



Planning and Zoning Commission Meeting

July 11, 2023

7:00 p.m. – City Hall Council Chambers and Via Videoconference

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 or may use the Zoom link below to access the meeting.

1. Call to Order

2. Approve the May 9, 2023, Planning Commission Minutes

3. Staff Report

Comprehensive Plan Dashboard

4. Public Hearing

A conditional use permit to operate a transfer station on I-1 property at 14820 N. Industrial Dr. in the First Park industrial subdivision.

5. Conditional Use Permit at 14820 N. Industrial Dr. – Transfer Station

Applicant seeks to obtain a CUP to operate an indoor Transfer Station on land zoned I-1 in the First Park industrial subdivision.

6. Public Hearing

Single Phase Final Plat for a two-lot subdivision – First Park 3rd Plat

7. Single Phase Final Plat – First Park 3rd Plat to create two lots

Applicant seeks to complete the First Park subdivision with a Final Plat to create two lots.

8. Site Plan Review - Smithville Self Storage – 14506 N. 169 Hwy

Request to extend the existing development to the west boundary by adding 8 additional storage buildings.

9. Site Plan Review – Smithville Transportation Facility – 250 E. 92 Hwy

Site Plan submittal for a new 10,654 ft² transportation facility for the Smithville School District just east of the Lutheran School at 92 & Commercial.

10. Discussion Only – a proposed Short Term Rental Ordinance

This matter is one of first impression here in Smithville. A draft ordinance was presented to staff for discussion of the Commission to gauge its' interest and direction on regulating Short Term Rentals

11. Adjourn

Join Zoom Meeting
<https://us02web.zoom.us/j/81071011395>
Meeting ID: 810 7101 1395
Passcode: 313415



SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

May 9, 2023

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman Melissa Wilson called the meeting to order at 7:00 p.m.

A quorum of the Commission was present: Melissa Wilson, John Chevalier, Dennis Kathcart, Rob Scarborough, Deb Dotson & Billy Muessig. Mayor Damien Boley was absent.

Staff present: Jack Hendrix and Brandi Schuenger.

2. ELECTION OF OFFICERS

CHAIRMAN

DOTSON nominated CHEVALIER.

THE VOTE: ALDERMAN WILSON-AYE, MUESSIG-AYE, SCARBOROUGH-AYE, DOTSON-AYE, KATHCART-AYE, CHEVALIER-ABSTAIN.

AYES-5, NOES-0, ABSTAINED-1. MOTION PASSED

VICE CHAIRMAN

ALDERMAN WILSON nominated SCARBOROUGH.

THE VOTE: CHEVALIER-AYE, KATHCART-AYE, DOTSON-AYE, SCARBOROUGH-ABSTAIN, MUESSIG-AYE, ALDERMAN WILSON-AYE.

AYES-5, NOES-0, ABSTAINED-1. MOTION PASSED

SECRETARY

SCARBOROUGH nominated DOTSON.

THE VOTE: ALDERMAN WILSON-AYE, MUESSIG-AYE, SCARBOROUGH-AYE, DOTSON-ABSTAIN, KATHCART-AYE, CHEVALIER-AYE.

AYES-5, NOES-0, ABSTAINED-1. MOTION PASSED

3. MINUTES

The April 11, 2023, Regular Session Meeting Minutes were moved for approval by KATHCART, Seconded by DOTSON.

Ayes 5, Noes 0, Abstain 1 (SCARBOROUGH). Motion carried.

4. STAFF REPORT

HENDRIX reported:

Since January we have issued 13 new residential building permits this year. 5 more permit applications are on Brandi's desk so we will be at 18 new residential permits by the end of the week.

We have not issued any new commercial building permits. Construction continues on several commercial projects. Attic Storage is about to start their landscaping. The Smithville Townhomes started their landscaping today and are getting closer to completion. McBee's Coffee N' Carwash is out of the ground with their building which now has a roof on it. The retaining walls for Richardson Street Plaza have been installed. They will start installing the public water line soon and all other infrastructure is private.

The Diamond Creek subdivision has 4 houses under construction. At Eagle Ridge there have been building permit applications submitted for 2 more buildings (4 units).

KATHCART asked if there was any update on when stop light and turn lanes would be installed at the Richardson Street and 169 Hwy intersection?

HENDRIX stated that there has been ongoing conversations with MODOT. There has been a lot of turn over with staff at MODOT. We are hoping that we now have somebody who can push that process through. The second phase of the Villas of Smithville will be coming soon and that will trigger Richardson Street extending all the way to Commercial Street by the school.

CHEVALIER asked if they are required to finish that street out to the school before they break ground?

HENDRIX stated it will be part of their infrastructure requirements.

CHEVALIER asked if they are going to work with the school district since the school district is planning to install sidewalks on their property?

HENDRIX stated that the problem is the timing of everything. When the original plan went through it took almost 2 years before they actually brought something forward with the city. It could be until January before they find out if the State funding is available.

Kristine Bunch—18608 Primrose St—Spoke to a couple of commissioners about their comments made on social media and her displeasure of how that affected her opportunity to serve on the Economic Development Committee.

5. PUBLIC HEARING:

- **VACATE AN EASEMENT BETWEEN LOTS 5 & 6 OF FAIRVIEW CROSSING NORTH SUBDIVISION**

Public Hearing Opened

HENDRIX gave an overview of why this is necessary. The staff report has been provided to the commission.

There were no members of the public that signed up to speak.

Public Hearing Closed

6. EASEMENT VACATION – UTILITY EASEMENT BETWEEN LOTS 5 & 6 OF FAIRVIEW CROSSING NORTH LOCATED AT COMMERCIAL AND N US 169 HWY

- **REQUEST TO VACATE AN EASEMENT IN ORDER TO MERGE TWO LOTS INTO ONE.**

KATHCART motioned to approve utility easement vacation between lots 5 & 6 of Fairview Crossing North. Seconded by MUESSIG.

DISCUSSION:

MUESSIG questioned the location of the easement?

HENDRIX stated that it's located between 2 lots. They are proposing to get rid of the boundary line between lots 5 and 6 so they can build a building in the middle. This easement has to go away before this can happen. Every other existing easement stays in place.

CHEVALIER asked if there were any negatives in doing this?

HENDRIX stated that if we didn't do this it means there will be 2 buildings instead of one building.

KATHCART asked if this is still under the maximum square footage allowed?

HENDRIX stated that by doing this it reduces the square footage that is allowed by 10%.

THE VOTE: KATHCART-AYE, DOTSON-AYE, SCARBOROUGH-AYE, MUESSIG-AYE, CHEVALIER-AYE, ALDERMAN CHEVALIER-AYE.

AYES-6, NOES-0. MOTION PASSED

7. SITE PLAN REVIEW – FAIRVIEW CROSSING NORTH SHOPPING CENTER – 14781 N. FAIRVIEW DR

- **SITE PLAN SUBMITTAL FOR A NEW SHOPPING CENTER PROPOSED TO BE LOCATED ON MERGED LOTS 5 & 6 OF FAIRVIEW CROSSING NORTH. PROPOSAL IS FOR A 10 UNIT, 12,000 SQ. FT. SHOPPING CENTER.**

MUESSIG motioned to approve the Site Plan Review for merged lots 5 & 6 at Fairview Crossing North. Seconded by KATHCART.

DISCUSSION:

HENDRIX gave an overview of this proposal. The staff report has been provided to the commission.

KATHCART stated that this one also appears to have a drive through window on the back.

HENDRIX stated that it is identified there as a potential.

ALDERMAN WILSON stated that she also sees a garage door on the back. Is this just a proposal as well?

HENDRIX stated that would be his guess. There may be a potential tenant who may have identified this as a need but he is unsure about that.

CHEVALIER asked if it would have to come back to Planning and Zoning if additional garage doors were added?

HENDRIX stated no. The color, layout and design of the building is the issue. If they decided to make the whole building with garage doors then he would recommend that they bring it back for your approval since it would then be changing the character of the building.

CHEVALIER asked if the buffering between the houses and the building is changing?

HENDRIX stated it is changing. They have substantially increased the buffering.

THE VOTE: ALDERMAN WILSON-AYE, MUESSIG-AYE, SCARBOROUGH-AYE, DOTSON-AYE, CHEVALIER-AYE, KATHCART-ABSTAIN.

AYES-6, NOES-0. MOTION PASSED

8. ADJOURN

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

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:33 p.m.

NOT YET APPROVED



STAFF REPORT

July 7, 2023

Conditional Use Permit for Part of Parcel Id # 05-816-00-05-005.00

Application for a Conditional Use Permit

Code Sections:

400.570 Conditional Use Permits

Property Information:

Address: Future 14820 N. Industrial Dr.
Owner: William T Mann Trust
Current Zoning: I-1

Public Notice Dates:

1st Publication in Newspaper: June 22, 2023
Letters to Property Owners w/in 200': June 22, 2023

GENERAL DESCRIPTION:

The property owner has a tentative contract for sale of a part of the unplatted portion of First Park Industrial Park. This 3rd Plat, Lot 19 parcel differs from the approved preliminary plat due to the exact lot sizes so it is subsequently on the agenda to approve a Single Phase Final Plat that amends the approved Preliminary Plat and authorizes the final plat. The land in the entire development is zoned I-1 light industrial, with the unplatted county land to the south identified as future industrial land in the Future Land Use Plan of the Comprehensive Plan.

The potential purchaser seeks to construct a facility that would allow him to operate a construction demolition transfer station with all transfer to occur inside the building, with exterior storage areas. The facility will take construction demolition in roll-off containers, dump the materials inside the building and then sort the materials into various types. Some of the materials will be recycled, some will be resold (metals) and the unusable materials will then be transferred to a C & D approved landfill. The waste stream itself is highly regulated by the EPA, so removing materials that can be reused or recycled ultimately save money overall by only disposing of unusable demolition waste.

Transfer Stations are authorized inside the city limits on either I-2 Heavy Industrial zoned land, or with a Conditional Use Permit on I-1 light Industrial land. After discussions with the owner and the potential purchaser, they agreed to seek the conditional use permit to avoid any future concerns about additional uses the I-2 district authorizes by right. This path, if approved, would keep the light industrial zoning, and the only use allowed other than those by right would be this specific facility with any conditions approved to protect against the higher risk operations allowed in I-2.

In order to approve a conditional use permit, the code requires certain findings of fact be made by the commission. Those code requirements, and the staff recommended findings are listed below:

Minimum Requirements. A conditional use permit shall not be granted unless specific written findings of fact directly upon the particular evidence presented support the following conclusions:

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations. The use is specifically authorized upon approval of a Conditional Use Permit.

2. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public. The transfer station will ultimately reduce the amount of Construction and Demolition waste that enters those special landfills, and will reuse and recycle other materials that can also reduce the cost for additional production of those materials. To the extent that much of the traffic of the construction demolition that currently travels through Smithville will be routed to this facility, it will ultimately reduce the waste stream at the end point.

3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located. The general location of the property, with the specific requirements that the material only be sorted inside the building itself will not impact the adjacent or nearby industrial users

4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:

a. The location, nature and height of buildings, structures, walls and fences on the site; and The location of the facility, as shown on the site plan layout shows a scale building where vehicles will enter to be weighed. The weighed trucks will then enter the 6,400 ft² building. All waste will be off-loaded, sorted, and then re-

loaded into different vehicles to be transported to various recycling or landfill sites. The buildings on site will resemble the other buildings approved in the subdivision.

b. **The nature and extent of landscaping and screening on the site.** The perimeter of the area will have an 8' security fence that must meet the sight obscuring requirements of 80%. The landscaping will be subject to review in the site plan review process with the actual building process.

5. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect. The submitted layout includes adequate ingress and egress for the type of facility, as well as substantial future growth room that would all be subject to site plan review if developed with additional buildings in the future. There are no residential properties near this facility, and none that have direct visibility of the site.

6. Adequate utility, drainage and other such necessary facilities have been or will be provided. The project will be required to provide additional stormwater review with the building site plan process, but the subdivision plat is to include a large stormwater detention basin to the east of the facility. Since all the transfer work will occur inside the building, any potential problem wastes will be sent to the wastewater treatment facility with the sanitary sewer system (floor drains are connected to sanitary) and no other issues are anticipated.

7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys. The use will not generate large amounts of traffic. The traffic it does generate is handled by the current roadway system, and when 148th St. (now Commercial St.) gets extend further west to this site, there will be two separate ingress/egress points onto 169.

STAFF RECOMMENDATION:

Staff recommends Approval CONTINGENT on the applicant: submit for review the entire site plan for separate review under existing Site Plan Review procedures including providing a TIS report; constructs a sight-obscuring fence in accordance with outdoor storage standards inside the landscaping areas as required in the Site Plan review, and updates the stormwater study for the subdivision that accounts for this particular site and use.



Date:	July 7, 2023
Prepared By:	Jack Hendrix
Subject:	CUP Required findings

In the zoning code, §400.570, it states that "a conditional use permit shall not be granted unless specific written findings of fact directly upon the particular evidence presented support the following conclusions:"

These apply to ALL potential CUP's, so portions may not be specifically implicated.

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
2. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.
3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the site; and
 - b. The nature and extent of landscaping and screening on the site.
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.
6. Adequate utility, drainage and other such necessary facilities have been or will be provided.
7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

Staff has again provided the proposed draft findings of fact. Please use the above standards as your guide. The proposed findings are simply a tool to allow you to make your determinations on each of the 7 items required to have specific findings. You shall be limited to the testimony and evidence provided at the Public Hearing and in any responses to questions during your discussion at that meeting.

Procedurally, it is suggested that you take each item listed above and discuss among the Commission. Upon completion of the discussion, the proposed finding should be individually voted upon. A majority vote of aye's means that the item is the finding. A tie, or a majority vote of Nays means that the specific finding is NOT met, and a negative finding will be included in the findings. ALL seven of the first items must be voted upon in this manner.

FINDING OF FACTS AND CONCLUSIONS OF LAW

Applicant: William T Mann Trust

Land Use Proposed: Transfer Station

Zoning: I-1

Property Location: Future 14820 N. Industrial Dr.

Pursuant to the provisions of Section 400.570 concerning the minimum requirements for the issuance of a special use permit and based on the testimony and evidence presented in a public hearing of the Planning and Zoning Commission held on July 11, 2023 the Planning Commission of the City of Smithville, Missouri hereby makes the following *Finding of Facts and Conclusions of Law*.

Finding of Facts

1. The proposed special use complies with all applicable provisions of the zoning regulation including intensity of use regulations, yard regulations and use regulations.
2. It is found that the proposed special use at the specified location will contribute to and promote the welfare and convenience of the public in that it will be consistent with the Comprehensive Plan goals to expand industrial uses in this particular area and will help reduce the amount of trash in landfills, and recycle for other uses materials that would otherwise be in landfills.
3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located. The entire area is either zoned industrial or unused, vacant land intended to be added to the industrial district.
4. The location and size of the conditional use will not dominate the immediate neighborhood to prevent development. The proposal would match the existing types of uses, and the location, size and screening are such that no impact is anticipated.
5. There is sufficient parking for the anticipated vehicles.

6. All utilities will be constructed by the developer prior to this project, and additional stormwater reviews WILL occur at the site plan review of the building(s) themselves.
7. Adequate access roads and entrances are provided.
8. That in rendering this Finding of Fact, testimony at the public hearing on July 11, 2023 has been taken into consideration.

Conclusions of Law

Based on the foregoing findings of fact, we conclude that:

- A. This application and the granting of a Conditional Use permit is governed by Section 400.570 of the zoning ordinance of Smithville, Missouri.
- B. The proposed use complies with minimum standards required for the issuance of a conditional use permit as set out in Section 400.570 of the zoning ordinance.
- C. A conditional use permit should be granted to allow a transfer station at 14820 N. Industrial Dr. with the following conditions:
 1. That the project be submitted for separate Site Plan Review, including the additional stormwater and TIS reports.
 2. That the area is adequately screened in accordance with the outdoor storage regulations of the city and such storage screen be located inside the perimeter of the area to be landscaped in accordance with the site plan review process.

Planning Commission

BILL NO. XXXX-22

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF SMITHVILLE, MISSOURI BY AND GRANTING A CONDITIONAL USE PERMIT TO HUNTLEY DISPOSAL FOR A TRANSFER STATION FOR CONSTRUCTION AND DEMOLITION WASTE AT 14820 N. INDUSTRIAL DR.

WHEREAS, On July 11, 2023, the Planning Commission of Smithville, Missouri held a public hearing relative to a request for a conditional use permit; and

WHEREAS, the Planning Commission forwarded consideration of said request to the Board of Aldermen with a recommendation of granting said request; and

WHEREAS, the Board of Aldermen, based on substantial evidence provided by the applicant, staff, and members of the public found that applicant's proposed telecommunications tower would not seriously injure the public or the appropriate use of neighboring property and that said use would conform to the general intent and purpose of the zoning ordinance; and

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

Section 1. Ordinance Number 711 and the Zoning Map which is made a part thereof, is amended by granting a Conditional use permit for the installation of a construction and demolition waste transfer station at 14820 N. Industrial Dr. and more particularly described as follows:

Lot 19, First Park 3rd Plat

Section 2. This ordinance shall take effect and be in full force from and after its passage according to law.

PASSED THIS _____ DAY OF _____, 2023.

ATTEST: _____
City Clerk

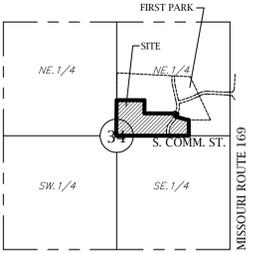
Mayor

1st Reading: ____/____/____

2nd Reading ____/____/____

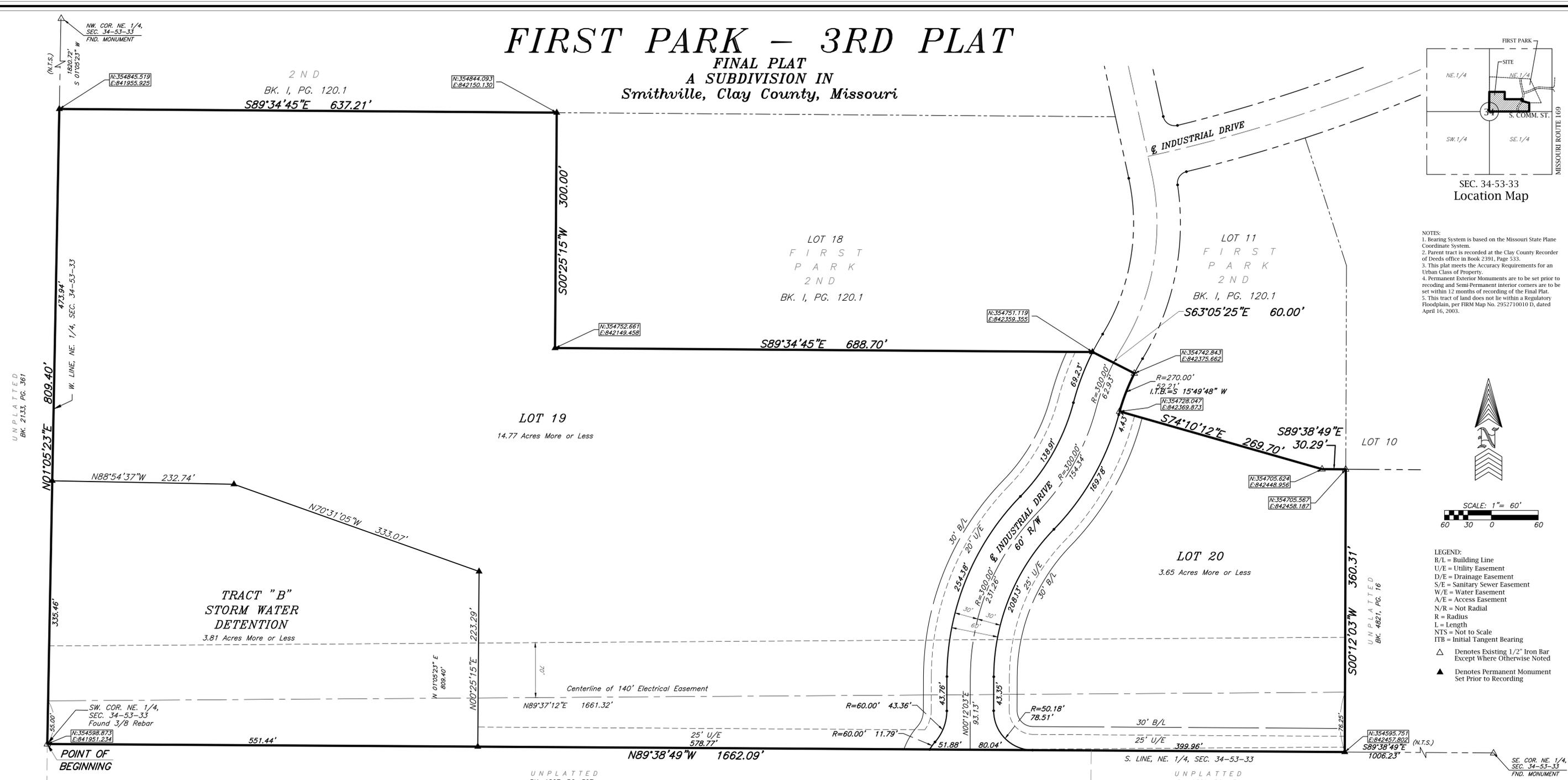
FIRST PARK - 3RD PLAT

FINAL PLAT
A SUBDIVISION IN
Smithville, Clay County, Missouri



SEC. 34-53-33
Location Map

- NOTES:
- Bearing System is based on the Missouri State Plane Coordinate System.
 - Parent tract is recorded at the Clay County Recorder of Deeds office in Book 2391, Page 533.
 - This plat meets the Accuracy Requirements for an Urban Class of Property.
 - Permanent Exterior Monuments are to be set prior to recording and Semi-Permanent interior corners are to be set within 12 months of recording of the Final Plat.
 - This tract of land does not lie within a Regulatory Floodplain, per FRM Map No. 2952710010 D, dated April 16, 2003.



- LEGEND:
- B/L = Building Line
 - U/E = Utility Easement
 - D/E = Drainage Easement
 - S/E = Sanitary Sewer Easement
 - W/E = Water Easement
 - A/E = Access Easement
 - N/R = Not Radial
 - R = Radius
 - L = Length
 - NTS = Not to Scale
 - ITB = Initial Tangent Bearing
- △ Denotes Existing 1/2" Iron Bar Except Where Otherwise Noted
 ▲ Denotes Permanent Monument Set Prior to Recording

DEDICATION: The undersigned proprietor of the tract of land described herein has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "FIRST PARK - 3RD PLAT".

EASEMENTS: An easement or license is hereby granted to the City of Smithville, Missouri to locate, construct and maintain or to authorize the location, construction, maintenance and use of conduits, sewers and water mains, gas, poles or wires, anchors and surface drainage, upon, over and under the areas outlined on this plat and designated by the words "Utility Easement" or "U/E", "Sanitary Easement" or "S/E", and/or "Drainage Easement" or "D/E".

STREETS: Streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

STORM WATER DETENTION: TRACT B is dedicated as Storm Water Detention and is to be owned and maintained by the First Park Businessowners' Association.

IN TESTIMONY WHEREOF: the undersigned, as Trustee(s) aforesaid, has/have hereunto set his/her/their hand(s) and seal(s) this _____ day of _____, 20____.

WILLIAM T. MANN REVOCABLE TRUST DATED JANUARY 19, 2007

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

(SEAL) _____ CHAIRMAN

(SEAL) _____ SECRETARY

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

(SEAL) _____ MAYOR

ATTEST: _____ CITY CLERK

PROPERTY DESCRIPTION:
All that part of the Northeast Quarter of Section 34, Township 53, Range 33, Smithville, Clay County, Missouri, described as follows: Beginning at the Southwest corner of said Northeast Quarter; thence North 01 degrees 05 minutes 23 seconds East, along the West line of said Northeast Quarter, a distance of 809.40 feet to the South line of FIRST PARK 2ND PLAT, a subdivision of land in Smithville, Clay County, Missouri; thence North 89 degrees 34 minutes 45 seconds East, along said South line, a distance of 637.21 feet; thence continuing along said South line South 00 degrees 25 minutes 15 seconds West, a distance of 300.00 feet; thence continuing along said South line South 89 degrees 34 minutes 45 seconds East, a distance of 688.70 feet; thence continuing along said South line South 63 degrees 05 minutes 25 seconds East, a distance of 600.00 feet; thence continuing along said South line Southwesterly along a curve to the Left, having an initial tangent bearing of South 15 degrees 49 minutes 48 seconds West, a radius of 270.00 feet, an arc length of 52.21 feet; thence continuing along said South line South 74 degrees 10 minutes 12 seconds East a distance of 269.70 feet; thence continuing along said South line South 89 degrees 38 minutes 49 seconds East, a distance of 30.29 feet; thence South 00 degrees 03 seconds West, a distance of 360.31 feet to the South line of said Northeast Quarter; thence North 89 degrees 38 minutes 49 seconds West along the South line of said Northeast Quarter, a distance of 1662.09' to the Point of Beginning. Said Tract contains 1,001,468.47 square feet or 22.99 Acres, more or less.

STATE OF MISSOURI
COUNTY OF _____ SS

Be it remembered that on this _____ day of _____, 20____, before me, a notary public in and for said County and State, came William T. Mann, Trustee of WILLIAM T. MANN REVOCABLE TRUST DATED JANUARY 19, 2007, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal the day and year above written.

My commission expires: _____ NOTARY PUBLIC

TRaverse Table G.P.S.

Location	Bearing	Distance	Northing	Easting
SMITHVILLE 3	(Azimuth)	(Grid Meters)		
N=354895.113				
E=842802.121				
SM #3 Referencing SM #2	(06°42'26" AZ.)			
SM #3 To Point of Beginning	S 69°47'28" W	884.13	354598.873	841951.234
STATE PLANE COORDINATES BY G.P.S.				

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, NAD 1983 (adjustment 2001), using a grid factor of .99994181. All coordinates are in meters.

I hereby state that the plat of FIRST PARK - 3RD PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: _____ ZACHARY BRINKER LS#2016042019

FINAL PLAT
FIRST PARK - 3RD PLAT
Smithville, Clay County, Missouri

SNYDER & ASSOCIATES, INC.
LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING
201 NW. 72ND ST. ~ GLADSTONE, MO 64118
PH. (816) 436-0732 ~ FAX (816) 436-0767

Prepared For:
WILLIAM T. MANN, TRUST
9601 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64155

SHEET 1 OF 1

Drawn By: ZAB | File Name: 1230527FPA | SEC: 34-53-33 | Date: MAY 11, 2023 | Job No: 1230527



July 7, 2023

Single Phase Final Plat for Clay County Parcel Id # 5-816-00-05-005.00

Application for a Plat Approval – First Park 3rd Plat Final Plat– 2 lots

Code Sections:

425.285.A.4

Single Phase Final Plat Approval

Property Information:

Address: 14820 N. Industrial Dr.

Owner: William T Mann Trust

Current Zoning: I-1

Public Notice Dates:

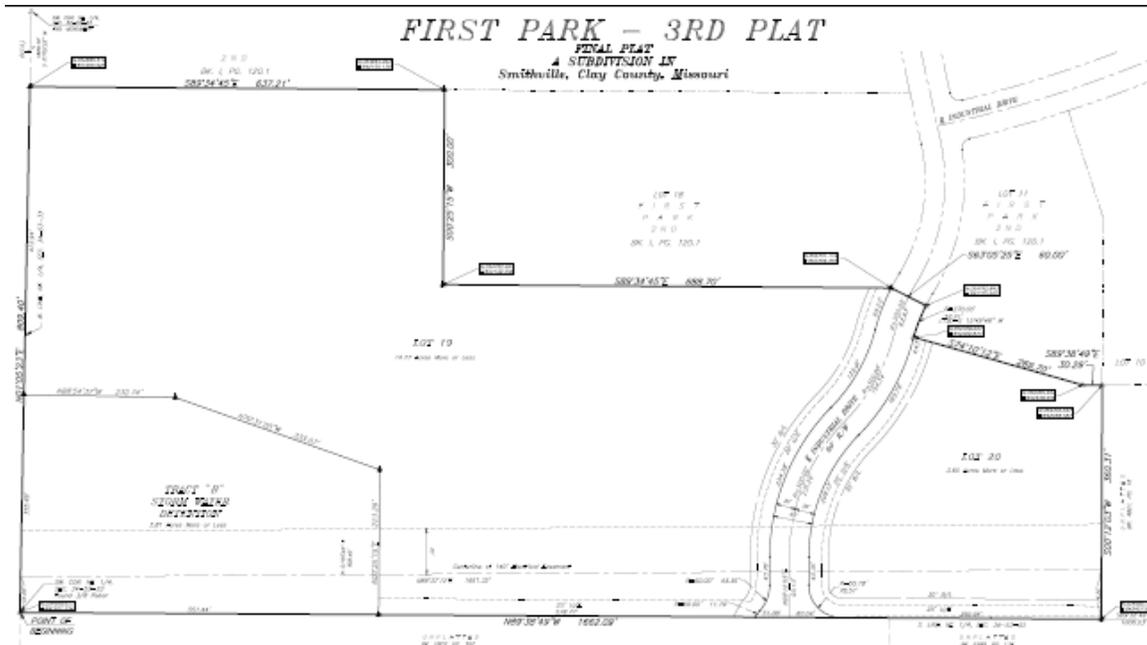
1st Publication in Newspaper: June 22, 2023

Letters to Property Owners w/in 185': June 22, 2023

GENERAL DESCRIPTION:

The property is the southern portion of First Park industrial subdivision located west of 169 Highway at Park Dr. The application seeks to develop the final two lots the development, but with different sizes and road locations than as contained in the existing, approved Preliminary Plat for the development. The single-phase Final Plat procedure will allow modifications of the preliminary plat layout at the same time as Final Plat because there is no future land in the current preliminary plat that would require a separate modification hearing.

The proposed subdivision would extend Industrial Dr. south to the property line where, in the future, 148th St. (currently Commercial) will be constructed on the property to the south and create two different lots on either side of the extended street. All utilities, including waterline and sewer line extensions will be required of the developer at its' sole cost and expense.



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, approved Preliminary Plat for the development with minor modifications to the lot size and street locations.***
- 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 naturally drains to the west and the project includes a storm detention area in this spot.***
 - (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 level the areas in the lots but there isn't any good vegetation in these areas that needs to be saved.***
 - (3) A good grade relationship with the abutting streets, preferably somewhat above the street. ***Each lot will have access to Industrial, and the land slopes down to the streets.***
 - (4) Adequate lot width for the type or size of dwellings contemplated, including adequate side yards for light, air, access, and privacy. ***Yes.***
 - (5) Adequate lot depth for outdoor living space. ***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. ***The proposed street extension is slightly different that in the previously approved preliminary plat in order to accommodate a large lot size for lot 20.***

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 land is currently served by all utilities previously constructed by the applicant in other phases.***

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 needs no current additional improvements except those on the plat itself.**

STAFF RECOMMENDATION:

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



STAFF REPORT
July 7, 2023
Platting of Parcel Id # 05-820-00-02-010.00

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 14506 N. 169 Hwy
Owner: Esser Inc
Current Zoning: B-3

Application Date: June 9, 2023

GENERAL DESCRIPTION:

The applicant seeks to extend the approved site plan for its' property further to the west. The initial Site Plan Approval occurred sometime in 1996, with a modification in 2003. The current site plan developed over several years, some of which occurred prior to the city adopting site plan review codes. The most recent expansion occurred about 13 years ago prior to the revamping of the site plan process. At that time, the pre-existing site plan anticipated numerous additional buildings. The current proposal would be to extend west, further from the only public roadway.

The specific area of development is an area that is surrounded by KCI RV storage to the north, the stormwater detention area for KCI RV to the west, and vacant ground owned by the applicant to the south. The current westerly limits of buildings on the applicants property is barely visible from 144th St which is approximately 700' to the south. Applicant seeks to construct matching buildings to its' existing buildings, which do not completely comply with the current site plan review code. Given the location of the buildings, particularly with the rear and north sides of the buildings adjacent to KCI RV and building looks, generally matching those existing structures, extending the existing look of metal buildings would blend better than other options. Additionally, since all

buildings on the applicants property and all the adjacent buildings on KCI RV having similar materials it makes sense to continue with this development pattern. The most significant change in our ordinances on site plan review have been associated with street facing facades and landscaping. Neither of these matters would have much impact upon the area where this development would occur. As a result, staff recommends that the applicant add landscaping/buffering planting NOT at the rear of the property where the construction is occurring, but instead adding it at the front of the property where the visual impact will be noticeable. The applicant has agreed to install some plantings just inside their fence on the northeast corner of the property where it will be most visible. This area is also not poured in concrete, so adding a small flowering tree and three or four small shrubs will suffice. It is not feasible to place planting north of the existing fence as the property line is very close to the fence and buildings, so maintaining access to mow and maintain that area is more important than additional plantings.

Section 400.410 Standard of Review

1. The extent to which the proposal conforms to these regulations.

The proposal meets the standards when the staff comments are included and addressed by the applicant with the additional landscaping in previously approved areas.

2. The extent to which the development would be compatible with the surrounding area.

There are storage buildings to the north, along with a stormwater detention basin to the west. The remaining adjacent areas are owned by the applicant and no further development is intended in those areas making them not accessible to or visible by the traveling public.

3. The extent to which the proposal conforms to the provisions of the City's subdivision regulations concerning the design and layout of the development, as well as water system, sewer system, stormwater protection and street improvements.

The submittal includes an improved stormwater detention area to accommodate the new developed area and not additional traffic impact is anticipated with the one entrance location.

4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan.

The Comprehensive Plan calls for this area to be commercial, with industrial districts to the west and these facilities are appropriate in this area.

5. The extent to which the proposal conforms to the adopted engineering standards of the City.

The submittal includes stormwater detention that has been reviewed and approved by the city's stormwater engineer.

6. The extent to which the locations of streets, paths, walkways and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.

All driving areas inside the facility will be extended to these new buildings, and the current secured entrance is sufficient to handle all traffic.

7. The extent to which the buildings, structures, walkways, roads, driveways, open space and parking areas have been located to achieve the following objectives:

- a. Preserve existing off-site views and create desirable on-site views; Yes, proposed landscaping/buffering in the original part of the development will improve the views.
- b. Conserve natural resources and amenities available on the site; There are no existing natural resources available, the property is a vacant field.
- c. Minimize any adverse flood impact; The submittal substantially increases the stormwater detention basin.
- d. Ensure that proposed structures are located on suitable soils; Yes.
- e. Minimize any adverse environmental impact; Yes, and
- f. Minimize any present or future cost to the municipality and private providers of utilities in order to adequately provide public utility services to the site. No utilities are needed to be extended other than limited electric.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan with the addition of the landscaping on the 169 side of the overall development as identified in this staff report.

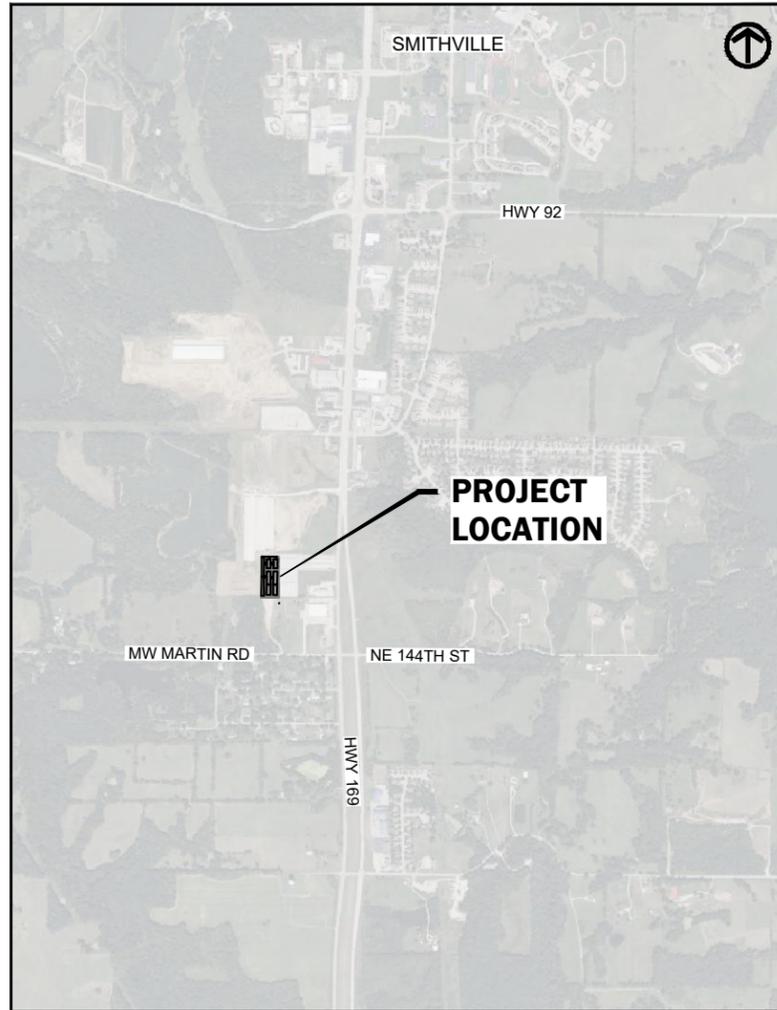
Respectfully Submitted,

Director of Development

PLANS FOR SMITHVILLE SELF STORAGE JAMES ESSER

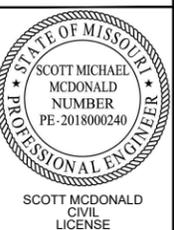
SCALES: As Noted

PLOTTED: Monday, April 10, 2023 11:54:04 AM



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS	
NO.	DRAWING TITLE
G001	COVER
G002	GENERAL NOTES
CS100	OVERALL SITE PLAN
CS500	WALL DETAILS
CU200	STORM DRAIN PROFILES
SUPPLEMENTAL PLANS	
NO.	DRAWING TITLE
16 SHEETS	TRACHTE BUILDING SYSTEMS, INC.



SCOTT McDONALD
CIVIL
LICENSE

X-REFS: 48229CSP3
FILE PATH: Z:\DEPROJ\SMITHVILLE\48229 SMITHVILLE STORAGE SITE\SHEETS\48229G001

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	JWD
		CHECKED	SM
		APPROVED	SM
		DATE	01-12-2023
		ISSUED FOR	CONSTRUCTION



SMITHVILLE SELF STORAGE JAMES ESSER
1201 West College - Suite 100 • Liberty, Missouri 64068 816-781-6182 • 816-781-0643(FAX) • 855-241-8011(WATS)

COVER

DWG. NO. G001
PROJECT 48229

PLOTTED: Monday, April 10, 2023 11:54:30 AM

GENERAL LEGEND

	SURVEY LINE & STATION INDICATOR		12" CMP CULVERT; SIZE AND TYPE
	CONCRETE SURFACE		FLARED END SECTION
	ASPHALT SURFACE		RAILROAD
	CONCRETE W/ASPHALT OVERLAY		MAILBOX
	LOW GRADE ASPHALT SURFACE		FENCE (MISC.)
	GRANULAR SURFACE		SECURITY FENCE
	DIRT SURFACE		WOOD FENCE
	BRICK SURFACE		SILT FENCE
	SURFACING REMOVAL/REPLACEMENT		CHAIN LINK FENCE
	EARTH SECTION		PROPERTY LINE
	NEW SEWER/MANHOLE		PROPERTY PIN
	NEW SEWER/INTAKE		SECTION CORNER
	NEW WATER MAIN		PLAT BOUNDARY
	NEW FORCE MAIN		BUILDING
	NEW HYDRANT		ELEVATION MARKER
	NEW WATER VALVE		CENTERLINE
	8" S EXISTING SANITARY SEWER AND SIZE		DIA. DIAMETER
	18" ST EXISTING STORM SEWER AND SIZE		ELEV. ELEVATION
	8" W EXISTING WATER MAIN AND SIZE		PVC POLYVINYLCHLORIDE PIPE
	6" FM EXISTING FORCE MAIN AND SIZE		CI CAST IRON PIPE
	4" G GAS MAIN AND SIZE		DI DUCTILE IRON PIPE
	UE UNDERGROUND POWER LINE		CMP CORRUGATED METAL PIPE
	OHE OVERHEAD POWER LINE		VCP VITRIFIED CLAY PIPE
	T UNDERGROUND TELEPHONE LINE		RCP REINFORCED CONCRETE PIPE
	CTV CABLE TELEVISION LINE		RCAP REINFORCED CONCRETE ARCH PIPE
	FO FIBER OPTICS		LRCP LINED REINFORCED CONCRETE PIPE
	TOP OF EMBANKMENT		LCPP LINED CONCRETE PRESSURE PIPE
	TOE OF EMBANKMENT		STA. STATION
	DRAINAGE COURSE		LA LINE AHEAD
	SM SANITARY MANHOLE		LB LINE BACK
	STM STORM WATER MANHOLE		BM-2 BENCH MARK AND NUMBER
	EM ELECTRIC MANHOLE		ROW RIGHT-OF-WAY
	TM TELEPHONE MANHOLE		PI POINT OF INTERSECTION
	WM WATER MANHOLE		POT POINT ON TANGENT
	CI CURB INTAKE		LF LINEAR FEET
	AI AREA OR BEEHIVE INTAKE		TH TACKED HUB
	EH EXISTING HYDRANT		SB-2 SOIL BORING AND NUMBER
	EWV EXISTING WATER VALVE		PVC POINT OF VERTICAL CURVATURE
	GV GAS VALVE		PVT POINT OF VERTICAL TANGENCY
	UP UTILITY POLE		VC VERTICAL CURVE
	GA GUY ANCHOR		PC POINT OF CURVATURE
	SL STREET LIGHT		PT POINT OF TANGENCY
	SIGN		MO MIDDLE ORDINATE
	TJCB TELEPHONE CABLE JUNCTION BOX		DWG. DRAWING
	TS TRAFFIC SIGNALS		CP-1 CONTROL POINT AND NUMBER
	PLC PEDESTRIAN CONTROL LIGHT		(TYP.) TYPICAL
	RLC RAILROAD CONTROL LIGHT		HPG HIGH PRESSURE GAS
	RS RAILROAD SIGN		IPG INTERMEDIATE PRESSURE GAS
	UAC UTILITY ACCESS COVER		INV. INVERT
	PM PARKING METER		E.W., E.F. EACH WAY, EACH FACE
	TREE		E.W. EACH WAY
	EVERGREEN		@ AT
	STUMP		3 DRAWING NUMBER
	BUSH, SHRUB OR HEDGE		

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

ESTIMATED QUANTITIES

Item	Description	Quantity	Unit
1	Clearing and Grubbing	1	L.S.
2	Earthwork	1	L.S.
3	6" Aggregate Subbase	4,954	S.Y.
4	6" PCC Pavement	4,954	S.Y.
5	Storm Sewer, 12" HDPE	768	L.F.
6	Storm Sewer, 18" HDPE	85	L.F.
7	Slotted Drain, 12" HDPE	80	L.F.
8	Retaining Wall	1	L.S.
9	Riprap (Light Stone)	15	C.Y.
10	Erosion Control	1	L.S.
11	Seeding & Mulching	1	L.S.

CONTROL POINTS:

PT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	1161415.944	2783991.788	857.83	cp 1/2 ir
101	1161915.433	2783999.952	868.65	cp 1/2 ycir in conc
102	1161914.067	2784219.884	852.8	cp 1/2 ir
103	1161413.913	2784226.842	853.25	cp 1/2 ycir
104	1161412.269	2784442.762	853.3	cp 1/2 ycir

GENERAL NOTES:

1. THE CITY OF SMITHVILLE PLAN REVIEW IS ONLY FOR THE GENERAL CONFORMANCE WITH CITY OF SMITHVILLE DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OR DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF SMITHVILLE THROUGH APPROVAL OF THE DOCUMENT ASSUMES NO RESPONSIBILITY OTHER THAN THAT AS STATED ABOVE FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
2. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF SMITHVILLE) AND ONE (1) COPY OF THE APPROPRIATE CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
3. CONSTRUCTION OF THE IMPROVEMENTS SHOWN OR IMPLIED BY THIS SET OF DRAWINGS SHALL NOT BE INITIATED OR ANY PART THEREOF UNDERTAKEN UNTIL THE CITY IS NOTIFIED OF SUCH INTENT, AND ALL REQUIRED AND PROPERLY EXECUTED BONDS AND PERMIT FEES ARE RECEIVED AND APPROVED BY THE CITY.
4. ALL IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS EXCEPT AS SPECIFIED IN THE JOB SPECIAL PROVISIONS.
5. ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
6. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE CITY OF SMITHVILLE. THE CITY OF SMITHVILLE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS AND JOB SPECIAL PROVISIONS.
7. RELOCATION OF ANY WATER LINE, SEWER LINE, OR SERVICE LINE THEREOF REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8. ALL BACKFILL SHALL BE TAMPED AND AT THE OPTION OF THE ENGINEER TESTED BY A CERTIFIED LABORATORY. WHERE FOOTINGS WILL BEAR ON COMPACTED FILL MATERIAL, THE PLACEMENT AND TESTING OF COMPACTED FILL SHALL COMPLY WITH THE APPROPRIATE COMPACTED FILL SECTION OF THE SOILS AND FOUNDATION CHAPTER OF THE INTERNATIONAL BUILDING CODE VERSION MOST RECENTLY ADOPTED BY THE CITY OF SMITHVILLE.
9. PROTECT UTILITY POLES, LINES AND APPURTENANCES NOT SHOWN FOR RELOCATION OR REMOVAL.
10. RESET ALL PROPERTY PINS DISTURBED BY CONSTRUCTION; PINS RESET BY REGISTERED LAND SURVEYOR; COST IS INCIDENTAL TO CONSTRUCTION.
11. PROTECT ALL SURFACING, NOT INDICATED BY SHADING FOR REMOVAL AND REPLACEMENT FROM DAMAGE DURING CONSTRUCTION.
12. SHAPE ALL DITCHES TO DRAIN AFTER CONSTRUCTION.

X-REFS: FILE PATH: Z:\DEPROJ\SMITHVILLE\48229 SMITHVILLE STORAGE SITE\SHEETS\48229G002

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	JWD
		CHECKED	SM
		APPROVED	SM
		DATE	01-12-2023
		ISSUED FOR	CONSTRUCTION



SMITHVILLE SELF STORAGE
JAMES ESSER

1201 West College - Suite 100 • Liberty, Missouri 64068
816-781-6182 • 816-781-0643(FAX) • 855-241-8011(WATS)

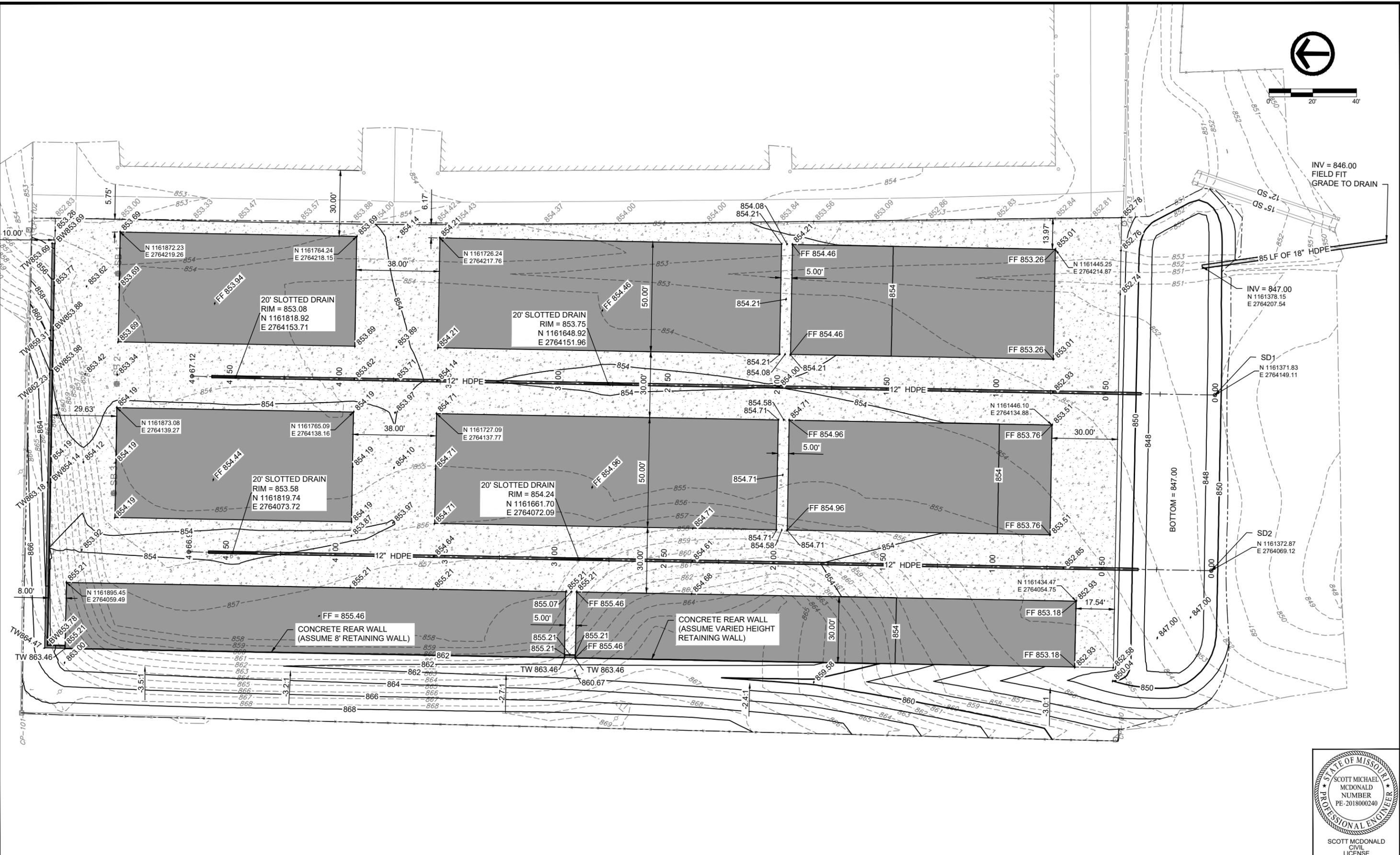
GENERAL NOTES



DWG. NO.	G002
PROJECT	48229

PLOTTED: Thursday, April 6, 2023 3:58:25 PM

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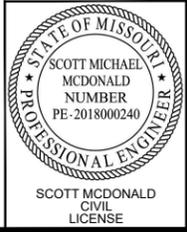
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 FIELD FIT
 GRADE TO DRAIN

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 E 2764207.54

SD1
 N 1161371.83
 E 2764149.11

SD2
 N 1161372.87
 E 2764069.12

BOTTOM = 847.00



SCOTT McDONALD
 CIVIL
 LICENSE

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	JWD
		CHECKED	SM
		APPROVED	SM
		DATE	01-12-2023
		ISSUED FOR	CONSTRUCTION



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OVERALL SITE PLAN

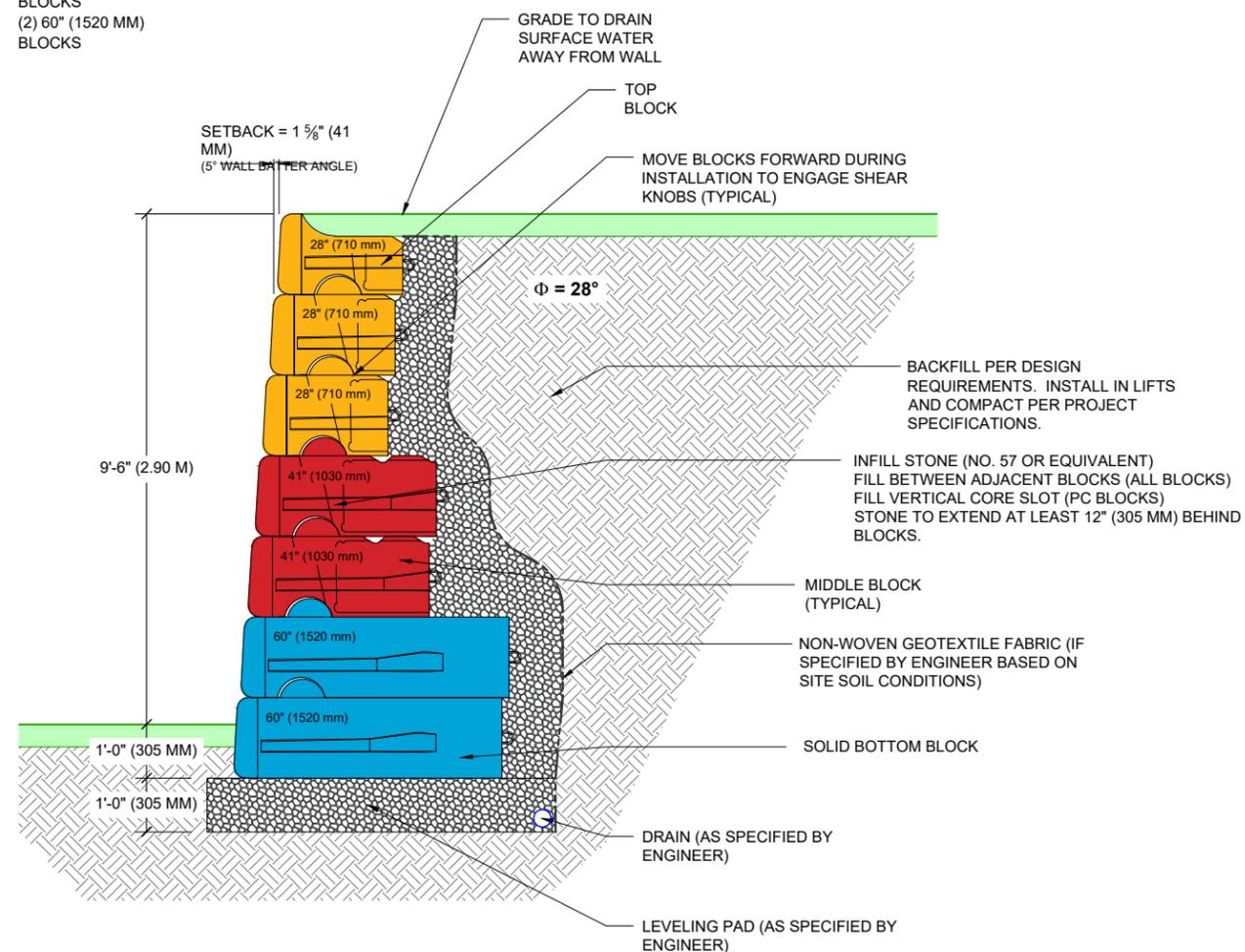
DWG. NO.	CS100
PROJECT	48229

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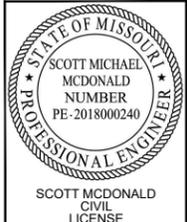
X-REFS: FILE PATH: Z:\DEPROJ\SMITHVILLE\48229 SMITHVILLE STORAGE SITE\SHEETS\48229CS500

LOAD CONDITION A | NO LIVE LOAD SURCHARGE, NO BACK SLOPE, NO TOE SLOPE

7 BLOCK HIGH SECTION
 (3) 28" (710 MM) BLOCKS
 (2) 41" (1030 MM) BLOCKS
 (2) 60" (1520 MM) BLOCKS



WALL SECTION



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	JWD
		CHECKED	SM
		APPROVED	SM
		DATE	01-12-2023
		ISSUED FOR	CONSTRUCTION



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WALL DETAILS

DWG. NO.	CS500
PROJECT	48229



STAFF REPORT
July 7, 2023
Platting of Parcel Id # 05-909-00-01-011.00

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 250 E. 92 Hwy
Owner: Smithville School District
Current Zoning: B-2

Application Date: June 9, 2023

GENERAL DESCRIPTION:

The applicant seeks to construct a new Transportation Facility (bus barn) at the site that lies north of 92 Hwy, south of Stonebridge subdivision and the Lutheran School to the west. The property adjoins the school district's south entrance to the east. The proposal is to construct a 10,654 square foot building, along with outdoor parking for the buses. The applicant submitted a Traffic Impact Study that was forwarded to MODOT because the only proposed access point is on 92 Highway. MODOT approved the TIS as submitted. They also submitted a storm drainage study, along with storm detention improvements required. That study and associated detention basin(s) were approved by the City's stormwater engineers.

The proposed plan includes the building materials/facades, which meet the site plan standards of the defined base and middle on the areas adjacent to the public street. The colors are consistent with the other school facilities. The plan includes a comprehensive landscape plan with most of the focus on the landscape buffering on the north side of the lot which faces the Stonebridge housing. It also includes a significant amount of landscaping at the entrance off the private drive, which will be visible for west bound traffic on 92 Hwy. Given the grade differences between the building and 92 Hwy, as well as the overhead powerlines along 92 Hwy, there are limited plants that can

be placed without future conflict with the powerlines. The entire premises are surrounded by a chain link fence for security, but a sight obscuring fence on the north property line would better protect the residential areas to the north. The applicant also submitted a photometric plan to ensure lighting did not improperly encroach onto the adjacent multifamily housing to the north but did provide security.

Section 400.410 Standard of Review

1. The extent to which the proposal conforms to these regulations.

The proposal meets the standards, but additional buffering to the north with sight obscuring fencing behind the landscaping would further protect the residences to the north.

2. The extent to which the development would be compatible with the surrounding area.

The area consists of a significant amount of land developed with various school buildings and uses, including a separate, private school to the east. Located in the center of these school properties is a multifamily subdivision (Stonebridge) and vacant farm ground to the south.

3. The extent to which the proposal conforms to the provisions of the City's subdivision regulations concerning the design and layout of the development, as well as water system, sewer system, stormwater protection and street improvements.

The submittal includes an improved stormwater detention area to accommodate the new developed area and MODOT approved the TIS with no additional improvements needed.

4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan.

The Comprehensive Plan calls for this area to be institutional/civic, and school uses meet this standard and these facilities are appropriate in this area.

5. The extent to which the proposal conforms to the adopted engineering standards of the City.

The submittal includes stormwater detention that has been reviewed and approved by the city's stormwater engineer. The applicant is also working with the city on improvements to the adjacent sewer pumping station to be able to handle the additional flows.

6. The extent to which the locations of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.

All layout and design were included in the TIS and MODOT approved the study, including its' finding that no offsite improvements were needed.

7. The extent to which the buildings, structures, walkways, roads, driveways, open space, and parking areas have been located to achieve the following objectives:

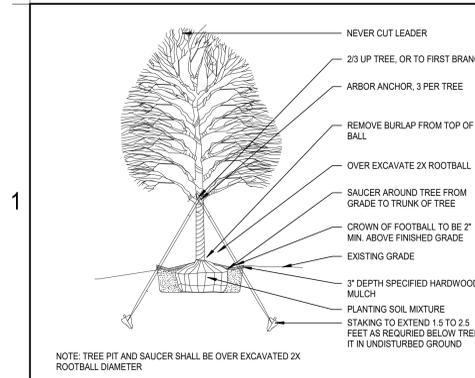
- a. Preserve existing off-site views and create desirable on-site views; Yes, the project will be placed in an existing vacant field with substantial amounts of landscaping buffering for the north residential properties.
- b. Conserve natural resources and amenities available on the site; There are no existing natural resources available, the property is a vacant field.
- c. Minimize any adverse flood impact; The submittal substantially increases the stormwater detention in the area with a new basin.
- d. Ensure that proposed structures are located on suitable soils; Yes.
- e. Minimize any adverse environmental impact; Yes, and
- f. Minimize any present or future cost to the municipality and private providers of utilities in order to adequately provide public utility services to the site. No utilities need to be extended other than the improvements to the sewer pumping station to the north.

STAFF RECOMMENDATION:

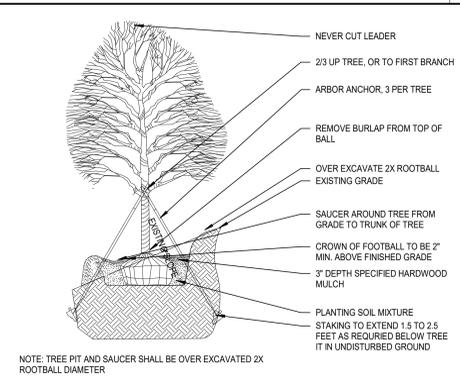
Staff recommends APPROVAL of the proposed Site Plan with the addition of the sight obscuring fence along the north line of the project area.

Respectfully Submitted,

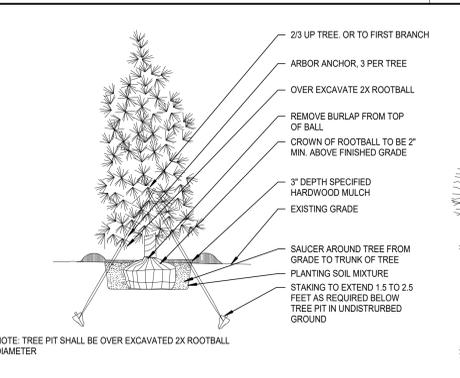
Director of Development



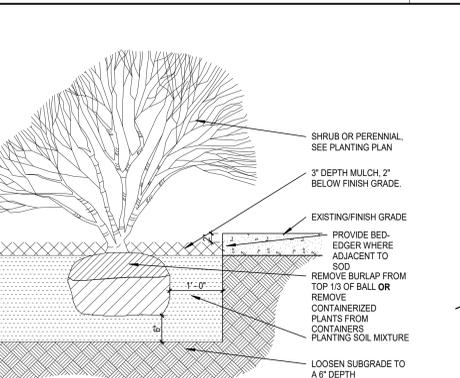
1A DECIDUOUS TREE PLANTING DETAIL
L4.0 NO SCALE



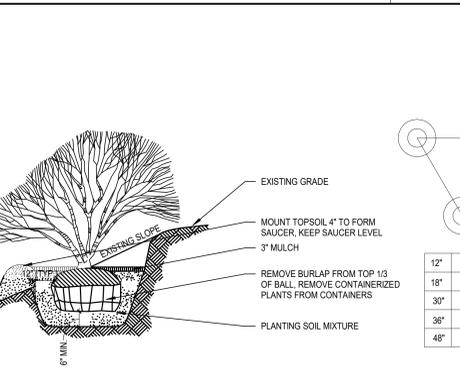
1B DECIDUOUS TREE PLANTING ON SLOPE
L4.0 NO SCALE



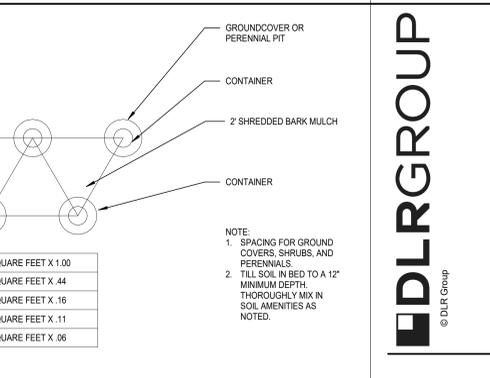
1C EVERGREEN TREE PLANTING DETAIL
L4.0 NO SCALE



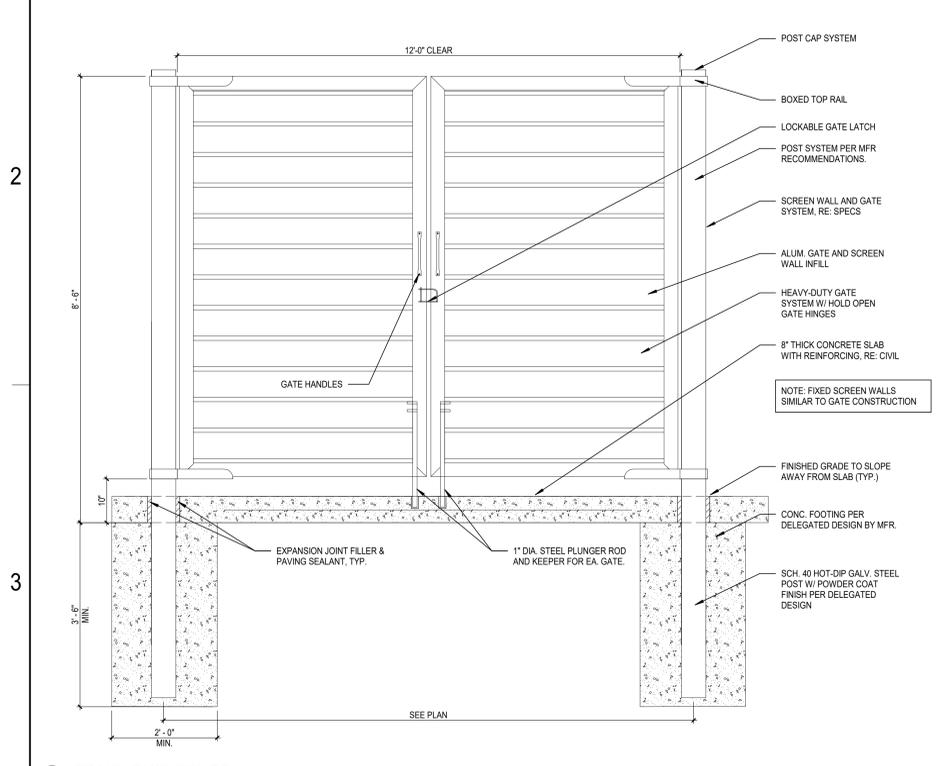
1D SHRUB PLANTING DETAIL
L4.0 NO SCALE



1E SHRUB PLANTING ON SLOPE DETAIL
L4.0 NO SCALE



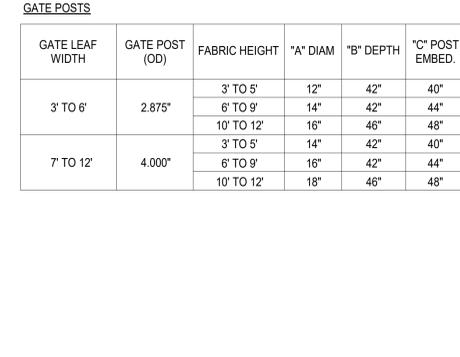
1F PERENNIAL LAYOUT PLAN
L4.0 NO SCALE



3A TRASH ENCLOSURE
L4.0 SCALE: 3/4" = 1'-0"

GATE POSTS

GATE LEAF WIDTH	GATE POST (OD)	FABRIC HEIGHT	"A" DIAM.	"B" DEPTH	"C" POST EMBED.
3' TO 6'	2.875"	3' TO 5'	12"	42"	40"
		6' TO 9'	14"	42"	44"
		10' TO 12'	16"	46"	48"
7' TO 12'	4.000"	3' TO 5'	14"	42"	40"
		6' TO 9'	16"	42"	44"
		10' TO 12'	18"	46"	48"

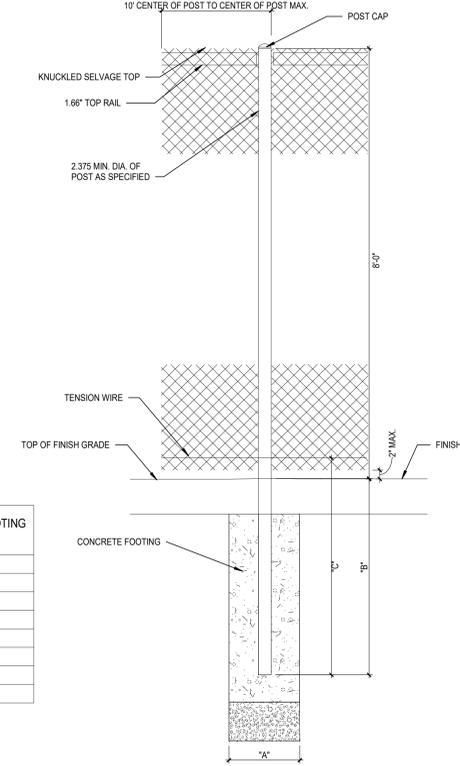


LINE AND TERMINAL POSTS

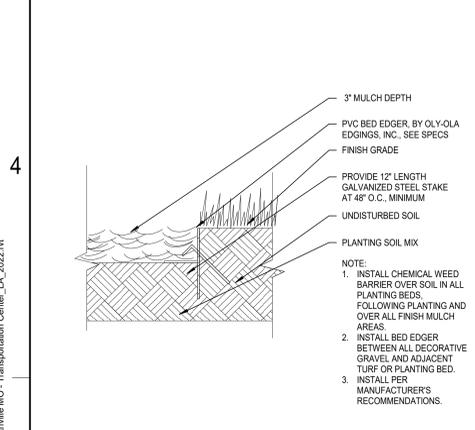
FABRIC HEIGHT	TYPE POST	"A" DIAM.	"B" POST DEPTH	"C" MIN. FOOTING DEPTH
3'-0" TO 4'-0"	LINE	12"	36"	38"
	TERMINAL	12"	36"	38"
5'-0"	LINE	12"	36"	38"
	TERMINAL	12"	36"	38"
6'-0" TO 9'-0"	LINE	12"	36"	38"
	TERMINAL	12"	36"	38"
10'-0" TO 12'-0"	LINE	18"	36"	38"
	TERMINAL	18"	48"	52"

NOTE: TERMINAL POSTS INCLUDE END, CORNER AND PULL POSTS

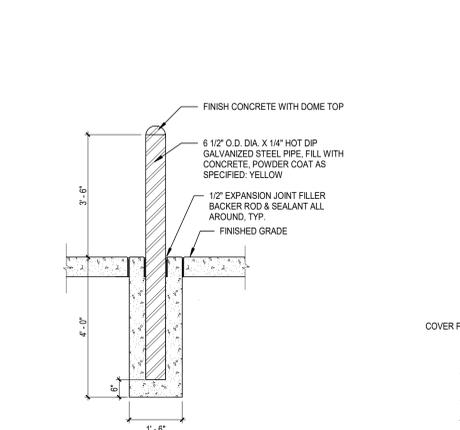
3C CHAIN LINK FENCE
L4.0 SCALE: 1" = 1'-0"



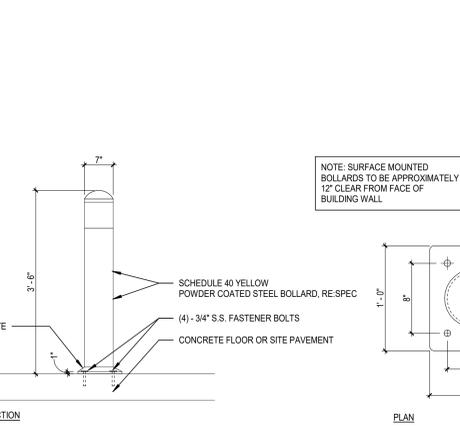
3E CHAIN LINK PEDESTRIAN GATE DETAIL
L4.0 SCALE: 3/4" = 1'-0"



4A BED EDGER AT PLANTING BED
L4.0 NO SCALE



4B PROTECTION BOLLARD
L4.0 SCALE: 1/2" = 1'-0"



4C SURFACE-MOUNTED BOLLARD
L4.0 SCALE: 3/4" = 1'-0"

Autodesk Docs://13-23111-00_Smithville_MO_-_Transportation_Center_LA_2022.rvt
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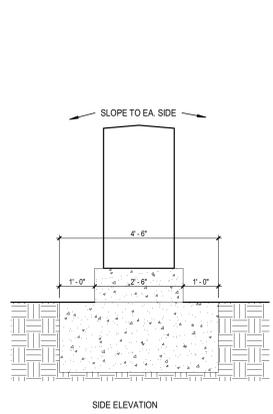
SMITHVILLE TRANSPORTATION CENTER
SMITHVILLE R-11 SCHOOL DISTRICT

SITE PLAN SUBMITTAL
JUNE 16, 2023
REVISIONS

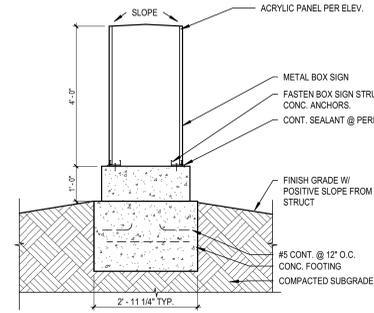
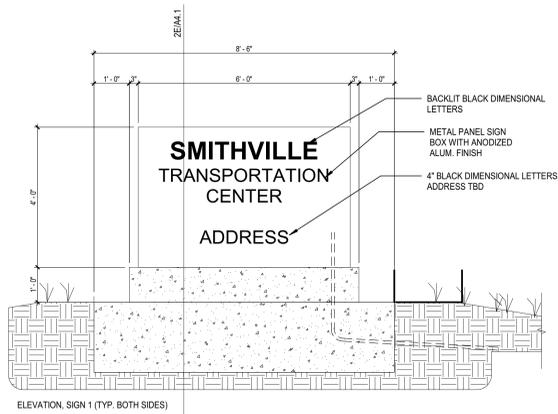
LANDSCAPE DETAILS

L4.0

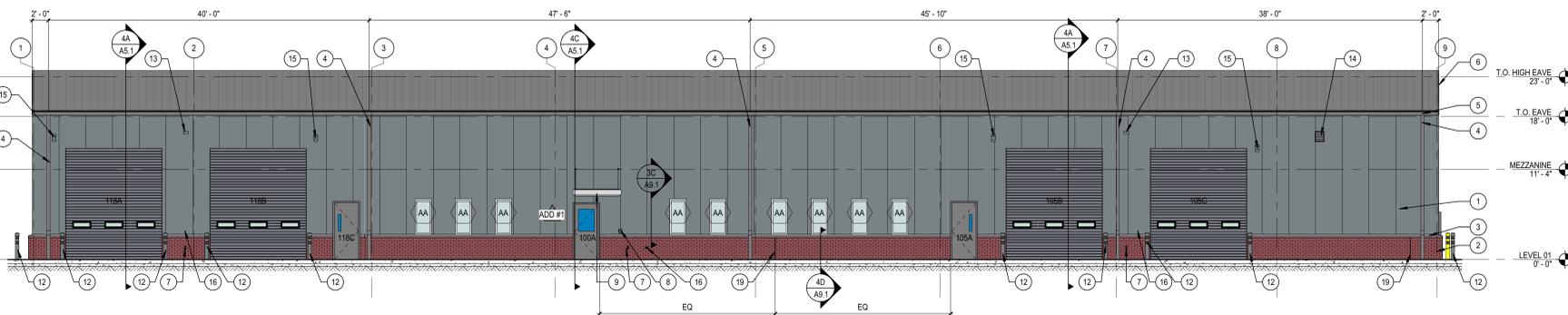
DLR GROUP
STATE OF MISSOURI
DAVID H. COOPER
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
SMITHVILLE TRANSPORTATION CENTER
SMITHVILLE R-11 SCHOOL DISTRICT
13-23111-00
LANDSCAPE DETAILS
L4.0



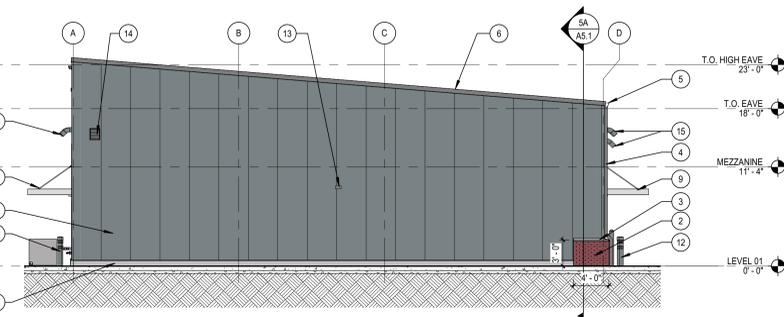
2A ELEVATION - MONUMENT SIGN
A4.1 SCALE: 1/2" = 1'-0"



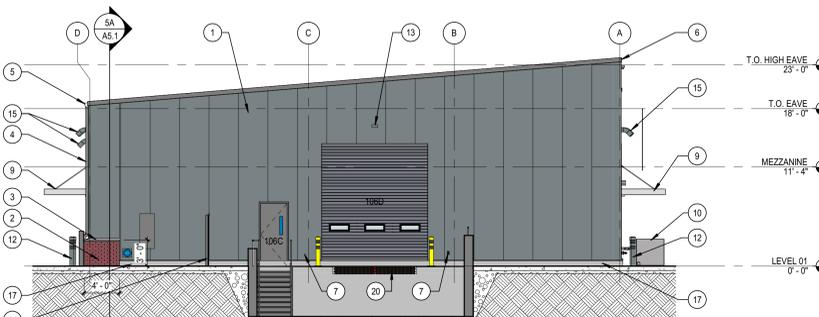
2E SECTION - MONUMENT SIGN
A4.1 SCALE: 1/2" = 1'-0"



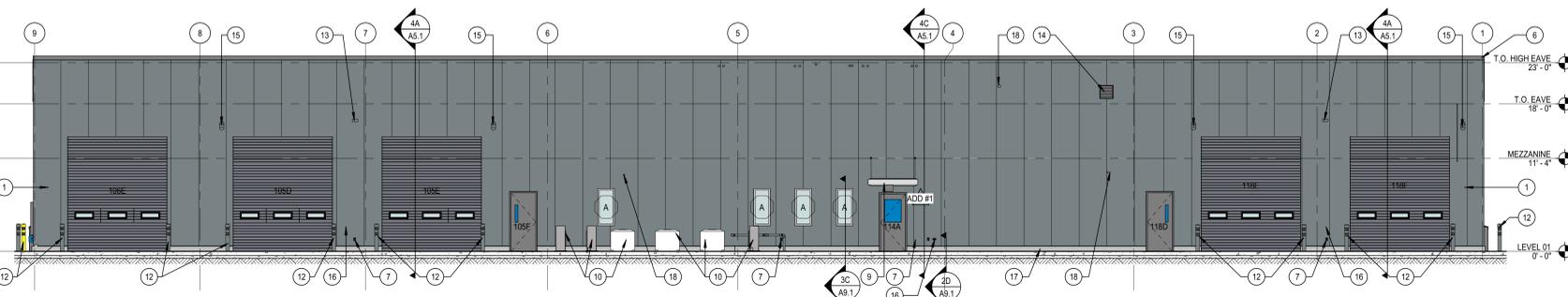
3A EXTERIOR ELEVATION - SOUTH
A4.1 SCALE: 1/8" = 1'-0"



4A EXTERIOR ELEVATION - WEST
A4.1 SCALE: 1/8" = 1'-0"



4B EXTERIOR ELEVATION - EAST
A4.1 SCALE: 1/8" = 1'-0"

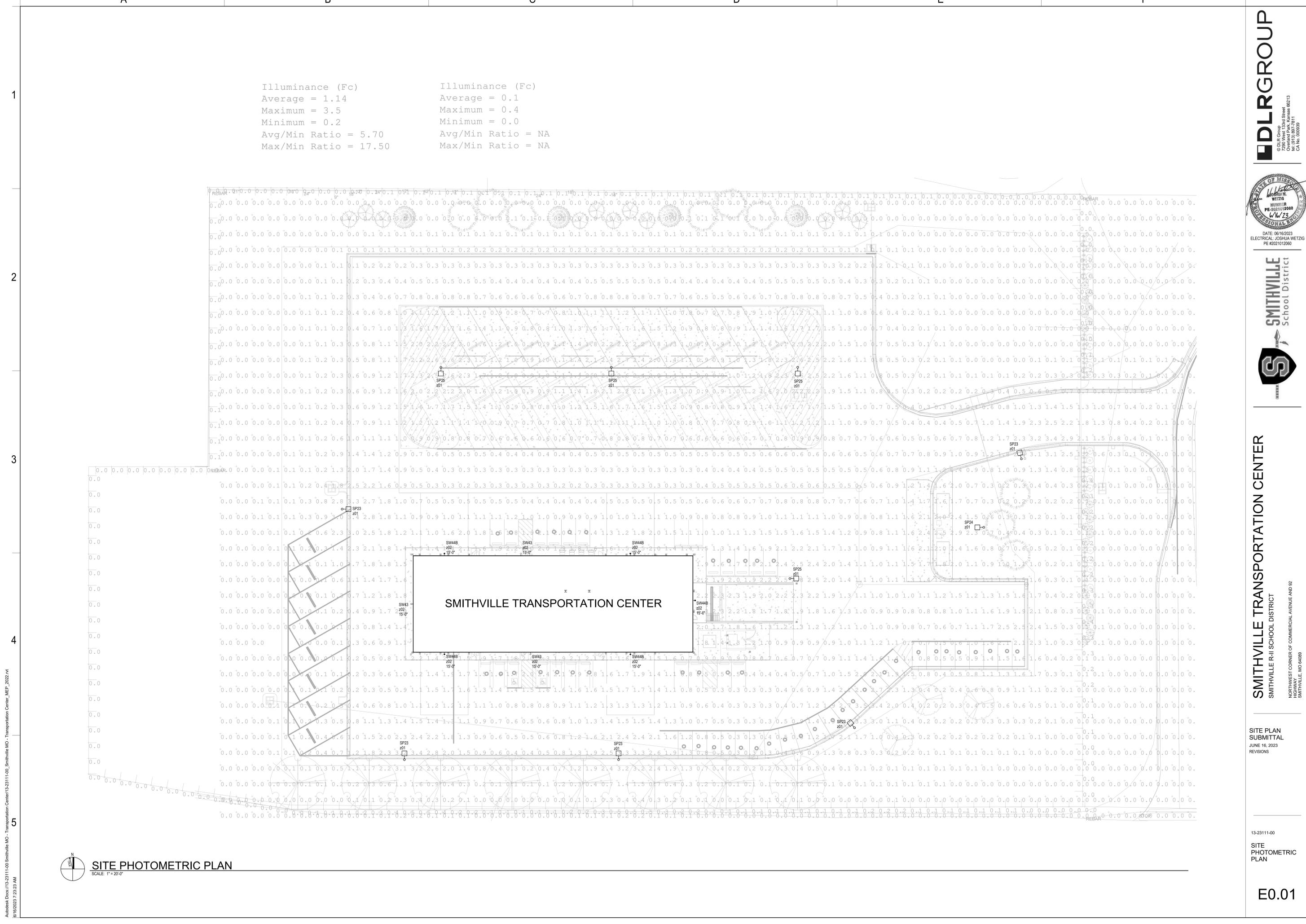


5A EXTERIOR ELEVATION - NORTH
A4.1 SCALE: 1/8" = 1'-0"

4 SHEET NOTES

- 1 MWP-1 (METAL PANEL) SMOKE GRAY
- 2 BRICK-1 RED COLONIAL ADEL PLANT
- 3 THRU WALL FLASHING
- 4 RECTANGULAR PREFINISHED METAL DOWNSPOUT - 3 3/4" x 4 3/4", COLOR TO MATCH METAL WALL PANELS
- 5 PREFINISHED METAL GUTTER - 7"x7", COLOR DOVE GRAY
- 6 PREFINISHED METAL RAKE FLASHING, COLOR DOVE GRAY
- 7 ELECTRICAL OUTLET, REFER TO ELECTRICAL
- 8 KNOX BOX
- 9 SUSPENDED CANOPY SYSTEM, COLOR TO MATCH METAL ROOF PANELS
- 10 MECHANICAL EQUIPMENT, REFER TO MECHANICAL FOR LOCATION
- 11 FENCING, REFER TO LANDSCAPE FOR EXTENTS
- 12 SURFACE MOUNTED BOLLARD, REFER TO LANDSCAPE FOR LOCATION AND DETAIL 401.4 FOR ATTACHMENT
- 13 LIGHT FIXTURE, REFER TO ELECTRICAL
- 14 PREFINISHED METAL LOUVER, REFER TO MECHANICAL FOR LOCATION AND SIZE
- 15 VENT, REFER TO MECHANICAL FOR LOCATION AND SIZE
- 16 HOSE BIB, REFER TO PLUMBING
- 17 RUBBED CONCRETE CURB, RE: STRUCTURAL FOR EXTENTS AND REINFORCING
- 18 PLUMBING VENT, REFER TO PLUMBING FOR LOCATION AND SIZE
- 19 CONTROL JOINT
- 20 LOADING DOCK BUMPER

PERCENTAGE OF FACADE SURFACE AREA CONSISTING OF GLASS
TOTAL FACADE: 9,824 SF
TOTAL GLAZING: 160 SF
PERCENTAGE OF GLAZING: 1.63%



Illuminance (Fc)
 Average = 1.14
 Maximum = 3.5
 Minimum = 0.2
 Avg/Min Ratio = 5.70
 Max/Min Ratio = 17.50

Illuminance (Fc)
 Average = 0.1
 Maximum = 0.4
 Minimum = 0.0
 Avg/Min Ratio = NA
 Max/Min Ratio = NA

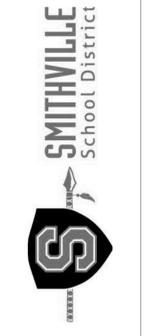
SMITHVILLE TRANSPORTATION CENTER

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

Autodesk Docs://13-23111-00_Smithville_MO_Transportation_Center_MEP_2023.rvt
 6/16/2023 7:23:23 AM



DATE: 06/16/2023
 ELECTRICAL: JOSHUA WETZIG
 PE #2021012060



SMITHVILLE TRANSPORTATION CENTER
 SMITHVILLE R-II SCHOOL DISTRICT
 NORTHWEST CORNER OF COMMERCIAL AVENUE AND 92
 HIGHWAY
 SMITHVILLE, MO 64089

SITE PLAN
 SUBMITTAL
 JUNE 16, 2023
 REVISIONS

13-23111-00
 SITE PHOTOMETRIC
 PLAN

E0.01

**Proposed Ordinance on Short-Term Rentals
For the City of _____**

Chapter 625 (Maybe)

625.01 Definition:

A Short-Term Rental is any non-owner occupied dwelling unit or Accessory Dwelling Unit in a residentially zoned property that is available for rent for periods of less than 30 consecutive nights.

625.01.01. Short-term rentals inside a primary residence will require a business license and are available for administrative approval. *Not sure this exception would work as it doesn't meet the definition above.*

625.02 Applicability:

The standards of this article apply to short-term rentals.

625.03 Business and occupation licenses:

625.03.01. All short-term rentals shall secure an occupation license.

625.03.02. The occupation license number shall be listed on all advertisements and online platforms.

625.03.03. This ordinance makes advertising online or offline without a business license illegal.

625.04 Refuse collection

All short-term rentals shall secure refuse collection services from a licensed collector within the City.

625.05 Safety

625.05.01. Smoke detectors are required per the current code.

625.05.02. Carbon monoxide detectors are required on every floor of the unit.

625.05.03 Emergency contact information of the owner or manager must be provided to the primary guest on file.

625.05.04 A fire extinguisher is required.

625.06 Density limitations

625.06.01. The city shall not issue permits for more than 5% of the total housing stock within the city limits.

625.06.02. There shall be at most one short-term rental per block face.

625.06.02.01. A block face is defined as a stop sign to stop sign, or eight homes, whichever is greater.

625.06.03. Any existing short-term rental owner/operators shall be given 60 days to register/license the short-term rental after this ordinance is approved.

625.06.04. Any existing short-term rental owner/operator shall not be under the density limitation requirement for 60 days after the ordinance is approved.

625.06.05. In multi-family dwellings, short-term rentals are limited to 25% or one unit, whichever is greater.

625.07 Rental inspections required

625.07.01. Beginning _____, all short-term rentals must obtain an inspection prior to renewal of their annual business license.

625.07.02. A valid inspection shall be submitted to the City in the form and manner prescribed by the City as part of the annual business license renewal process.

625.07.03. Any short-term rental dwelling that has been inspected for any reason may submit that inspection report provided the inspection is not older than 12 months.

625.07 Review and approval of short-term rentals

625.07.01. Applications for short-term rentals must be made to the Department of _____ on forms provided by the department. Applications shall include a name, phone number, and email address for the property owner and property manager, if applicable. Applications shall also include the number of bedrooms and the total occupancy of the short-term rental.

625.07.02. After the submission of a short-term rental application, the application must be reviewed by City officials to determine that all requirements of this section and other codes have been, or can be, met.

625.07.03. A list of platforms that will be used to solicit booking transactions for the dwelling unit.

625.07.03.01. Any changes to the list of platforms must be sent to the Department of _____ within (5) business days of the change.

625.07.04. The proposed property must be current on all property tax and code violations fees/penalties.

625.07.05. The dwelling unit is not subject to any contractual restrictions precluding the dwelling unit from being used for short-term rentals, including but not limited to homeowner association agreements, condominium bylaws, restrictive covenants, or building restrictions.

625.07.06. The owner will not discriminate in guest use or rental of a short-term rental and will comply with all applicable anti-discrimination laws, including but not limited to Title VII of the Civil Rights Act of 1968, the Fair Housing Act (FHA), and the Americans with Disabilities Act (ADA).

625.08 Transient guest tax required

All short-term rentals must collect/remit a transient guest tax equal to that of hotels/motels within the city limits.

625.09 Maximum number of guests

The total number of guests allowed shall equal (2) adults per bedroom plus (2) adults in common living areas (sleeper sofa, air mattress, etc.).

625.10 Responsible agent required

625.10.1 Each owner of a short-term rental property shall designate a person or company to serve as a Responsible Agent. An owner of a short-term rental may designate themselves as the Responsible Agent.

625.10.2 The Responsible Agent shall have access and authority to assume management of the unit and take remedial measures should there be a need.

625.10.3 Any changes to the name, address, or telephone number(s) of the local Responsible Agent or owner must be submitted to the City within five (5) business days of the change(s).

625.11 Events

Short-term rentals are prohibited from hosting weddings, banquets, parties, charitable fundraising, or other similar gatherings. Small, informal noncommercial gatherings of family and friends of short-term rental guests are permitted, provided the gathering does not disturb the surrounding neighborhood, including but not limited to creating parking or noise issues.

625.12 Insurance requirements

Short-term rental operators shall maintain liability insurance appropriate to cover the short-term rental use in the aggregate of not less than \$ 500,000 or conduct each short-term rental transaction through a platform that provides equal or greater insurance coverage.

625.13 Transferability

The short-term rental license shall be permitted to transfer upon the sale of the property. 625.10.3 is applicable.

625.14 Noise management plan

All short-term rentals shall maintain a noise management plan. The noise management plan must include the continuous operation of noise monitoring device(s) while the registered property is rented. The on-site posting of the quiet hours and the penalties for violating the City noise ordinance shall be posted in a prominent location inside the short-term rental.

625.15 Violation, penalties, and enforcement

625.15.01. It shall be unlawful for any person to violate any provisions or to fail to comply with any of the requirements of this section.

625.15.02. Any person violating any of the provisions or failing to comply with any of the requirements of this Section is subject to the violation, penalty, and enforcement provisions of this section.

625.15.03. The penalties for failing to comply with any of the requirements and provisions of this ordinance shall be as follows:

625.15.03.01_____.

625.16 Short-term rental revocation

625.16.01. In addition to any fine or penalty that may be imposed pursuant to any provision of this chapter, a short-term rental may be suspended or revoked as provided in this section.

625.16.02.

625.16.02. The City may revoke a short-term rental granted pursuant to this Chapter following a hearing for any violation of the City Code or violation of this chapter. The Department of _____ shall commence the revocation proceedings if any of the following occur:

625.16.02.01 The short-term rental operator has been found guilty of two (2) or more offenses in a three (3) month period.

625.16.02.02. A short-term rental operator submits an application or other document as part of the short-term rental review process that contains or represents fraud, misrepresentation, or false information.

625.16.02.03. The short-term rental operator has violated or is currently violating this chapter that significantly endangers public health, safety, or welfare.

625.16.02.04. The short-term rental operator fails to report and pay transient guest tax, sales tax, or property taxes.

625.16.03. Notice of a public hearing pursuant to this section shall be given to a short-term rental operator in writing at the address shown on the short-term rental application and to the other parties identified in the short-term rental application. Such notice shall be mailed via regular mail at least fourteen (14) calendar days prior to the date set for the public hearing before the Planning Commission.

625.16.03. At the revocation hearing, the Planning Commission shall consider the following:

625.16.03.01. The nature and seriousness of the violation.

625.16.03.02. Impact of the violation on the neighborhood or community.

625.16.03.03. Corrective action, if any, taken by the short-term rental operator or the designated Responsible Agent.

625.16.03.04. Prior violations.

625.16.03.05. The likelihood of recurrence of the violation or violations.

625.16.03.06. The entirety of the circumstances surrounding the violation.

625.16.03.07. Length of time the licensee has held a license.

625.16.03. A simple majority vote of the Department of _____ is required to revoke a short-term rental license.

625.16.04. The short-term rental operator can appeal the findings of the Department of _____ to the City Council within 60 days.

625.16.03.01. The findings of the City Council shall be deemed final.