



**City of Smithville, Missouri
Planning Commission - Regular Session Agenda
August 11, 2020**

7:00 pm – Council Chambers **Via Videoconference**

NOTICE: *Due to the Health Officer's orders for safety, public meetings and public comment during public meetings will require modification. The City of Smithville is committed to transparent public meetings and will continue this commitment during the COVID-19 crisis. Anyone who wishes to view the meeting may do so in real time as it will be streamed live on the city's FaceBook page through FaceBook Live.

For Public Hearing Comments you will need to email your request to the City Clerk at ldrummond@smithvillemo.org prior to the meeting to be invited via Zoom.

If you do not have access to the internet you may give your Public Comment in person at the Senior Center – Only one person will be permitted at a time. You will enter in the east door and exit out the west door.

-
1. Call to Order
 2. Approve the July 14, 2020 Planning Commission Minutes
 3. Staff Report
 4. Comprehensive Plan Update – Character Areas and Future Land Use Plan
 5. Site Plan Approval – 124 N. 169 Shamrock Convenience Store
 6. Public Hearing – Rezoning Undeveloped land at Harbor Lake
R-1B to A-1
 7. Austin Rezoning and Subdivision Plat Approval –Table to a Date Unknown
 8. Adjourn



Accommodations Upon Request

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

July 14, 2020

7:00 P.M.

Council Chambers

Due to the COVID-19 pandemic this meeting was held via the Zoom meeting app. City staff were at City Hall for the meeting.

Planning and Zoning Commission members attended via the Zoom meeting app. The meeting was streamed live on the city's FaceBook page through FaceBook Live. Attendance in person for the Public Hearing was made accessible for public comment on the agenda items at the Senior Center.

Those attending the meeting: Deb Dotson, Carmen Xavier, Alderman Melissa Wilson, Dennis Kathcart, Mayor Damien Boley, Chairman Rand Smith, and Development Director Jack Hendrix. Due to a technical issue, Connor Samenus was admitted to the meeting at 7:06 p.m.

1. **CALL TO ORDER**

Chairman Rand Smith called the meeting to order at 7:00 p.m.

2. **MINUTES**

The June 9, 2020 Meeting Minutes were moved for approval by DOTSON, Seconded by KATHCART.

Ayes 5, Noes 0, Abstain 1 (Alderman Wilson). Samenus was not present for this vote. Motion carried.

3. **STAFF REPORT**

HENDRIX reported:

We have issued 25 new single-family residential building permits since January 1, 2020.

We have numerous commercial projects that are preparing to come for site plan review or are preparing for construction. They are as follows:

- Herzog Foundation--- He anticipates that they will be coming forward with their site plan review for the September meeting.
- The owner of the property that surrounds Full Features Nursery recently came forward with a conceptual overlay plan. They are now preparing for a mini storage facility. As of today, they have submitted the first draft of those documents for our Public Works Director, Chuck Soules and Jack Hendrix to review. It appears there will be a 2-story building placed in the front and they will start working their way back in phases with the other storage buildings. The front building will be an indoor storage complex with a few exterior storage entrances.
- We are currently working with engineers on the Medical Marijuana manufacturing facility right now.
- Shamrock gas station---They will be tearing down the existing building and constructing a brand-new building at that location. They are currently working on plans for this. This will certainly be an enhancement.

HENDRIX has been told that the Eagle Ridge subdivision now has a new contractor and they are supposed to mobilize this week. We should see this development getting back on track and getting the going with the construction.

KATHCART asked if Price Chopper and Porter's are still on track for a Labor Day opening? Is the new strip mall still happening?

HENDRIX stated that for Porter's Ace Hardware, he spoke with Kent Porter this week and they have some curb changes they want to make in the parking lot. They will be ready to open by that time unless there is some major situation that occurs and cause contractors to shut down. Price Chopper is still planned to open by Labor Day, but they are running really tight on time. He is waiting for the construction plans for the strip mall and anticipates getting those plans within the next week. It looks like it is an 8,500 square foot strip mall with 7 potential units in it. The north portion of the building will also include a drive thru window. So, there is the possibility of a drive thru retail business there as well.

Mr. Hendrix introduced Leslie Deacon with John Stover and Associates. She works for one of the consulting team running our Comprehensive plan update process. Please click on the attached link to view her presentation:

<https://storymaps.arcgis.com/stories/b0fd7497e0294bc5a392341d73e4583a> .

4. PUBLIC HEARING – ZONING 2412 NE 157TH TO R-1B

HENDRIX stated that in the past Public Hearing for annexation have been done by the Planning Commission. The Board of Alderman designated this to the commission a long time ago, so we have always done it that way. In reviewing the annexation policy with the City attorney, they indicated there was a case law out that adjusted the thinking on that process. They suggested that we should for all future annexations take those directly to the Board of Aldermen. The Planning Commission will not have any impact or input on that other than when we start talking about the annexation policy and how the Comprehensive Plan brings that together. That is why we pulled the annexation from last month's meeting agenda and it went directly to the Board of Aldermen. As a result of those meetings the annexation has occurred. Now we need to set the initial zoning as it relates to this parcel of ground. This commission is required to set the zoning on all parcels in the city limits of Smithville. So, today on the agenda we will be setting the initial zoning for one house that is in an existing subdivision that is fully constructed in the Lakeside Crossing subdivision. With this annexation there are still about 10 out of 50 lots in that subdivision that are not inside the current city limits. The City attorney sent out letters to residents in that neighborhood and Mrs. Whaley went ahead and filed the application and the annexation has occurred. We have to go through the basic process of all the other rezoning's to make this technically legal but it's a little different because some of the questions in the Findings of Facts document don't make sense.

If you read the staff report on this, for example, one of the questions that we always discuss is the time the property has remained vacant as zoned. That doesn't really apply because it's been zoned residential in the county forever and it's not vacant. It's fully developed. I have submitted the staff report and we would recommend a Findings of Fact based upon those general factors that are laid out. If there's any discussion, the proposal would be to set this initial zoning on this as R-1B which is the zoning of all the city lots in that area (single family residential).

MAYOR BOLEY motioned to approve the Findings of Facts based on the staff report. Seconded by SAMENUS.

MAYOR BOLEY stated that he wanted to make everyone on this commission aware that we have about a dozen of these that we will probably see.

SMITH asked how this happens where you have a subdivision where you have several houses that are not in the city?

HENDRIX stated that it is an interesting story. The subdivision was being worked on through Clay County because, at the time the subdivision was being developed initially, it was not adjacent to the city of Smithville. At the time Lakeside Crossing was going in, the Strawberry Hill subdivision, which is on the other side of the road, had not annexed. These folks were building a subdivision and were hoping to annex into Smithville. But in order to do that they had to have an agreement to hook to the city sewers, so they had to have an agreement to annex. The property owner did that and then they started the development and started the design. Before they got to the point when they finally became contiguous to the city, they'd already sold 11 or 12 of the lots to builders. For some reason, they never told the builders that they needed annex so those lots couldn't come in because the owner of the lots must be the one to request voluntary annexation. So, we annexed everything but those 12 lots. When I got here in 2007, shortly thereafter, the next door neighbor to this lady annexed and the sales pitch we made to them was your sewer bill goes down if you annex. We charge more for people who are connected to our sewer or are connected to our water that don't live in the city limits. They pay more for their water or sewer and for those folks that was their decision. So, due to the annexation of Mrs. Whaley's property, her sewer bill is going to go down substantially because now she is in the city. That will be her benefit to it. We also have a similar agreement with the Quail Ridge subdivision. When those properties become contiguous, they are supposed to voluntarily annex. We haven't sent any notices to any of those folks because it was just a year or so ago that the Oaks at Paradise Pointe subdivision was annexed. Now that property is contiguous to a couple of the Quail Ridge lots so we anticipate that process will start there.

Public Hearing: None

Public Hearing closed

MAYOR BOLEY stated that he wanted to make everyone on the commission aware that as a part of our Comprehensive and Strategic planning, annexation is one of the topics we are working on quite a bit so expect to see a few of these. He said we're working on annexing Smith's Fork as well. It's a priority of the Board of Alderman.

XAVIER stated that she is curious as to the attorney's motivation of taking annexation issues from Planning & Zoning.

HENDRIX stated there is a case law that apparently says, using the exact language in the statute for chapter 71, it says the governor, the entity or the municipality, I don't remember that portion of the wording, shall hold a public hearing. In another law, that same language saying shall hold a public hearing was determined that it is a non-delegable duty. Which means they cannot delegate the Planning commission to hold that hearing. It must be a public hearing and it must be in front of the Board of Alderman.

XAVIER asked when this opinion was handed down?

HENDRIX stated that the legal opinion from our attorney came about a month and a half ago.

XAVIER stated that the city was not mandated to do this? It was just strongly suggested by interpretation.

HENDRIX stated the only time we would ever be mandated to do it is if we were sued and we lost. This is our attorney's efforts to avoid getting sued.

XAVIER stated that she was just worried about the word plans in Plans and Zoning. It's almost like an afterthought.

HENDRIX stated that parts of the Comprehensive planning process will include areas of future annexation. Where should we be looking to annex? Where are the areas we want to avoid? There are tactical reasons associated with growth, for example, generally in the planning discussion regionally, a lot of folks don't want to get what's called "Gladstoned" which is completely enveloped by Kansas City. They annexed everything around them, so Gladstone is landlocked and that happened in one fell swoop. They went from the existing boundary south of Gladstone all the way to 435 Hwy in one fell swoop. We want to make sure our growth area is where we want it to be not reacting to Kansas City's growth.

Discussion: None

THE VOTE: SAMENUS-AYE, ALDERMAN WILSON-AYE, XAVIER-AYE, DOTSON-AYE, MAYOR BOLEY-AYE, KATHCART-AYE, SMITH-AYE.

AYES-7, NOES-0. MOTION PASSED

5. **PUBLIC HEARING – REZONING 2000 NE 132ND FROM A-1 TO A-R**
6. **PUBLIC HEARING – PRELIMINARY PLAT – KYLEE MEADOWS – 22 LOT SUBDIVISION**

At the beginning of the meeting SMITH informed the commission that the City was notified yesterday that a scheduling conflict occurred with the applicant Eric Dunham. Mr. Dunham explained to the City that his main presenter could not be present tonight. Mr. Dunham has requested that items 5 & 6 on tonight's agenda be tabled until the August 11th meeting. SMITH stated that we need a motion and a second to do so.

KATHCART motioned to table agenda items 5 and 6 until the August 11, 2020 P & Z meeting. Seconded by XAVIER.

Discussion: None

THE VOTE: XAVIER-AYE, ALDERMAN WILSON-AYE, KATHCART-AYE, MAYOR BOLEY-AYE, DOTSON-AYE, SMITH-AYE.

AYES-6, NOES-0. SAMENUS was not present at the time of the vote. MOTION PASSED

7. **ADJOURN**

XAVIER made a motion to adjourn. SAMENUS seconded the motion.

VOICE VOTE: UNANIMOUS

SMITH declared the session adjourned at 7:53 p.m.



STAFF REPORT

Date:	August 4, 2020
Prepared By:	Jack Hendrix
Subject:	Site Plan Review – 124 N. 169 Hwy – Shamrock Gas Station Demolition and New Construction

The applicant has submitted a site plan review application to authorize the demolition of the existing Shamrock Gas Station that sets between the current Price Chopper and the Cemetery on 169 Hwy. The proposal as submitted has just two minor changes that need to be made. I have attached a separate document of the staff changes to the original submittal (being amended now) by the applicant. They have agreed to make the changes in accordance with staff’s recommendation. With those changes, the project is described as follows:

The proposal is to construct a new 5,040 ft² convenience store, along with a new canopy over 6 double sided gas pumps. The façade of the building would be a brick wainscot on the front at the base, along with multiple columns of brick along the public façade. The remaining area of the front would be EIFS Stucco. The sides and rear would be all EIFS Stucco, with a color to match the front. Staff recommended changes include adjusting the color of the stucco to match the color of the brick at the same elevation around the entire building to complete the three-part system of our wall design in the site plan ordinance.

The proposal would include keeping the existing two commercial entrances from 169 as constructed, but extending the curbs on the north and middle areas further into the property. After discussion with the Fire Chief, he agreed with our staff recommendation to eliminate the first two parking stalls on the north property line to improve the ingress to the site. Staff also recommends eliminating the single parking space set between the two entrances and extending the curb in this area also. Both of these extended curb areas would become additional landscape areas to allow the trees and shrubs to be installed on the subject property and not inside the MODOT

right of way as shown on their original submittal. With these minor adjustments, all other portions of the project meet the standards in our site plan review and Staff's recommendation is to approve the Site Plan with the staff recommendations incorporated into the final approval.

ABBREVIATIONS

ABV. ABOVE	AC. ACOUSTIC(AL)	ADH. ADHESIVE	ADJ. ADJUSTABLE	ADMN. ADMINISTRATION	A/C AIR CONDITIONING	ALT. ALTERNATE	ALUM. ALUMINUM	A.B. ANCHOR BOLT	& AND	APPROX. APPROXIMATE(LY)	ARCH. ARCHITECT(URAL)	ASPH. ASPHALT	A.C. ASPHALTIC CONCRETE	@ AT	BSMT. BASEMENT	B. BATHROOM	BM. BEAM	BR. BEDROOM	BL. BLDG.	BET. BETWEEN	BLK.(G) BLOCK(ING)	BD. BOARD	B.W. BOTH WAYS	BOT. BOTTOM	BLDG. BUILDING	CAB. CABINET	C.O. CASED OPENING	C.I. CAST IRON	C.B. CATCH BASIN	CLKG. CAULKING	CLG. CEILING	CEM. CEMENT	C. CENTER LINE	C.O.S. CENTER OF STUD	CER. CERAMIC	CH. CHANNEL	CLR. CLEAR	CLO. CLOSET	C.W. COLD WATER	COL. COLUMN	COMB. COMBINATION	COMPO. COMPOSITION	COMM. COMMUNICATION	CONC. CONCRETE	CONF. CONFERENCE	CONN. CONNECTION	CONT. CONTINUE(OUS)	CONTR. CONTRACT(OR)	COORD. COORDINATE	DEG./° DEGREE	DET. DETAIL	DIAM./Ø DIAMETER	DIM. DIMENSION	DISP. DISPENSER	DR. DOOR	DBL. DOUBLE	DN. DOWN	DS. DOWNSPOUT	DWG. DRAWING	D.F. DRINKING FOUNTAIN	D.S.P. DRY STANDPIPE	EA. EACH	E. EAST	ELEC. ELECTRIC(AL)	EL. ELEVATION	ELEV. ELEVATOR	ENCL. ENCLOSURE	ENT. ENTRANCE	EQ. EQUAL	EQUIP. EQUIPMENT	EXH. EXHAUST	EXIST. EXISTING	EXP. EXPANSION	EXPO. EXPOSED/EXPOSURE	EXT. EXTERIOR	(E) EXISTING	F.O.F. FACE OF FINISH	F.O.S. FACE OF STUD	FIN. FINISH	FIX. FIXTURE	FLSH. FLASHING	FLR. FLOOR	F.L. FLOW LINE	F.D. FLOOR DRAIN	FLUOR. FLUORESCENT	FT./ FOOT	FTG. FOOTING	FDN. FOUNDATION	FUR. FURRING	FUT. FUTURE	GAL. GALLON	GALV. GALVANIZED	G.I. GALVANIZED IRON	G. GAS	GA. GAUGE	G.L. GLASS	GLU.LAM. GLUED LAMINATE	GYP. GYPSUM	HD. HOT DIPPED	HDW. HARDWARE	HDWD. HARDWOOD	HT. HEIGHT	H.M. HOLLOW METAL	HORIZ. HORIZONTAL	H.B. HOSE BIBB	H.W. HOT WATER	INFO. INFORMATION	ILLUM. ILLUMINATE(D)	LD. INSIDE DIAMETER	INSUL. INSULATE(TION)	INT. INTERIOR	INTER. INTERMEDIATE	JAN. JANITOR	JT. JOINT	K.C.P. KEENE'S CEMENT	PLASTER	KIT. KITCHEN	LAB. LABORATORY	LAM. LAMINATED	LAV. LAVATORY	LT. LIGHT	LIN. LINEAL	LVR. LOUVER(ED)	MFR. MANUFACTURE(ER'S)	MAS. MASONRY	M.O. MASONRY OPENING	MAT. MATERIAL	MAX. MAXIMUM	MECH. MECHANICAL	MEMB. MEMBRANE	MET. METAL	MEZZ. MEZZANINE	MIN. MINIMUM	MISC. MISCELLANEOUS	MLDG. MOULDING	MULL. MULLION	NAT. NATURAL	N. NORTH	N.I.C. NOT IN CONTRACT	N.T.S. NOT TO SCALE	NO./# NUMBER	(N) NEW	O.C. ON CENTER	O.D. OUTSIDE DIAMETER	OPNG. OPENING	OPP. OPPOSITE	PNL. PANEL	PENNY PENNY	PLAS. PLASTER	PLAST. PLASTIC	PL. PLATE	PLBG. PLUMBING	PLYWD. PLYWOOD	POL. POLISH	LB./# POUND	PL. PROPERTY LINE	RAD./R. RADIUS	REINF. REINFORCE(ING)	ROOM ROOM	RO. ROUGH OPENING	R.O. ROUND	RR. RESTROOM	SCHED. SCHEDULE	SEC. SECTION	SHT. SHEET	SIM. SIMILAR	S. SOUTH	SPECS. SPECIFICATIONS	SQ./ SQUARE	STD. STANDARD	STL. STEEL	STO. STORAGE	STRUC. STRUCTURAL	SUSP. SUSPEND(ED)	SYS. SYSTEM	T & P TELEPHONE & POWER	TEMP. TEMPERED	THK. THICK(NESS)	THR. THRESHOLD	T & B TOP & BOTTOM	T.C. TOP OF CURB	T.O.P. TOP OF PARAPET	T.S. TOP OF SHEETING	T.W. TOP OF WALL	TYP. TYPICAL	U.N.O. UNLESS NOTED OTHERWISE	VENT. VENTILATE(TION)	VERT. VERTICAL	W. WATER	W.C. WATER CLOSET	WT. WEIGHT	W.W.F. WELDED WIRE FABRIC	W WEST	W WITH	WD. WOOD
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SYMBOLS AND HATCH PATTERNS

	SPACE OR ROOM NUMBER
	DOOR NUMBER
	WALL TYPE
	WINDOW NUMBER
	WALL ELEVATION NUMBER
	SHEET ON WHICH OCCURS
	DETAIL NUMBER
	SHEET ON WHICH OCCURS
	BUILDING SECTION NUMBER
	SHEET ON WHICH OCCURS
	WALL SECTION NUMBER
	SHEET ON WHICH OCCURS
	WALL ELEVATION NUMBER
	SHEET ON WHICH OCCURS
	REVISION NUMBER / LETTER/ SHEAR PANEL
	GRID REFERENCE LINES
	STARTING/WORK POINT
	MATCH LINE
	SOIL BORING LOCATION & NUMBER
	BRICK
	CONCRETE BLOCK
	NEW WOOD STUD WALL
	EXIST. WOOD STUD WALL
	CONCRETE (LG. SCALE)
	CONCRETE (SM. SCALE)
	AGGREGATE BASE
	EARTH
	ASPHALTIC CONCRETE
	DIMENSION LUMBER
	WOOD SHIM OR BLOCKING
	FINISHED WOOD
	INSULATION
	ACOUSTICAL TILE
	PLYWOOD
	GYPSUM BOARD
	PLASTER / GROUT / CEMENT
	ALUMINUM
	STEEL
	BRASS OR BRONZE
	METAL IN ELEVATION
	CERAMIC TILE
	WEATHER SEAL
	GLASS
	RESILIENT FLOORING

SMITHVILLE SHAMROCK

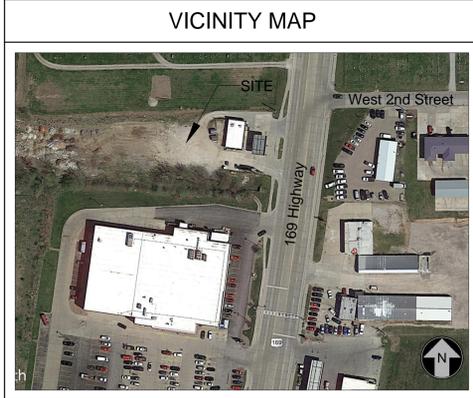
CONVENIENCE STORE

PROJECT TEAM			
GENERAL CONTRACTOR:	DF CONSTRUCTION LLC Business License Issuance No. LC100200018	MECHANICAL ENGINEER:	AEC, Inc. 11032 S. Green Road Olathe, KS 66061 CONTACT: Greg Gladfelter PH: (913) 829-3803
ARCHITECT:	WOODS ARCHITECTURE LLC 8509 W. 145th Terrace Overland Park, KS 66223 CONTACT: Chris R. Woods PH: (310) 780-6732	ELECTRICAL ENGINEER:	AEC, Inc. 11032 S. Green Road Olathe, KS 66061 CONTACT: Mike Panethiere PH: (913) 829-3803
STRUCTURAL ENGINEER:	Skeens Consulting Services, LLC 423 N. Winnebago Drive Lake Winnebago, MO 64034 CONTACT: Mike Skeens PH: (816) 806-9719	PLUMBING ENGINEER:	AEC, Inc. 11032 S. Green Road Olathe, KS 66061 CONTACT: Greg Gladfelter PH: (913) 829-3803

PROJECT SUMMARY	
PROJECT ADDRESS:	124 North 169 Highway Smithville, MO 64089
PROJECT OWNER:	Atta Muhammad Shah 2148 NE 105th St. Kansas City, MO 64155
CONSTRUCTION TYPE:	V-B
ZONING:	B-3
JURISDICTION:	City of Smithville
SQUARE FOOTAGE:	5,040 s.f.
OCCUPANCY GROUP:	M (Mercantile) C-STORE
PARKING:	SEE CIVIL
OCCUPANCY LOAD:	Convenience Store (3231 @ 30 sf/person) = 108 persons Storage (146 @ 300 sf/person) = 1 persons Cashier (427 @ 300 sf/person) = 2 persons Display/walk-in coolers (848 @ 300 sf/person) = 3 persons TOTAL = 114 persons
EXITS REQUIRED:	(114 / 50) = 2.28 = 3
SECURITY:	Integrated Security Systems (24 Hour Monitoring) 1- Camera Per Drive Entry 2- Cameras Monitoring Pumps 1- Camera Per Store Walkway 18- Cameras Monitoring Store 24- Total Cameras

GOVERNING CODES	
•	2018 INTERNATIONAL BUILDING CODE
•	2018 INTERNATIONAL EXISTING BUILDING CODE
•	2018 INTERNATIONAL ENERGY CONSERVATION CODE
•	2018 INTERNATIONAL FIRE CODE
•	2017 NATIONAL ELECTRICAL CODE (NEC)
•	2018 UNIFORM PLUMBING CODE (UPC)
•	2018 UNIFORM MECHANICAL CODE (UMC)
•	2017 AMERICAN NATIONAL STANDARD FOR ADA

LEGAL DESCRIPTION	
ALL THE PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 53 NORTH, RANGE 33 WEST IN SMITHVILLE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 22, THAT IS 907.02 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 480 FEET TO A POINT, THENCE NORTH 59 DEGREES 20 MINUTES WEST, A DISTANCE OF 523.4 FEET TO A POINT, THENCE WEST ALONG A PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 117.9 FEET TO THE CENTER OF SMITH'S FORK (LITTLE PLATTE) OF PLATTE RIVER, THENCE IN A SOUTHERLY DIRECTION (UPSTREAM) ALONG THE CENTER OF SAID RIVER TO A POINT THENCE EAST PARALLEL TO AND 249.26 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 22, TOWNSHIP 53 NORTH, RANGE 33 WEST A DISTANCE OF 1165 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, THENCE NORTH A DISTANCE OF 157.15 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY THE DEED RECORDED MAY 6, 1999, AS DOCUMENT NO. P-47927, IN BOOK 2999 AT PAGE 990.	
PROPERTY ID:	255647
PARCEL ID:	05504000101800



811
Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN MISSOURI, CALL MISSOURI ONE CALL SYSTEM
TOLL FREE: 1-800-344-7483 OR www.mocall.org
MISSOURI STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

DRAWING SHEET INDEX		
SHEET	DESCRIPTION	REV.
A0.1	TITLE, SYMBOLS, & ABBREVIATIONS	0
1of1	TOPOGRAPHIC SURVEY	0
ARCHITECTURAL		
A1.1	ARCHITECTURAL SITE PLAN	0
A2.1	EXTERIOR BUILDING ELEVATIONS (COLOR)	0
A2.2	EXTERIOR BUILDING ELEVATIONS (COLOR)	0
A2.3	EXTERIOR CANOPY ELEVATIONS (COLOR)	0

DF Construction LLC

ADDRESS: 7180 W. 107th St., Suite 9
OVERLAND PARK, KS 66212

PHONE: 913-449-3623 FAX: 913-296-7833

EMAIL: df3llc@gmail.com

WOODS ARCHITECTURE LLC

OFFICE ADDRESS: 8509 W. 145TH TERRACE
OVERLAND PARK, KS 66223

PHONE: 310-780-6732

EMAIL: chrisrwoods@gmail.com

ARCHITECT'S SEAL: CHRISTOPHER R. WOODS, NUMBER A-2018000473, ARCHITECT

PHASE: DESIGN DEVELOPMENT

ISSUED FOR CLIENT REVIEW	07-01-20
ISSUED FOR CLIENT REVIEW	07-07-20
ENGINEER REVIEW	07-10-20
ENGINEER REVIEW	07-13-20
ISSUED FOR CITY REVIEW	07-24-20

SMITHVILLE
FOOD MART & SHAMROCK
CONVENIENCE STORE

PROJECT ADDRESS: 124 North 169 Highway
Smithville, MO 64089

VERIFICATION STATEMENT: WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL CONTRACTORS MUST COMPLY WITH THE GENERAL NOTES ON THE TITLE SHEET AND THE SPECIFICATIONS FOR THE PROJECT.

SHEET TITLE: TITLE SHEET

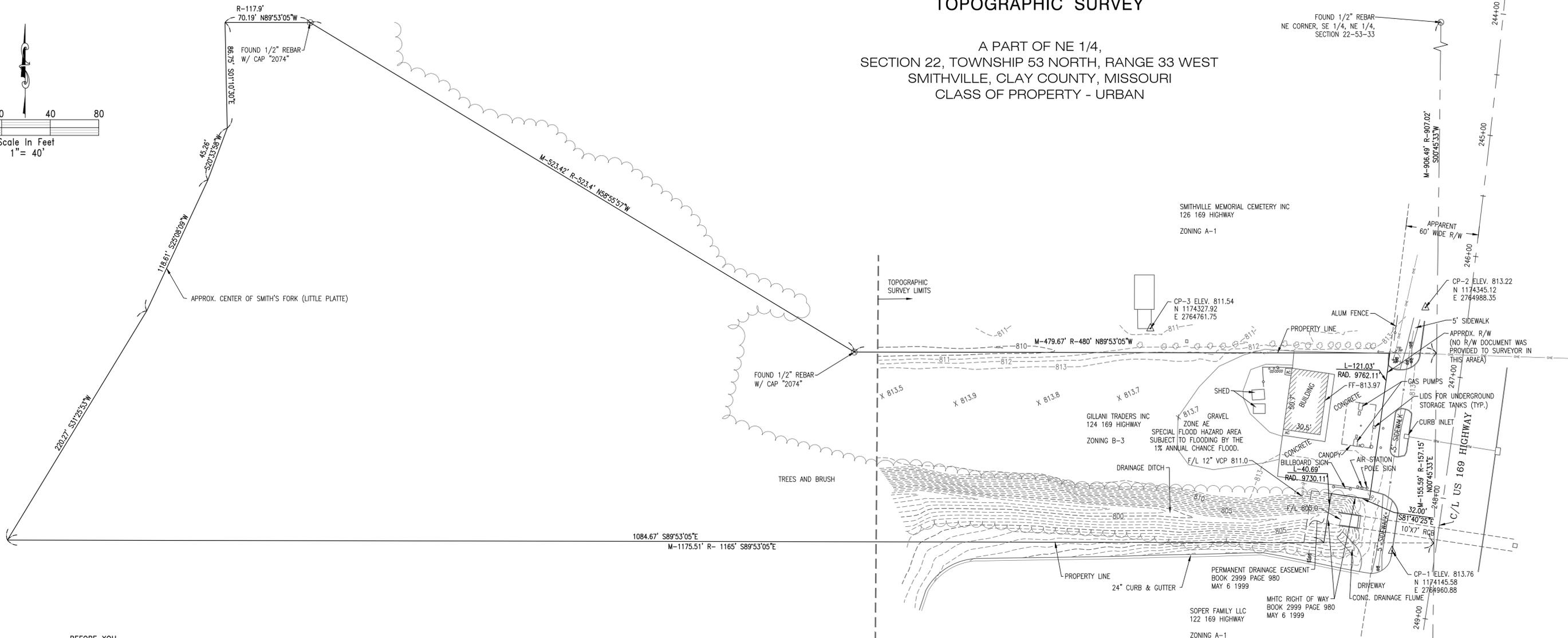
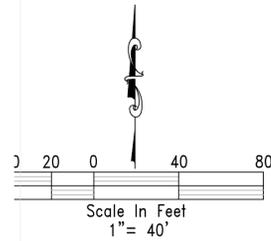
ISSUED FOR REVIEW:	07-24-2020
ISSUED FOR PERMIT:	00-00-2020
ISSUED FOR CONSTRUCTION:	00-00-2020
DRAWN BY: CW	JOB #: WA20-004
CHECKED BY: CW	SCALE: AS NOTED
SHEET I.D. #:	

A0.1

NOT FOR CONSTRUCTION

TOPOGRAPHIC SURVEY

A PART OF NE 1/4,
SECTION 22, TOWNSHIP 53 NORTH, RANGE 33 WEST
SMITHVILLE, CLAY COUNTY, MISSOURI
CLASS OF PROPERTY - URBAN



BEFORE YOU DIG - DRILL - BLAST



Call
1-800-344-7483 (MISSOURI)
1-800-344-7233 (KANSAS)

UTILITY NOTE:
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SYMBOL LEGEND

- | | | | |
|--------|---------------------------|-------|----------------------|
| △ CP-1 | SURVEY CONTROL POINT | — | GUY WIRE |
| ○ | FOUND MONUMENT (AS NOTED) | — | POWER POLE |
| R/W | RIGHT OF WAY | TP | TELEPHONE PEDISTAL |
| R | RECORD DISTANCE | AC | AIR CONDITIONER UNIT |
| M | MEASURED DISTANCE | CO | CLEAN OUT SEWER |
| L | ARC LENGTH | WV | WATER VALVE |
| RAD | RADIUS | ⊗ | FIRE HYDRANT |
| | | —○— | FENCE |
| | | —W— | WATER LINE |
| | | —STM— | STORM SEWER LINE |
| | | — | TREE LINE |

NOTES:

1. THE SUBJECT PROPERTY CONTAINS 5.8 ACRES MORE OR LESS.
2. ACCESS TO PROPERTY VIA PUBLIC RIGHTWAY, 169 HIGHWAY.
3. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE FOLLOWING:
A. FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A PROPER TITLE REPORT. EASEMENTS AND OTHER CONDITIONS MAY EXIST AND COULD BE DISCLOSED BY A PROPER TITLE REPORT, WHICH WAS NOT SUPPLIED BY THE CLIENT

BASIS OF BEARINGS:

BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

FLOOD STATEMENT:

THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "AE" (BASE ELEVATIONS DETERMINED) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER, 29047C0014EG WITH AN EFFECTIVE DATE OF AUGUST 3, 2015

DESCRIPTION:

ALL THE PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 53 NORTH, RANGE 33 WEST IN SMITHVILLE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 22, THAT IS 907.02 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 480 FEET TO A POINT, THENCE NORTH 59 DEGREES 20 MINUTES WEST, A DISTANCE OF 523.4 FEET TO A POINT, THENCE WEST ALONG A PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 117.9 FEET TO THE CENTER OF SMITH'S FORK (LITTLE PLATTE) OF PLATTE RIVER, THENCE IN A SOUTHERLY DIRECTION (UPSTREAM) ALONG THE CENTER OF SAID RIVER TO A POINT THENCE EAST PARALLEL TO AND 249.26 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 22, TOWNSHIP 53 NORTH, RANGE 33 WEST A DISTANCE OF 1165 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, THENCE NORTH A DISTANCE OF 157.15 FEET TO THE PLACE OF BEGINNING. EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY THE DEED RECORDED MAY 6, 1999, AS DOCUMENT NO. P-47927, IN BOOK 2999 AT PAGE 980.



LOCATION MAP
SCALE=1"=2000'
SECTION 22
TOWNSHIP 53 RANGE 33

SOUTH LINE, NE 1/4, SECTION 22-53-33

FOUND 2 1/2" ALUM MONUMENT
SE CORNER, NE 1/4,
SECTION 22-53-33

FOUND 1/2" REBAR
NE CORNER, SE 1/4, NE 1/4,
SECTION 22-53-33

TOPOGRAPHIC SURVEY	
A PART OF NE 1/4, SECTION 22, TOWNSHIP 53 NORTH, RANGE 33 WEST SMITHVILLE, CLAY COUNTY, MISSOURI	
BOUNDARY & CONSTRUCTION SURVEYING, INC.	
821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337	
DATE: JUNE 24, 2020	PROJECT NO. 20-228
CLIENT: DF CONSTRUCTION, LLC 7180 W. 107TH ST, SUITE 9 OVERLANDPARK, KANSAS 66212	SHEET 1 OF 1
124 169 HIGHWAY, SMITHVILLE, MO.	



DF Construction LLC

ADDRESS: 7180 W. 107th St., Suite 9
OVERLAND PARK, KS 66212
PHONE: 913-449-3623 FAX: 913-296-7833
EMAIL: df3llc@gmail.com



WOODS ARCHITECTURE LLC

OFFICE ADDRESS: 8509 W. 145TH TERRACE
OVERLAND PARK, KS 66223
PHONE: 310-780-6732
EMAIL: chrisrwoods@gmail.com
ARCHITECT'S SEAL



PHASE: **DESIGN DEVELOPMENT**

ISSUED FOR CLIENT REVIEW	07-01-20
ISSUED FOR CLIENT REVIEW	07-07-20
ENGINEER REVIEW	07-10-20
ENGINEER REVIEW	07-13-20
ISSUED FOR CITY REVIEW	07-24-20

PROJECT TITLE: **SMITHVILLE FOOD MART & SHAMROCK CONVENIENCE STORE**

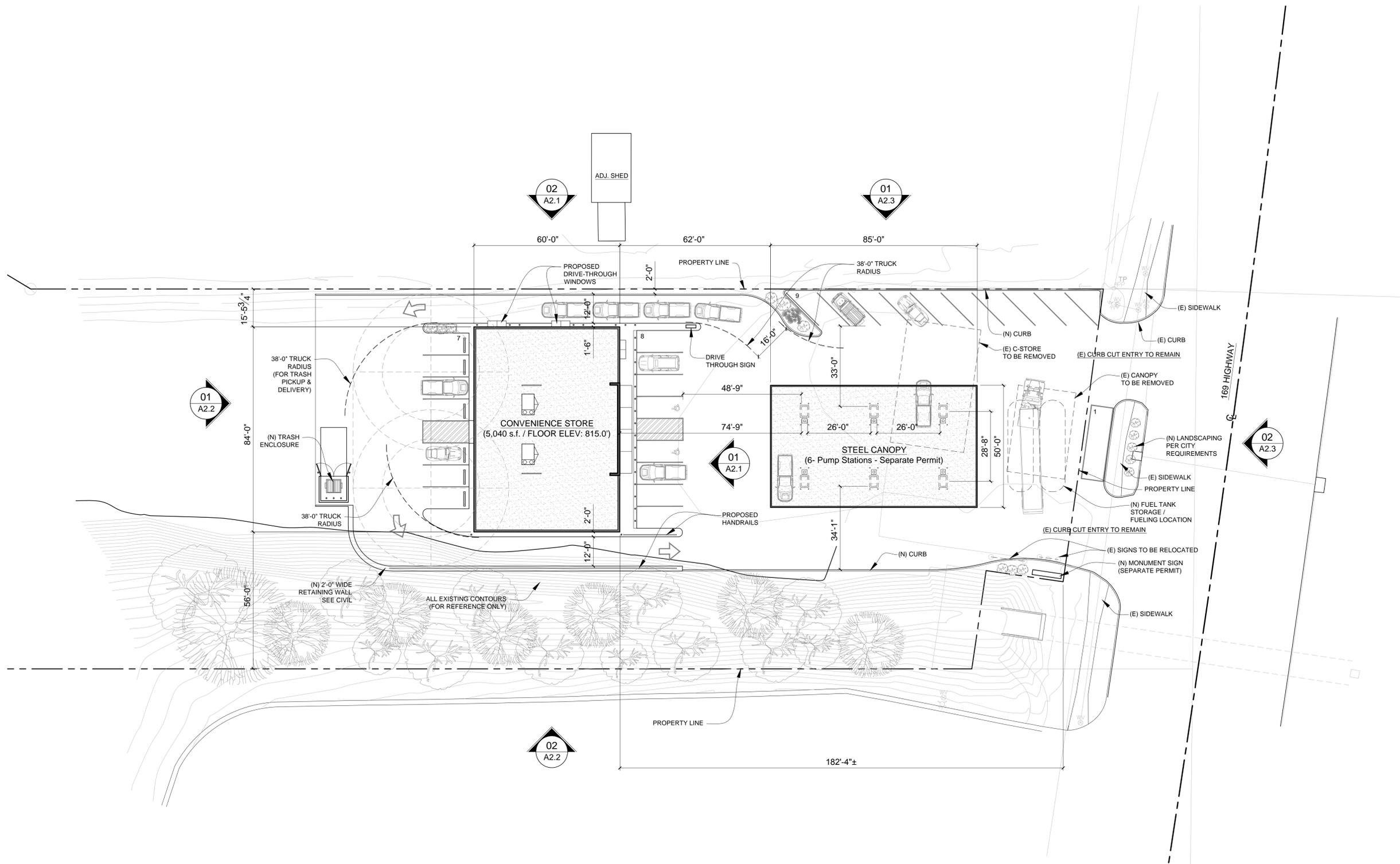
PROJECT ADDRESS: 124 North 169 Highway
Smithville, MO 64089

VERIFICATION STATEMENT:
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL CONTRACTORS MUST COMPLY WITH THE GENERAL NOTES ON THE TITLE SHEET AND THE SPECIFICATIONS FOR THE PROJECT.

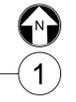
SHEET TITLE: **SITE PLAN**

ISSUED FOR REVIEW:	07-24-2020
ISSUED FOR PERMIT:	00-00-2020
ISSUED FOR CONSTRUCTION:	00-00-2020
DRAWN BY: CW	JOB #: WA20-004
CHECKED BY: CW	SCALE: AS NOTED
SHEET I.D. #:	

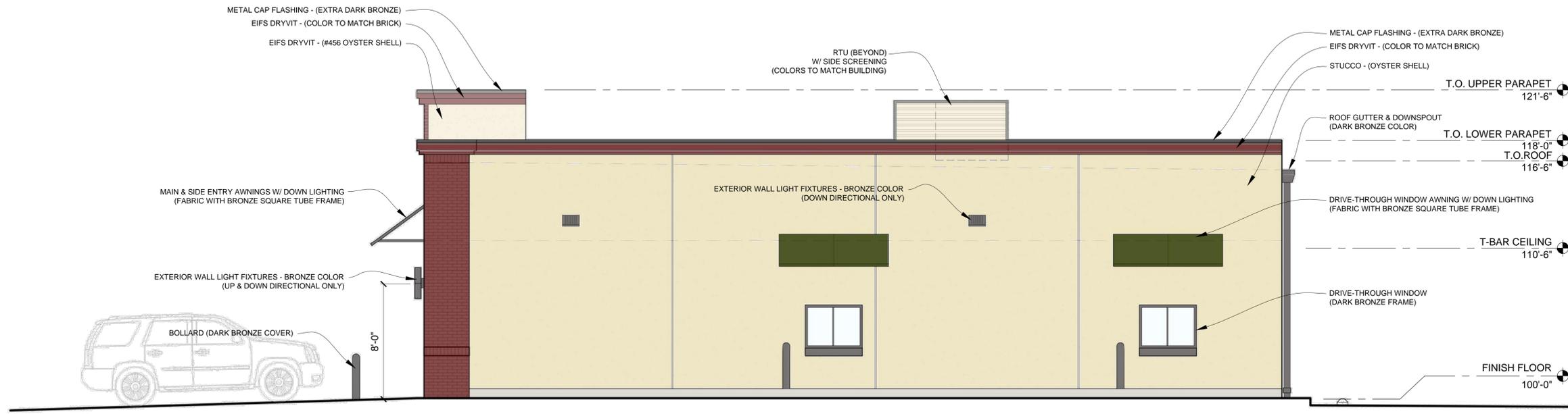
NOT FOR CONSTRUCTION



SITE PLAN
SCALE: 1" = 20'-0"

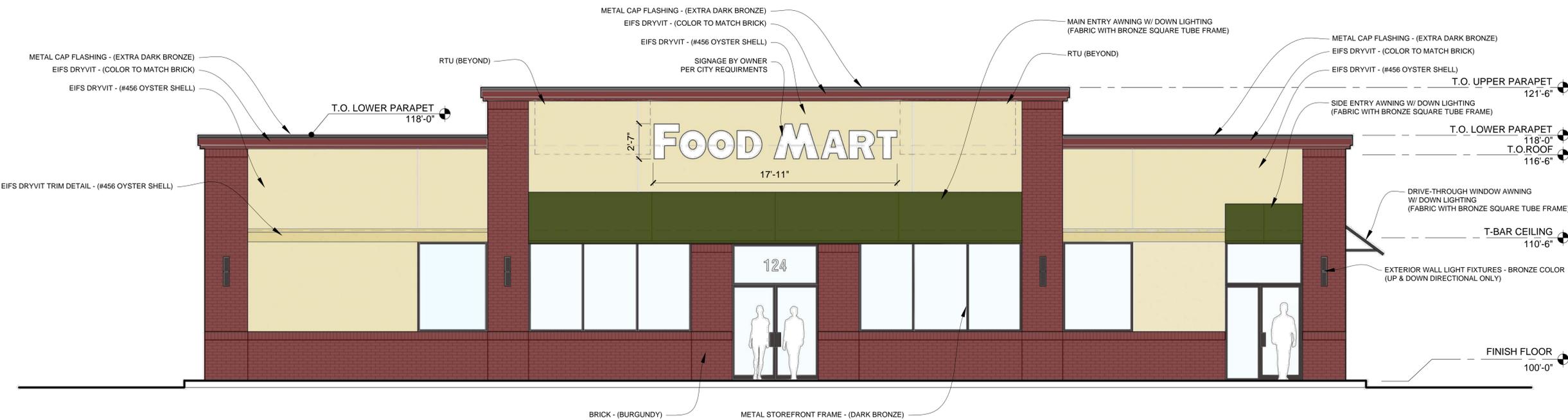


A1.1



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2



EAST ELEVATION
SCALE: 1/4" = 1'-0"

1



DF Construction LLC

ADDRESS: 7180 W. 107th St., Suite 9
OVERLAND PARK, KS 66212
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PHASE: DESIGN DEVELOPMENT

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ENGINEER REVIEW	07-10-20
ENGINEER REVIEW	07-13-20
ISSUED FOR CITY REVIEW	07-24-20

PROJECT TITLE:
SMITHVILLE
FOOD MART & SHAMROCK
CONVENIENCE STORE

PROJECT ADDRESS:
124 North 169 Highway
Smithville, MO 64089

VERIFICATION STATEMENT:
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SHEET TITLE:
EXTERIOR ELEVATIONS

ISSUED FOR REVIEW:	07-24-2020
ISSUED FOR PERMIT:	00-00-2020
ISSUED FOR CONSTRUCTION:	00-00-2020
DRAWN BY:	CW
CHECKED BY:	CW
JOB #:	WA20-004
SCALE:	AS NOTED

NOT FOR CONSTRUCTION

A2.1



DF Construction LLC

ADDRESS: 7180 W. 107th St., Suite 9
OVERLAND PARK, KS 66212
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EMAIL: df3llc@gmail.com



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OVERLAND PARK, KS 66223

PHONE: 310-780-6732

EMAIL: chrisrwoods@gmail.com

ARCHITECT'S SEAL



DESIGN DEVELOPMENT

ISSUED FOR CLIENT REVIEW	07-01-20
ISSUED FOR CLIENT REVIEW	07-07-20
ENGINEER REVIEW	07-10-20
ENGINEER REVIEW	07-13-20
ISSUED FOR CITY REVIEW	07-24-20

PROJECT TITLE: SMITHVILLE FOOD MART & SHAMROCK CONVENIENCE STORE

PROJECT ADDRESS:
124 North 169 Highway
Smithville, MO 64089

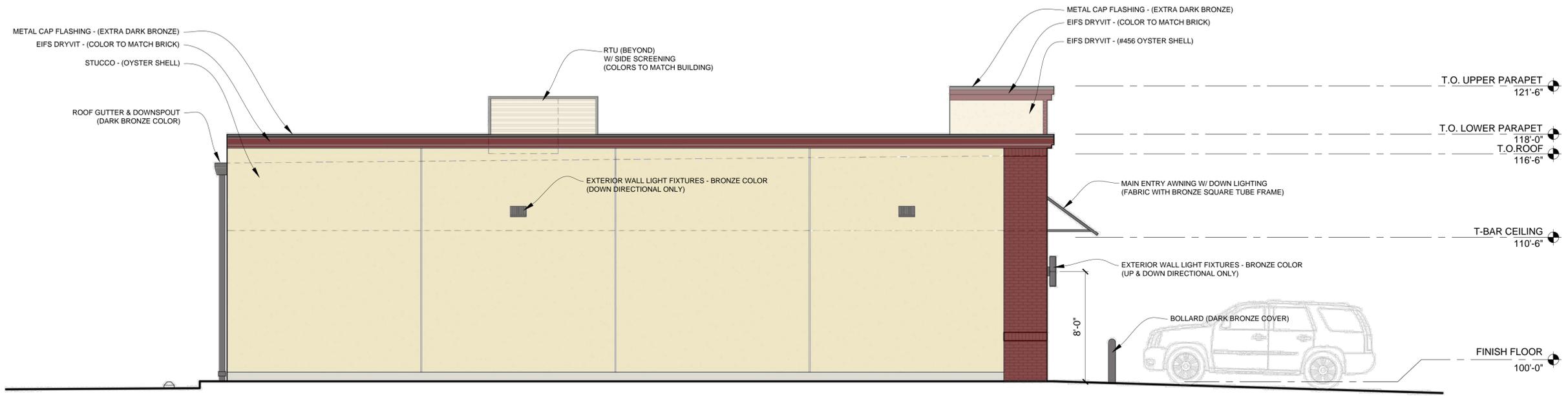
VERIFICATION STATEMENT:
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SHEET TITLE: EXTERIOR ELEVATIONS

ISSUED FOR REVIEW:	07-24-2020		
ISSUED FOR PERMIT:	00-00-2020		
ISSUED FOR CONSTRUCTION:	00-00-2020		
DRAWN BY:	CW	JOB #:	WA20-004
CHECKED BY:	CW	SCALE:	AS NOTED
SHEET I.D. #:			

NOT FOR CONSTRUCTION

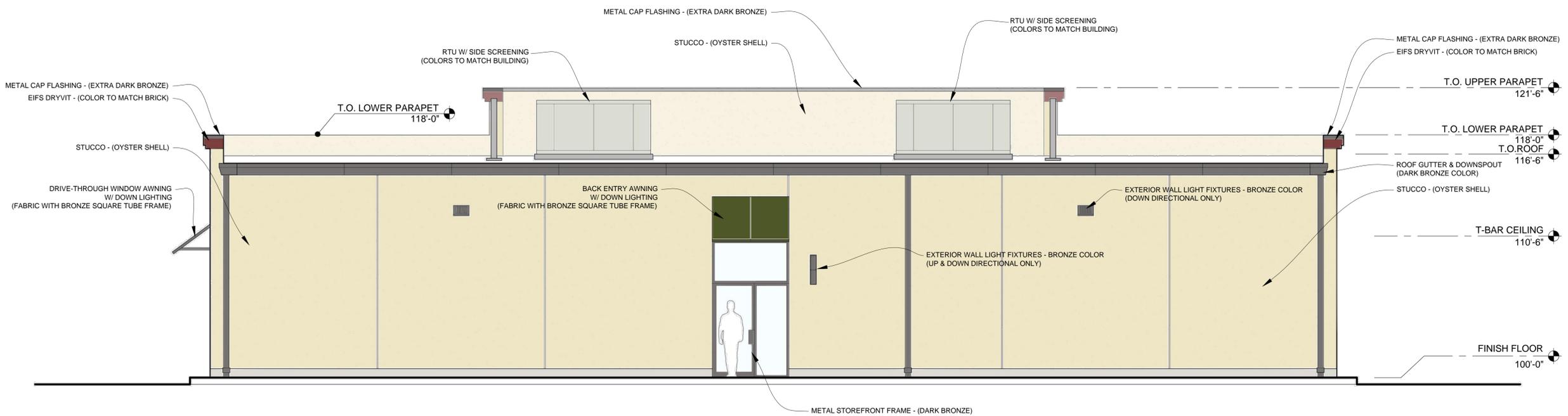
A2.2



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2



WEST ELEVATION

SCALE: 1/4" = 1'-0"

1



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ARCHITECT'S SEAL



DESIGN DEVELOPMENT

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ISSUED FOR CLIENT REVIEW	07-07-20
ENGINEER REVIEW	07-10-20
ENGINEER REVIEW	07-13-20
ISSUED FOR CITY REVIEW	07-24-20

**SMITHVILLE
FOOD MART & SHAMROCK
CONVENIENCE STORE**

PROJECT ADDRESS:
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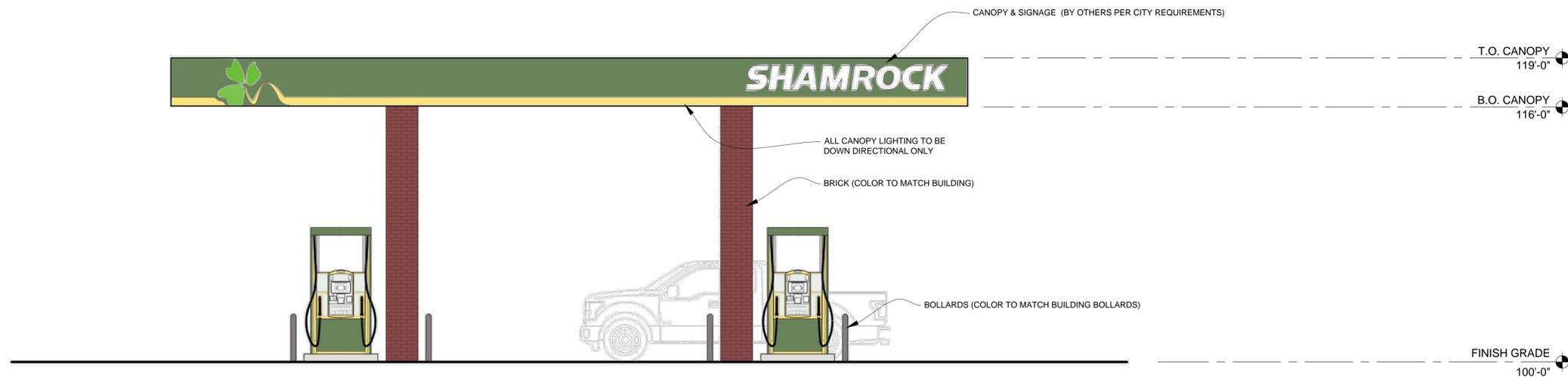
**EXTERIOR
ELEVATIONS**

ISSUED FOR REVIEW:	07-24-2020
ISSUED FOR PERMIT:	00-00-2020
ISSUED FOR CONSTRUCTION:	00-00-2020
DRAWN BY: CW	JOB #: WA20-004
CHECKED BY: CW	SCALE: AS NOTED

SHEET I.D. #

A2.3

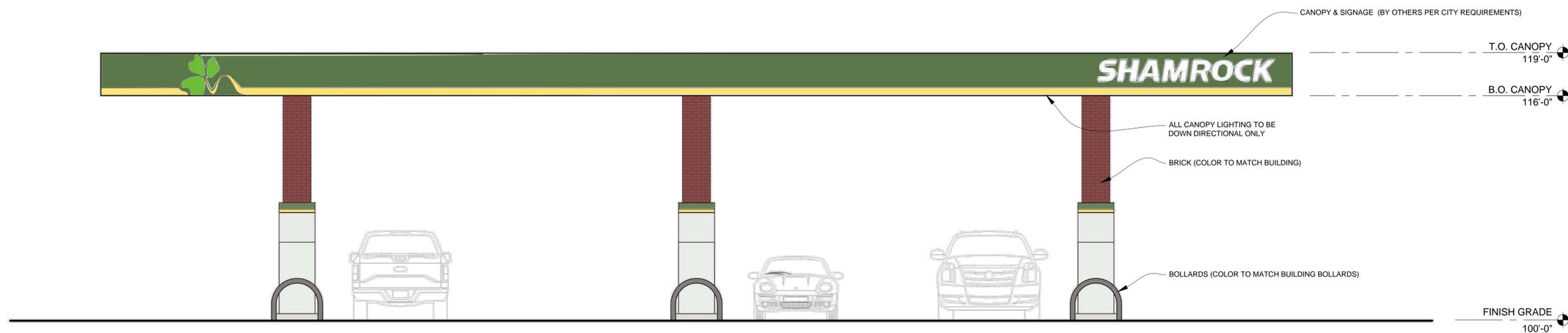
NOT FOR CONSTRUCTION



EAST ELEVATION - CANOPY

SCALE: 1/4" = 1'-0"

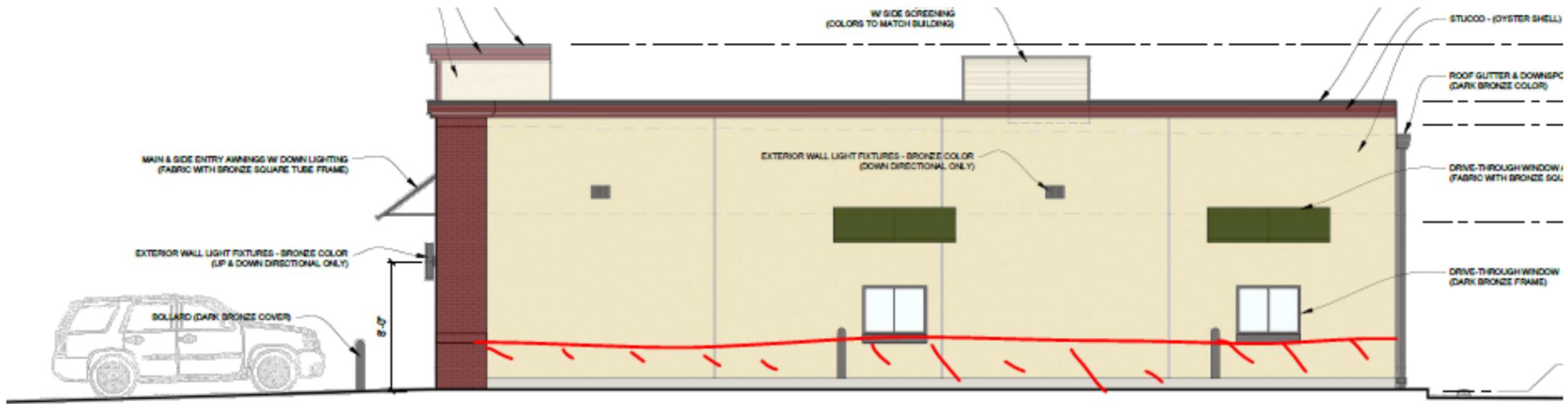
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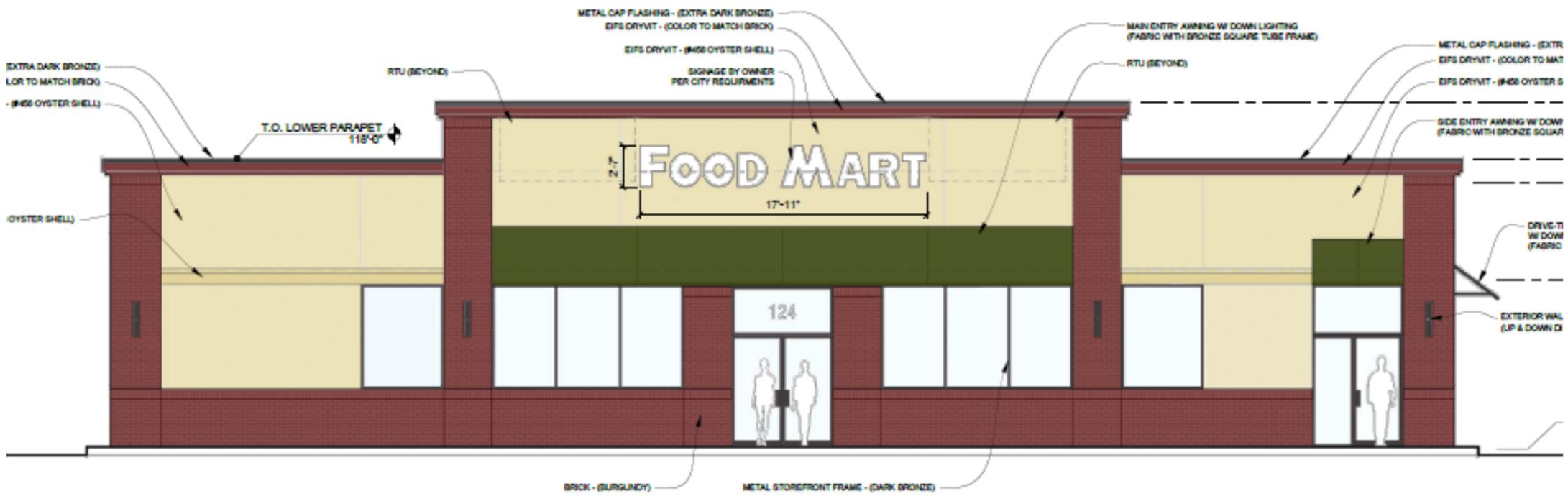
NORTH ELEVATION - CANOPY

SCALE: 1/4" = 1'-0"

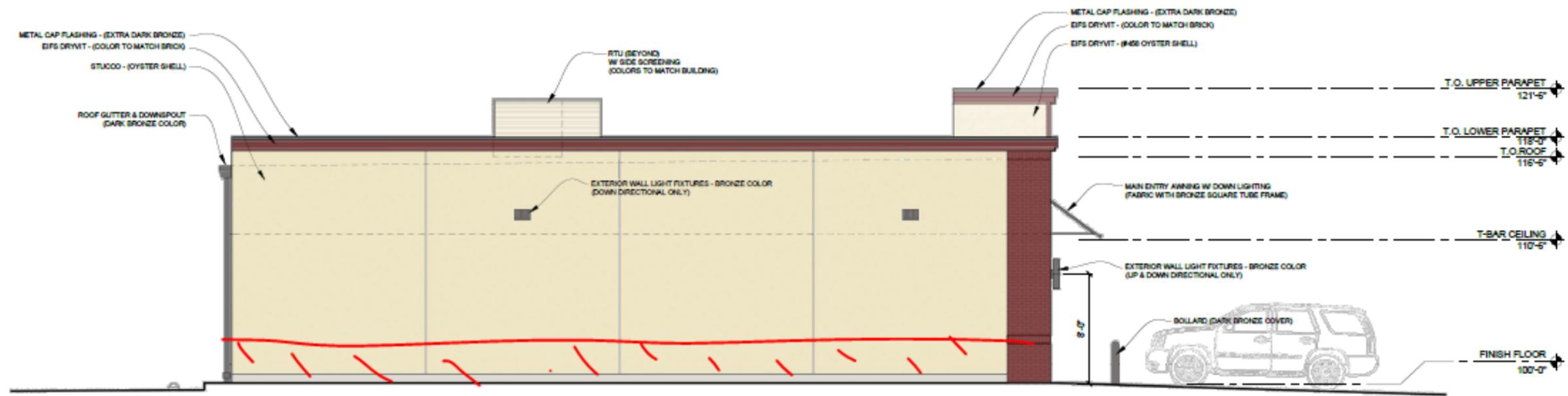
1



NORTH ELEVATION
SCALE 1/4" = 1'-0"

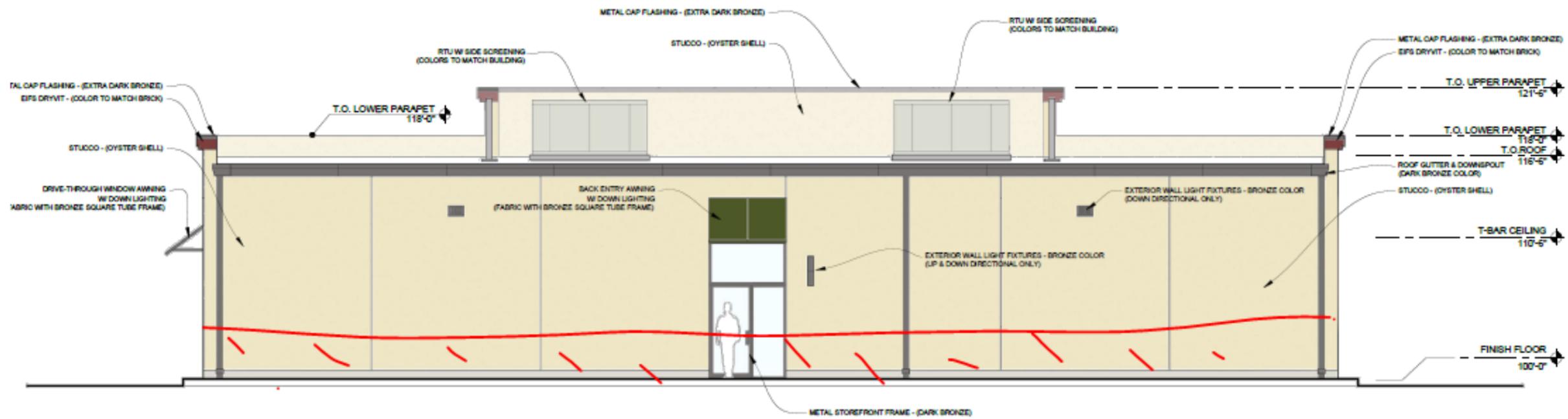


Extend defined base color in stucco around building at Brick wainscot height

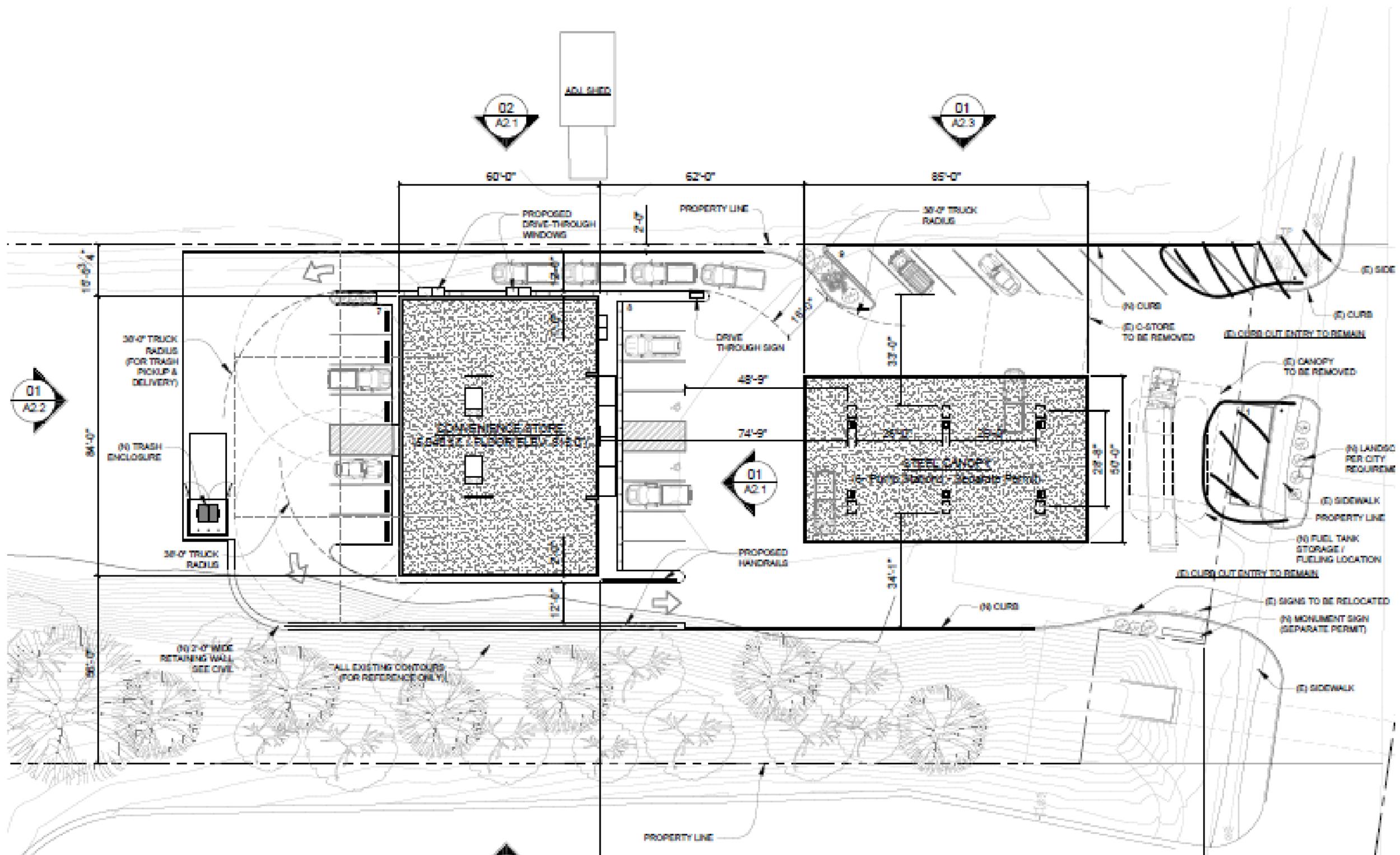


SOUTH ELEVATION
SCALE 1/4" = 1'-0"

2



Same as above - Extend defined base color in stucco around building at Brick wainscot height



Remove parking in these areas and insert landscaping per city code. Removes three unnecessary spots of parking, improves north entrance traffic pattern, enhances visual appeal.

SMITHVILLE SHAMROCK CONVENIENCE STORE STORM WATER MANAGEMENT PLAN

PREPARED FOR:
DF CONSTRUCTION LLC
7180 W. 107TH STREET, SUITE 9
OVERLAND PARK, KS 66212



PLANNING SESSION REVIEW SUBMITTAL

**Revision# 0
JULY 27, 2020**

PREPARED BY:
ASHISH GHOSH, P.E.

Table of Contents

GENERAL INFORMATION:	2
METHODOLOGY:	2
EXISTING CONDITION ANALYSIS:	2
PROPOSED CONDITION ANALYSIS:.....	3
BMP DESIGN:	4
SUMMARY AND CONCLUSION:.....	4

Appendix A:

- Project Location Map
- USGS Soil Property
- Flood Map
- Existing Site Survey

Appendix B:

- Storm Water Calculations
- Pre-development Drainage Area
- Post Development Drainage Area

Appendix C:

- Temporary Erosion Control
- Permanent Erosion Control

General Information:

- Project Description: Renovate existing Shamrock Convenience Store
- Development Type: Convenience Store
- Location: 124 North 169 Highway, Smithville, MO 64089
- Watershed Name: Little Platte River (Smith's Fork)
- Total Site Area: 5.79 Acre (252,285.75 sf)
- Disturbed Site Area: 0.816 Acre (35,546 sf)
- Soil Type: Silty Loam (CL)
- Soil Property: Hydrologic Soil Group C
- 100-Yr Flood Elevation: 813-ft (NAVD83)

Methodology:

American Public Works Association's MARC Manual's Section 5600: Storm Drainage Systems & Facilities is used for storm drainage calculations; and the APWA Manual of Best Management Practices for Stormwater Quality is utilized erosion control measures. For the purpose of determining storm water runoff quantities, the Rational Method is used. Calculations are performed using excel spreadsheets.

The following references are used to prepare this document:

- Kansas City Metropolitan Chapter APWA Section 5600: Storm Drainage Systems & Facilities
- Kansas City Metropolitan Chapter APWA Manual of Best Management Practices for Stormwater Quality

Existing Condition Analysis:

The proposed project site currently consists of an existing convenience store with two entrances from Highway 169 on the east side of the property, and an undisturbed land covered with vegetation on the west part. The property spans from US Highway 169 on the east to Little Platte River (Smith's Fork) on the west. The convenience store consists of a small building (50.7'x30.5') and a canopy with gas pumps on the east side. The front or east side of the building, leading up to the entrances, are covered with concrete pavement. There is a sidewalk along US 169 Highway. On the back (west) side of the building, there is a small patch of gravel covered area. West of this, there is undeveloped land covered with grass, shrubs and large trees. There is an existing ditch along the south side of the property, which starts at east at the downstream end of an existing culvert under US-169, and flows to west to Little Platte River through the property. At current condition, only 0.32-acre of 5.79-acre property is developed, which constitutes only 5.5% of the total land area.

USGS Soil Map shows the site soil is classified as Silty Loam (CL) per Unified Soil Classification, and the Hydrologic Soil Group is 'C' for majority of the site. FEMA Flood Map shows the 100-year flood elevation is 813-ft in some low areas near to the project site. The project site is above the Base Flood (100-Yr Flood) Zone, except the ditch along the south boundary of the property. As the property slopes down towards west, the existing grade may go below 813-ft, but it is not covered in current topographic survey.

The existing site generally slopes towards west and south. The ditch along the south side of the property collects discharge from the property in addition to the discharge from the existing culvert under the highway US-169. This culvert consists of a 10'x7' reinforced concrete box with straight wing walls, and carries discharges from the developed area east of the highway. There is a permanent drainage easement around this outlet structure, which belongs to MO DOT (Missouri Department of Transportation). There are trees and shrubs along this ditch. The ditch continues to west along the south edge of the property

for about 1000-ft, spread out at the downstream end, and then discharges into the Little Platte River (Smith's Fork).

The runoff from the developed part of the site follows the slope towards west and southwest, flow over the land covered with vegetation, and finally discharges in to the existing ditch. There is no stormwater inlet or pipe on the developed part of the site. Refer to the existing site survey, attached in Appendix-A, for details. As per existing condition (pre-development), out of 5.79-acre property, only 0.32-acre is utilized as developed site, which is 5.50% of the entire property.

The following table (Table 1) shows a summary of results from the pre-development discharge calculations. The detailed calculation is attached in Appendix- B. A pre-development drainage map is attached in Appendix-B for reference. Peak runoff is calculated using rational method. Time of concentration (T_c) is calculated using surface runoff length and slope. Based on the shape and grade of the property, 300-ft maximum length for sheet flow path and 2% average slope is assumed for T_c calculation. Total volume of runoff is calculated using Unit Hydrograph (triangular) method.

Table 1: Pre-development Discharge Summary			
24-Hour Storm	2-Yr	10-Yr	100-Yr
Peak Discharge (cfs)	6.99	9.73	17.27
Hydraulic Volume (cu-ft)	6,291	8,757	15,543

Proposed Condition Analysis:

The proposed improvement will replace the existing building with a larger building. The existing canopy will be replaced with a larger canopy with 6 pump stations. The store will have drive-through windows on the east side of the store building, which will require drive-through lane around the building. There will be a trash enclosure behind (west side) the building. Existing concrete paved surface will be replaced with new concrete pavement, and will encompass all driving surfaces, in front and around the store building. The proposed improvement will not alter the existing entrances from US 169 Highway, and will not require any work within the highway right-of-way. The proposed improvement will encroach the slope of the existing south ditch, and may require an earth retaining structure along part of the south edge of the paved surface. Additional information on this will be available during detail design phase.

The drainage pattern will remain unchanged at the post development condition. There will be curb and gutter along both, north and south, edge of the pavement. The surface runoff will be directed in to the gutters and will flow towards west. The runoff will be discharged into swale at the west end of the paved surface into a swale, and then follow the natural grade in to the existing ditch, and finally into the Little Platte River. In post development condition, out of 5.79-acre property, only 0.82-acre will be utilized as developed site, which is 14.10% of the entire property, and an increase by 0.50-acre or 8.60% from pre-development condition.

The following table shows the total discharge from the project property for the post-development condition. A post development drainage map is attached in Appendix-B for reference. Similar to pre-development discharge calculations, peak runoff is calculated using rational method. Time of concentration (T_c) is calculated using surface runoff length and slope. Based on the shape and grade of the property, 300-ft maximum length for sheet flow path and 2% average slope is assumed for T_c calculation. Total volume of runoff is calculated using Unit Hydrograph (triangular) method.

24-Hour Storm	2-Yr	10-Yr	100-Yr
Peak Discharge (cfs)	8.28	11.53	20.48
Hydraulic Volume (cu-ft)	7,452	10,377	18,432

As described earlier, the total disturbed area for the proposed development is 0.82-acre, i.e. less than 1-acre. The discharge from the site mostly flows along the south ditch, and stays within the property boundary until it discharges into the Little Platte River. So, a detention or retention pond is not required for the proposed development.

BMP Design:

Best management practices shall be installed to control erosion and sediment flow from the site during construction, as well as for post development condition.

During construction, temporary erosion control measures will be installed, such as perimeter silt fence, stabilized construction entrance, sedimentation basin, rip-rap ditch protection, and portable concrete washout bin etc. as shown on the map attach in Appendix- C.

For post development condition, the runoff from developed area will flow into a drainage swale at the west boundary of the impervious surface, and then flow over the vegetative cover to the existing ditch and then into the Little Platte River. The swale will be covered with rock rip-rap. There will be a rock check-dam before the flow exits the drainage swale to control the velocity of the discharge. This is shown on a map attached in Appendix- C for reference.

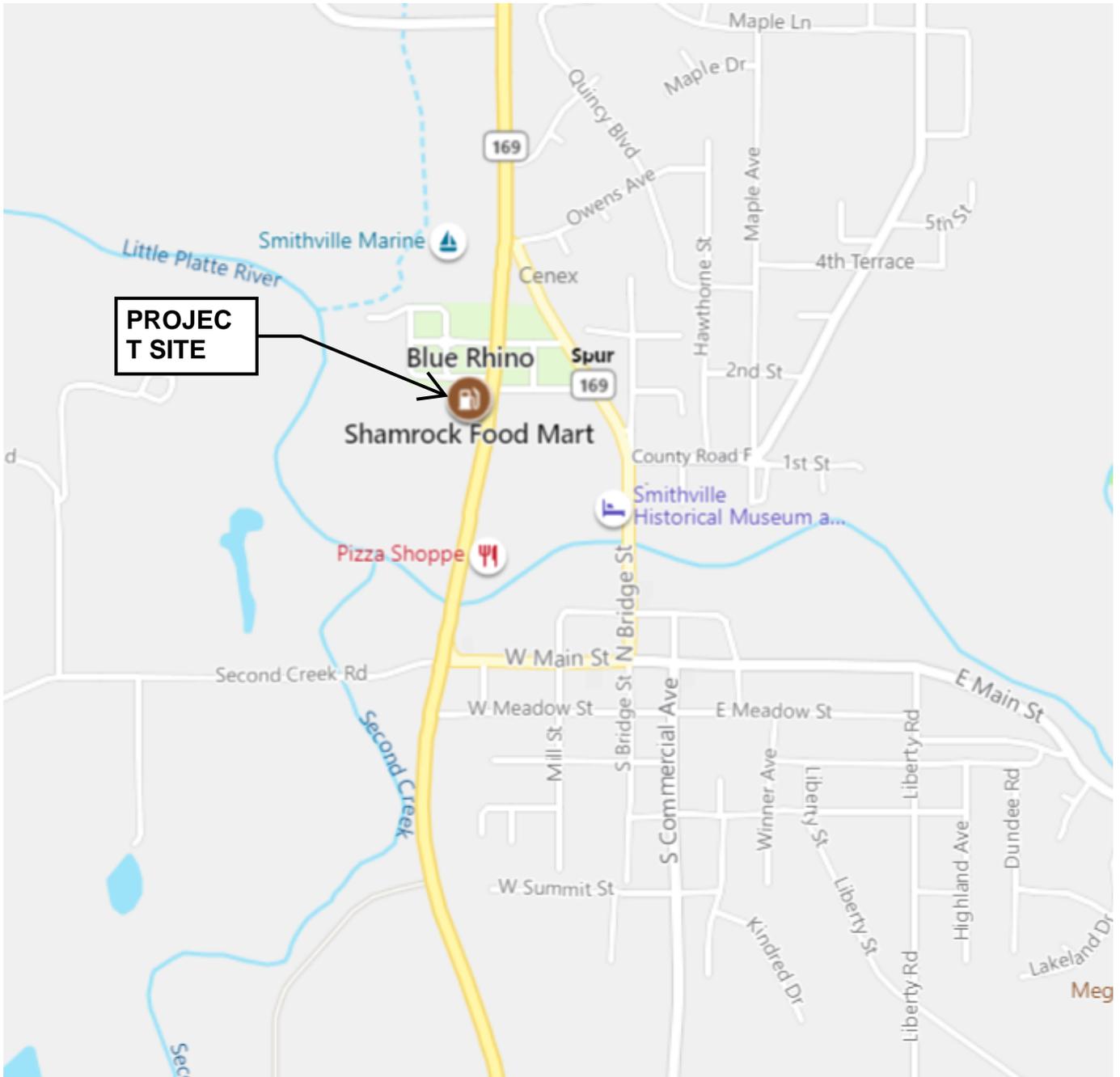
Summary and Conclusion:

The construction for the improvement of the existing convenience store will slightly increase the impervious surface as well as the quantity of surface runoff. This improvement will not change the existing drainage pattern. The development will implement the temporary and permanent BMP measures as discussed above. The proposed storm drainage improvement as designed for the project site will cause no adverse impact to the downstream structures/systems.

Appendix A

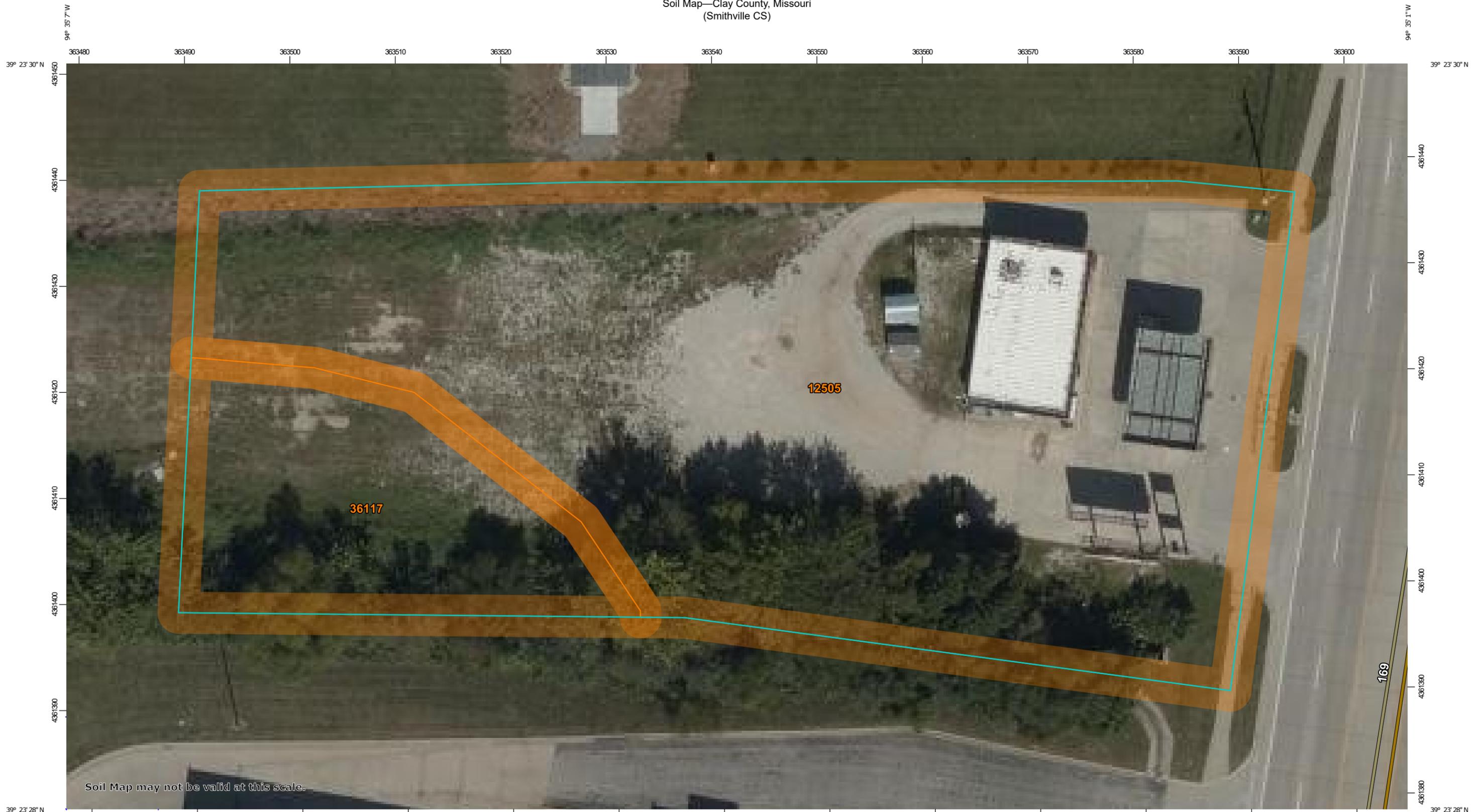
- Project Location Map
- USGS Soil Property
- Flood Map
- Existing Site Survey

PROJECT LOCATION MAP

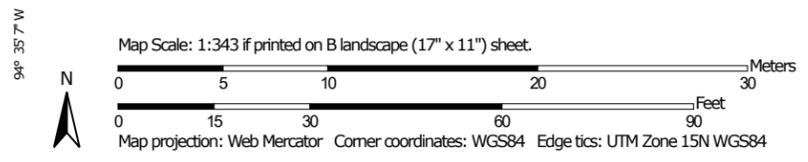


SMITHVILLE SHAMROCK CONVENIENCE STORE

124 North 169 Highway,
Smithville, MO 64089



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clay County, Missouri
Survey Area Data: Version 21, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2019—Sep 25, 2019

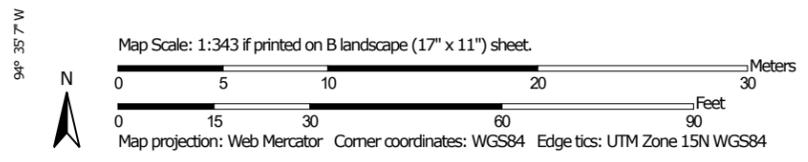
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12505	Wiota silt loam, 0 to 2 percent slopes	0.9	82.5%
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	0.2	17.5%
Totals for Area of Interest		1.1	100.0%



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Excessively drained
-  Somewhat excessively drained
-  Well drained
-  Moderately well drained
-  Somewhat poorly drained
-  Poorly drained
-  Very poorly drained
-  Subaqueous
-  Not rated or not available

Soil Rating Lines

-  Excessively drained
-  Somewhat excessively drained
-  Well drained
-  Moderately well drained
-  Somewhat poorly drained
-  Poorly drained
-  Very poorly drained
-  Subaqueous
-  Not rated or not available

Soil Rating Points

-  Excessively drained
-  Somewhat excessively drained
-  Well drained
-  Moderately well drained
-  Somewhat poorly drained
-  Poorly drained
-  Very poorly drained
-  Subaqueous
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clay County, Missouri
Survey Area Data: Version 21, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2019—Sep 25, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
12505	Wiota silt loam, 0 to 2 percent slopes	Well drained	0.9	82.5%
36117	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	Moderately well drained	0.2	17.5%
Totals for Area of Interest			1.1	100.0%

Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



PIN

- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS

- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS

- NO SCREEN: Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER FEATURES

- 20.2 / 17.6: Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

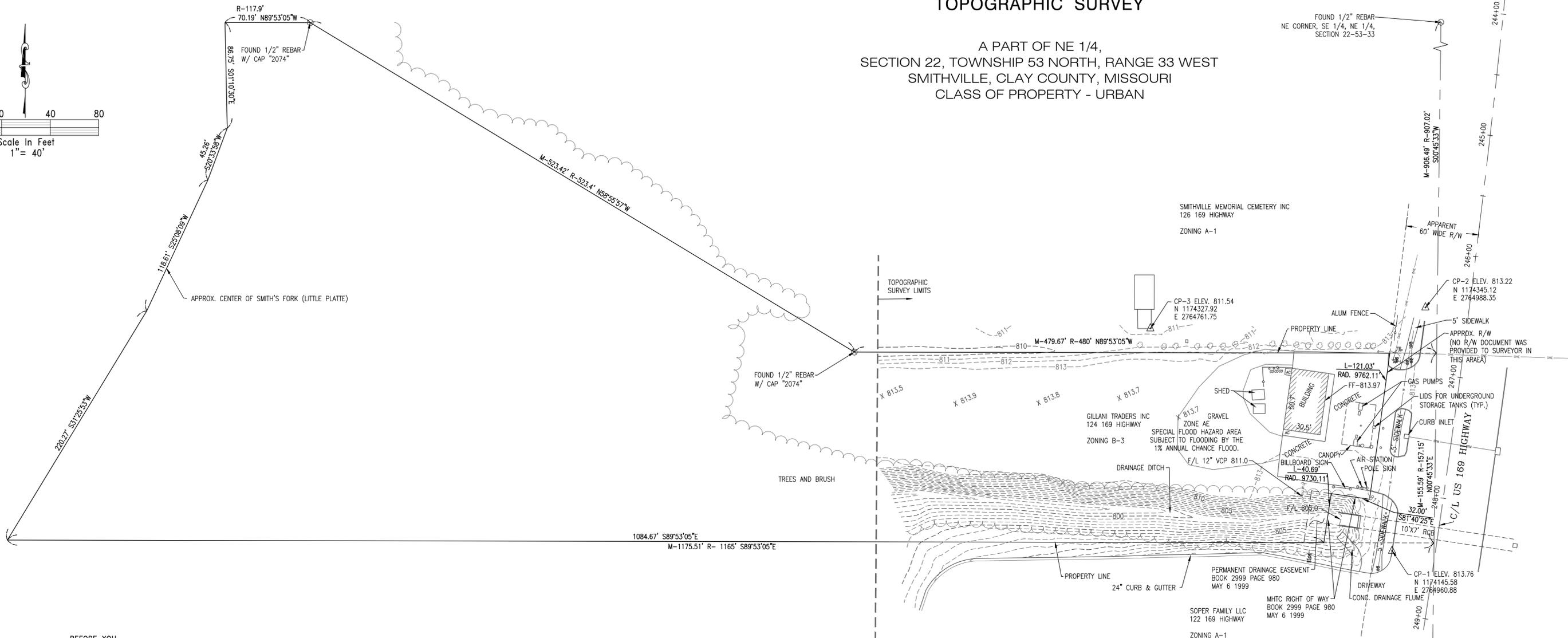
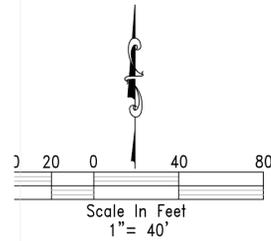
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OIG HOTLINE
 Report Fraud, Waste & Abuse (<https://www.oig.dhs.gov/hotline>)

TOPOGRAPHIC SURVEY

A PART OF NE 1/4,
SECTION 22, TOWNSHIP 53 NORTH, RANGE 33 WEST
SMITHVILLE, CLAY COUNTY, MISSOURI
CLASS OF PROPERTY - URBAN



BEFORE YOU DIG - DRILL - BLAST



Call
1-800-344-7483 (MISSOURI)
1-800-344-7233 (KANSAS)

UTILITY NOTE:
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SYMBOL LEGEND

- | | | | |
|--------|---------------------------|------|----------------------|
| △ CP-1 | SURVEY CONTROL POINT | — | GUY WIRE |
| ○ | FOUND MONUMENT (AS NOTED) | — | POWER POLE |
| R/W | RIGHT OF WAY | TP | TELEPHONE PEDISTAL |
| R | RECORD DISTANCE | AC | AIR CONDITIONER UNIT |
| M | MEASURED DISTANCE | CO | CLEAN OUT SEWER |
| L | ARC LENGTH | WV | WATER VALVE |
| RAD | RADIUS | ⊗ | FIRE HYDRANT |
| | | — | FENCE |
| | | — | WATER LINE |
| | | —STM | STORM SEWER LINE |
| | | — | TREE LINE |

NOTES:

1. THE SUBJECT PROPERTY CONTAINS 5.8 ACRES MORE OR LESS.
2. ACCESS TO PROPERTY VIA PUBLIC RIGHTWAY, 169 HIGHWAY.
3. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE FOLLOWING:
A. FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A PROPER TITLE REPORT. EASEMENTS AND OTHER CONDITIONS MAY EXIST AND COULD BE DISCLOSED BY A PROPER TITLE REPORT, WHICH WAS NOT SUPPLIED BY THE CLIENT

BASIS OF BEARINGS:

BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

FLOOD STATEMENT:

THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "AE" (BASE ELEVATIONS DETERMINED) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER, 29047C0014EG WITH AN EFFECTIVE DATE OF AUGUST 3, 2015

DESCRIPTION:

ALL THE PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 53 NORTH, RANGE 33 WEST IN SMITHVILLE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 22, THAT IS 907.02 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 480 FEET TO A POINT, THENCE NORTH 59 DEGREES 20 MINUTES WEST, A DISTANCE OF 523.4 FEET TO A POINT, THENCE WEST ALONG A PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 117.9 FEET TO THE CENTER OF SMITH'S FORK (LITTLE PLATTE) OF PLATTE RIVER, THENCE IN A SOUTHERLY DIRECTION (UPSTREAM) ALONG THE CENTER OF SAID RIVER TO A POINT THENCE EAST PARALLEL TO AND 249.26 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 22, TOWNSHIP 53 NORTH, RANGE 33 WEST A DISTANCE OF 1165 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, THENCE NORTH A DISTANCE OF 157.15 FEET TO THE PLACE OF BEGINNING. EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION BY THE DEED RECORDED MAY 6, 1999, AS DOCUMENT NO. P-47927, IN BOOK 2999 AT PAGE 980.



LOCATION MAP
SCALE=1"=2000'
SECTION 22
TOWNSHIP 53 RANGE 33

SOUTH LINE, NE 1/4, SECTION 22-53-33

FOUND 2 1/2" ALUM MONUMENT
SE CORNER, NE 1/4,
SECTION 22-53-33

FOUND 1/2" REBAR
NE CORNER, SE 1/4, NE 1/4,
SECTION 22-53-33

TOPOGRAPHIC SURVEY	
A PART OF NE 1/4, SECTION 22, TOWNSHIP 53 NORTH, RANGE 33 WEST SMITHVILLE, CLAY COUNTY, MISSOURI	
BOUNDARY & CONSTRUCTION SURVEYING, INC.	
821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337	
DATE: JUNE 24, 2020	PROJECT NO. 20-228
CLIENT: DF CONSTRUCTION, LLC 7180 W. 107TH ST, SUITE 9 OVERLANDPARK, KANSAS 66212	SHEET 1 OF 1
124 169 HIGHWAY, SMITHVILLE, MO.	

Appendix B

- Storm Water Calculations
- Pre-development Drainage Area
- Post Development Drainage Area

Smithville Shamrock Convenience Store Drainage Design

Runoff Calculation using APWA-KCMO Rational Method

Updated: 7/21/2020

Watershed	Design Frequency (year)	Impervious Area		Semi Pervious Area		Pervious Area		Total Area (ac.)	Runoff Coeff.	Overland Flow (ft)	Tributary Slope (%)	Inlet Time (min)	Duration (Tr)		Antecedent Precip. Index	Intensity (in./hr.)	Discharge (cfs)	Volume (cuft)
		(sf)	(ac.)	(sf)	(ac.)	(sf)	(ac.)						(min)	(min)				
			0.90		0.50		0.30	A	C	D	S	T _i	Calculated	Used	K	I	Q	
Pre	2	8,462	0.19	5,342	0.12	238,481	5.47	5.79	0.32	300.00	0.02	15.0	15.0	15.0	1.00	3.72	6.99	6,291
Pre	5	8,462	0.19	5,342	0.12	238,481	5.47	5.79	0.32	300.00	0.02	15.0	15.0	15.0	1.00	4.56	8.56	7,704
Pre	10	8,462	0.19	5,342	0.12	238,481	5.47	5.79	0.32	300.00	0.02	15.0	15.0	15.0	1.00	5.18	9.73	8,757
Pre	25	8,462	0.19	5,342	0.12	238,481	5.47	5.79	0.32	300.00	0.02	15.0	15.0	15.0	1.10	6.01	12.41	11,169
Pre	50	8,462	0.19	5,342	0.12	238,481	5.47	5.79	0.32	300.00	0.02	15.0	15.0	15.0	1.20	6.70	15.09	13,581
Pre	100	8,462	0.19	5,342	0.12	238,481	5.47	5.79	0.32	300.00	0.02	15.0	15.0	15.0	1.25	7.36	17.27	15,543
Post	2	35,546	0.82	0	0.00	216,740	4.98	5.79	0.38	300.00	0.02	15.0	15.0	15.0	1.00	3.72	8.28	7,452
Post	5	35,546	0.82	0	0.00	216,740	4.98	5.79	0.38	300.00	0.02	15.0	15.0	15.0	1.00	4.56	10.15	9,135
Post	10	35,546	0.82	0	0.00	216,740	4.98	5.79	0.38	300.00	0.02	15.0	15.0	15.0	1.00	5.18	11.53	10,377
Post	25	35,546	0.82	0	0.00	216,740	4.98	5.79	0.38	300.00	0.02	15.0	15.0	15.0	1.10	6.01	14.71	13,239
Post	50	35,546	0.82	0	0.00	216,740	4.98	5.79	0.38	300.00	0.02	15.0	15.0	15.0	1.20	6.70	17.89	16,101
Post	100	35,546	0.82	0	0.00	216,740	4.98	5.79	0.38	300.00	0.02	15.0	15.0	15.0	1.25	7.36	20.48	18,432

Gutter Flow:

Gutter Flow	10	17,773	0.41	0	0.00	0	0.00	0.41	0.90	300.00	0.02	4.9	4.9	5.0	1.00	7.35	2.70	810.00
Gutter Flow	100	108,370	2.49	0	0.00	0	0.00	2.49	0.90	300.00	0.02	4.9	4.9	5.0	1.25	10.32	28.89	8667.00

Channel Flow Design:

Bottom Width	Height	Side Slope	Flow Area	Wetted Perimeter	Hyd. Radius	Slope	Manning's n	Discharge	Velocity
B (ft)	H (ft)	1V: #H	A (sf)	(ft)	R (ft)	S (ft/ft)	n	Q (cfs)	V (ft/s)
2	1	4	6	10.25	0.59	0.005	0.033	13.37	2.23
3	1	4	7	11.25	0.62	0.01	0.033	22.98	3.28

For gravity flow conditions, Manning's formula shall be used as described below.

$$Q = \frac{1.486}{n} A R^{2/3} S^{1/2}$$

Where:

Q = Discharge, cubic feet per second

A = Cross sectional area of flow, square feet

n = Manning's roughness coefficient (see Table 5603-1)

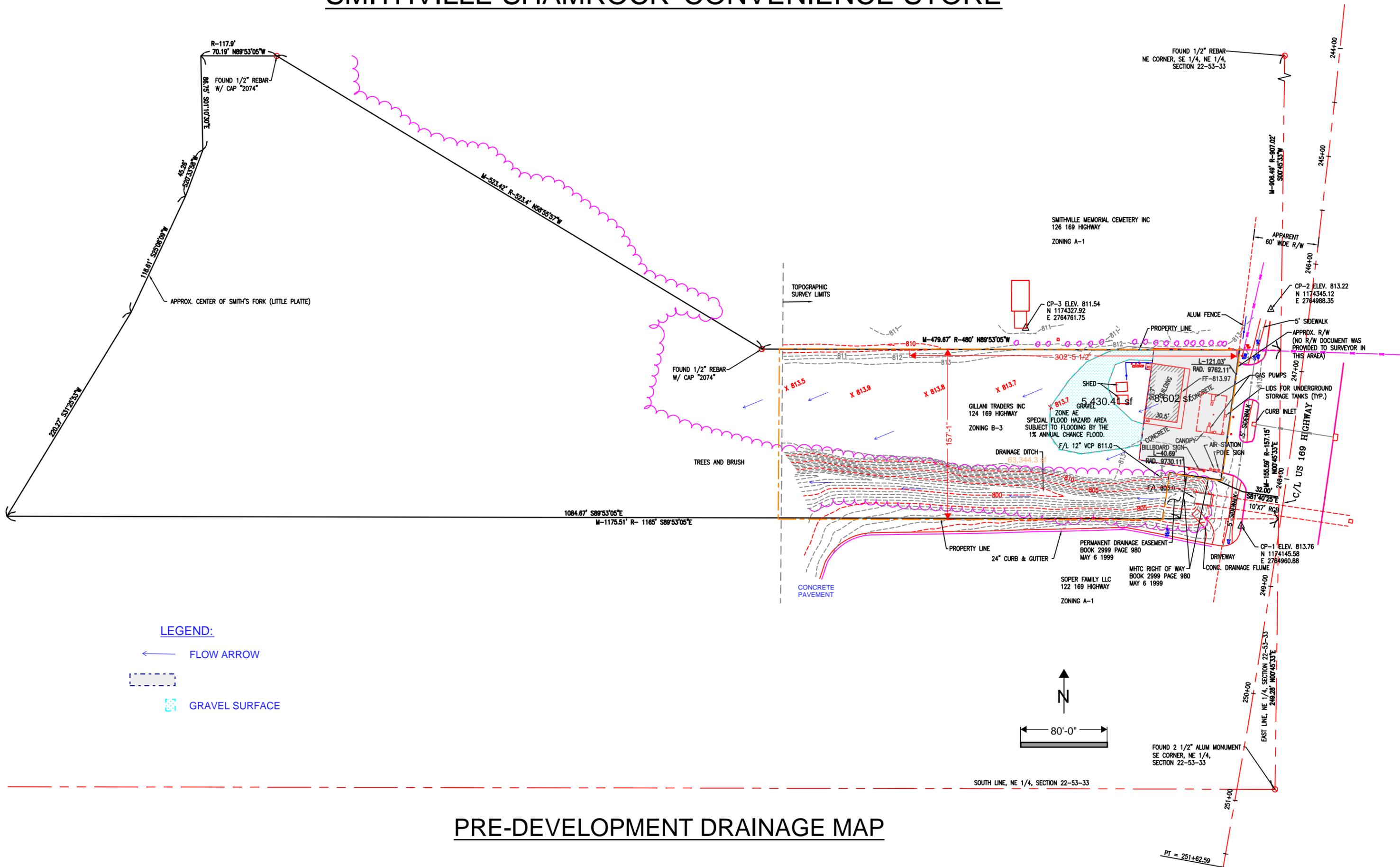
R = Hydraulic radius, feet

$$R = \frac{A}{P}$$

S = Slope in feet per foot

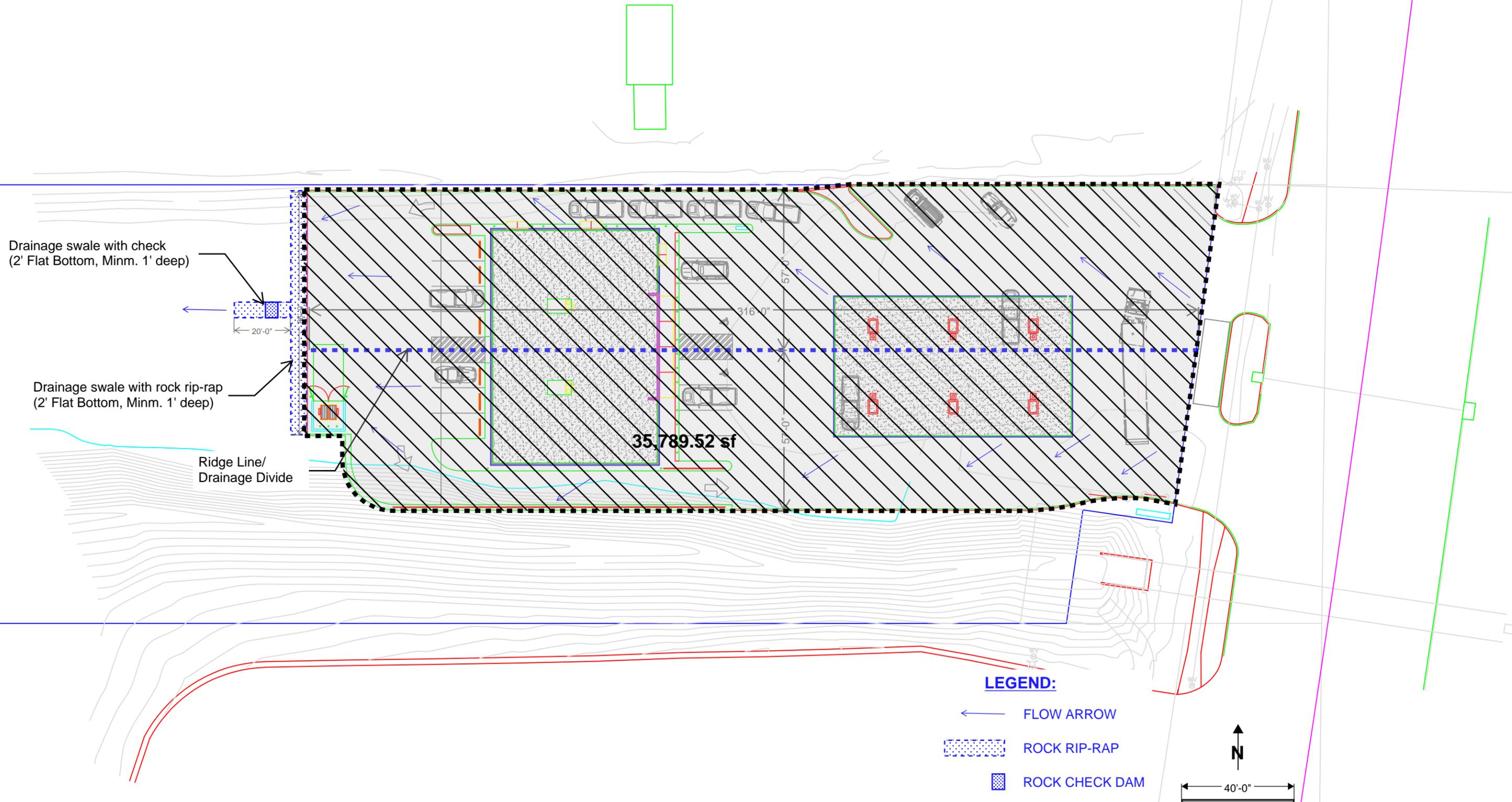
P = Wetted perimeter in feet

SMITHVILLE SHAMROCK CONVENIENCE STORE



PRE-DEVELOPMENT DRAINAGE MAP

SMITHVILLE SHAMROCK CONVENIENCE STORE



Drainage swale with check
(2' Flat Bottom, Minm. 1' deep)

20'-0"

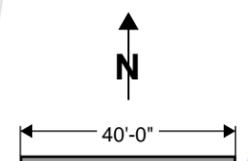
Drainage swale with rock rip-rap
(2' Flat Bottom, Minm. 1' deep)

Ridge Line/
Drainage Divide

35,789.52 sf

LEGEND:

- ← FLOW ARROW
- ROCK RIP-RAP
- ROCK CHECK DAM

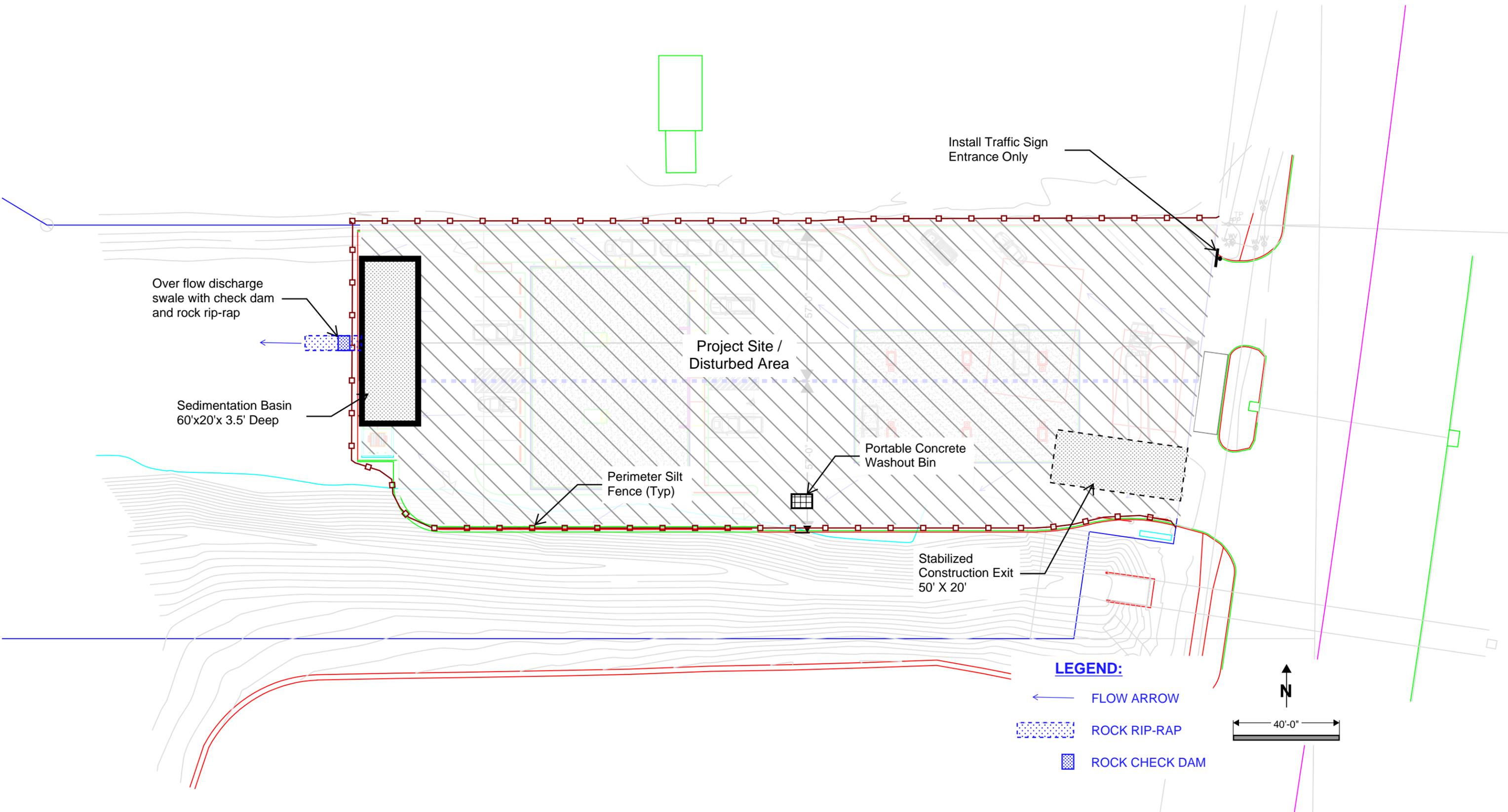


POST DEVELOPMENT DRAINAGE MAP

Appendix C

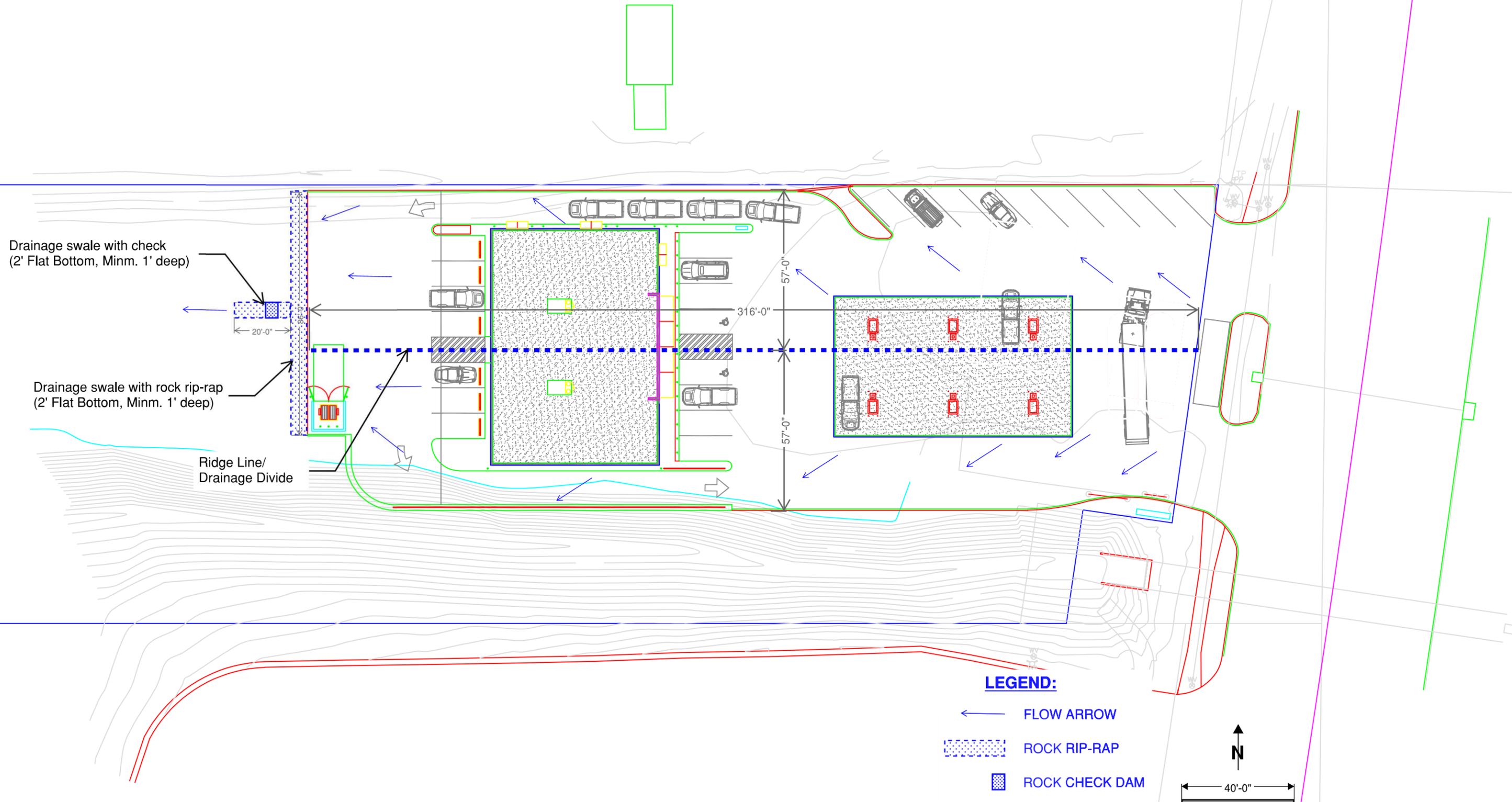
- Temporary Erosion Control
- Permanent Erosion Control

SMITHVILLE SHAMROCK CONVENIENCE STORE



TEMPORARY EROSION CONTROL DURING CONSTRUCTION

SMITHVILLE SHAMROCK CONVENIENCE STORE



Drainage swale with check
(2' Flat Bottom, Minm. 1' deep)

Drainage swale with rock rip-rap
(2' Flat Bottom, Minm. 1' deep)

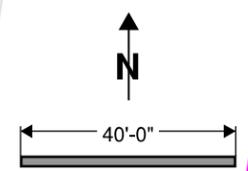
Ridge Line/
Drainage Divide

LEGEND:

← FLOW ARROW

ROCK RIP-RAP

ROCK CHECK DAM



PERMANENT EROSION CONTROL MEASURES FOR POST DEVELOPMENT



STAFF REPORT
August 11, 2020
Rezoning of Parcel Id # 01-915-00-02-001.00

Application for a Zoning District Classification Amendment

Code Sections:

400.560.C Zoning District Classification Amendments

Property Information:

Address: Undeveloped land Harbor Lake
Owner: Twyla Harding
Current Zoning: R-1B
Proposed Zoning: A-1

Public Notice Dates:

1st Publication in Newspaper: July 23rd, 2020
Letters to Property Owners w/in 185': July 23rd, 2020

GENERAL DESCRIPTION:

The applicant seeks to rezone a 24.35 acre parcel that represents the remaining undeveloped portions of the Harbor Lake Subdivision, lying north of the existing subdivision and between the end of both Harbor Dr. and 196th St. The applicant also owns the land further to the north, which is also zoned A-1.



EXISTING ZONING:

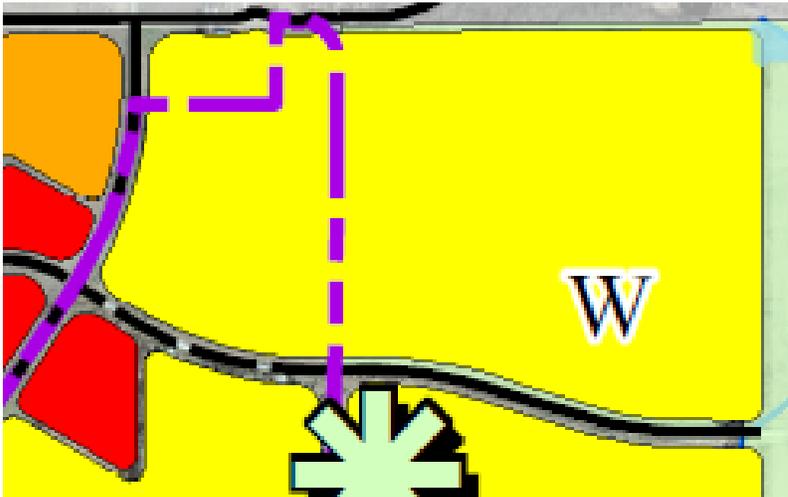
The existing zoning is R-1B and was preliminarily platted to be part of the Harbor Lake subdivision.

CHARACTER OF THE NEIGHBORHOOD *400.560.C.1*

The surrounding area is a fully developed, single-family subdivision to the south and to the east of the parcel, with A-1 land to the west and north.

CONSISTENCY WITH COMPREHENSIVE PLAN AND ORDINANCES *400.560.C.2*

The existing Comprehensive Plan was approved on October 6, 2005 and calls for this area to be low density Residential.



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

While all utilities are available to the site, no anticipated utilities would be anticipated for agricultural uses.

SUITABILITY OF THE USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED UNDER ITS EXISTING ZONING *400.560.C.4*

The current use is vacant, undeveloped phases of Harbor Lake subdivision. That subdivision stopped adding phases after the 2008 recession.

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

The property was zoned to its' existing district classification when Harbor Lake subdivision was planned in the early 2000's and has not changed following the final plat approval of the 5th plat of the subdivision in 2006. The final lot in that plat was completed in 2017

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

The proposed district would extend the farm uses further south into the subdivision area.

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

Some of the A-1 uses can impact the use and enjoyment of existing homes, but no known uses are identified.

WHETHER THE PROPOSAL HAS A DISPROPORTIONATE GREAT LOSS TO ADJOINING PROPERTY OWNERS RELATIVE TO THE PUBLIC GAIN *400.560.C.8*

With no detrimental effects specifically identified, no great loss is expected.

STAFF RECOMMENDATION:

Staff recommends the Commission consider the impact that the conflicts between full farming operations and fully developed residential subdivisions may cause and base its' recommendation on the 8 items above.

Respectfully Submitted,

Zoning Administrator