



**AGENDA
CITY OF BELTON
PLANNING COMMISSION SPECIAL MEETING
MONDAY, SEPTEMBER 22, 2014 - 8:00 A.M.
CITY HALL ANNEX, 520 MAIN STREET**

I. CALL MEETING TO ORDER

II. ROLL CALL

III. FINAL PLAT & FINAL DEVELOPMENT PLAN

A. Consideration of a Final Plat and Final Development Plan for ROM located at 6800 E. 163rd Street.

IV. NEXT MEETING DATE: October 6, 2014

V. ADJOURNMENT

ROM

FINAL PLAT



**BELTON CITY PLANNING COMMISSION
- SPECIAL MEETING-**

**MONDAY, SEPTEMBER 22, 2014 – 8:00 A.M.
CITY HALL ANNEX, 520 MAIN STREET
A Re-Plat of Lot 1, Plexes Industrial Development Park
Final Plat of Plexes Industrial Park, Lot(s) 4 & 5**

Staff Report: Robert G. Cooper, City Planner

CASE #FP14-14

Consideration of Final Plat approval for Plexes Industrial Park, (ROM, Corp.), a 8.98-acre, manufacturing facility, located at 6800 E. 163rd Street, directly northeast of the I-49 interchange.

BACKGROUND

The re-platting of Lot 1, of the Plexes Industrial Development Park is needed to accommodate the expansion of the ROM facility. The re-plat will consist of Lot(s) 4 & 5, being separated by the existing Kay Avenue right-of-way. Lot 4 will contain 293,325-sq. ft. / 6.73-acres and Lot 5 will contain 76,068-sq. ft. / 1.75-acres.

The existing ROM facility was constructed in 1998. The manufacturing and warehousing section included a 51,240- square foot building and another 5,790-square foot section for the office and administration portion of the building.

ROM Corporation specializes in engineering, manufacturing and distributing custom products such as safety walk-ramps, roll-up doors, cargo trays, and LED lighting.

Recently, ROM Corporation has been seeking ways to accommodate their recent growth needs. They have decided to expand their current facility by building an addition to the north side of their building and by utilizing the undeveloped land on the east side of their facility for additional parking.

ROM, Corporation is now prepared to move forward in the development process and has submitted a final plat for review and final consideration.

REVIEW

The proposed project will consist of a 39,550-square foot building addition on the north side of the facility. Approximately, 37,522-square feet will be used as manufacturing and warehousing and the remaining 2,028-sq. feet will be used as office and administration.

A portion of the development does not lie within a “Special Flood Hazard Area” (SFHA) as defined by the Federal Emergency Management Agency (FEMA).

Planning Comments:

- Add the following information to the plat, ‘*Section, Township, Range, including descriptive boundaries of the subdivision.*’

Engineering comments:

- Add the following note to the Final Plat:

'All storm-water management areas shall remain in perpetuity as depicted on the final site plan.

All storm-water management areas shall be maintained in perpetuity by the property owner.

'Maintenance of storm-water management areas shall not be the responsibility of the City.

STAFF RECOMMENDATION

Staff finds the **Final Plat of Plexes Industrial Park, Lot(s) 4 & 5**, to be in accordance with Section 35-36 of the Belton Unified Development Code, therefore, supports a recommendation to approve.

PLANNING COMMISSION ACTION

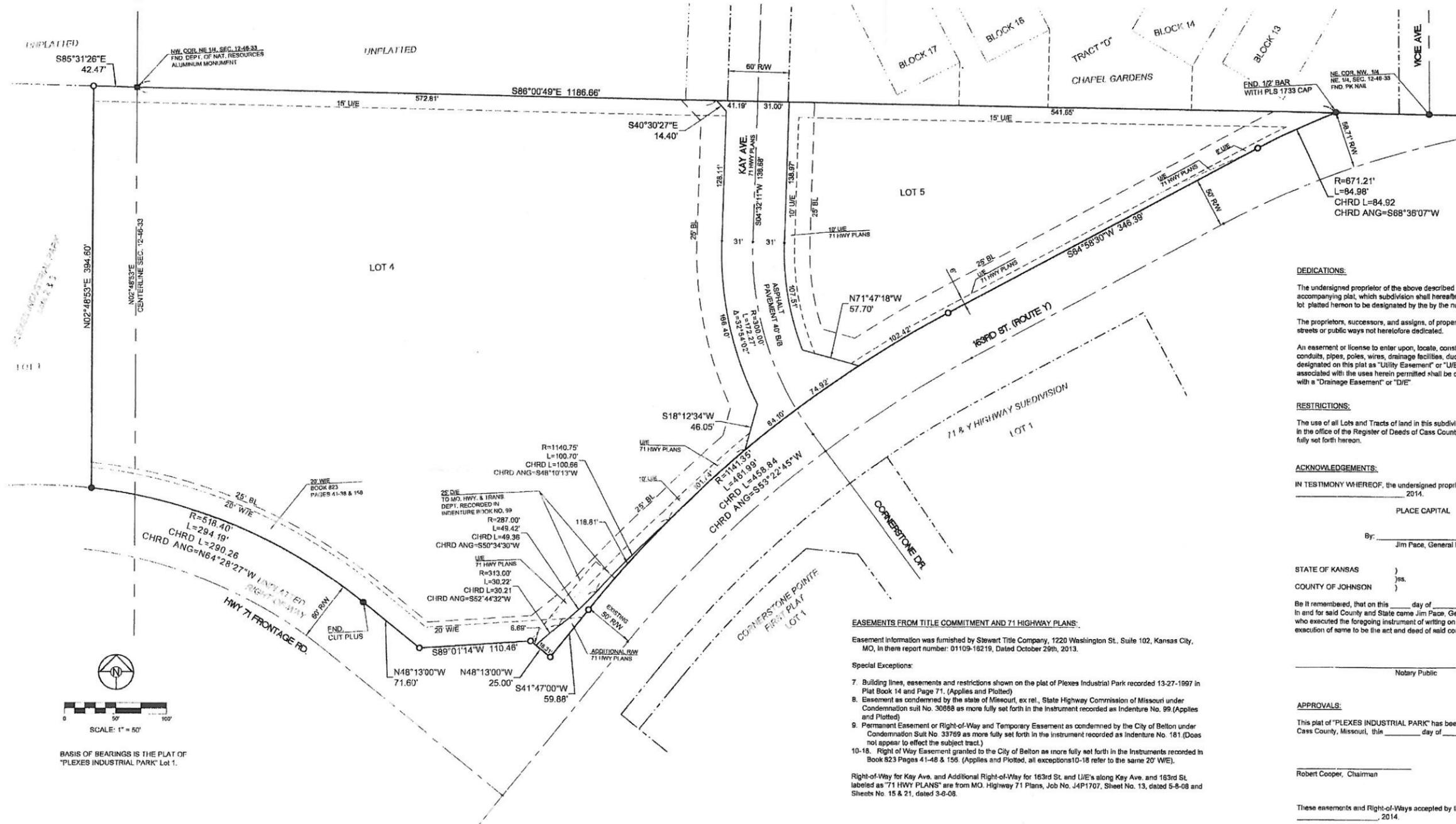
1. Motion to recommend approval of the Final Plat of Plexes Industrial Park, Lot(s) 4 & 5.
2. Motion to recommend denial of the Final Plat of Plexes Industrial Park, Lot(s) 4 & 5.
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Final Plat

**PLAT OF
"PLEXES INDUSTRIAL PARK"
LOTS 4 & 5
(A REPLAT OF LOT 1, "PLEXES INDUSTRIAL PARK" LOT 1
A SUBDIVISION IN THE CITY OF BELTON, CASS COUNTY, MISSOURI)**

DESCRIPTION:
All of Lot 1 as platted in "PLEXES INDUSTRIAL PARK" Lot 1, a Subdivision of Land in the City of Belton, Cass County Missouri.



DEDICATIONS:
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "PLEXES INDUSTRIAL PARK". It shall be sufficient description of each lot platted hereon to be designated by the by the number which appears on said lot followed by the words "PLEXES INDUSTRIAL PARK".
The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated.

An easement of license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, poles, wires, drainage facilities, ducts and cables, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "UE" is hereby granted to the City of Belton, Missouri. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "UE" that crosses or intersects with a "Drainage Easement" or "DE".

RESTRICTIONS:
The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to any and all covenants and restrictions recorded in the office of the Register of Deeds of Cass County, Missouri and shall hereby become a part of the dedication of this plat as though fully set forth hereon.

ACKNOWLEDGEMENTS:
IN TESTIMONY WHEREOF, the undersigned proprietors have caused this instrument to be executed this ____ day of _____, 2014.

PLACE CAPITAL
By: _____
Jim Pace, General Partner

STATE OF KANSAS)
COUNTY OF JOHNSON)ss.

Be it remembered, that on this ____ day of _____, 2014, before me, the undersigned, a Notary Public in and for said County and State came Jim Pace, General Partner of Place Capital, known to me to be the same persons who executed the foregoing instrument of writing on behalf of said Company, and such persons duly acknowledged the execution of same to be the act and deed of said company.

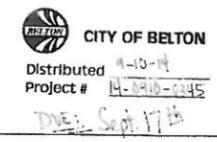
Notary Public My Appointment Expires _____

APPROVALS:
This plat of "PLEXES INDUSTRIAL PARK" has been submitted to and approved by the Planning Commission of the City of Belton, Cass County, Missouri, this ____ day of _____, 2014.

ATTEST
Robert Cooper, Chairman Secretary

These easements and Right-of-Ways accepted by the city council of Belton, Cass County, Missouri, this ____ day of _____, 2014.

ATTEST
Jeff Davis, Mayor Patti Ledford, City Clerk



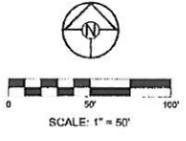
EASEMENTS FROM TITLE COMMITMENT AND 71 HIGHWAY PLANS:
Easement information was furnished by Stewart Title Company, 1220 Washington St., Suite 102, Kansas City, MO, in their report number: 01109-16219, Dated October 29th, 2013.

- Special Exceptions:**
- Building lines, easements and restrictions shown on the plat of Plexes Industrial Park recorded 13-27-1997 in Plat Book 14 and Page 71. (Applies and Plotted)
 - Easement as condemned by the state of Missouri, ex rel, State Highway Commission of Missouri under Condemnation suit No. 30668 as more fully set forth in the instrument recorded as Indenture No. 99 (Applies and Plotted)
 - Permanent Easement or Right-of-Way and Temporary Easement as condemned by the City of Belton under Condemnation Suit No. 33769 as more fully set forth in the instrument recorded as Indenture No. 181 (Does not appear to effect the subject tract.)
 - Right of Way Easement granted to the City of Belton as more fully set forth in the Instruments recorded in Book 823 Pages 41-46 & 155. (Applies and Plotted, all exceptions 10-18 refer to the same 20' W/E).
- Right-of-Way for Kay Ave, and Additional Right-of-Way for 163rd St. and U/E's along Kay Ave, and 163rd St. labeled as "71 HWY PLANS" are from MO. Highway 71 Plans, Job No. J4P1707, Sheet No. 13, dated 5-8-08 and Sheets No. 15 & 21, dated 3-6-08.

I HEREBY CERTIFY, that the within plat of "PLEXES INDUSTRIAL PARK" Lots 4 & 5, subdivision is based on an actual survey, meets or exceeds the current Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors of the State of Missouri. I further certify that bearings shown on this plat are based upon the record description of the parent tract and 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 Belton statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

day of _____, 2014.
PRELIMINARY
David A. Rinne, P.L.S.
MO# PLS-2014000198

Entered on transfer record this ____ day of _____, 2014.
Mike Madsker, County Recorder



BASIS OF BEARINGS IS THE PLAT OF "PLEXES INDUSTRIAL PARK" Lot 1.



- LEGEND:**
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
 - FOUND MONUMENT BOX
 - EXISTING LOT AND PROPERTY LINES
 - EXISTING PLAT AND RAW LINES
 - B/B - BACK TO BACK
 - BL - BUILDING LINE
 - RAW - RIGHT-OF-WAY
 - U/E - UTILITY EASEMENT
 - W/E - WATERLINE EASEMENT

LOT #	AREA (SF)	ACRES
163RD ST. RW	1,119.65	0.03
KAY AVE. RW	20,753.05	0.46
LOT 4	293,325.04	6.73
LOT 5	76,098.48	1.75
TOTAL	391,286.22	8.98

SECTION 12-46-33
LOCATION MAP
SCALE 1" = 2000'

SCHLAGEL & ASSOCIATES, P. A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400

DATE 7-18-2014
DRAWN BY JMT
CHECKED BY DR
PROJ. NO. 14-143

**FINAL PLAT OF
PLEXES INDUSTRIAL PARK
LOTS 4 & 5**

SHEET NO. 1 OF 1

ROM

FINAL DEVELOPMENT PLAN



**FINAL DEVELOPMENT PLAN
ROM CORPORATION**

**PLANNING COMMISSION
-SPECIAL MEETING-
MONDAY, SEPTEMBER 22, 2014 – 8:00 A.M.
CITY HALL ANNEX, 520 MAIN STREET**

Assigned staff: Robert G. Cooper, City Planner

CASE #FDP14-14

Consideration of a Final Development Plan approval, for ROM Corporation, an 8.98-acre, manufacturing facility, located at 6800 E. 163rd Street, directly northeast of the I-49 interchange.

PROPOSED PROJECT DEVELOPMENT

Current Zoning: M-1 (Light Manufacturing) District

Surrounding Zoning:

West: M-1 /Light Manufacturing

East: C-2 /General Commercial

North: C-2 /General Commercial

South: C-2 /General Commercial

BACKGROUND

ROM Corporation specializes in engineering, manufacturing and distributing custom products such as safety walk-ramps, roll-up doors, cargo trays, and LED lighting.

The existing ROM facility was constructed in 1998. The manufacturing and warehousing section included a 51,240- square foot building and another 5,790-square foot section for the office and administration portion of the building.

Recently, ROM Corporation has been seeking ways to accommodate their recent growth needs. They have decided to expand their current facility by building an addition to the north side of their building and by utilizing the undeveloped land on the east side of their facility for additional parking. The new addition will include a 37,522 –square foot manufacturing and warehousing section with a 2,028-square foot office space area. Also, included in the expansion project is a

new fifty-one parking space employee parking lot with immediate access from Kay Avenue. This will be in addition to the existing seventy-nine parking spaces.

ROM, Corporation is now prepared to move forward in the development process and has submitted a final development plan for review and final consideration.



FINAL DEVELOPEMNT PLAN

Staff recommends **APPROVAL** of application FDP14-14 of the final development plan with the following condition(s):

Planning –

Reference: - Site Plan

- Provide a detailed exterior lighting plan, eg: parking lot and buildings
- Provide details on all proposed signage.

Reference: -Landscape Plan

- Provide details on landscaping irrigation system, including a back-flow preventer.
- Add the following notation: *'all disturbed land areas shall be sodded unless otherwise approved by the Planning Commission.'*

Reference: -Parking Plan

- Accepted as submitted.

Reference: -Parking Plan

- Accepted as submitted.

Engineering –

Storm-water Report and Associated Site Plan Elements

- The Engineering Division is supportive of the storm-water management measures proposed for the site, including flood control measures and storm-water quality best management practices. However, final approval of the development plans is contingent on submittal and approval of the Final Storm-water Management Study. Please see comments submitted on August 11, 2014 for storm-water requirements.
- Delineate all storm-water detention areas, all storm-water BMPs and the drainage swale on the north side of property, and identify these areas as “storm-water management areas.” Add the following note to the site plan:
 - All storm-water management areas shall remain in perpetuity as depicted. All storm-water management areas shall be maintained in perpetuity by the property owner. Maintenance of storm-water management areas shall not be the responsibility of the City.
- Record the final approved site plan with the final plat.
- Erosion and sediment control plans will be required to be submitted before construction. A City of Belton Land Disturbance permit will be required before construction. If land disturbance exceeds 1 acre, a State of Missouri LDP will also be required.

Utilities

- If necessary, connections to public water main shall be in accordance with Belton standard details. The City’s Water Services Division will tap a main for connection lines up to 2”.

Fire Department –

- All fire department access roads, including parking lots, shall be designed to support the imposed loads of fire apparatus and be provided with an all-weather driving surface in accordance with appendix D of the 2012 IFC (or standard, adopted at time of development).
- Fire Department access must be in place and maintained throughout construction.
- Please cloud any revisions to the plans that you choose to re-submit.
- Any questions related to Fire Codes, etc., shall be directed to the Fire Prevention Bureau at (816) 331-7969.

PLANNING COMMISSION ACTION

1. Motion to recommend Approval of Plan #FDP14-14, for ‘ROM Corporation-Expansion’, an 8.98-acre tract of land, located at 6800 E. 163rd Street.
2. Motion to recommend Denial of Plan #FDP14-14, for ‘ROM Corporation-Expansion, an 8.98-acre tract of land, located at 6800 E. 163rd Street.
3. Motion to continue the case pending additional information.

ATTACHMENTS

- Final Development Plan
- Final Landscape Plan
- Final Building Elevations

NE 1/4, SEC. 12-46-33
PT. OF NAT. RESOURCES
JM MONUMENT

UNPLATTED

KAY
KAY AVE.

BLOCK 17
BLOCK 18

CHAPEL GARDENS

OSTRIVAL PARK
LOTS 2 & 3

CENTERLINE SEC. 12-46-33

PROPOSED 39,530 SQUARE FOOT
MANUFACTURINGWAREHOUSE/OFFICE FACILITY
2,028 SQ. FT. - OFFICE
37,502 SQ. FT. - MANUFACTURINGWAREHOUSE

LOT 4

EXISTING 57,030 SQUARE FOOT
MANUFACTURINGWAREHOUSE/OFFICE FACILITY
3,750 SQ. FT. - OFFICE
53,280 SQ. FT. - MANUFACTURINGWAREHOUSE

163RD ST.
(ROUTE Y)
163rd St.

71 & Y HIGHWAY SUBDIVISION
LOT 1

71 & Y HIGHWAY SUBDIVISION
LOT 1

CORNERSTONE DR.

UNPLATTED
RIGHT-OF-WAY
HWY 71 FRONTAGE RD.

CORNERSTONE PONTE
FIRST PLAT
LOT 1

SEC 22-3 PARKING AREA LANDSCAPING
A. INTERIOR PARKING LOT LANDSCAPE
TREES REQUIRED 1 SHADE TREE FOR EVERY 10 SPACES/100 SPACES/100
TREES PROVIDED 5 TREES
SHRUBS REQUIRED 3 SHRUBS FOR EVERY 10 SPACES/100 SPACES/100
SHRUBS PROVIDED 15 SHRUBS
B. PERIMETER PARKING LOT LANDSCAPE
ADJACENT TO PUBLIC STREET
TREES REQUIRED 1 SHADE TREE FOR EVERY 40 FEET/140'
1 EXISTING TREE

SHADE TREES



ARR	3 EA.	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5' Cal.	B&B
ZSG	4 EA.	Zelkova serrata 'Green Vase'	Japanese Zelkova	2.5' Cal.	B&B
JCSP	5 EA.	Juniperus chinensis 'Spartan'	Spartan Juniper	5' HL	B&B

SHRUBS

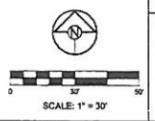
JRH	17 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	3 gal.	Cort.
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DETENTION BASIN TO BE PLANTING

CAREX PELLITA(LANUGIOSA)	WOOL SEDGE	1000 DEEP CELL PLUGS AND SEED ENTIRE AREA
CAREX STRICTA	TUSSOCK SEDGE	1000 DEEP CELL PLUGS AND SEED ENTIRE AREA



SECTION 12-46-33
LOCATION MAP
SCALE 1" = 2000'



SCHLAGEL & ASSOCIATES, P.A.
Engineers - Planners - Surveyors - Landscape Architects
1420 West 10th Street - Leawood, Kansas 66215
(913) 482-5150 • Fax (913) 482-2400
WWW.SCHLAGELASSOCIATES.COM

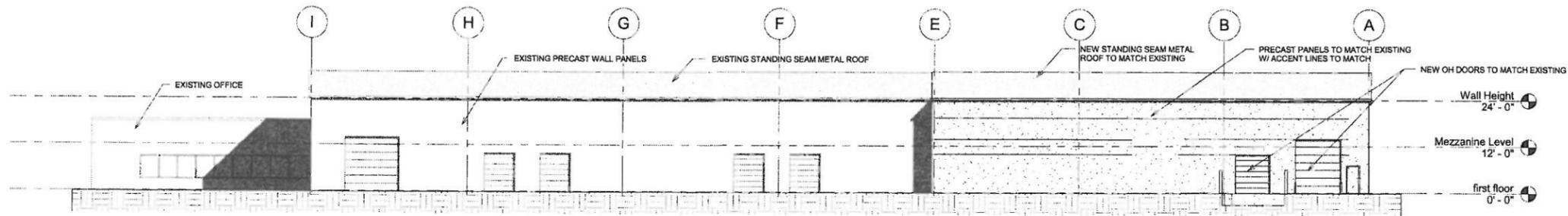
FINAL DEVELOPMENT PLAN
R.O.M. CORPORATION
BUILDING EXPANSION
6800 E 163rd Street, Belton, MO 64012

LANDSCAPE PLAN
SHEET
L1.0
OF

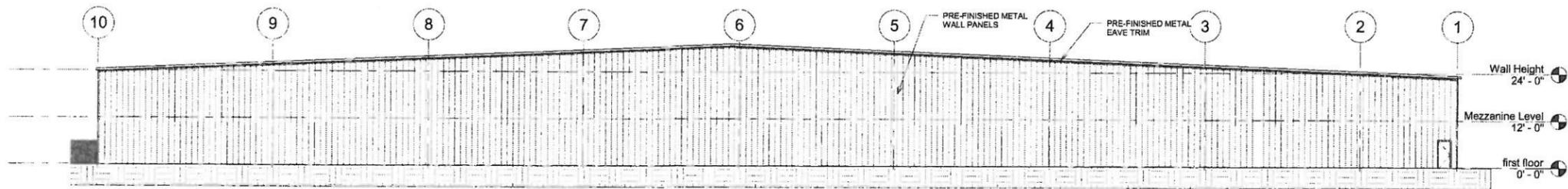


Herman A. Scharhag Architects

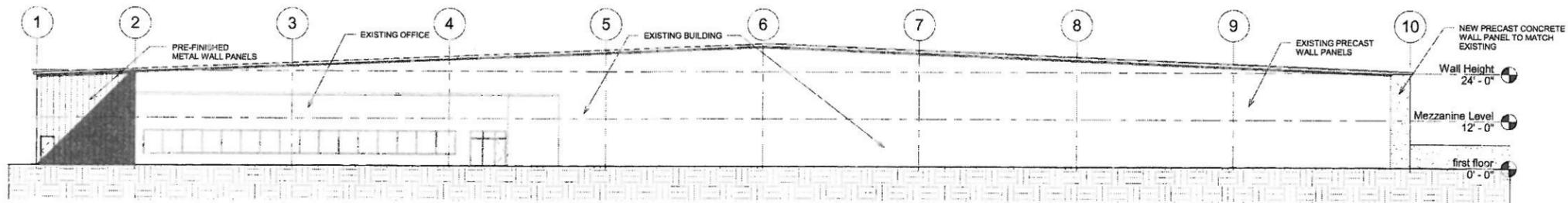
310 Armour Rd. #202,
North Kansas City, Missouri 64116
Phone 816-221-9297
scharhag@att.net



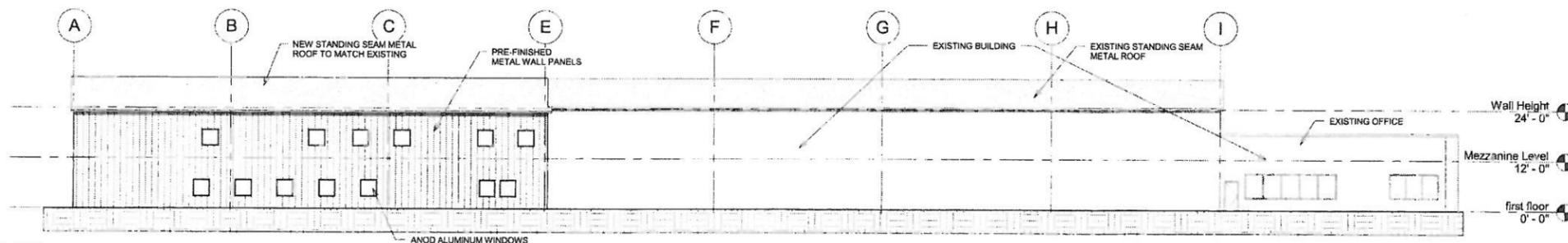
1 East
1/16" = 1'-0"



2 North
1/16" = 1'-0"



3 South
1/16" = 1'-0"



4 West
1/16" = 1'-0"

PROPOSED BUILDING ADDITION FOR

ROM
6800 E. 163rd ST

No.	Description	Date
Revision Schedule		

Elevations

Project number	1245
Date	09/08/2014

A201

Scale 1/16" = 1'-0"

9/8/2014 10:16:23 AM