



## Planning and Zoning Commission Procedural Summary

**MEETING DATE:** 8/13/2024

**ACTION ITEM:** Site Plan Review

**AGENDA ITEM:** Site Plan Review 14450 N. 169 Hwy – Montessori Academy

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**REQUESTED COMMISSION ACTION:**

A motion to approve the Site Plan for the expansion of the Montessori Academy building

**SUMMARY OF PROCEDURE:**

The application is to authorize amending the size and layout of the Montessori Academy building at the Major Mall. When reviewing site plans the following conditions are to be considered:

1. The extent to which the proposal conforms to these regulations.
2. The extent to which the development would be compatible with the surrounding area.
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.
4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan.
5. The extent to which the proposal conforms to the adopted engineering standards of the City.
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.
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;
  - b. Conserve natural resources and amenities available on the site;
  - c. Minimize any adverse flood impact;
  - d. Ensure that proposed structures are located on suitable soils;
  - e. Minimize any adverse environmental impact; 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.

**ATTACHMENTS:**

- ☐ Resolution
- ☒ Staff Report

- ☒ Plans
- ☐ Other:



STAFF REPORT  
August 8, 2024  
Site Plan Review of Parcel Id #05-820-00-02-006.00

Application for a Site Plan Approval

Code Sections:  
400.390 – 400.440                      Site Plan Approval

Property Information:

Address:	14450 N. 169 Hwy, Suite B
Owner:	Major Lumber Co. Inc.
Current Zoning:	B-3

Application Date:                      June 18, 2024

GENERAL DESCRIPTION:

Applicant seeks to obtain site plan approval for a 6,000+ square foot addition to the Major Mall building. The applicant presented the same proposal in 2021, but took no action on the approval. In accordance with our regulations, that approval was valid for only one year. The purpose of that limitation is to require new applications to comply with the newest requirements. In this case, the applicant needed to provide a Traffic Impact Assessment to determine if a full study would be required and provide an assessment of the extent of change of the impervious areas of the site to determine if any stormwater study would be needed.

The TIA was provided that clearly showed that no traffic study was required. The City's Public Works department determined that the additional impervious area was less than 1% of the total area of the project site and no new study would be required. All other aspects of the project are the same as was previously approved by the Commission and the Board of Aldermen. The following excerpt is from the 2021 staff report on the matter:

Since it is an expansion, the proposal is required to make the addition as cohesive with the existing structure as is practical.

The existing structure is shown here:



As shown on the attached plan sheets, the request is to extend the lower level out from the existing façade. The roof is proposed to contrast the existing metal on the roof and the second story façade, and the three sides of the addition to be clad with a faux red brick material. The entrance to the new structure will include a new canopy using black metal. The stucco areas will be beige colored.

To the extent that the construction will occur over existing paved areas, and the only additional areas of pavement will be a small area for three parking spaces, no adverse impact to the stormwater drainage will occur. The area will continue to drain naturally to the south over the existing vegetation and into the road ditch.

In there is an addition to an existing building scenario, the purpose of this review is to verify the addition will not bring the overall building/project out of compliance with the code. In this case, the contrasting style, material and color scheme actually upgrade the buildings' compliance with the code while still blending with the existing structure.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the proposed Site Plan with the condition that no permit shall issue until approval of the final design plans have been reviewed and approved by both the City and the Fire District.

Respectfully Submitted,

S/Jack Hendrix/S  
Director of Development

existing zone B-3

prop. line - 657.2'

6 new parking spaces  
9' x 20'

existing outdoor  
play area

5109 s.f. addition to 6500 s.f. existing  
day care @ lower level.

Upper level approx. 28,000 s.f.

Existing Zoning B-3

Existing Site - 443,379 s.f. , 10.18 acres

GROUND SNOW LOAD - 20#/S.F.  
WIND SPEED - 90 M.P.H.  
SEISMIC DESIGN CATEGORY - A  
FROST LINE DEPTH - 36"

Smithville Montessori  
14450 US Hwy 169  
Suite B

Dennis E. Tuck,  
Architect  
12319 Moffitt  
Liberty, MO 64068

ArchiTecture

Sheet  
1

Job. NO.  
20.011

C:\SoftPlan\Projects\smithvillemontessori\

existing zoning R-1B

prop. line - 679.3'

EXISTING NODAWAY  
BANK

prop. line = 657.2'

SOUTH BOUND HWY 169

existing zoning across 169 - A-1

## EXISTING STRUCTURE

existing day care (6500 s.f.) @  
lower level

NEW  
ADDITION  
LOWER LEVEL

EXISTING RETAINING  
WALL

existing upper level parking & drive

EXISTING RETAINING  
WALL

existing upper level parking & drive

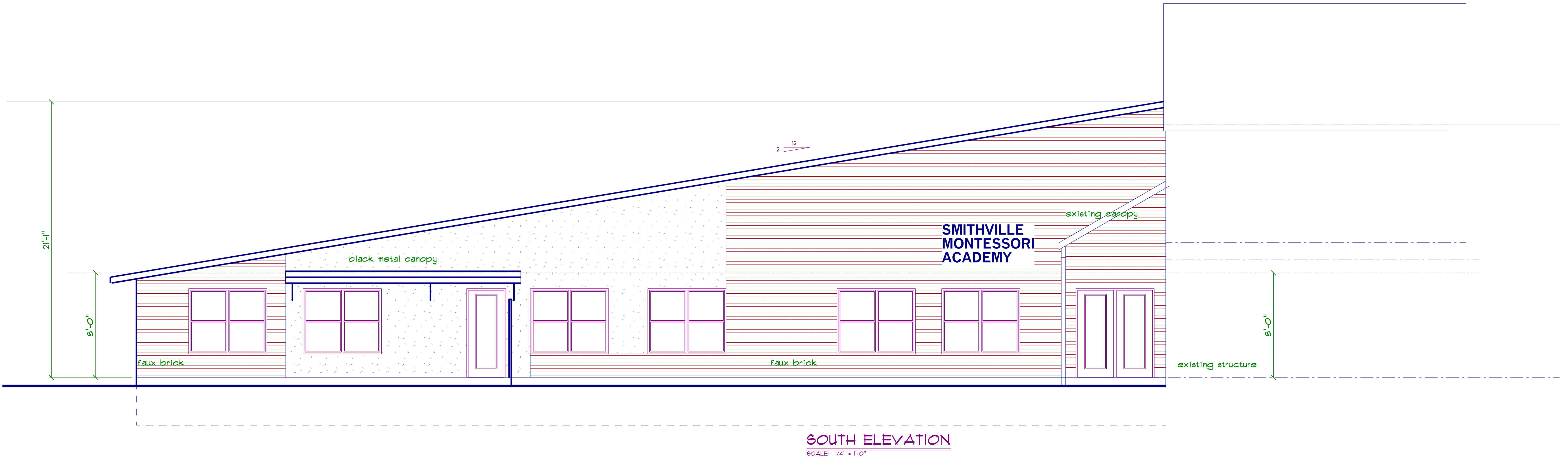
prop. line - 679.3'

existing zoning B-3

NORTH

A horizontal scale bar with markings at 0, 25', 50', 100', and 150'. The bar is divided into four equal segments of 25 feet each. The first segment (0 to 25') is light blue, the second (25' to 50') is medium blue, the third (50' to 100') is dark blue, and the fourth (100' to 150') is black. Below the bar, the word "SCALE" is written in bold, black, uppercase letters.

# SITE PLAN



Renovations to the Smithville Montessori 14450 US Hiway 169 Suite B		Dennis E. Tuck, Architect 12319 Moffitt Liberty, MO 64068		Archituckture		816.628.5013		Sheet		3		Wednesday, June 18, 2020		Job. NO.		20.011		GROUND SNOW LOAD - 20#/S.F. WIND SPEED - 90 M.P.H. SEISMIC DESIGN CATEGORY - A FROST LINE DEPTH - 36"	
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