



## **Planning and Zoning Commission Meeting**

**November 9, 2021**

**7:00 p.m. – City Hall Via Videoconference**

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**Anyone who wishes to view the meeting in real time may do so as it will be streamed live on the city's YouTube page through YouTube Live.**

- 1. Call to Order**
- 2. Approve the October 12, 2021, Planning Commission Minutes**
- 3. Staff Report**
- 4. Public Hearing**
  - Planned Development Overlay District Richardson Street Plaza**
- 5. Richardson Street Plaza Planned Development Overlay District**
  - Three lots to be created at 169 & Richardson (NW Corner)**
- 6. Public Hearing**
  - Single Phase Final Plat – Richardson Street Plaza (3 lots)**
- 7. Richardson Street Plaza Final Plat (3 lots)**
- 8. Adjourn**

Join Zoom Meeting

<https://us02web.zoom.us/j/87328425710>

Meeting ID: 873 2842 5710

Passcode: **367122**



# SMITHVILLE PLANNING COMMISSION

## REGULAR SESSION

October 12, 2021

7:00 P.M.

Council Chambers

**Due to the COVID-19 pandemic this meeting was held via the Zoom meeting app.**

**City Staff and Planning and Zoning Commission members attended via the Zoom meeting app. The meeting was streamed live on the city's YouTube page through YouTube Live.**

Those attending the meeting: Deb Dotson, Alderman John Chevalier, Mayor Damien Boley, Dennis Kathcart, Carmen Xavier, Rob Scarborough, Melissa Wilson, and Development Director Jack Hendrix.

### **1. CALL TO ORDER**

Mayor Boley called the meeting to order at 7:00 p.m.

### **2. MINUTES**

The September 14, 2021, Regular Session Meeting Minutes were moved for approval by XAVIER, Seconded by DOTSON.

Ayes 6, Noes 0, Abstained 1 (WILSON). Motion carried.

### **3. STAFF REPORT**

HENDRIX reported:

Items 7, 8 and 9 on tonight's agenda have been postponed at the request of the applicant and city staff until our next meeting. We are trying to finalize some agreements with MODOT that relates to a new traffic light at Richardson Street. The location already meets the warrants under MODOT's guidelines. We anticipate this development contributing a percentage of the

cost and the property on the SE corner of Richardson Street will also contribute.

Today Jack received a layout for a new carwash to go in at that SE corner of Richardson Street with 2 more lots adjacent to it. They are requesting to be on the November 9<sup>th</sup> meeting. They will have a traffic impact study requirement. As Jack mentioned they will be contributing a percentage of the cost toward the traffic light. We are hoping to work with MODOT to get a funding package and be able to move this up MODOT's priority list to get the light installed sooner.

Domino's Pizza, Burger King, and the 3<sup>rd</sup> building at the KCI RV Center are all really close to completion. Construction continues on the storage buildings at Attic Storage.

We have new inquires for a couple of new residential subdivisions. The developers have submitted the first very rough layouts.

First Park Industrial subdivision has a street that is fully paved. They still have water, sewer and storm water to complete. Most of it is installed but none of it has been tested, with the exception of the streets.

The foundation and under slab work for the medical marijuana facility is still under construction. It is a large building, so it is taking a while. It is about \$29 million in construction project. That will be a pretty good chunk in property taxes alone for the city.

There is someone that is looking to buy and very close to making an offer on the SE corner of Commercial Street and 169 Hwy where the strip mall was torn down.

The agenda items that were pulled from the June meeting for the subdivision south of Wildflower is anticipated to be on our December meeting agenda. This originally was to be called Eagle Heights but has now been renamed Lakeside Farms.

The Diamond Creek subdivision is working on grading their site right now. They do not have DNR approval yet for the water and sewer. DNR is backed up, so they are waiting for them to review the city approved plans. They still have several months of work ahead of them and are estimating they will be able to pave in early spring.

The Eagle Ridge subdivision by the high school is going to push for all of the subgrade issues to get approved so they can move forward with the paving and start building the units.

KATHCART asked about the status of the CDL driving school.

HENDRIX stated he anticipates that they will start pretty soon now that the road is in. There is a water line that goes around them and are hoping to get that out of the way so they can start accessing the lot.

KATHCART asked about the status of the Shamrock gas station.

HENDRIX stated when they were taking out the old gas tanks they had to remediate a lot more soil as a part of the underground storage tank process. The owner also made a change to the underground storage tanks they were putting in which is part of the delay. They have to finish the retaining wall, install the storage tanks and do the paving. The building is basically ready to go.

SCARBOROUGH asked if the carwash that is going in at the SE corner of Richardson St and 169 Hwy a relocation of an existing carwash or a new business.

HENDRIX stated that this is a new business. It's a drive thru carwash and coffee place. They have a similar one currently being built in Liberty. They layout just came today, and they are trying to get the rest of their paperwork together and are hopeful to be at the November meeting. He thinks they really want to be open by spring.

MAYOR BOLEY stated that the Liberty location is located by HyVee. They have 15 in preconstruction right now.

SCARBOROUGH asked if there were any issues with water and sewer with a facility like that in that location?

HENDRIX stated no. They have a 12 inch water line on the street in front of them and gravity sewers are right there as well.

MAYOR BOLEY stated that there is a water tower right there as well so they will have decent pressure.

HENDRIX stated that pressure is not the issue with them since they will have their own pumps. Volume is their issue.

MAYOR BOLEY stated that we are also currently out of residential lots. He asked what our permit totals are right now.

HENDRIX stated 41 for new residential homes. We do still have some lots available in Greyhawke. We also do have plans for the next phase. They made some changes in phase 3 that would allow them to eliminate one of the planned pump stations. Phase 4 will be the last bit of development in the SW corner of the development with 18-19 lots and no pump station.

WILSON asked if the roundabout would be involved with this next phase?

HENDRIX stated no. It will be installed in the phase after this one.

MAYOR BOLEY stated that there is also some equipment mobilized at Smith's Fork Park. Our raw water pump station is in the floodway, which has flooded in the past and has shorted out equipment. This and a few other things are all getting replaced. This is about an 18 month long project.

HENDRIX stated that this is water, sewer and a whole lot of other utility work down there. They are upsizing the pump station that sits down there as well.

#### **4. ELECTION OF PLANNING COMMISSION CHAIR**

XAVIER nominated Deb Dotson. Dotson thanked her but refused the nomination.

DOTSON nominated Melissa Wilson. Wilson accepted.

**THE VOTE:** SCARBOROUGH-AYE, ALDERMAN CHEVALIER-AYE, XAVIER-ABSTAIN, KATHCART-AYE, DOTSON-AYE, MAYOR BOLEY-AYE, WILSON-ABSTAIN.

**AYES-5, NOES-0, ABSTAINED-2. MOTION PASSED**

**5. ELECTION OF VICE CHAIR**

DOTSON nominated Dennis Kathcart. Kathcart accepted.

**THE VOTE:** KATHCART-AYE, DOTSON-AYE, MAYOR BOLEY-AYE, WILSON-AYE, SCARBOROUGH-AYE, ALDERMAN CHEVALIER-AYE, XAVIER-AYE.

**AYES-7, NOES-0. MOTION PASSED**

**6. ELECTION OF SECRETARY**

WILSON nominated Deb Dotson. Dotson accepted.

**THE VOTE:** KATHCART-AYE, DOTSON-AYE, MAYOR BOLEY-AYE, WILSON-AYE, SCARBOROUGH-AYE, ALDERMAN CHEVALIER-AYE, XAVIER-AYE.

**AYES-7, NOES-0. MOTION PASSED**

**7. PUBLIC HEARING: PLANNED DEVELOPMENT OVERLAY DISTRICT FOR RICHARDSON STREET PLAZA**

**\*ITEM TO BE POSTPONED UNTIL NOVEMBER 9, 2021\***

**8. RICHARDSON STREET PLAZA PLANNED DEVELOPMENT OVERLAY DISTRICT; 3 LOTS TO BE CREATED AT 169 HWY & RICHARDSON STREET (NW CORNER)**

**\*ITEM TO BE POSTPONED UNTIL NOVEMBER 9, 2021\***

**9. PUBLIC HEARING: SINGLE PHASE FINAL PLAT FOR RICHARDSON STREET PLAZA (3 LOTS)**

**\*ITEM TO BE POSTPONED UNTIL NOVEMBER 9, 2021\***

HENDRIX stated that we need to request for a motion to postpone items 7, 8, and 9 on this agenda until the November 9, 2021, meeting. We will then take one roll call vote on all 3 items at once. The purpose of this is so we don't have to readvertise everything.

KATHCART motioned to postpone items 7, 8, and 9 on tonight's agenda. Seconded by SCARBOROUGH.

**THE VOTE:** MAYOR BOLEY-AYE, KATHCART-AYE, DOTSON-AYE, XAVIER-AYE, WILSON-AYE, ALDERMAN CHEVALIER-AYE, SCARBOROUGH-AYE.

**AYES-7, NOES-0. MOTION PASSED**

**10. PUBLIC HEARING: INITIAL ZONING LOT 8 LAKESIDE CROSSING (2413 NE 157<sup>TH</sup> TER.)**

**Public Hearing:** None

**Public Hearing closed**

**11. INITIAL ZONING LOT 8 LAKESIDE CROSSING**

HENDRIX stated that this is number 10 of the 11 lots that were not part of the city. A part of the annexation process is to set the initial zoning, and this is the process for it. We are setting this property at R-1B zoning which matches the rest of the subdivision.

KATHCART motioned to approve the Finding of Facts and initial zoning for lot 8 in Lakeside Crossing to R-1B. Seconded by DOTSON.

**DISCUSSION:**

MAYOR BOLEY thanked Mr. Hendrix for his hard work on getting this taken care of.

**THE VOTE:** SCARBOROUGH-AYE, ALDERMAN CHEVALIER-AYE, XAVIER-AYE, DOTSON-AYE, MAYOR BOLEY-AYE, WILSON-AYE, KATHCART-AYE.

**AYES-7, NOES-0. MOTION PASSED**

## 12. ADJOURN

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

VOICE VOTE: UNANIMOUS

WILSON declared the session adjourned at 7:28 p.m.

NOT YET APPROVED



November 5, 2021  
Conceptual Plan Approval of Clay County Parcel Id # 05-802-00- 01-015.00

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Application for a Conceptual Plan Approval – Richardson St. Plaza

Code Sections:  
400.200 et seq.      Planned Development Overlay District

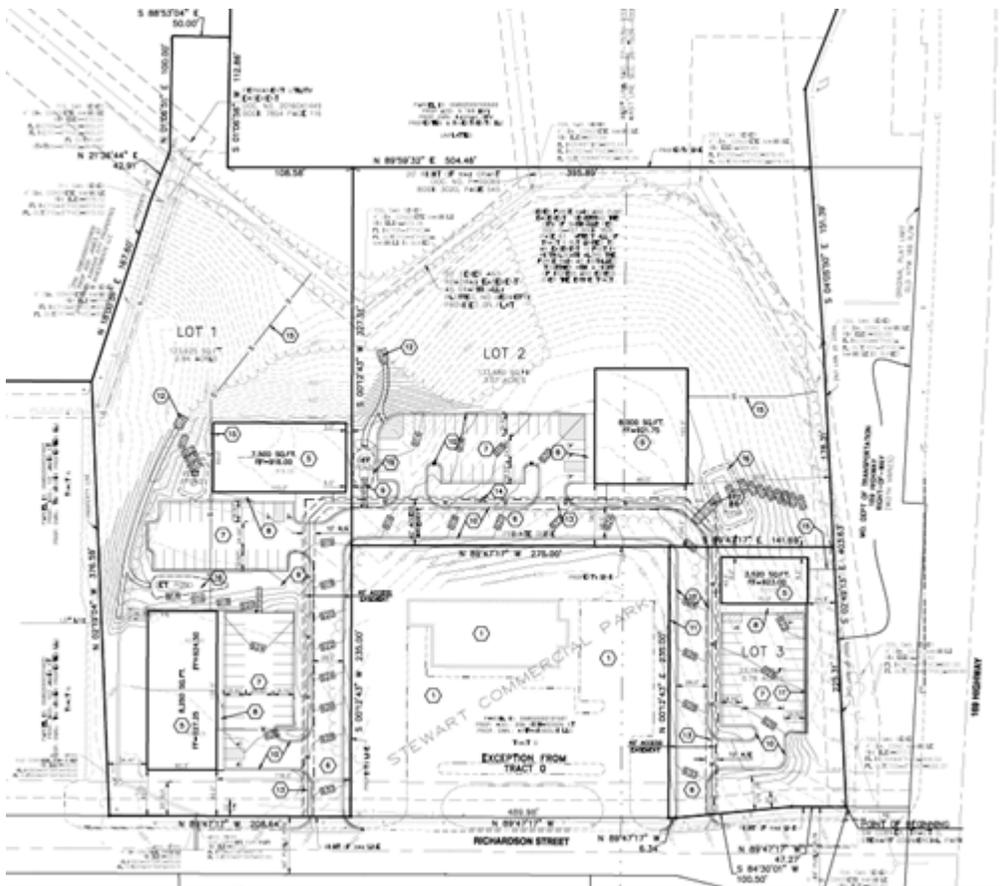
Property Information:  
Address:              Richardson St. and 169 NW Corner  
Owner:                Kansas City Properties & Investments  
Current Zoning:      B-3

Public Notice Dates:

1st Publication in Newspaper:      September 23, 2021  
Letters to Property Owners w/in 185':      September 27, 2021

**GENERAL DESCRIPTION:**

The property is currently Tract O, Stewart Commercial Park subdivision (excluding Post Office Lot). The proposed conceptual plan is for dividing this 7.64 acres into three individual lots with slight variances to the minimum lot size and frontages to accommodate three new lots ranging in size from .78 acre to 3.07 acres in a development surrounding the Post Office. The development seeks to create three lots to include four potential buildings on those lots. All access would be through a private drive off Richardson St. Generally, Conceptual plan include architectural details of the development. This submission does not include such details as the only requirement for this conceptual plan is the lot width and size requirements in our codes. One of the benefits of this process of including architectural plans up front is to avoid the site plan review process for each building as tenants are identified. Without including the architectural details, each lot or building are subject to site plan review for the architectural portions, and to ensure compliance with this plan on all other required items.



400.200.B.3 Guidelines for review of a conceptual development plan for a Planned Development Overlay District, the Commission shall consider the requirements in the site plan review provisions in Section 400.390 through 400.440 when evaluating the following:

a. Topography; to ensure the site is suitable for development, and buildings are located and arranged in appropriate areas.

**Development placement specifically avoids the deep ravine area to the north of the proposed pad sites and leaves, as much as possible for utility construction, the existing good vegetation in the ravine area.**

b. Parking; to ensure the proposed development contains an adequate amount of parking and is located in an appropriate area or adequately screened. Generally, the parking should conform to the required number of spaces appropriate to the development type as contained in Section 400.470. The Commission may allow a deviation from these parking requirements should the applicant show an adequate amount of parking exists.

**Development is laid out in a fashion to meet the site plan requirements on the two lots abutting 169 Hwy to improve the overall view, and then uses Richardson St. as the abutting street for Lot 1. The development**

**has no specific tenants identified, but there exists adequate parking for the four proposed buildings and uses. Any minor variations to building size could impact the required parking, but in no event will a tenant be able to increase a building footprint or change a use without adjusting parking to meet these requirements.**

c. Setbacks; to ensure buildings provide for adequate light, air, and privacy protection by providing appropriate proportion between buildings, and adequate separation between buildings and adjoining properties.

**Development leaves ample spacing between the proposed buildings, as well as the existing facilities.**

d. Architecture; to ensure the architectural theme is compatible and consistent throughout the project and is reasonably compatible with surrounding developments.

**The Development is without tenants and seeks to create the overall look of the development without limiting potential tenants. Therefore, this Conceptual plan will require independent site plan reviews of each proposed building, and must meet the site plan requirements in existence at the time of construction, in particular only to the buildings. All other elements are identified and required as show herein.**

e. Site plan; to ensure the location and arrangement of buildings, signs and other structures are appropriate for the site, existing and proposed streets, drives and public ways are arranged appropriately and to ensure site drainage has been adequately addressed.

**Development prepared and submitted a Stormwater Study and has agreed to construct the required detention structures when the project begins.**

f. Landscaping; to ensure the development provides adequate landscaping to provide a pleasant environment, to enhance the building's appearance, to ensure existing significant trees are adequately protected.

**The Development has a large abundance of existing vegetation on the east and north, but much of it is of limited quality as the site was completely razed in 2008 and all existing trees are wild growth of low-quality trees. The developable area as proposed will include new trees and shrubs to improve the visual appearance of the lots from the public right of way and will leave the dense vegetation in the drainage areas intact.**

g. Any other feature or issue associated with the State zoning and planning enabling legislation or the Comprehensive Plan for the City of Smithville for which the Commission feels is appropriate and relevant to the development of the site.

**Development will include a contribution to the installation of a traffic light at the 169 & Richardson intersection. Developer submitted a Traffic Study which indicated that a light met two of the traffic warrants at the intersection NOW, and that further traffic would reach**

**the levels of other warrants, so a light was needed. With a recent new development proposal on the SE corner of 169 and Richardson, the percentage of each developments contribution to the light is still under consideration by the City and MODOT but will be completed for the Board of Aldermen to approve in a Development Agreement at the second reading of any approved ordinance.**

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Conceptual plan based upon adherence to the conditions contained in this report, and specifically includes the following recommended findings as contained in 400.200.B.4:

1. That the Commission has reviewed the conceptual development plan with consideration of the issues contained in Subsection (B)(3) above; and
2. That the conceptual development plan is in conformance with the comprehensive land use plan and other appropriate Sections of the Code of Ordinances; and
3. That the conceptual development plan provides for an organized and unified system of land use intensities which are compatible with the surrounding areas; and
4. That the proposed development adequately protects the health, safety and general welfare of future and existing residents and property owners in and around the development.

Respectfully Submitted,

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Director of Development

PLANNED DEVELOPMENT OVERLAY PLAT  
**RICHARDSON STREET PLAZA**  
 A REPLAT OF A PART OF TRACT O, "STEWART COMMERCIAL PARK,"  
 SMITHVILLE, CLAY COUNTY, MISSOURI  
 NE ¼, SEC. 27 - T53N - R33W & NW ¼, SEC. 26 - T53N - R33W

**DEVELOPER**  
 KANSAS CITY PROPERTIES & INVESTMENTS, LLC  
 13530 MOUNT OLIVET ROAD  
 SMITHVILLE, MO. 64089  
 CONTACT: SHANE GREES  
 PHONE: 816-719-9327  
 E-MAIL: SHANE@KCCASINC.COM

**PREPARED BY**  
 KAW VALLEY ENGINEERING  
 8040 N. OAK TRAFFICWAY  
 CONTACT: MATT CROSS  
 PHONE: 816-468-5858  
 E-MAIL: cross@kvengr.com



LOCATION MAP  
 CITY OF SMITHVILLE, MISSOURI

**SURVEY REFERENCE:**

1. SURVEY PERFORMED BY KAW VALLEY ENGINEERING, INC. WITH PROJECT NO. B07S1187, DATED 3/27/2007.
2. WARRANTY DEED RECORDED AS DOC./FILM: 2007020071 IN BOOK 5706 AT PAGE 8

**BASIS OF BEARINGS:**

GRID BEARING OF S 89°46'48" E ON THE NORTH LINE OF SE 1/4, SEC. 27-53-33.

**PROPERTY DESCRIPTION:**

ALL OF TRACT O, STEWART COMMERCIAL PARK, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI.

EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT O, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF RICHARDSON STREET; THENCE SOUTH 89 DEGREES 57 MINUTES 57 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 208.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 03 SECONDS EAST, A DISTANCE OF 235.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 57 SECONDS EAST A DISTANCE OF 275.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS WEST A DISTANCE OF 235.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID RICHARDSON STREET, THENCE NORTH 89 DEGREES 57 MINUTES 57 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PART CONDEMNED BY THE STATE OF MISSOURI, EX REL. MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION UNDER CASE NO. CV100-1949CC FOR ADDITIONAL RIGHT OF WAY FOR U.S. ROUTE 169 AND RECORDED IN THE RECORDER OF DEEDS OFFICE OF CLAY COUNTY, MISSOURI ON MAY 19, 2000, AS DOCUMENT NO. Q00178, IN BOOK 3152 AT PAGE 579 AND THE REPORT OF COMMISSIONERS RECORDED JULY 5, 2000 AS DOCUMENT NO. Q06221, IN BOOK 3172 AT PAGE 85 AND THE CORRECTED REPORT OF COMMISSIONERS RECORDED JULY 20, 2000, AS DOCUMENT NO. Q08233, IN BOOK 3177 AT PAGE 907.

**GENERAL NOTES:**

1. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND STANDARDS FOR THE STATE OF MISSOURI.
2. ALL INTERNAL AND EXTERNAL BOUNDARY LINES ARE CONTIGUOUS WITHIN THE SURVEYED PROPERTY AND THE ADJOINING PARCELS.
3. SUBJECT PROPERTY HAS DIRECT ACCESS TO RICHARDSON STREET. A DEDICATED PUBLIC STREET. TRACT III HAS NO ACCESS TO A PUBLIC STREET.

**NOTES**

- 1 EXISTING
- 2 PROPOSED BUILDING
- 3 PROPOSED PRIVATE STREET
- 4 PROPOSED PARKING
- 5 PROPOSED CONCRETE WALKWAY
- 6 PROPOSED TURF REINFORCEMENT MATRIX
- 7 PROPOSED CURB AND GUTTER
- 8 PROPOSED RETAINING WALL
- 9 PROPOSED RIP-RAP
- 10 PROPOSED WATER LINE
- 11 PROPOSED FIRE HYDRANT
- 12 PROPOSED SANITARY SEWER SERVICE LINE
- 13 PROPOSED DETENTION PORED

**LEGEND**

- MONUMENT FOUND
- STREET/TRAFFIC SIGN
- ☆ LIGHT POLE
- UTILITY POLE
- ⊕ DEADMAN ANCHOR
- ⊗ R/W MARKER
- ⊕ UTILITY POLE W/TRANSFORMER
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PEDESTAL
- ⊕ OVERHEAD POWER LINES W/ NO. OF LINES
- ⊕ TELEPHONE PEDESTAL
- ⊕ LIFT STATION
- ⊕ STORM SEWER MANHOLE
- ⊕ SANITARY SEWER CLEAN OUT
- ⊕ SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- CHAIN LINK FENCE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- WATER LINE

**PROPOSED ZONING**

LOT 1	B-3-P
LOT 2	B-3-P
LOT 3	B-3-P

\*BUILDING HEIGHTS - TBD

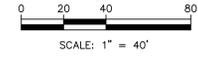
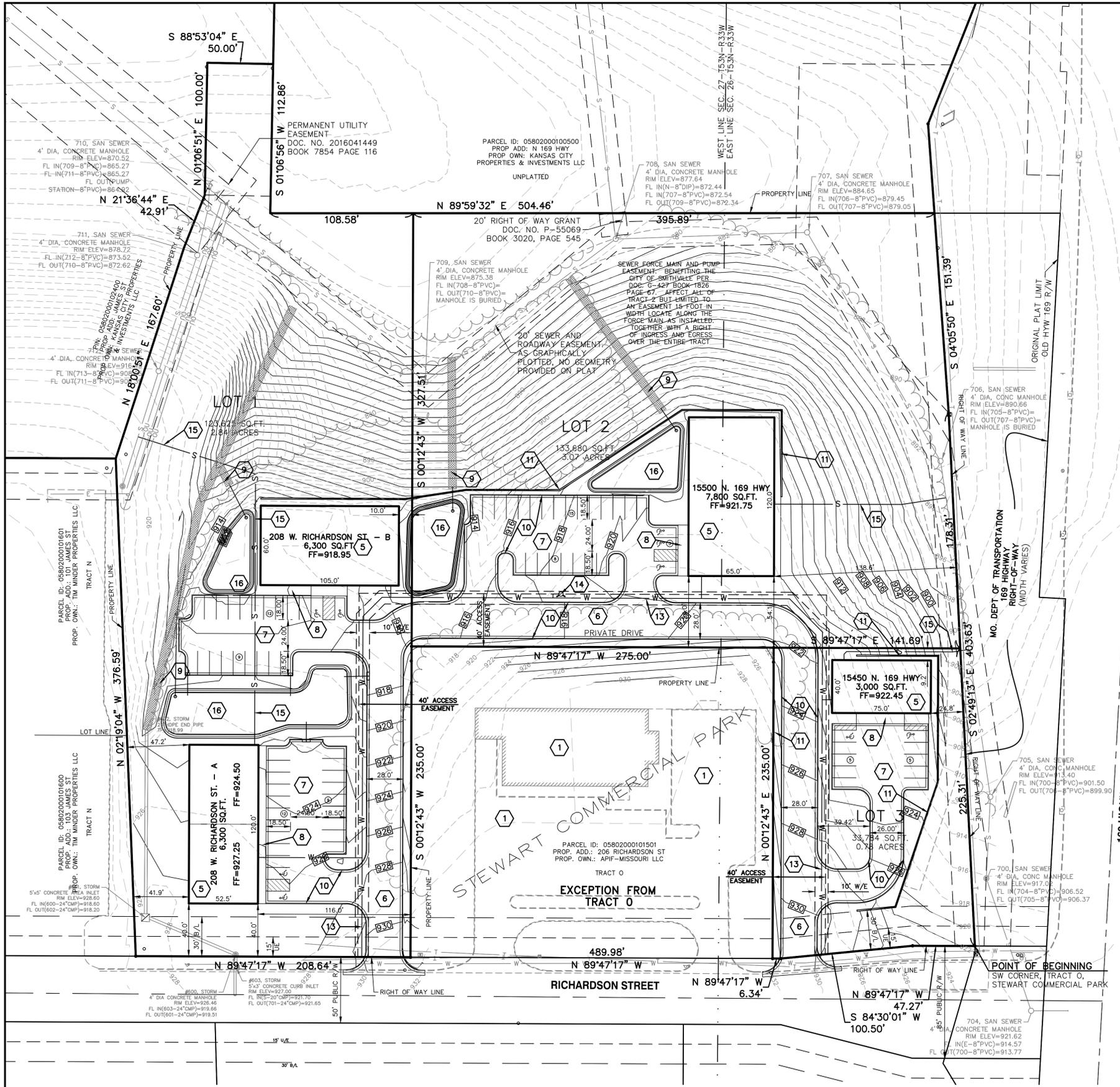
**PARKING SUMMARY**

DESCRIPTION	REQUIRED
REQUIRED STALLS (1 PER 300SF BUILDING)	78
DESCRIPTION	PROPOSED
ACCESSIBLE PARKING STALLS	9
STANDARD PARKING STALLS	69
TOTAL PARKING STALLS	78

**LOT COVERAGE**

DESCRIPTION	SITE ACRES	SITE SF	COVERAGE	LOT COVERAGE
SITE	6.68 ACRES	291,104 SF		
BUILDING		23,400 SF	8.04%	
HARD SURFACE		60,231 SF	20.69%	
OPEN AREA		207,473 SF	71.27%	
TOTALS	6.68 ACRES	291,104 SF		100%

BLDG SF/SITE SF=LOT COVERAGE



**UTILITY STATEMENT:**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

**FLOOD STATEMENT:**

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEY PARCEL LIES WITHIN FLOOD HAZARD ZONE ZONE "X, NON-SHADED" AS SAID PARCEL PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR CITY OF SMITHVILLE, COMMUNITY PANEL NO. 29047C0102E, effective on 08/03/2015



REV	DATE	DESCRIPTION
0	10/22/21	CITY COMMENTS
1	09/02/21	INITIAL SUBMITTAL
MAC	JAD	MAC
MTA	JAD	MTA
DSN	DWN	CHK

STATE OF MISSOURI  
 MATTHEW A. CROSS  
 CROSS NUMBER  
 PE-200008364  
 10/24/21  
 PROFESSIONAL ENGINEER

MATTHEW A. CROSS  
 ENGINEER  
 MO # 2020008364

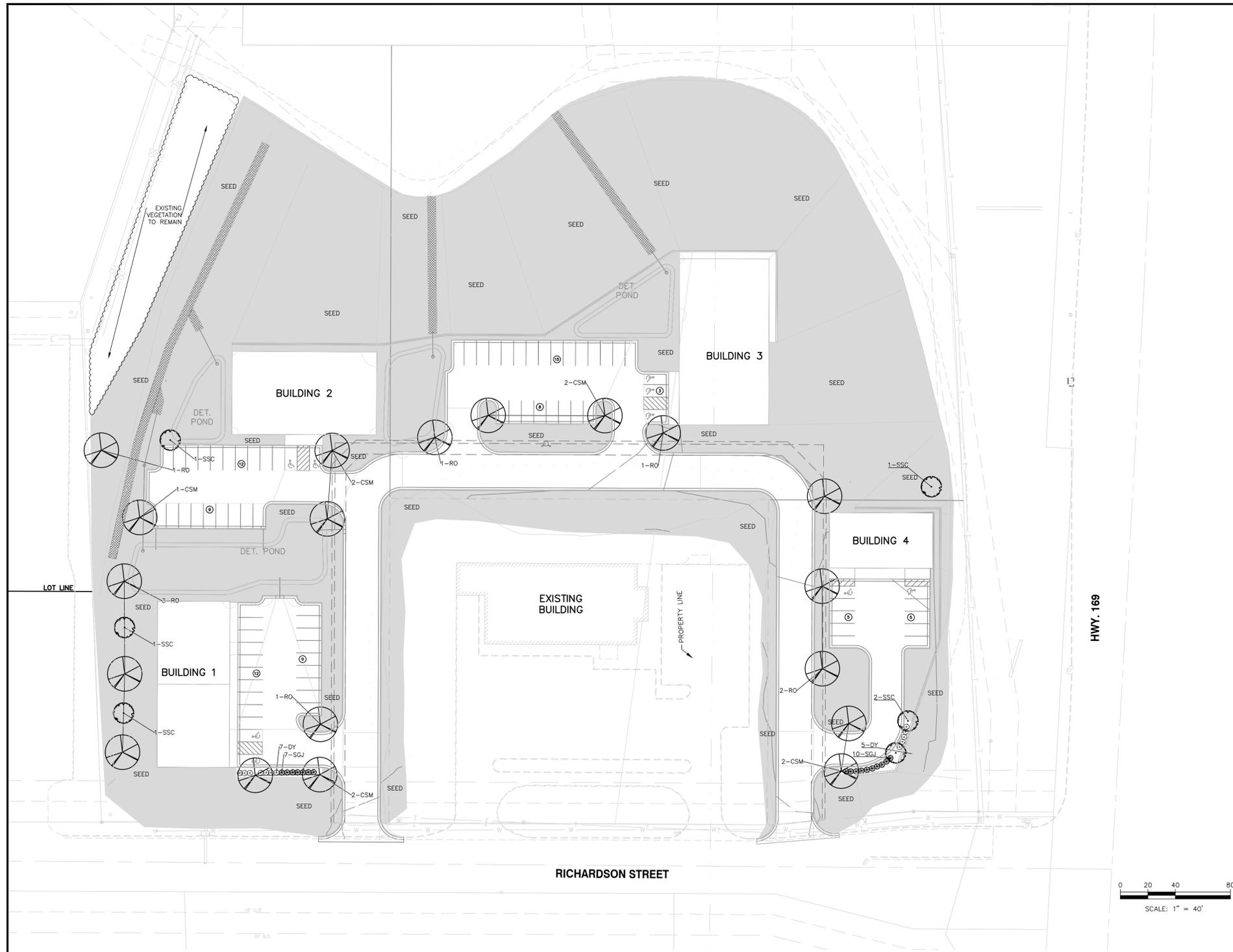
8040 N. OAK TRAFFICWAY  
 KANSAS CITY, MISSOURI 64118  
 PH: (816) 468-5858  
 kvengr.com | www.kawvalley.com

**KAW VALLEY**  
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842.  
 EXPIRES 12/31/21

**RICHARDSON STREET PLAZA**  
 RICHARDSON ST  
 SMITHVILLE MO.

PLANNED OVERLAY DEVELOPMENT PLAT

PROJ. NO. B21D4223  
 DESIGNER MAC DRAWN BY JAD  
 CFN 4223PPPLAT  
 SHEET 1 OF 2 REV 1



- LANDSCAPING NOTES:**
1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS.
  2. NOTIFY OWNER REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES.
  3. ALL EXTERIOR GROUND WITHIN THE LIMITS OF THE CONTRACT, EXCEPT FOR SURFACES OCCUPIED BY BUILDINGS, STRUCTURES, PAVING, AND AS DIRECTED ON THE DRAWINGS AS UNDISTURBED, SHALL BE FILLED WITH SIX INCHES (6") OF TOPSOIL. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER PLANTING SHALL BE SEEDED. SEED SHALL CONSIST OF 3 VARIETIES OF IMPROVED TURF TYPE TALL FESCUE, (K-31 IS NOT PERMITTED). DISTURBED AREAS ARE SHOWN TO MATCH GRADING LIMITS. AREAS DISTURBED OUTSIDE OF THESE LIMITS MUST BE SCARIFIED, GRADED AND SEEDED.
  4. WEED MAT SHALL BE USED UNDER ALL PLANTING AREAS NOT TO BE SEEDED OR AS DIRECTED ON THE DRAWINGS. THE MAT SHALL BE COVERED WITH MULCH AND SECURED IN-PLACE BY A SOIL ANCHOR.
  5. QUANTITIES INDICATED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES AS ILLUSTRATED ON THE PLAN.
  6. SHREDDED HARDWOOD MULCH SHALL BE USED AS THREE INCH (3") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
  7. ALL LANDSCAPE BEDS TO HAVE 4" DEEP, CLEAN "SPADE" OR NATURAL EDGE. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME-RELEASE FERTILIZER (3-4 SLOW-RELEASE TABLETS/PELLETS) AND APPLY MYCORRHIZAE TREATMENT TO EACH ROOT BALL.
  8. IF LEANING OCCURS WITHIN ONE YEAR, TREES SHALL BE RE-STAKED (SEE PLANTING DETAILS).
  9. CONTRACTOR SHALL STAKE ALL PLANT MATERIALS PRIOR TO INSTALLATION FOR THE PURPOSE OF DETERMINING CONFLICTS WITH ROCK, UTILITIES, ETC. NO PLANTS CAN BE PLANTED DIRECTLY ON ROCK OR UTILITIES. NOTIFY ARCHITECT/ENGINEER/OWNER AT ONCE IF ANY CONFLICTS OCCUR. CONTRACTOR WILL BE REQUIRED TO ADJUST PLANT LOCATIONS AT NO ADDITIONAL COST.
  10. ALL DISTURBED AREAS THAT ARE NOT CALLED TO RECEIVE TREES OR SHRUBS SHALL BE SEEDED WITH AN IMPROVED TURF TYPE TALL FESCUE (3 VARIETIES MIN.).
  11. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS AND SEED UNTIL ROOTS HAVE KNITTED INTO SOIL AND OWNER HAS OCCUPIED THE BUILDING.
  12. ALL SEEDED SLOPES GREATER THAN 4:1 SHALL RECEIVE 1 YEAR EROSION MAT.

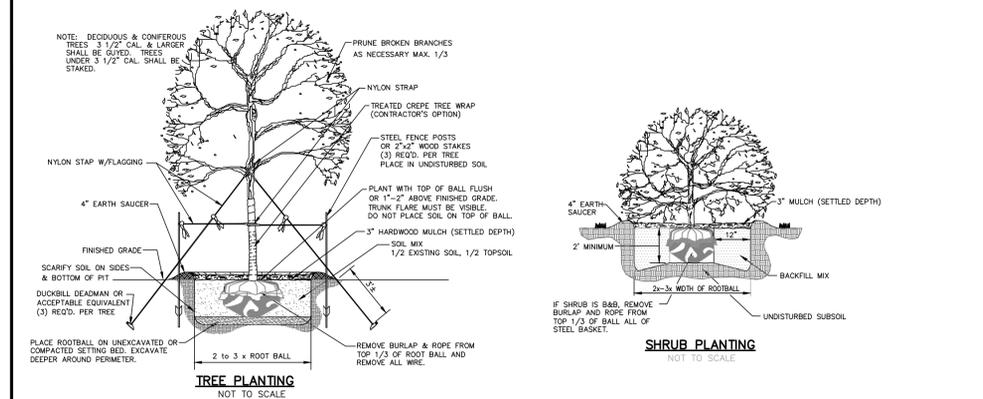
REV	DATE	DESCRIPTION
1	10.22.2021	CITY COMMENTS
0	9.2.2021	CITY SUBMITTAL
		DSN
		DWN
		CHK



8040 N. OAK TRAFFICWAY  
 KANSAS CITY, MISSOURI 64118  
 PH: (816) 451-4651  
 kave@kveeng.com | www.kaveeng.com

**KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/21



**LANDSCAPE REQUIREMENTS**  
 (SECTION 400.435 LANDSCAPING AND BUFFERING REQUIREMENTS)

BUFFER ZONES	REQUIRED			EXISTING			PROVIDED		
	SHADE	ORN.	SHRUBS	SHADE	ORN.	SHRUBS	SHADE	ORN.	SHRUBS
<b>NORTH *</b>				*					
West - Building (138'(bldg. 1)+60' (bldg 2))	4	3	8				4	3	8
West - Parking (61')	1		2					3	
East & South are on R.O.W. N/A									
<b>STREET LANDSCAPING</b>									
Richardson-Building (60'/75) ((60'/40)*3)	0.8		4.5				1		5
Richardson-Parking (78'/75)		1	CONTINUOUS					1	CONTINUOUS
169 HWY. Bldg. (40'/75) ((40'/40)*3) **		2	3	**				2	***
169 HWY. Parking (135'/75)		1	CONTINUOUS					1	****

\* Existing vegetation north of site to satisfy buffer requirements.  
 \*\* Existing Vegetation to satisfy 169 HWY. Street Landscaping at North building.  
 \*\*\* Foundation plantings at time of building construction to satisfy requirement.  
 \*\*\*\* Parking is elevated +/-10 with retaining wall with no room to install shrubs.

**PLANT SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
<b>TREES</b>				
CSM	9	ACER 'SACHARUM 'AUTUMN SPLENDOR'	CADDO SUGAR MAPLE	2" CAL. B&B
RO	9	QUERCUS RUBRA	RED OAK	2" CAL. B&B
SS	6	MALUS 'SPRING SNOW'	SPRING SNOW CRAB	1.5" CAL. B&B
<b>SHRUBS/GRASSES/GROUND COVER</b>				
DY	12	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24" HT
SGJ	17	JUNIPEROUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT

**RICHARDSON STREET PRELIM PLAT**  
 RICHARDSON ST  
 SMITHVILLE MO.

**LANDSCAPING PLAN**

PROJ. NO. B21D4223  
 DESIGNER VSR DRAWN BY JAD  
 CFN 4223LP  
 SHEET 1 OF 100



November 5, 2021

Single Phase Final Plat for Clay County Parcel Id # 05-802-00- 01-015.00

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Application for a Plat Approval – Richardson Street Plaza Final Plat– 3 lots

Code Sections:

425.285.A.4

Single Phase Final Plat Approval

Property Information:

Address:

Richardson St. and 169 NW Corner

Owner:

Kansas City Properties & Investments

Current Zoning:

B-3

Public Notice Dates:

1st Publication in Newspaper:

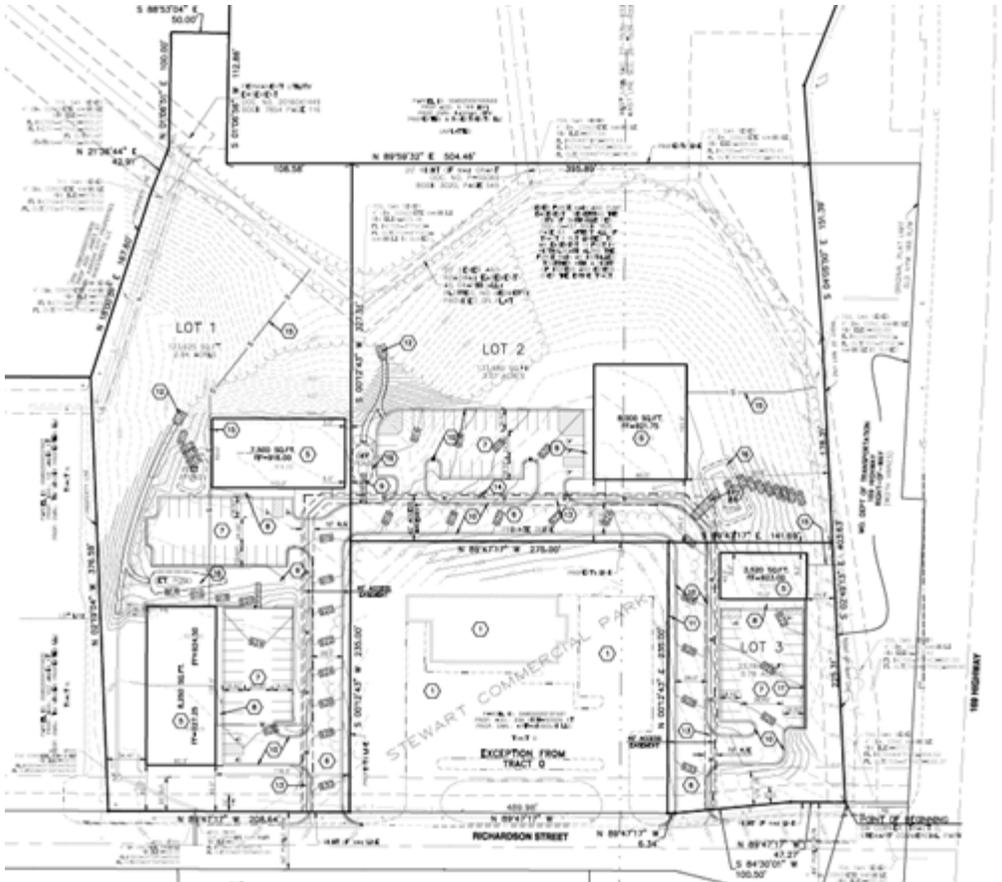
September 23, 2021

Letters to Property Owners w/in 185':

September 27, 2021

GENERAL DESCRIPTION:

The property is currently Tract O, Stewart Commercial Park subdivision (excluding Post Office Lot). This Final Plat is the same as the Conceptual Plan document previously discussed. Approval of this plat is conditional to that plan approval due to the lot size and frontage variations. This development was submitted with both stormwater and Traffic studies to address the impact of both upon the area.



**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. ***The Development pattern is similar to the existing zoning on the property.***
- 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 property is to be graded around the existing post office lot to provide sufficient flat lots for the proposed buildings, as well as an access road and detention areas are laid out to protect both the natural look of the lot, but also the drainage area on the north portions of lots 1 and 2.***
  - (2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth. ***Again, grading of the***

*development is limited to the high ground surrounding the post office building and leaves intact the drainage areas to the north.*

(3) A good grade relationship with the abutting streets, preferably somewhat above the street. *Each lot will have access through the development in accordance with an approved Conceptual Plan using a private drive throughout.*

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

(5) Adequate lot depth for outdoor living space. *N/A.*

(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. *There are no new public roadways considered, but improvements to 169 and Richardson will be partially funded by this development in accordance with its' impact on the intersection. (The intersection already meets the MODOT warrants for a traffic light).*

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, the development will be installing waterlines for the developments' use, and each lot will be able to connect to the existing gravity sewer that surrounds the development to the east and north.*

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 development meets this standard.*

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

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.*

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. *Annexed.*

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, the plat includes the required dedications.*

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. **The development will be responsible for a portion of the cost to install a traffic light at 169 an Richardson, and will be required to install sidewalks from 169 sidewalks continuously through this development.**

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Final Plat based upon adherence to the conditions contained in this report.

Respectfully Submitted,

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Director of Development

