



**AGENDA  
CITY OF BELTON  
PLANNING COMMISSION  
MEETING AND PUBLIC HEARING  
MONDAY, SEPTEMBER 15, 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 AUGUST 18, 2014 PLANNING COMMISSION MEETING**

**IV. PUBLIC HEARING**

A. Consideration of a Special Use Permit to allow a Body Art (Tattoo) business to operate at 212 E. North Avenue.

**V. CONSIDERATION**

A. Consideration of a Lot Split at 1730 E. Cambridge.

B. Consideration of a Lot Split at 400 Mill Street.

C. Consideration of Amendments to the Unified Development Code re: Manufactured Home Definitions.

**VI. DIRECTOR'S REPORT**

**VII. NEXT MEETING DATE:** Special Meeting - 8:00 a.m. September 22, 2014

**VIII. ADJOURNMENT**

# **MEETING MINUTES**

**AUGUST 18, 2014**

**Minutes of Meeting**  
**Belton Planning Commission**  
**City Hall Annex, 520 Main Street**  
**August 18, 2014**

**CALL TO ORDER**

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

**ATTENDANCE**

*Commission:* Chairman Girgin, Mayor Jeff Davis, Councilman Tim Savage, Commissioners Tim McDonough, Chris Christensen, Steve Finn, and Chuck Crate.

*Staff:* Jay Leipzig, Community and Economic Development Director; Jeff Fisher, Public Works Director; Zach Matteo, City Engineer; Ray Ryan, Assistant City Engineer; Robert Cooper, City Planner; and Ann Keeton, Community Development Secretary.

*Absent:* Commissioners Sally Davila and Larry Thompson

**ELECTION OF OFFICERS**

Mayor Davis nominated Chris Christensen as Vice-chairman. The motion was seconded by Commissioner Crate. All members present voted in favor and Chris Christensen was elected Vice-chairman.

Mayor Davis nominated Holly Girgin as Chairman. Commissioner Christensen seconded the motion. All members present voted in favor and Holly Girgin was elected Chairman.

**MINUTES**

Commissioner Crate moved to approve the minutes of the July 21, 2014 Planning Commission meeting. The motion was seconded by Councilman Savage. All members present voted in favor and the motion carried.

**PUBLIC HEARING - Definitions - Manufactured Home Residential Design**

Mr. Leipzig reported the definition section of the Unified Development Code (UDC) defines the minimum size allowed for a Manufactured Home as 22-ft. x 40-ft. He explained the UDC size definition would allow double-wide homes only in Manufactured Home Parks, and he provided details about why the minimum size requirement was not modified when the UDC was updated. Staff is recommending the minimum size allowed be amended to 16-ft. x 40-ft. The proposed width of 16-ft. is a more modern and standard size according to Mr. Leipzig. He went on to point out a change in the proposed ordinance included in the agenda packet which would restore language that is shown as being crossed out. The change is in Section 40-4 (1) subsection (3) 6 “. . . in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in “Manufactured Home Installation, 1987” (NCS BCS A 225.1) and placed on a solid concrete slab or on two four-foot-wide concrete runners with a design strength

adequate to support the structure as certified by a state licensed engineer or be consistent with the rules of the Department of Economic Development, Chapter 124, Manufactured Home Tie-Down Systems. Each transportable section of a manufactured home shall be placed on such slab or runner.”

Chairman Girgin opened the public hearing at 7:06 p.m. This hearing was being held to receive public input on amendments to the UDC regarding the Residential Manufactured Home definition. The Commission discussed the pros and cons of the adoption of 16-ft. versus 18-ft. as the minimum city standard for manufactured home width. It was mentioned that Missouri law prohibits 18-ft. single-wide homes from being pulled in the state, and the 16-ft. width is a standard size for manufactured homes. It was brought out that the home size isn’t always the best way to determine quality because appearance plays a key role in the perceived quality of the home. There was discussion about whether the standard for single-wide homes nationwide is 16-ft. or 18-ft. Mr. Cooper explained the rationale for the staff recommendation of 16-ft. as the minimum width. Mayor Davis recommended strict enforcement of City codes in the manufactured home communities to upgrade and revitalize the areas that need improvement. There was discussion about ensuring the language in the code is sufficient to require quality homes. Mr. Cooper indicated the language in the code is adequate to guarantee that any future manufactured home communities would resemble any residential subdivision in the city, but he pointed out the challenge will be in upgrading existing parks. It was stated the building inspection department will inspect every home being installed in a community to verify they meet the code, and existing homes can be inspected using the property maintenance code. Mayor Davis expressed concern about unsafe and unsanitary conditions in some existing manufactured homes in the City. It was recommended that a systematic approach be used to inspect and improve rundown areas. It was clarified that the amended size definitions will cover new communities, turnover in existing communities, but not existing manufactured homes. There was discussion about addressing the property maintenance code violations in manufactured home communities, including the shared responsibility of owners and the tenants for maintenance of the park. There was no public input and Chairman Girgin closed the public hearing at 7:36 p.m.

Commissioner Crate recommending changing the language in Item 10 in the agenda packet which states “each home shall be provided with an electrical source supplying at least 200 amps and/or natural gas. . .” He questioned the use of the term “and/or” and it was decided that staff will revise that language. Councilman Savage moved to recommend approval of the amendments to the UDC with the recommended changes to the language in Section 40-4 (1) subsection (3) 6 “. . . in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in “Manufactured Home Installation, 1987” (NCS BCS A 225.1) and placed on a solid concrete slab or on two four-foot-wide concrete runners with a design strength adequate to support the structure as certified by a state licensed engineer or be consistent with the rules of the Department of Economic Development, Chapter 124, Manufactured Home Tie-Down Systems. Each transportable section of a manufactured home shall be placed on such slab or runner.” To also revise the language in Section 40-4(1)e 10 to include both electric and natural gas. The motion was seconded by Commissioner Christensen. There was a brief discussion to clarify the change to Section 40-4(1) subsection (3)6. When a vote was taken, the following

was recorded, Ayes: 7 - Chairman Girgin, Mayor Davis, Councilman Savage, Commissioners McDonough, Christensen, Finn, and Crate. Noes: none. Absent: 2 - Commissioners Davila and Thompson. The motion carried.

### **BEAUTIFICATION PLAN**

Mr. Leipzig reported the Beautification Plan was developed using a collaborative approach in the creation of a guide to be used when improving the appearance of the major gateways in the community. He gave a brief summary of the subjects covered in the Plan and stated priority areas of the City are identified in the document. It was explained the primary focus of the Plan is for the appearance of the City's rights-of-way and he gave examples. Mr. Leipzig commented that there could be cooperative projects with interested property owners. Chairman Girgin suggested a modification to the Beautification Plan Map to include the portion of Y Highway between I-49 and 58 Highway as a priority area. There was a discussion about the landscaping challenges of the round-a-bouts on 58 Highway. In addition, there was conversation about the recommended dollar amount shown in the Plan to be used for materials. Mr. Leipzig explained the recommended amount is not a set amount, but rather a guideline that can be determined by the Council if the budget allows. Commissioner Crate moved to recommend approval of the Beautification Plan as presented. The motion was seconded by Commissioner Christensen. When a vote was taken, the following was recorded, Ayes: 7 - Chairman Girgin, Mayor Davis, Councilman Savage, Commissioners McDonough, Christensen, Finn, and Crate. Noes: none. Absent: 2 - Commissioners Davila and Thompson. The motion carried.

### **DEVELOPMENT FEES**

Mr. Fisher provided an overview of the proposed Development Fee changes and specifically the street impact fees. He explained the benchmarking process used when the street impact fee calculations were reexamined by staff. It was mentioned that Lee's Summit and Raymore were used in the comparison analysis. A detailed explanation of the calculation method currently used by the City and the proposed calculation method, based on the Institute Transportation Engineers (ITE) Trip Generation Manual, was presented. The Commission discussed the pros and cons of the street impact fee and the potential benefits of the proposed calculation method which will result in lower fees. Commissioner Christensen moved to recommend the approval of amendments to Appendix A - Schedule of Fees and Charges, of the Unified Development Code (UDC). The motion was seconded by Councilman Savage. When a vote was taken, the following was recorded, Ayes: 7 - Chairman Girgin, Mayor Davis, Councilman Savage, Commissioners McDonough, Christensen, Finn, and Crate. Noes: none. Absent: 2 - Commissioners Davila and Thompson. The motion carried.

### **CAPITAL IMPROVEMENT PROGRAM (CIP)**

It was reported by Mr. Leipzig that the Planning Commission considers the CIP annually before making a recommendation to the City Council in October. The CIP for the years 2016 - 2020 was presented by Mr. Matteo. He explained the projects are placed in two categories which are, projects with known funding sources, and projects with uncertain funding sources. He provided details about the current status of 2015-2019 CIP projects. He asked for feedback from Commission members during the early stages of the CIP process to help staff determine what new projects should be added. He told Commissioners that this

year they will be asked to rank/prioritize transportation projects for the CIP. The Kentucky Road widening project was discussed and it was pointed out this would be a shared project with Raymore. If the ranking of the Kentucky project is high, it is possible the City could apply for Surface Transportation Program (STP) federal funding to help finance the road improvements. It was reported that Kentucky Road has deteriorated and is in poor condition. Mullen Road was discussed as another road improvement project that should be included in the CIP. It was stated the TDD will have funds which could be used to improve the intersection at Cambridge and Mullen, but the funds are not adequate to improve the entire corridor at present.

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

Mr. Leipzig reported about a metro wide effort to improve solar energy standards and he distributed a draft Ordinance from the City of Kansas City that pertains to solar energy. He announced that at the next meeting, the Mid-America Regional Council (MARC) Solar Energy Coordinator will be making a short presentation to the Commission.

Mr. Leipzig announced that at the September 15, 2014 meeting, agenda items will include the CIP, a Special Use Permit (SUP) for a Tattoo business, and a review of two site plans.

Academy Sports opening will be in September 2014 and a temporary Certificate of Occupancy was issued to allow for product stocking according to Mr. Leipzig.

In City Council news, the first reading of a funding agreement was approved for Lane 4 to redevelop the Cedar Tree Shopping Center. Mr. Leipzig said the annexation strategy will be on the Council agenda in September.

Councilman Savage asked staff to research and provide information to the Commission about the tattoo businesses in general, and in Belton. Mr. Leipzig reported the new regulations for this type of business requires the SUP process for approval. There was a brief discussion about the location of existing tattoo businesses in the City.

#### **ADJOURNMENT**

Mayor Davis moved to adjourn the meeting. Commissioner Christensen seconded the motion. All members present voted in favor and the meeting adjourned at 8:30 p.m.

Ann Keeton  
Community Development Secretary

**SPECIAL USE PERMIT**

**212 E. NORTH AVENUE**



**BELTON MISSOURI - PLANNING COMMISSION  
REGULAR MEETING – CITY COUNCIL ROOM  
CITY HALL ANNEX, 520 MAIN STREET  
MONDAY, SEPTEMBER 15, 2014 – 7:00 P.M.**

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STAFF REPORT: Robert G. Cooper, City Planner

**CASE #SUP14-16**

**Request:** Special Use Permit to allow a body-art (tattoo) business to operate on property zoned C-2 (General Commercial) District.

**Location:** 212 E. North Avenue

**Property Description:** Un-platted

**Owner / Applicant:** Perry Sanders (property owner) / Bradley Franzen (applicant / business owner)

**Size of Site:** 2.56-acres

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

**Proposed Use:** Tattoo Studio

**Surrounding Zoning / Land Use:**

North: R-2 / Two-Family Residential

East: C-2 / General Commercial

South: C-2 / General Commercial

West: C-2 / General Commercial

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

**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.

**Nature of Current Request**

The applicant and business owner, Bradley Franzen, has contacted the City to gather information on what requirements are needed to operate a tattoo studio business at 212 E. North Avenue.



Aerial photo of surrounding area

**History**

The subject property is currently zoned C-2 (General Commercial) District. The site is 2.56-acres in size, which contains several small shops, businesses, and apartments, which vary in size and year of construction. The primary structure is a 1,700-sq. ft., 1½ story wood-frame two-family conversion, constructed in 1912. In 1958, a 5,148-sq. ft. metal warehouse and a 2,652-sq. ft. metal workshop were added. In 1971, the Laundromat (currently still there) was constructed which was another 1,625-sq. ft. addition. 1988, a 2,600-sq. ft. warehouse addition was constructed on site in the rear portion of the Lot, and in 1998, a 1,716-sq. ft. general office space addition was a building add on to the portion facing E. North Avenue. The property has not been platted and has seen chaotic growth over the years.

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**STAFF REPORT**

**Welfare and Convenience of the Public**

It appears that by permitting a tattoo studio in the proposed location could contribute to the welfare and convenience of the public by providing a service for individuals living and working in the Belton area. However, this is the third tattoo parlor which has located in an area where there is a string of tattoo parlors within 1.5 miles of each other.

**Injury to Surrounding Property**

It appears the proposed use will not have an adverse affect on the surrounding or abutting properties. NOTE: The city’s zoning/code enforcement division has no documented violations or complaints against any of the existing tattoo businesses since their opening.

**Domination of the Neighborhood**

It appears to staff, the proposed use will not dominate the neighborhood. This property has frontage on E. North Avenue, with commercial users and commercially zoned properties, which encompass the adjoining environs. Therefore, it appears, the use will not have an adverse impact or dominate neighboring properties.

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

The Unified Development Code requires, “*one (1) parking space for every 500-s.f. of floor area*”. Based on the total size of the lot and the available tenant space, 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.

There is direct access from E. North Avenue, which is the primary source of ingress/egress. Due to a staggered scheduling scheme of the business and relatively low volume of users, no additional access or traffic calming devices are needed.

### **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 wall sign, one per wall, shall not exceed 10% of the total square footage of the façade it's placed upon.

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 of 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.

### **Staff Recommendation**

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

1. No Certificate of Occupancy shall be issued for Triple Crown Tattoo Studio, until the site has had a final life/safety inspection, for compliance with applicable city codes.
2. The operation of the tattoo & body piercing business shall comply with all applicable laws, regulations, and standings of the State of Missouri including, but not limited to those specified by the Office of Tattooing, Body Piercing and Branding in the Department of Insurance, Financial Institutions and Professional Registration.
3. Tattoo and piercing services shall not be provided to persons under the age of 18 years.
4. The Special Use Permit is issued to Bradley Franzen only with the provision that the tattoo business shall be owned and operated by Bradley Franzen, and shall be responsible for its actions.

5. The business shall be operated inside the approved tenant space (212 E. North Avenue) and may not be moved to a different location or expanded without first obtaining approval in accordance with the provisions for Special Use Permit as specified in the Unified Development Code.
6. Inspectors from the City, County, or State shall be allowed to inspect the premises at any time during normal business hours for compliance with the provisions of local and state laws and regulations.
7. The issuance of the Special Use Permit does not relieve Bradley Franzen from following all other applicable codes and laws of the City of Belton or other governmental agency. This permit also does not relieve Bradley Franzen from applying for all necessary building and sign permits, or occupational license.

### **Planning Commission Alternatives**

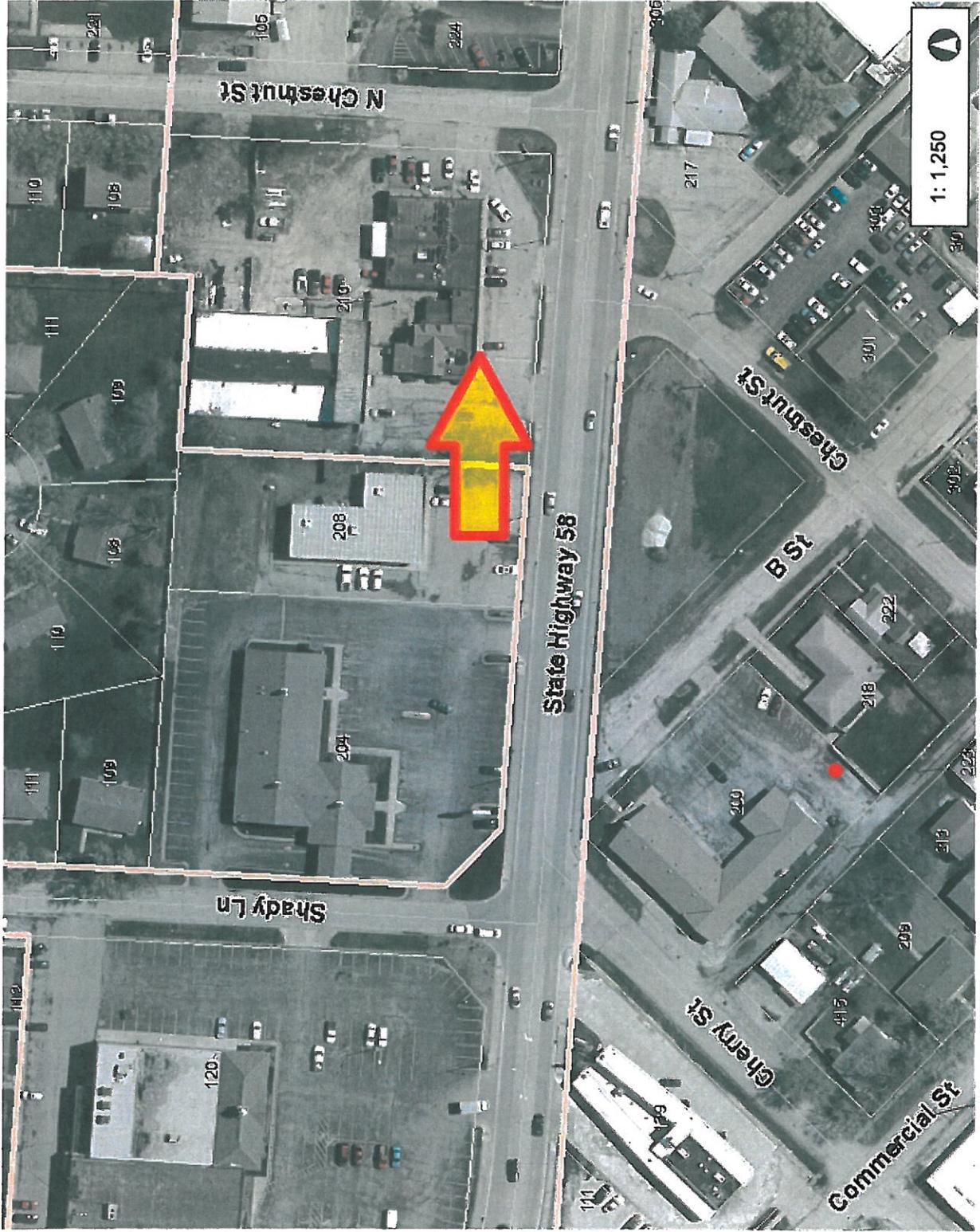
The Planning Commission has the following options available in the consideration of this application:

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. Aerial photograph
2. GIS maps – similar uses

# TRIPLE CROWN TATTOO STUDIO / 212 E. North Avenue



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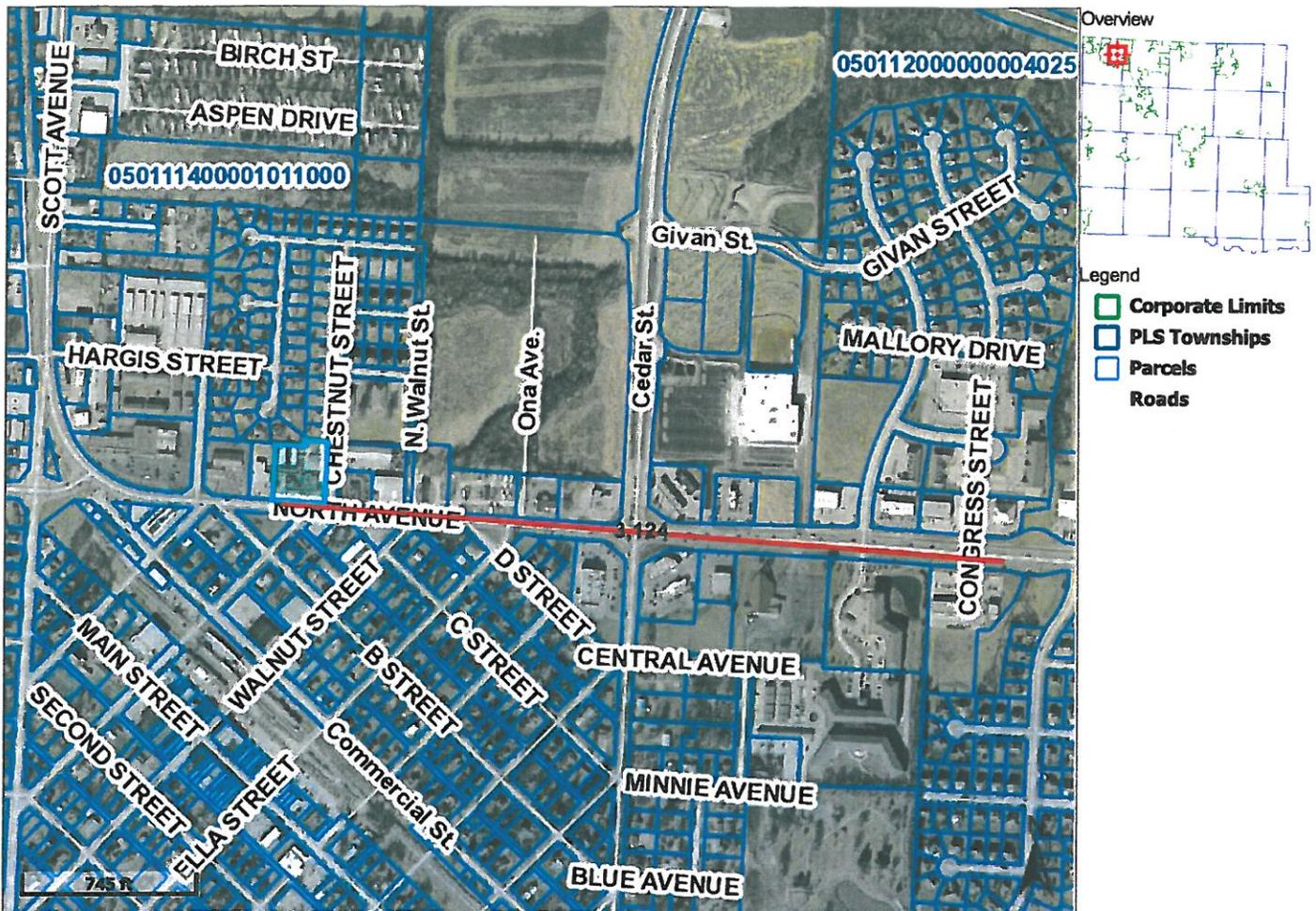
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



## Legend

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

## Notes



<b>Parcel ID</b>	050111400001087000	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	SANDERS, PERRY L & LOUISE A TR
<b>Sec/Twp/Rng</b>	11-46-33	<b>Class</b>	Commercial		12201 EAST 261ST STREET
<b>Property Address</b>	210 E NORTH - 216 AVE BELTON	<b>Acreage</b>	2.56		PECULIAR MO 64078-0000
<b>District</b>	5904001				
<b>Brief Tax Description</b>	BG 56.58'W SECR SE W220' N275'E 120' N25' E100',3673/103 <i>(Note: Not to be used on legal documents)</i>				

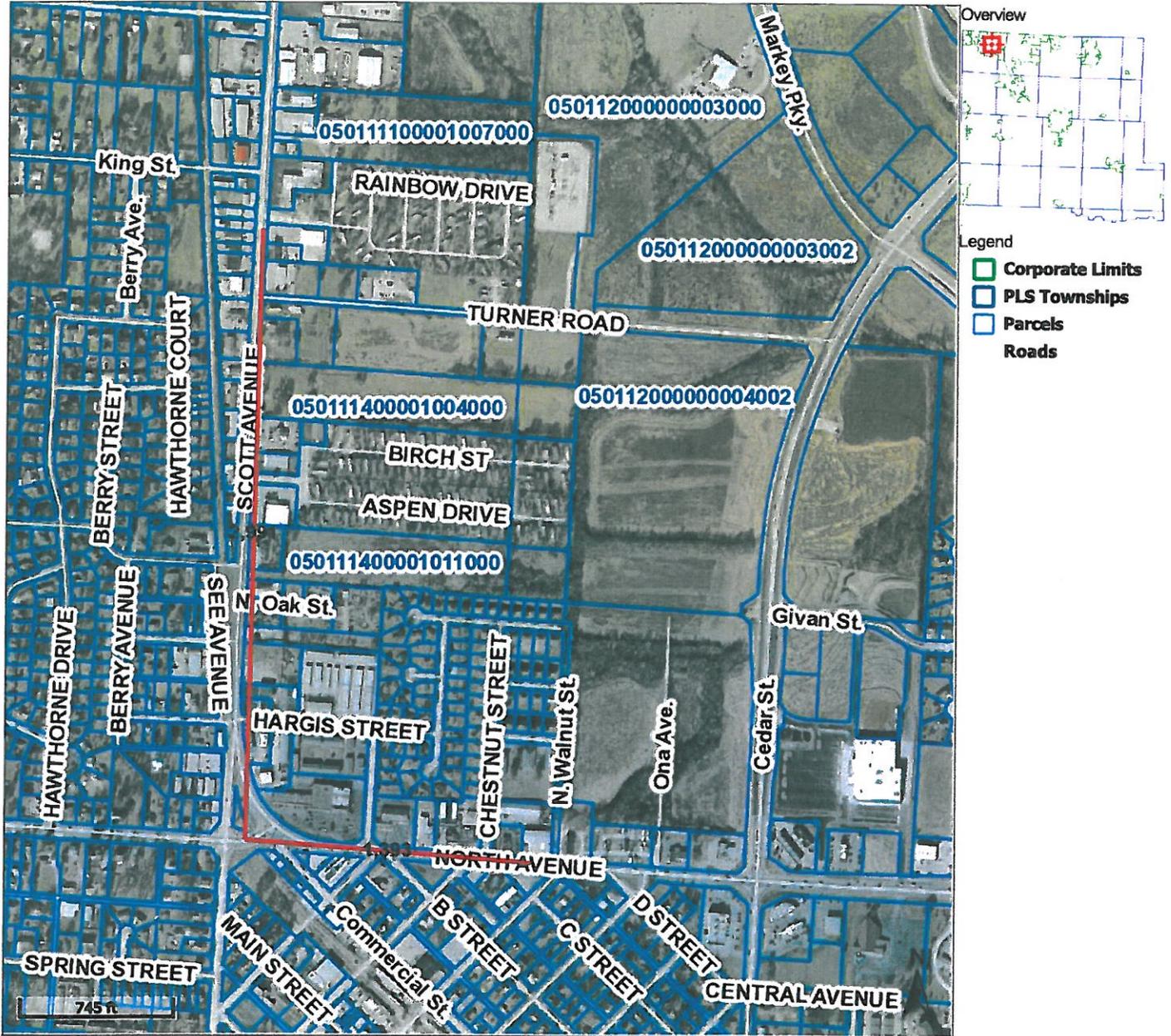
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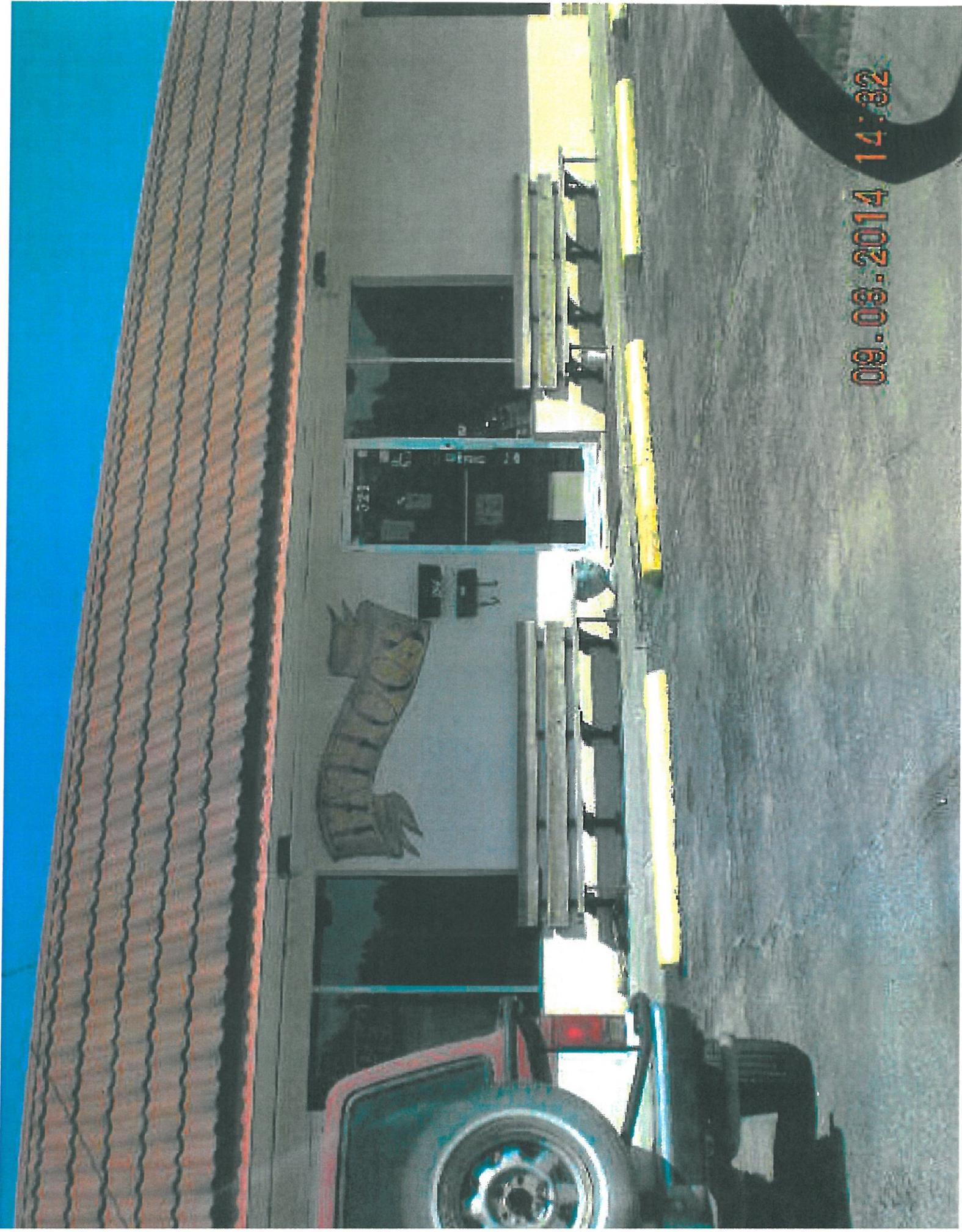
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**LOT SPLIT**

**1730 E. CAMBRIDGE**

**CASE NO. LS14-15  
1730 E. CAMBRIDGE AVENUE**

**BELTON CITY PLANNING COMMISSION  
MONDAY, SEPTEMBER 15, 2014 – 7:00 P.M.  
CITY HALL ANNEX, 520 MAIN STREET**

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Staff Report: Robert G. Cooper, City Planner

**CASE NO. LS14-15**

Consideration of a lot split for 1730 E. Cambridge Avenue, a 8.97 acre tract of land, zoned A (Agricultural) District, located on the north side of E. Cambridge Avenue just east of Mullen Road.

**APPLICANT'S PROPOSAL**

Planning department has met with the applicant, Chris Whorton, to discuss the possibility of splitting the 8.97 acre tract of land he currently owns and resides at, which is located at 1730 E. Cambridge Road. The applicant wishes to divide his acreage into two separate parcels.

**SITE REVIEW**

**Property Description:**

Whorton Farms, Lot(s) 1 & 2  
(property is currently unplatted)

**Zoning:**

A (Agricultural) District

**Lot Size:**

Existing Tract: 390,758.85-sq. ft. (8.97-ac.)

New Lot(s):

**Lot 1** / 217,821.61-sq. ft. (5.00-ac.)

**Lot 2** / 172,937.24-sq. ft. (3.97-ac.)

Minimum Lot Size for A (Agricultural):

217,821.61-sq. ft. or 5.00-ac.

**Lot Width:**

Existing Frontage: 1,379.45-ft.

New Lot Width: Lot '1' = 764.82-ft.

New Lot Width: Lot '2' = 614.63-ft.

Required Lot Width: 120-ft.

**LEGAL CONSIDERATIONS**

Section 36-105 of the Subdivision Regulations provides the following stated approval guidelines:

“An existing, lot may be divided by a lot split into not more than two parts which singularly or combined with an adjoining lot results in two lots which meet the minimum size and area requirements of the zoning district in which the lots are located. The new lots cannot thereafter be further subdivided without

re-platting. Additionally, approval or disapproval of lot splits shall be made based on the following guidelines:

1. No Lot Split shall be approved if:

- A. It does not comply with the minimum design requirements of these regulations.

*Staff Comment: Splitting of the lot will result in the newly created lot meeting the minimum square footage and lot width.*

- B. A new street or alley is needed or proposed and dedication is not being made.

*Staff Comment: Not applicable.*

- C. A vacation of streets, alleys, setback lines, access control, or easements is required or proposed.

*Staff Comment: Not applicable.*

- D. If such action will result in significant increases in service requirements, e.g., utilities, schools, traffic control, streets; or will interfere with maintaining existing service levels, e.g., additional curb-cuts, repaving, etc.

*Staff Comment: Not applicable.*

- E. There is less street right-of-way than required by these regulations or the Comprehensive Plan unless such dedication can be made by separate instrument.

*Staff Comment: Currently, there is a 40' right-of-way along Cambridge Road.*

- F. All easement requirements have been satisfied.

*Staff Comment: An extension of existing utility easement along the side and rear property lines has been provided.*

- G. If such split will result in a tract without direct access to a street.

*Staff Comment: Not applicable.*

- H. A substandard-sized lot or parcel will be created, except, where a lot split will result in the substandard-sized portion being recombined with an adjoining substandard-sized, platted lot, and where this recombination is duly filed and recorded with the County Recorder of Deeds.

*Staff Comment: The lot being created will meet or exceed the minimum size requirement.*

- I. If the lot has been previously split or been part of a minor subdivision in accordance with these regulations.

*Staff Comment: Not applicable.*

- **NOTE:** Call locates for existing public waterline to verify location, and provide location of this line on the plat. If true location of public waterline is outside existing easement, provide new easement to include existing line.

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**STAFF RECOMMENDATION**

Based on the established criteria outlined in the Subdivision Regulations, staff believes this Lot Split request meets all the minimum requirements and therefore, recommends approval.

**PLANNING COMMISSION ACTION**

1. Motion to recommend approve / deny the Lot Split for 1730 E. Cambridge Avenue.
2. Motion to continue the case pending additional information.

**ATTACHMENTS**

1. Aerial Photograph
2. Plat

Lot Split #14-15

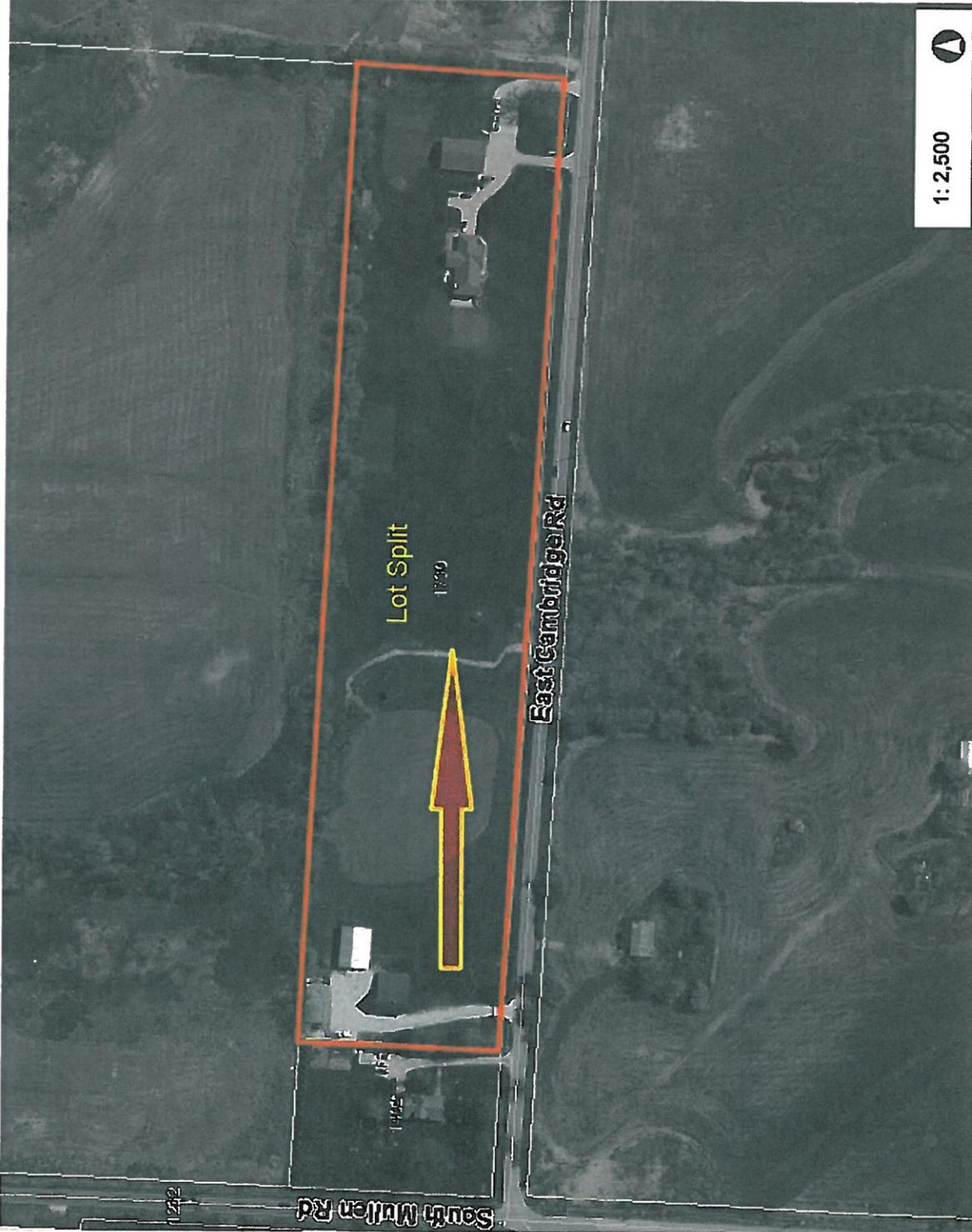
1730 E. Cambridge Road

FILE COPY



**Legend**

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



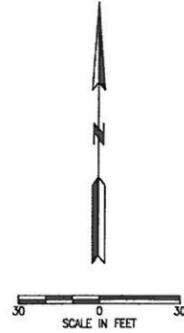
1: 2,500



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Notes

# MINOR PLAT WHORTON FARMS, LOTS 1 AND 2 PART OF LOT 2 OF THE SW. 1/4 OF SECTION 18, TOWNSHIP 48, RANGE 32 BELTON, CASS COUNTY, MISSOURI



**KEY:**  
 U/E = UTILITY EASEMENT  
 B/L = BUILDING LINE  
 ▲ INDICATES MONUMENT FOUND  
 ▲ INDICATES SET 1/2" IRON BAR W/CAP

**MISSOURI STATE PLANE COORDINATES:**  
 Missouri State Plane Coordinates, were obtained using KC Metro Control Monument CA-25, having a Grid Factor of 0.9998958.

**PROPERTY DESCRIPTION:**

All that part of GLO Lot 2, in the Southwest quarter of Section 18, Township 48, Range 32, in the City of Belton, Cass County, Missouri, more particularly described as:  
 Beginning at the Southwest corner of said Lot 2; thence North 06 degrees 30 minutes 06 seconds West, (Deed=N88°43'30"W), along the South line of said Lot 2, a distance of 1378.45 feet; thence North 03 degrees 29 minutes 54 seconds East, (Deed=N01°16'30"E), a distance of 306.71 feet; thence South 06 degrees 12 minutes 56 seconds East, (Deed=S88°26'00"E), a distance of 1378.52 feet, (Deed=1378.41'), to a point on the East line of said Lot 2; thence South 03 degrees 30 minutes 30 seconds West, (Deed=S01°15'45"W), along the East line of said Lot 2, a distance of 299.82 feet, (Deed=299.70'), to the Point of beginning, Containing 9.60 acres.

**EASEMENTS:**

An easement or license is hereby granted to the City of Belton, Missouri, to locate, construct and maintain or to authorize the location, construction and maintenance of poles, wires, anchors, conduits, and/or structures for water, gas, sanitary sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any of them, upon, over or under those areas outlined or designated upon this plat as "Utility Easements" (U/E) or within any street or thoroughfare dedicated to public use on this plat.

**BUILDING LINES:**

Building lines or setback lines are hereby established as shown on the accompanying plat and no new building or portion thereof shall be constructed between this line and the street right of way line.

**DEDICATION:**

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as: **WHORTON FARMS, LOTS 1 AND 2**

In testimony whereof: Christopher P. Whorton & Janet L. Whorton, husband and wife have caused these presents to be signed, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: Christopher P. Whorton - Husband  
 By: Janet L. Whorton - Wife

State of Missouri }  
 County of Cass }

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me personally appeared Christopher P. Whorton, and Janet L. Whorton, husband and wife who being by me sworn did say that they are the persons described herein and who executed the foregoing instrument and they acknowledged that they executed the same as their free act and deed.

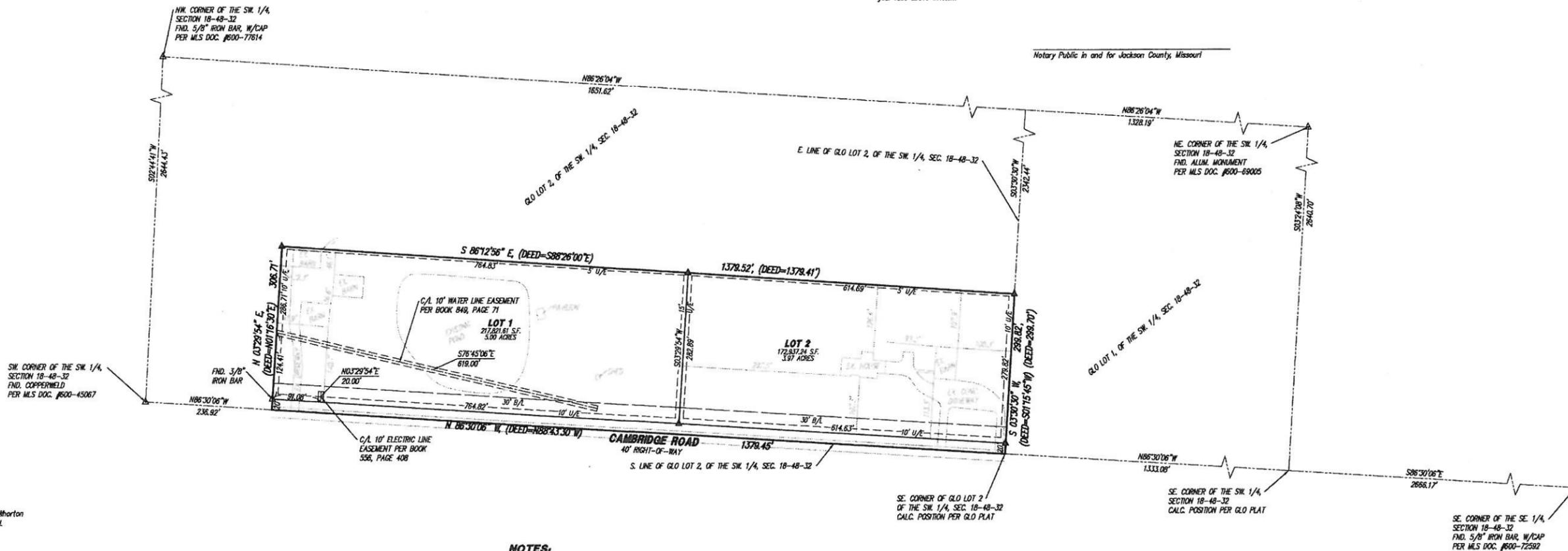
In witness whereof, I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

**APPROVED:**

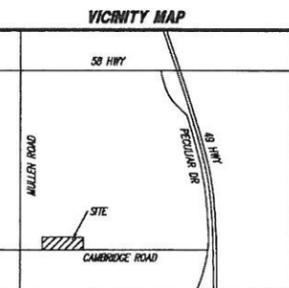
This is to certify that the Minor Plat of WHORTON FARMS, LOTS 1 AND 2 was submitted to and duly approved by the City of Belton, this \_\_\_\_\_ day of \_\_\_\_\_.

By \_\_\_\_\_ Date \_\_\_\_\_  
 Chairman  
 By \_\_\_\_\_ Date \_\_\_\_\_  
 Mayor  
 By \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer  
 By \_\_\_\_\_ Date \_\_\_\_\_  
 City Clerk

Notary Public in and for Jackson County, Missouri



Surveyed for:  
 Christopher & Janet Whorton  
 1730 E. Cambridge Rd.  
 Belton, MO 64012



**LADWIG & ASSOCIATES, LLC.**  
 LAND SURVEYORS  
 33604 E. 235th Street  
 Pleasant Hill, Missouri 64080  
 816-309-6621  
 Missouri Certificate of Authority  
 Land Surveying - LS-2012028511

**NOTES:**

- ▲ Denotes found monumentation as noted.
- ▲ Denotes 1/2" Iron Bar with Plastic Cap LS-2006016633 set this plat.
- This Survey meets or exceeds the accuracy standards of an "Urban Property" survey.
- The Record Source of the Parent Tract is Missouri Warranty Deed as recorded in Book 2055 at Page 173.
- Existing lot is currently Zoned A.
- Building dimensions are exterior foundation measurements taken this date.
- According to the FRM Map 2903700017F, dated January 2, 2013, this site is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain.
- Front Building Line - 30', side yard setback - 15' min., rear yard setback - 30' min.
- Stewart Title Guaranty Company; Policy No. D-9993-2449246, dated Dec. 4, 2001, was used in the preparation of this plat.

I hereby certify that the within plat of WHORTON FARMS, LOTS 1 AND 2 is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri Department of Natural Resources. I further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that I have complied with all State and City of Belton statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my knowledge and belief.



Bradenton E. Ladwig, MO LS-2006016633  
 June 16, 2014  
 IF THIS IS NOT AN ORIGINAL SEAL AND SIGNATURE THIS PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

**LOT SPLIT**

**400 MILL STREET**

**CASE NO. LS14-11  
400 MILL STREET**

**BELTON CITY PLANNING COMMISSION  
MONDAY, SEPTEMBER 15, 2014 – 7:00 P.M.  
CITY HALL ANNEX, 520 MAIN STREET**

---

Staff Report: Robert G. Cooper, City Planner

**CASE NO. LS14-11**

Consideration of a lot split for 400 Mill Street, a 7.75 acre tract of land, zoned R-1 (Single-Family Residential) District, located on the north side of Mill Street just west of Lacy Lane.

**APPLICANT'S PROPOSAL**

Planning department has met with the applicant, to discuss the possibility of splitting the 7.75 acre tract of land they currently own and reside at, which is located at 400 Mill Street. The applicant wishes to divide the acreage into two separate parcels.

**SITE REVIEW**

<i>Property Description:</i>	Huffman Family Trust, Tract(s) 1 & 2 (property is currently un-platted)
<i>Zoning:</i>	R-1 (Single-Family Residential) District
<i>Lot Size:</i>	Existing Tract: 337,506-sq. ft. (7.75-ac.)  New Lot(s): <b>Lot 1</b> / 112,943-sq. ft. (2.59-ac.) <b>Lot 2</b> / 224,563-sq. ft. (5.16-ac.)  Minimum Lot Size for R-1 (Single-Family Residential): 8,400-sq. ft. or 0.19-ac.
<i>Lot Width:</i>	Existing Frontage: 392-ft.  New Lot Width: Lot '1' = 284-ft. Required Lot Width: 70-ft.

**LEGAL CONSIDERATIONS**

Section 36-105 of the Subdivision Regulations provides the following stated approval guidelines:

“An existing, lot may be divided by a lot split into not more than two parts which singularly or combined with an adjoining lot results in two lots which meet the minimum size and area requirements of the zoning district in which the lots are located. The new lots cannot thereafter be further subdivided without

re-platting. Additionally, approval or disapproval of lot splits shall be made based on the following guidelines:

1. No Lot Split shall be approved if:

- A. It does not comply with the minimum design requirements of these regulations.

*Staff Comment: Splitting of the lot will result in the newly created lot meeting the minimum square footage and lot width.*

- B. A new street or alley is needed or proposed and dedication is not being made.

*Staff Comment: Not applicable.*

- C. A vacation of streets, alleys, setback lines, access control, or easements is required or proposed.

*Staff Comment: Not applicable.*

- D. If such action will result in significant increases in service requirements, e.g., utilities, schools, traffic control, streets; or will interfere with maintaining existing service levels, e.g., additional curb-cuts, repaving, etc.

*Staff Comment: Not applicable.*

- E. There is less street right-of-way than required by these regulations or the Comprehensive Plan unless such dedication can be made by separate instrument.

*Staff Comment: Currently, there is a 50' right-of-way along Mill Street.*

- F. All easement requirements have been satisfied.

*Staff Comment: A utility easement shall be provided along the side and rear property lines.*

- G. If such split will result in a tract without direct access to a street.

*Staff Comment: Not applicable.*

- H. A substandard-sized lot or parcel will be created, except, where a lot split will result in the substandard-sized portion being recombined with an adjoining substandard-sized, platted lot, and where this recombination is duly filed and recorded with the County Recorder of Deeds.

*Staff Comment: The lot being created will meet or exceed the minimum size requirement.*

- I. If the lot has been previously split or been part of a minor subdivision in accordance with these regulations.

*Staff Comment: Not applicable.*

**NOTE:** Call locates for existing public waterline on Mill Street to verify location, and provide location of this line on the plat. Identify if waterline is entirely within street right-of-way. If any portion of waterline is on private property, either provide information on an existing easement or provide new easement.

\*\*\*\*\*

**STAFF RECOMMENDATION**

Based on the established criteria outlined in the Subdivision Regulations, staff believes this Lot Split request meets all the minimum requirements and therefore, recommends approval.

**PLANNING COMMISSION ACTION**

1. Motion to recommend *approve / deny* the Lot Split for 400 Mill Street.
2. Motion to continue the case pending additional information.

**ATTACHMENTS**

1. Aerial Photograph
2. Plat

# 400 MILL STREET



### Legend

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

1: 1,250



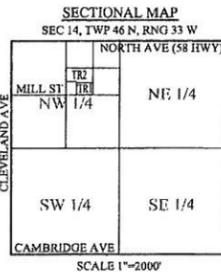
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Notes

# PLAT OF SURVEY

## LOT SPLIT

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 46 NORTH, RANGE 33 WEST  
 BELTON, CASS COUNTY, MISSOURI



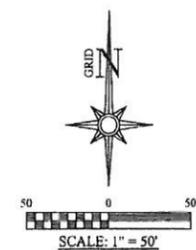
ORDERED BY  
 HUFFMAN FAMILY TRUST DATED JUNE 18, 2001  
 ATTN: JIM HUFFMAN, TRUSTEE &  
 MARTHA NICHOLS, TRUSTEE  
 400 MILL STREET  
 BELTON, MO 64012  
 (816) 331-1938 OR  
 (816) 769-1054

**FLOOD STATEMENT**  
 THE LAND DESCRIBED FALLS WITHIN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FLOOD INSURANCE RATE MAP (FIRM), CASS COUNTY, MISSOURI  
 PANEL 10 OF 480  
 MAP NUMBER: 29037C0010F  
 EFFECTIVE DATE: JANUARY 02, 2013  
 PANEL 16 OF 480  
 MAP NUMBER: 29037C0016F  
 EFFECTIVE DATE: JANUARY 02, 2013

**TITLE COMMITMENT**  
 THE PRELIMINARY TITLE COMMITMENT WAS PROVIDED BY:  
 COFFELT LAND TITLE, INC.  
 262 NE TUDOR RD  
 LEE'S SUMMIT, MO 64086  
 ATTN: STACEY BRODERSON  
 OFFICE: (816) 581-2200  
 FAX: (816) 525-7451  
 FILE NO: 201388993  
 EFFECTIVE DATE: NOVEMBER 28, 2013

**SCHEDULE "B-II" EASEMENTS**  
 ITEM #5: GRANTED TO THE CITY OF BELTON  
 RECORDED APRIL 21, 1930  
 BOOK 288 AT PAGE 572  
 DOES NOT AFFECT PROPERTY  
 ITEM #6: GRANTED TO KANSAS CITY CABLE PARTNERS  
 RECORDED JANUARY 7, 1992  
 BOOK 1198 AT PAGE 229  
 MOBILE HOME PARK BLANKET EASEMENT  
 ITEM #7 20' GAS LINE EASEMENT GRANTED TO KCP&L  
 RECORDED JULY 12, 1994  
 BOOK 1388 AT PAGE 189  
 EASEMENT C/L IS MOBILE HOME PARK STREET C/L

- LEGEND**
- ⊙ FOUND ALUMINUM CAP
  - ⊙ FOUND BRASS CAP
  - FOUND IRON BAR
  - ⊕ FOUND CUT PLUS "+"
  - ⊙ SET 1/2" IRON BAR W/CAP LS-2268
  - ⊙ POWER POLE
  - ⊙ BROKEN SCALE

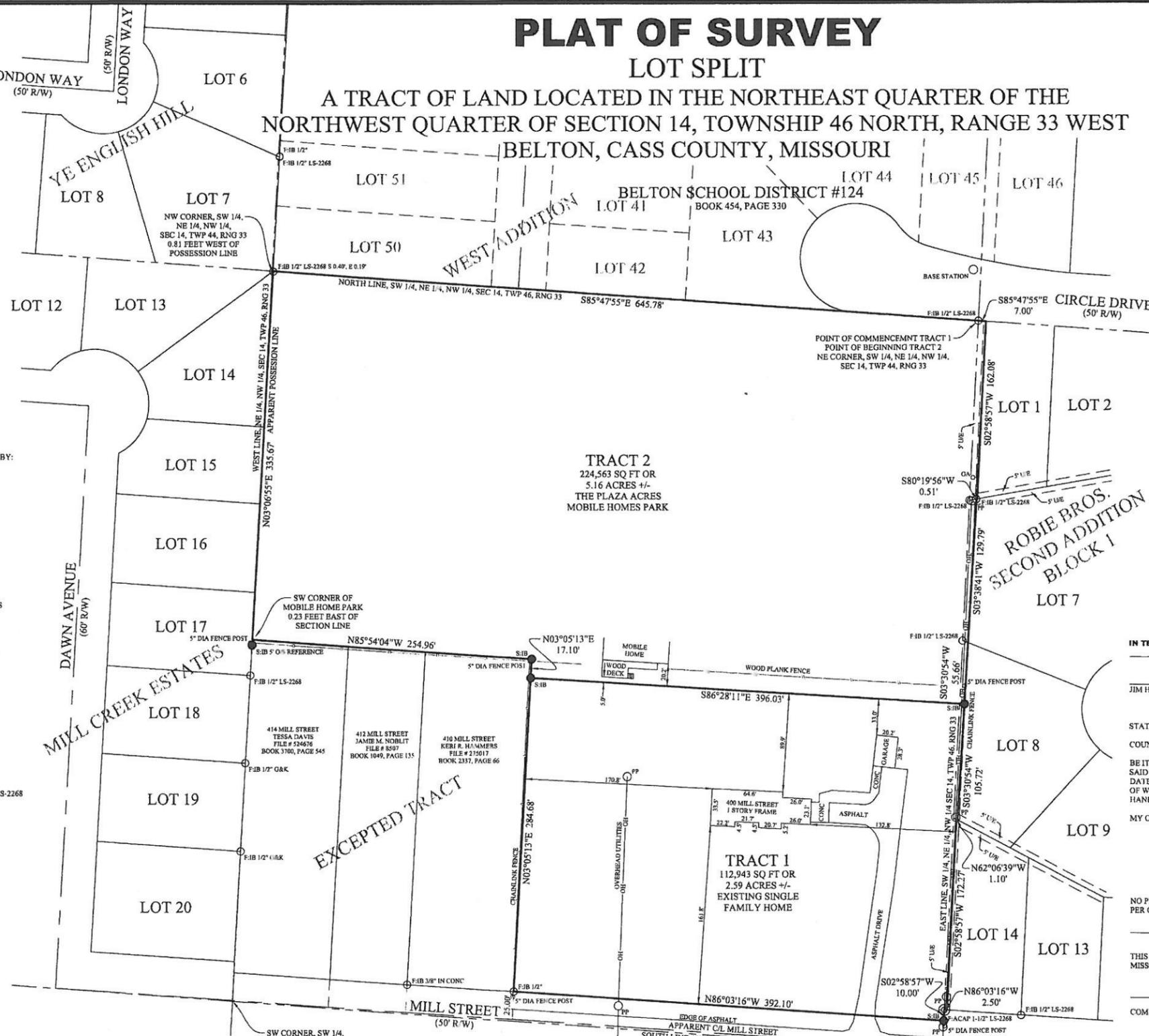


**BASIS OF BEARING**  
 COORDINATES SHOWN ARE NAD83 MISSOURI-WEST ZONE (U.S. SURVEY FEET) FROM LOCALIZATION OF CONTROL STATIONS CA-04, CA-05 AND CA-25 USING TOPCON HIPER GPS EQUIPMENT. (NOTE: CA-26 APPARENTLY WAS DISTURBED DURING UTILITY CONSTRUCTION)

COMBINED GRID FACTOR = 0.99984969  
 RECIPROCAL = 1.00015042

COMBINED GRID FACTOR FOR THE BASE STATION WAS COMPUTED USING THE U.S. ARMY CORPS OF ENGINEERS "CORPSON ver. 6.X" SOFTWARE

BASE STATION STATE PLANE COORDINATES (US SURVEY FEET)  
 NORTHING = 963707.2048  
 EASTING = 2776825.4384  
 ELEVATION = 1075.23



**RESIDENTIAL TRACT 1 DESCRIPTION**

A tract of land in the Northwest Quarter of Section 14, Township 46 North, Range 33 West, City of Belton, Cass County, Missouri, being more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of said Northwest Quarter, said point also being the Northwest Corner of Lot One (1), Block One (1), Robie Bros. Second Addition, a subdivision located in the Northwest Quarter of Section 14, Township 46 North, Range 33 West, City of Belton, Cass County, Missouri, recorded September 15, 1954 as File Number #3435 in Book 2 at page 35; thence South 85° 47' 55" East, along the North Line of said Lot One (1), a distance of 7.00 feet, according to Missouri Warranty Deed recorded February 28, 2005 as File Number 319884 in Book 2570 at Page 618; thence South 02° 58' 57" West, 7.00 feet East of and parallel to the East Line of said Southwest Quarter of the Northwest Quarter of the Northwest Quarter, a distance of 162.08 feet to a point on the North Line of Lot Seven (7), Block One (1) of said Robie Bros. Second Addition; thence South 80° 19' 56" West, along said North Line of Lot Seven (7), a distance of 0.51 feet, according to Missouri Warranty Deed recorded February 28, 2005 as File Number 319883 in Book 2570 at Page 616; thence South 03° 30' 54" West, a distance of 129.79 feet to a point on the North Line of Lot Eight (8), Block One (1), of said Robie Bros. Second Addition, according to said Missouri Warranty Deed recorded as File Number 319884; thence South 03° 30' 54" West, a distance of 55.66 feet to the True Point of Beginning; Thence continuing South 03° 30' 54" West, a distance of 105.72 feet to a point on the North Line of Lot Fourteen (14), Block One (1), of said Robie Bros. Second Addition; thence North 62° 06' 59" West, along the North line of said Lot Fourteen (14), a distance of 1.10 feet, according to said Missouri Warranty Deed recorded as File Number 319884; thence South 02° 58' 57" West, 2.5 feet East of and parallel to said Southwest Quarter of the Northeast Quarter of the Northwest Quarter, a distance of 172.27 feet to the North right-of-way line of Mill Street, as now established; thence North 86° 03' 16" West, along said North right-of-way line, a distance of 2.50 feet to a point on the East Line of said Southwest Quarter of the Northeast Quarter of the Northwest Quarter; thence South 02° 58' 57" West, along said East Line of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter, a distance of 10.00 feet to said North right-of-way line of Mill Street, as now established; thence North 85° 47' 55" East, along said North right-of-way line, a distance of 396.03 feet; thence North 03° 05' 13" East, a distance of 284.68 feet; thence South 86° 28' 11" East, a distance of 396.03 feet to the Point of Beginning and containing 112,943 square feet or 2.59 acres, more or less.

**THE PLAZA ACRES MOBILE HOMES PARK TRACT 2 DESCRIPTION**

A tract of land in the Northwest Quarter of Section 14, Township 46 North, Range 33 West, City of Belton, Cass County, Missouri, being more particularly described as follows: Beginning at the Northeast Corner of the Southwest Quarter of the Northeast Quarter of said Northwest Quarter, said point also being the Northwest Corner of Lot One (1), Block One (1), Robie Bros. Second Addition, a subdivision located in the Northwest Quarter of Section 14, Township 46 North, Range 33 West, City of Belton, Cass County, Missouri, recorded September 15, 1954 as File Number #3435 in Book 2 at page 35; thence South 85° 47' 55" East, along the North Line of said Lot One (1), a distance of 7.00 feet, according to Missouri Warranty Deed recorded February 28, 2005 as File Number 319884 in Book 2570 at Page 618; thence South 02° 58' 57" West, 7.00 feet East of and parallel to the East Line of said Southwest Quarter of the Northeast Quarter of the Northwest Quarter, a distance of 162.08 feet to a point on the North Line of Lot Seven (7), Block One (1) of said Robie Bros. Second Addition; thence South 80° 19' 56" West, along said North Line of Lot Seven (7), a distance of 0.51 feet, according to Missouri Warranty Deed recorded February 28, 2005 as File Number 319883 in Book 2570 at Page 616; thence South 03° 30' 54" West, a distance of 129.79 feet to a point on the North Line of Lot Eight (8), Block One (1), of said Robie Bros. Second Addition, according to said Missouri Warranty Deed recorded as File Number 319884; thence South 03° 30' 54" West, a distance of 55.66 feet; thence North 86° 28' 11" West, a distance of 396.03 feet; thence North 03° 05' 13" East, a distance of 17.10 feet; thence North 85° 54' 04" West, a distance of 254.96 feet to a point on the apparent possession line, said point being 0.23 feet East of the West Line of said Southwest Quarter of the Northeast Quarter of the Northwest Quarter; thence North 03° 06' 55" East, along the apparent possession line, a distance of 335.67 feet to a point on the North line of said Southwest Quarter of the Northeast Quarter of the Northwest Quarter, said point being 0.81 feet East of the Northeast Corner of said Southwest Quarter of the Northeast Quarter of the Northwest Quarter; thence South 85° 47' 55" East, along said North line of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter, a distance of 645.78 feet to the Point of Beginning and containing 224,563 square feet or 5.16 acres, more or less.

IN TESTIMONY WHEREOF: THE UNDERSIGNED OWNER(S) HAVE SUBSCRIBED THEIR NAMES ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

JIM HUFFMAN (TRUSTEE) MARTHA NICHOLS (TRUSTEE)  
 HUFFMAN FAMILY TRUST DATED JUNE 18, 2001

STATE OF MISSOURI )  
 COUNTY OF CASS ) SS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME JIM HUFFMAN, TRUSTEE, AND MARTHA NICHOLS, TRUSTEE, HUFFMAN FAMILY TRUST DATED JUNE 18, 2001, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

NO PLAT NECESSARY PER CITY CODE NUMBER \_\_\_\_\_

THIS IS TO CERTIFY THAT THE WITHIN SURVEY WAS DULY SUBMITTED TO AND APPROVED BY THE CITY OF BELTON, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

JAY LEIPZIG  
 COMMUNITY DEVELOPMENT DIRECTOR

TYPE "C"-URBAN PROPERTY SURVEY

I, MICHAEL J. HUFFMAN, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF SURVEY IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

MICHAEL J. HUFFMAN  
 MO. RES-2268

DATE July 28, 2014

**HUFFMAN & ASSOCIATES**  
 Land Surveyors  
 PO Box 661  
 Raymore, MO 64083  
 Office: (816) 322-4544 Fax: (816) 331-4030  
 Email: huffmanm@swbell.net

DATE: July 28, 2014	DRAWN BY: RJJ	Project/City: Belton Mill Street Hdf/Huffm
SCALE: 1" = 50'	CHECKED BY: MJH	Mill Street Hdf/Huffm.dwg

# **MANUFACTURED HOME DEFINITIONS**



CITY OF BELTON  
PLANNING COMMISSION INFORMATION FORM

---

AGENDA DATE: September 15, 2014  
ASSIGNED STAFF: Jay C. Leipzig, Director

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Consent Item	<input type="checkbox"/> Change Order
<input type="checkbox"/> Agreement	<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> FYI/Update	<input type="checkbox"/> Public Hearing

---

**ISSUE**

An Ordinance amending Section 1-5, entitled "General Definitions" and Section 40-4, entitled "Residential-Manufactured Home Communities" of the Belton Unified Development Code.

**REQUESTED COUNCIL ACTION**

Discussion of proposed amendments.

**BACKGROUND**

The Revised Ordinance One was unanimously approved by the Belton Planning Commission during the August 18, 2014 meeting which recommends changing the minimum manufactured home size from 22 feet in width and 40 feet in length to 16 feet in width and 40 feet in length.

However, after further discussion between staff, the changes outlined in Revision Two are proposed as an alternative. The changes in Revision Two do not specify a minimum manufactured home size, and also contain slight modifications to wording of the previous Ordinance.

Staff is including both Revision One and Revision Two in the agenda packet and will be discussing each with the Planning Commission during the meeting on September 15, 2014.

**STAFF RECOMMENDATION**

Discussion of proposed amendments.

**ATTACHMENTS**

Revision One  
Revision Two

# **REVISION ONE**

BILL NO. 2014-\_\_\_

ORDINANCE NO. 2014-\_\_\_\_\_

AN ORDINANCE AMENDING SECTION 1-5, ENTITLED "GENERAL DEFINITIONS" AND SECTION 40-4, ENTITLED "RESIDENTIAL-MANUFACTURED HOME COMMUNITIES" OF THE BELTON UNIFIED DEVELOPMENT CODE.

WHEREAS, the City of Belton adopted the Unified Development Code ("UDC") December 13, 2011; and

WHEREAS, the Belton Planning Commission held a public hearing to solicit comment on proposed amendments to the UDC at a regular meeting on August 18, 2014; and

WHEREAS, the Belton Planning Commission voted by a majority of those present to recommend approval of the proposed amendments to the UDC

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF BELTON, CASS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. That Section 1-5, entitled "General definitions", of the Belton Unified Development Code is hereby amended with the deletion of the stricken language:

~~*Manufactured home residential design.* A manufactured home which satisfies the following additional criteria:~~

- ~~(1) — Minimum dimensions of 22 feet in width and 40 feet in length;~~
- ~~(2) — The pitch of the roof of the manufactured home has a minimum vertical rise of four feet for each 12 feet of horizontal run and the roof finished with a type of shingle that is commonly used in standard residential construction in the city;~~
- ~~(3) — All roof structures provide an eave projection of no less than 12 inches, exclusive of any guttering;~~
- ~~(4) — The exterior siding consists of vinyl or metal horizontal lap siding (whose reflectivity does not exceed that of low luster white paint), wood, or hard board, comparable in composition, appearance and durability to the exterior siding commonly used in construction in the city;~~
- ~~(5) — Is set up in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in "Manufactured Home Installations, 1987" (NCS BCS A 225.1), and a continuous, permanent masonry foundation or masonry curtain wall, or poured concrete wall, unpierced except for required ventilation and access, is installed under the perimeter of the residential design manufactured home;~~
- ~~(6) — Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home are installed or constructed in accordance with the standards set by the building code and attached firmly to the primary structure and anchored securely to the ground; and~~

REVISION 1

(7) ~~Has substantially the appearance of an on site, conventionally built, single family dwelling.~~

Section 2. That Section 40-4 (1) entitled "Residential- Manufactured home communities", subsection (e), of the Belton Unified Development Code is hereby amended with the addition of the underlined language, and the deletion of the stricken language:

- e. Installations of new manufactured homes in existing and redeveloped communities must meet the following requirements:
1. Individual manufactured home spaces within a park shall have a minimum area of 5,000 square feet each.
  2. Every manufactured home space shall have at least 40 feet of frontage on a paved curbed and guttered street constructed to city street standards. Turnaround streets (culs-de-sac) shall have a minimum diameter of 80 feet.
  3. No manufactured home shall be located closer than 20 feet from any property line bounding the manufactured home park community.
  4. Minimum building setbacks shall be provided on each manufactured home space measured from the space boundaries as shown on the manufactured home park community site plan, as follows:
    - i. *Minimum front yard:* 22 feet.
    - ii. *Minimum rear yard:* 10 feet.
    - iii. *Minimum side yard:* 10 feet for any one and 17 feet for the other.
  5. All manufactured homes shall front facing a street within the manufactured home park community. (The front of a manufactured home shall contain its narrowest width). Where topography or the configuration of the entire manufactured home community makes it appropriate, manufactured home spaces may be arranged with the long side fronting the street. In addition, manufactured homes shall not be positioned vertically, stacked with one over the other, in whole or in part in the manufactured home community.
  6. Every manufactured home shall be placed in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in "Manufactured Home Installations, 1987" (NCS BCS A 225.1) on a solid concrete slab or on two four-foot-wide concrete runners with a design strength adequate to support the structure as certified by a state-licensed engineer or be consistent with the rules of the Department of Economic Development — Chapter 124 — Manufactured Home

## REVISION 1

Tie-Down Systems. Each transportable section of a manufactured home shall be placed on such slab or runner.

7. Each manufactured home space shall be provided with two paved off-street parking spaces designed in accordance with the off-street parking requirements of these regulations.
8. Each manufactured home shall have a separate enclosed accessory structure of at least 64 square feet with a height of at least five feet for storage located on a concrete slab where an on-space enclosed garage is not provided. The accessory structure may not exceed eight feet tall, eight feet wide, by 12 feet long. Accessory structures in the manufactured home park community shall be architecturally compatible in design and shall be maintained in good repair at all times.
9. Each manufactured home shall be provided with landscaping to at least include two shade trees with a planted caliper of at least 1½ inches.
10. Each manufactured home space shall be provided with an electrical source supplying at least 200 amps and natural gas, in accordance with city standards and construction codes.
11. Each manufactured home shall be entirely skirted to a solid surface within 30 days after placement in a park community by enclosing the open area under the unit with a metal or synthetic material that is compatible with the exterior finish of the manufactured home. In addition, all hitches must be removed from the home within 30 days of installation.
12. Each manufactured home space shall be provided with a paved patio area other than a parking space. Each manufactured home space shall be provided with a minimum six feet by eight feet front deck, or three feet by five feet rear deck.
13. All manufactured homes shall be blocked in accordance with manufacturer specifications or, if specifications are not available, a sealed report from a structural engineer licensed for such installations in the State of Missouri.
14. Tie-downs and ground anchors shall secure all manufactured homes to the ground in accordance with state and laws federal laws and manufacturers specifications and shall at least include anchors at each corner of the manufactured home and at the center of the length of the manufactured home frame.
15. No manufactured home may be located in the 100-year floodplain.
16. All manufactured homes shall have minimum dimensions of 16 feet in width and 40 feet in length. Any manufactured home lawfully

REVISION 1

- and properly permitted prior to the adoption of these minimum dimensions which does not comply with these minimum dimensions shall be considered a legal nonconforming structure.
17. Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the homes shall be installed or constructed in accordance with the standards set by the building code and attached firmly to the primary structure and anchored securely to the ground.
  18. Each manufactured home shall have the general appearance of an on-site, conventionally built, single-family dwelling.
  19. All roof structures provide an eave projection of no less than 12 inches, exclusive of any guttering, and are finished with a type of shingle that is commonly used in standard residential construction in the city.
  20. The exterior siding consists of vinyl or metal horizontal lap siding (whose reflectivity does not exceed that of low luster white paint), wood, or hard board, comparable in composition, appearance and durability to the exterior siding commonly used in construction in the city.

Section 3. That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

Duly read two (2) times and passed this \_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor Jeff Davis

Approved this \_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor Jeff Davis

ATTEST:

\_\_\_\_\_

Patricia A. Ledford, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_

City Attorney

STATE OF MISSOURI     )

CITY OF BELTON        ) SS.

COUNTY OF CASS        )

I, Patricia A. Ledford, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton and that the foregoing ordinance was regularly introduced for first reading at a meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_, 2014, and thereafter adopted as Ordinance No. 2014-\_\_\_\_\_ of the City of Belton, Missouri, as a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_, 2014, after the second reading thereof by the following vote, to-wit:

AYES:0       COUNCILMEN:

NOES:0       COUNCILMEN:

ABSENT:     0       COUNCILMEN:

\_\_\_\_\_

Patricia A. Ledford, City Clerk

# REVISION TWO

BILL NO. 2014-\_\_\_

ORDINANCE NO. 2014-\_\_\_\_\_

AN ORDINANCE AMENDING SECTION 1-5, ENTITLED "GENERAL DEFINITIONS" AND SECTION 40-4, ENTITLED "RESIDENTIAL-MANUFACTURED HOME COMMUNITIES" OF THE BELTON UNIFIED DEVELOPMENT CODE.

WHEREAS, the City of Belton adopted the Unified Development Code ("UDC") December 13, 2011; and

WHEREAS, the Belton Planning Commission held a public hearing to solicit comment on proposed amendments to the UDC at a regular meeting on August 18, 2014; and

WHEREAS, the Belton Planning Commission voted by a majority of those present to recommend approval of the proposed amendments to the UDC

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Section 1. That Section 1-5, entitled "General definitions", of the Belton Unified Development Code is hereby amended with the deletion of the stricken language:

*Manufactured home residential design.* ~~A manufactured home which satisfies the following additional criteria:~~

- ~~(1) — Minimum dimensions of 22 feet in width and 40 feet in length;~~
- ~~(2) — The pitch of the roof of the manufactured home has a minimum vertical rise of four feet for each 12 feet of horizontal run and the roof finished with a type of shingle that is commonly used in standard residential construction in the city;~~
- ~~(3) — All roof structures provide an eave projection of no less than 12 inches, exclusive of any guttering;~~
- ~~(4) — The exterior siding consists of vinyl or metal horizontal lap siding (whose reflectivity does not exceed that of low luster white paint), wood, or hard board, comparable in composition, appearance and durability to the exterior siding commonly used in construction in the city;~~
- ~~(5) — Is set up in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in "Manufactured Home Installations, 1987" (NCS BCS A 225.1), and a continuous, permanent masonry foundation or masonry curtain wall, or poured concrete wall, unpierced except for required ventilation and access, is installed under the perimeter of the residential design manufactured home;~~
- ~~(6) — Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home are installed or constructed in accordance with the standards set~~

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~~by the building code and attached firmly to the primary structure and anchored securely to the ground; and~~

- (7) ~~Has substantially the appearance of an on site, conventionally built, single family dwelling.~~

Section 2. That Section 40-4 (1) entitled "Residential- Manufactured home communities", subsection (e), of the Belton Unified Development Code is hereby amended with the addition of the underlined language, and the deletion of the stricken language:

- e. New installations of manufactured homes in existing and redeveloped communities must meet the following requirements:
1. Individual manufactured home spaces within a park shall have a minimum area of 5,000 square feet each.
  2. Every manufactured home space shall have at least 40 feet of frontage on a paved curbed and guttered street constructed to city street standards. Turnaround streets (cul-de-sacs) shall have a minimum diameter of 80 feet.
  3. No manufactured home shall be located closer than 20 feet from any property line bounding the manufactured home park community.
  4. Minimum building setbacks shall be provided on each manufactured home space measured from the space boundaries as shown on the manufactured home park community site plan, as follows:
    - i. *Minimum front yard:* 22 feet.
    - ii. *Minimum rear yard:* 10 feet.
    - iii. *Minimum side yard:* 10 feet for any one and 17 feet for the other.
  5. All manufactured homes shall front facing a street within the manufactured home park community. (The front of a manufactured home shall contain its narrowest width). Where topography or the configuration of the entire manufactured home community makes it appropriate, manufactured home spaces may be arranged with the long side fronting the street. In addition, manufactured homes shall not be positioned vertically, stacked with one over the other, in whole or in part in the manufactured home community.
  6. Every manufactured home shall be placed in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in "Manufactured Home Installations, 1987" (NCS BCS A 225.1) on a solid concrete slab or on two four-foot-wide concrete runners with a design strength adequate to support the structure as certified by a state-licensed

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- engineer or be consistent with the rules of the Department of Economic Development — Chapter 124 — Manufactured Home Tie-Down Systems. Each transportable section of a manufactured home shall be placed on such slab or runner.
7. Each manufactured home space shall be provided with two paved off-street parking spaces designed in accordance with the off-street parking requirements of these regulations.
  8. Each manufactured home shall have a separate enclosed accessory structure of at least 64 square feet with a height of at least five feet for storage located on a concrete slab where an on-space enclosed garage is not provided. The accessory structure may not exceed eight feet tall, eight feet wide, by 12 feet long. Accessory structures in the manufactured home park community shall be architecturally compatible in design and shall be maintained in good repair at all times.
  9. Each manufactured home shall be provided with landscaping to at least include two shade trees with a planted caliper of at least 1½ inches.
  10. Each manufactured home space shall be provided with an electrical source supplying at least 200 amps and natural gas, in accordance with city standards and construction codes.
  11. Each manufactured home shall be entirely skirted to a solid surface within 30 days after placement in a park community by enclosing the open area under the unit with a metal or synthetic material that is compatible with the exterior finish of the manufactured home. In addition, all hitches must be removed from the home within 30 days of installation.
  12. Each manufactured home space shall be provided with a paved patio area other than a parking space. Each manufactured home space shall be provided with a minimum six feet by eight feet front deck, and three feet by five feet rear deck.
  13. All manufactured homes shall be blocked in accordance with manufacturer specifications or, if specifications are not available, a sealed report from a structural engineer licensed for such installations in the State of Missouri.
  14. Tie-downs and ground anchors shall secure all manufactured homes to the ground in accordance with state and laws federal laws and manufacturers specifications and shall at least include anchors at each corner of the manufactured home and at the center of the length of the manufactured home frame.
  15. No manufactured home may be located in the 100-year floodplain.

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16. All manufactured homes shall have minimum dimensions of 16 feet in width and 40 feet in length. Any manufactured home lawfully and properly permitted prior to the adoption of these regulations shall be considered a legal nonconforming structure.
17. Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the homes shall be installed or constructed in accordance with the standards set by the building code and anchored securely to the ground.
18. Each manufactured home shall have the general appearance of an on-site, single-family dwelling.
19. All roof structures must provide an eave projection, exclusive of any guttering, and are finished with a type of shingle that is commonly used in standard residential construction in the city. The pitch of the roof of the manufactured home must have a minimum vertical rise of three feet for each 12 feet of horizontal run.
20. The exterior siding consists of vinyl or metal horizontal lap siding (whose reflectivity does not exceed that of low luster white paint), wood, or hard board, comparable in composition, appearance and durability to the exterior siding commonly used in construction in the city.

Section 3. That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

Duly read two (2) times and passed this \_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor Jeff Davis

Approved this \_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor Jeff Davis

ATTEST:

\_\_\_\_\_

Patricia A. Ledford, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_

City Attorney

STATE OF MISSOURI     )  
CITY OF BELTON         ) SS.  
COUNTY OF CASS        )

I, Patricia A. Ledford, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton and that the foregoing ordinance was regularly introduced for first reading at a meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_, 2014, and thereafter adopted as Ordinance No. 2014-\_\_\_\_\_ of the City of Belton, Missouri, as a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_, 2014, after the second reading thereof by the following vote, to-wit:

AYES:0       COUNCILMEN:  
NOES:0       COUNCILMEN:  
ABSENT: 0     COUNCILMEN:

\_\_\_\_\_

Patricia A. Ledford, City Clerk