



**AGENDA  
CITY OF BELTON  
PLANNING COMMISSION  
MEETING AND PUBLIC HEARINGS  
MONDAY, MAY 5, 2014 - 7:00 P.M.  
CITY HALL ANNEX, 520 MAIN STREET**

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- I. CALL MEETING TO ORDER**
  
- II. ROLL CALL**
  
- III. APPROVAL OF THE MINUTES OF THE APRIL 21, 2014 PLANNING COMMISSION MEETING**
  
- IV. PUBLIC HEARINGS**
  - A. Consideration of a Special Use Permit to allow a Childcare Center to Operate at 120 Cunningham Industrial Parkway.
  
  - B. Consideration of Text Amendments to the Unified Development Code (UDC) regarding the Markey Regional Detention Development Fee Program.
  
  - C. Consideration of Text Amendments to the UDC regarding Updates to the City's Development Fee Schedule.
  
- V. DIRECTOR'S REPORT**
  
- VI. NEXT MEETING DATE: May 19, 2014**
  
- VII. ADJOURNMENT**

# **MEETING MINUTES**

**APRIL 21, 2014**

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main  
April 21, 2014**

**CALL TO ORDER**

Chairman Holly Girgin called the meeting to order at 7:00 p.m.

**ATTENDANCE**

*Commission:* Chairman Girgin, Mayor Jeff Davis, Commissioners Sally Davila, Tim McDonough, Chris Christensen, Chuck Crate, and Larry Thompson.

*Staff:* Jay Leipzig, Community and Economic Director; Robert Cooper, City Planner; and Ann Keeton, Community Development Secretary.

*Absent:* Councilman Tim Savage and Commissioner Steve Finn

**MINUTES**

Commissioner Crate moved to approve the minutes of the April 7, 2014 planning commission meeting. Commissioner Christensen seconded the motion. All members present voted in favor and the motion carried.

**SPECIAL USE PERMIT** - Special Use Permit for a shaved ice stand at 209 E. North

Mr. Leipzig announced that consideration of the Special Use Permit (SUP) application was continued from the April 7, 2014 planning commission meeting. Mr. Cooper gave a brief report and read the staff recommended conditions of approval for the SUP and the applicant's response to each of the suggested conditions.

There was discussion about Condition #3 which referred to a 24-inch decorative white vinyl fence being required to mark the seating area this year. It was stated that last year a rope was used to designate the eating/seating area. Mr. Leipzig provided additional information about the decorative white fencing which he categorized as "very affordable." He went on to say the park department has trees that could be planted on the site for beautification as mentioned in Condition # 7. It was noted the property owner will have to give permission for trees to be planted on the site.

Regarding Condition #2, Commissioner Crate suggested the words "and associated signage" be inserted into the condition language. It would then read: "The location of the shaved-ice stand and associated signage shall not obscure motorists view or pose any hazard." Mr. Leipzig reported that a rooftop sign will not be allowed in a C-2 zone, but a banner will be allowed. There was additional conversation about the decorative fence and positioning of the fence sections.

There was discussion about Condition #8 which requires the SUP applicant to have the existing roadway millings on the lot be removed and replaced with crushed stone. Commissioner Thompson asked if the crushed stone could cover the millings and Mr. Cooper answered “yes,” that the goal is to make the site base appear uniform. There were questions about the sale of cars on the lot by the property owner, and whether the applicant or the owner is responsible for placing the crushed stone on the site. The owner will have to approve any modifications to the lot according to Mr. Cooper.

Natalie Freeman, the SUP applicant, spoke to the Commission about the application. She stated that the business will only sell snow cones and no other type of food products. Ms. Freeman told of her relationship to the property owner and reported there will not be any cars for sale on the lot. She went on to say the property owner does not object to gravel being placed on the lot and indicated they have the equipment to do the job. Mr. Leipzig clarified that it would be a violation of the SUP conditions if cars are sold on the lot. There was discussion about roadway millings and/or gravel for the parking area on site. It was explained by Mr. Leipzig that gravel parking areas are not allowed in C-2 zones for permanent businesses, but could be allowed with the flexibility of an SUP for this seasonal business.

There was discussion about yearly reviews of the SUP by the Commission versus an annual administrative review with the option for two renewals. Chairman Girgin suggested some compromises on the proposed conditions of approval, and Commission Thompson moved to recommend approval of the SUP application to allow a seasonal shave ice stand to operate at 209 E. North with the following conditions:

1. No issuance of a city business license, until the site has had a final life safety inspection by city staff for compliance with city codes and approved site plan;
2. The location of the shaved-ice stand and associated signage shall not obscure motorists view or pose any hazard;
3. A demarcated area using a decorative white vinyl fence no taller than 24-inches shall be placed along any area that will be used for public seating / eating purposes;
4. The SUP shall be valid for six (6) months, beginning on May 15<sup>th</sup> and ending on October 15<sup>th</sup>;
5. Shaved-ice stand shall be removed from the site at the conclusion;
6. No other use or activity shall occur on site;
7. Flower pots and other plantings shall be provided on-site for beautification;
8. SUP to be reviewed by City staff yearly with the option for two renewals, after which the applicant must reapply.

Commissioner Crate seconded the motion. When a vote was taken, the following was recorded, Ayes: 7 - Chairman Girgin, Mayor Davis, Commissioners Davila, McDonough, Christensen, Crate, and Thompson. Noes: none. Absent: 2 - Councilman Savage and Commissioner Finn. The motion carried

#### **DIRECTOR'S REPORT**

Mr. Leipzig distributed an article with information for Commission members from a Planning magazine and he gave a brief summary of the material contained in the article.

It was reported by Mr. Leipzig that Academy Sports building contractors will begin raising the building walls tomorrow morning.

Mr. Leipzig announced that on May 5, 2014 the Commission will consider Unified Development Code (UDC) amendments for a regional detention fee program and he related how the fee will be calculated.

Planning staff has been meeting with consultants about developing design concepts for the North Scott corridor plan. A planning intern from UMKC will begin working with staff in May.

June 2, 2014 the Commission will see a site plan for the Carriage Works project at 401 N. Scott, and a preliminary plat / development plan for the Villas of Briar Creek on Cunningham Parkway. Also, Mr. Leipzig reported the Commission will review a site plan for a new QuikTrip Generation 3 Store at 501 E. North at the first meeting in June.

Mr. Leipzig told Commission members about the Citizens Appreciation Fair which is scheduled for Thursday, May 8, 2014 in Memorial Park from 5:30 - 7:30 p.m.

#### **OTHER BUSINESS**

Commissioner McDonough initiated a conversation about the City's minimum standards for building design / building materials in Commercial districts. He recommended the City pursue amending the UDC to eliminate the use of metal siding in Commercial zoning districts. Mr. Leipzig stated staff will look into amending the language.

It was also suggested that the Commission start the process of revoking a previously approved SUP for a digital sign. It was stated the sign is not in compliance with the approved conditions of the permit. Mr. Leipzig reported that staff will provide formal notification to the SUP applicant and invite the applicant to a meeting after which the Commission will review the case. There was a discussion about code compliance of all the digital signs throughout the City and enforcement of the code for those signs. It was explained by Mr. Cooper the digital sign provisions fall under the SUP requirements in the UDC. Mr. Leipzig reported that staff will further investigate this issue.

Mayor Davis gave a report and a detailed explanation about land transactions associated with a former proposed regional stormwater retention lake.

Commissioner Crate indicated he has concerns about the Cheap Smokes and Title Loan businesses and he suggested looking for ways to discourage those types of businesses from locating in Belton. Mr. Leipzig gave a report about recent UDC language changes for retail tobacco stores, and he stated the Council will be considering a moratorium/administrative delay on new retail tobacco stores tomorrow. He said staff will take another look at the current separation requirements for those types of uses and provide that data to the Commission. Mayor Davis reported the Attorney General's office is looking at regulations for title loan establishments. There was conversation about the interest rates that can be charged by the loan businesses.

Mr. Leipzig reported that Summit Custom Homes purchased several lots in the Meadow Creek Subdivision and they have submitted building permit applications for new homes. They are seeking a variance to building setbacks according to Mr. Leipzig.

Information will be presented to the Commission on May 5, 2014 regarding a possible reduction in the City's Arterial Street Impact Fee. Mr. Leipzig explained the current per trip method of calculation for the impact fee and the proposed fee reduction. He went on to say the reduction will reduce the overall permit fees by approximately 25%.

#### **ADJOURNMENT**

Commissioner McDonough moved to adjourn the meeting. Commissioner Christensen seconded the motion. All members present voted in favor, and the meeting adjourned at 7:57 p.m.

Ann Keeton  
Community Development Secretary

**SUP APPLICATION**

**CHILDCARE CENTER**

**120 CUNNINGHAM PKWY**



**BELTON MISSOURI - PLANNING COMMISSION  
REGULAR MEETING – CITY COUNCIL ROOM  
CITY HALL ANNEX, 520 MAIN STREET  
MONDAY, MAY 5, 2014 – 7:00 P.M.**

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STAFF: Robert G. Cooper, City Planner

**CASE #SUP14-06**

**Request:** Special Use Permit to allow a commercial child care facility to operate on property zoned C-2 (General Commercial) District.

**Location:** Situated on the ground or bi-level section of an existing building, located at 124 Cunningham Industrial Parkway and addressed as 120 Cunningham Industrial Parkway.

**Property Description:** Dean-Co. Development Park, Lot 2, Block 1

**Deed Holder / Applicant:** Edward J. Whitaker, Trust / Andrea M. Phillips

**Size of Site:** 157-ft. x 192-ft. (30,144-sq. ft.) / 0.69-acre

**Existing Zoning / Land Use:** C-2 / Commercial

**Proposed Use:** Child Care Facility

**Surrounding Zoning / Land Use:**

North: C-2 / Commercial - Retail  
East: C-2 / Commercial - Retail  
South: C-2 / Commercial - Vacant  
West: C-2 / Commercial – Carwash

**Future Land Use Map:** Retail /Commercial

**Code Citation:**

Pursuant to Section 40-3(6) of the Unified Development Code, 'child care / preschool' type use with more than four (4) children in a C-2 (General Commercial) Zoning District, requires a Special Use Permit.

**Nature of Current Request**

The applicant had met with the Development Review Committee to gather information on what requirements are needed to operate a child care facility at 120 Cunningham Industrial Parkway.

According to the applicant, she has located this site due to close proximity to the I-49 interchange.



Aerial view of the surrounding area

### **History**

The subject property is addressed as 120 Cunningham Industrial Parkway which is part of an existing building currently housing a Chinese restaurant.

The building was constructed in 1986 as a 3,920-sq. ft. commercial unit primarily used as a restaurant. The building has two-floors...the Chinese restaurant occupies the main (top floor) and the lower or ground-level is the site of the proposed child care center.

**SPECIAL USE PROVISION** – Some uses of land are not appropriate in all locations within a district or under circumstances where the use imposes an inappropriate impact on the public or neighboring properties and are therefore designated as “special uses”. These uses may be approved at a particular location through the receipt of a special use permit where the impact of those users does not inappropriately affect or impair the use and enjoyment of neighboring properties.

### **STAFF REPORT**

#### **Welfare and Convenience of the Public**

Staff believes that by allowing a child care center at the proposed location could contribute to the welfare and convenience of the public.

### **Injury to Surrounding Property**

It appears, the proposed use will not have an adverse affect on the surrounding or abutting properties due to the nature of the business and the underlying commercial zoning.

### **Domination of the Neighborhood**

The subject site is a commercial building in a commercial zoning district. It appears to staff, the proposed use as a child care center will not dominate the neighborhood. Currently, the dominate use in the immediate area is general commercial. In addition, it will occupy a vacant, lower level floor of the exiting building. A Chinese restaurant currently occupies the main or upper level of the building.

### **Off-Street Parking / Access**

The Unified Development Code require, one (1) parking space for every 600-s.f. of gross floor area (gfa) and a minimum of 2 spaces for employees, plus 2 spaces for drop-off and pick-up. Based on the total size of the building, it appears there will be ample parking. In addition, the City of Belton allows (and encourages) shared parking with adjoining businesses, provided the adjacent parking lot is located no more than 400-ft. from the business.

The site has a two driveway approach...both having direct access from Cunningham Parkway, which is the primary source of ingress/egress. Access and main entry to the child care center is located on the west side (behind) the building. There are fifteen (15) marked parking spaces on the west side of the building with an additional seventeen (17) parking spaces on the east side. Due to the size of the parking lot and a moderate volume of users for the child care, no additional access or traffic calming devices are needed. The parking lot is in good condition with clearly marked parking spaces on an asphalt surface.

### **Signage**

The business may attach a wall sign on the front facade of the building. The applicant may use that area with the submittal of a sign permit application and sign elevations for staff to review. A total of three (3) wall signs, one per wall, not to exceed 10% of the total square footage of the façade it's placed upon. The applicant may also construct a monument sign, no greater than 6-feet high and 32-sq. ft. in total size with a setback of at least 10-feet from the property line including a 3-foot landscape perimeter.

Pursuant to Chapter 18.8 of the Unified Development Code:

- all permanent signs, sign structures and cabinets must be constructed of approved combustible or non-combustible materials;
- all electrical signs, must be connected to permanent electrical service installed according to the requirements if the electrical code. All wiring for newly constructed detached signs must be underground;
- any sign drawing submitted with a sign permit application for a monument or projecting sign shall include signature and seal of a design professional;
- a wall sign that is attached to a masonry wall shall be secured by means of anchors, bolts, and expansion screws, masonry nails or similar connectors. A wall sign that is attached to a wall of wood may be anchored with wood blocks and screws.

**Screening / Buffer**

City code requires that any outdoor play-area used for recreation by a pre-school or child care center, must be enclosed by a fence no less than 42-inches in height.

The applicant indicated to staff she would like to establish a play-area for the children at the southwest section of the site. It appears to staff, there isn't adequate room to accomplish this state requirement.

\*\*\*\*\*

**Staff Recommendation**

Approval... subject to the following condition(s):

- 1. No issuance of a Certificate of Occupancy for the child care facility, until the site has passed a life-safety inspection by the fire marshal and building official;
- 2. A fence no less than 42-inches in height shall be constructed for any area that will be used for outdoor recreational purposes with an approved fence permit.

**Planning Commission Alternatives**

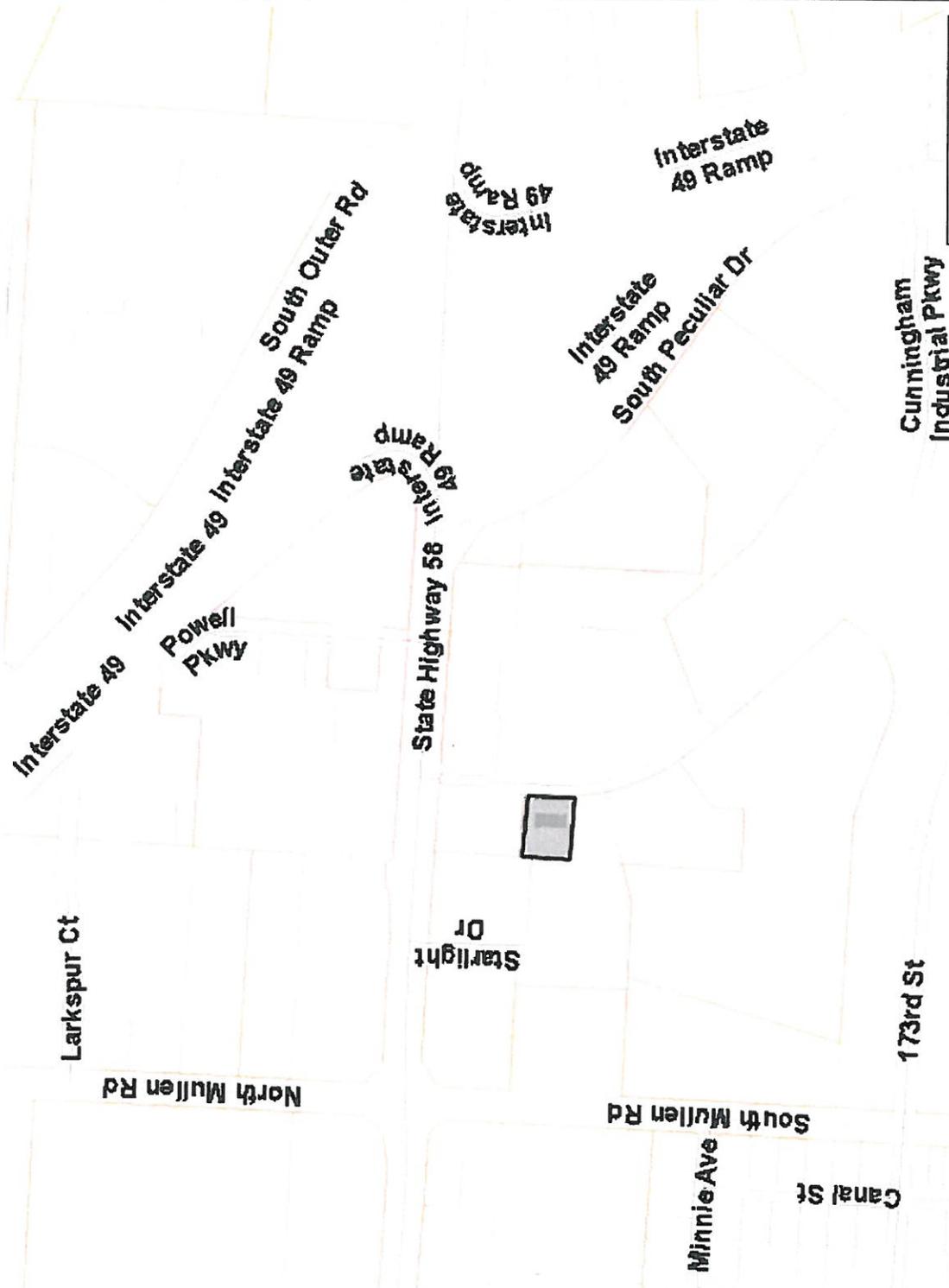
The Planning Commission has the following options available in the consideration of this application:

- 1. Approve the application as submitted upon finding that the requirements of Section 40, of the Unified Development Code for Special Use Permits, as been satisfactorily addressed.
- 2. Approve the application subject to specified conditions.
- 3. Table the application if additional information is needed, such as time of use or other related factors.
- 4. Deny the application if the required findings cannot be made or if the proposed use is found to be incompatible with the neighborhood.

**Attachments:**

- 1. Vicinity Map
- 2. Arial Photo

# SUP14-06 / Child Care facility



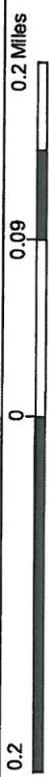
**Legend**

- Street
- Parcel
- Subdivision
- Parks
- Cemetery
- Building Footprint Basemap
- Parcel Basemap
- Boundary Basemap

Notes

1: 5,684

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



# Special Use Permit 14-06



## Legend

- Street
- Parcel
- Subdivision
- Parks
- Cemetery
- Building Footprint Basemap
- Parcel Basemap
- Boundary Basemap

## Notes

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# **REGIONAL DETENTION FEE PROGRAM**



*CITY OF BELTON – PUBLIC WORKS  
MEMORANDUM*

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**Date:** April 28, 2014

**To:** Jay Leipzig – Community and Economic Development Director

**From:** Zach Matteo, P.E. - City Engineer

**Department:** Public Works

**Subject:** Markey Regional Detention Fee Program

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In conjunction with construction of Markey Parkway between 163<sup>rd</sup> Street and Mullen Road beginning this spring, a regional detention facility will be constructed to detain stormwater runoff from those properties within the watershed. Rather than losing developable ground on each property by detaining stormwater on site, developers will have the option to pay into a Markey Regional Detention Fund. This fund will be used to complete construction of the detention basin and to maintain the detention basin long term.

Olsson Associates was contracted by the City to analyze alternatives for Markey Regional Detention. After much discussion with Olsson and the City Attorney's office over the last several months, Olsson has submitted their final report as well an executive summary to summarize the program. The executive summary is attached and recommends a proposed fee for developers of \$5,100 per additional impervious acre to fund construction and long term maintenance of the detention basin. Staff is seeking consensus on this program and will provide information to property owners in the watershed upon approval.

The proposed program will require changes to the Unified Development Code, specifically Chapter 32 - Stormwater Management and Flood Protection. Proposed changes to the code will be provided at the meeting. This code includes a reference to Figure 1, attached, which depicts the delineated watershed contributing to the Markey Regional Detention Basin. This figure is proposed to be incorporated into the code directly.

At Olsson's recommendation and the City Attorney's confirmation, an application form and review procedure is in development and will be required for each proposed development. This application would be submitted to the City Engineer for review, and each project's participation in the program would either be approved or denied. A stormwater drainage analysis and report will be required for each development project along with the application to ensure that the downstream stormwater system between the proposed project and the Markey Regional Detention Basin is adequate.

In addition, stormwater quality Best Management Practices will remain a requirement and a priority for proposed developments.



**Total Drainage Area = 920 AC  
@ I-49**

**FIGURE 1  
MARKEY REGIONAL DETENTION WATERSHED MAP  
City of Belton, MO**

- Constructed Roadway
- Markey Watershed
- Current Effective FEMA Floodplain
- Planned Roadway



## EXECUTIVE SUMMARY

### **Purpose of Study**

This study evaluates the feasibility, cost-benefit of viable alternatives, and a funding strategy for the construction of a regional stormwater detention facility adjacent to the planned Markey Parkway improvements between 163<sup>rd</sup> Street and Mullen Road in Belton, MO. The performance goal for the regional detention facility is to manage stormwater runoff from the watershed (outlined in Figure ES-1) so that current 1%-chance peak flood levels at Interstate 49 are maintained after the watershed is fully developed.

### **Detention Design Methodology**

The regional detention basin options described in this report were sized based on maintaining the existing peak 1%-chance flood discharge at Interstate 49 (3,370 cubic feet per second) under fully developed conditions in the watershed (yielding 4,255 cubic feet per second). Existing conditions were determined using the City's current zoning map and aerial imagery mapping to confirm land uses and impervious cover. The City's Future Land Use Map was used as the basis to estimate ultimate developed conditions in the watershed for future runoff conditions. The ultimate future runoff rates were modeled assuming full development of the larger undeveloped tracts north of MO-58, as well as potential additions to currently developed tracts in the watershed.

### **Recommended Improvements**

Three design alternatives for the regional detention facility were developed and evaluated. The alternatives included various detention basin configurations with both dry bottom and wet bottom (permanent pool) designs. Cost estimates were developed for each alternative using bid tabulation data for similar projects bid in the last three years. The most cost effective and recommended solution is the construction of a dry bottom detention basin on the south (upstream) side of the planned Markey Parkway (ref. Fig. ES-2). The Markey Parkway embankment and culvert will restrict flows such that the existing 1% chance peak runoff rates are not exceeded under ultimate development conditions in the watershed. The estimated construction cost of the detention basin elements is \$583,000 and the projected total 25-year maintenance costs are \$275,000 for a total present value life cycle cost of \$858,000.

### **Recommended Fee Structure for Voluntary Detention Buy-Out Program**

This regional detention facility provides the City the opportunity to allow developments in the watershed to buy out of the City requirement to provide on-site detention. This is typically referred to as a "fee in lieu of detention" or a "detention buy-out" program, and has been implemented in many peer communities in Missouri. The purpose and intent of such a program is to give developers the option of paying a fee in lieu of constructing on-site detention facilities so they can best utilize developable land on their property while providing the City funds to make drainage system improvements that mitigate the increased runoff. This is a voluntary program whereby the developer

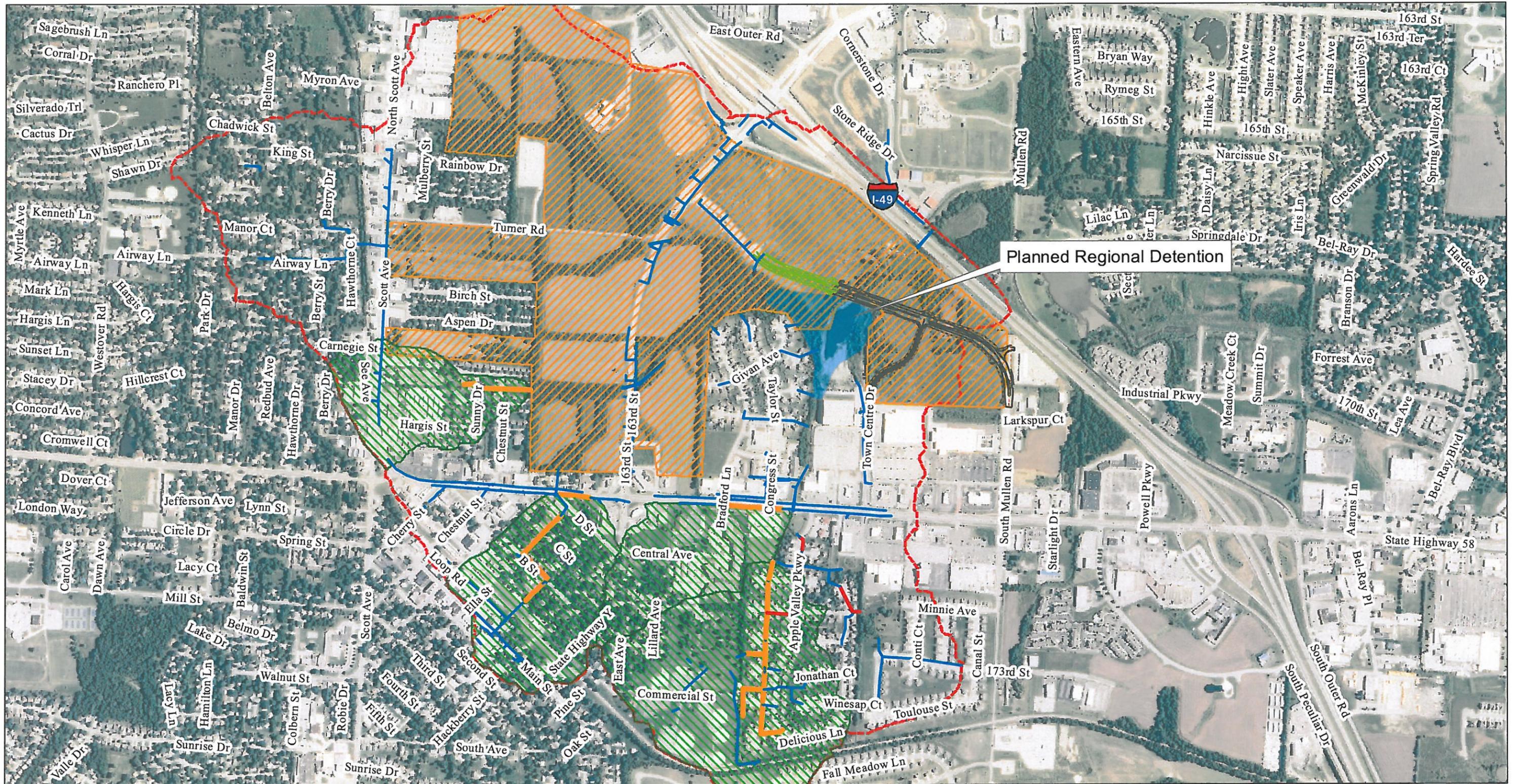
## **Markey Regional Detention FEASIBILITY & ALTERNATIVES ANALYSIS REPORT**

can evaluate costs and determine if it is more beneficial for the development to provide on-site detention or make the payment in lieu of detention. On-site detention construction costs are typically estimated at \$8,000 - \$12,000 per impervious tributary acre. This does not include land costs as values can vary widely.

It is recommended that the City of Belton offer a payment rate to developers in the Markey Parkway watershed that, at a minimum, covers the cost of the proposed regional detention facility (\$858,000). This cost could be divided by the anticipated acres of land that would develop in the watershed and participate in the buy-out program. The currently undeveloped sites with potential for larger scale development are located north of Highway 58 and comprise 241 acres as identified in Figure ES-1. This 241-acre area represents the highest potential for increased impervious area in the watershed; the remainder of the watershed is currently developed and redevelopment in these areas would add much less impervious area relative to the undeveloped 241 acres, and likely at a slower rate.

The future land uses of the currently undeveloped 241 acres are identified on the City's Future Land Use Map as commercial, business park/office/hotel, and multi-family residential, which would develop to approximately 70% impervious (pavement, roof top, etc.) based both on typical development patterns and the City's current zoning ordinance. This correlates to a total added 169 acres of impervious area under ultimate developed conditions. Using the estimated detention basin costs, anticipated development areas and anticipated impervious rates of development, the recommended buy-out rate offered to developers would be \$5,100 per impervious acre of new development.

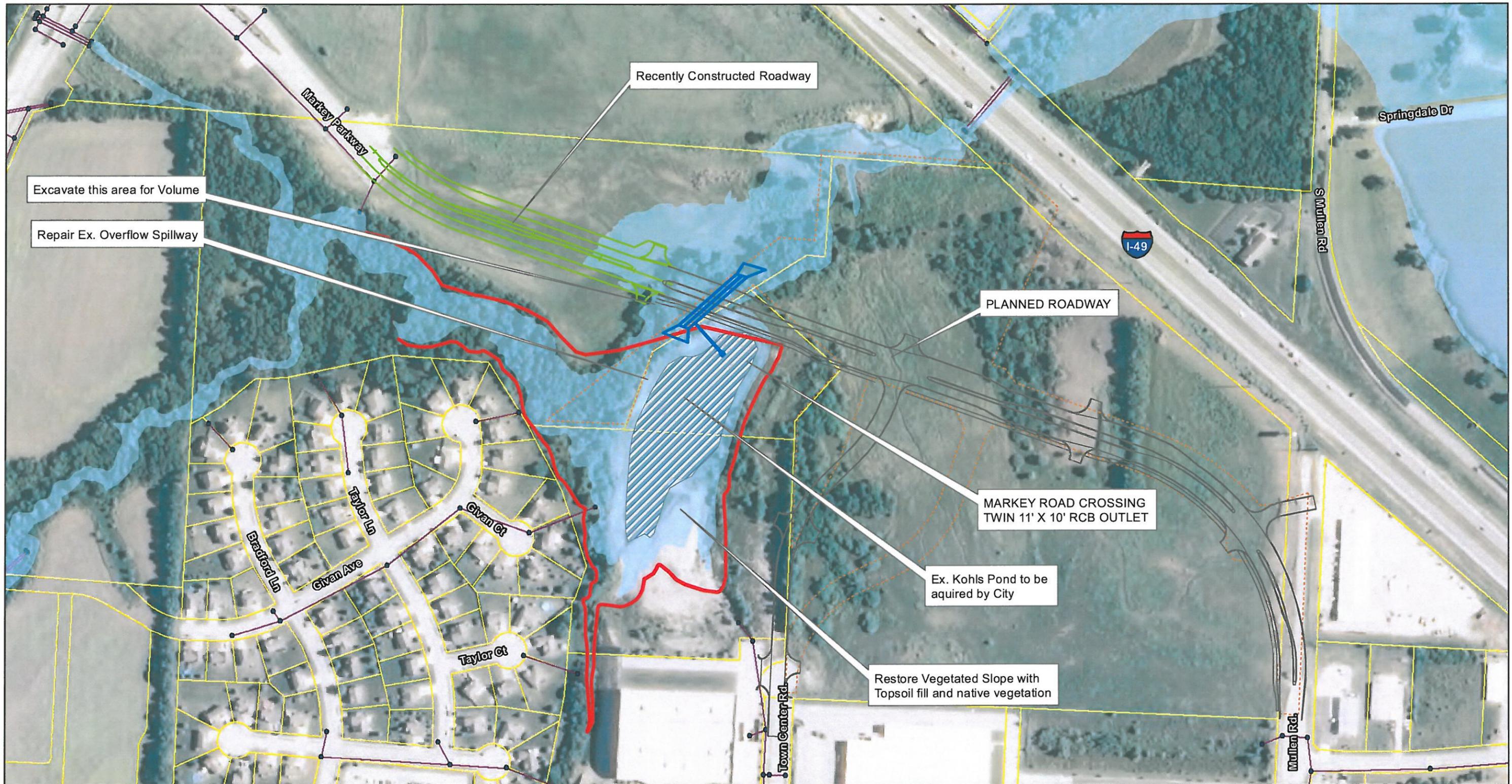
It is further recommended that each development submit an application to the City Engineer to participate in the buy-out program so the City Engineer can evaluate potential flood problems between a proposed development and the regional basin. The current undeveloped 241 acres north of Highway 58 outlined in orange in Figure ES-1 drain to existing floodplains and drainage-ways without flooding problems, and it is therefore recommended these areas be pre-approved for participation in the buy-out program. Conversely, all redevelopment projects, or those projects outside of the undeveloped 241 acres, should be evaluated for potential flood problems upstream and downstream of the project, and therefore should submit an application and drainage study to the City Engineer for approval to participate in the buy-out program.



- Storm System with Adequate Capacity
- Undersized Storm System in the 100yr
- Undersized in the 10yr and Potential Flooding in the 100yr
- Planned Roadway
- Constructed Roadway
- Areas Tributary to Under-sized Storm System
- Current Undeveloped Ground Planned for Future Development
- Markey Detention Basin Drainage Area

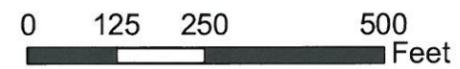
**FIGURE ES-1**  
**MARKEY DETENTION AREA, WATERSHED AND PIPE CAPACITY ANALYSIS**  
**City of Belton, MO**

0 500 1,000 2,000 Feet



**FIGURE ES-2**  
**MARKEY REGIONAL DETENTION OPTION 1 - SOUTH DRY DETENTION**  
**City of Belton, MO**

- Prop. Culvert
- MarkeyPkwNew
- Flood Pool Area for Regional Det - 2.2 ac
- Constructed Roadway
- Existing Detention Pond
- Current Effective FEMA Floodplain
- Belton Parcels



## **DEVELOPMENT FEES**



**CITY OF BELTON – PUBLIC WORKS DEPARTMENT**  
**MEMORANDUM**

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**Date:** April 28, 2014  
**To:** Jay Leipzig  
**From:** Jeff Fisher  
**Dept./Div.:** Public Works  
**Subject:** Recommended Development Fee Schedule Updates

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Staff has thoroughly reviewed the existing development fee schedule and after extensive benchmarking and other analysis, has developed recommendations described in the provided fee schedule. There has been an initial recommendation set made to Council regarding sewer impact fees, street impact fees, the Public Works ‘review and inspection’ fee, and others. Since that time, additional consideration for competitiveness and some additional due diligence, staff is making revisions to that recommendation set.

The list below is the final recommendation set:

- Add the Markey Detention ‘pay in lieu of fee’ at \$5,100 per impervious acre
- Simplify the sewer connection fee and reduce it to be similar to Raymore and Lee’s Summit
- Increase water tap fees in the 1.5-in and 2-in sizes to \$892 and \$1,120, respectively
- Combine the Public Works ‘review and inspection fee’ into one fee and reduce to 3% of public infrastructure construction costs
- Update street impact fee based on new technical manual and reduce the trip fee to \$675 per trip

The Markey Detention fee is covered as its own topic on the PC agenda for May 5. In the near future, this fee concept will also be recommended to be utilized in other areas, like the Cleveland Lake basin.

The sewer connection fee was initially recommended to be reduced to \$1,600 from \$2,000 but staff later discovered that the present code does not specify that it be charged per EDU, and when it is applied correctly, per EDU, the total fee is much larger than others in the area, namely Raymore and Lee’s Summit. Staff is recommending that Belton charge sewer connection fees similar to both Raymore and Lee’s Summit, and at levels slightly less than Raymore but more than Lee’s Summit. This is described in the provided fee schedule.

Water tap fee increases are simple cost of material and labor adjustments. The 3% Review and Inspection fee is less than most other agencies in the region but is exactly the same as Lee’s Summit. This can be a hefty cost to development and 3% is a more accurate measure of the City’s cost for related tasks and work.

The street impact fee was considered again after the initial recommendation set to evaluate real examples of those cost impacts to development and measured against other agencies in the area. The result is that the \$675 per trip fee charge is a substantial reduction and is more competitive in the region but remains a key tool in the City's toolbox for constructing major road improvements in the future.

This fee schedule is accurate, appropriate and fair. It will be reviewed annually and with updates to foundation plans like the CIP and master plans.



# City of Belton, Missouri

## Fee Schedule

### Planning / Public Works / Building

#### PLANNING & ZONING APPLICATION FEES

Lot Split	\$200
Rezone	
Residential	\$150
Commercial	\$200
Manufacturing	\$200
PUD	\$200
Special Use Permit	\$150
Variance	\$150

#### SUBDIVISION FEES

<u>Preliminary Plat</u>	
Residential	\$200 for 1 <sup>st</sup> 20 lots + \$10/lot thereafter
Commercial	\$300 for 1 <sup>st</sup> 40 acres + \$10/acre thereafter
<u>Final Plat</u>	
Residential	\$200 for 1 <sup>st</sup> 20 lots + \$10/lot thereafter
Commercial	\$300 for 1 <sup>st</sup> 40 acres + \$10/acre thereafter

#### FIRE

Blasting Permit	\$300
Commercial Hoods	Check with Fire Marshall's Office
Fire Suppression Systems	Check with Fire Marshall's Office

#### SANITARY SEWER CONNECTION FEES

Districts:	Residential: \$47.00 per trap/ min charge of \$1,200
	Commercial: \$59.00 per trap/ min charge of \$2,000
City of Belton	\$2,000/EDU-Remove
City of Kansas City	\$500/EDU-Remove
Johnson County Wastewater	\$2,000/EDU-Remove
Little Blue Valley Sewer District	\$900/EDU-Remove

#### WATER TAP FEES

<u>Meter Size</u>	<u>Fee</u>
¾"	\$400
1"	\$482
1" w/dual ¾"	\$540
1.5*	\$754 <b>\$892</b>
2"	\$930 <b>\$1120</b>

Larger meters at current material costs

WATER DEPOSIT Builder \$110

#### MARKEY REGIONAL DETENTION PROGRAM

Optional "in-lieu of detention program" for eligible properties charged at \$5,100 per impervious acre. See section ### of the Unified Development Code for details on eligibility.

#### LAND DISTURBANCE PERMIT

No Fee except applicable Public Infrastructure Fees. Over 1-acre disturbed ground and estimated costs to install and maintain approved erosion and sediment control measures. Performance bond 100% of the construction costs.

#### PUBLIC WORKS FEES

Required if working in the City Right-of-Way:	
Excavating Permit	\$5.00
Excavating Bond	\$200 Cash Bond + \$5,000 Surety Bond

#### PUBLIC INFRASTRUCTURE

Review Fee	1% of the Construction Cost <b>3% Total</b>
Inspection Fee	4% of the Construction Cost
Performance & 2-Yr	
Maintenance Bond	100% of the Construction Cost

#### Impact Fees

Arterial Street \$801 **\$675**/PM Peak Hour Traffic Trip

<u>Water Impact</u>	<u>Size</u>	<u>Amount</u>
	¾"	\$3,090
	1"	\$4,944
	1.5"	\$6,180 / \$9,888
	2"	\$12,360 / \$14,832
	3"	\$18,540 / \$33,867
	4"	\$24,670 / \$61,800
	6"	\$61,800 / \$135,960

#### Building Permit Fees

Building Permit Fees Based on Valuation – Minimum fee\$42

<u>Valuation</u>	
\$2,001 to \$25,000	\$35 for first \$2,000 plus \$6 for each additional \$1,000 or fraction thereof, to & including \$25,000
\$25,001 to \$50,000	\$205 for first \$25,000 plus \$5.80 for each additional \$1,000 or fraction thereof, to & including \$50,000
\$50,001 to \$100,000	\$350 for first \$50,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to & including \$100,000
\$100,001 to \$500,000	\$625 for first \$100,000 plus \$4 for each additional \$1,000 or fraction thereof
\$500,001 to \$1,000,000	\$2,225 for first \$500,000 plus \$4 for each additional \$1,000 or fraction thereof, to & including \$1,000,000
\$1,000,001 and up	\$4,225 for first \$1,000,000 plus \$4 for each additional \$1,000 or fraction thereof



## City of Belton, Missouri

### Arterial Street Improvements Impact Table

Land Use Category	ITE Land Use Code	Land Use *	Impact Fee per Unit **
Residential Unit of Measure: (Dwelling Unit)	210	Single Family Detached	<del>\$809.01</del> \$675.00
	220	<del>Multi-Family Residential (4+ units)</del> Apartment	<del>\$496.62</del> \$418.50
	224	Rental Townhouse (2-3 units)	<del>\$576.72</del> \$486.00
	230	Condo/Townhouse (Owner Occupied)	<del>\$416.52</del> \$351.00
	240	Mobile Home Park	<del>\$472.59</del> \$398.25
	251	Senior Adult Housing - Detached	<del>\$208.26</del> \$182.25
	252	Senior Adult Housing - Attached	<del>\$88.11</del> \$168.75
	253	Congregate Care Facility	<del>\$136.17</del> \$114.75
	255	Continuing Care Retirement Community	<del>\$232.29</del> \$108.00
Commercial Unit: (Each Room)	310	Hotel	<del>\$472.59</del> \$405.00
	320	Motel	<del>\$376.47</del> \$317.25
Commercial/ Retail Unit of Measure: (Square Foot)	444	Movie Theatre with Matinee	<del>\$3.04</del> \$2.57
	492	Health/Fitness Club	<del>\$3.24</del> \$2.38
	520	Elementary School	<del>\$1.19</del> \$0.82
	522	Middle School/Junior High School	<del>\$0.95</del> \$0.80
	530	High School	<del>\$0.78</del> \$0.65
	560	Church	<del>\$0.53</del> \$0.37
	565	Daycare Center	<del>\$10.56</del> \$8.33
	610	Hospital	<del>\$0.95</del> \$0.63
	620	Nursing Home	<del>\$0.34</del> \$0.50
	710	General Office Building	<del>\$1.19</del> \$1.01
	720	Medical-Dental Office Building	<del>\$2.98</del> \$2.41
	760	Research & Development Bldg.	<del>\$0.87</del> \$0.72
	770	Business Park Building	<del>\$1.03</del> \$0.85
	812	Building Materials/Lumber Store	<del>\$3.60</del> \$3.03
	813	Free Standing Discount Superstore	<del>\$3.10</del> \$2.94
	<del>814</del> 826	Specialty Retail Center	<del>\$2.17</del> \$1.83
	815	Free Standing Discount Store	<del>\$4.05</del> \$3.36
	816	Hardware/Paint Store	<del>\$3.88</del> \$3.27
	817	Nursery Garden Center	<del>\$3.04</del> \$4.68
	820	Shopping Center	<del>\$3.00</del> \$2.50
	850	Supermarket	<del>\$8.37</del> \$6.40
	851	Convenience Market-24 hours w/o pumps	<del>\$41.98</del> \$35.38
	853	Convenience Market w/ pumps	<del>\$48.55</del> \$34.37
	854	Discount Supermarket	<del>\$7.13</del> \$5.63
	860	Wholesale Market	<del>\$0.17</del> \$0.59
	<del>861</del> 857	Discount Club	<del>\$3.40</del> \$2.82
862	Home Improvement Superstore	<del>\$1.96</del> \$1.57	
863	Electronic Superstore	<del>\$3.60</del> \$3.04	

Land use Category	ITE land Use Code	Land Use*	Impact Fee Per Unit **
Commercial/ Retail Unit of Measure: (Square Foot) (Continued)	864	Toy/Children's Superstore	<del>\$4.00</del> \$3.37
	866	Pet Supply Superstore	<del>\$3.97</del> \$2.28
	867	Office Supply Superstore	<del>\$2.72</del> \$2.30
	869	Discount Home Furnishing Superstore	<del>\$3.21</del> \$1.06
	<del>870</del> 876	Apparel Store	<del>\$3.07</del> \$2.59
	879	Arts and Craft Store	<del>\$4.97</del> \$4.19
	880	Pharmacy/Drugstore w/o drive thru	<del>\$6.74</del> \$5.67
	881	Pharmacy/Drugstore w/ drive thru	<del>\$6.90</del> \$6.69
	890	Furniture Store	<del>\$0.37</del> \$0.30
	896	Video Rental Store	<del>\$10.89</del> \$9.18
	911	Walk-in Bank	<del>\$26.55</del> \$8.19
	912	Drive-thru Bank	<del>\$36.64</del> \$16.40
	931	Quality Restaurant	<del>\$6.00</del> \$5.06
	932	High-Turnover (Sit-Down) Restaurant	<del>\$8.75</del> \$6.65
	934	Fast-Food Restaurant w/ drive thru	<del>\$27.75</del> \$22.04
	<del>936</del> 925	Drinking Place	<del>\$9.08</del> \$7.65
	936	Coffee/Donut Shop w/o drive thru	<del>\$27.51</del>
	814	Variety Store	<del>\$4.60</del>
	841	<del>Car Dealership</del> Automobile Sales	<del>\$2.11</del> \$1.77
	843	Automotive Parts Sales	<del>\$4.79</del> \$4.04
848	Tire Store	<del>\$3.32</del> \$2.39	
861	Sporting Goods Superstore	<del>\$1.24</del>	
942	Automobile Care Center	<del>\$2.71</del> \$2.10	
Manufacturing Industrial Unit of Measure: (Square Foot)	110	General Light Industrial	<del>\$0.78</del> \$0.65
	120	General Heavy Industrial	<del>\$0.54</del> \$1.46
	130	Industrial Park	<del>\$0.69</del> \$0.57
	140	Manufacturing	<del>\$0.59</del> \$0.49
	150	<del>Warehouse Storage</del> Warehousing	<del>\$0.38</del> \$0.22
	151	Mini-Warehouses	<del>\$0.21</del> \$0.18
	152	High-Cube Warehouse/ <del>Distribution Center</del>	<del>\$0.10</del> \$0.08
* Land Uses not identified shall be coordinated with City Staff, using the ITE Trip Generation Tables (9 <sup>th</sup> Edition)			
** Fee Calculated in accordance with Resolution No. 2005-50: <del>\$801.00</del> \$675.00 per trip based on weekday PM peak hours of the adjacent street traffic between 4 and 6 PM			
<b>NOTE: This list is not inclusive of all possible uses.</b>			



**Planning / Public Works / Building**

**PLANNING & ZONING APPLICATION FEES**

Lot Split	\$200
Rezone	
Residential	\$150
Commercial	\$200
Manufacturing	\$200
PUD	\$200
Special Use Permit	\$150
Variance	\$150

**SUBDIVISION FEES**

**Preliminary Plat**

Residential	\$200 for 1 <sup>st</sup> 20 lots + \$10/lot thereafter
Commercial	\$300 for 1 <sup>st</sup> 40 acres + \$10/acre thereafter

**Final Plat**

Residential	\$200 for 1 <sup>st</sup> 20 lots + \$10/lot thereafter
Commercial	\$300 for 1 <sup>st</sup> 40 acres + \$10/acre thereafter

**FIRE**

Blasting Permit	\$300
Commercial Hoods	Check with Fire Marshall's Office
Fire Suppression Systems	Check with Fire Marshall's Office

**SANITARY SEWER CONNECTION FEES**

Residential: \$47.00 per trap/ min charge of \$1,200  
 Commercial: \$59.00 per trap/ min charge of \$2,000

**WATER TAP FEES**

<u>Meter Size</u>	<u>Fee</u>
¾"	\$400
1"	\$482
1" w/dual ¾"	\$540
1.5"	\$892
2"	\$1120

Larger meters at current material costs

**WATER DEPOSIT**

Builder	\$110
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**MARKEY REGIONAL DETENTION PROGRAM**

Optional "in-lieu of detention" program for eligible properties charged at \$5,100 per impervious acre. See Chapter 32 of the Unified Development Code for details on eligibility.

**LAND DISTURBANCE PERMIT**

No Fee except applicable Public Infrastructure Fees. Over 1-acre disturbed ground and estimated costs to install and maintain approved erosion and sediment control measures. Performance bond 100% of the construction costs.

**PUBLIC WORKS FEES**

Required if working in the City Right-of-Way:

Excavating Permit	\$5.00
Excavating Bond	\$200 Cash Bond + \$5,000 Surety Bond

**Impact Fees**

Arterial Street	\$675/PM Peak Hour Traffic Trip
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**PUBLIC INFRASTRUCTURE**

Review and Inspection Fee	3% of the Construction Cost
Performance & 2-Yr Maintenance Bond	100% of the Construction Cost

<u>Water Impact</u>	<u>Size</u>	<u>Amount</u>
	¾"	\$3,090
	1"	\$4,944
	1.5"	\$6,180 / \$9,888
	2"	\$12,360 / \$14,832
	3"	\$18,540 / \$33,867
	4"	\$24,670 / \$61,800
	6"	\$61,800 / \$135,960

**Building Permit Fees**

Building Permit Fees Based on Valuation – Minimum fee\$42

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## City of Belton, Missouri

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	880	Pharmacy/Drugstore w/o drive thru	\$5.67
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\*\* Fee Calculated in accordance with Resolution No. 2005-50:  
\$675.00 per trip based on weekday PM peak hours of the adjacent street traffic between 4 and 6 PM

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