



Planning and Zoning Commission Meeting

February 13, 2024

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

AMENDED AGENDA

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 December 12, 2023, Planning Commission Minutes**
- 3. Staff Report**
- 4. Public Hearing**

Rezoning two lots (16000 and 16100 N. 169) at the northeast corner of 169 Hwy and Cliff Dr. from B-2 and R-1B to R-3

- 5. Rezone 16000 and 16100 N. 169 Hwy from B-2 and R-1b to R3**

Applicant seeks to rezone 4.14 acres at Cliff Dr. and 169 to R-3.

- 6. Site Plan Review 14890 N. Industrial Dr. – Thornell Corporation**

Site Plan Review for a 38,000 ft² warehouse and office for Thornell Corporation

- 7. Site Plan Review 14820 N. Industrial Dr. Huntley Disposal/David Finke**

Site Plan Review for a 6,400 ft² building to house a transfer station operation.

- 8. Public Hearing**

Amending the Site Plan ordinance to include CUP's in any district into the site plan process.

- 9. Zoning Ordinance Amendment – Site Plan Review on CUP applications in all districts**



Proposed amendment to §400.395 to include CUP's in any zoning district in the list of required site plan review applications.

10. Adjourn

Join Zoom Meeting

<https://us02web.zoom.us/j/89408103497>

Meeting ID: 894 0810 3497

Passcode: 815009



SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

December 12, 2023

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman John Chevalier called the meeting to order at 7:01 p.m.

A quorum of the Commission was present: Alderman Melissa Wilson, John Chevalier, Rob Scarborough, Dennis Kathcart (via Zoom), Deb Dotson, Billy Muessig (via Zoom) and Mayor Damien Boley.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The November 14, 2023, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by ALDERMAN WILSON.

Ayes 7, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

At the January or February meeting it is anticipated that we will have 2 or 3 site plan applications coming forward for new projects.

- At 169 Hwy and West Meadow Street a car dealership wants to install a temporary trailer to use as an office.
- At Cliff Drive and 169 Hwy there will be a rezoning and site plan review for an 8-plex.
- The KCI RV Storage facility has sold and the new owners will be submitting new applications in the spring for the next 2 buildings on the south side and will be reworking the north side to build bigger buildings with smaller units. This will require a new traffic study.

McBee's Coffee N Carwash has advertised a December 21st opening. They will be working very hard to complete the rest of the work to meet that deadline.

Fairview Crossing North is making progress. They have the first 6 inches of pavement down. The anticipated opening will be in June 2024. There are 3 businesses slated to go there.

The old Price Chopper building is moving along. Glass is being installed. We have not heard who the tenants will be.

The Eagle Heights subdivision up by Wildflower is going to potentially come back to us for some changes to their previous approvals. They will have to do a new traffic study and are working on some sewer stuff. With the market they are looking at creating more single family homes and fewer two family homes. But if the market changes that could change as well.

4. PUBLIC HEARING

- **REZONING LOTS 5, 6 AND THE NORTH 100.3 FEET OF LOT 7 IN WAIT ACRES 18212 N MAIN ST. FROM R-1A TO A-R**

Public hearing opened.

HENDRIX gave an overview on how this property became zoned R-1A. The applicant here tonight wants to have his property zoned A-R. The reason for this is so they can build their outbuilding/barn first and later in the future build a home. Residential zonings don't allow this but Agricultural zonings do.

Zach Nicholas---9547 N Kentucky Ave Kansas City, MO 64157---

Explained that he would like to have a few animals on the property for his teenagers to learn how to care for and a barn to store mowers and such for the upkeep of the property. Later they will build their home there.

Public hearing closed.

5. REZONE LOTS 5, 6 AND THE NORTH 100.3 FEET OF LOT 7 IN WAIT ACRES 18212 N MAIN ST. FROM R-1A TO A-R

- **APPLICANT SEEKS TO REZONE 5.11 ACRES OF LAND ON NORTH MAIN ST TO A-R**

MAYOR BOLEY motioned to approve the Rezoning of lots 5, 6 and the north 100.3 feet of lot 7 in Wait Acres 18212 N Main St from R-1A to A-R.
Seconded by MUESSIG.

DISCUSSION: None

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

AYES-7, NOES-0. MOTION PASSED

6. PUBLIC HEARING

- **REZONING 19950 N. F HWY FROM A-1 AND R-1B TO A-R**

Public hearing opened.

HENDRIX gave an overview on the current zoning of this property. The applicant seeks to have this property zoned A-R. The reason for this is so the lot can be divided into three 3 acres lots for single family homes.

Public hearing closed.

7. REZONING 19950 N. F HWY FROM A-1 AND R-1B TO A-R

- **APPLICANT SEEKS TO REZONE LAND ZONED A-1 AND A SMALL SLIVER OF R-1B TO A-R TO ALLOW A SUBDIVISION OF THREE 3 ACRE LOTS TO BE CREATED**

MAYOR BOLEY motioned to approve the Rezoning of 19950 N. F Hwy from A-1 and R-1B to A-R. Seconded by DOTSON.

DISCUSSION:

MAYOR BOLEY asked if this section of F Hwy is still maintained by MODOT. Will there be any road improvements required? That road is pretty bad.

HENDRIX stated that is correct, it is still maintained by MODOT. The only offsite improvement will be the requirement to add a fire hydrant to an existing line. MODOT has already approved entrance locations. 2 of the lots will have a shared entrance.

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

AYES-7, NOES-0. MOTION PASSED

8. PUBLIC HEARING

• **SINGLE PHASE FINAL PLAT---QUEEN'S CORNER---3 LOTS**

Public hearing opened.

HENDRIX gave an overview on the proposal. The applicant seeks to divide the current 9 acres into three 3 acres lots for single family homes. Lots 2 and 3 will be required to share an entrance. There will be a requirement to add a fire hydrant to an existing line so that all 3 lots have coverage. The applicant will be required to pay Parks fees for the 3 lots.

Public hearing closed.

9. SINGLE PHASE FINAL PLAT FOR QUEEN'S CORNER---3 LOTS

- **APPLICANT SEEKS APPROVAL FOR A SINGLE PHASE FINAL PLAT TO CREATE A 3 LOT SUBDIVISION WITH THREE 3 ACRE LOTS ON 9 ACRES AT 19950 N. F HWY**

MAYOR BOLEY motioned to approve the Single Phase Final Plat for Queen's Corner---3 lots. Seconded by ALDERMAN WILSON.

DISCUSSION: None

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

AYES-7, NOES-0. MOTION PASSED

10. ADJOURN

MAYOR BOLEY made a motion to adjourn. SCARBOROUGH seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:21 p.m.



STAFF REPORT

February 9, 2024

Rezoning of Parcel Id # 05-504-00-02-010.00 and 05-504-00-02-009.00

Application for a Zoning District Classification Amendment

Code Sections:

400.560.C Zoning District Classification Amendments

Property Information:

Address:	16000 and 16100 N. US 169 Hwy
Owner:	Port Side Tie, LLC
Current Zoning:	B-2 and R-1B
Proposed Zoning:	R-3

Public Notice Dates:

1 st Publication in Newspaper:	January 25, 2024
Letters to Property Owners w/in 185':	January 22, 2024

GENERAL DESCRIPTION:

The applicant seeks to rezone two adjoining lots from R-1B (north) and B-2 (south) to R-3 located on the west side of 169 and north of Cliff Dr. The lots have remained undeveloped for many years. Applicant seeks this rezoning to allow future construction of two separate townhome buildings.

EXISTING ZONING:

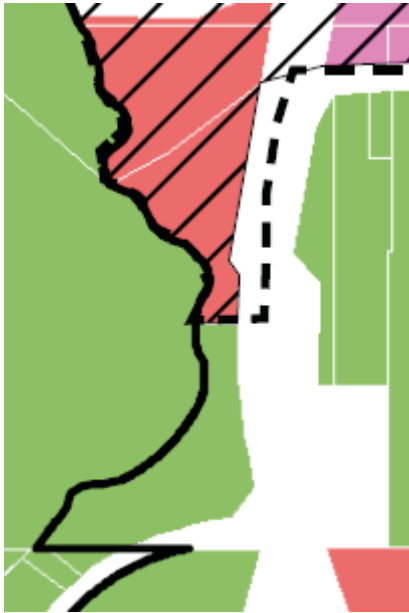
The existing zoning is B-2 and R-1B and has been in existence at least since the 1978 zoning map.

CHARACTER OF THE NEIGHBORHOOD *400.560.C.1*

The surrounding area is 169 Highway frontage with commercial uses throughout and Second Creek to the west. West of the creek is land not within the city limits that is used as agricultural land.

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

The existing Comprehensive Plan was approved on November 10, 2020, and calls for the north lot to be part of the Downtown overlay area, and the south lot is just left as agricultural.



To the extent that the future land use plan map indicates several of the parcels along 169 that are currently zoned B-3 as agricultural as well, including the south lot to match the north lot complies.

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

Streets and Sidewalks:

No street extensions will be needed, but Cliff Dr. will need to be upgraded when the south lot develops, including sidewalks at the owners expense and in accordance with existing APWA standards.

Water, Sewer and Storm water

The city does not have water or sewer to the lots, so the owner must extend both water and sewer to service the lots at its' own expense and in accordance with existing APWA standards.

All other utilities

Future Development will be conditioned upon installation of all other needed utilities at the cost of the development.

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

The current use is vacant land. The location, size and layout of the lots limit their use as anything other than limited multifamily, which is the highest and best use.

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

The property was zoned to its' existing district classification at least 1978 and has not been developed since.

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

The proposed district is compatible with the business uses nearby.

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

No detrimental effects are known.

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

With no detrimental effects known, no great loss is expected.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed district based upon the change meets the Comprehensive Plan recommendations.

Respectfully Submitted,

Zoning Administrator



STAFF REPORT
February 9, 2024
Site Plan Review of Parcel Id # 05-816-00-05-004.00

Application for a Site Plan Approval

Code Sections:

400.390 – 400.440

Site Plan Approval

Property Information:

Address:

14890 N. Industiral Dr.

Owner:

Thornell Corp.

Current Zoning:

I-1

Application Date:

December 18, 2023

GENERAL DESCRIPTION:

Applicant seeks to build a 38,000 ft² office (6000 ft²) and warehouse building (32,000 ft²) in the industrial park. The project includes storm detention, parking lot lighting and, with several conditions for approval on building materials and landscaping, all other requirements of the code. The following conditions should be attached to any approval:

Building Materials.

First, the façade materials of the office portion of the building (front and both sides) must meet the requirements of 400.425A.1., which requires the use of different materials than the remainder of the warehouse portion of the building. The 30% requirement is waived if the entire small section meets this standard. The wainscot seems to be metal wall panels, which are not allowed at that height. Synthetic stone/stone look materials should be used at the wainscot level to 4', but only on the office portion of the building, the warehouse portion can have the materials listed (exclude the wainscoting on warehouse).

Above the wainscoting, architectural metal wall panels can be used for more than 25% of the total façade IF, the material has the stucco look. Standard metal wall panels are limited to 25%, which would require a significant resubmittal. The two color variations (grey/blue on warehouse and khaki/brown and grey on office) submitted are compliant.

Landscaping.

The foundation landscaping provisions of 400.425.D.2.a.4. shall be met on the front office façade of 100', as well as an additional 12' on either corner of the office portion for a total of 124' of 8' wide areas. The plantings must be $(124/25 = 5)$ 50 shrubs, clustered around a total of 5 shade trees spaced throughout, or 10 ornamental trees spaced throughout. A combination of shade and ornamental may be used with the understanding that 1 shade per 25' or 2 ornamentals per 25' must be met – so 2 shades and 6 ornamentals would meet this too.

The landscaping and buffering provisions of 400.435.D.2 shall include: Building zone – 3 deciduous trees, 2 ornamental flowering trees and 6 shrubs on EACH side of the warehouse portion; Parking zone (south side of south parking area only) 1 deciduous or ornamental flowering tree and 2 shrubs; Street zone – located only in the area between the drives – 87' area must have 2 ornamental flowering trees and then "low hedges, ornamental grass or low walls such that the parking lot shall be effectively screened from view without obstructing traffic movements.

Section 400.410 Standard of Review

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

With above conditions, it conforms.

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

Compatible.

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.

Complies.

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

Conforms.

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

Conforms.

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.

Conforms.

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

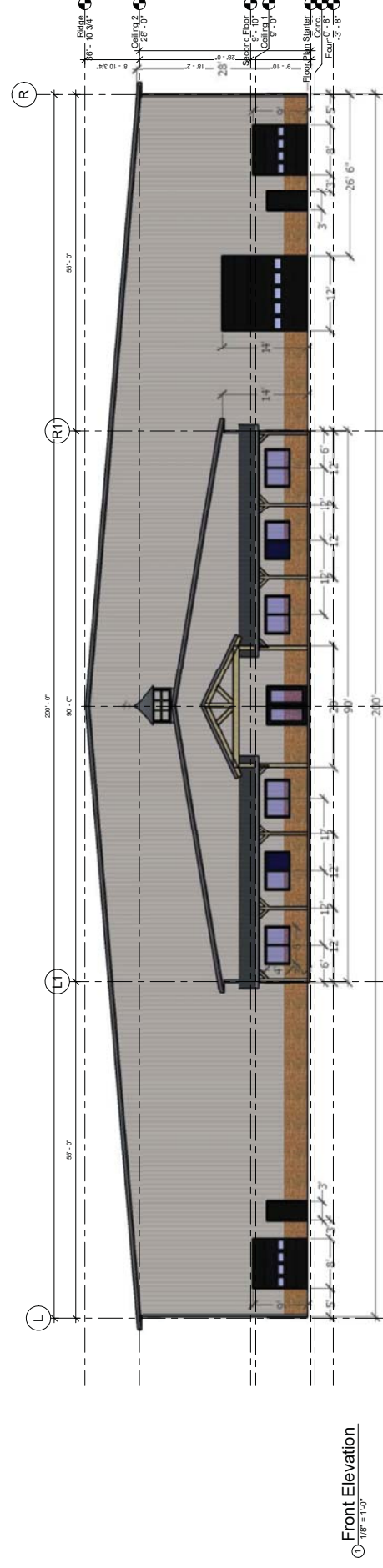
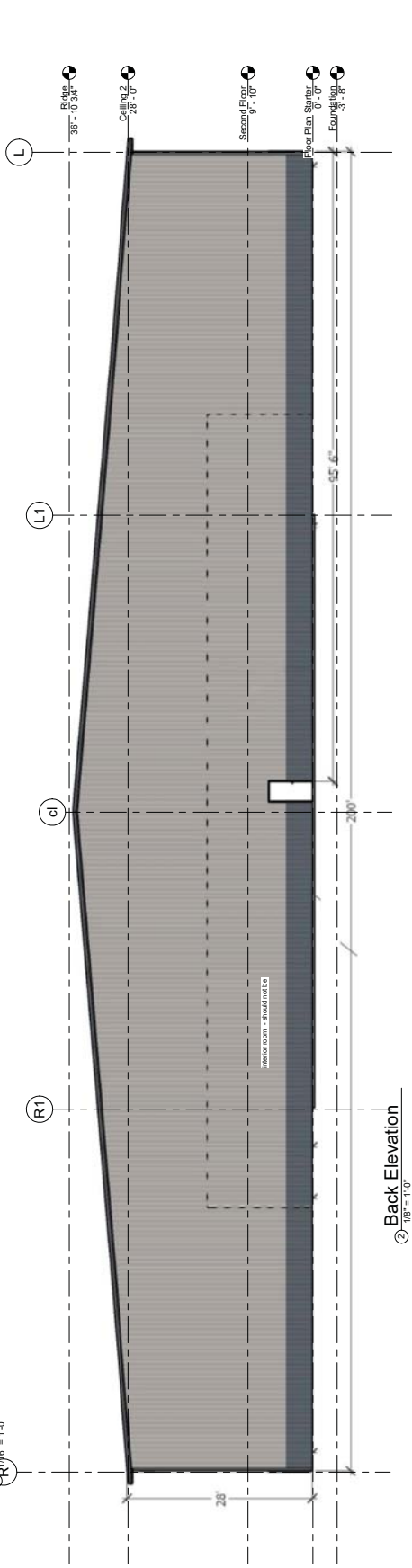
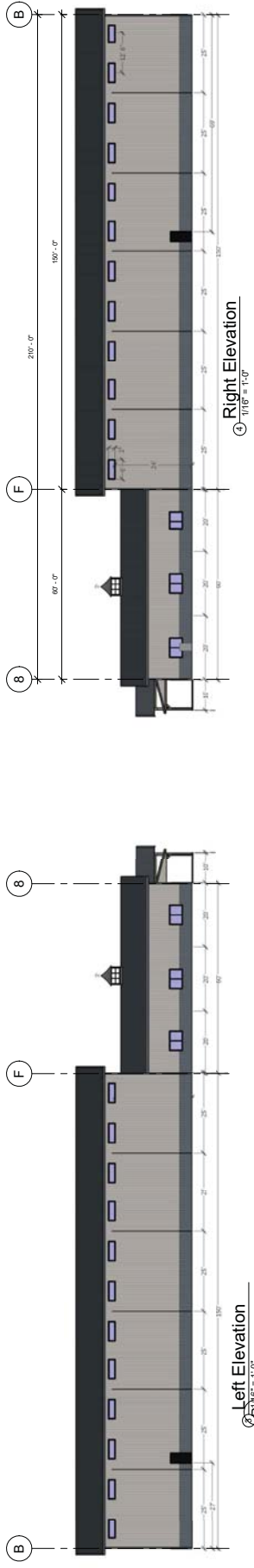
- a. Preserve existing off-site views and create desirable on-site views;
 - b. Conserve natural resources and amenities available on the site;
 - c. Minimize any adverse flood impact;
 - d. Ensure that proposed structures are located on suitable soils;
 - e. Minimize any adverse environmental impact; 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.
- All applicable provisions have been met.

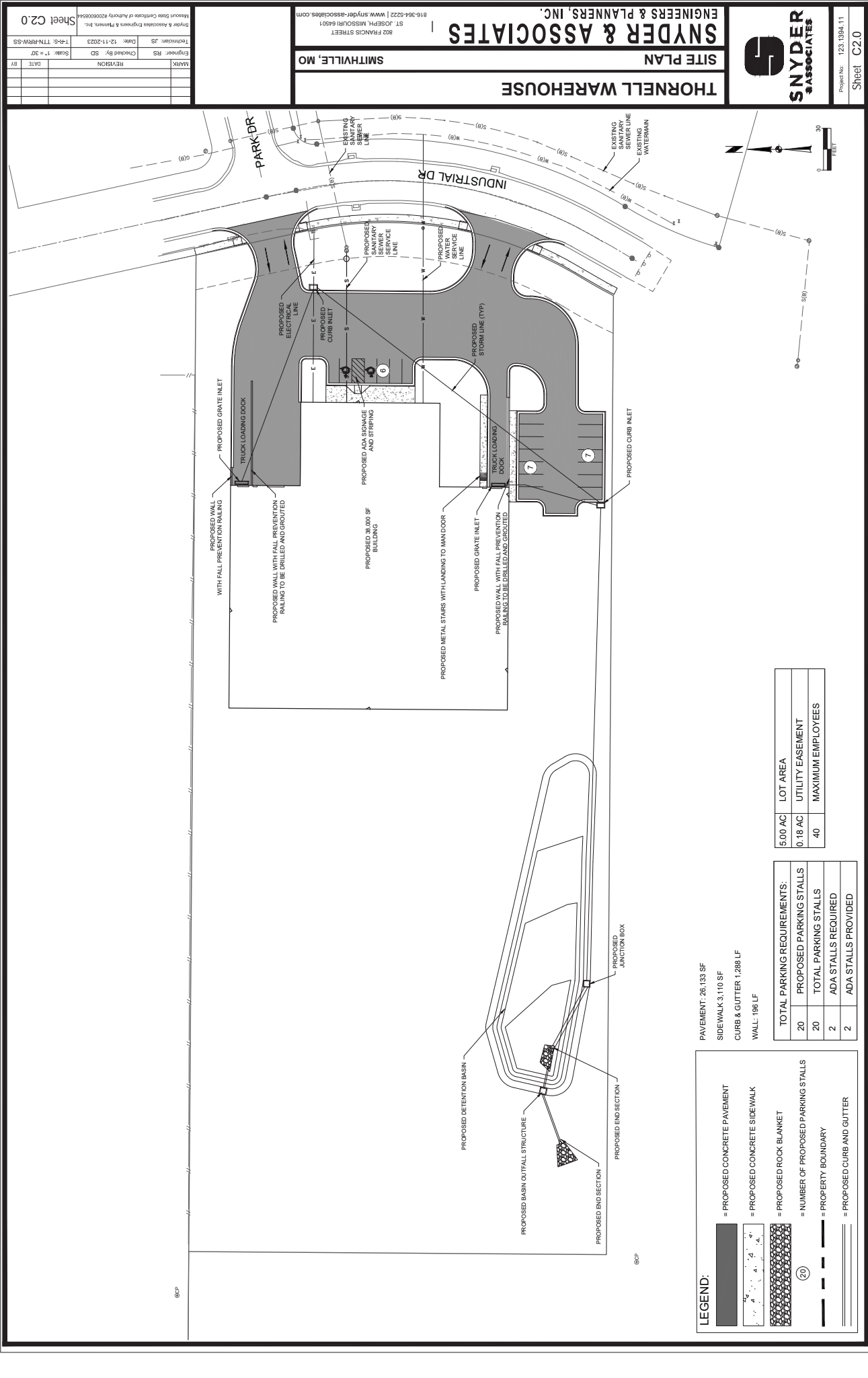
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan conditioned upon meeting the requirements of (the Building Materials and Landscaping conditions in the staff report.

Respectfully Submitted,

Director of Development





PAVEMENT: 26,133 SF
SIDEWALK 3,110 SF
CURB & GUTTER 1,288 LF
WALL: 196 LF

LEGEND:

= PROPOSED CONCRETE PAVEMENT

= PROPOSED CONCRETE SIDEWALK

= PROPOSED ROCK BLANKET

(20)

= NUMBER OF PROPOSED PARKING STALLS

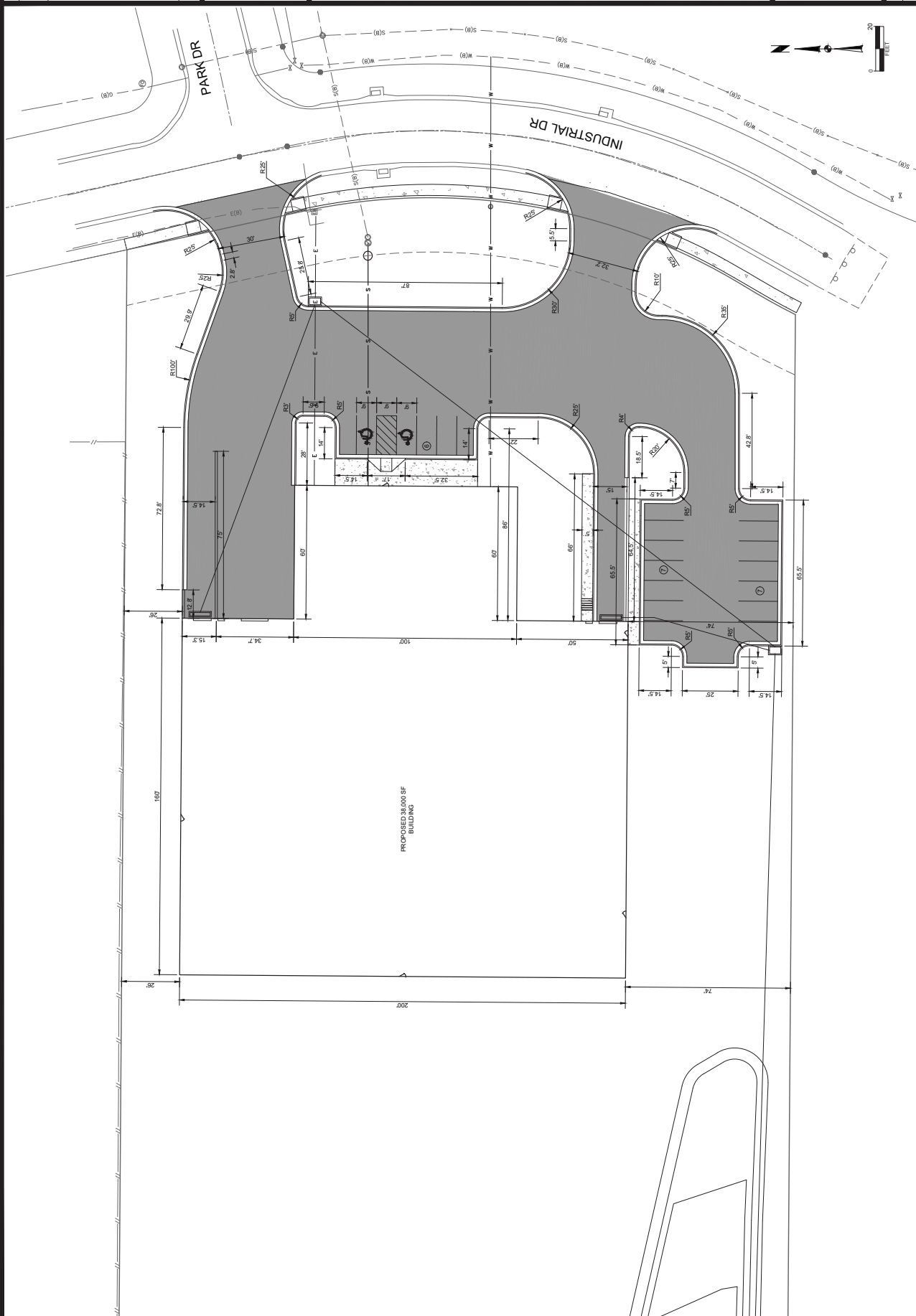
- - -

= PROPERTY BOUNDARY

= PROPOSED CURB AND GUTTER

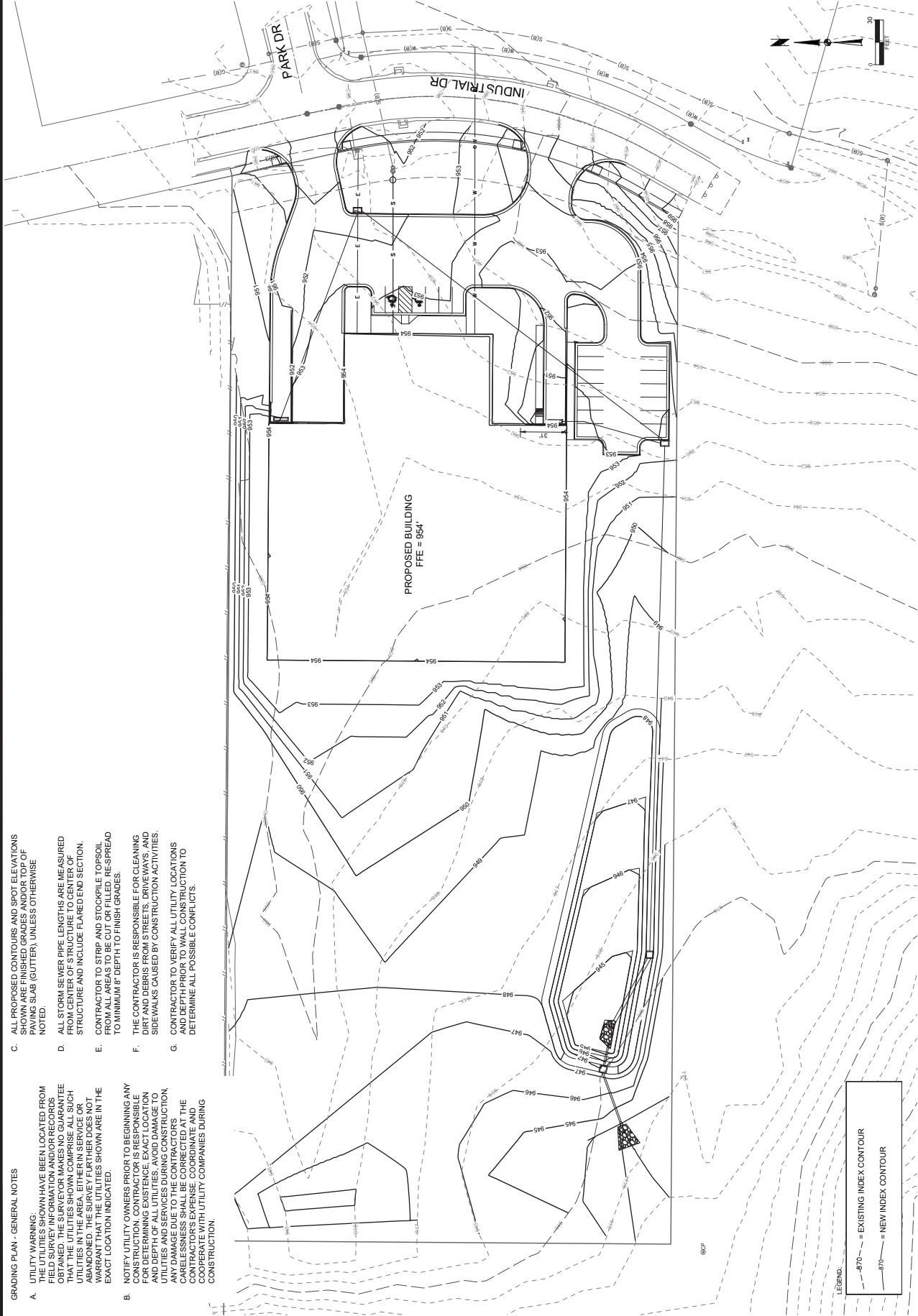
TOTAL PARKING REQUIREMENTS:	
20	PROPOSED PARKING STALLS
20	TOTAL PARKING STALLS
2	ADA STALLS REQUIRED
2	ADA STALLS PROVIDED

5.00 AC	LOT AREA
0.18 AC	UTILITY EASEMENT
40	MAXIMUM EMPLOYEES



GRADING PLAN - GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES, AND THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTORS' NEGLIGENCE OR MISFEASANCE DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR'S EXPENSE TO COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND NOT PROPOSED SUBS (GUTTER), UNLESS OTHERWISE NOTED.
- D. ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
- E. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RE-SPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- F. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- G. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY CONSTRUCTION TO DETERMINE ALL POSSIBLE CONFLICTS.






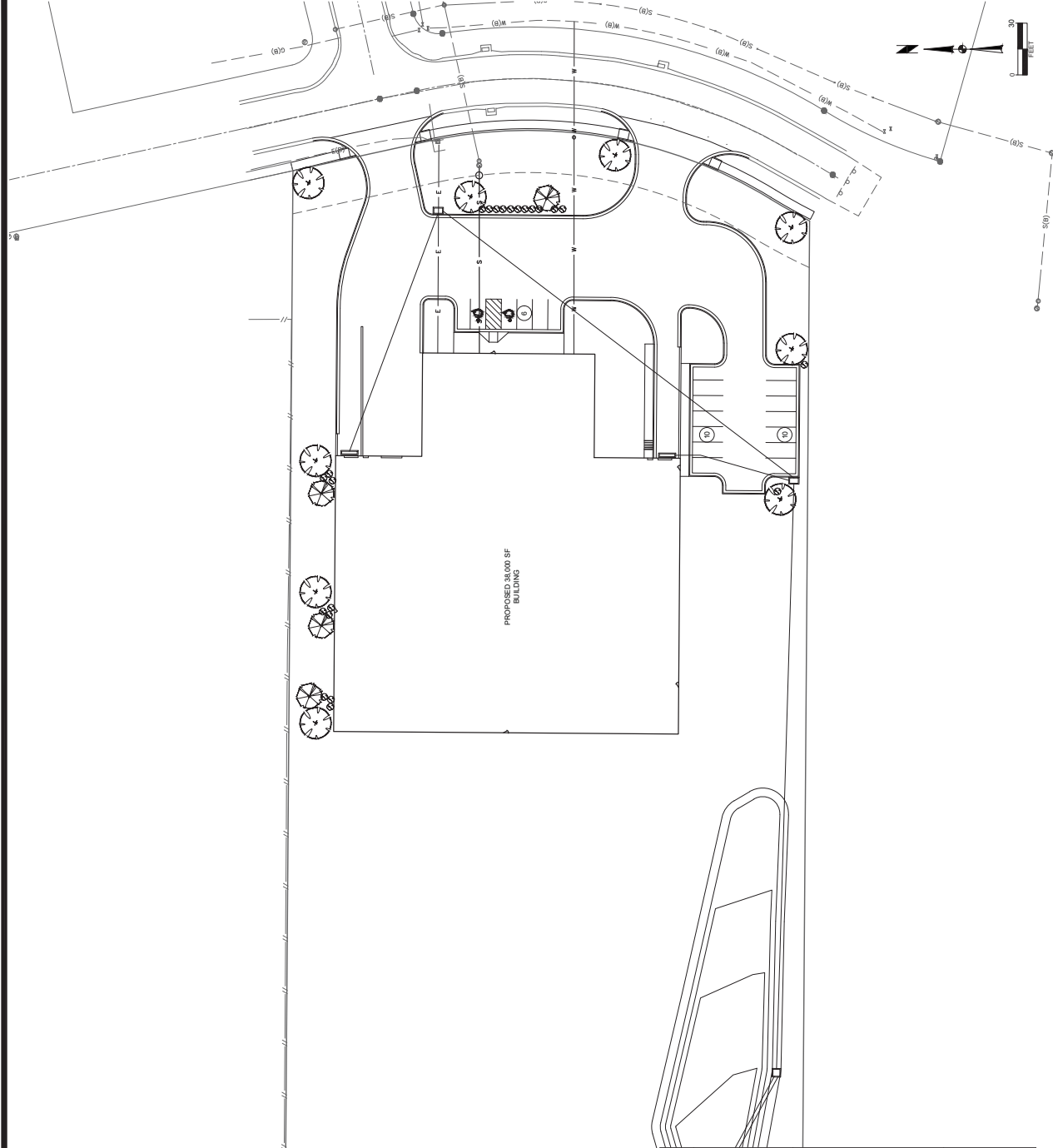
ALL AREAS DISTURBED DURING GRADING OPERATIONS SHALL BE SEED, FERTILIZED, AND MULCHED. ALL SEEDING AND MULCHING SHALL BE COMPLETED AS SOON AS PRACTICALLY POSSIBLE FOLLOWING GRADING OPERATIONS. MULCH SHALL BE VEGETATIVE TYPE. SEEDING SHALL BE AS FOLLOWS: ALTA FESCUE OR KENTUCKY 31 FESCUE - 120 LBS/ACRE

COORDINATE PERMANENT SEEDING, FERTILIZING, AND MULCHING REQUIREMENTS WITH OWNER/DEVELOPER. PREFERABLY, PERMANENT SEEDING WORK SHALL BE DONE BETWEEN THE DATES OF FEBRUARY AND APRIL. FOR USE OF AN APPROVED MECHANICAL SEEDER OR IMPLEMENT BY THE CONTRACTOR, THE SEEDING SHALL BE COMPLETED BY MAKING SURE THAT SUFFICIENT SEED STRIPS OVERLAP TO PROVIDE UNIFORM COVERAGE. SEED SHOULD BE DRILLED AT A DEPTH OF 1/2 INCH. SEE LANDSCAPING PLAN FOR ALL SEEDING AND ANCHORING OUTSIDE OF DETENTION AREA.

FERTILIZER SHALL BE INORGANIC: 12-12-12, 13-13-13, OR 10-20-5 GRADE, UNIFORM IN COMPOSITION; FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT, AND DELIVERED TO THE SITE IN CONVENIENT CONTAINERS. EACH CONTAINER SHALL BE FULLY LABELED AND CONFORMING TO THE APPLICABLE STATE FERTILIZER LAWS, BEARING THE NAME, TRADEMARK, OR TRADE NAME, AND WARRANTY OF THE PRODUCER.

ALL TREES, SHRUBS, AND BRUSH WITHIN THE GRADING LIMITS SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR. DISPOSAL PRACTICES SHALL BE IN CONFORMANCE WITH CITY, MDNR, AND ALL OTHER REGULATORY REGULATIONS. CONTRACTOR SHALL VISIT SITE WITH OWNER OR OWNER REPRESENTATIVE TO VERIFY/ COORDINATE ALL REMOVALS PRIOR TO COMMENCING OPERATIONS.

LEGEND:	SYMBOL	TYPE	REQUIREMENT	PROVIDED
		DECIDUOUS TREE	FOR EVERY 60 LF OF BUILDING BUFFER ZONE, 1 DECIDUOUS TREE REQUIRED. FOR EVERY 60 LF OF PARKING BUFFER ZONE, 1 DECIDUOUS TREE REQUIRED.	4
		ORNAMENTAL TREE	FOR EVERY 70 LF OF BUILDING BUFFER ZONE, 1 ORNAMENTAL TREE REQUIRED. FOR PARKING LOTS ADJACENT TO STREET, 1 ORNAMENTAL TREE REQUIRED. FOR EVERY 60 LF OF THE PARKING BUFFER ZONE, 1 ORNAMENTAL TREE IS REQUIRED.	9
		SHRUB	FOR EVERY 75 LF OF BUILDING BUFFER ZONE, 3 SHRUBS REQUIRED. FOR EVERY 50 LF OF PARKING BUFFER ZONE, 1 SHRUB REQUIRED.	22
			22 SHRUBS REQUIRED	





Project No. 123.1394.11
Sheet C7.0

THORNELL WAREHOUSE

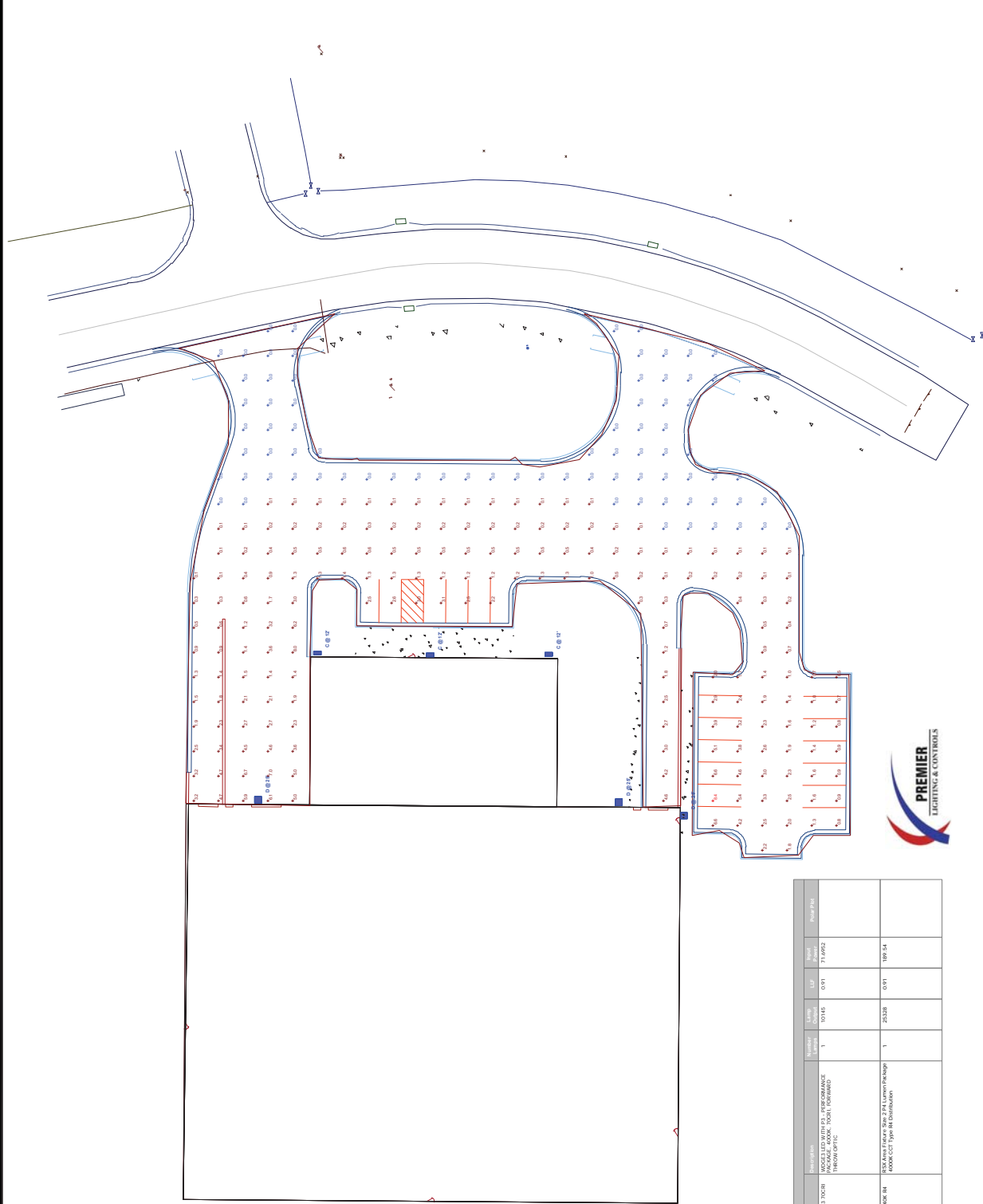
LIGHTING PLAN

SNYDER & ASSOCIATES

ENGINEERS & PLANNERS, INC.

802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: RS	Checked By: SD	Scale: 1" = 80'	
Technician: JS	Date: 12-11-2023	Drawn: TTN/RW/JS	



Symbol	Image	QTY	Manufacturer	Color	Description	Quantity	Unit Price	Total Price
		3	Alibaba Lighting	White LED P3 3030	MIDGELED WITH P3 PERFORMANCE 3030 LED, 10000 LUMENS, 10000 LUMENS, 10000 LUMENS	1	71.6952	
		3	Alibaba Lighting	White LED P3 3030	MIDGELED WITH P3 PERFORMANCE 3030 LED, 10000 LUMENS, 10000 LUMENS, 10000 LUMENS	1	189.54	



STAFF REPORT
February 9, 2024
Site Plan Review of a portion of Parcel Id # 05-816-00-05-005.00

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 14890 N. Industrial Dr.
Owner: Bill Mann/David Finke
Current Zoning: I-1

Application Date: December 18, 2023

GENERAL DESCRIPTION:

Applicant seeks approval for a 6,400 ft² building on a future lot 19 in the industrial park. All aspects of the lot's site development meet the standards required by the zoning code. A communication confusion has delayed the building elevation sheets, including the materials and color scheme. Those, once submitted, will be subject to a supplemental staff report. *****Given the added carrying costs to the applicant, staff has agreed to this out of the ordinary timing.

Section 400.410 Standard of Review

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.

STAFF RECOMMENDATION:

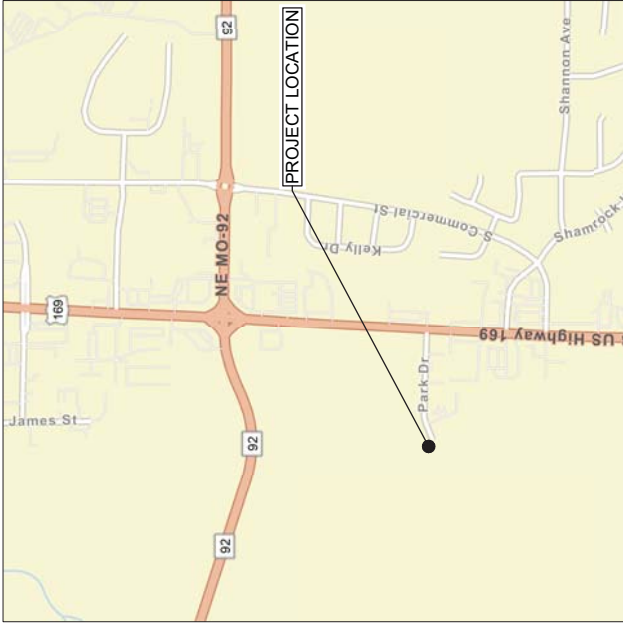
Staff recommends APPROVAL of the proposed Site Plan conditioned upon meeting the requirements of Staff's supplemental Staff report dated February 13, 2024.

Respectfully Submitted,

Director of Development

DEVELOPMENT PLAN FOR
HUNTLEY DISPOSAL TRANSFER CENTER
FIRST PARK THIRD PLAT LOT 19
CITY OF SMITHVILLE, CLAY COUNTY, MISSOURI

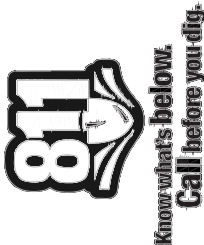
DEVELOPER
HUNTLEY DISPOSAL
39501 HWY
CAMDEN POINT, MO 64018




VICINITY MAP



CLAY COUNTY, MO



- Sheet List Table
- C1.0 COVER SHEET
 - C2.0 SITE PLAN
 - C2.1 ENLARGED SITE PLAN
 - C2.2 DIMENSION PLAN
 - C3.0 GRADING PLAN
 - C4.0 EROSION CONTROL PLAN
 - C5.0 LANDSCAPE PLAN

**SNYDER & ASSOCIATES**

Project No. 123.XXXX.11

Sheet C1.0

HUNTLEY DISPOSAL TRANSFER CENTER

COVER SHEET

SMITHVILLE, MO

802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com

ENGINEERS & PLANNERS, INC.

Engineer: RS
Checked By: SD
Scale: 1" = 80'

Date: 12-15-2023

Technician: JS

MARK

REVISION

DATE

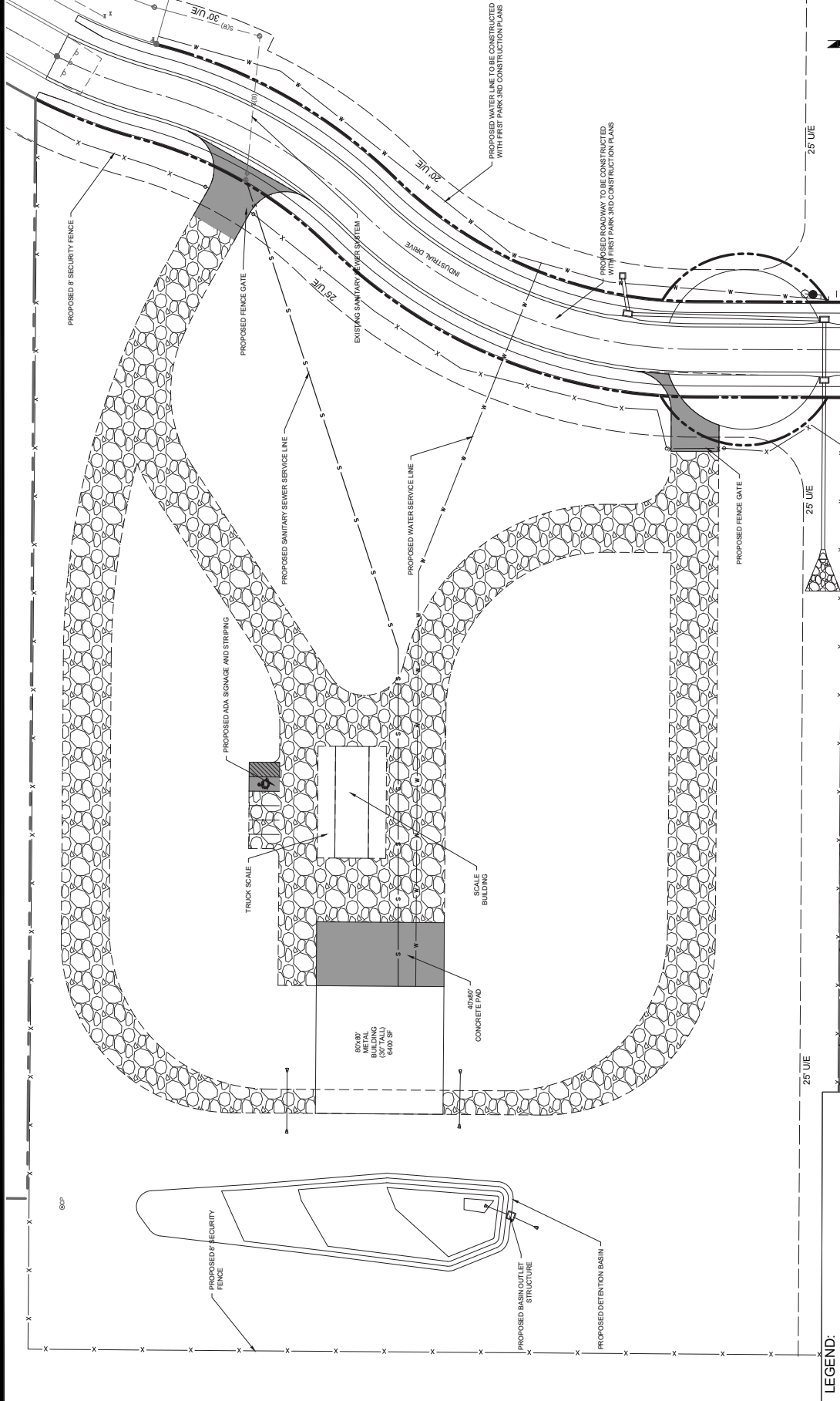
BY

Sheet C1.0

TIN:RNW:RS

Missouri State Certificate of Authority #200000564

Snyder & Associates Engineers & Planners, Inc.



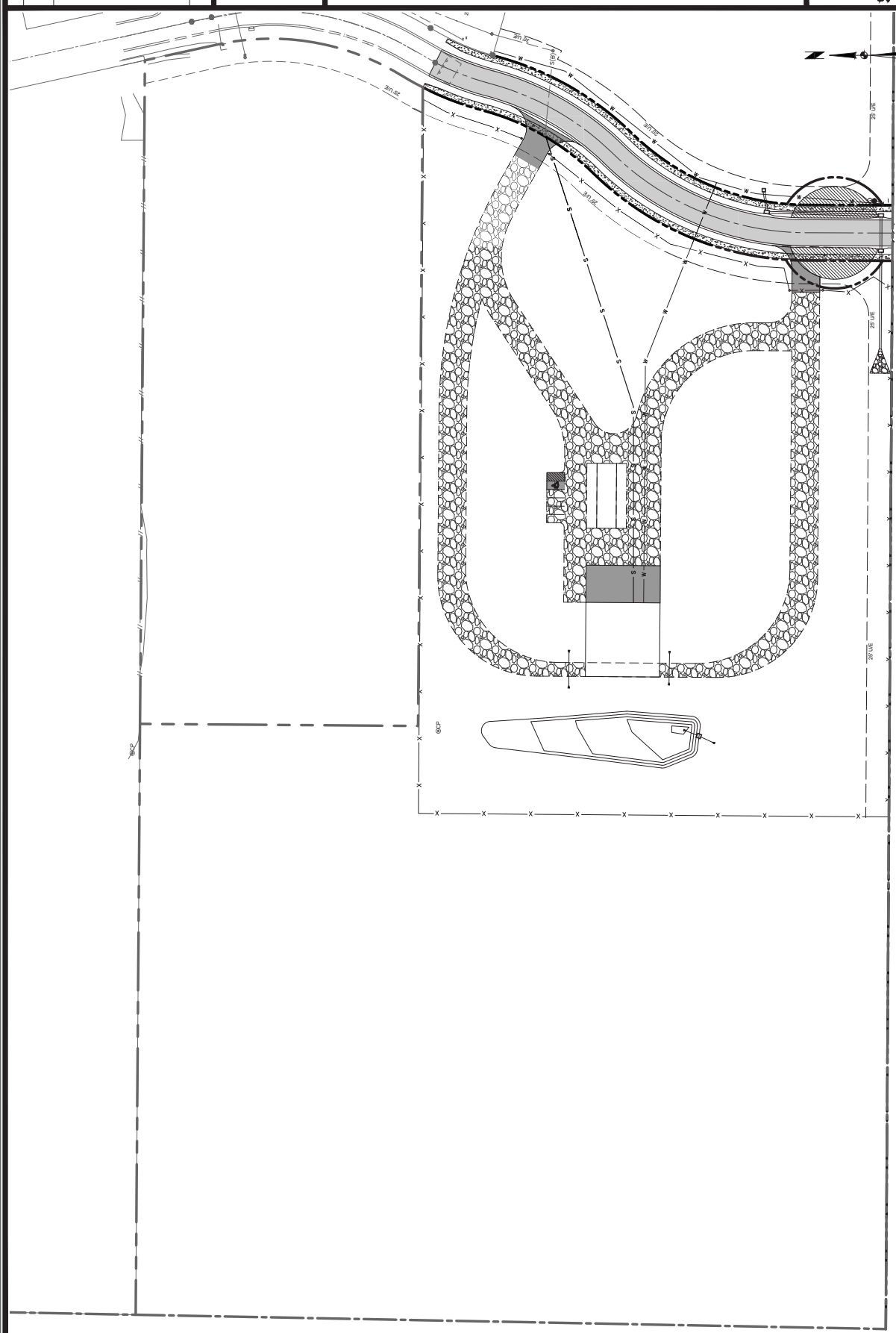


SNYDER & ASSO
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802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
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HUNTLEY DISPOSAL TRANSFER CENTER

MAK#	REVISION	Engineer: RS	Checked By: SD	Date: 12-15-2023	T-4-S: ITN-RRW-SS	Sheet C2.1 Missouri State Certificate of Authority #2000000544 Synpro & Associates Engineers & Planners, Inc.



LEGEND:

———— = PROPERTY BOUNDARY



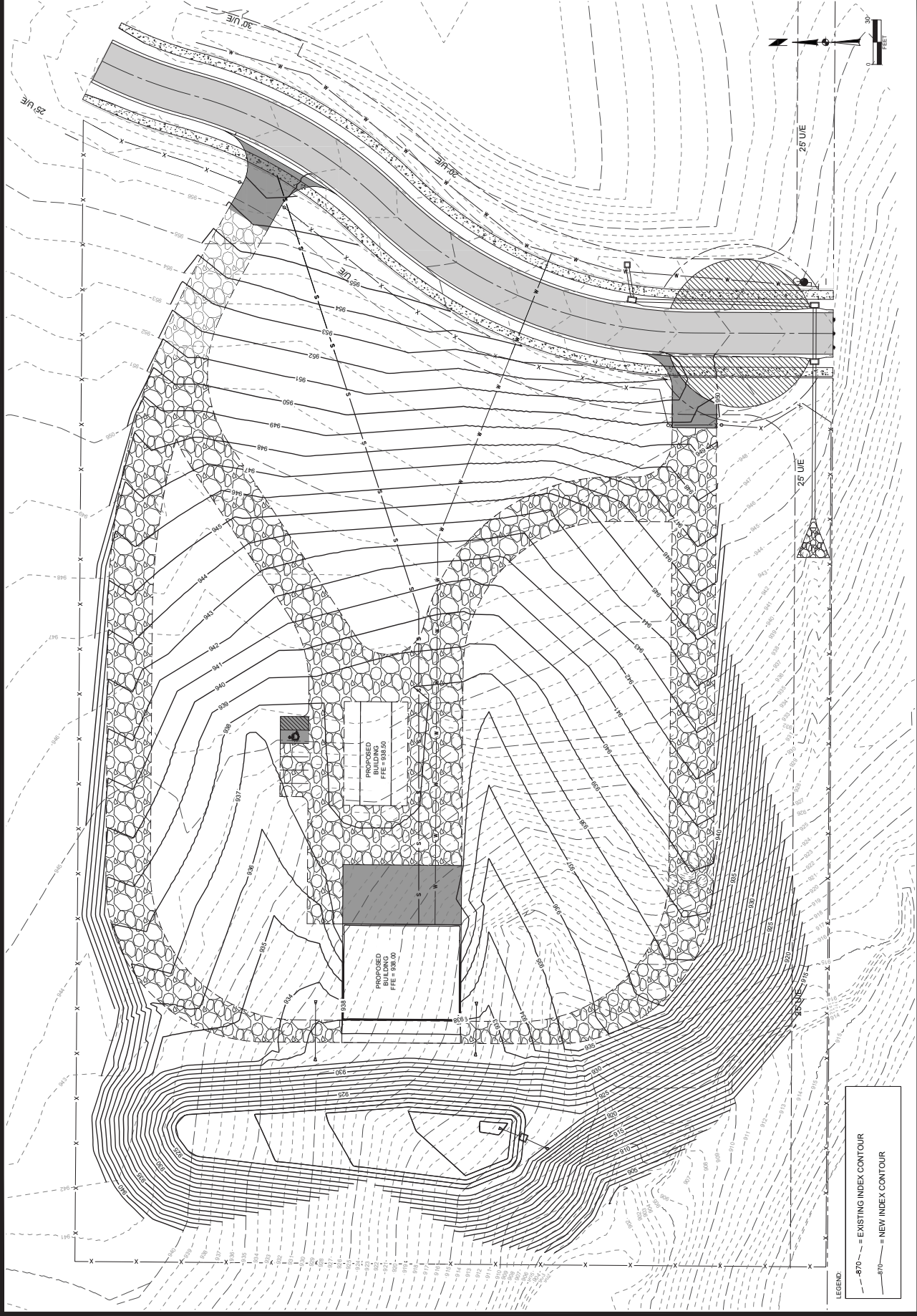
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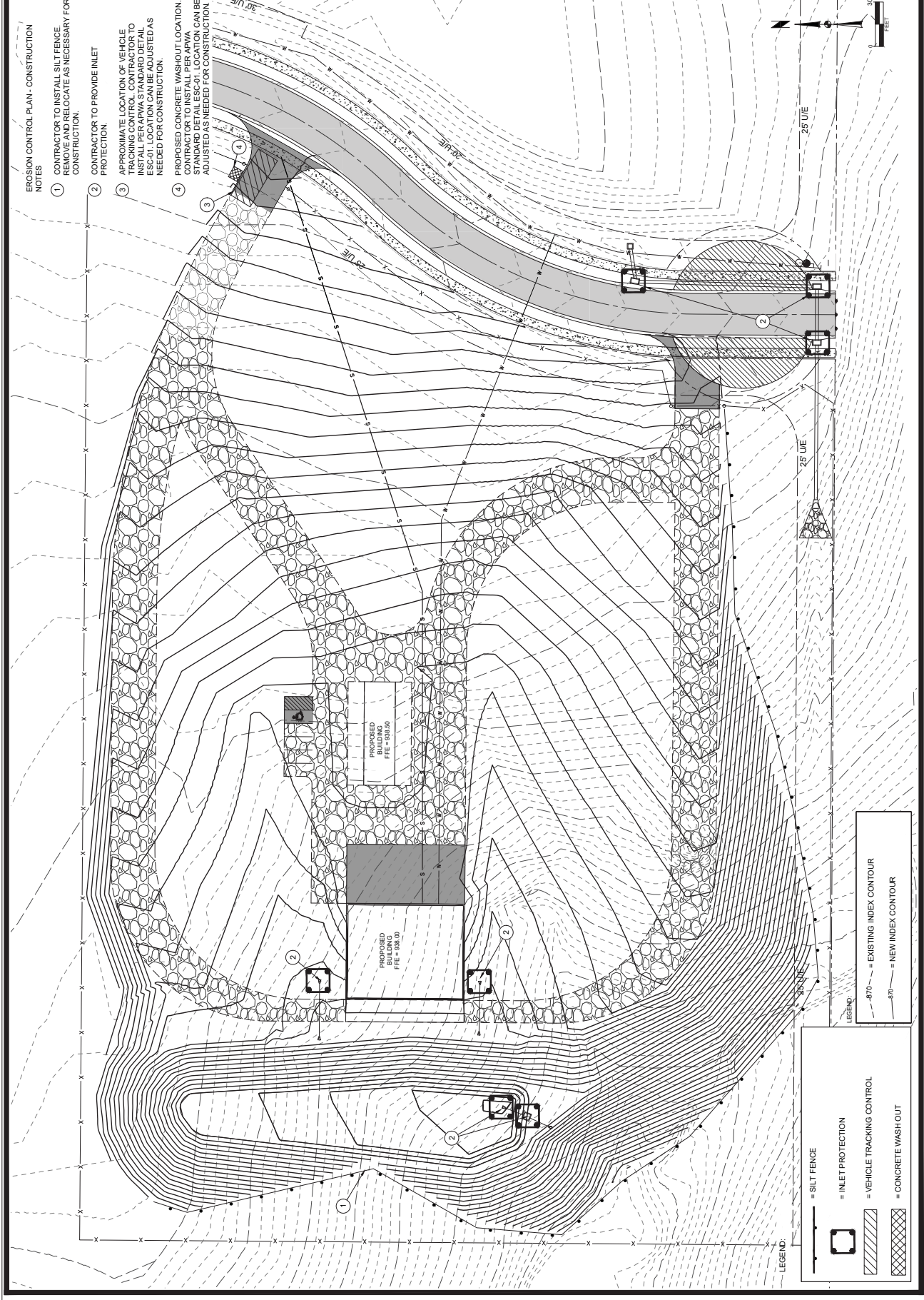
SMITHVILLE, MO

HUNTLEY DISPOSAL TRANSFER CENTER

DIMENSION PLAN

MARK		Engineer: RS		Checked By: SD		Scale: 1" = 30'		T-R-S, TTN-RRW-SS	
								Date: 12-15-2023	
								T-R-S, TTN-RRW-SS	





EROSION CONTROL PLAN - CONSTRUCTION NOTES

- 1 CONTRACTOR TO INSTALL SILT FENCE. REMOVE AND RELOCATE AS NECESSARY FOR CONSTRUCTION.
- 2 CONTRACTOR TO PROVIDE INLET PROTECTION.
- 3 APPROXIMATE LOCATION OF VEHICLE TRACKING CONTROL. CONTRACTOR TO INSTALL PER APWA STANDARD DETAIL ESC-01. LOCATION CAN BE ADJUSTED AS NEEDED FOR CONSTRUCTION.
- 4 PROPOSED CONCRETE WASHOUT LOCATION. CONTRACTOR TO INSTALL PER APWA STANDARD DETAIL ESC-01. LOCATION CAN BE ADJUSTED AS NEEDED FOR CONSTRUCTION.

PROPOSED BUILDING
F.F.E. = 938.00

PROPOSED BUILDING
F.F.E. = 938.00

LEGEND

- = SILT FENCE
- = INLET PROTECTION
- = VEHICLE TRACKING CONTROL
- = CONCRETE WASH OUT

LEGEND

- = EXISTING INDEX CONTOUR
- = NEW INDEX CONTOUR

Sheet C4.0

Project No. 123 XXXX.11

Sheet C4.0

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SMITHVILLE, MO

EROSION CONTROL PLAN

HUNTLEY DISPOSAL TRANSFER CENTER

Date:	February 9, 2024
Prepared By:	Jack Hendrix, Development Director
Subject:	Site Plan Review to include CUP's in all districts Ordinance

Staff has identified a gap in our coverage of Conditional Use Permit requirements in several districts (most residential and all agricultural). While 400.570 contains several standards that must be met as minimum requirements, they are not specific in any degree. Staff proposes adding the CUP's in residential and agricultural districts into the site plan review process to maintain a consistent application of rules from district to district, and include measurable standards for each.

The current CUP requirements 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.*
- 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.

Section 400.395 Applicability.

All applications for new building permits in the commercial and industrial zoning districts, ~~as well as in the "R-3" Multi-Family Districts~~ as well on any Conditional Use Permit as allowed in Section 400.570 of this code located in any district shall be subject to site plan review in accordance with these regulations. Site plan review shall also be required for the expansion of any existing use in these districts. "Expansion" shall include any increase in floor, parking or storage space. Site plan review may also be required for improvements to the facade of an existing building. This would include attaching or changing any appurtenances, such as, but not limited to siding, facade, dormers, parapets, columns, pillars, overhangs and soffits. Such work shall be subject to site plan review at the discretion of the Development Director.