



Board of Aldermen Request for Action

MEETING DATE: 12/20/2022

DEPARTMENT: Development

AGENDA ITEM: Resolution 1161, Site Plan Approval – 122 North 169 Highway

REQUESTED BOARD ACTION:

A motion to approve Resolution 1161, to approve the site plan for the remodel of 122 North 169 Highway.

SUMMARY:

This would approve the site plan for a remodel to the old Price Chopper building by adding seven new units along the east façade, and one new unit in the rear of the property.

BACKGROUND:

The developer submitted plans for remodeling a portion of the inside of the old store several months ago to accommodate the new auto parts store. The developer now has plans to divide the remaining portion of the building into seven new units along the 169 frontage, as well as add new entrance for the remaining portion in the rear of the store building. The project will involve also improving the façade of the building, including a new awning, incorporating earthtone colored EIFS (stucco) on the facades. The most significant change will be the new storefronts along 169 Highway, with changes to the parking locations, including new parking spots adjacent to the building on the north and south sides. After review at the December 13, 2022 Planning Commission meeting, the Commission recommended approval of the proposed site plan.

PREVIOUS ACTION:

None

POLICY ISSUE:

Compliance with the Codes

FINANCIAL CONSIDERATIONS:

None 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: Planning Commission meeting may be viewed online. | |

RESOLUTION 1161

A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR MODIFICATIONS TO THE FORMER PRICE CHOPPER BUILDING AT 122 NORTH 169 HIGHWAY

WHEREAS, the applicant submitted plans for modifications to the internal layout and façade of the former Price Chopper building at 122 North 169 Highway, and;

WHEREAS, the Planning Commission discussed and approved the site plan application in accordance with the Staff recommendations at its' December 13, 2022 meeting, and;

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


THAT THE SITE PLAN APPROVAL AT 122 NORTH 169 HIGHWAY FOR MODIFICATIONS TO THE FAÇADE AND LAYOUT OF THE FORMER PRICE CHOPPER BUILDING BE APPROVED IN ACCORDANCE WITH THE COMMISSION RECOMMENDATION.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 20th day of December 2022.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

	<div>STAFF</div> <div>REPORT</div>
Date:	12-19-22
Prepared By:	Jack Hendrix
Subject:	122 N. 169 (Old Price Chopper bldg.) Site Plan

Applicant has submitted plans to make changes to the façade of the existing Price Chopper building. The proposed changes would include adding seven new entrances along the east façade to accommodate 7 new tenant sites, along with new entrances west of the original entrance on the south façade for an additional tenant. The original entrance area is currently used as the entrance into the new auto parts store. In addition, the existing canopy and color scheme will be changed.

There will also be changes to the current paved areas. On the street side, a paved “front walk” area will be created to allow access into the building with ADA compliance. This involves adjusting the parking spaces back a few feet. To accommodate the needed room, the curb on the east side of that area will also be adjusted. ADA complaint parking will be added facing the building on the north and the south areas in order to access the new tenant areas as well. Lastly, the proposed colors of the EIFS siding is earth toned, meeting the current requirements. Due to the limited area and ingress/egress visibility, no landscaping trees and shrubs is recommended.

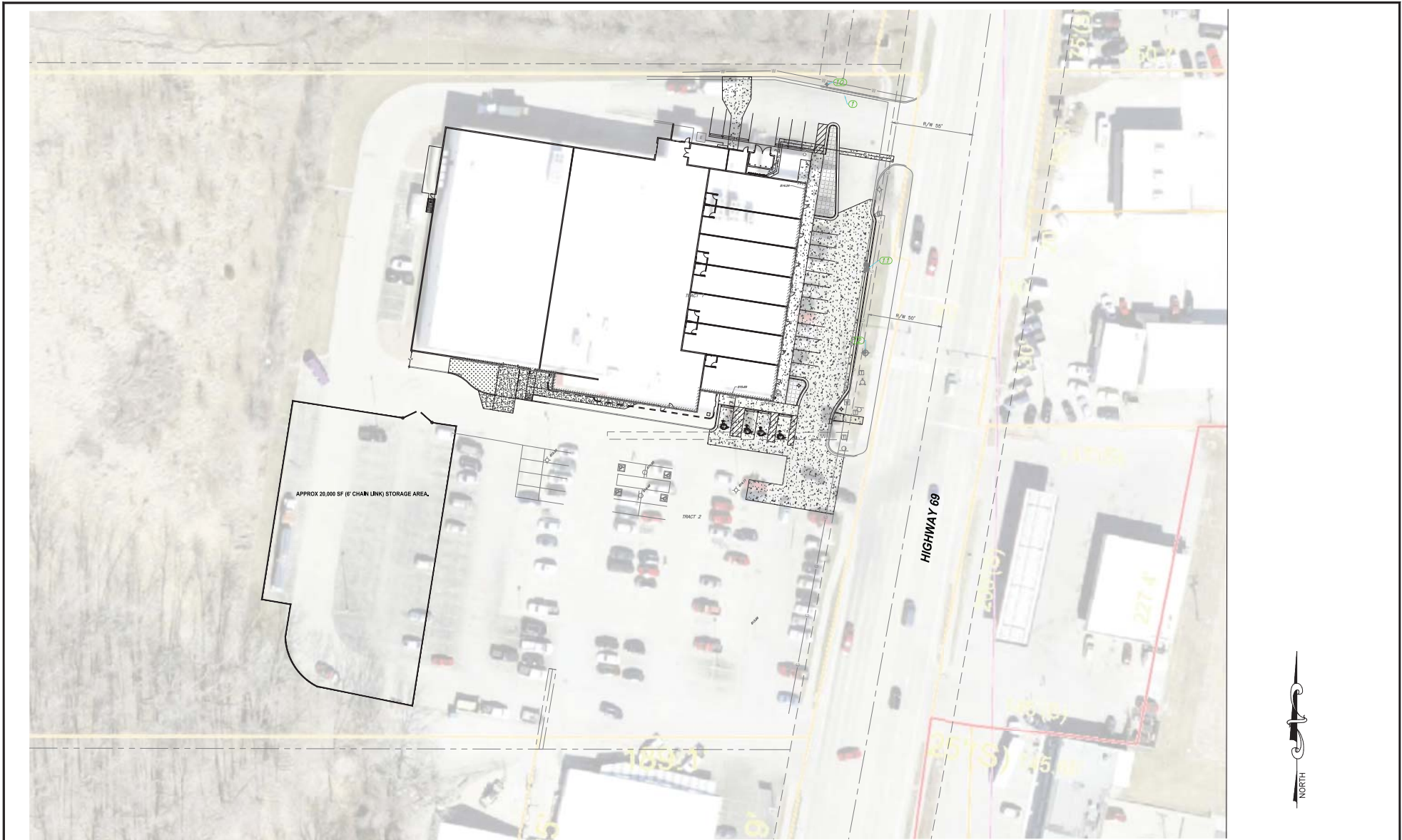
In an addition or modification scenario, the purpose of this review is to verify the addition will not bring the overall building/project out of compliance with the code. In this case, the contrasting style, material and color scheme actually upgrade the buildings’ compliance with the code.

Staff recommends approval of the proposed additional in accordance with he plans. This approval is solely for the site plan portion of the project. The building construction plans will be subject to both City and Fire District review and approval.

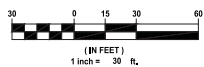
/s/

Jack Hendrix

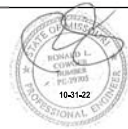
Development Director



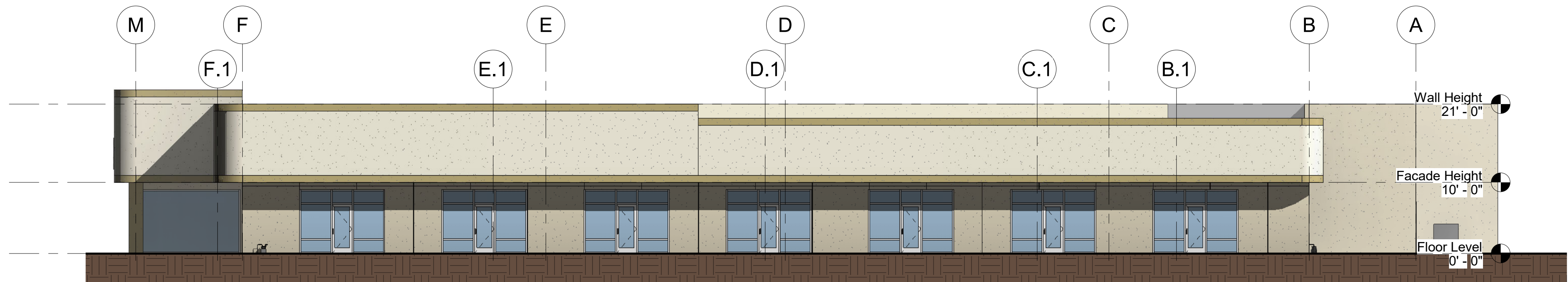
BY	REVISION	DATE
RCIACA	FOR REVIEW	10-01-22



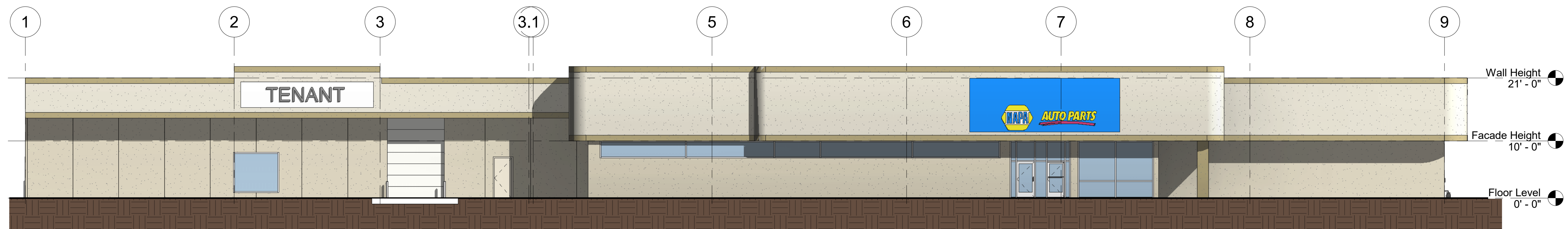
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 www.agcengineers.com



SMITHVILLE COMMERCIAL BUILDING SMITHVILLE, CLAY COUNTY, MISSOURI	
SITE DEVELOPMENT PLANS OVERALL LAYOUT	5



① East Color
3/32" = 1'-0"



② South Color
3/32" = 1'-0"

scharhag

HERMAN A. SCHARHAG COMPANY ARCHITECTS

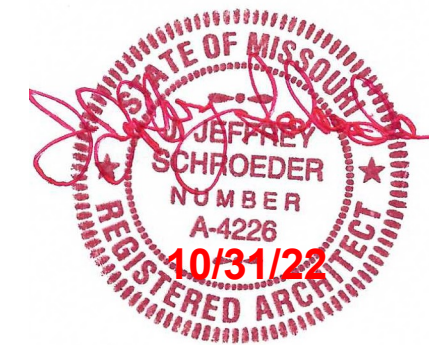
6247 Brookside Blvd, #204 Kansas City, Mo 64113
Phone: 816-656-5055 Scharhagarch@gmail.com

WHITE BOX TENANT WORK FOR

PRICE CHOPPER REMODEL

122 US 169 HIWAY, SMITHVILLE, MO

JOSEPH A. TOWNS - MO. LIC. E-22017
LORAC DESIGN GROUP
CERT. OF AUTHORITY E-2005032846-D



No.	Description	Date
Revision Schedule		

Colored
Elevations

Project number	2296
Date	10.31.2022

A202

Scale	3/32" = 1'-0"
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10/31/2022 2:23:49 PM