preserved or maintained.

(3) A good grade relationship with the abutting streets, preferably somewhat above the street.

Yes.

(4) Adequate lot width for the type or size of dwellings contemplated, including adequate side yards for light, air, access and privacy.

Yes.

(5) Adequate lot depth for outdoor living space.

Not applicable for the intended uses.

(6) Generally regular lot shapes, avoiding acute angles.

Yes.

(7) Adequate building lots that avoid excessive grading, footings or foundation walls.

Yes.

d. The plat contains lot and land subdivision layout that is consistent with good land planning and site engineering design principles.

Yes.

e. The location, spacing and design of proposed streets, curb cuts and intersections are consistent with good traffic engineering design principles.

Yes.

f. The plat is served or will be served at the time of development with all necessary public utilities and facilities, including, but not limited to, water, sewer, gas, electric and telephone service, schools, parks, recreation and open space and libraries.

Yes.

g. The plat shall comply with the stormwater regulations of the City and all applicable storm drainage and floodplain regulations to ensure the public health and safety of future residents of the subdivision and upstream and downstream properties and residents. The Commission shall expressly find that the amount of off-site stormwater runoff after development will be no greater than the amount of off-site stormwater runoff before development.

The proposed design has not impact on the overall flow from current conditions, and any building development will be required to reevaluate the stormwater impacts individually.

h. Each lot in the plat of a residential development has adequate and safe access to/from a local street.

Yes, Davenport Lane is created for the sole purpose to eliminate access directly onto Eagle Parkway. Development of structures will be required to provide traffic impact data at the time of development.

i. The plat is located in an area of the City that is appropriate for current development activity; it will not contribute to sprawl nor to the need for inefficient extensions and expansions of public facilities, utilities and services.

Yes, it is place in an efficient area for public facilities and has been planned as such for over 20 years.

j. If located in an area proposed for annexation to the City, the area has been annexed prior to or will be annexed simultaneously with plat approval.

n/a

k. The applicant agrees to dedicate land, right-of-way and easements, as may be determined to be needed, to effectuate the purposes of these regulations and the standards and requirements incorporated herein.

Yes, no special dedication requirements are needed.

l. All applicable submission requirements have been satisfied in a timely manner.

Yes.

m. The applicant agrees to provide additional improvements, which may include any necessary upgrades to adjacent or nearby existing roads and other facilities to current standards and shall include dedication of adequate rights-of-way to meet the needs of the City's transportation plans. ***n/a***

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Final Plat subject to infrastructure plan approval and bonding as required by the code.

Respectfully Submitted,

Director of Development