



Planning and Zoning Commission Procedural Summary

MEETING DATE: 8/11/2026

DEPARTMENT: Development

AGENDA ITEM: Single Phase Final Plat for Clay Park subdivision

REQUESTED COMMISSION ACTION:

A motion to recommend to approve (or disapprove) the proposed Single Phase Final Plat.

SUMMARY OF PROCEDURE:

The application is to create a new single-phase final plat subdivision consisting of 2 lots on 37.28 acres of land located west of 169 and south of 148th Street.

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 §425.285.A.4 of the Code of Ordinances with staff and/or 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:

- | | |
|---|---|
| ☐ Ordinance | ☐ Contract |
| ☐ Resolution | ☒ Plans |
| ☒ Staff Report | ☐ Minutes |
| ☐ Other: Development Agreement | |



STAFF REPORT
August 4, 2026
Platting of Parcel Id #05-820-00-02-003.00

Application for a Plat Approval

Code Sections:

425.285.A.4

Single Phase Final Plat Approval

Property Information:

Address:	14600 N US 169 Hwy
Owner:	KC Garage Storage LLC/AYPA Power
Current Zoning:	B-3
Public Notice Dates:	July 22, 2026
185' Notices:	July 22, 2026

GENERAL DESCRIPTION:

The property is currently a 37-acre parcel partially developed with an RV Storage Facility. The proposal would divide the parcel into two separate parcels, the north 10 acres would become Lot 1 of a new 2 lot subdivision to be called Clay Park. The purpose of the subdivision is to authorize the sale of this 10.37-acre parcel to AYPa Power for a future Battery Energy Storage Facility. In accordance with the zoning and subdivision codes, the current application is for a single-phase subdivision in which all public infrastructure will be completed for the entire subdivision prior to recording the final plat, or proper bonding be put in place in accordance with Chapter 425 that guarantees the performance of certain required improvements.

The applicant has submitted not only a Final Plat for the subdivision, but also a rezoning application to I-1 and a request for a conditional use permit for a BESF on industrial zoned land. These other applications are on the same agenda as this plat request.

GUIDELINES FOR REVIEW – SINGLE PHASE SUBDIVISION FINAL PLATS *See 425.285.A.4*

The Planning Commission shall consider the following criteria in making a recommendation on the plat:

- a. The plat conforms to these regulations and the applicable provisions of the Zoning Ordinance and other land use regulations. ***Yes, the layout complies with zoning and subdivision requirements.***
- b. The plat represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan. ***Yes.***
- 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. ***Yes, the existing drainage areas identified in the currently approved site plan for RV storage will be used for this less impactful project.***
 - (2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth. ***Yes as all grading to prepare this site for RV storage occurred in 2018 and is sufficient for the future development intended. The grading will be minimal, and there are no good trees or desirable natural growth to be preserved or maintained.***
 - (3) A good grade relationship with the abutting streets, preferably somewhat above the street. ***Yes.***
 - (4) Adequate lot width for the type or size of dwellings contemplated, including adequate side yards for light, air, access and privacy. ***Yes.***
 - (5) Adequate lot depth for outdoor living space. ***N/A as this is B-3 property.***
 - (6) Generally regular lot shapes, avoiding acute angles. ***Yes.***
 - (7) Adequate building lots that avoid excessive grading, footings or foundation walls. ***Yes.***
- d. The plat contains lot and land subdivision layout that is consistent with good land planning and site engineering design principles. ***Yes.***
- e. The location, spacing and design of proposed streets, curb cuts and intersections are consistent with good traffic engineering design principles. ***Yes.***
- f. The plat is served or will be served at the time of development with all necessary public utilities and facilities, including, but not limited to, water, sewer, gas, electric and telephone service, schools, parks, recreation and open space and libraries. ***Yes.***
- 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 design reduces the overall flow from currently approved plans and storm study for the RV project.***

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

i. The plat is located in an area of the City that is appropriate for current development activity; it will not contribute to sprawl nor to the need for inefficient extensions and expansions of public facilities, utilities and services.

Yes, it is place in an efficient area for public facilities.

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. ***n/a***

k. The applicant agrees to dedicate land, right-of-way and easements, as may be determined to be needed, to effectuate the purposes of these regulations and the standards and requirements incorporated herein. ***Yes, all right of way was dedicated in 2021.***

l. All applicable submission requirements have been satisfied in a timely manner. ***Yes.***

m. The applicant agrees to provide additional improvements, which may include any necessary upgrades to adjacent or nearby existing roads and other facilities to current standards and shall include dedication of adequate rights-of-way to meet the needs of the City's transportation plans. ***There is a development agreement that will require both waterline and street extensions in accordance with the previously approved site plan of the RV Storage Facility.***

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Final Plat conditioned upon completing the requirements contained in the development agreement.

Respectfully Submitted,

Director of Development

SE 1/4, SECTION 34, TOWNSHIP 53 NORTH, RANGE 33 WEST
SMITHVILLE, CLAY COUNTY, MISSOURI



SHEET 2 OF 2

[illegible]

14600 N 169 HWY/DANMANS/2026.05.15 FILE# PLAT/26.033 FILE# PLAT/dwg-bm 12, 2026-11-24am
J & J SURVEY LLC
10904 N GREEN HILLS DRIVE • MOORE • KANSAS CITY, MO 64116
PHONE (816) 411-1017 • FAX (816) 411-1018



CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 6th day of April, 2028 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into this ____ day of _____, 2021, by and between **CLAYTHORNE RELIABILITY PROJECT LLC**, ("Developer") and **THE CITY OF SMITHVILLE, MISSOURI**, a Missouri Corporation ("City") as follows:

WHEREAS, Developer plans on developing its proposed subdivision known as Clay Park located generally west of US 169 and south of the future extension of 148th Street. and being proposed to contain 2 lots; and

WHEREAS, the City will make certain requirements for off and on site improvements if said land is sought to be developed as a commercial subdivision; and

WHEREAS, it is in the best interest of both parties to enter into an agreement as to what improvements 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 known as Clay Park Subdivision and, the legal description of which is set forth on said Final Plat as Exhibit A attached hereto.

2. It is recognized that the development will require extension of waterlines from the current end of the waterline lying along the southern edge of the 148th Street

right-of-way to the west property line of Lot 1 of Clay Park subdivision. Said waterline shall be constructed to city standards and be 12" in diameter, with fire hydrants not more than 600' apart. Developer shall be responsible for both the design and construction of said line, subject to city review and approval of the designed plans.

3. That the City and the Developer recognize the need for certain off-site improvements to the adjacent roads as a direct result of the subdivision of land into the proposed subdivision. As a result, the developer shall construct an extension of 148th Street (formerly Commercial) from its' current terminus, westerly along the right of way on the north side of said lots for a total distance of not less than 673.85 feet. Said street shall be constructed as a commercial collector street to city standards. Developer shall be responsible for both the design and construction of said street, subject to city review and approval of the designed plans. In addition, developer shall be responsible to install new street name signs on the stop lights at 169 Highway following approval by MODOT of the sign design and permits.

4. The parties agree that 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.

5. All work agreed to be performed by Developer in this Agreement shall be done only after receiving written notice from City to proceed. The notice to proceed shall not be given by the City until a final plat of Richardson Street Plaza subdivision has

been approved by the City and final construction plans have been approved. The recording of said plat shall only occur in accordance with city ordinances.

6. 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.

7. 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.

8. 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.

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

10. This agreement shall not be effective until: (1) approved by Resolution 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.

THE CITY OF SMITHVILLE, MISSOURI

ATTEST:

By _____
Mayor

CLAYTHORNE RELIABILITY PROJECT LLC

By _____

Managing Member

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

On the ____ day of _____, 2026, before me, the undersigned Notary Public, personally appeared Damien Boley, to me known, and who, being by me duly sworn, did say that he is the Mayor of Smithville, Missouri, and said instrument was signed and sealed on behalf of said City by authority of its Board of Aldermen and said Mayor acknowledges said instrument to be the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri, on the day and year last written above.

Notary Public

My Commission Expires:

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

On this ____ day of _____, 2021, before me, the undersigned Notary Public, personally appeared _____, to me known, and who, being by me duly sworn, did say that he/she is the managing Member of CLAYTHORNE RELIABILITY PROJECT LLC, and said instrument was signed and sealed on behalf of said CLAYTHORNE RELIABILITY PROJECT LLC by authority of its Board and he/she acknowledges said instrument to be the free act and deed of said CLAYTHORNE RELIABILITY PROJECT LLC.

CLAYTHORNE RELIABILITY PROJECT LLC

Member

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri, on the day and year last written above.

Notary Public

My Commission Expires:



Planning and Zoning Commission Procedural Summary

MEETING DATE: 8/11/2026

DEPARTMENT: Development

AGENDA ITEM: Conditional Use Permit – BESF on Industrial Property – AYPa Power

REQUESTED COMMISSION ACTION:

A Motion to approve Findings of Fact and recommendation to the Board of Aldermen.

SUMMARY OF PROCEDURE:

The application is for a Conditional Use Permit to operate a Battery Energy Storage Facility on land zoned industrial.

A draft findings of fact are presented, to be included within 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 Draft Findings of Fact as presented 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. After discussion, a vote is taken on the amendment. 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:

- | | |
|---|-----------------------------------|
| ☒ Ordinance | ☐ Contract |
| ☐ Resolution | ☐ Plans |
| ☒ Staff Report | ☐ Minutes |
| ☒ Other: Findings of Fact | |



STAFF REPORT
August 3, 2026
Conditional Use Permit for Parcel Id # 05-820-00-02-003.00

Application for a Conditional Use Permit – Industrial District

Code Sections:

400.570	Conditional Use Permit
400.375	Battery Energy Storage Facilities

Property Information:

Address:	14600 169 Highway
Owner:	KC Garage Storage LLC / AYPa Power
Current Zoning:	B-3
Proposed Use:	Battery Energy Storage Facility

Public Notice Dates:

1 st Publication in Newspaper:	July 22, 2026
Letters to Property Owners w/in 185':	July 22, 2026

GENERAL DESCRIPTION:

The applicant seeks to obtain a conditional use permit to operate a Battery Energy Storage Facility on property to be zoned I-1 at 14600 N. 169 Highway.

400.375 BESF

Permitted Locations And Parcel Size Requirements.

1. Large-Scale BESFs are prohibited within two hundred fifty (250) feet of existing residential dwellings, schools, hospitals, daycare centers, senior living facilities, or other sensitive land uses unless an approved mitigation plan demonstrates that potential impacts will be effectively minimized.

250 ft is clear

2. Facilities must not be located within a designated floodplain or wetland unless specifically approved with appropriate flood-proofing measures in place.

N/A

3. Parcel Size. Large-Scale BESFs shall be located on parcels no smaller than five (5) acres nor larger than fifty (50) acres.

10.37 acre parcel

4. Large-Scale BESF in industrial districts must follow the setback and buffering standards described in the Site Plan Development Ordinance, Sections 400.390 through 400.440 of this Code.

The layout is in full compliance with both setbacks and buffers.

5. Facilities in all districts must install security fencing of at least eight (8) feet in height, with appropriate warning signage and limited-access gates. Battery energy storage systems, including all mechanical equipment, shall be enclosed by a fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building.

Fencing is located inside the landscape buffer and is both 8' in total height and includes fabric shields.

6. Any outdoor lighting must be shielded and directed downward to minimize light pollution and glare on adjacent properties.

Photometric plan shows full compliance with off-site shielding.

7. The applicant has engaged with the Fire District to ensure compliance with all Fire Safety And Hazard Mitigation requirements in 400.375.

Yes.

8. As required by the National Electric Code (NEC), disconnect and other emergency management information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

Yes.

9. The BESFs will be equipped with thermal management systems to prevent overheating and detect early signs of thermal runaway, emergency venting systems to release gases in a controlled manner to prevent explosion hazards.

Yes.

10. The area within twenty (20) feet on each side of a battery energy storage system shall be cleared of combustible vegetation and surfaced with gravel or other non-combustible surfacing.

Yes.

11. Stormwater Management Requirements. All facilities must submit a Stormwater Management Plan (SWMP) for approval as part of the application process. The SWMP must outline measures to prevent chemical contamination of groundwater and nearby water bodies through stormwater runoff control, filtration systems, and containment barriers. Facilities must implement best management practices (BMPs), such as oil/water separators, spill containment structures, and designated hazardous material storage areas.

Complies, updated SWMP required following final grading plan approval and completion.

12. The applicant must submit an estimate for decommissioning with the initial approval, and every five (5) years thereafter for review and approval by the City's engineers.

Estimate provided based upon 2026 costs. Surety will be required following new estimate at actual construction year costs.

13. Facility owners must submit a comprehensive decommissioning and site restoration plan for approval by the City.

Included in application.

Staff's Recommendation for Findings of Fact:

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

adjoining residential uses and located so as to protect such residential uses from any injurious effect.

6. Adequate utility, drainage and other such necessary facilities have been or will be provided.

7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Conditional Use Permit based upon the proposed findings of fact.

Respectfully Submitted,

Zoning Administrator

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
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PARCEL ID: A PORTION OF 0582000002003000
ADDRESS: 14600 N 169 HWY
PARCEL AREA: 37.28 AC
PROJECT AREA: 9.47 AC
PROPERTY OWNER: KANSAS CITY GARAGE
STORAGE OPERATING LLC
ZONING: B-3 TO BE REZONED TO I-1

PROJECT MANAGER
 AYPFA POWER
 1801 DOMAIN BLVD SUITE 225,
 AUSTIN, TX
 JACKSON CHENOWETH

CIVIL ENGINEER
 AYPFA POWER
 11801 DOMAIN BLVD SUITE 225,
 AUSTIN, TX
 EVAN ZEMAITIS, P.E.

PHOTOMETRIC ENGINEER
 CBMC LIGHTING SOLUTIONS
 5855 KOPE TSKY DR, SUITE G,
 INDIANAPOLIS, IN
 RUSS MILLER

LANDSCAPE ARCHITECT
 KINLEY HORN
 500 EAST 96TH STREET, SUITE 300
 INDIANAPOLIS, IN
 ERIC PACABLE

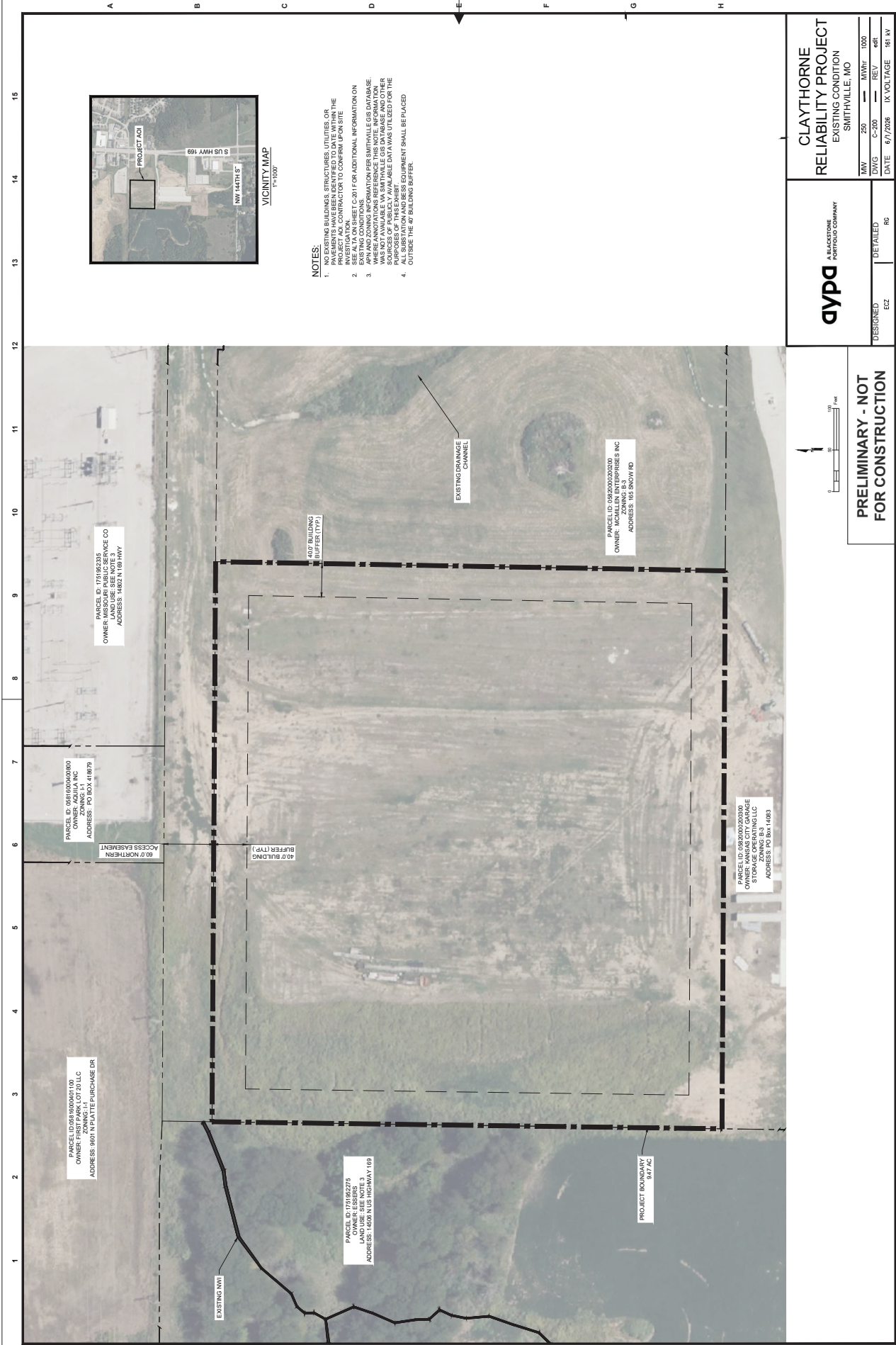
SURVEYOR
 J&J SURVEY LLC
 8680A N. GREEN HILLS RD.
 KANSAS CITY, MO
 STEVEN TIMBERLAKE



GENERAL NOTES:

1. DRAWINGS ARE BASED ON SURVEY PREPARED BY J&J SURVEY, LLC DATED 06/02/2026 AND BOUNDARY COORDINATES ARE BASED IN NAD83 MISSOURI STATE PLANE (WEST ZONE), US FOOT.
2. ELEVATIONS SHOWN ARE FINISHED GRADE.
3. SUBCONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS INDICATED, AS SPECIFIED, AND AS CONTRASTORY TO PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE LAND DISTURBANCE ORDINANCES AND REGULATIONS.
4. FEMA FLOOD INSURANCE RATE MAP NUMBER, FIRM PANEL NUMBER, 26047-00102E1, FLOODPLAIN ZONE X-AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. CLAY COUNTY, MISSOURI FIRM MAPS EFFECTIVE AUGUST 3, 2015.
5. THE CURRENT APPROVED PLANS SHALL BE RETAINED ONSITE FOR THE DURATION OF CONSTRUCTION FOR PURPOSES OF INSPECTION BY CITY OF SATHWILLE PERSONNEL. APPROVED PLANS SHALL BE STORED IN A WEATHERPROOF PERMIT BOX THAT IS EASILY AND SAFELY ACCESSIBLE NEAR THE MAIN ENTRANCE STORED IN A WEATHERPROOF PERMIT BOX THAT IS EASILY AND SAFELY ACCESSIBLE NEAR THE MAIN ENTRANCE TO THE STRUCTURE.

PRELIMINARY - NOT FOR CONSTRUCTION	aypd ARCHITECTS PLANNERS ENVIRONMENTAL ENGINEERS LANDSCAPE ARCHITECTS PORTLAND COMPANY	CLAYTHORNE RELIABILITY PROJECT COVER SHEET SMITHVILLE, MO			
		DESIGNED	DETAILED		
		ECZ	RG		
		DWG	DATE		
			250	—	MWht
	C-100	—	REV	est	
	DATE	6/7/2026		X VOLTAGE 181 kV	



NOTES:

1. NO EXISTING BUILDINGS, STRUCTURES, UTILITIES OR OTHER FEATURES ARE SHOWN ON THIS MAP. THE PROJECT ADI CONTRACTOR TO CONFORM UPON SITE.
2. SEE A1/A ON SHEET C-201 FOR ADDITIONAL INFORMATION ON EXISTING CONDITIONS.
3. EXISTING CONDITIONS INFORMATION PER IMPATHABLE GIS DATABASE. WHERE ANNOTATIONS REFERENCE THIS NOTE, INFORMATION WAS NOT AVAILABLE VIA IMPATHABLE GIS DATABASE AND OTHER SOURCES. WHERE ANNOTATIONS REFERENCE THIS NOTE, INFORMATION WAS NOT AVAILABLE VIA IMPATHABLE GIS DATABASE AND OTHER SOURCES. WHERE ANNOTATIONS REFERENCE THIS NOTE, INFORMATION WAS NOT AVAILABLE VIA IMPATHABLE GIS DATABASE AND OTHER SOURCES.
4. OUTSIDE THE 40' BUILDING BUFFER.



CLAYTHORNE
RELIABILITY PROJECT
EXISTING CONDITION
SMITHVILLE, MO

dypa
A BLACKSTONE
PORTFOLIO COMPANY

DESIGNED: ECZ
CHECKED: RG
DATE: 6/1/2025
IN VOLTAGE: 161 kV

MW	250	—	MWMT	1000
DWG	C-200	—	REV	esr

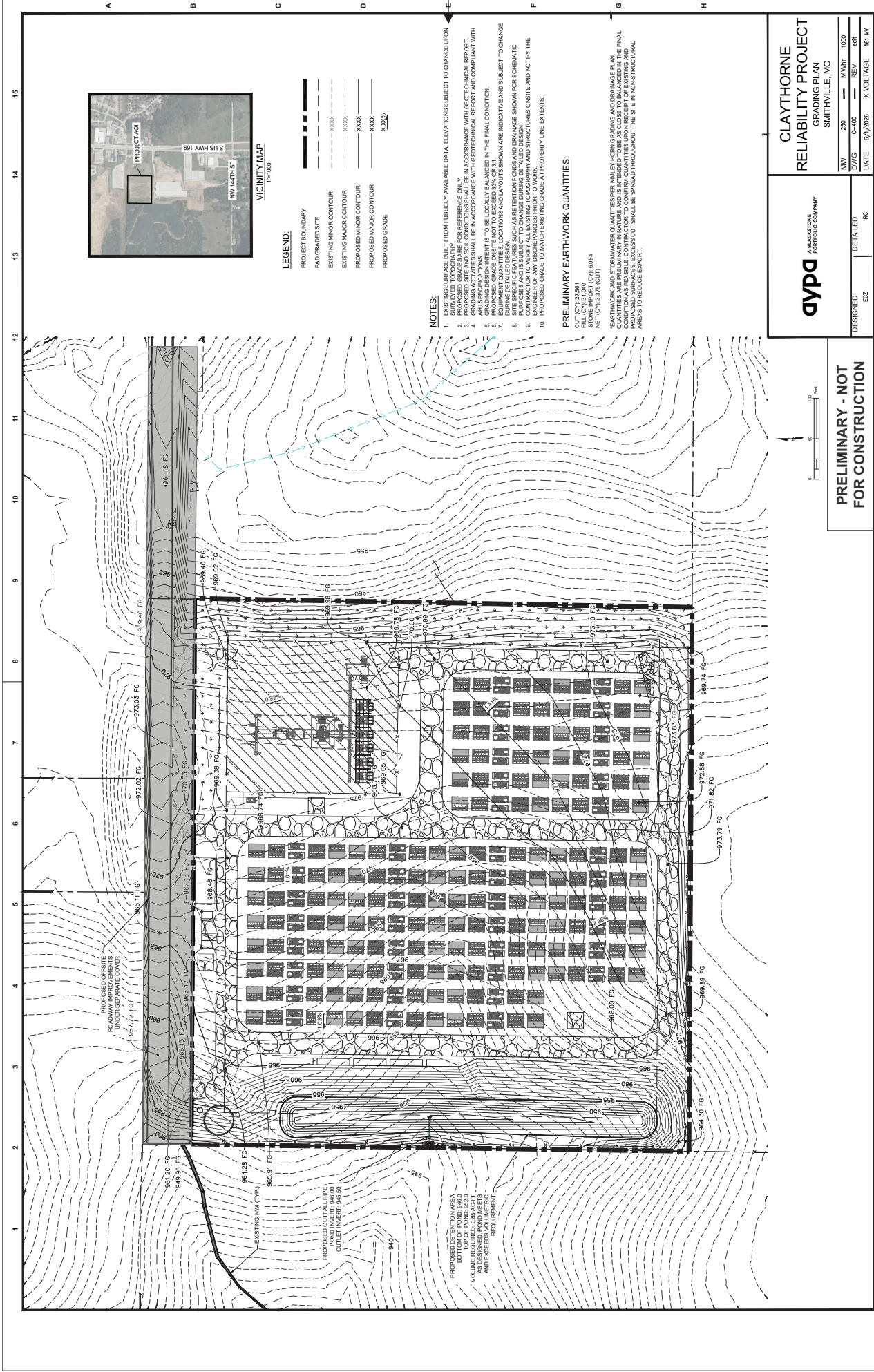
**PRELIMINARY - NOT
FOR CONSTRUCTION**

[illegible][illegible]

LIMITATION: This survey was always based on source information from sales and marketing departments of the utilities. The survey was not designed to be a random survey of all utilities. The survey was combined with secondary evidence of utilities pursuant to Section 5.6.6, which required that the survey be combined with secondary evidence of utilities to develop a picture of the underground utilities. However, lacking evidence, the exact location of the underground utilities may not be accurately completed, and the survey may result in an incomplete response, in which case the surveyor should note on the plot or map how this affected the surveyor's assessment of the location of the utilities. Where the surveyor is unable to obtain the necessary information, a written statement is advised that information for a private utility, locate request may be necessary.

ALSO KNOWN AS:
TRACT 1, LOT LINE ADJUSTMENT PLAT RECORDED MAY 9, 2018, AS DOCUMENT NO. 2018016782, BOOK 1,
PAGE 36.1.

[illegible]



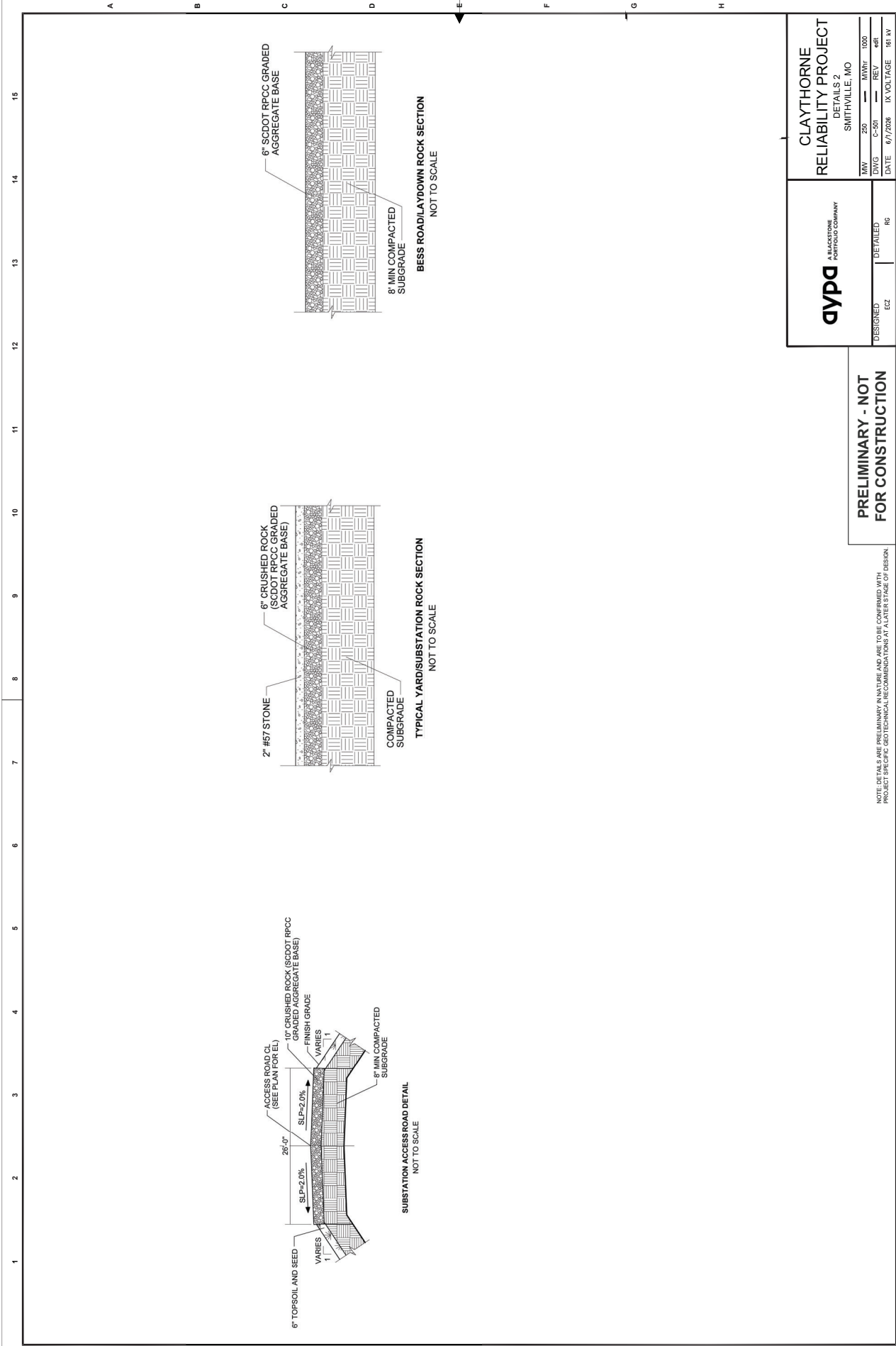
PRELIMINARY - NOT
FOR CONSTRUCTION

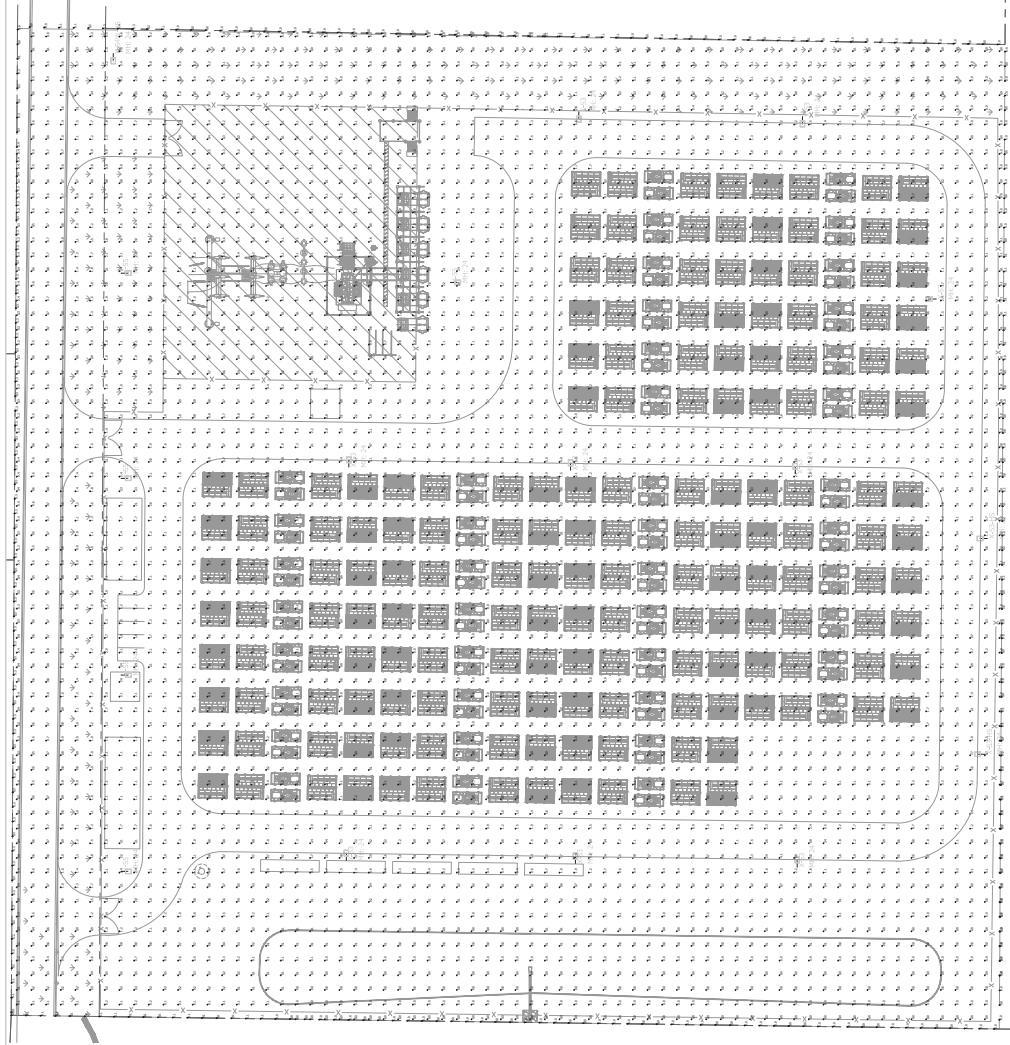
dypd
A BLACKSTONE
PORTFOLIO COMPANY

CLAYTHORNE
RELIABILITY PROJECT
GRADING PLAN
SMITHVILLE, MO

REV	250	MMWT	1000
DWG	C-400	REV	44R
DATE	5/1/2025	IN VOLUME	161 W

DESIGNED	ECZ	DETAILED	RG
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LIGHTING NOTES:

- Mounting Height = 24'
- Light Loss Factor = 0.90
- Footcandle Values Calculated @ Grade
- Reflectance Values - 80/50/20 (office spaces)
50/30/20 (warehouse areas)

National Lighting Vendor:
For pricing and technical assistance contact:
Russ Miller of CBMC INC, tel# 317-697-7510,
rmiller@cbmcinc.com

SITE LAYOUT

Scale	1" = 40' Drawing No	C-700
Date	6/11/25 Project No	
Drawn By	SKM	CB29703-SITE-2

Claythorne Reliability Project
Smithville, MO

Luminaire Schedule					Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Lum. Lumens	LUF	Lum. Watts	Description		
—□—	5	X-55	Single	26363	0.900	207	NV-1-T5W-64L-1-40K7		
—□—	9	X-53	Single	16184	0.900	136	NV-1-T3-64L-2-40K-UNV		
—□—	1	X-54W-HS	Single	16197	0.900	207	NV-1-T4F-TW-64L-1-40K7-HSS		
—□—	2	X-53-HS	Single	16391	0.900	205	NV-1-T3-64L-1050-40K7-HSS		

Calculation Summary					Calculation Summary				
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Property Line	Illuminance	Fc	0.10	0.4	0.0	N.A.	N.A.		
All Calc Points Within Property Line	Illuminance	Fc	0.63	7.9	0.0	N.A.	N.A.		
Roadways	Illuminance	Fc	1.63	7.9	0.0	N.A.	N.A.		

The lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions. In accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to the installation in the field, including, but not limited to, mounting height, distance to the roadway, location, and other site specific conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

SEE MORE



CBMC • LIGHTING SOLUTIONS
5855 KOPETSKY DR. SUITE G. | INDIANAPOLIS, IN 46217
317-780-8350 | WWW.CBMCINC.COM

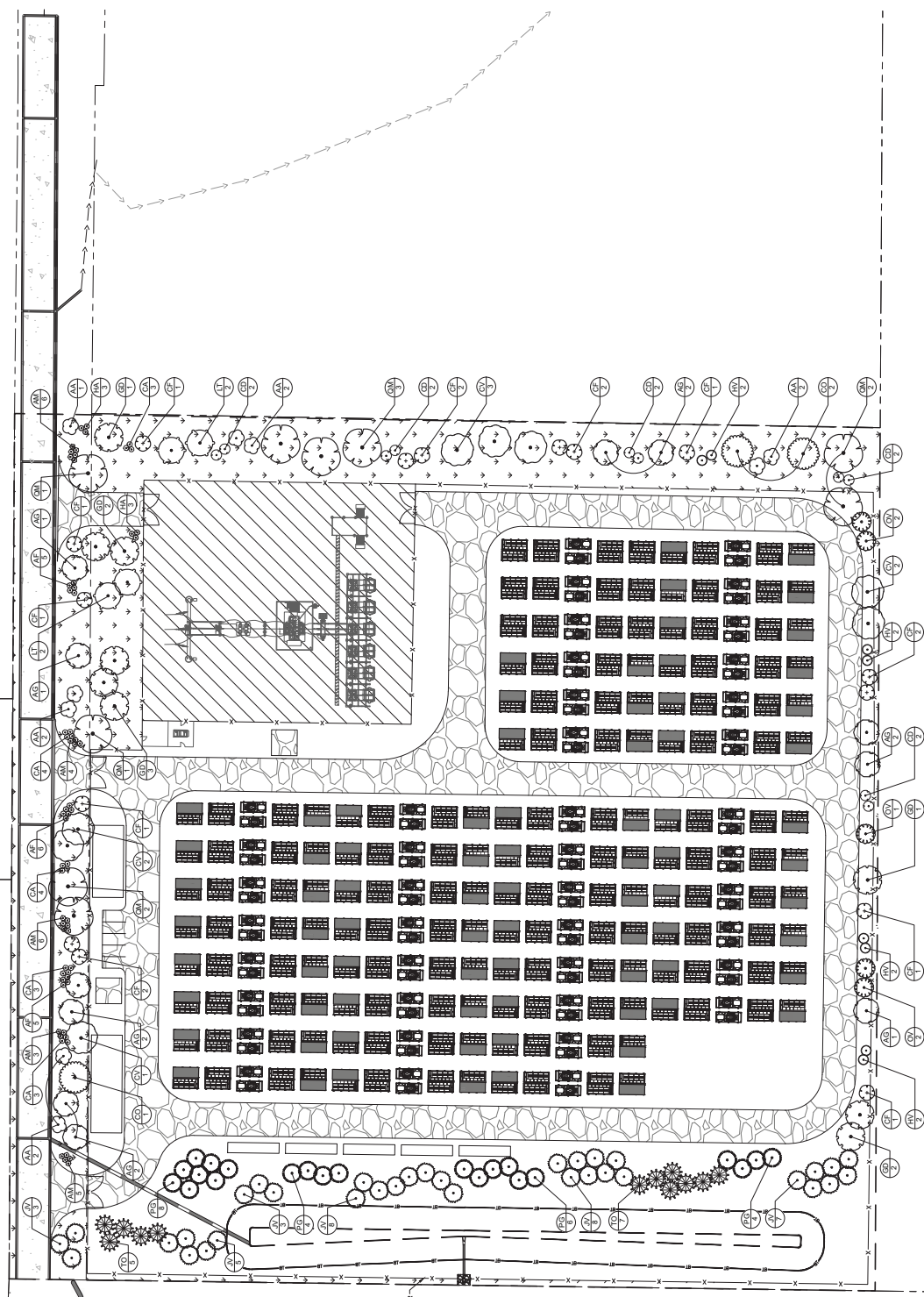
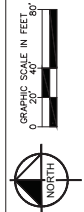
All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 70E, Life Safety Code, ASHRAE and/or IEEE Energy Codes.
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DATE	1706/2001
SCALE	AS SHOWN
DESIGNED BY	MSV
DRAWN BY	MSV
CHECKED BY	EMF

PRELIMINARY - NOT
FOR CONSTRUCTION

Kimley-Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
500 E. 98TH STREET, SUITE 300
INDIANAPOLIS, IN 46260 (317) 218-9560
WWW.KIMLEY-HORN.COM

NO.	1
REVISIONS	
DATE	06/10/2026



ORDINANCE CHART			
ZONING: I-1	REQUIREMENT	REQUIRED	PROVIDED
	INDUSTRIAL ADJACENT TO RESIDENTIAL:	West Property Line	
	Industrial adjacent to residential: 6' tall fence, 6 ft. evergreen trees / 60' LT / 6' tall fence	67' Foliage 68' evergreen trees 60' LT / 6' tall fence	68' Evergreen trees 60' LT / 6' tall fence
	INDUSTRIAL ADJACENT TO INDUSTRIAL:	North Property Line	
	Industrial adjacent to business:	67' Foliage 11 deciduous trees / 10' LT 11 ornamental trees / 9 shrubs	11 deciduous trees 10 ornamental trees 9 shrubs
	INDUSTRIAL ADJACENT TO BUSINESS: South & East Property Lines	1346' Foliage	
	Industrial adjacent to business:	1 deciduous tree / 60' LT 1 ornamental tree / 70' LT 3 shrubs / 75' LT	23 deciduous trees 19 ornamental trees 28 shrubs
	STREET PLANTING REQUIREMENTS	67' Foliage	
	Industrial adjacent to street (in addition to the required street plantings in a buffer):	1 deciduous tree / 60' LT 1 ornamental tree / 70' LT 3 shrubs / 40' LT	9 deciduous trees 5 shrubs
	PARKING PERIMETER	45' Foliage	
	Additional required planting around parking lot:	1 deciduous tree / 60' LT 1 shrub / 50' LT	1 tree 1 shrub

SEEDING LEGEND

PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL
ESCUE: APPLY AT A RATE OF 350 LBS/ACRE
(LBS/1000 SQFT)



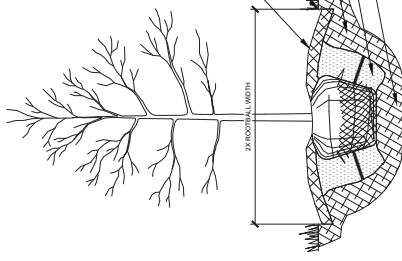
LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MATERIALS, TRANSPORTATION, UNLOADING, STORAGE, HANDLING, AND CONSTRUCTION OF ALL TREES, SHRUBS, AND PLANTINGS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY TREE TRENCHES OR EXCAVATIONS THAT SETTLER.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED HEALTHY FULLY GROWN ACCLIMATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH CANKS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS INSPECTION.
5. ALL NURSERY STOCK SHALL BE GUARANTEED BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREA SOIL SHALL BE GUARANTEED BY THE CONTRACTOR, FOR ALL BIRCH, ORNAMENTAL GRASS, PINE/NKNA, AND ANNUAL BEDS. AMENDED TOP LAYER SOIL SHALL BE STANDARD TOPSOIL.
7. SEEDS/OIL LIMIT AREAS ARE APPROXIMATE. CONTRACTOR SHALL SEED/OIL ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/OIL MIXTURE.
8. CONTRACTOR SHALL INITIALS SHREDED HARDWOOD MULCH AT 7" DEPTH TO ALL TREE, SHRUB, PERENNIAL, AND ANNUAL BEDS. CONTRACTOR SHALL INITIALS SHREDED HARDWOOD MULCH AT 7" DEPTH TO ALL TREE, SHRUB, PERENNIAL, AND ANNUAL BEDS. A SPASED EDGE IS NOT REQUIRED ABOVE CURBED EDGES.
9. WEED PATROL SHALL BE APPLIED UNDER MULCH.
10. INSTALLATION OF TREES WITH PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10 FEET FROM STRUCTURES.
11. CONTRACTOR SHALL PROVIDE PAINTING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
12. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER'S JURISDICTION. REVIEW AGENCIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
13. THE OWNER REPRESENTATIVE MAY REFLECT ANY PLANT MATERIALS THAT ARE DAMAGED, DEFORMED, OR OTHERWISE NOT MEETING SUPERIOR QUALITY.
14. THE CONFIRMED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THE MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE DELIVERED TO THE PROJECT SITE PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
15. SEE PROJECT MANUAL TECHNICAL SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING & PLANTING SOIL PREPARATIONS.
 16. ALL PLANTING AREAS SHALL RECEIVE 3" DEPTH OF SHREDDED HARDWOOD MULCH. FREE OF CORN COBS, WOOD CHIPS, GRAVEL AND CRUSHED STONE.
 17. MULCH SHALL NOT BE FIELD PLACED IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY ENDER MATERIAL OR ASPHALT EMULSION.
 18. ALL PLANTS SHALL BE WATERED BY THE CONTRACTOR AFTER INSTALLATION PER PROJECT WATERING SCHEDULE. LOSSES DUE TO LACK OF WATER DURING WARRANTY PERIOD BECOME LIABILITY OF CONTRACTOR.
 19. WEEDING, LANDSCAPE MAINTENANCE AND WATERING TO BE THE CONTRACTORS RESPONSIBILITY DURING CONSTRUCTION.
 20. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS AND DIFF. CLODS OVER 1" IN DIAMETER AS WELL AS CONTAIN 3% ORGANIC MATTER.
 21. CONTRACTOR SHALL STAKE NODULAR TREES AND SHRUB LOCATIONS AND OUTLINE AREAS FOR ALL PLANT REBROADCASTING AND PLANTING. CONTRACTOR SHALL OBTAIN AND POST-INSTALL LANDSCAPE MAINTENANCE AGREEMENTS ACCEPTANCE PRIOR TO STARTING TO PLANTING.
 22. ALL PLANT DIGGINGS SHALL BE REMOVED AFTER INSTALLATION.

PLANT SCHEDULE

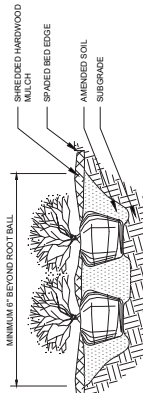
[illegible]

NOTES:



1. INSPECT TREE FOR DAMAGED BRANCHES, APPLICABLE CORRECTIVE PRUNING IF LANDSCAPE PLANTINGS ARE WITHIN OR ADJACENT TO AREAS WHERE TREE IS TO BE REMOVED.
2. EXCAVATE AND REMOVE ALL SOIL AND ROOTS FROM THE EXISTING ROOT CONTAINING LINE STABILIZATION AND TAMPED WITH HIGH QUALITY PLANTING SOIL.
3. IN UNEXCAVATED OR TAMPED SOIL, TOP OF QUALITY PLANTING SOIL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND SHAG BARK MULCH.
4. WHERE BARK MULCH IS REQUIRED, BURLAP TOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL, REMOVE ALL TWINE (AND IF USED), SYNTHETIC MATERIALS, REMOVE OR CORRECT GROUNDING RODS.
5. WHERE BARK MULCH IS NOT REQUIRED, REMOVE OR CORRECT GROUNDING RODS.
6. BACKFILL REMOVED EXCAVATED SOIL TAMPED THOUGH TO A HIGH CLAY WATER CONTENT. RECOVER SOIL TOWNSHIP PERMIT TO IS 15,000.
7. WATER.
8. PROVIDE A FIVE (5) FOOT BUFFER MEASURING AROUND ROOT FLARE.
9. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

④ TREE PLANTING



NOTES:

- [illegible]

SHRUB PLANTING

NTS

No.	REVISIONS	DATE
1	GRADING UPDATE	06/10/2026

kimley **»** **Horn**
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500 E. 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240 (317) 218-9560
WWW.KIMLEY-HORN.COM

PRELIMINARY- NOT
FOR CONSTRUCTION

DATE	02/13/2026
SCALE AS SHOWN	
DESIGNED BY	MSV
DRAWN BY	MSV
CHECKED BY	EMF

PRELIMINARY
LANDSCAPE PLAN

CLAYTHORNE
RELIABILITY
PROJECT
SMITHVILLE, MO

L1.2

CUP Findings of Fact – Claythorne Reliability Project

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
2. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public by reducing the need for additional electrical production capacity upon the local grid.
3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located as it is substantially similar to other nearby uses.
4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the site are located such that the outside perimeter of the project area is substantially filled with various types of trees, shrubs and other vegetation and a sight obscuring perimeter fence, 8' tall will be located behind the vegetative buffer; and
 - b. The nature and extent of landscaping and screening on the site is adequate and complies with the code requirements for buffering and landscaping in the site plan ordinance.
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect there is no regular traffic to the site, but the limited vehicular traffic will have parking behind the fencing and screening and no residential uses are near.
6. Adequate utility, drainage and other such necessary facilities have been or will be provided during construction phases and subject to updated plans that comply with updated studies as determined by the City.
7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys the access to and from the project area are more than sufficient for the limited total traffic needed for maintenance and operation of the site.

BILL NO. XXXX-26

ORDINANCE NO. _____

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

WHEREAS, The City of Smithville received applications for a single-phase final plat, rezoning a portion of said plat land and a Conditional Use Permit for a Battery Energy Storage Facility on industrial zoned ground on a part of 14600 N. 169 Highway on June 12, 2026; and

WHEREAS, a public notice was provided in the local newspaper and via certified mail to adjoining property owners in accordance with the law on July 22, 2026.

WHEREAS, three Public Hearings were conducted before the Planning Commission on August 11, 2026, pertaining to each of the three applications; and

WHEREAS, the Planning Commission recommended approving the Final Plat for Clay Park subdivision attached hereto as Exhibit A; and, presented its' findings of fact concerning the rezoning to the Board of Aldermen attached as Exhibit B which recommended approval of the rezoning request; and, presented its' findings of fact concerning the Conditional Use Permit for a Battery Energy Storage Facility attached hereto as Exhibit C, and issuing a Conditional Use Permit for a Battery Energy Storage Facility; and,

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

Section 1. That the Single-Phase Final Plat for a two lot subdivision entitled Clay Park, is hereby approved in accordance with city ordinances.

Section 2. 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:

A tract in the Southeast Quarter of Section 34, Township 53 North, Range 33 West, in Smithville, Clay County, Missouri, being more particularly described as follows: Commencing at the Northeast Corner of said Southeast Quarter; Thence North 89°38'04" West along the North Line of said Southeast Quarter, 663.50 feet to the Point of Beginning; Thence South 01°01'27" West, 672.37 feet; Thence North 89°32'41" West, 671.18 feet; Thence North 00°47'50" East, 671.30 feet to said North Line; Thence South 89°38'05" East along said North Line, 673.85 feet to the Point of Beginning.

is hereby changed from B-3 to I-1.

Section 3. 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, a Conditional Use Permit to operate a Battery Energy Storage Facility on Lot 1 of Clay Park subdivision is hereby issued.

Section 4. 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 5. This ordinance shall take effect and be in full force from and after the approval.

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.