



Planning and Zoning Commission Meeting

June 9, 2026

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

Meetings are live streamed on the [City's YouTube](#) page.
The recordings are posted to social media and the City's website within 24 hours of the meeting.

1. **Call to Order**
2. **Approve the May 12, 2026, Planning Commission Minutes**
3. **Staff Report**
4. **Site Plan Review – 101 US 169 – Smithville Plaza Retail**

Applicant seeks approval of a site plan for Smithville Plaza, which is two buildings, one retail/restaurant building and a second building for a laundromat to replace the recent building destroyed by fire.

5. **Public Hearing – Rezoning 18410 H & H Lake Rd. from County Ag to A-R**

The purpose of this hearing is to take public comment on the proposed rezoning approximately 152 acres to the A-R zoning district for a new subdivision with 35 single-family large lots

6. **Rezoning 18410 H & H Lake Rd. to accommodate Heritage Farms subdivision**

Applicant seeks approval for rezoning for a new subdivision including 35 new building lots for single-family detached housing units at the southwest corner of 188th St. and H & H Lake Rd.

7. **Public Hearing – Preliminary Plat – Heritage Farms Subdivision at 18410 H & H Lake Rd.**

The purpose of this hearing is to take public comment on a proposed new subdivision on 152+/- acres southwest of 188th and H & H Lake Rd. to include 35 single-family detached homes on lots of an average size of over 4 acres.



8. Preliminary Plat Approval – Heritage Farms subdivision at 18410 H & H Lake Rd.

Applicant seeks approval of a Preliminary Plat to create a new single-family subdivision on A-R zoned land to include 35 dwelling units.

Applicant requests postponing the following matters until the July 14, 2026 meeting.

9. Public Hearing – Rezoning and Conceptual Plan 13800 N. US 169 Hwy

The purpose of this hearing is to take public comment on the proposed rezoning of land from A-1 to B-3 to include a Conceptual Plan in the 169 South Employment Overlay District on both the existing B-3 land and the land to be rezoned.

10. Rezoning and Conceptual Plan 13800 N. US 169 Hwy

The applicant seeks to rezone of a portion of its 155-acre land from A-1 to B-3 and a Conceptual Plan on all 155 acres for a Community Scale Manufacturing facility on a portion of such land, with future restaurant/retail along 169 Highway.

11. Public Hearing – Preliminary Plat for Project Rocket Ship at 13800 US 169 Hwy

The purpose of this hearing is to take public comment on the proposed Preliminary Plat on 155 acres for a multi-use development with a large lot for Community Scale Manufacturing and accessory uses, as well as 2 lots for future retail/restaurant development.

12. Preliminary Plat for Project Rocket Ship – 3 lots

The applicant seeks to Preliminarily Plat 155 acres for a multi-use development with a large lot for Community Scale Manufacturing and accessory uses, as well as 2 lots for future retail/restaurant development.

13. Adjourn



SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

May 12, 2026

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman John Chevalier called the meeting to order at 7:00 p.m.

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

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The April 14, 2026, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by HALL.

Ayes 6, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

Anticipates 2 different applications for Battery Energy Storage System facilities by Friday, May 15th. If applications are received by this date they would be placed on our July 14th meeting agenda.

On our June 9th agenda we will potentially have a Zoning and Preliminary Plat request for a large lot subdivision. We also may have the large project in the South Employment Overlay District area on this agenda as well.

Smithville Plaza will be coming forward with a submittal that will have two buildings for site plan review. They also plan to add an additional building a little farther behind the remaining building that's there. And then, in a

month or so, they will be submitting for the apartments. That was put on hold due to the strip mall fire.

The second plat for Clay Creek Meadows has been recorded. The minor plat document to split the lots for the townhomes has been filed. We also received the master plan documents for the construction today. The single-family detached houses are moving right along towards completion. We have heard that 5 of those homes have already sold.

We have a resident here tonight that wanted to address a fence ordinance issue here tonight. It has to come to the Planning Commission because it's a zoning ordinance. It's up to this commission to decide what you want to do.

Trenton Ballard 410 E Meadow Street--- Requested a modification to the fence regulations for his double frontage lot, which backs up to E. Main Street. Due to the current rule requiring a 30-foot setback from the property line, the angled shape of the lot would result in a significant loss of usable yard space—over 2,741 square feet. He proposes making a change to the current fence regulations that would allow aligning the fence parallel to a neighboring building and connecting it to the corner of an existing fence on the other side. He believes this adjustment would not obstruct visibility for drivers or alter sightlines along the street, which he believe is the main purpose of the regulation, and would allow him to retain more of his enclosed yard space. He provided visual materials to illustrate his proposal to the Commission.

HENDRIX clarified the requirements of the current fence ordinance. He asked the Commission if they would like him to draft a change to the fence ordinance.

CHEVALIER addressed the Commission and they agreed that they would like Mr. Hendrix to draft a change to the fence ordinance.

HENDRIX stated that this will likely be placed on the July 14th agenda due to the requirement of placing a notice in the paper about the code change.

4. SITE PLAN REVIEW – 1503 E. MAIN STREET - CABINS

- **APPLICANT SEEKS APPROVAL OF A SITE PLAN FOR SMITHVILLE LAKE CABINS, WHICH IS A FACILITY CONSISTING OF 9 CABINS AND 6 RV PAD SITES FOR RENT ADJACENT TO SMITH'S FORK PARK.**

MAYOR BOLEY motioned to approve the Site Plan Review for 1503 E. Main Street - Cabins. Seconded by ALDERMAN WILSON.

Discussion:

HENDRIX stated that the property has been annexed into the city. It was also recently brought forward for zoning. This application is to build 9 cabins on 1.8 acres. The zoning of the property allows this use. From the Comprehensive plan standpoint, we have a future overlay district that hopefully brings in recreational and recreational adjacent uses to the Army Corp of Engineers property that the city has a park on, this property, and another one adjacent to it. The staff report has been provided in the packet, and it meets all code requirements.

DOTSON motioned to amend the site plan with removal of the Amur Maple in the landscape plan and replace with any similarly sized Missouri Native plant. Seconded by ALDERMAN WILSON.

Discussion: None

THE VOTE: MAYOR BOLEY-AYE, HALL-AYE, DOTSON-AYE, SCARBOROUGH-ABSTAIN, CHEVALIER-AYE, ALDERMAN WILSON-AYE.

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

CHEVALIER asked if there was any discussion. There was none. He called for the vote on the motion as amended.

THE VOTE: ALDERMAN WILSON-AYE, CHEVALIER-AYE, DOTSON-AYE, SCARBOROUGH-ABSTAIN, HALL-AYE, MAYOR BOLEY-AYE.

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

5. PUBLIC HEARING – REZONING 820 E. 92 HWY FROM A-1 TO R-1C, R-3 AND B-3

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON THE PROPOSED REZONING APPROXIMATELY 152 ACRES TO R-1C, R-3 AND B-3 ZONING DISTRICTS FOR A NEW SUBDIVISION WITH 404 DWELLING UNITS AND TWO COMMERCIAL BUILDINGS.**

Public hearing opened.

HENDRIX informed the commission that the Staff Report and the draft Findings of Fact were provided in the packet. The applicant is here to answer any questions.

Reid Filardi 1020 Liberty Rd--- Expressed concern about increased traffic on Liberty Street due to a proposed development. He noted that the street already experiences around 200 cars per day, with many drivers exceeding the speed limit. To address safety and traffic issues, he suggests adding a traffic light at a nearby intersection, widening a one-lane bridge to accommodate two-way traffic, and installing additional speed limit signs.

Kelsey Baber 617 Liberty Rd--- Acknowledges that growth is inevitable but emphasized the need for responsible planning to protect existing infrastructure and community systems. Her main concerns centered on increased traffic and safety issues on Liberty Street, as well as whether proper traffic studies and improvements will be completed before development proceeds. She raised questions about drainage, utilities, and the impact of developing farmland on surrounding properties. She asked for clarity on development details such as housing types, tree preservation, buffers, and building plans, along with concerns about construction noise, lighting, and long-term community impacts. She also wants assurance that infrastructure costs and service demands—such as fire, EMS, and roads—will be properly addressed without placing a burden on current residents.

Chandler Filardi 1020 Liberty Rd--- Spoke about additional safety concerns on Liberty Street, noting the absence of shoulders, sidewalks, and streetlights, as well as a dangerous roadside ditch where vehicles frequently go off the road. She also requested more information about the proposed development, including a map and details on the types of buildings planned, the number of residents, and any commercial components.

HENDRIX also informed the Commission that staff received one additional public comment via email which was provided in the packet.

Public hearing closed.

6. REZONING 820 E. 92 HIGHWAY TO ACCOMMODATE COLLINS RIDGE

- **APPLICANT SEEKS APPROVAL FOR REZONING FOR A NEW SUBDIVISION INCLUDING 117 TOWNHOMES, 287 SINGLE FAMILY DETACHED HOUSING UNITS, AND TWO COMMERCIAL BUILDINGS AT LAND NORTH OF 92 HIGHWAY AND ADJACENT TO THE MAIN CAMPUS OF SMITHVILLE SCHOOL DISTRICT**

SCARBOROUGH motioned to approve the Rezoning 820 E. 92 Highway to Accommodate Collins Ridge. Seconded by DOTSON.

Discussion:

HENDRIX explained that both the stormwater and traffic studies conducted for the project were placed on the website as additional documents for review and relate to zoning concerns that have been raised. He also noted that additional information can be found in the Staff Report.

DOTSON asked for confirmation that any stop light addition at 92 Hwy would be a requirement coming from MoDOT.

HENDRIX stated that is correct and that is based off of a traffic study.

CHEVALIER stated that at this time the traffic study didn't support it.

HENDRIX stated at that intersection it was not considered part of it because the traffic study that was performed and was reviewed by MoDOT and the city's engineers had no significant impact that direction. They anticipate traffic will go through this development on new roads versus down the older roads that are obviously the concern. The traffic as it impacts the intersection of what they're proposing to be Collins Ridge and 92 Hwy has a bunch of turn lanes, etc. But here's no recommendation for a stop light from MoDOT.

MAYOR BOLEY stated that the entrance looks to be fairly close to the school property and pretty far from Liberty Street.

HENDRIX stated that is correct. The original submittal had the entrance lined up with White Iron Ridge's entrance but MoDOT's only comment on the traffic study was that it needed to move further west. When we get to the Preliminary Plat you'll see it reflected there.

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

AYES-6, NOES-0. MOTION PASSED

7. PUBLIC HEARING – PRELIMINARY PLAT – COLLINS RIDGE SUBDIVISION AT 820 E. 92 HWY.

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON A PROPOSED NEW SUBDIVISION ON 152 +/- ACRES EAST OF THE SCHOOL DISTRICT'S MAIN CAMPUS TO INCLUDE 404 TOTAL SWELLING UNITS AND TWO COMMERCIAL BUILDINGS.**

Public hearing opened.

HENDRIX stated the staff report was in the packet along with the proposed preliminary plat.

Chandler Filardi 1020 Liberty Street — Questioned entry points into the neighborhood specifically off Liberty Street.

HENDRIX stated that there will be an entry point off Liberty Street into the neighborhood.

Public hearing closed.

8. PRELIMINARY PLAT APPROVAL – COLLINS RIDGE SUBDIVISION AT 820 E. 92 HWY

- **APPLICANT SEEKS APPROVAL OF A PRELIMINARY PLAT TO CREATE A NEW MIXED-USE SUBDIVISION TO INCLUDE 404 DWELLING UNITS AND 2 COMMERCIAL SPACES EAST OF THE MAIN SCHOOL CAMPUS.**

MAYOR BOLEY motioned to approve the Preliminary Plat for Collins Ridge Subdivision. Seconded by DOTSON.

Discussion:

MAYOR BOLEY stated that he believes one of the things that people are failing to realize is there's also a road that goes directly into the school district that the developer is working with the school district on. If you have a house that's off of 92 Hwy and you're going to either the school district or out of the subdivision, I don't see why you'd ever go to Liberty Road. If you were going downtown or going to the lake, possibly.

HENDRIX stated that on the rezoning, we provided an email received from the neighbor who couldn't be here, I would submit to you that his concerns are more appropriate in this dialogue than the rezoning, and I would ask you to consider that in this hearing more so than the rezoning, even though he said rezoning. Also, on your desk screenshots were provided out of the traffic study that shows the proposed intersection up north, Collins Ridge and Liberty Street. These numbers, when you're looking at it, one says AM turning movement counts, and the other one is PM turning movement counts. For traffic studies, they calculate the busiest hour in the morning

and the busiest hour in the evening and give those counts. Those numbers you see outside of the parentheses on all of these are the current counts and their recommended proposed numbers for counts are shown in parentheses beside it. This was reviewed by the engineers that prepared it, the city's engineers, and MoDOT engineers. They all agreed with the assessment of traffic that, at least for the first two phases, those houses and townhomes would likely only go to 92 unless they were wanting to go downtown. Then they may come up and turn Weston Liberty Street to get downtown.

MAYOR BOLEY stated in regard to stormwater, they're going to put in sidewalks on both sides of the street and new drainage for stormwater in this, so it's going to be detained. Unlike our older developments.

HENDRIX stated yes, inside the development, 100%, all of that has to happen. He indicated on the preliminary plat where all stormwater detention will go.

MAYOR BOLEY asked as part of the development agreement, if all off-site improvements are on Liberty Street, correct?

HENDRIX stated yes, our Public Works Director recommended a sidewalk from Collins Ridge all the way up to Liberty Road, the storm ditch through there to be addressed and that they add an additional 10 feet of right-of-way on the south side, the entire length of their property, so that if the road needs to expand the taxpayers don't have to buy the land off of that development, it's already dedicated. That extra 10 feet will also accommodate additional utilities that's going to be going through there. There was a sanitary sewer study done and there's more than enough capacity, so there's no upgrades needed.

ALDERMAN WILSON asked about the one lane bridge.

HENDRIX stated that the bridge is not on the property or even adjacent to it.

MAYOR BOLEY stated that he feels the bridge should be brought up at the Board of Aldermen meeting to see if we want to prioritize it. About the speeding issue, non-posted areas are 25 miles per hour, and it sounds like we want to have added patrols on this road.

DOTSON stated that she feels that the one lane bridge is a deterrent to speeders. It's already a traffic calming device as it is.

Eric Craig – Applicant – Stated that he has been in conversations with Mark Maus with the School District about creating an access from this subdivision directly to the school district property. This will depend on the school's budget on when this road would go in.

HENDRIX explained that the development agreement includes a requirement to add a second access point to Liberty Street before more than 215 housing units are built. This is intended to prevent all traffic from funneling through a single entrance, improving traffic flow and safety. The approach also addresses emergency access concerns by ensuring multiple entry and exit options. There is also a cemetery on this property like may other subdivisions in our city. There will be state-mandated access for anyone who may want to visit it. It is an old family cemetery which is not maintained.

DOTSON asked if there are plans to maintain the cemetery.

MR. CRAIG stated that it currently has some fencing around it now, which is not that great. They will be placing a nice metal fence around it and the area around it will be maintained

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

AYES-6, NOES-0. MOTION PASSED

9. ADJOURN

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

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:52 p.m.



Date:	June 4, 2026
Prepared By:	Jack Hendrix, Development Director
Subject:	June Staff Report

Multiple projects are under construction throughout the city at this point. We have issued 28 single-family construction projects since January 1, 2026. There are 8 pending units in the Clay Creek Meadows subdivision that should commence construction in the next week, bringing the total to 36.

Two Commercial building permits have been issued since January 1, 2026. There are numerous projects that are still under construction or are wrapping up now. The Nodaway Valley Bank project is just weeks away from opening. There is a spec building in the industrial park that is also nearing completion which will have space for two businesses. The diesel repair facility in the park is also under construction. The Main & Mill project is beginning to take shape now that they have power to the building. The full and final occupancy is anticipated to be issued in late September or early October.

Several projects are nearing presentation here to the Commission. Project Rocket Ship, the development between 136th St. and Amory Road on the west of 169 has been working under a grading permit given the vast amount of grading necessary to provide flat build sites west of the hill by the water tower. The project was scheduled and advertised for tonight’s meeting, but they still have not finalized the traffic impacts with MoDOT, which is a condition precedent for City review and approval. As you can see on the agenda, the item will be postponed at the consent of the applicant and staff to allow MoDOT time to finalize its’ review. This application will be for three buildings in the Community Scale Manufacturing use (See Attached Definition Interpretation) with two proposed to be constructed immediately. One building would be 689,000 square feet and the second building would be 504,000 square feet, with a future 504,000 square feet building to fill out the Community Scale Manufacturing uses. It also involves two future restaurant/retail lots with a total of 16 acres, all along the 169 frontages.

Staff has been in discussions with owners on adding apartments just east of the Smithville Plaza Retail project on tonight’s agenda as well.

As you may have seen on the news or social media, a private retaining wall collapsed a few weeks ago, causing subsidence of both the street and the end of two of the 4-unit townhomes. 8 townhome units are declared unsafe for human habitation until repair or replacement of the wall occurs, followed by engineered plans to rehabilitate the sinking foundations of those two buildings.

Weatherstone and Weatherstone 2 subdivisions are both under construction at this time. When complete, there will be 70 new building lots for homes.

Collins Ridge received final approval at last week's Board meeting and the developer is having construction plans drawn at this time. Construction on the first phase could begin in as little as 75 days.



Date:	April 29, 2026
Prepared By:	Jack Hendrix, Development Director
Subject:	Community Scale Manufacturing

After consultation with the City’s attorneys and pursuant to Section 400.600 of the Municipal Code of the City of Smithville, Missouri, I, Jack Hendrix, as the Zoning Administrator, hereby issue this interpretation regarding the meaning of the Community Scale Manufacturing use provided for in the 169 South Employment Overlay District.

As used in the 169 South Employment Overlay District, the permitted use "Community Scale Manufacturing" means manufacturing, assembly, or processing for commercial purposes, with products intended to be packaged, shipped, and provided to end users outside the area. Generally, facilities or structures utilized in Community Scale Manufacturing are larger than those provided in the Cottage Industry and Retail use and usually consist of buildings ranging from 250,000 square feet to 1,000,000 square feet.

The stated intent of the 169 South Employment Overlay District “creates an opportunity to bolster local economic development opportunities” through creating flexibility in permitted uses within the overlay that provide substantial employment opportunities. As shown in the attached table, Community Scale Manufacturing now differs from Micromanufacturing Use in that Community Scale Manufacturing necessarily involves more intensive and substantial manufacturing, assembly, and processing contained in larger buildings and structures. Given that the 169 South Employment Overlay District uses both terms, the difference stated in this interpretation follows the intent of the drafters of the overlay in providing two separate and distinct types of manufacturing, assembly, and processing uses of different scales and intensities.

USE TYPE	Underlying Zoning Districts Allowed in the South 169 Employment Development Area.									USE LIMITATIONS
	R-1A	R-1B	R-1C	R-1D	R-2	R-3	B-1	B-2	B-3	
P = Permitted ü = Discretionary approval through the Zoning Overlay Application Review										
Community Scale Manufacturing	-	-	-	-	-	ü	ü	P	P	<p>“Community Scale Manufacturing” means manufacturing, assembly, or processing for commercial purposes, with products intended to be packaged, shipped, and provided to end users outside the area. Generally, facilities or structures utilized in Community Scale Manufacturing are larger than those provided in the Cottage Industry and Retail use and usually consist of buildings ranging from 250,000 square feet to 1,000,000 square feet.</p>
Electrical, Mechanical, Plumbing, HVAC							ü	ü	P	<p>Must have a retail showroom that comprises more than 25 percent of the gross floor area</p>
Micromanufacturing	-	-	-	-	-	ü	P	P	P	<p>small manufacturing operations that serve a retail or general sales outlet in the same premises such as bakeries, brew pubs, candy or confectioneries, picture frame manufacturing, repair and sales, cabinetmakers, printing shops, sign shops, home decor product manufacturing and other similar, low impact manufacturing operations that primarily serve a retail outlet at the same location.</p>

Research Industry	-	-	-	-	-	-	ü	P	P	May include biotech, cleantech startups, incubator space,
Testing	-	-	-	-	-	-	P	P	P	-



Planning and Zoning Commission Procedural Summary

MEETING DATE: 6/9/2026

ACTION ITEM: Site Plan Review

AGENDA ITEM: Site Plan Approval – Smithville Plaza Retail – 119 N. 169 Hwy.

REQUESTED COMMISSION ACTION:

A motion to approve the site plan for Smithville Plaza Retail at 119 N. 169 Hwy

SUMMARY OF PROCEDURE:

The application is to authorize reconstruction of the retail plaza recently destroyed by fire. The proposal includes two separate buildings with a total square footage just under the total of the previous building.

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:

- | | |
|--|---|
| <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Report | <input type="checkbox"/> Other: |



STAFF REPORT
June 1, 2026
Site Plan Review of Parcel Id # 05-617-00-02-002.00

Application for Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 119 N. 169 Highway
Owner: 101US169, LLC
Current Zoning: B-3

Application Date:

GENERAL DESCRIPTION:

Applicant seeks site plan approval for two buildings to replace the previous strip center that recently burned. One of the buildings would be 9,810 ft² with one 4,992 ft² restaurant space, and four additional \approx 1,200 ft² retail spaces. In addition, a separate 2,400 ft² building for a new laundromat is planned, which will sit immediately east of the remaining strip center and face to the south.

Section 400.410 Standard of Review

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

As a replacement building to an existing development, the applicant has sufficiently upgraded the site with landscaping throughout, and the new buildings meets the material and color requirements of the code.

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

The buildings will replace the prior retail nature of the building burned in the fire, so it maintains the prior nature of the site and is 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.

The new buildings and uses will require a new waterline to be constructed through the site for sufficient fire flow and to extend hydrants closer to the buildings.

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

The proposal will enhance the opportunities for the downtown expansion.

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

Complies.

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 development improves the general layout and potential future development to the east.

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;

No changes to existing off-site views, and includes adding landscaping where none existed previously to improve the on-site views.

- b. Conserve natural resources and amenities available on the site;

No changes to the existing natural resources and amenities.

- c. Minimize any adverse flood impact;

No changes to any flood impact.

- d. Ensure that proposed structures are located on suitable soils;

Most of the square footage will be on the location of previous buildings.

- e. Minimize any adverse environmental impact;

No adverse environmental impact anticipated.

- f. Minimize any present or future cost to the municipality and private providers of utilities in order to adequately provide public utility.

Utilities are currently available and will be extended at applicant's cost.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Site Plan.

Respectfully Submitted,

Director of Development

ORIGINAL
25.00' R/W

10' STORM EASEMENT

15' R/W ESMT

40.00'
R/W

R-3 ZONING

TRACT II
B-3 ZONING
8.47 ACRES

(EXISTING)
BUSINESS
5,350SF

BUSINESS
2,400SF

EXISTING			
OCCUPANCY	AREA	PARKING REQ.	SPACES
BUSINESS	5,350 SF	1 PER 250SF	22 SPACES
TOTAL:	5,350 SF		22 SPACES
NEW CONSTRUCTION			
OCCUPANCY	AREA	PARKING REQ.	SPACES
RESTAURANT	4,902 SF	1 PER 100SF	50 SPACES
BUSINESS	4,184 SF	1 PER 250SF	17 SPACES
BUSINESS	2,400 SF	1 PER 250SF	10 SPACES
TOTAL:	11,486 SF		77 SPACES
TOTAL PARKING REQUIRED			99 SPACES
TOTAL PARKING PROVIDED			107 SPACES

TRACT I
B-3 ZONING
2.58 ACRES

BUSINESS
4,184SF

RESTAURANT
4,902SF

25' GAS, COMMUNICATIONS,
AND ELECTRIC EASEMENT

OUTLINE OF
PREVIOUS
BUILDING

10' STORM EASEMENT

FLOODWAY

10' WIDE GAS EASEMENT

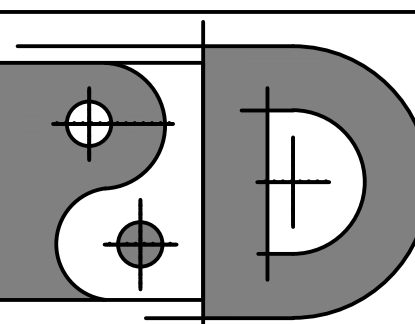
FLOODWAY

ORIGINAL WEST R/W OF BRIDGE STREET
BRIDGE STREET
(HWY 169 SPUR)

Not for Construction

A New Multi-family Development for:
Smithville Plaza Apartments

101 U.S. Hwy 169
Smithville, Missouri
© Pence Design Drafting 2026 All Rights Reserved



Pence Design Drafting, LLC
24 S. Main Street, Suite 105
Liberty, Missouri 64068

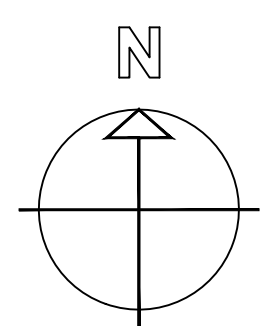
ARCHITECTURAL
SITE PLAN

PROJECT: 25-032 DATE: March 13, 2026
SHEET NUMBER:

AC101

Architectural Site Plan

SCALE: 1" = 30'-0"



Smithville Plaza

Color Elevations



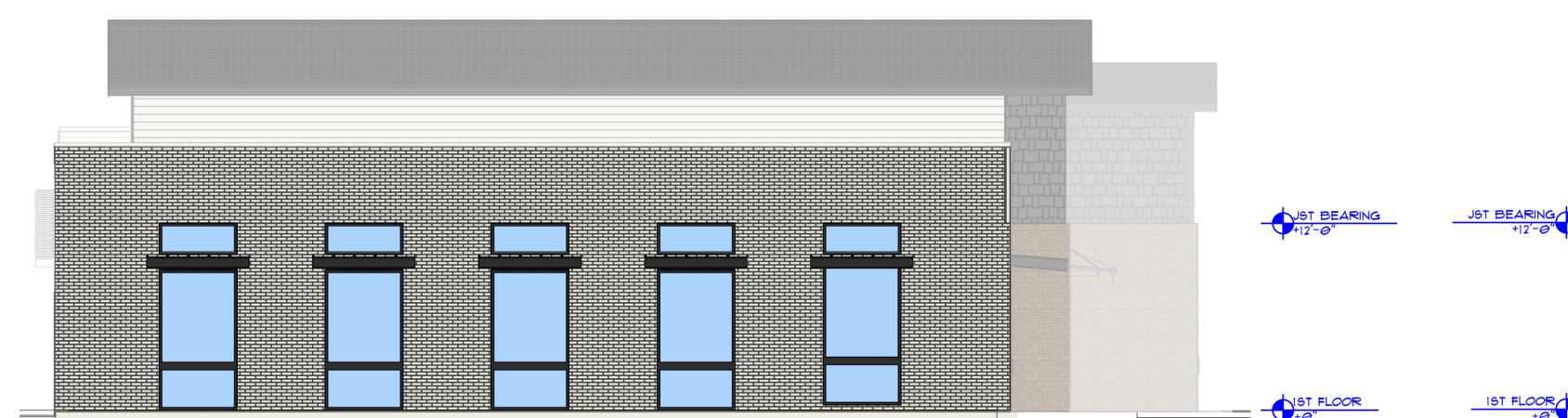
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Material Schedule

- 1. Standing Seam Roof
Dark Charcoal
- 2. Smart Lap Siding
White Dove OC-17
- 3. Smart Shake Siding
Iron Ore SW7069
- 4. Board & Batten Siding
Barn Red SW7591
- 5. Metal Awning
Tricorn Black SW6258
- 6. Simulated Stone
Dressed Fieldstone
- 7. Storefront
- 8. Brick Veneer
White Dove OC-17



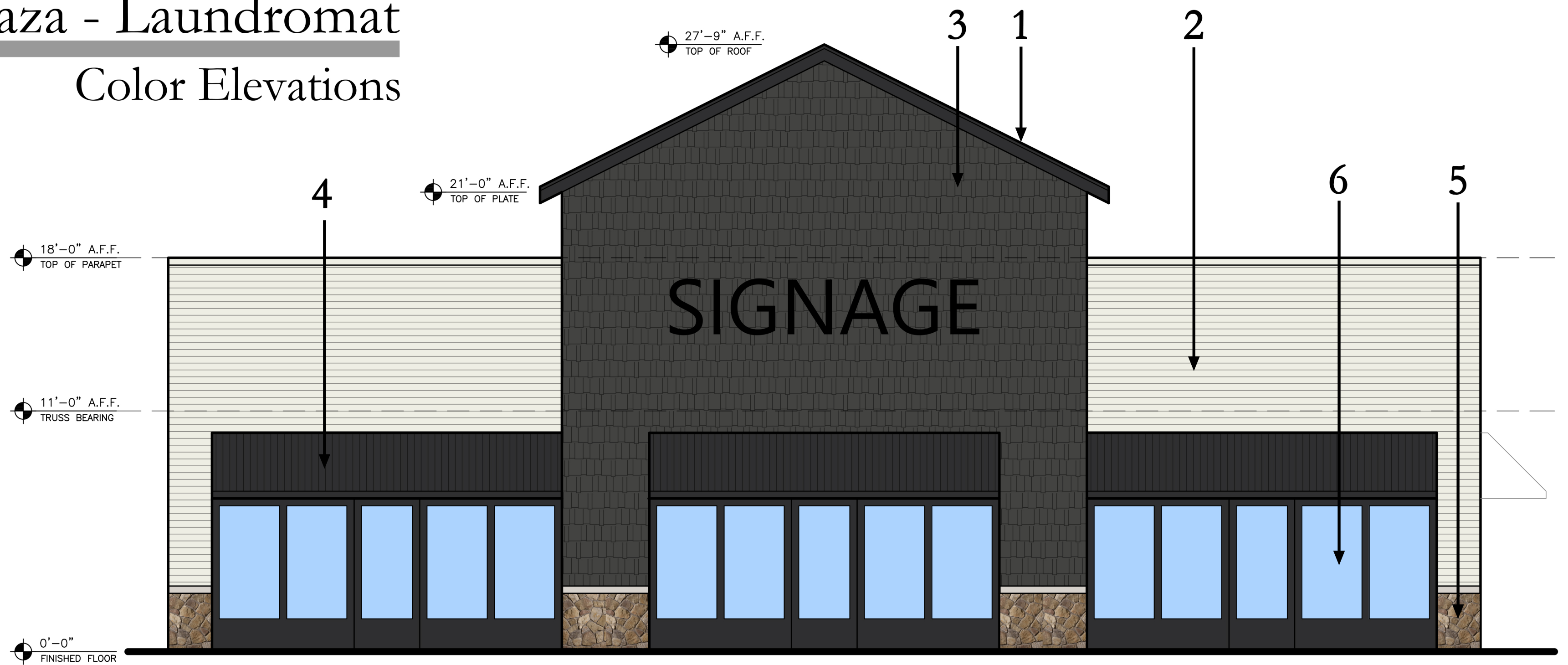
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Smithville Plaza - Laundromat

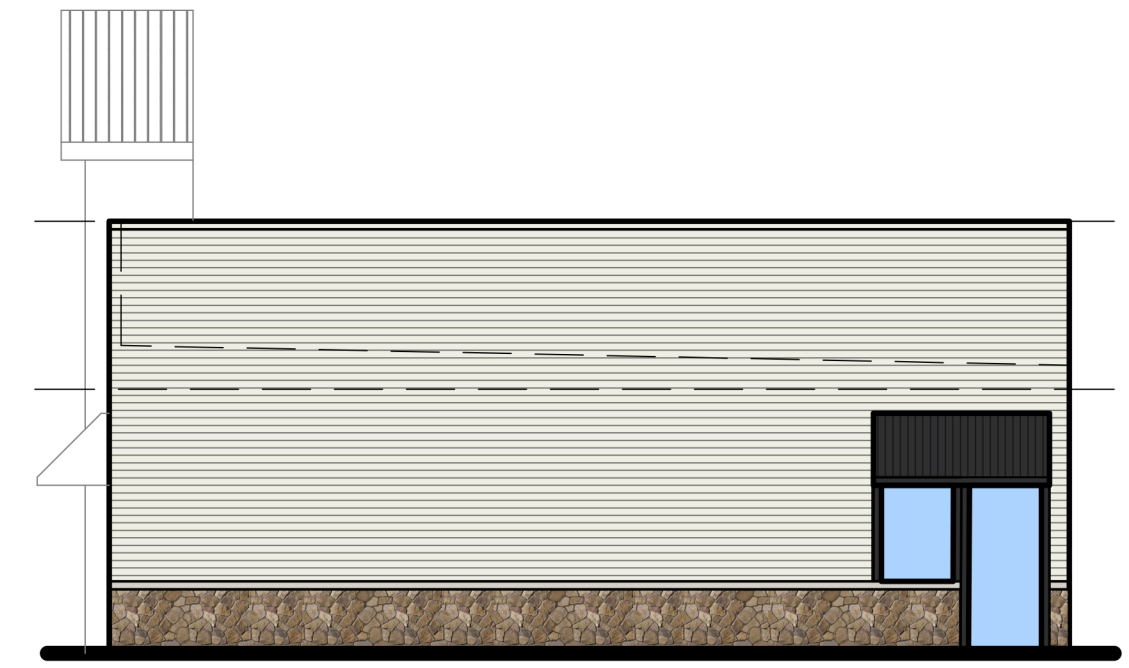
Color Elevations



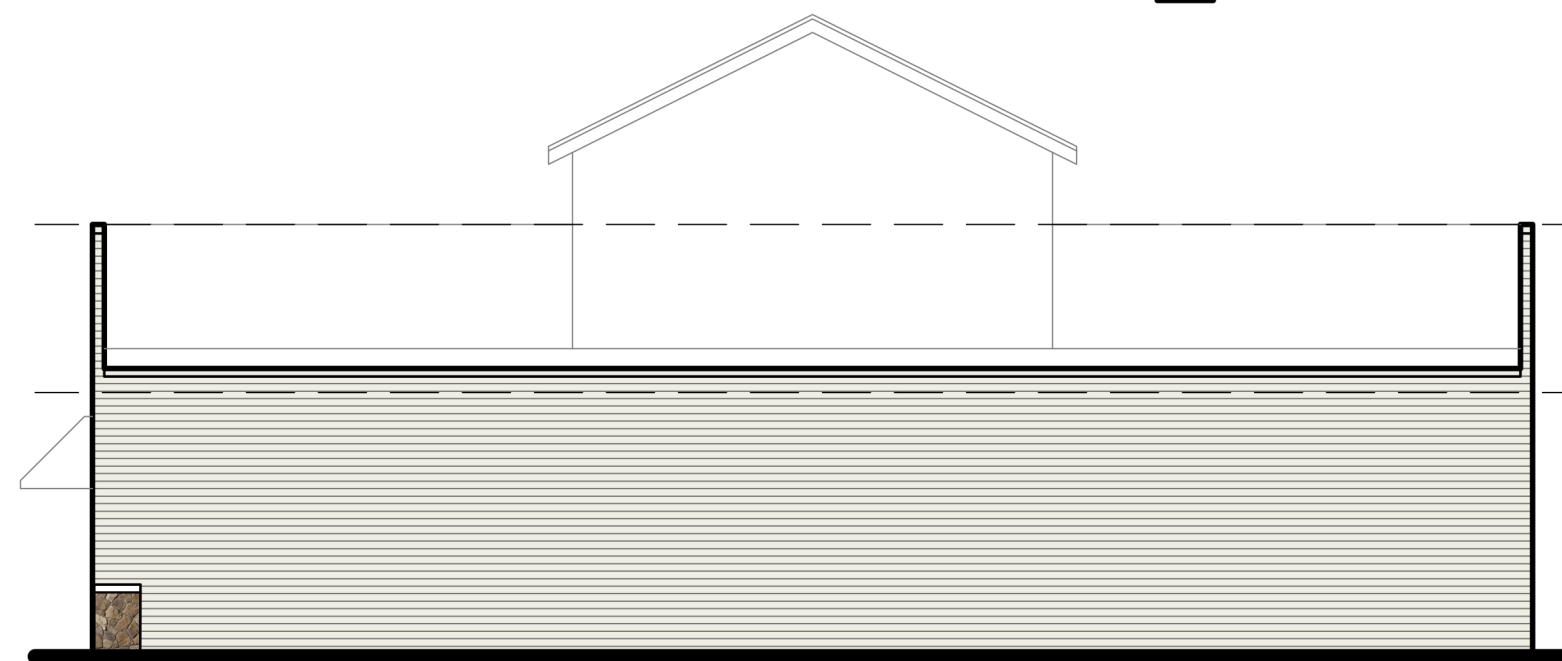
1 South Elevation
SCALE: 1/4" = 1'-0"



3 West Elevation
SCALE: 1/4" = 1'-0"



2 East Elevation
SCALE: 1/8" = 1'-0"

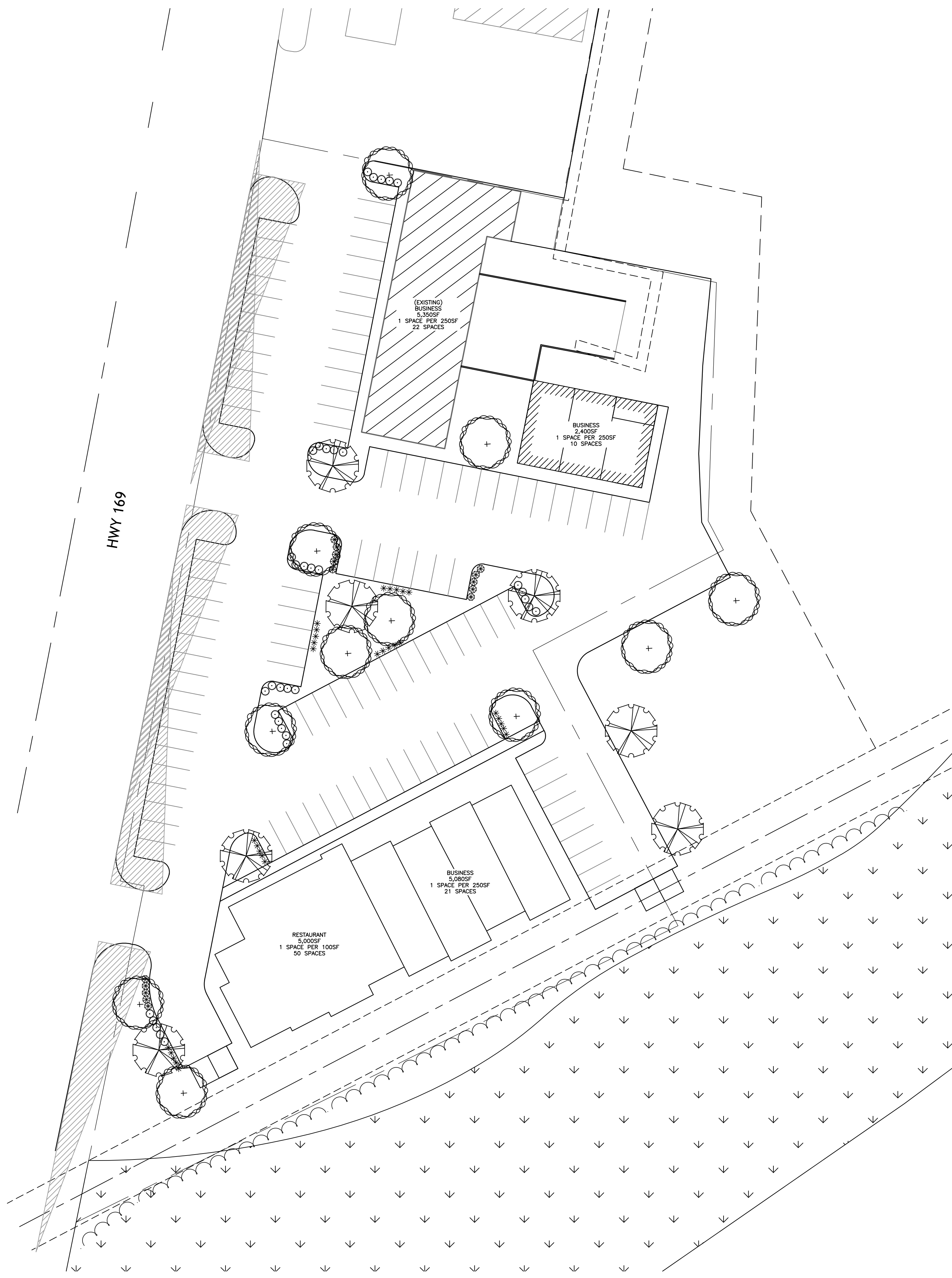


4 North Elevation
SCALE: 1/8" = 1'-0"

Material Schedule

- 1. Standing Seam Roof
Dark Charcoal
- 2. Smart Lap Siding
White Dove OC-17
- 3. Smart Shake Siding
Iron Ore SW7069
- 4. Metal Awning
Tricorn Black SW6258
- 5. Simulated Stone
Dressed Fieldstone
- 6. Storefront

6/3/2026



LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

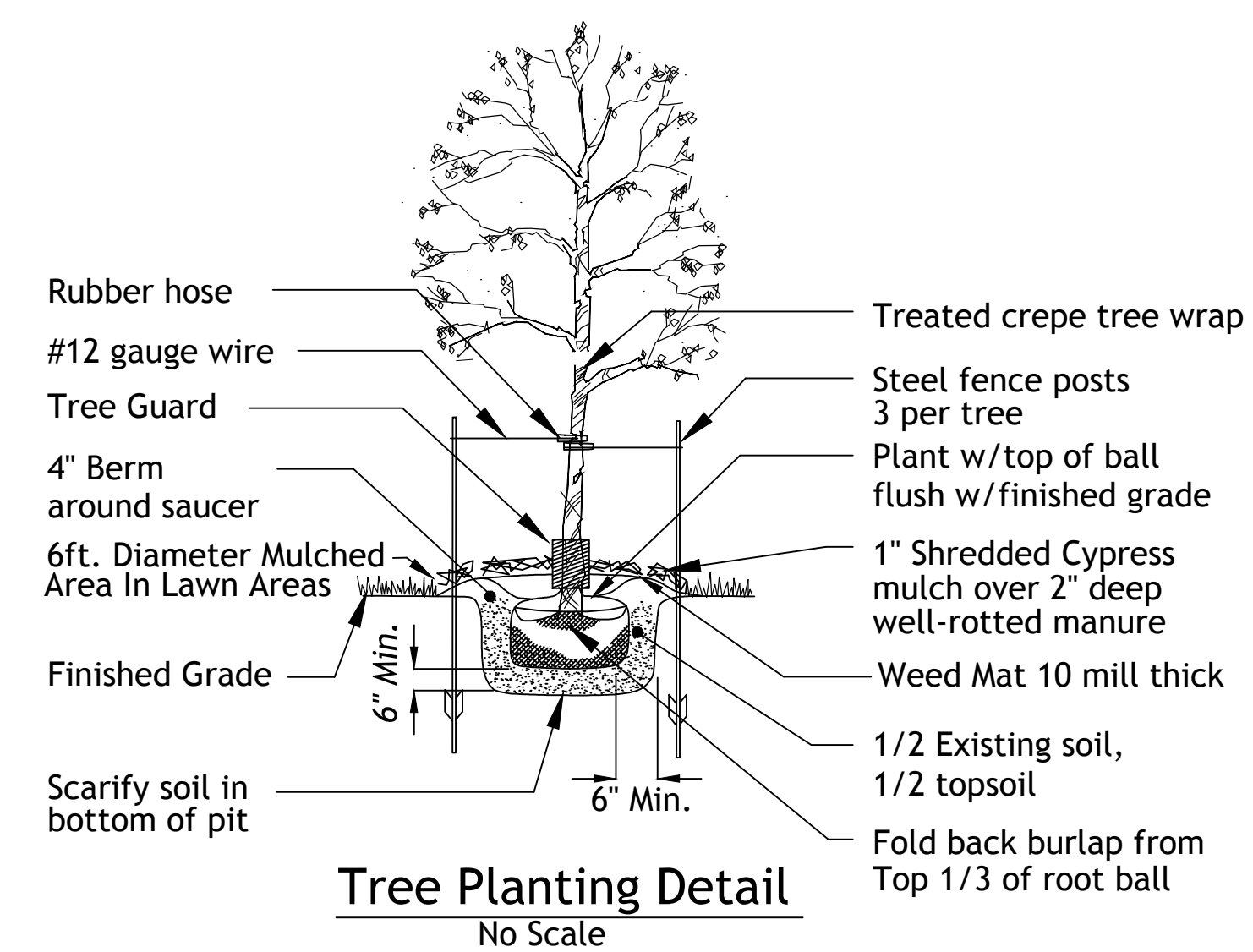
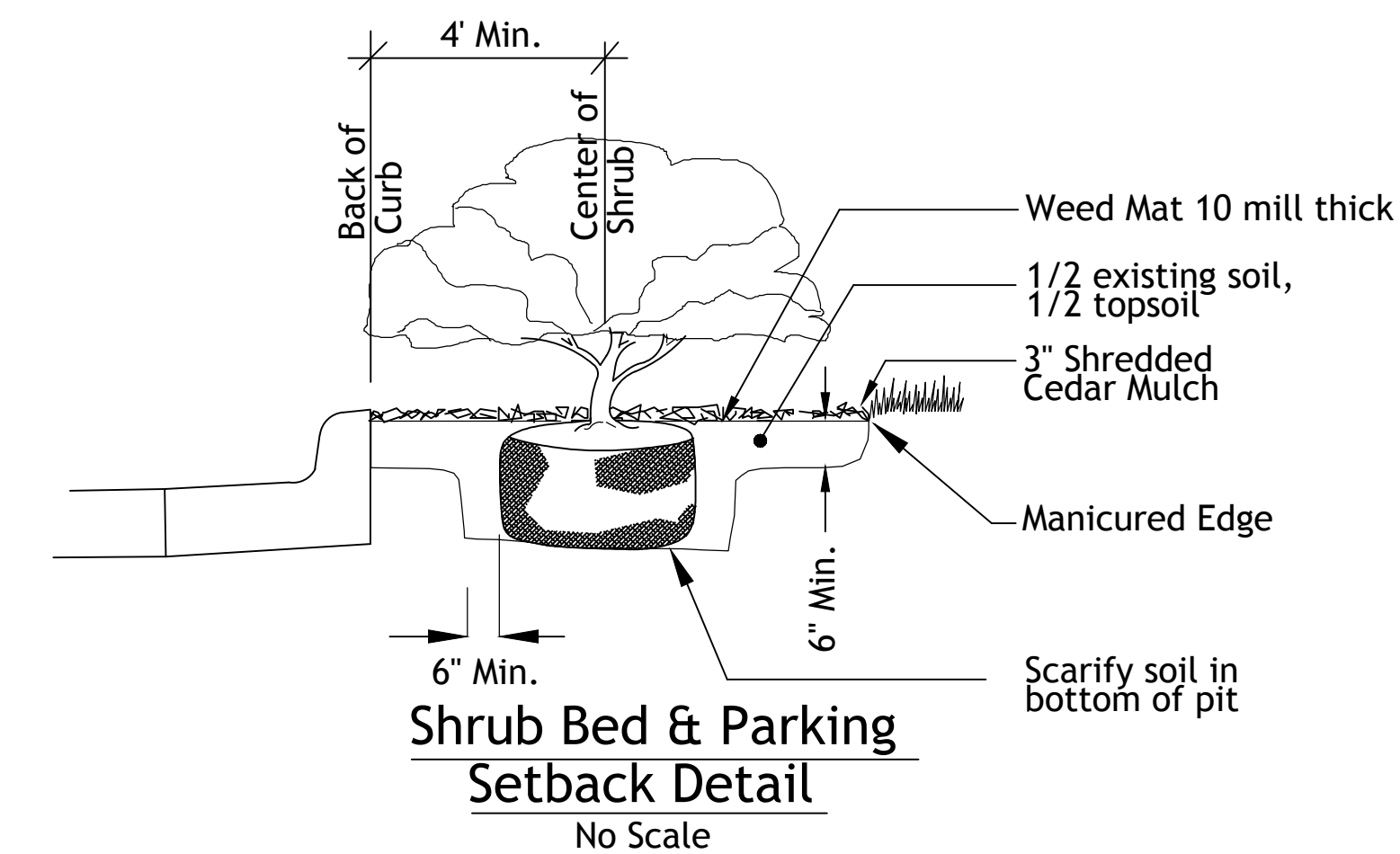
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	7	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown
	11	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown

Shrub List

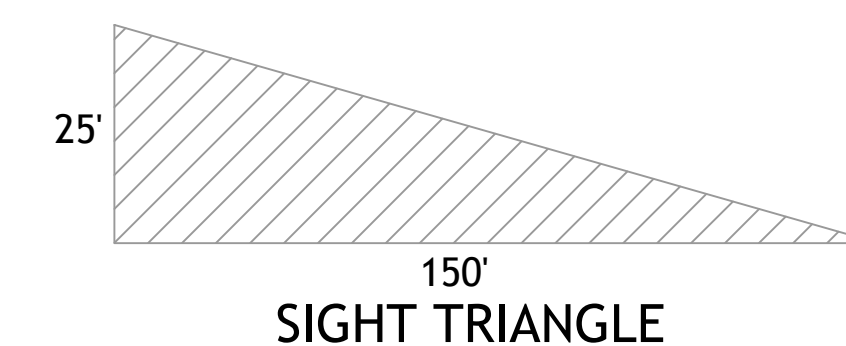
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	35	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	30	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
	15	Snowmound Spirea	Spirea Nipponica 'Snowmound'	18"-24"sp.	Cont.	4'o.c.

Typical Utility Box Screening Details

No Scale



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



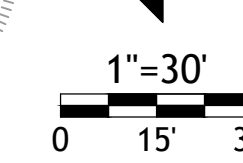
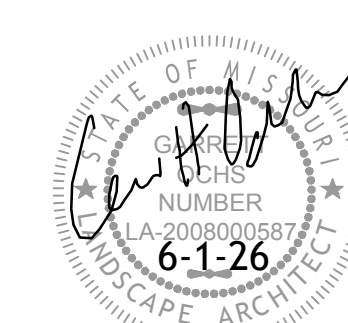
DATE: 6-1-26

SMITHVILLE PLAZA LOT 1
SMITHVILLE, MO

LANDSCAPE PLAN

OCHS LAND PLANNING
533 LAKE FOREST
BONNER SPRINGS, KS 66012
913-961-6578 garrettochs@gmail.com

SHEET 1 OF 1





STAFF REPORT

June 9, 2026

Rezoning of Parcel Id # 05-202-00-01-004.00

Application for a Zoning District Classification Amendment

Code Sections:

400.560.C Zoning District Classification Amendments

Property Information:

Address: 18410 H & H Lake Rd.

Owner: **Majors and Neths**

Current Zoning: County Ag

Proposed Zoning: A-R

Public Notice Dates:

1st Publication in Newspaper: May 20, 2026

Letters to Property Owners w/in 185': May 21, 2026

GENERAL DESCRIPTION:

The applicant seeks to rezone its' recently annexed property from County Ag to A-R. The proposed zoning classification allows for large lots (not less than 3 acres) on 152.74 acres to allow septic systems to be installed for the area, as the A-R district allows 3 acre lots on septic systems.

EXISTING ZONING:

The existing zoning predates the annexation into the city limits.

CHARACTER OF THE NEIGHBORHOOD *400.560.C.1*

The surrounding area is single family residential housing on roughly 3 acre lots in a large lot subdivision on the west, farmland zoned on the east zoned R-3 and vacant farmland to the north zoned both R-1B and R-3. The south property is farmland in unincorporated Clay County.

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

The existing Comprehensive Plan was approved on November 10, 2020 by the Planning Commission and adopted as the official development plan for the City by the Board of Aldermen on November 17, 2020. The plan did not anticipate significant development in this area and left the area within the agriculture use types. The plan also calls for additional residential uses near existing units to strengthen neighborhoods (HN3.1 & 4.1).

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

Streets and Sidewalks:

All new street extensions will be at the expense of the developer and in accordance with existing APWA standards. A development agreement also requires adjacent existing streets be improved with asphalt overlays.

Water, Sewer and Storm water

The city does not have sewer in the area, so septic systems will be used, water is adjacent and extensions to create a loop for these lots will be required and no impact to stormwater is expected due to the limited number of lots. Any such impacts will be handled in the normal subdivision process, but the existing systems are more than adequate.

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 A-1, agricultural with a single-family home on 152.74 acres adjacent to several 3-9 acre lots. The highest and best use within the Comprehensive Plan recommendations is large lot (3 acres +) development.

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

The property was zoned to its' existing district classification when Clay county began zoning and the sole residence was constructed in 1950.

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

The proposed district is essentially the same as the existing, developed adjacent uses.

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



Planning and Zoning Commission Procedural Summary

MEETING DATE: 6/9/2026

DEPARTMENT: Development

AGENDA ITEM: Zoning 18410 H & H Lake Rd.

REQUESTED COMMISSION ACTION:

A Motion to approve the findings of fact for rezoning 18410 H & H Lake Rd.

SUMMARY OF PROCEDURE:

The application is to rezone recently annexed land from its Clay County zoning designation of Ag, to the City designation of A-R.

A draft findings of fact are presented, along with an Ordinance that will be submitted to the Board of Aldermen. The motion to approve (listed above) must be seconded, and if seconded, discussion on the matters of the public hearing and any documents provided may be discussed.

Voting to approve the Findings of Fact will send the draft version to the Board. If a Commissioner seeks to amend one or all of the proposed findings, then a motion to amend (paragraph #) with language on what change is sought should be made. If that motion to amend is seconded, it then becomes the discussion point of the Commission. This process continues until there are no more proposed amendments. Once the original motion is amended, or if no amendments are made, discussion can focus on the proposed findings. When discussion is complete, the chair shall call for a vote.

ATTACHMENTS:

- | | |
|--|-----------------------------------|
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Other: | |

FINDING OF FACTS AND CONCLUSIONS OF LAW

Applicant: Major and Neth

Land Use Proposed: A-R

Zoning: County Ag

Property Location: 18410 H & H Lake Rd.

Pursuant to the provisions of Section 400.560(C) of the Smithville Code, the Planning Commission does hereby make the following findings of fact based upon the testimony and evidence presented in a public hearing of the Planning and Zoning Commission of the City of Smithville, held on June 9, 2026, and presents these findings to the Board of Aldermen, with its' recommendations on the application.

Finding of Facts

1. Character of the neighborhood.

The surrounding area is single family residential housing on roughly 3 acre lots in a large lot subdivision on the west, farmland zoned on the east zoned R-3 and vacant farmland to the north zoned both R-1B and R-3. The south property is farmland in unincorporated Clay County.

2. Consistency with the City's Comprehensive Plan and ordinances.

The existing Comprehensive Plan was approved on November 10, 2020 by the Planning Commission and adopted as the official development plan for the City by the Board of Aldermen on November 17, 2020. The plan did not anticipate significant development in this area and left the area within the agriculture use types. The plan also calls for additional residential uses near existing units to strengthen neighborhoods (HN3.1 & 4.1).

3. Adequacy of public utilities and other needed public services.

Adequate utilities are available and would be extended at the cost of the development.

4. Suitability of the uses to which the property has been restricted under its existing zoning.

The tract is 152.74 acres and has been agricultural ground with one single-family home previously outside the city's jurisdiction.

5. Length of time the property has remained vacant as zoned.

The property is County Ag. Land and has never developed other than the existing single-family home built in 1950.

6. *Compatibility of the proposed district classification with nearby properties.*

The proposed district is essentially the same as the existing, developed adjacent uses.

7. *The extent to which the zoning amendment may detrimentally affect nearby property.*

No detriment is anticipated.

8. *Whether the proposed amendment provides a disproportionately great loss to the individual landowners nearby relative to the public gain.*

No loss to landowners is expected.

9. That in rendering this Finding of Fact, testimony at the public hearing on June 9, 2026, has been taken into consideration as well as the documents provided.

Recommendation of the Planning Commission

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

A. This application and the Rezoning of this property from County Ag to A-R is governed by Section 400.550 of the zoning ordinance of Smithville, Missouri.

B. The proposed zoning is compatible with the factors set out in Section 400.560(C) of the zoning ordinance.

C. The Planning and Zoning Commission of the City of Smithville, Missouri recommends approval of setting the initial city zoning to A-R.

BILL NO.

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF SMITHVILLE, MISSOURI AND APPROVING A PRELIMINARY PLAT FOR HERITAGE FARMS SUBDIVISION

WHEREAS, The City of Smithville received an application for rezoning 18410 H & H Lake Rd. on April 16, 20206; and

WHEREAS, the public was notified by publishing in the CT paper and notices mailed to adjoining property owners on May 20, 2026 as required by state law.

WHEREAS, a Public Hearing was conducted before the Planning Commission on June 9, 2026 concerning changing the zoning of the land; and

WHEREAS, the rezoning is to change the zoning from Ag to A-R in accordance with the Heritage Farms Preliminary Plat; and

WHEREAS, a Public Hearing was also conducted before the Planning Commission on June 9, 2026 concerning a Preliminary Plat for Heritage Farms subdivision on the same the land; and

WHEREAS, a Development Agreement for timing of improvements was presented that allowed the proposed plat to meet development standards; and

WHEREAS, the Planning Commission recommended that the Preliminary Plat for Heritage Farms subdivision, subject to the Development agreement's terms, be approved; and

WHEREAS, the Planning Commission presented its' findings to the Board of Aldermen, attached as Exhibit A, and recommended approval of the rezoning request and the Heritage Farms Preliminary Plat; and,

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI, THAT;

Section 1. Having received a recommendation from the Planning Commission, and proper notice having been given and public hearing held as provided by law, and under the authority of and subject to the provisions of the zoning ordinances of the City of Smithville, Missouri, by a majority council vote, the zoning classification(s) or district(s) of the lands legally described hereby are changed as follows:

The property legally described as:

The West half of the Southeast Quarter of Section Three (3) and the East half of the Southwest Quarter of Section Three (3), Township Fifty-three (53), Range Thirty-three in Clay County, Missouri.

is hereby changed from Ag to A-R.

Section 2. Upon the taking effect of this ordinance, the above zoning changes shall be entered and shown upon the "Official Zoning Map" previously adopted and said Official Zoning Map is hereby reincorporated as a part of the zoning ordinance as amended.

Section 3. That the Development agreement for Heritage Farms subdivision in substantially the form attached hereto as Exhibit A and incorporated into this ordinance as if fully set forth herein, is approved and the appropriate official of the City is authorized to execute the same on behalf of the City.

Section 4. That the Preliminary Plat for Heritage Farms Subdivision attached hereto as Exhibit B is hereby approved.

PASSED THIS _____ DAY OF _____, 20_____

Mayor

ATTEST:

City Clerk

First Reading: / /

Second Reading / /

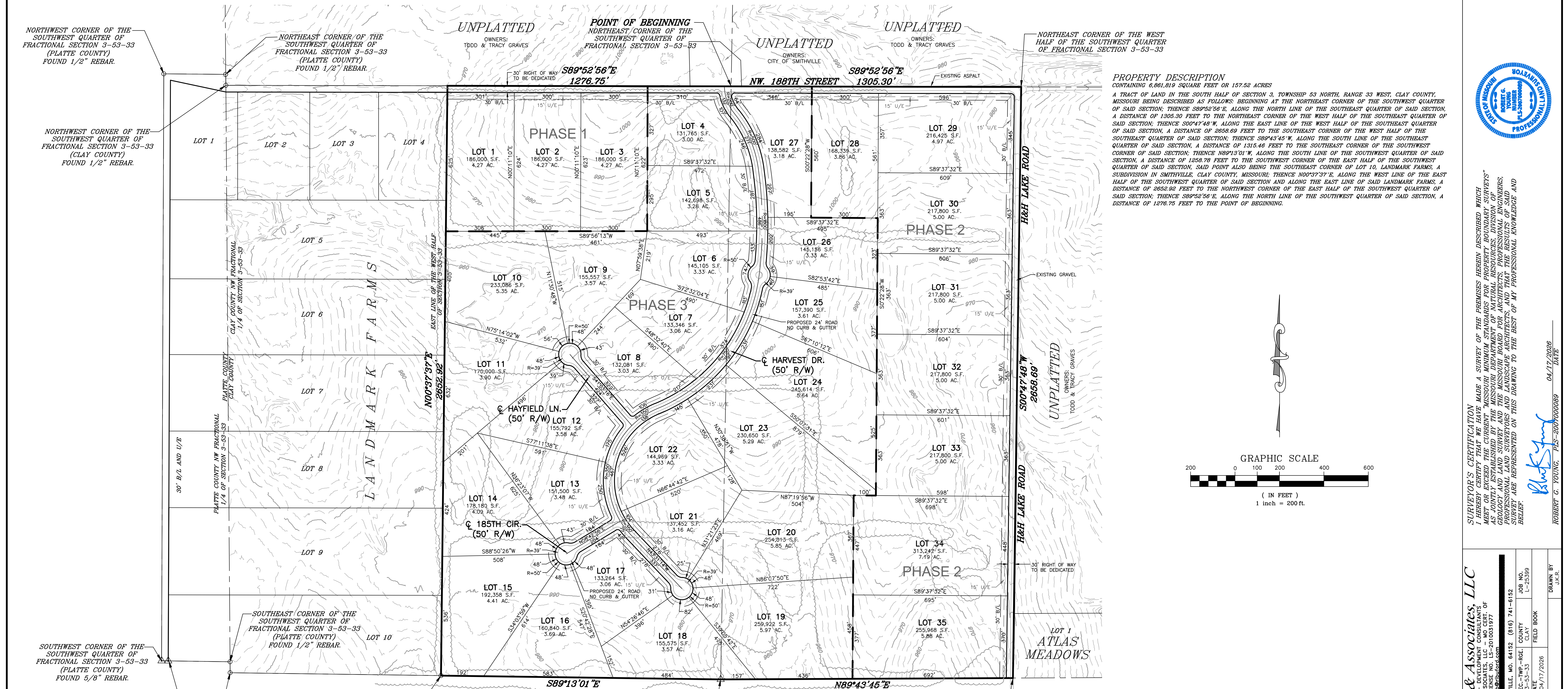
Exhibit A

All that part of the North one half of Section 36, Township 34, Range 33, Clay County, Missouri, described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 36; thence North 89 degrees 49 minutes 48 seconds East along the North line of the Northeast Quarter of said Section 36, a distance of 662.69 feet to the Northeast corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36; thence South 0 degrees 20 minutes 18 seconds West along the East line of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 663.23 feet to the Southeast corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36; thence North 89 degrees 50 minutes 00 seconds East along the South line of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of said Section 36, a distance of 590.45 feet to the West line of the East 170 Acres of said Section 36; thence South 0 degrees 26 minutes 29 seconds West along the West line of the East 170 Acres of said Section 36, a distance of 114.37 feet; thence North 89 degrees 43 minutes 06 seconds West, a distance of 971.22 feet; thence South 56 degrees 32 minutes 56 seconds West, a distance of 98.83 feet; thence South 46 degrees 04 minutes 14 seconds West, a distance of 376.49 feet to the most Westerly corner of Tract "G", HARBOR LAKE FIFTH PLAT, a subdivision of land in the City of Smithville, Clay County, Missouri; thence North 89 degrees 43 minutes 06 seconds West, a distance of 238.15 feet; thence South 13 degrees 23 minutes 08 seconds West, a distance of 70.00 feet; thence North 89 degrees 43 minutes 06 seconds West, a distance of 1004.87 feet to a point on the East line of Lot 1, CARTER FARMS, a subdivision of land in the City of Smithville, Clay County, Missouri; thence North 00 degrees 34 minutes 50 seconds East, along the East line of said Lot 1, a distance of 60.52 feet to the Northeast corner of said Lot 1; thence North 89 degrees 28 minutes 47 seconds West, along the North line of said Lot 1, a distance of 528.68 feet to the Northwest corner of said Lot 1, said point also being on the East right of way line of Missouri State Highway "F"; thence North 0 degrees 34 minutes 50 seconds East along said right of way line, a distance of 794.51 feet; thence along said right of way line, along a curve to the left, tangent to the last described course, having a radius of 349.73 feet, an arc distance of 66.19 feet; thence South 89 degrees 38 minutes 07 seconds East, a distance of 192.23 feet; thence North 0 degrees 35 minutes 50 seconds East, a distance of 233.0 feet to the North line of the Northwest Quarter of said Section 36; thence South 89 degrees 38 minutes 07 seconds East along said line, a distance of 1666.64 feet to the point of beginning. Said tract contains 60.87 acres more or less.

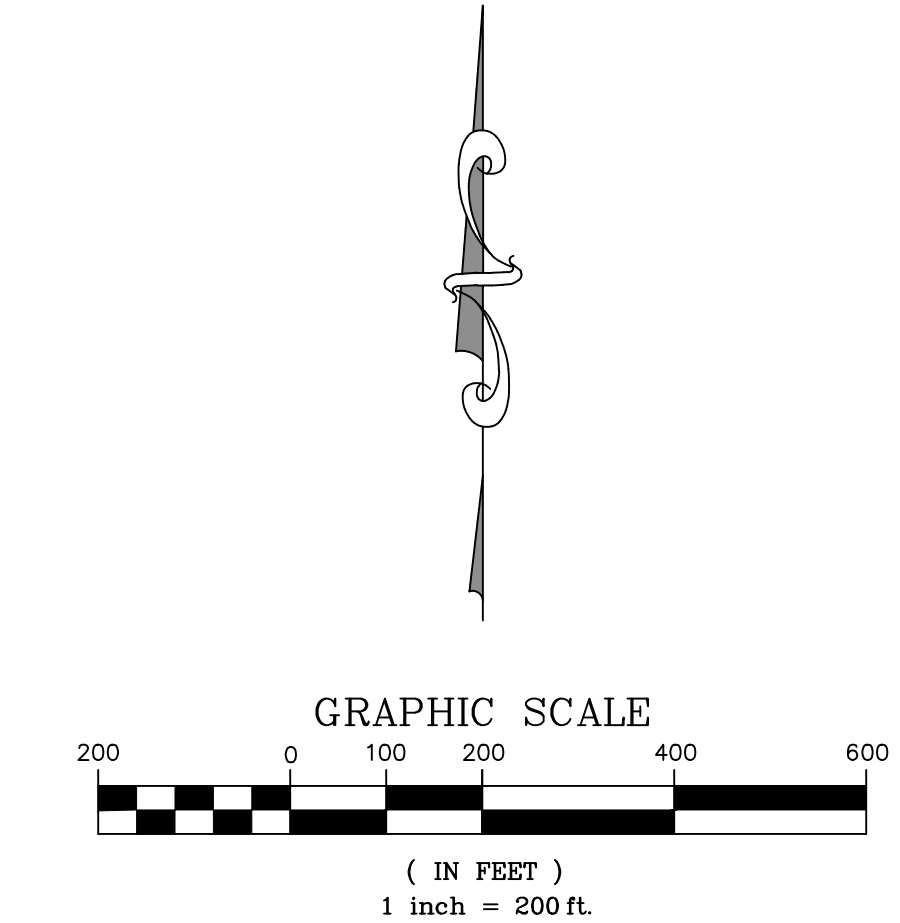
HERITAGE FARMS DEVELOPMENT DATA											
PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	OPEN SPACE / DETENTION	NET AREA	UNITS	LOTS	AVERAGE GROSS DENSITY DU/AC.	COMMENCE / COMPLETION DATES
1	AG	A-R	SINGLE FAMILY RESIDENTIAL	13.54	0.62	0	12.92	3	3	0.22	2026-2027
2	AG	A-R	SINGLE FAMILY RESIDENTIAL	99.42	4.71	0	94.71	8	8	0.08	2026-2027
3	AG	A-R	SINGLE FAMILY RESIDENTIAL	44.56	2.46	0.00	42.10	24	24	0.54	2027-2028
TOTALS				157.52	7.79	0.00	148.73	35	35	0.22	

PRELIMINARY PLAT
HERITAGE FARMS
 A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 53 NORTH, RANGE 33 WEST SMITHVILLE, CLAY COUNTY, MISSOURI

APPLICANT/OWNER:
 COLLINS & LOULA
 KINDRED TRUST &
 MICHAEL & SHEILA NETH
 P.O. BOX 450
 SMITHVILLE, MO 64089



PROPERTY DESCRIPTION
 CONTAINING 6,861,819 SQUARE FEET OR 157.52 ACRES
 A TRACT OF LAND IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 53 NORTH, RANGE 33 WEST, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE S89°52'56"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 1305.30 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE S00°47'48"W, ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 2658.69 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE S89°43'45"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 1315.46 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE N89°13'01"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 1258.78 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 10, LANDMARK FARMS, A SUBDIVISION IN SMITHVILLE, CLAY COUNTY, MISSOURI; THENCE N00°37'37"E, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION AND ALONG THE EAST LINE OF SAID LANDMARK FARMS, A DISTANCE OF 2658.62 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE S89°52'56"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 1276.75 FEET TO THE POINT OF BEGINNING.



NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-53-33 (PLATTE COUNTY) FOUND 1/2" REBAR.

NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-53-33 (PLATTE COUNTY) FOUND 1/2" REBAR.

NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-53-33 (CLAY COUNTY) FOUND 1/2" REBAR.

NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-53-33 (PLATTE COUNTY) FOUND 5/8" REBAR.

FOUND MIDLAND WITNESS MONUMENT 33.00' EAST OF CORNER (PER SURVEY)

SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-53-33 (CLAY COUNTY) FOUND 1/2" REBAR.

SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-53-33 (CLAY & PLATTE COUNTY) FOUND 1/2" REBAR 0.70' NORTH OF CORNER

SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-53-33 (PLATTE COUNTY) FOUND 1/2" REBAR.

SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-53-33 (CLAY COUNTY) FOUND 3/4" IRON BAR

SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3-53-33

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF SURVEYS AND MAPPING, AND THE MISSOURI SURVEYORS' ASSOCIATION. WE ARE PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS-2007000089 04/17/2026 DATE

R.L. Buford & Associates, LLC
 LAND SURVEYING - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC, MO. CERT. OF AUTHORITY 0000000000

P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152

FOR COLLINS & LOULA KINDRED TRUST & MICHAEL & SHEILA NETH PRELIMINARY PLAT

SEC-TWP-RGE. COUNTY JOB NO.
 3-53-33 CLAY L-25389
 DATE 07/17/2026 FIELD BOOK
 DRAWN BY J.K.E.



STAFF REPORT

June 1, 2026

Platting of Parcel Id # 05-202-00-01-004.00

Application for a Preliminary Plat Approval – Multiphase subdivision

Code Sections:

425.275.A.3 Multiphase Plat Approval

Property Information:

Address: 18410 H & H Lake Road
Owner: Majors & Neth's
Current Zoning: County Ag – proposed A-R

Public Notice Dates:

1st Publication in Newspaper: May 20, 2026
Letters to Property Owners w/in 185": May 21, 2026

GENERAL DESCRIPTION:

The applicant recently (finalized May 19, 2026) annexed this 152.74 acre property into the city limits and are concurrently seeking to set the initial zoning to A-R to allow a 35 lot, large lot subdivision. The development has acreages in excess of 3 acres to allow for septic systems as the closest city sewer is 2,200 linear feet from the property. Given the nature of the area, the proposed new streets will remain in the character of the area with open ditches but will have full depth asphalt on a prepared subgrade. The development will be served by newly constructed waterlines through the center of the development and will create a looped system with connection to H & H Lake Rd. on the east, then north to the waterline on 188th St. The current design of the subdivision insignificantly Reduces the overall weighted curve of stormwater runoff – 81 to 79 – so no impact from stormwater is anticipated. The development will also contribute fees in lieu of dedication of land for parks.

GUIDELINES FOR REVIEW – PRELIMINARY PLATS *See 425.275.A.3*

Guidelines For Review. The Planning and Zoning Commission shall consider the following criteria in making a recommendation on the preliminary plat:

a. The plat conforms to these regulations and the applicable provisions of Chapter 400, Zoning Regulations, and other land use regulations.

The plat conforms to the subdivision zoning regulations of the City.

b. The plat represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan.

The plat is consistent with the Comprehensive Plan's future land use map, and specifically addresses multiple Action Steps as follows:

HN 3.1 Encourage additional residential units near existing residential uses to strengthen the neighborhoods of Smithville.

HN 4.1 Encourage additional residential units near existing residential uses to strengthen the neighborhoods of Smithville.

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 subdivision is designed to minimize grading throughout the development other than creating streets and eventually house foundations. The proposal is laid out to avoid interruption of natural drainage areas except when needed in order to meet the City's stormwater requirements.

(2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth.

The area is generally an undeveloped set of farm fields with limited trees along old fence lines that were untended except for agricultural needs for many years. The grading needed will create the road beds and building sites with attempts to maintain quality trees where possible

(3) A good grade relationship with the abutting streets, preferably somewhat above the street.

Yes, to the extent possible, lots are generally above the adjacent street which will used for access.

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

Yes, the lots widths meet the standards in the zoning code for the proposed district, including all setbacks.

(5) Adequate lot depth for outdoor living space.

The lots are large 3+ acres and meet the minimum size required.

(6) Generally regular lot shapes, avoiding acute angles.

To the extent practicable with the new roads designed to protect the natural drainage areas, the lots involved are appropriate for the uses intended.

(7) Adequate building lots that avoid excessive grading, footings or foundation walls.

The amount of grading is not excessive in any area so footings and foundation walls will be within the normal range.

d. The plat contains lot and land subdivision layout that is consistent with good land planning and site engineering design principles.

The plat is laid out following standard design principles.

e. The location, spacing and design of proposed streets, curb cuts and intersections are consistent with good traffic engineering design principles.

The plat contains 35 potential dwelling units and the offsite improvements required by public works.

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 in the form of a development agreement.

The developer and city have proposed a development agreement for both adjacent existing street improvements and park dedication improvements as required by the code.

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 layout will not increase the amount of off-site stormwater runoff and is in accordance with engineering standards. The final design of all stormwater systems will be subject to final plan review and approval in accordance with the Final Plat procedures and the standards in place at the time of proposed construction.

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

Yes.

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.

The location is located between the western boundary of development in the city (Landmark Farums) and the Rock Creek development to the east of 169 Highway such that it will actually reduce sprawl and all extensions and expansions of existing public facilities are completed in the most efficient manner allowable on the lots.

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.

Annexation was completed on May 19, 2026.

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.

The development is bound by a development agreement that addresses all dedication requirements.

l. All applicable submission requirements have been satisfied in a timely manner.
m. The applicant agrees, in the form of a development agreement, 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.

Yes.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Preliminary Plat following execution of the Development Agreement.

Respectfully Submitted,

 /s/ Jack Hendrix /s/
Director of Development



June 3, 2026

Jack Hendrix, Community Development Director
City of Smithville
107 West Main
Smithville, MO 64089

**RE: Heritage Farms (Neth Farms) Storm Letter – 1st Review
HDR # 10384689**

Dear Mr. Hendrix,

HDR staff has reviewed the submittal for the above-referenced project. Based on this review, HDR recommends **approval** by the City.

If there are any questions, please contact me via phone at (816) 347-1163 or email at Ron.Hardee@hdrinc.com.

Sincerely,
HDR Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'Ronald B. Hardee'.

Ronald B. Hardee, P.E., CFM
Senior Civil Engineer

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into this ____ day of _____, 2026, by and between **CAROLYN MAJOR AND MIKE AND SHEILA NETH (need actual ownership names if trust, etc.)** ("Developer") and **THE CITY OF SMITHVILLE, MISSOURI**, a Missouri Corporation ("City") as follows:

WHEREAS, Developer plans on developing its proposed subdivision known as Heritage Farms located at the southwest corner of 188th Street and H & H Lake Road in an area proposed agricultural or low density residential (2-4 D.U. per acre) in accordance with the Comprehensive Plan. The preliminary plat includes three phases of development of 35 lots on land to be zoned A-R for single-family houses on approximately 152 acres for a density of .23 units per acre; and

WHEREAS, the City will make certain requirements for off and on site improvements if said land is developed as a single-family subdivision; and

WHEREAS, it is in the best interest of both parties to enter into an agreement as to what improvements and obligations under the city's subdivision code will be required of Developer; and

WHEREAS, this Agreement is necessary to provide for the safety, health and general welfare of the public and to provide for the orderly development of City.

NOW, THEREFORE, in consideration of the foregoing recitals and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The terms of this agreement apply to the following property and all portions thereof to be in a subdivision called Heritage Farms, the legal description of which is set forth on the attached preliminary plat for Heritage Farms as shown on Exhibit A attached hereto.

2. Water. It is recognized that the development will require extension of waterlines from various locations upon full buildout to improve fire flows and waterline pressures for the development and the surrounding properties' and, therefore the parties agree that the Developer will, at their sole cost and expense, construct all such waterlines required for the subdivision based upon design plans and water model requirements to meet DNR requirements, Fire District and City approval.

3. Streets. That the City recognizes that the size of the development (35 lots) does not require a full TIS but requested a brief report that analyzes the impact to 188th Street and 169 Highway's study for Lakeside Farms development (289 lots) that is obligated to install a traffic signal after its' 60th permit. This development, being on the other side of 169 Highway does not impact the intersection study or timing and no obligation to assist arises because of this development. The three interior streets in the development must meet the city standards for the subgrade preparation, followed by 8" of asphalt, without curbs and gutters. No sidewalks will be required per code given the lot frontage lengths exceed 200'. The development is adjacent to both 188th Street and H & H Lake Road where residential driveways will be installed. Given the current conditions of both roads and the amount of traffic generated by this development, the City will require a 3" asphalt overlay of 188th Street in one lift with drive coat materials. H & H Lake Road will require a 3" base coat, followed by a 2" drive coat. Both roads will need the ditches cleared and graded to protect the paving as well.

Streetlights will be required at all intersections and end of roads – end of 185th Circle, Hayfield Lane and of Harvest Drive as well as the intersections of the cul de sacs with Harvest Drive. Harvest Drive will also need lights at the knuckle in the middle Lots 25 and 26, the 188th Street intersection and finally 188th Street and H & H Lake Road as per the city's codes. Prior to final approval, street signs at all intersections, as well as a stop sign at 188th and Harvest/Hayfield Dr. will also be required in accordance with the City's Street Sign Policy. These road improvements will all be required when the interior streets are developed and not before to reduce the impact of the construction traffic from the homes in Phases 1 & 2. Each of the Phase 1 and 2 lots will also require concrete drive approaches in anticipation of the paving in phase 3 of the development.

4. Stormwater. The parties agree that the development will be required to design and construct all necessary infrastructure required to meet the then existing city standards for stormwater control at its' own cost and expense. Such construction will be in accordance with an approved stormwater study, and any updates to such study may be required from time to time.

5. Sanitary Sewers. The parties agree that the development will be allowed to construct septic systems for each lot as public sanitary sewers are well over 2,200 feet away.

6. Parks. The parties agree that the Parkland dedication requirements of the city code will not be met by any parkland dedications for this subdivision. As a result, the development will be required to pay \$625.00 for each lot at the time of filing the Final Plat of any of the lots. (e.g. 11 exterior lots will require \$6,875.00 at final plat)

7. The parties agree that except as specifically noted herein, execution of this Agreement in no way constitutes a waiver of any requirements of applicable City Ordinances with which Developer must comply and does not in any way constitute prior approval of any future proposal for development or approval of construction plans required herein.

8. All work agreed to be performed by Developer in this Agreement shall be done only after receiving written notice from City to proceed. Notice to proceed shall not be given by the City until final construction plans have been approved by the city. The recording of any final plat shall only occur in accordance with city ordinances.

9. In the event of default in this Agreement by either party, it is agreed that either party shall be entitled to equitable relief to require performance by the other party as well as for any damages incurred by the breach, including reasonable attorney fees.

10. This Agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing subject to the approval of both parties.

11. Any provision of this Agreement which is not enforceable according to law will be severed and the remaining provisions shall be enforced to the fullest extent permitted by law.

12. The undersigned represent that they each have the authority and capacity of the respective parties to execute this agreement.

13. This agreement shall not be effective until: (1) signed by both parties and (2) approved by an ordinance duly enacted by the Board of Aldermen of Smithville, Missouri.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date first above written.



R.L. Buford & Associates Engineering, LLC

LAND SURVEYORS – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS

OFFICE: 201 MAIN STREET, SUITE 6, PARKVILLE, MO 64152

MAILING: PO BOX 14069, PARKVILLE, MO 64152

(816) 741-6152

STORMWATER DRAINAGE ANALYSIS

Project: Neth Farm Residential Development

Location: Smithville, Missouri

Date: May 28, 2026

INTRODUCTION

This memorandum has been prepared to evaluate the anticipated stormwater impacts associated with the proposed development of approximately 157 acres into a 35-lot single-family residential subdivision in Smithville, Missouri. The existing site generally consists of row crop agricultural land and pasture with Hydrologic Soil Groups C and C/D. Proposed grading activities are anticipated to be minimal and generally limited to roadway construction, utility installation, and home construction.

EXISTING CONDITIONS

The site currently consists primarily of cultivated row crops and pastureland. Existing drainage patterns are generally preserved under the proposed preliminary plat. The existing weighted Curve Number (CN) for the site is 81 based on current land cover and soil conditions. Topography across the site is relatively stable with no significant channel modifications or major drainage conveyance alterations proposed.

PROPOSED CONDITIONS

The proposed development includes approximately 35 single-family residential lots on approximately 157 acres. Due to the relatively low-density nature of the development and preservation of substantial pervious area, the proposed weighted Curve Number is estimated to decrease slightly from approximately 81 under existing conditions to approximately 79 under proposed conditions. Additionally, proposed grading is minimal and existing drainage flow paths are generally maintained. Therefore, the post-development times of concentration are anticipated to remain substantially unchanged from existing conditions.

STORMWATER IMPACT EVALUATION

Based on the preliminary hydrologic evaluation, the proposed development is not anticipated to increase runoff characteristics from the site. Specifically:

- The proposed weighted Curve Number decreases from approximately 81 to 79.
- Times of concentration are expected to remain relatively unchanged.
- Existing drainage patterns are generally preserved.
- No substantial increase in impervious coverage is proposed relative to overall site size.

Based on these findings, the proposed development is not anticipated to create adverse downstream stormwater impacts or materially increase peak discharge rates from the site.

CONCLUSION

Based on the preliminary hydrologic assessment summarized herein, it is the opinion of the undersigned that the proposed development will not significantly alter existing runoff characteristics or downstream drainage conditions. Given the slight reduction in weighted Curve Number and negligible anticipated changes in times of concentration, a comprehensive macro-level stormwater study is not believed to be warranted for the proposed development.

Final storm drainage design will be completed in accordance with applicable City of Smithville requirements.

Respectfully submitted,

A handwritten signature in black ink that reads "Lindsay Vogt". The signature is written in a cursive, flowing style.

Lindsay Vogt, PE



Planning and Zoning Commission Procedural Summary

MEETING DATE: 6/9/2026

DEPARTMENT: Development

AGENDA ITEM: Heritage Farms Subdivision Preliminary Plat.

REQUESTED COMMISSION ACTION:

A motion to recommend to approve (or disapprove) the proposed preliminary plat, subject to the attached development agreement.

SUMMARY OF PROCEDURE:

The application is to create a new subdivision consisting of 35 lots on 152.74 acres of land located at address 18410 H & H Lake Rd.

The Commission shall take into account the public hearing input, the staff report and any other documents or photographs provided at the hearing. The staff report is organized with each of the Guidelines for Review identified in §425.275.A.3 of the Code of Ordinances (attached) with staff and engineering findings of each item for evaluation.

In cases where the recommendation is for the disapproval of the plat, the applicant shall be notified of the reason for such action and what requirements shall be necessary to obtain the recommendation of approval of the Planning and Zoning Commission.

ATTACHMENTS:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Ordinance | <input checked="" type="checkbox"/> Contract |
| <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Reports | <input type="checkbox"/> Minutes |

GUIDELINES FOR REVIEW – PRELIMINARY PLATS See 425.275.A.3

Guidelines For Review. The Planning and Zoning Commission shall consider the following criteria in making a recommendation on the preliminary plat:

- a. The plat conforms to these regulations and the applicable provisions of Chapter 400, Zoning Regulations, and other land use regulations.
- b. The plat represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan.
- 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.
 - (2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth.
 - (3) A good grade relationship with the abutting streets, preferably somewhat above the street.
 - (4) Adequate lot width for the type or size of dwellings contemplated, including adequate side yards for light, air, access and privacy.
 - (5) Adequate lot depth for outdoor living space.
 - (6) Generally regular lot shapes, avoiding acute angles.
 - (7) Adequate building lots that avoid excessive grading, footings or foundation walls.
- d. The plat contains lot and land subdivision layout that is consistent with good land planning and site engineering design principles.
- e. The location, spacing and design of proposed streets, curb cuts and intersections are consistent with good traffic engineering design principles.
- 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 in the form of a development agreement.
- 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.
- h. Each lot in the plat of a residential development has adequate and safe access to/from a local street.
- 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.
- 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.
- 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.
- l. All applicable submission requirements have been satisfied in a timely manner.
- m. The applicant agrees, in the form of a development agreement, 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.