



Planning and Zoning Commission Meeting

November 12, 2024

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 October 8, 2024, Planning Commission Minutes**
3. **Staff Report**
4. **Site Plan Review 110 W. Main St. – Main & Mill**
Site Plan Review for 86 apartments and 8,000 ft² commercial/retail at Main & Mill
5. **Election of Officers**
With the replacement of two members in the last two months (including Secretary Deb Dotson) electing a new slate is necessary – Chair, Vice Chair and Secretary are required.
6. **Adjourn**

Zoom Meeting

<https://us02web.zoom.us/j/87147862518>

Meeting ID: 871 4786 2518

Passcode: 430028



SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

October 8, 2024

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman John Chevalier called the meeting to order at 7:02 p.m.

A quorum of the Commission was present: Alderman Melissa Wilson, John Chevalier, Rob Scarborough, Billy Muessig, John Wallace and Mayor Damien Boley. Terry Hall was absent.

Staff present: Jack Hendrix and Brandi Schuenger.

2. MINUTES

The August 13, 2024, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by WALLACE.

Ayes 6, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

We have issued 27 permits for single family homes since January 1, 2024.

We have slowed down on Commercial building permits. There are a few permits that have been issued but have not been paid for. He believes they are reevaluating due to the market.

We have issued a tenant finish permit for a new bar/restaurant in one of the units at the old Price Chopper building.

The Final plat for Clay Creek Meadows will be going to the Board of Aldermen soon. We are waiting for the construction plans for the sewer line that they have to install.

The Final Plat for the Fairview Crossing Townhomes, which we are discussing on our agenda here tonight, will go to the Board of Aldermen next week.

The planning for the South Employment Overlay District is progressing well. There have been several internal stakeholder meetings with staff to try and assemble the data that was presented. We anticipate mid-October there will be some more public engagement opportunities. Those will be shared on social media.

Staff started preparing the 2025 Planning Commission Submission Schedule. We post this on the city's website so that anyone who would be looking to submit applications to Planning and Zoning Commission can know when they need to submit their application by to make certain meeting dates. It was noticed that the meeting in November 2025 falls on November 11th which is Veterans Day and City offices are closed. He asked the members of the commission provide suggestions on an alternate meeting date.

Mayor Boley stated that he prefers the meeting be moved to Wednesday November 12, 2025. Some people may take Monday November 10th off to have a 4 day weekend. There were no objections from the other commission members.

4. SITE PLAN REVIEW 14601 N. FAIRVIEW DR – FAIRVIEW CROSSING TOWNHOMES

- SITE PLAN REVIEW FOR 16 FOUR-UNIT TOWNHOMES (64 UNITS) AT FAIRVIEW CROSSING**

MUESSIG motioned to approve the Site Plan Review at 14601 N. Fairview Dr – Fairview Crossing Townhomes. Seconded by SCARBOROUGH.

HENDRIX stated that the staff report has been included in the packet. The applicant and the owner of the land are both present to answer any questions you may have. They also brought samples of the color palettes. This submission meets all code requirements.

DISCUSSION: None

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

AYES-6, NOES-0. MOTION PASSED

5. ADJOURN

MOYOR BOLEY made a motion to adjourn. ALDERMAN WILSON seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:13 p.m.

NOT YET APPROVED



Planning and Zoning Commission Procedural Summary

MEETING DATE: 11/12/2024

ACTION ITEM: Site Plan Review

AGENDA ITEM: Site Plan Review 110 W. Main Street - Main & Mill Apartments and Commercial Mixed Use Building

REQUESTED COMMISSION ACTION:

A motion to approve the Site Plan for the Main & Mill mixed use project at 110 W Main St. to include 86 apartments and 8,000 ft² of commercial space.

SUMMARY OF PROCEDURE:

The application is to authorize construction of a new, 4-story apartment building that includes 8,000 square feet of commercial space at Main and Mill in downtown Smithville.

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

November 4, 2024

Site Plan Review of Parcel Id's # 05-617-00-03-002.00 & -004.00 & 005.00;
05-617-00-02-010.00 & -011.00

Application for a Site Plan Approval

Code Sections:

400.390 – 400.440

Site Plan Approval

Property Information:

Address:

110 and 108 W. Main Street

Owner:

110 Smithville, LLC

Current Zoning:

B-4

Application Date:

October 4, 2024

GENERAL DESCRIPTION:

Application to approve a site plan for the Main & Mill mixed use project located at 108-110 W. Main Street. The project includes 86 dwelling units (18 2BR, 37 1BR, 13 1BR Lofts and 18 Studios) and 8,500 Square feet of Retail/Commercial in accordance with the TIF plan.

Section 400.410 Standard of Review

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

The project area is within the B-4 district, which incorporates many of the uses in the other business districts, but also allows for residential uses, including R-3 multifamily. The standards here are used to blend the two types of uses into one mixed-use development.

In developments proposed in a "B-4" District where the platting process is not implicated or required, the proposal must also show how the project meets the requirements for dedication or reservation of public open space as is described in Sections 425.200 — 425.230 of the City Code, which shall include payment in lieu of dedication requirements if no dedication or reservation is included or accepted. *The requirements of 425.200 – 425.230 are applicable to this development and in this case, there are no lands or greenspace not associated with stormwater drainage available in the entire development suitable for dedication. The only compliance method is payment of fees in lieu of dedication, or a comparable amount of work on Parks projects. This project will have 86 units, so the total fee would be \$53,750.00 (86 x \$625.00). In lieu of this payment, the developer shall install a gravel parking lot in the floodplain, with accompanying access roads to be used as a trail head parking lot with the future Riverwalk project. The size of the parking lot will be determined by the Public Works Director and the developer after evaluation of pricing for the standards he requires. In no event shall the lot be smaller than 8 spaces.*

Site Plan Regulations for B-4 Districts: 400.421.A

1. Building Materials.

Any material allowed in Section 400.420 may be used in the "B-4" District for construction of a new building, and any additional materials, including prohibited materials, may be used if presented in an overall development proposal that does not negatively impact property values in the area. In keeping with the intent of this Section, repairs, additions or changes to an existing building should strive to highlight the architectural details of the existing building, and any proposed materials may be submitted for review, so long as the intent of including the material is part of a design concept that takes into account the existing structure and is harmonious with the adjacent buildings.

Exterior façades include LP engineered lap siding in Cavern Steel, Quarry Gray and Redwood Red; 48" high masonry wainscot water table; board-formed concrete; black metal balconies, black/charcoal gray trim and prefinished corrugated metal panels in light gray. All materials, including the corrugated metal panels used as an accent all meet the standards of 400.420.

2. Building Color.

a. Color schemes shall strive to tie building elements together, highlight significant architectural details consistent with original usages and generally enhance the historic nature of the area.

The mix of colors used tie elements together and are generally matching the non-historic buildings adjacent to the project. For example, the masonry wainscoting is reminiscent of the historic nature of the area without detracting from those buildings. The horizontal and vertical articulations with varying color and materials also tie the entire project into one overall look.

*b. All roof penetrations, building projections and building equipment shall match or complement the permanent color of the building, or be otherwise shielded from view from the public right-of-way. **Complies by shielding or color matching.***

3. Building Massing And Facade Treatment.

All new construction shall be designed to enhance the look of the district and should, to the extent practicable, conform to the intent of the overall district.

Although the adjacent buildings generally throughout the district are one or two stories, the separation of the façade materials both horizontally and vertically tend to make the 4-story nature of the building fit with the overall theme.

4. Site Layout Principles.

New buildings constructed in this district should, to the extent practicable, match the setbacks of the adjacent structures from the existing right-of-way, but in no event shall any primary entrance door open directly into the path of the public right-of-way. Any remodel or addition to an existing structure shall make changes to recess any primary entrance into the building so as to not obstruct any public right-of-way when opened.

The building is situated on parcels involved with setbacks that match the adjacent buildings on the streets where adjacent buildings exist and no entrance doors open directly into the path of any public right-of-way.

2. The extent to which the development would be compatible with the surrounding area. *The development would enhance the entire district by not*

only bringing additional square footage for commercial/retail tenants, but also bring 86 family units to support the existing and new businesses.

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 approved development is a redevelopment of existing developed land. All water, sewer, stormwater and street improvements are subject to final construction plans and specifications, but the general concepts herein meet the Public Works Departments goals in the area*

4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan. *The development was designed with the Comprehensive Plan in mind and was separately and previously approved as compliant with the plan.*

5. The extent to which the proposal conforms to the adopted engineering standards of the City. *The development's plans for infrastructure design and layout will be individually reviewed and approved by the City's engineers and staff prior to construction.*

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. *The entire development includes changing some of the directional parking available on the right of ways adjacent to the project, as well as changing the alleyway to a one-way path to improve flow and allow parking to be maximized (on both private and public properties). The project included a TIS which indicated no off-site improvements were needed other than the one-way alley. However, the original submittal's access to/from the site's parking area is subject to a future problem that would effectively eliminate the parking layout's effectiveness. As a result, the applicant attempted to negotiate an access easement agreement with an adjacent property owner. Those attempts were unsuccessful, and the applicant has resubmitted the on-site parking/ingress/egress plans. That resubmittal was approved by the Fire Chief on November 7, 2024, and is included as a separate document. If prior to completion of the project the applicant is able to negotiate an access easement with the adjacent property owner, the original submittal was previously approved by the Fire District and is acceptable with the access document.*

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; *The original state of the property was a blight on the area and the city. No off-site views are*

being changed with structures, and the on-site views will obviously replace the blighted buildings that previously existed.

b. Conserve natural resources and amenities available on the site; *There were no existing natural resources to conserve.*

c. Minimize any adverse flood impact; *The development was subject to engineering review and to the extent located within a floodplain area, no detention of stormwater is allowed within the floodplain area.*

d. Ensure that proposed structures are located on suitable soils; *The project included structures that have been in existence for 75+ years and no change to the soils was required.*

e. Minimize any adverse environmental impact; *No adverse environmental impact is known.*

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. *The project is designed to not only use existing facilities, but to increase the amount of financial support to those entities that previously existed.*

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan with the following condition:

1. That the developer and the Public Works Director agree on the design and layout of the future trail head parking lot in lieu of payment of Park fees.
2. That if the applicant provides a recorded easement for ingress/egress or a cross-access agreement with the adjacent property owner, then the original design may be constructed.
- 3.

Respectfully Submitted,

/s/

Director of Development



SCHEMATIC DESIGN
10.11.24



SMITHVILLE MAIN & MILL



LEGEND

- STUDIO
- 1 BR
- 2 BR
- BUSINESS
- MECH
- MAINT.
- STORAGE
- CIRCULATION
- STAIR

RETAIL TENANT

AREA: 9,276 GSF
 EMPLOYEES: TBD
 SEATING CAPACITY: TBD

APARTMENTS

FIRST FLOOR: 14,161 GSF
 SECOND FLOOR: 22,973 GSF
 THIRD FLOOR: 22,973 GSF
 FOURTH FLOOR: 22,973 GSF

FACADE AREAS

SOUTH FACADE: 7,939 SF
 SOUTH GLAZING: 2,491 SF = 31.3%

WEST FACADE: 10,588 SF
 WEST GLAZING: 1,787 SF = 16.8%

EAST FACADE: 10,673 SF
 EAST GLAZING: 1,409 SF = 13.2%

NORTH FACADE (BLDG A): 7,442 SF
 NORTH GLAZING: 1,490 SF = 20.0%

SOUTH FACADE (BLDG A): 5,927 SF
 SOUTH GLAZING: 816 SF = 13.7%

NORTH FACADE (BLDG B): 6,566 SF
 NORTH GLAZING (BLDG B): 675 SF = 10.2%

LEVEL 1 UNITS

STUDIO (-1) 5
 LOFT 0
 1 BR 7
 2 BR 3
 (-1) 15

LEVEL 2 UNITS

STUDIO (+1) 13
 LOFT 0
 1 BR (+1) 10
 2 BR (-1) 5
 (+1) 28

LEVEL 3 UNITS

STUDIO 0
 LOFT (+1) 13
 1 BR (+1) 10
 2 BR (-1) 5
 (+1) 28

LEVEL 4 UNITS

STUDIO 0
 LOFT ---
 1 BR (+1) 10
 2 BR (-1) 5
 (+1) 15

TOTAL UNITS

STUDIO 18
 LOFT 13
 1 BR 37
 2 BR 18
 (+2) 86

(ADDED 1 STUDIO & 1 LOFT)

1 LEVEL 1
 1/32" = 1'-0"



SMITHVILLE MIXED-USE
 MAIN ST & MILL ST

10.11.24

LEVEL 1
 PLAN



NOT FOR CONSTRUCTION



LEGEND

- STUDIO
- 1 BR
- 2 BR
- ELEC
- MECH
- MAINT
- STORAGE
- CIRCULATION
- STAIR

LEVEL 1 UNITS

STUDIO (-1)	5
LOFT	0
1 BR	7
2 BR	3
<hr/>	
(-1)	15

LEVEL 2 UNITS

STUDIO (+1)	13
LOFT	0
1 BR (+1)	10
2 BR (-1)	5
<hr/>	
(+1)	28

LEVEL 3 UNITS

STUDIO	0
LOFT (+1)	13
1 BR (+1)	10
2 BR (-1)	5
<hr/>	
(+1)	28

LEVEL 4 UNITS

STUDIO	0
LOFT	---
1 BR (+1)	10
2 BR (-1)	5
<hr/>	
(+1)	15

TOTAL UNITS

STUDIO	18
LOFT	13
1 BR	37
2 BR	18
<hr/>	
(+2)	86

(ADDED 1 STUDIO & 1 LOFT)

1 LEVEL 2
1/32" = 1'-0"



SMITHVILLE MIXED-USE MAIN ST & MILL ST	10.11.24	LEVEL 2 PLAN
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NOT FOR CONSTRUCTION





LEGEND

- 1 BR
- 2 BR
- LOFT
- ELEC
- MECH
- MAINT
- STORAGE
- CIRCULATION
- STAIR

LEVEL 1 UNITS

STUDIO (-1)	5
LOFT	0
1 BR	7
2 BR	3
<hr/>	
(-1)	15

LEVEL 2 UNITS

STUDIO (+1)	13
LOFT	0
1 BR (+1)	10
2 BR (-1)	5
<hr/>	
(+1)	28

LEVEL 3 UNITS

STUDIO	0
LOFT (+1)	13
1 BR (+1)	10
2 BR (-1)	5
<hr/>	
(+1)	28

LEVEL 4 UNITS

STUDIO	0
LOFT	---
1 BR (+1)	10
2 BR (-1)	5
<hr/>	
(+1)	15

TOTAL UNITS

STUDIO	18
LOFT	13
1 BR	37
2 BR	18
<hr/>	
(+2)	86

(ADDED 1 STUDIO & 1 LOFT)

1 LEVEL 3 - AREA PLANS
1/32" = 1'-0"



SMITHVILLE MIXED-USE
MAIN ST & MILL ST

10.11.24

LEVEL 3
PLAN



NOT FOR CONSTRUCTION



LEGEND

- 1 BR
- 2 BR
- LOFT
- ELEC
- MECH
- MAINT.
- STORAGE
- CIRCULATION
- STAIR

LEVEL 1 UNITS

STUDIO (-1)	5
LOFT	0
1 BR	7
2 BR	3
Subtotal	15
	(-1)

LEVEL 2 UNITS

STUDIO (+1)	13
LOFT	0
1 BR (+1)	10
2 BR (-1)	5
Subtotal	28
	(+1)

LEVEL 3 UNITS

STUDIO	0
LOFT (+1)	13
1 BR (+1)	10
2 BR (-1)	5
Subtotal	28
	(+1)

LEVEL 4 UNITS

STUDIO	0
LOFT	---
1 BR (+1)	10
2 BR (-1)	5
Subtotal	15
	(+1)

TOTAL UNITS

STUDIO	18
LOFT	13
1 BR	37
2 BR	18
Subtotal	86
	(+2)

(ADDED 1 STUDIO & 1 LOFT)

1 LEVEL 4 - AREA PLANS
1/32" = 1'-0"



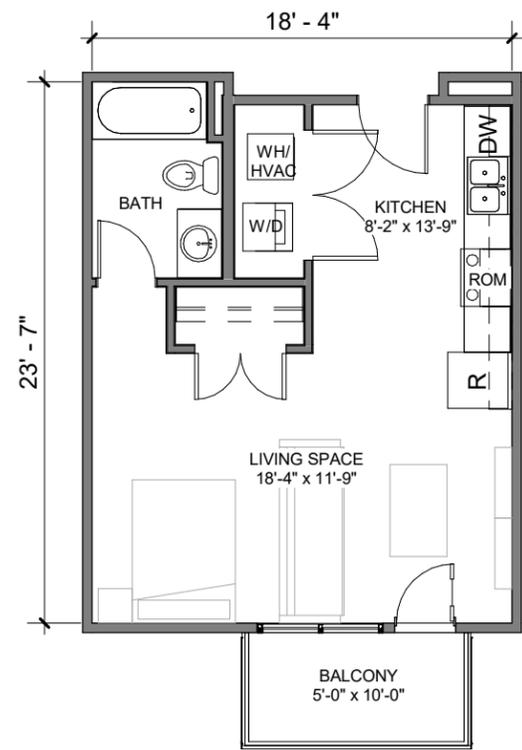
SMITHVILLE MIXED-USE
MAIN ST & MILL ST

10.11.24

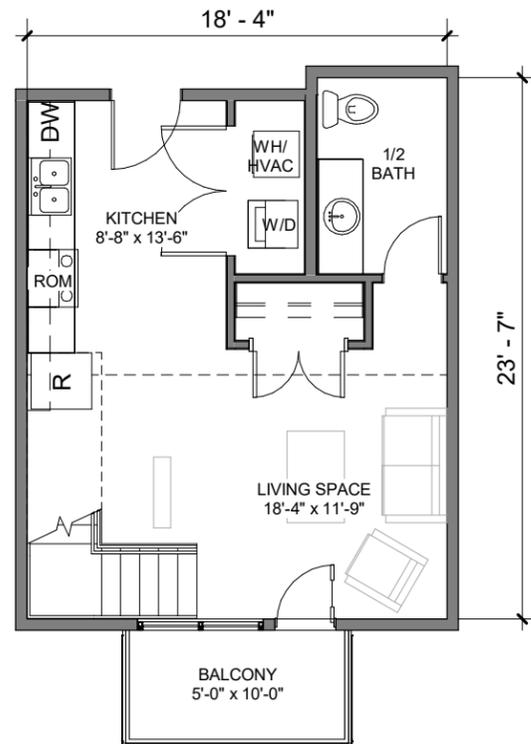
LEVEL 4
PLAN



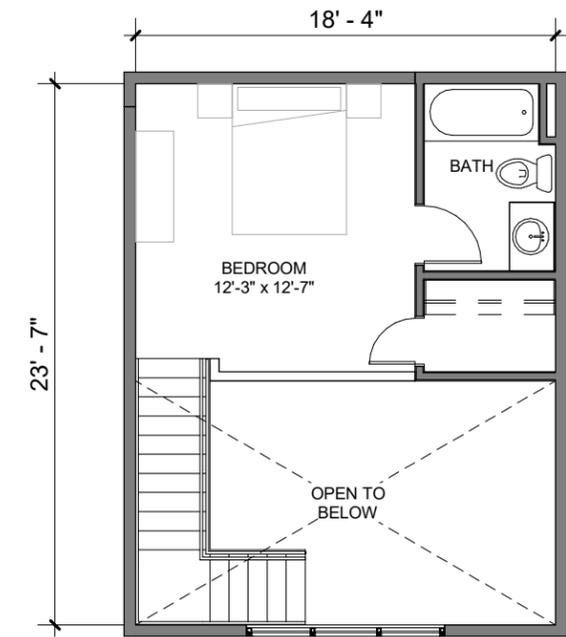
NOT FOR CONSTRUCTION



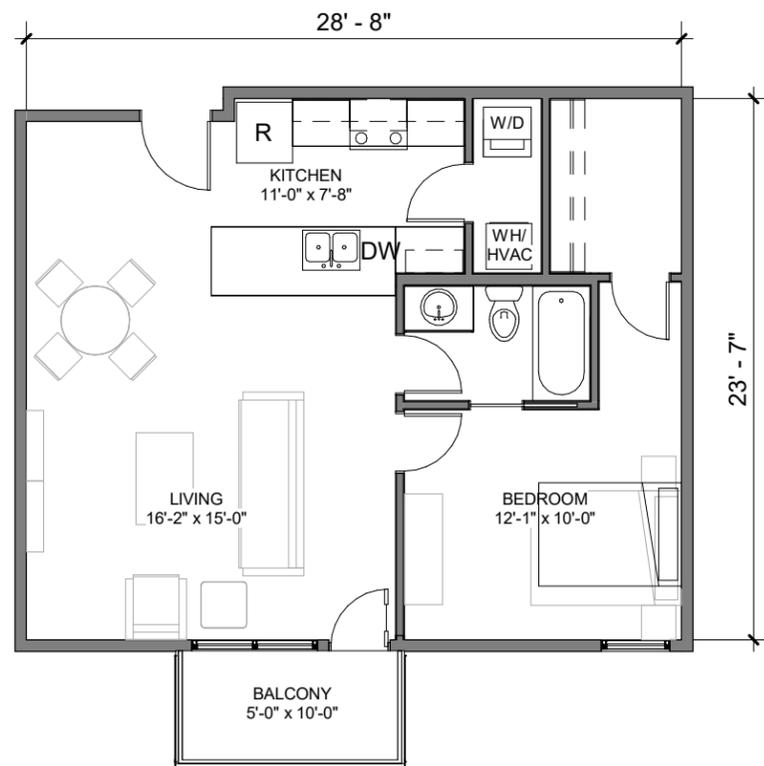
1 STUDIO PLAN
1/8" = 1'-0"



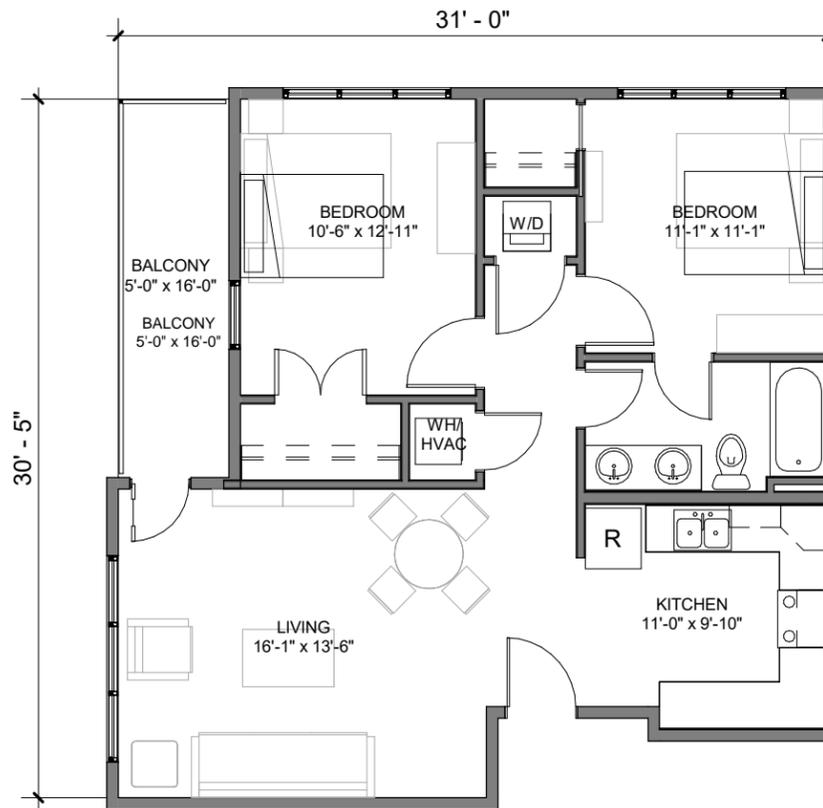
2 LOFT LOWER PLAN
1/8" = 1'-0"



3 LOFT UPPER
1/8" = 1'-0"



4 1 BEDROOM PLAN
1/8" = 1'-0"



5 2 BEDROOM PLAN
1/8" = 1'-0"

SMITHVILLE MIXED-USE
MAIN ST & MILL ST

10.11.24

FLOOR
PLANS



NOT FOR CONSTRUCTION



2 WEST ELEVATION - MILL STREET
1/16" = 1'-0"



1 SOUTH ELEVATION - MAIN STREET
1/16" = 1'-0"

SMITHVILLE MIXED-USE MAIN ST & MILL ST	10.11.24	EXTERIOR ELEVATIONS
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NOT FOR CONSTRUCTION





2 EAST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION - CHURCH STREET
1/16" = 1'-0"

SMITHVILLE MIXED-USE MAIN ST & MILL ST	10.11.24	EXTERIOR ELEVATIONS
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NOT FOR CONSTRUCTION



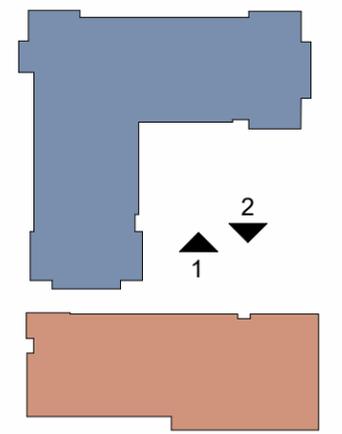
2 NORTH ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

- PREFINISHED METAL COPING
COLOR: TO MATCH TRIM COLOR
- TOWER PARAPET
154' - 0"
- S ROOF
144' - 0"
- PREFINISHED CORRUGATED METAL PANELS
COLOR: LIGHT GRAY (BERRIDGE S-DECK OR SIMILAR)
- S LEVEL 3
124' - 0"
- S LEVEL 2
114' - 0"
- EXPOSED BOARD-FORMED CONCRETE
- S LEVEL 1
100' - 0"

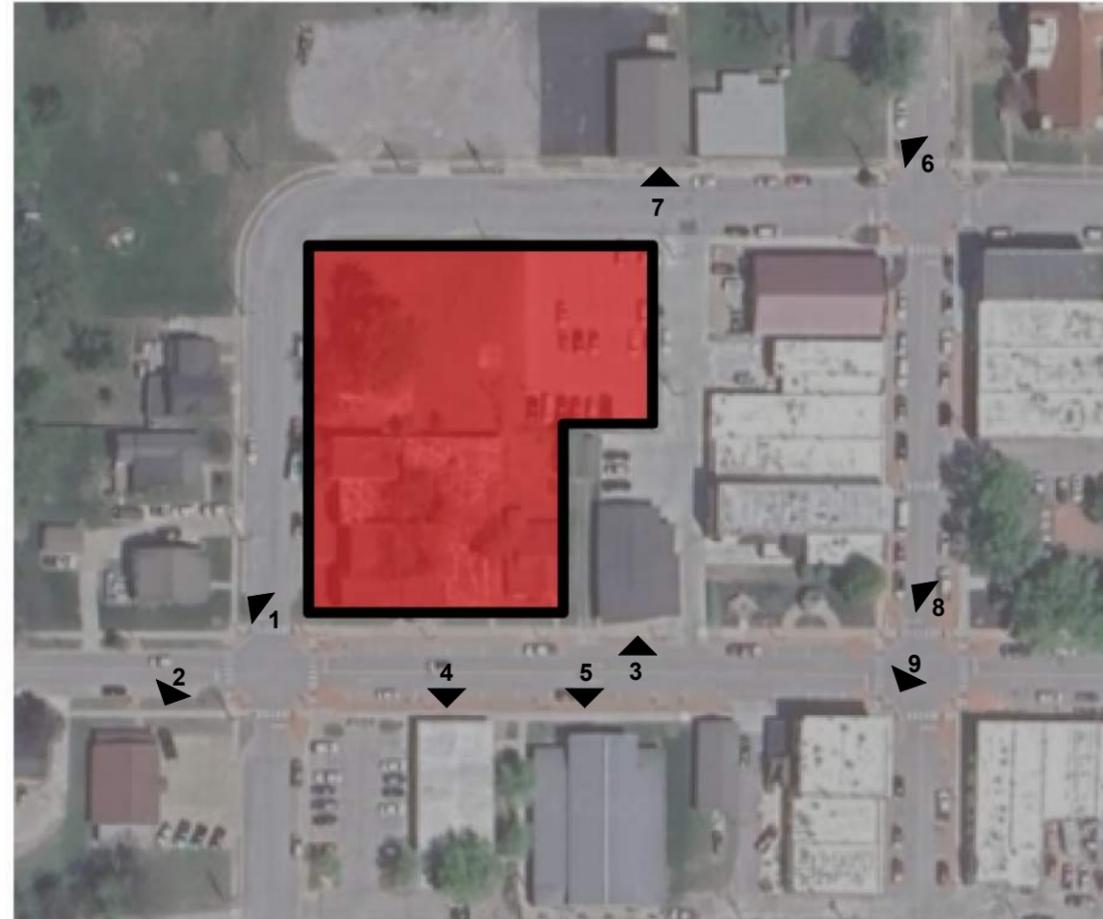
- PREFINISHED METAL COPING
COLOR: TO MATCH TRIM COLOR
- LP ENGINEERED LAP SIDING
COLOR: CAVERN STEEL
- N ROOF
144' - 0"
- LP ENGINEERED LAP SIDING
COLOR: REDWOOD RED
- N LEVEL 4
134' - 0"
- S LEVEL 3
124' - 0"
- LP ENGINEERED TRIM
COLOR: ABYSS BLACK
- N LEVEL 2
114' - 0"
- N LEVEL 1
101' - 8"
- 48" HIGH MASONRY
WATER TABLE



SMITHVILLE MIXED-USE MAIN ST & MILL ST	10.11.24	EXTERIOR ELEVATIONS
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NOT FOR CONSTRUCTION





SITE CONTEXT

SMITHVILLE MIXED-USE
MAIN ST & MILL ST

10.11.24

SITE
CONTEXT



NOT FOR CONSTRUCTION



THANK YOU

SMITHVILLE MAIN & MILL

MAIN & MILL

DEVELOPMENT PLAN

CLAY COUNTY

SMITHVILLE, MISSOURI

SEC. 23-53-33

DISTURBED AREA = 1.35 AC.

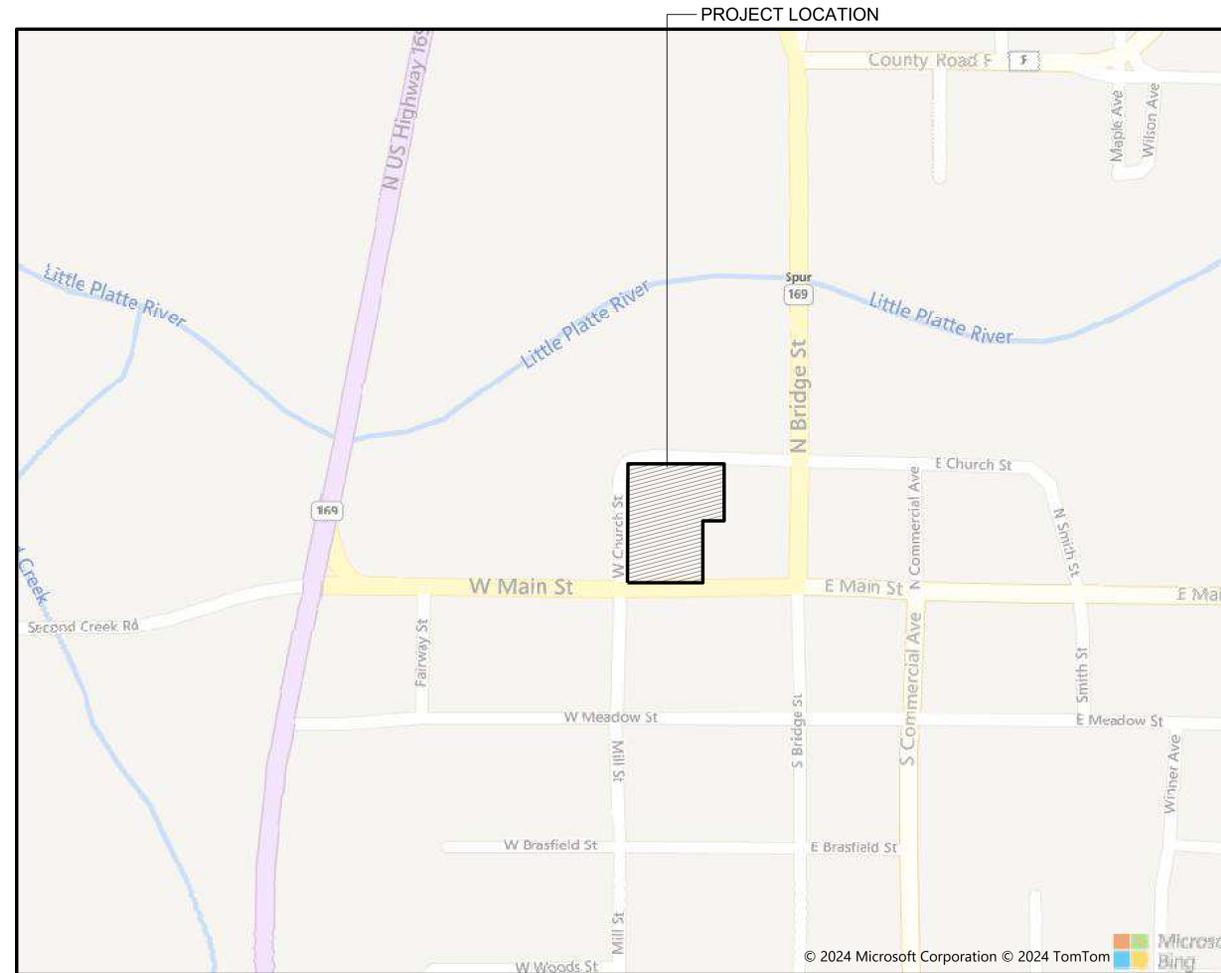
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1	COVER SHEET
C2	SITE PLAN
C3	EROSION CONTROL PLAN - PHASE I
C4	EROSION CONTROL PLAN - PHASE II
C5	EROSION CONTROL PLAN - PHASE III
C6	EASTBOUND TURN DIAGRAM
C7	WESTBOUND TURN DIAGRAM
C8	OFFSITE PARKING AREAS
L1	PRELIMINARY LANDSCAPE PLAN
E1	PRELIMINARY LIGHTING PLAN

PROPERTY DESCRIPTION

LOT 1
CONTAINING 49,184 SQUARE FEET OR 1.13 ACRES

ALL THAT PART OF LOT 3, AND ALL OF LOTS 4, 5, 6, 7, 8, AND 9, IN BLOCK 3 IN THE ORIGINAL TOWN OF SMITHVILLE, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 53 NORTH, RANGE 33 WEST ALL IN SMITHVILLE, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF MILL STREET; THENCE N00°16'29"E ALONG THE WESTERLY LINE OF SAID LOTS 7 AND 6, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 239.92 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET; THENCE S89°02'47"E ALONG THE NORTHERLY LINES OF SAID LOTS 6, 5, 4, AND 3, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 230.02 FEET TO A POINT 10.00 WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE S00°16'29"W, 10.00 FEET WESTERLY AND PARALLEL TO THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 119.94 FEET TO A POINT 10.00 FEET WESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE N89°02'58"W ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 49.99 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE S00°16'29"W ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 119.97 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 9, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE N89°02'47"W ALONG SAID NORTHERLY RIGHT-OF-WAY, AND ALONG THE SOUTHERLY LINE OF LOTS 9, 8, AND 7, A DISTANCE OF 180.03 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

SCALE: 1" = 200'

PROJECT BENCHMARK ELEVATION = 814.07
CONTROL POINT - SET 5/8" IRON BAR APPROXIMATELY 21 FEET SOUTH OF THE CENTERLINE OF CHURCH STREET AND 281 FEET EAST OF THE CENTERLINE OF MILL STREET

PROJECT TEAM:

ENGINEER:
RL BUFORD & ASSOCIATES ENGINEERING, LLC
201 MAIN STREET
PARKVILLE, MO 64152
LINDSAY VOGT
(816) 741-6152

SURVEYOR:
RL BUFORD & ASSOCIATES, LLC
201 MAIN STREET
PARKVILLE, MO 64152
ROB YOUNG
(816) 741-6152

ARCHITECT:
HIVE DESIGN COLLABORATIVE
601 E 63RD STREET, SUITE 440
KANSAS CITY, MO 64110
BRYAN RUSCH
(816) 581-6363

PROPERTY OWNER:
110 SMITHVILLE, LLC
106 W. MAIN STREET
SMITHVILLE, MO 64089
CARLOS LEPE

UTILITIES NOTE:

THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

UTILITIES INVOLVED:

UTILITIES INVOLVED:	TELEPHONE NUMBER:
SPECTRUM	1-816-358-8833
AT&T	1-800-464-7928
EVERGY	1-888-471-5275
SPIRE GAS	1-800-756-5252
SMITHVILLE, MO. CITY HALL	1-816-532-3897
PLATTE CLAY ELECTRIC	1-816-628-3121
MISSOURI ONE CALL SYSTEM	1-800-Dig-Rite
VONAGE	1-800-218-9015

FLOOD PLAIN

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 14 OF 350, MAP NUMBER 29047C0014E, EFFECTIVE DATE OF AUGUST 3, 2015, THE SUBJECT PROPERTY LIES MOSTLY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND LIES PARTIALLY WITHIN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

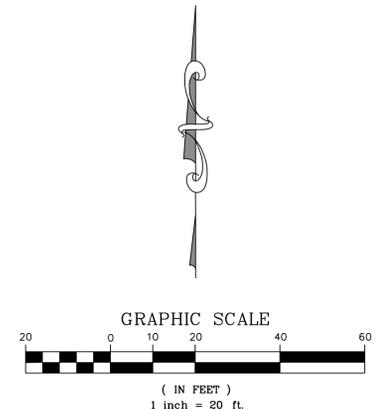
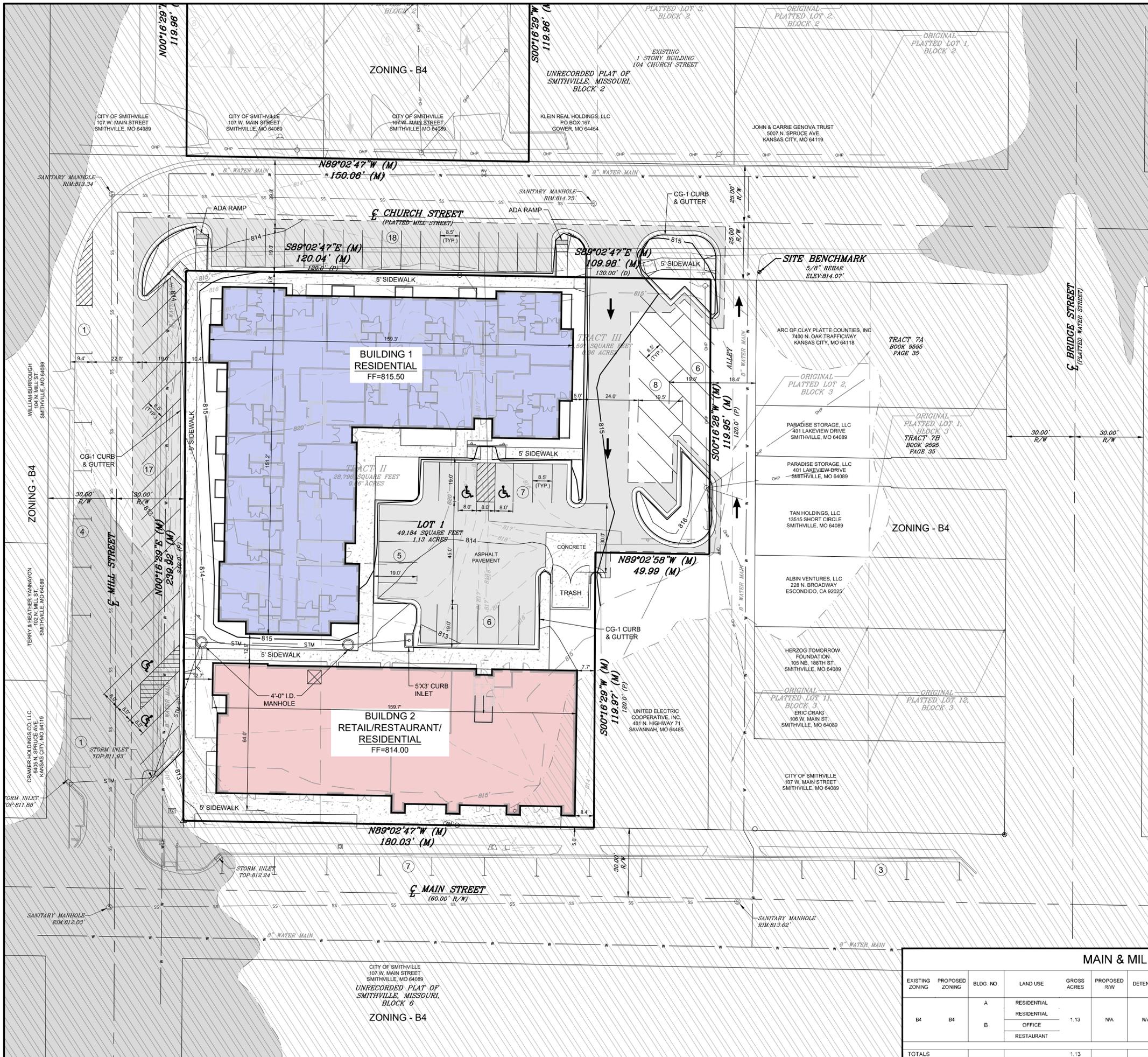
NO.	DATE:	DESCRIPTION:	REVISIONS	CHECKED BY:
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MAIN & MILL
 DEVELOPMENT PLAN
 COVER SHEET



R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152
 COUNTY: CLAY COUNTY
 SEC. 23-53-33
 PLAN DATE: SEPTEMBER, 2024
 JOB NO.: 2024-007
 DRAWN BY: JLR
 CHECKED BY: JLR
 FOR: 110 SMITHVILLE, LLC

SHEET NO. C1



- LEGEND**
- POWER POLE
 - GUY WIRE
 - LIGHT POLE
 - FIBER OPTIC VAULT
 - FIBER OPTIC PEDESTAL
 - WATER METER
 - STORM GRATE
 - SIGN
 - OVERHEAD POWER LINE
 -
 -
 -
 -
 - BUILDING LINE
 - RIGHT-OF-WAY
 - FEMA FLOOD HAZARD OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 - FEMA OTHER FLOOD AREAS - ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 - FEMA FLOOD HAZARD AREA AE BASE FLOOD ELEVATION OF 813.0'

PARKING COUNTS
 MAIN STREET - 10
 MILL STREET - 23
 CHURCH STREET - 18
 INTERIOR - 32
 OFFSITE LOT CHURCH ST. - 33
 OFFSITE LOT MILL & MEADOW ST. - 48
 TOTAL - 164

MAIN & MILL DEVELOPMENT DATA															
EXISTING ZONING	PROPOSED ZONING	BLDG. NO.	LAND USE	GROSS ACRES	PROPOSED RW	DETENTION	NET AREA	NUMBER OF UNITS	NUMBER OF FLOORS	GROSS BUILDING FLOOR AREA (SQ. FT.)	BUILDING COVERAGE (SQ. FT.)	FLOOR AREA RATIO	PARKING STALLS REQUIRED		
													RATIO	REQUIRED	PROVIDED
B4	B4	A	RESIDENTIAL	1.13	NA	NA	1.13	48	4	57,000	14,250	1.16	3 PER UNIT	144	72
			RESIDENTIAL					38	3	27,900			3 PER UNIT	114	
			OFFICE						1	3,600	9,300	0.76	1 PER 300 SF	12	12
			RESTAURANT						1	4,600			1/2 5 SEATS	80	80
TOTALS				1.13			1.13	86	8	94,200	23,550	1.91	350	164	

REVISIONS

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MAIN & MILL
 DEVELOPMENT PLAN
 SITE PLAN

ENGINEER'S SEAL

10/3/2024

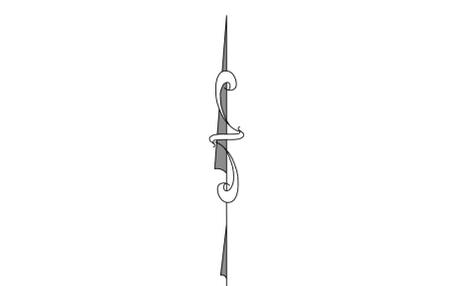
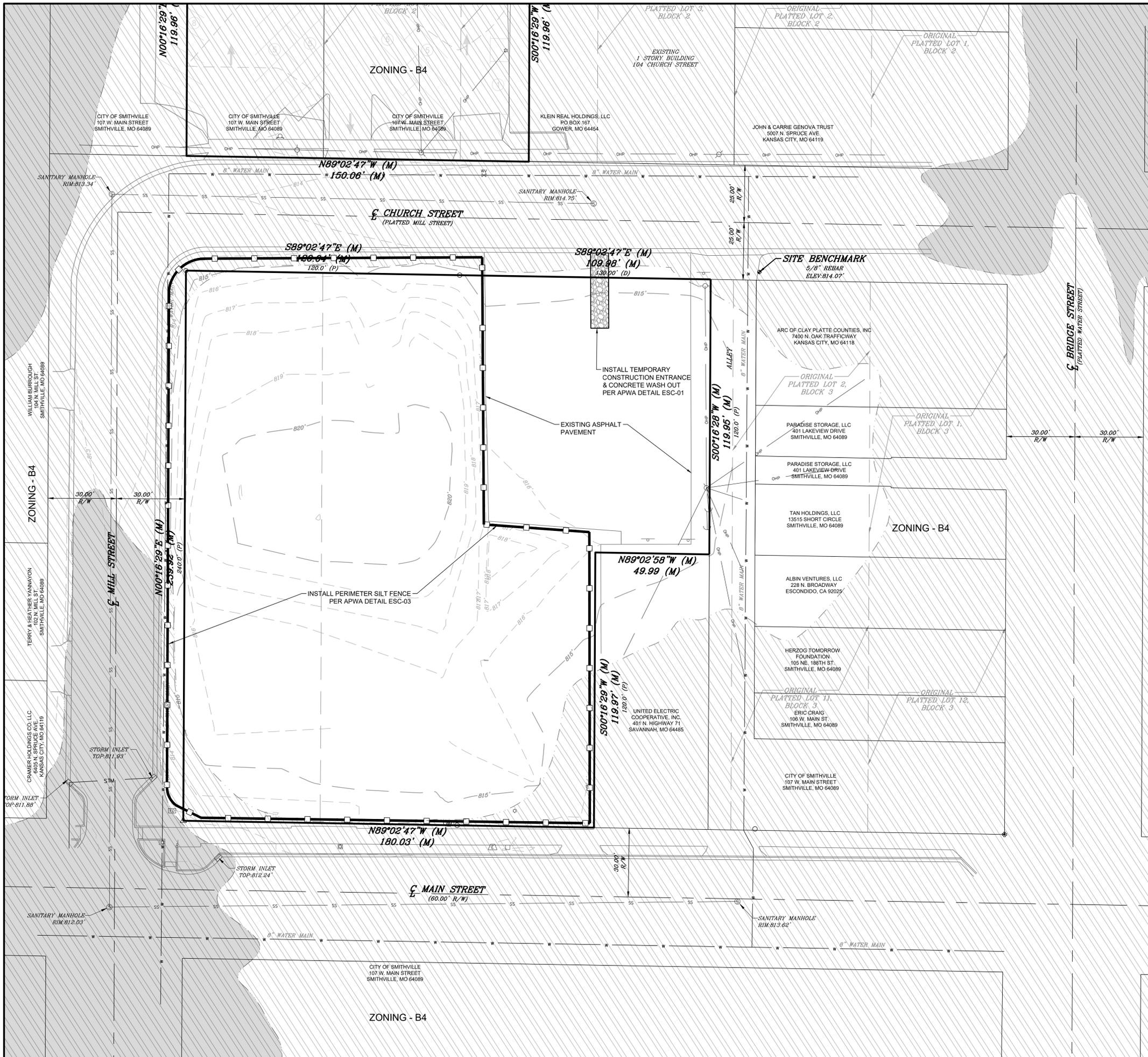
R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 110 SMITHVILLE, LLC

P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8192

SEC. - IMP. - REC. COUNTY JOB NO. 25
 PLAN DATE 09/25/24 CHECKED BY DRANKER
 DATE 09/25/24 BY DRANKER

SHEET NO. C2

FOR 110 SMITHVILLE, LLC



- LEGEND**
- TEMPORARY CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT USE ESC-01 DETAIL PER APWA 2016
 - PLAT BOUNDARY / LIMITS OF GRADING
 - SILT FENCE - POST MAX SPACING 8' USE ESC-03 DETAIL PER APWA 2016

- PHASE I WORK SCHEDULE**
- PHASE 1 WORK SCHEDULE:**
1. INSTALL PERIMETER SILT FENCE
 2. INSTALL CONSTRUCTION ENTRANCE
 3. CLEARING AND GRUBBING

EROSION & SEDIMENTATION CONTROL MEASURES IN PLACE SHALL BE CHECKED & MAINTAINED WEEKLY OR WITHIN 24 HOURS FOLLOWING A RAIN MEASURING GREATER THAN 0.5 INCHES IN 24 HOURS AS RECORDED AT KCI AIRPORT.

REVISIONS

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MAIN & MILL
DEVELOPMENT PLAN
EROSION CONTROL PLAN - PHASE I

ENGINEER'S SEAL

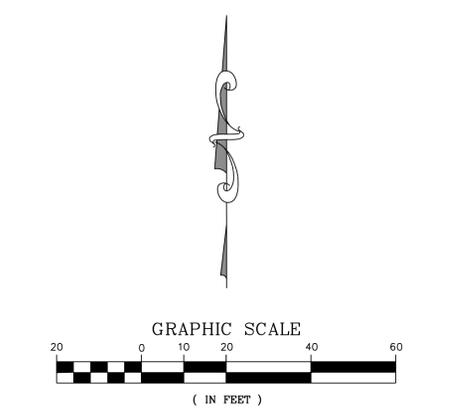
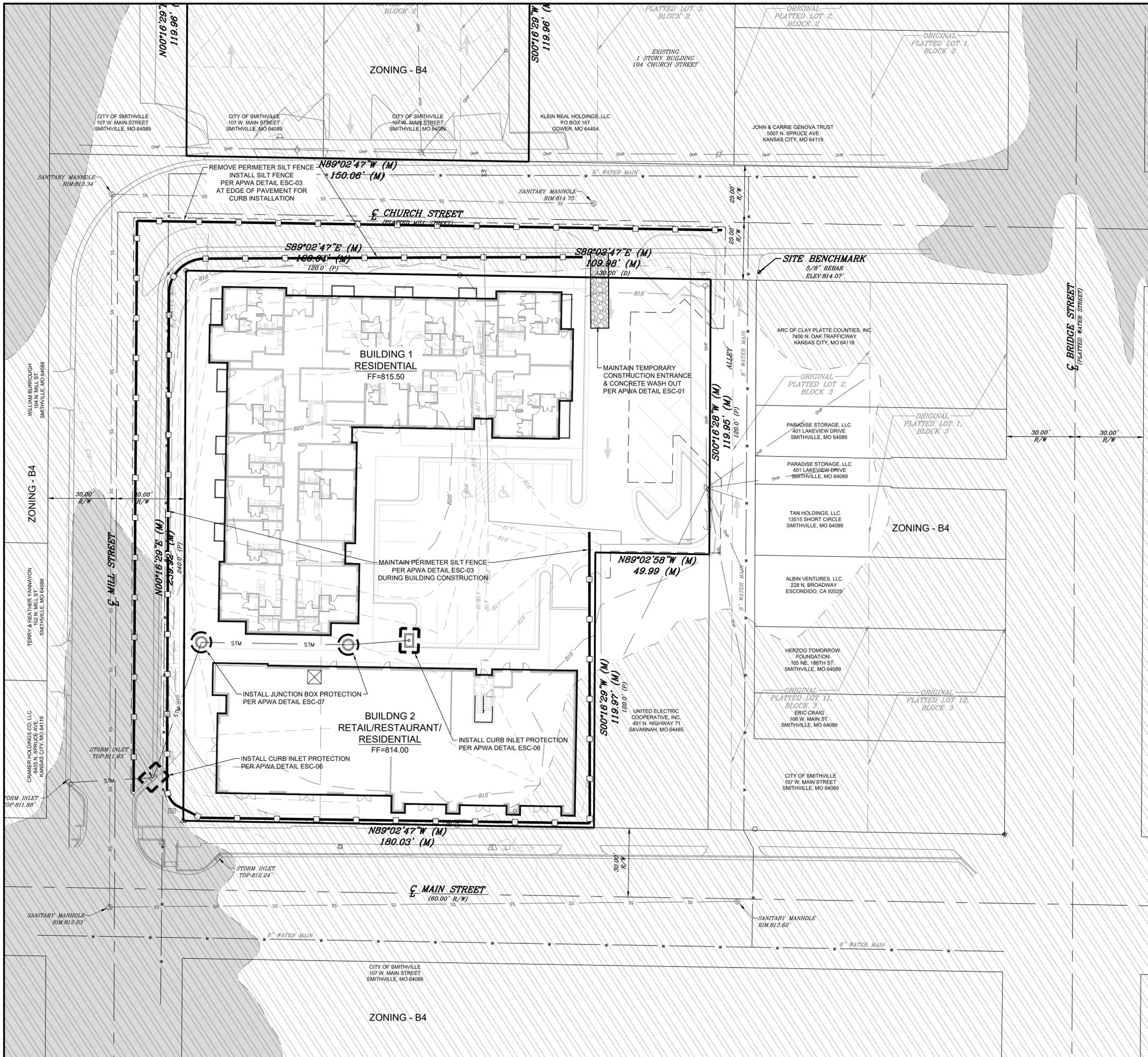
10/3/2024

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8152

FOR 110 SMITHVILLE, LLC

SHEET NO. C3

SEC. - WP - PRE. COUNTY - COUNTY JOB NO. COUNTY JOB NO.
PLAN DATE - 09-25-2024 CHECKED BY - L.L. DRAWN BY - L.L.K.R.
DATE - SEPTEMBER 2024



- LEGEND**
- TEMPORARY CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT USE ESC-01 DETAIL PER APWA 2016
 - PLAT BOUNDARY / LIMITS OF GRADING
 - SILT FENCE - POST MAX SPACING 8' USE ESC-03 DETAIL PER APWA 2016
 - CURB INLET PROTECTION USE ESC-06 DETAIL PER APWA 2016
 - AREA INLET & JUNCTION BOX PROTECTION USE ESC-07 DETAIL PER APWA 2016

- PHASE II WORK SCHEDULE**
1. GRADE ENTIRE SITE AS SHOWN
 2. UPON INSTALLATION OF CURB INLETS INSTALL CURB INLET PROTECTION.
 3. PRIOR TO CURB INSTALLATION, REMOVE PERIMETER SILT FENCE AND PLACE SILT FENCE ALONG EDGE OF PAVEMENT
 4. SEED AND MULCH AREAS THAT ARE COMPLETED WITHIN TWO WEEKS.
- EROSION & SEDIMENTATION CONTROL MEASURES IN PLACE SHALL BE CHECKED & MAINTAINED WEEKLY OR WITHIN 24 HOURS FOLLOWING A RAIN MEASURING GREATER THAN 0.5 INCHES IN 24 HOURS AS RECORDED AT KCI AIRPORT.

REVISIONS

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MAIN & MILL
 DEVELOPMENT PLAN
 EROSION CONTROL PLAN - PHASE II

ENGINEER'S SEAL

10/3/2024

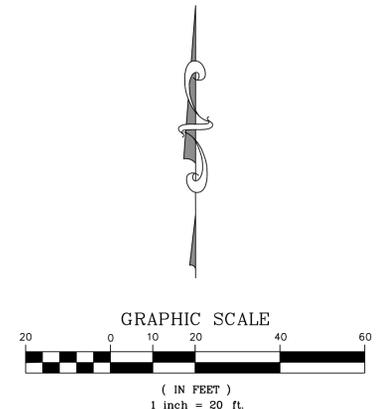
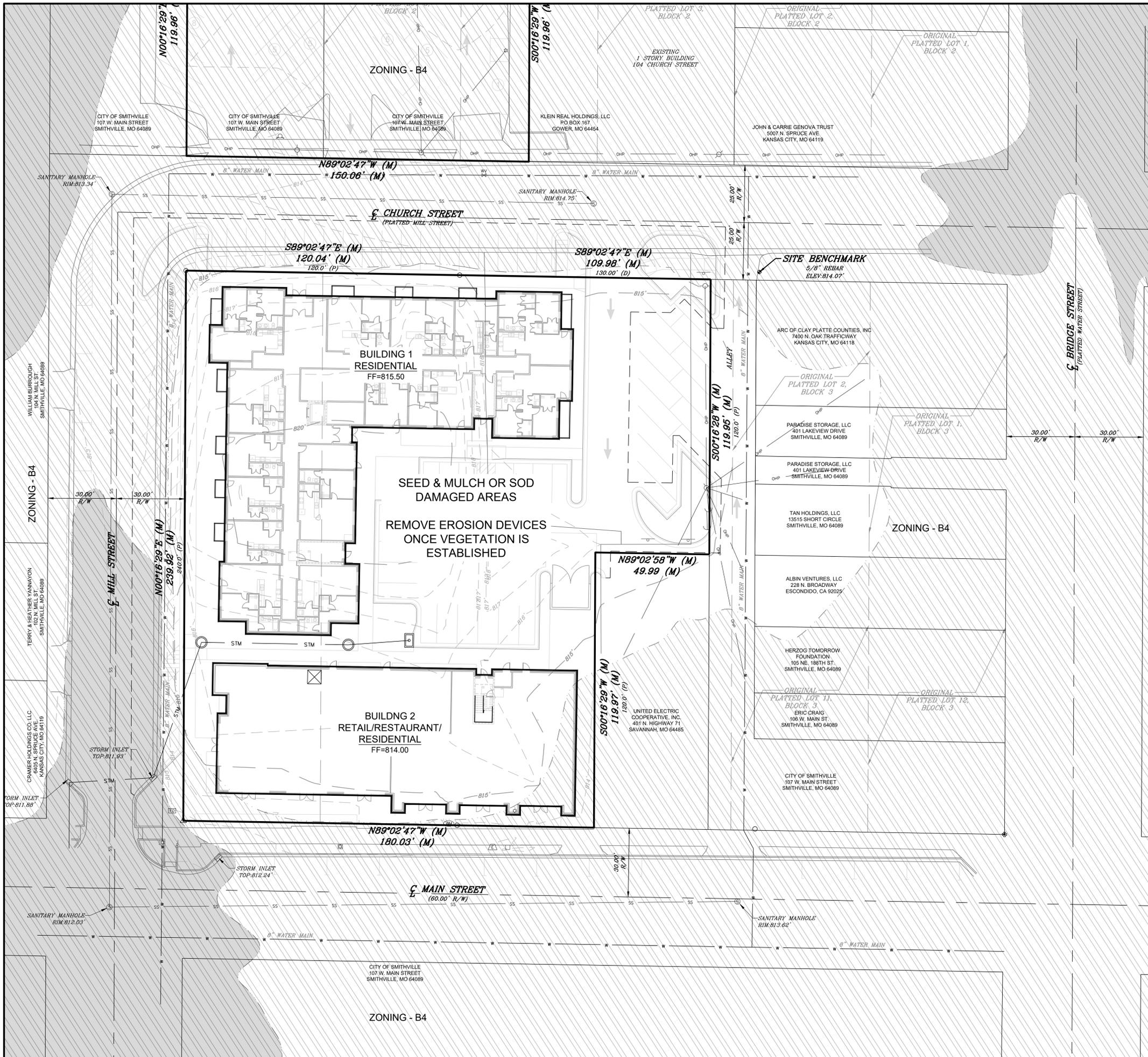
R.L. Buford & Associates Engineering, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD, JR., ASSOCIATES, LLC

FOR 110 SMITHVILLE, LLC

SHEET NO. C4

P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8192
 SEC. - WP - REC. COUNTY JOB NO. DRAWN BY
 PLAN DATE 09-25-24 CHECKED BY L.V. DRW. NO. 24-001

SEPTEMBER, 2024



- LEGEND**
- PLAT BOUNDARY / LIMITS OF GRADING
 - ▨ AREA TO BE SEEDED
- PHASE III WORK SCHEDULE**
1. ESTABLISH VEGETATION.
 2. REMOVE TEMPORARY CONSTRUCTION ENTRANCE.
 3. REMOVE SEDIMENT CONTROL DEVICES, AFTER VEGETATION IS ESTABLISHED.

REVISIONS

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MAIN & MILL
DEVELOPMENT PLAN
EROSION CONTROL PLAN - PHASE III

ENGINEER'S SEAL

10/3/2024

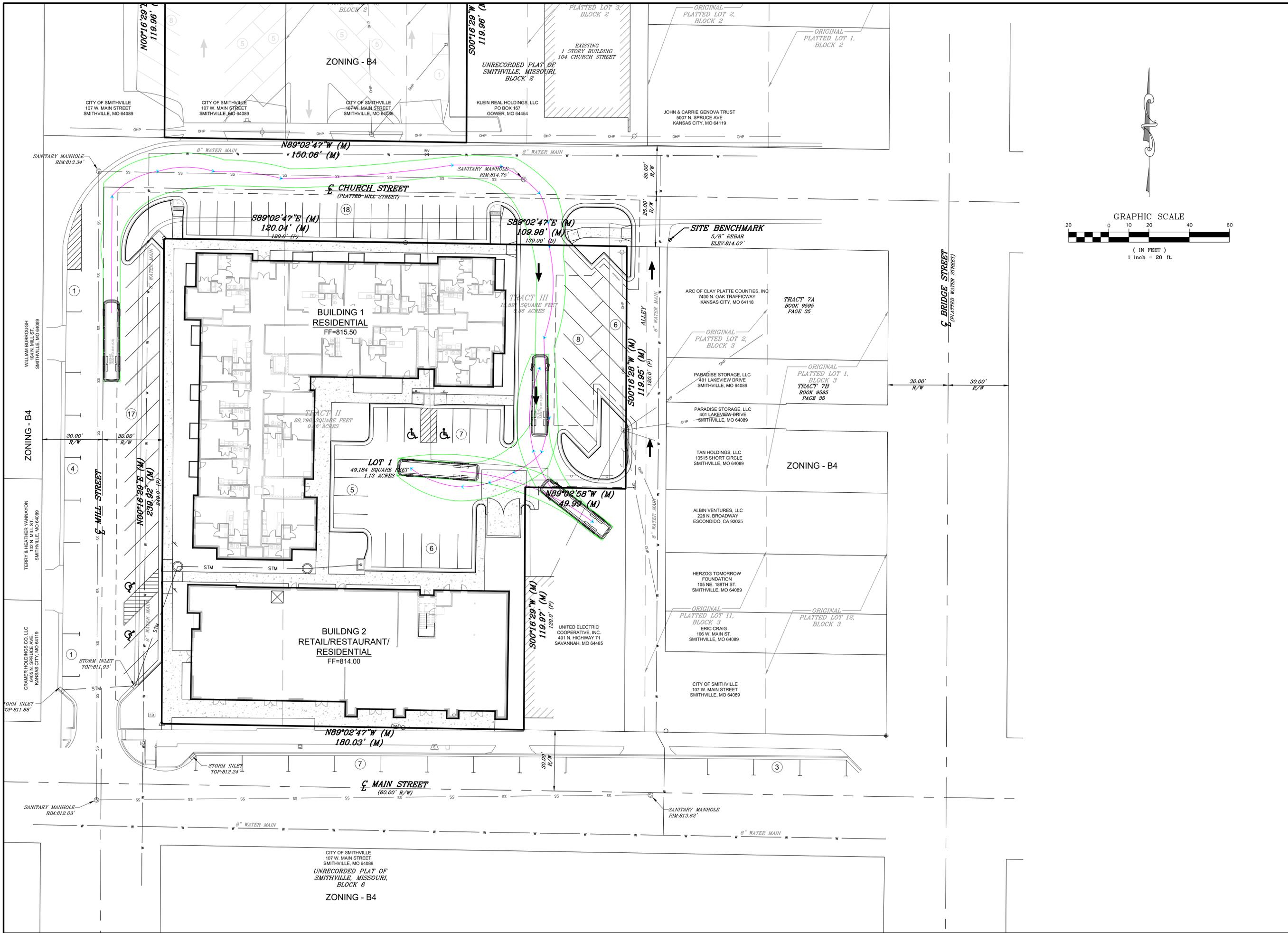
R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8152

FOR 110 SMITHVILLE, LLC

SHEET NO. C5

SEC. - WP - REC.	COUNTY	JOB NO.
PLAN DATE	NO.	DRAWN BY
SEPTEMBER 2024	LI	DKR

CHECKED BY: [Signature]



REVISIONS

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MAIN & MILL
DEVELOPMENT PLAN
EASTBOUND TURN DIAGRAM

ENGINEER'S SEAL

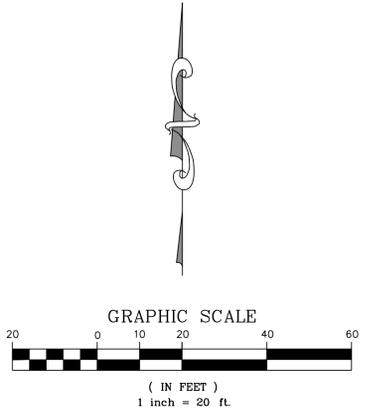
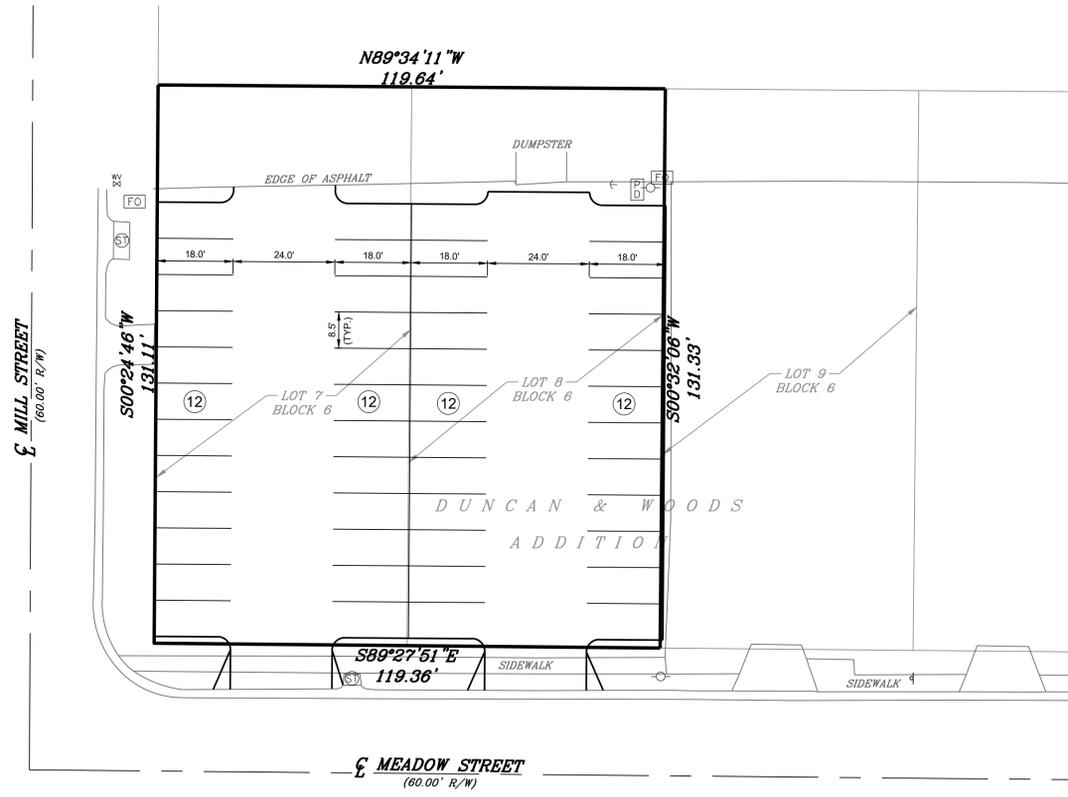
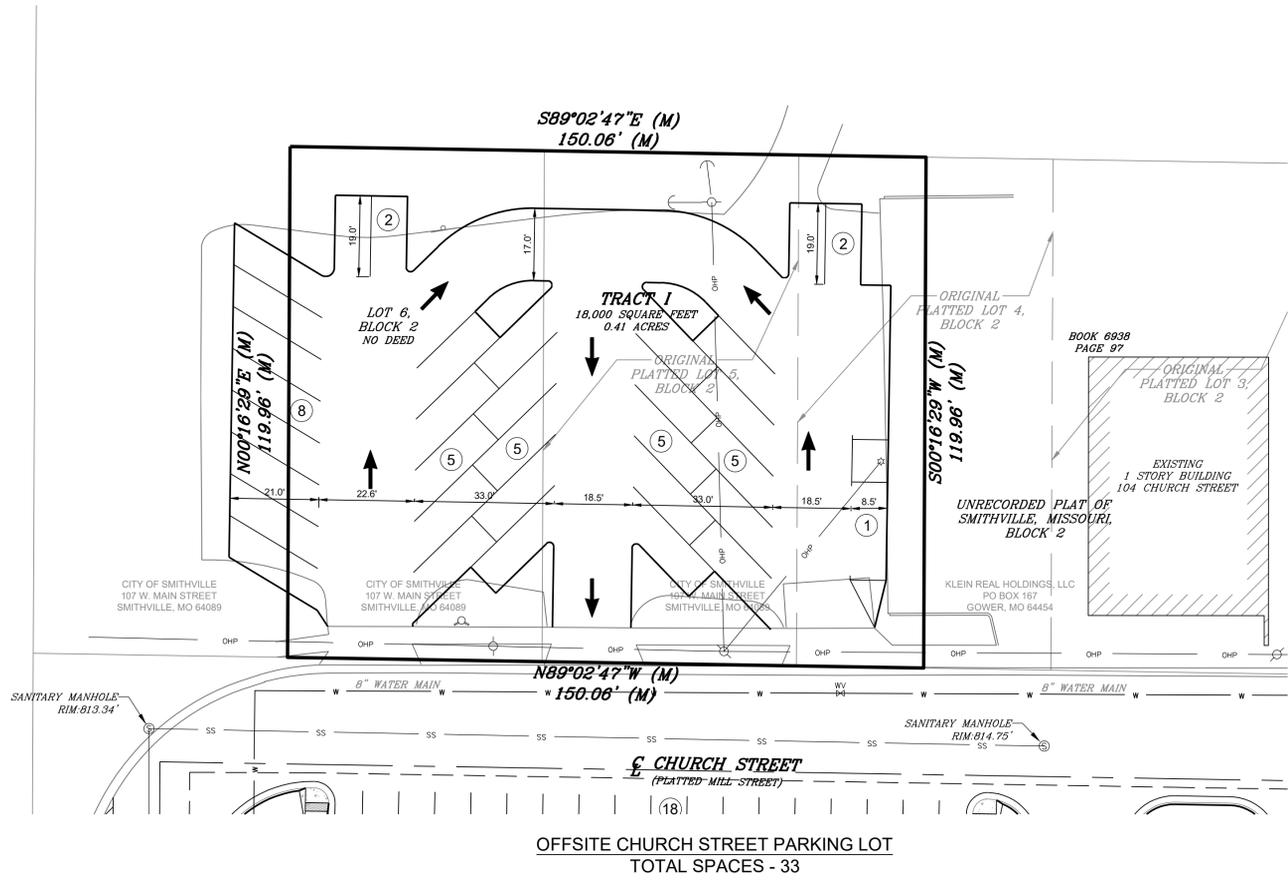
10/3/2024

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14889, PARKVILLE, MO. 64152 (816) 741-8192

FOR 110 SMITHVILLE, LLC

SHEET NO. C6

SEC. - WP - REC. COUNTY JOB NO.
PLAN DATE 09-25-2024 PLAN NO. 2024-0001
CHECKED BY L.L. DRAWN BY J.K.R.
DATE 09-25-2024



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MAIN & MILL
DEVELOPMENT PLAN
OFFSITE PARKING AREAS

ENGINEER'S SEAL

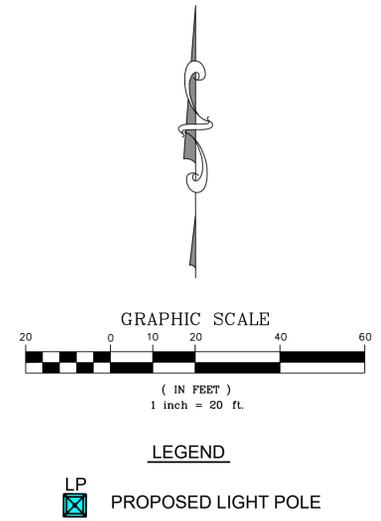
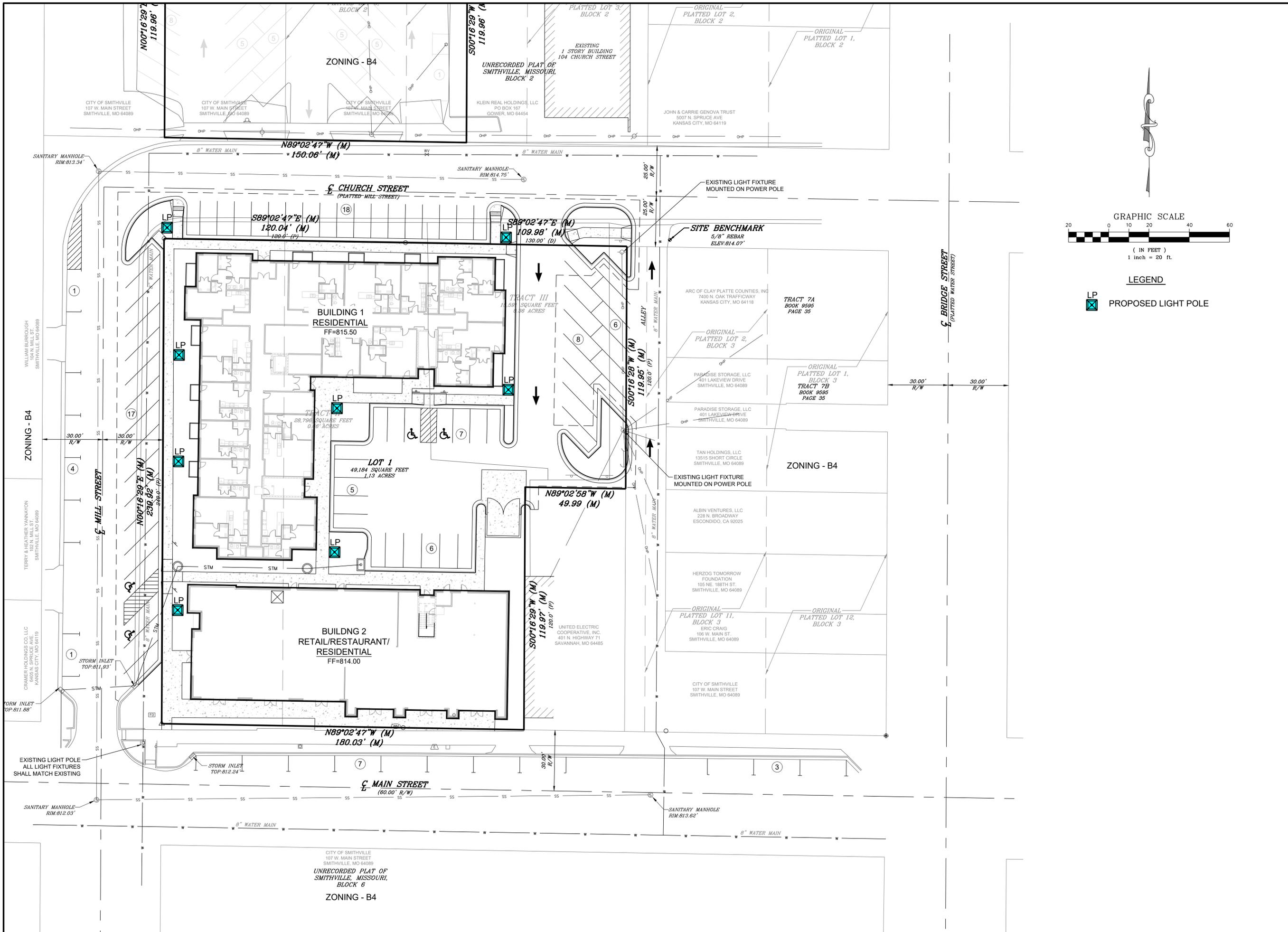
10/3/2024

R.L. Buford & Associates Engineers, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8192

FOR 110 SMITHVILLE, LLC

SHEET NO. C8

SEC. - WP - REC. COUNTY - COUNTY
PLAN DATE - SEPTEMBER 2024 CHECKED BY - L.L.
JOB NO. -
DRAWN BY - JKR



NO.	DATE	DESCRIPTION	REVISIONS	CHECKED BY:
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MAIN & MILL
DEVELOPMENT PLAN
PRELIMINARY LIGHTING PLAN

ENGINEER'S SEAL

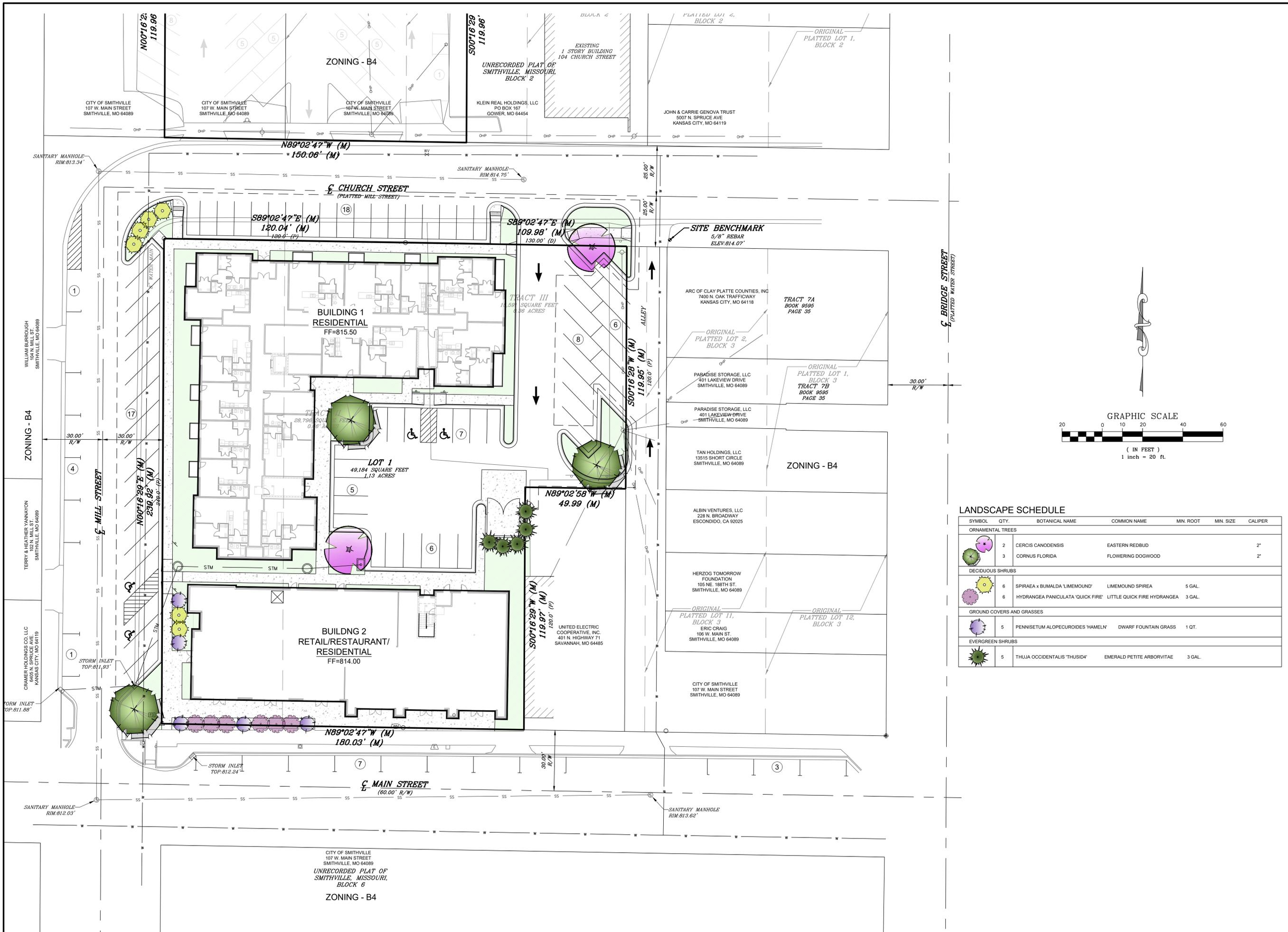
10/3/2024

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8192

FOR 110 SMITHVILLE, LLC

SHEET NO. E1

SEC. - WP - REC. COUNTY JOB NO. PLAN DATE CHECKED BY DRAWN BY
SEPTEMBER 2024 L.L. J.K.R.



REVISIONS

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ENGINEER'S SEAL

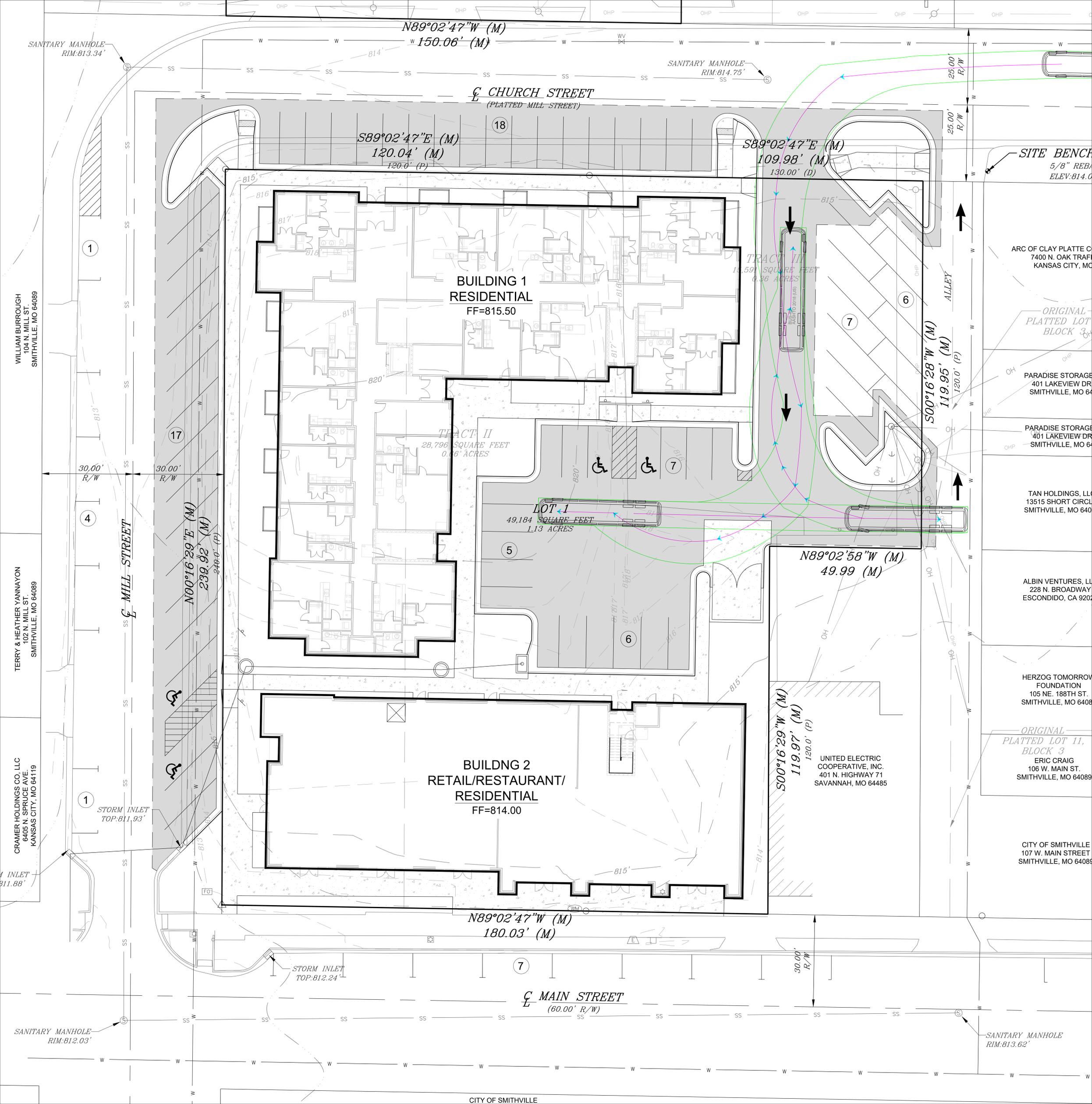
R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14889, PARKVILLE, MO. 64152 (816) 741-8152

FOR 110 SMITHVILLE, LLC

SHEET NO. L1

SEC. - IMP. - REC. COUNTY JOB NO. 25
PLAN DATE CHECKED BY
SEPTEMBER 2024 L.L.

MAIN & MILL
DEVELOPMENT PLAN
PRELIMINARY LANDSCAPE PLAN



N89°02'47"W (M)

150.06' (M)

CHURCH STREET
(PLATTED MILL STREET)

S89°02'47"E (M)
120.04' (M)
120.0' (P)

S89°02'47"E (M)
109.98' (M)
130.00' (D)

BUILDING 1
RESIDENTIAL
FF=815.50

TRACT II
28,796 SQUARE FEET
0.66 ACRES

LOT 1
49,184 SQUARE FEET
1.13 ACRES

BUILDING 2
RETAIL/RESTAURANT/
RESIDENTIAL
FF=814.00

N89°02'47"W (M)
180.03' (M)

MAIN STREET
(60.00' R/W)

SITE BENCH
5/8" REBAR
ELEV: 814.00

ARC OF CLAY PLATTE CO
7400 N. OAK TRAFFIC
KANSAS CITY, MO 64114

ORIGINAL
PLATTED LOT
BLOCK 3

PARADISE STORAGE
401 LAKEVIEW DR
SMITHVILLE, MO 64089

PARADISE STORAGE
401 LAKEVIEW DR
SMITHVILLE, MO 64089

TAN HOLDINGS, LLC
13515 SHORT CIRCLE
SMITHVILLE, MO 64089

ALBIN VENTURES, LLC
228 N. BROADWAY
ESCONDIDO, CA 92025

HERZOG TOMORROW
FOUNDATION
105 NE. 188TH ST.
SMITHVILLE, MO 64089

ORIGINAL
PLATTED LOT 11,
BLOCK 3

ERIC CRAIG
106 W. MAIN ST.
SMITHVILLE, MO 64089

CITY OF SMITHVILLE
107 W. MAIN STREET
SMITHVILLE, MO 64089

UNITED ELECTRIC
COOPERATIVE, INC.
401 N. HIGHWAY 71
SAVANNAH, MO 64485

WILLIAM BURROUGH
104 N. MILL ST.
SMITHVILLE, MO 64089

TERRY & HEATHER YANNAYON
102 N. MILL ST.
SMITHVILLE, MO 64089

CRAMER HOLDINGS CO, LLC
6405 N. SPRUCE AVE.
KANSAS CITY, MO 64119



Planning and Zoning Commission Procedural Summary

MEETING DATE: 11/12/2024

ACTION ITEM: Election of Officers

AGENDA ITEM: Election of Chair, Vice-Chair and Secretary of the Commission

REQUESTED COMMISSION ACTION:

Nominate and Vote for the Chair, the Vice-Chair and Secretary of the Planning Commission

SUMMARY OF PROCEDURE:

Each November, following appointment of new citizen members to the Commission, a new slate of officers must be elected to serve until the next November. In the event of a resignation of a citizen member from the commission in the future who is an officer, a new election for that position is required, to serve until the next full election. The process is for nominations for the Chair, followed by a vote. More than one citizen may be nominated and if more than one candidate is nominated, a roll call vote is taken where each member will vote by giving the name of the party they support. If the Chair is different than the current Chair, then the new Chair shall take the seat and conduct the Vice-Chair and Secretary elections in the same format.