



**AGENDA  
CITY OF BELTON  
PLANNING COMMISSION  
MEETING & PUBLIC HEARING  
MONDAY, MARCH 16, 2015 - 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 MARCH 2, 2015 PLANNING COMMISSION MEETING**
  
- IV. CONSIDERATION**
  - A. Consideration of a Preliminary Plat approval for Autumn Woods
  - B. Consideration of a Preliminary Development Plan approval for Autumn Woods
  
- V. DIRECTOR'S REPORT**
  
- VI. NEXT MEETING DATE: April 6, 2015**
  
- VII. ADJOURNMENT**

# **MEETING MINUTES**

**MARCH 2, 2015**

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
March 2, 2015**

Planning Commission attended an optional Ethics Training Session @ 6:30 pm with City Attorney, Shannon Marcano. Session lasted 52 minutes and adjourned at 7:22 whereas, the official Planning Commission meeting was called to order.

**CALL TO ORDER**

Chairman Holly Girgin called the meeting to order at 7:22 p.m.

**ATTENDANCE**

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

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

*Absent:* Commissioners Sally Davila and Larry Thompson.

Jay Leipzig, Director of Community and Economic Development welcomed Jennifer Dutcher as the new Administrative Assistant for the department.

**MINUTES**

Mayor Davis moved to approve the minutes of the January 5, 2015 Commission meeting. Commissioner Christensen seconded the motion. All members present voted in favor and the motion carried.

**PRESENTATION** - Consideration of Final Plat approval, a re-plat of Lots(s) 1, 2, and 3, QuikTrip 233R.

Community & Economic Development Director, Jay Leipzig addressed the Council giving an overview of the QT final Plat Gen 3 store located at Y & 58 Highway. The Final Development site plan was previously approved by the Planning Commission on 6/16/14; however this item was delayed due to acquiring easements which have been satisfied at this time.

Robert Cooper addressed the Staff report indicating the Review of the Final Plat, notating it as 3.18 acres, located at 501 E North Ave, the South East Corner of MO. 58 & Y Hwy. The packet contains the Final Development Plan and Final Plat. The Final Development Plan was accepted in June 16, 2014. The location is zoned as C2 (General Commercial), while surrounding zoning remains C2 or R1. The structure is an existing construction, built in 1993, and contains roughly 3300 sq feet. Same use: Convenience Store, Gas Station. New structure to be 5800 sq feet, maintaining the same use and zoning. Conceptual elevation will be the gray split faced concrete masonry block and brick. Driveway will have (4) ingress,

egress entry points, 35' wide. 1 parking spot per 300 sq feet plus 6 fuel stations equates to 26 parking stalls, giving the site 68 parking spots plus handicap spaces. Landscaping of 20% is adequate. 23% of site will be developed as the build out. Planning, Engineering and Fire accept the final plat as submitted. Staff recommendation is to approve the final plat as submitted.

QT Representative Matt Brooks of Mission, Kansas addressed the Planning Commission indicating construction to be identical to the Gen 3 stores located around the Kansas City area. Construction to start April 6<sup>th</sup>. Store will stay open; however rear access will shut down. New store will be scheduled to open around September 17<sup>th</sup>. Original store will close the evening of September 16<sup>th</sup>- to pull tanks and complete tank closures. Site will be without fuel sales until end of October, roughly 5-6 weeks. Virtually no down time for inside sales. Looking at a 100% completion date by Thanksgiving 2015.

Commissioner Christensen made a motion to approve, with a second by Commissioner Finn.

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.

**PUBLIC HEARING** – Consideration of a text amendment to the Unified Development Code regarding Water Services Back-Flow requirements.

Director Jay Leipzig gave a brief description of events pertaining to the previously scheduled meeting of February 2<sup>nd</sup> that led to the continuance until the March 2<sup>nd</sup> meeting. Engineering, Fire and Planning Staff have determined no text changes to the UDC are necessary.

City Engineer Zach Matteo presented the staff report bringing into discussion the City's Back Flow standards. As stated by Mr. Matteo, the Back Flow prevention program has been in place since 2005 based on Missouri State Law. The City has always required new developments to maintain a vault at the property line whether the use be fire line with private hydrants, sprinkler systems inside the building or domestic use. Protecting the city's water system from contamination is a primary goal. Staff is looking to accomplish a more direct approach to vault requirements.

Public Works Employee Don Tyler discussed Back Flow requirements pertaining to lids being of standard size. Current concrete lids contain a stainless steel insert. Lid size is determined by vault size. Vaults are constructed of concrete.

Questions arose from the costs of such back flow vaults, indicating upwards of \$20K. Councilman Savage requested possibly looking into a change to help supplement the cost, whether changing specs or name brands.

Discussion began in reference to water lines 50' or less utilizing a check valve in the building rather than a vault system, however more than 50' of water line will require back flow into a vault at the property line.

Chairman Girgin opened the public hearing at 8:00 p.m. The hearing was being held to receive public input regarding Water Services Back-Flow requirements.

Dan Kahn of Lee's Summit wished to present a question to the Commission, indicating he has a background in engineering and surface water. Mr. Kahn stated he understands the need for preventing back flow, however questions if 50' is a good number. Questioning if the property were 70' does that become valid because they are 20' short. Secondly he thanked the Planning Commission for allowing the public to address the back flow requirements.

Director Jay Leipzig reiterated code requires back flow assembly; city has some flexibility based upon particular uses whether it's public or private. It is not a change within the Code itself. Generally, looking to keep a set policy, set standard of 50' to be consistent with APWA requirements.

It was addressed that No action is required on this matter; no changes have been made.

There was no further input and Chairman Girgin closed the public hearing at 8:09 p.m.

#### **DIRECTORS REPORT**

The next Planning Commission meeting is scheduled for March 16<sup>th</sup>.

The City attended a ribbon cutting for Buffalo Wild Wings this week. They had a one week remodel resulting in a quick turnaround.

#### **ADJOURNMENT**

Chairman Girgin moved to adjourn the meeting. The motion was seconded by Commissioner Mcdonough. All members present voted in favor and the meeting adjourned at 8:16 p.m.

Jennifer Dutcher  
Community Development Secretary

# **Preliminary Plat approval for Autumn Woods**



**PRELIMINARY PLAT  
A Re-Plat of Lot 1, Block 5, Neff Lakes  
'AUTUMN WOODS'**

**PLANNING COMMISSION  
MONDAY, MARCH 16, 2015 – 7:00 P.M.  
CITY HALL ANNEX, 520 MAIN STREET**

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Assigned staff: Robert G. Cooper, City Planner

**CASE #PP14-23**

Consideration of a Preliminary Plat approval for Autumn Woods, a 9.81-acre, multi-family residential apartment development, located on the north side of Markey Road, directly north of Belton Avenue.

**BACKGROUND**

DTR Properties, LLC, (current land owner/developer) is proposing to develop this 9.81-acre tract of land. The city's development review committee has convened on several occasions and met with the developer to discuss and review the elements of the preliminary plat and general layout of the development. The property is currently zoned R-3 (Multi-Family Residential). The developer is prepared to move forward in the development process and has submitted a preliminary plat in conjunction with a preliminary development plan for this multi-family residential apartment project.

**REVIEW**

The preliminary plat consists of three (3) phases of development, with a 101 residential units available at the build-out phase. Phase I will commence in Spring 2015, with 29 units completed. Phase II is estimated to begin in Spring 2017, with an additional 27 units completed. Lastly, Phase III will begin during the Fall 2018, with the final 45 units being constructed.

The City's future land use map identifies this as high density residential, with multi-family residential apartments as a permitted use by-right along this high density corridor.

The primary access to the development will be from Markey Road and North Scott Avenue from the east and from Westover and Markey Road from the west.

The developer is requesting that the streets be private, the waterlines be public, the sanitary sewer be public and the trash be controlled per residential unit.

PURPOSE OF THE PRELIMINARY PLAT:

1. ensures the City of Belton protects and provides for the public health, safety, and general welfare of its residents;
2. helps guide the future growth and development in accordance with the comprehensive plan;
3. provide for adequate light, air, and privacy, and to secure safety from fire, flood and other danger and to prevent overcrowding of the land and undue congestion of population;
4. to protect the character and social and economic stability of all parts of the city and to encourage the orderly and beneficial development;
5. to protect and conserve the value of land throughout the city and the value of buildings and improvements upon the land and to minimize the conflicts among the uses of land and buildings;
6. to guide public and private policy and action in order to provide adequate and efficient transportation, water, sewer, schools, parks, playgrounds, recreation and other public requirements and facilities;
7. to provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic, avoidance of congestion in the streets and highways, heed pedestrian traffic movements in relation to buildings and land uses and provide for proper location and width of streets and building lines;
8. to establish reasonable standards of design and procedures, in order to further the orderly layout and use of land;
9. to insure public facilities are available and have sufficient capacity to serve the proposed development;
10. to prevent the pollution of air, streams, and ponds, and to assure the adequacy of drainage facilities;
11. to preserve the natural beauty of and topography of the city and to ensure appropriate development with regard to these natural features;
12. to provide for open spaces through the most efficient design and layout of the land including the use of average density in providing for minimum width and area of lots.

The following segment is a collection of staff's comments from a previous review of the preliminary plat.

**Planning:**

- Change Title Block to read: Preliminary Plat of Autumn Woods, a Re-plat of Lot 1, Block 5, Neff Lakes;
- Change the front yard setback to indicate a minimum of 30';
- Show all 50' of existing 'Belton Avenue' to be vacated and shown as part of the plat;

**Engineering Comments:**

General

- All improvements to public infrastructure shall be designed and constructed in accordance with the City of Belton Design and Construction Manual.
- Additional review comments will be provided during civil construction set review.

### Streets

- Connections to Markey Road and sidewalk shall be designed and constructed in accordance with the City of Belton Design and Construction Manual.

### Storm-water

- Post-development peak discharge rates from the site shall not exceed those indicated below:
  - 50% storm peak rate less than or equal to 0.5 cfs per site acre
  - 10% storm peak rate less than or equal to 2.0 cfs per site acre
  - 1% storm peak rate less than or equal to 3.0 cfs per site acre
- 40-hour extended detention of runoff from the local 90% mean annual event (1.37"/24-hour rainfall). See Chapter 6 of the MARC/APWA BMP Manual for calculating this volume.
- Establish existing and proposed 100-year base flood elevations of the on-site stream and show that the project maintains one foot of protection to buildings in the adjacent development (Markey Meadows) in the 100-year event.
- Provide information on the public storm sewer system. Show 100-year on-site building protection and 100-year flow path from the water quality features near Markey Road.
- Clarify location of stream and stream buffer. See figures developed by Belton GIS.
- Provide more information on curve numbers. Which classifications from TR-55 were used to arrive at 77 and 83 for existing and proposed, respectively?
  - [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1044171.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf)
- Provide hydrographs of storm-water elements including outlet structures. Time on the x-axis and flow rate on the y-axis.
- Detention basin on north end of site must be constructed completely in conjunction with Phase 1.
- Complete and submit a City of Belton Floodplain Development Permit.
- Identify floodplain on plat and development plans.
- State of Missouri and City of Belton Greater than 1 Acre Land Disturbance Permits are required before any land disturbance activities begin. Sediment and erosion control construction plans must be reviewed and approved before issuance of the City LDP permit.

### Drinking Water

- Infrastructure to be public.
- Detailed construction plans will be reviewed by the Public Works and Fire Departments upon submittal.

- Backflow preventers in vaults will be required near the Markey Road right-of-way per City standard details.

#### Sanitary Sewer

- Infrastructure to be public. Connections to public sewer to be made in compliance with the City of Belton Design and Construction Manual.
- Detailed construction plans will be reviewed by the Public Works Department upon submittal.
- Receiving public manhole has an existing rim elevation of 1061.3 feet, which is 4 feet higher than proposed grade for detention basin. Manhole will have to be lowered or grading revised.

#### Fees

- 3% review and inspection fee for sanitary sewer, waterlines, commercial driveway approaches, sidewalk, storm-water management measures and sediment and erosion control measures.
- Per City ordinance if construction cost of sediment and erosion control exceeds \$2,500 a performance bond is required.
- Street impact, water impact, water tap and sanitary impact fee will be required.

#### **Fire Marshal Comments:**

- Plans need to list adopted codes.
- An approved turn-around will be required on any dead-ends in excess of 150'. Please refer to Appendix D of the 2012 IFC for the correct dimensions. The current dimensions on the plans don't meet code.
- I have attached a spec sheet for the turning radius of Belton's largest apparatus. Please confirm that you meet or exceed these requirements.
- Any correspondence or revisions related to the comments from the Fire Department should be submitted directly to my office to speed review.

#### **Parks Department Comments:**

- A 10-ft. walking trail should be considered along Markey Road, in accordance with the City's Trails Master Plan.

#### **STAFF RECOMMENDATION**

Planning, fire, and engineering staff, support a recommendation to approve the Preliminary Plat for Autumn Woods, a Re-plat of Lot 1, Block 5, Neff Lakes.

**NOTE:** The approval of the preliminary plat by the Planning Commission does not constitute an acceptance of the subdivision, but is merely deemed to be an authorization to proceed with the preparation of the final plat which requires Planning Commission and City Council approval.

The approval of the preliminary plat shall be effective for two-years. If the final plat for any part of the area covered by the preliminary plat has not been submitted for approval within this specified period, a preliminary plat must be resubmitted to the Planning Commission for approval.

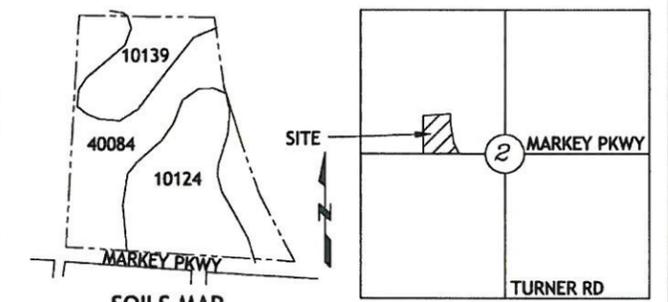
**PLANNING COMMISSION ACTION**

1. Motion to recommend **approval** of the Preliminary Plat for Autumn Woods, a Re-Plat of Lot 1, Block 5, Neff Lakes.
2. Motion to recommend **denial** of the Preliminary Plat for Autumn Woods, a Re-Plat of Lot 1, Block 5, Neff Lakes.
3. Motion to continue the case pending additional information.

**ATTACHMENTS**

1. Preliminary Plat

**PRELIMINARY PLAT**  
**A-REPLAT OF LOT 1, BLOCK 5 NEFF LAKES**  
**AUTUMN WOODS**  
 SECTION 02, TOWNSHIP 46 NORTH, RANGE 33 WEST  
 BELTON CASS COUNTY, MISSOURI  
 PARCEL NO: 05010230000004000



**SOILS MAP**  
SCALE: 1"=300'

**SOILS LEGEND**

FULL ACCESS	10124	SHARPSBURG SILTY CLAY LOAM
	10139	SNEAD SILTY CLAY
	40084	OSKA SILTY CLAY

**SECTION MAP**  
SEC. 02 TW. 46 RNG. 33  
SCALE: 1"=2000'

**PHASING SCHEDULE**

PHASE 1	BEGIN CONSTRUCTION SPRING 2015	29 UNITS
PHASE 2	BEGIN CONSTRUCTION SPRING 2017 (INCLUDING REMAINDER OF STREET)	27 UNITS
PHASE 3	BEGIN CONSTRUCTION FALL 2018	45 UNITS
<b>TOTAL</b>		<b>101 UNITS</b>

**SITE DATA**

TOTAL SITE	479,502.83 SF (11.008 ac)
CURRENT ZONING	R-3 MULTI/TRI/QUAD PLEX
BUILDINGS	98,003sf
DRIVEWAYS	26,260sf
PRIVATE STREET	43,735sf
<b>TOTAL</b>	<b>167,998sf</b>

OPEN SPACE	311,504sf = 65%
TOTAL UNITS	101 = 9.17 UNITS/ACRE
PARKING	202 1-GARAGE, 1 DRIVEWAY

**SETBACKS**

FRONT	25'
SIDE	5.5'
REAR	25'

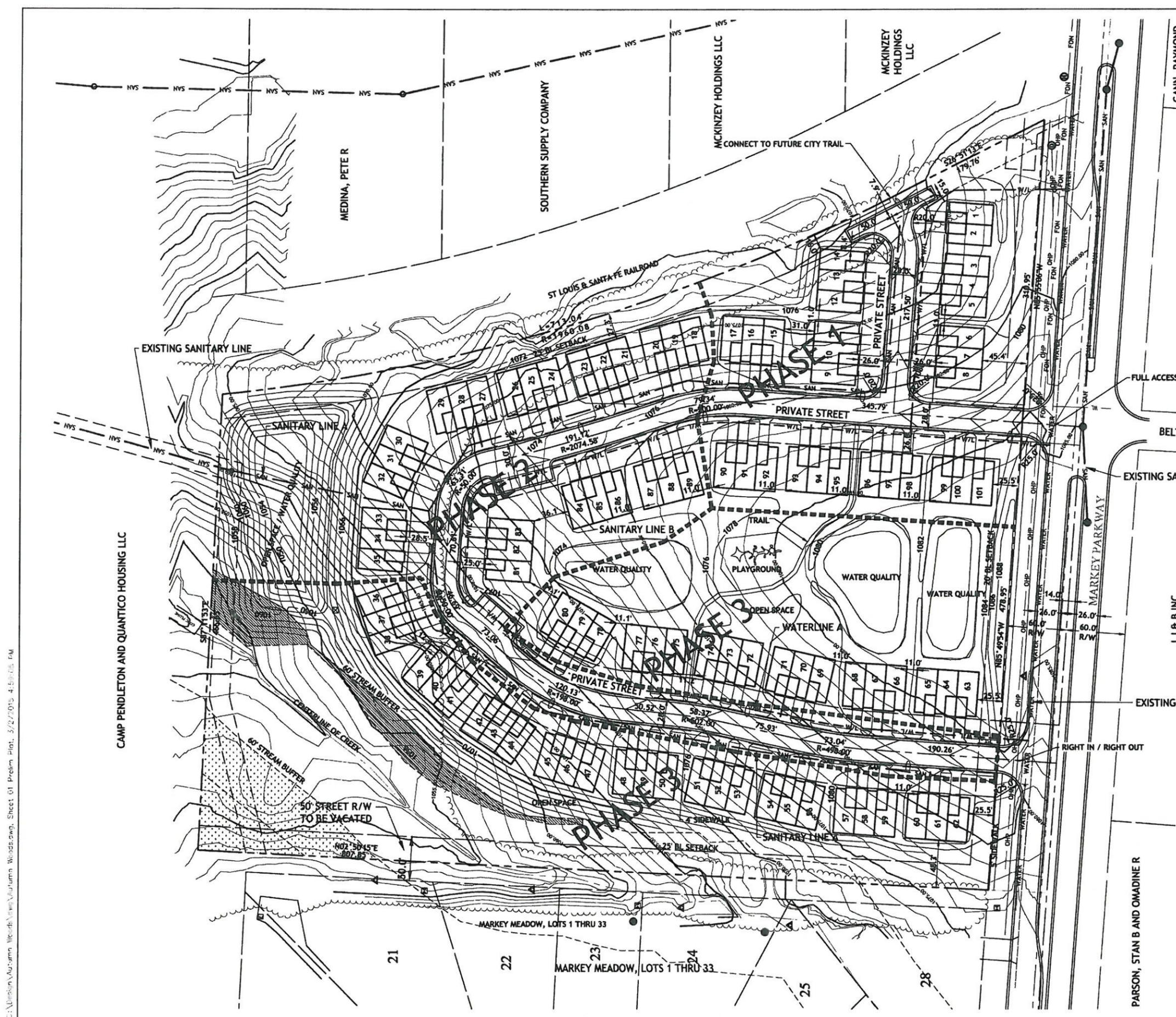
**SURVEYOR**  
 HUFFMAN AND ASSOCIATES  
 P. O. BOX 661  
 RAYMORE, MISSOURI 64083  
 (816) 322-4544  
 HUFFMANN@SWBELL.NET

**OWNER:**  
 DTR PROPERTIES, LLC  
 ATTN: RICK TRUMBULL  
 14713 JUNIPER ST  
 LEAWOOD, KS 66224  
 CELL: (816) 803-3103

DATE 3-2-15

*Planning Dept. 3-9-15*

**WARGER ASSOCIATES**  
 Consulting Engineers  
 1617 Swift  
 North Kansas City Missouri, 64116  
 816-769-6132  
 Steve@wargerassociates.com



C:\Users\Autumn Woods\My Documents\Autumn Woods.dwg, Sheet 01 Prelim Plat, 3/2/2015 4:58:06 PM

**Preliminary Development Plan approval for  
Autumn Woods**



**PRELIMINARY DEVELOPMENT PLAN  
AUTUMN WOODS  
A Multi-Family Housing Development**

**PLANNING COMMISSION  
MONDAY, MARCH 16, 2015 – 7:00 P.M.  
CITY HALL ANNEX, 520 MAIN STREET**

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Assigned staff: Robert G. Cooper, City Planner

**CASE #PDP14-23**

Consideration of a Preliminary Development Plan approval for Autumn Woods, a Multi-Family Housing Development, located on a 9.81-acre tract of land, located on the north side of Markey Road, directly north of Belton Avenue.

**GENERAL PURPOSE AND DESCRIPTION**

DTR Properties, LLC, (current land owner/developer) is proposing to develop this 9.81-acre tract of land. The city's development review committee has convened on several occasions and met with the developer to discuss and review the elements of the preliminary plat and general layout of the development. The property is currently zoned R-3 (Multi-Family Residential). The developer is also requesting a Planned Unit Development (PUD) designation, which allows flexibility in the design of buildings, yards, courts, and circulation in exchange for the provision of common open-space, amenities, and design excellence. The developer is prepared to move forward in the development process and has submitted a preliminary development plan for this multi-family residential apartment project.

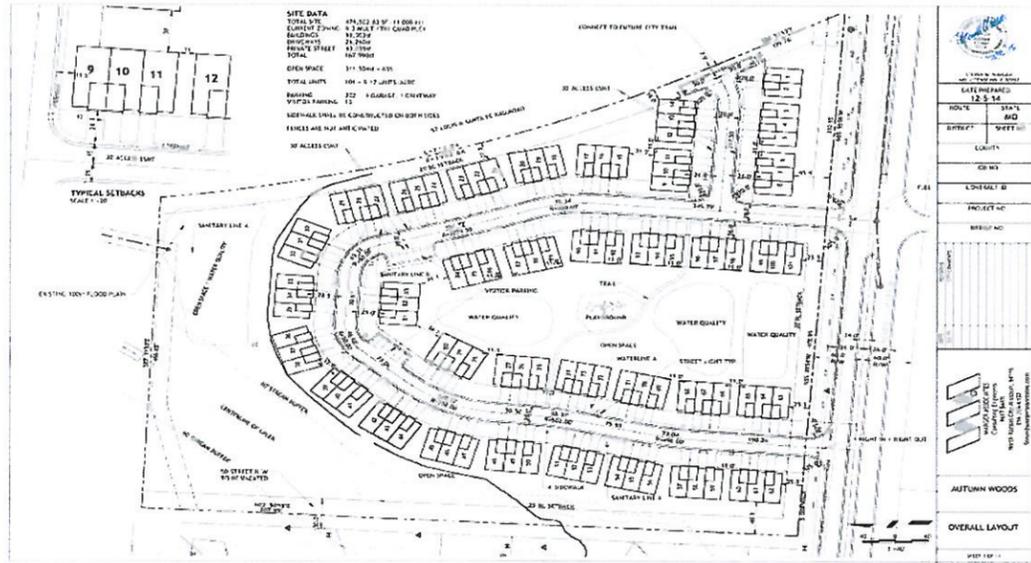
**DISTRICT SPECIFIC DESIGN STANDARDS**

- **Adequate Circulation System** - The site must be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development, and the streets and driveways on the site must be adequate to serve the residents or occupants of the new development.
- **Adequate Public Services** – The development must not impose an undue burden upon public services and facilities, such as fire and police protection and public infrastructure. The development must make adequate provisions for resulting additional system demands imposed upon roads, and streets, water supply and storage, storm sewerage, sanitary sewerage and wastewater treatment. The developer must make arrangements and furnish such performance bonds, escrow deposits or other guarantees as may be determined by the City to be reasonably required to assure consistency of the development with the City's General Plan.

**PROPOSED PROJECT DEVELOPMENT**

**Design Intent:** The developer indicates the design intent is a two-story, Tri-Plex dwelling unit with approximately 1,280-square feet of living space per unit, complete with on-site amenities.

At build-out, there will be thirty-one (31) building clusters, each cluster will consist of three (3) dwelling units with a total of one-hundred one (101) individual dwelling units



**PROPOSED DEVELOPMENT PHASE**

**Phase One/ Construction begins Spring 2015:**

Ten (10) building clusters, with twenty-nine (29) dwelling units.

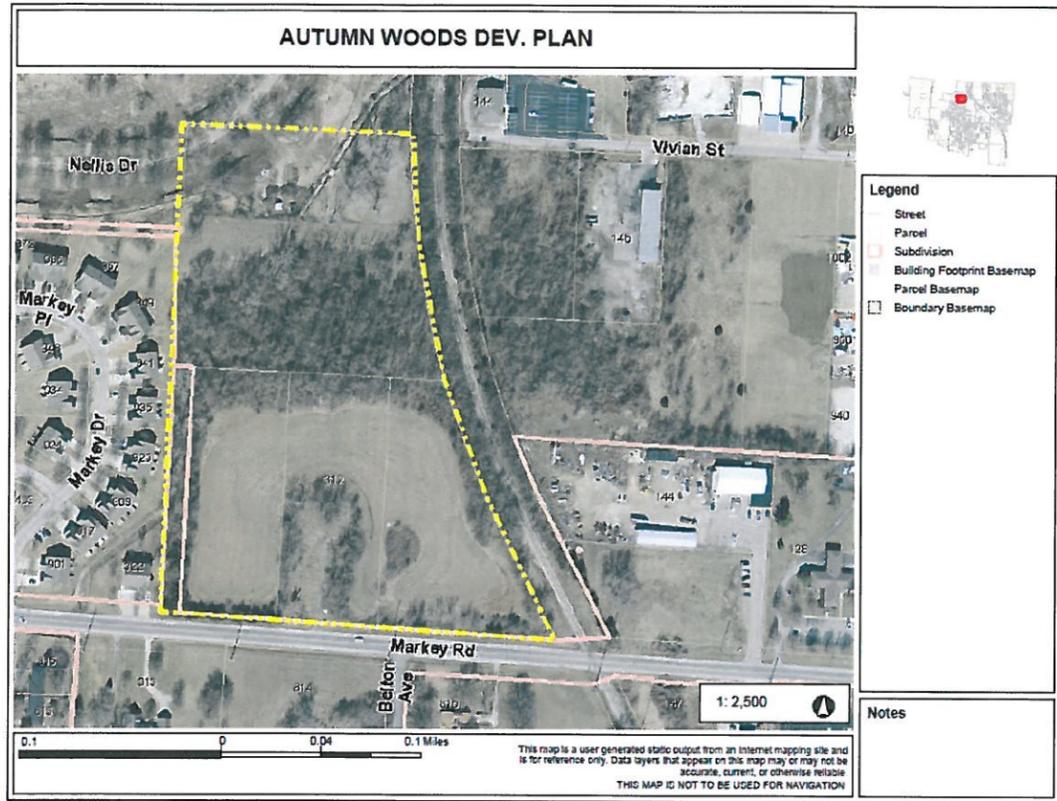
**Phase Two / Construction begins Spring 2017:**

Nine (9) building clusters, with twenty-seven (27) dwelling units...(includes the completion of the internal private street.)

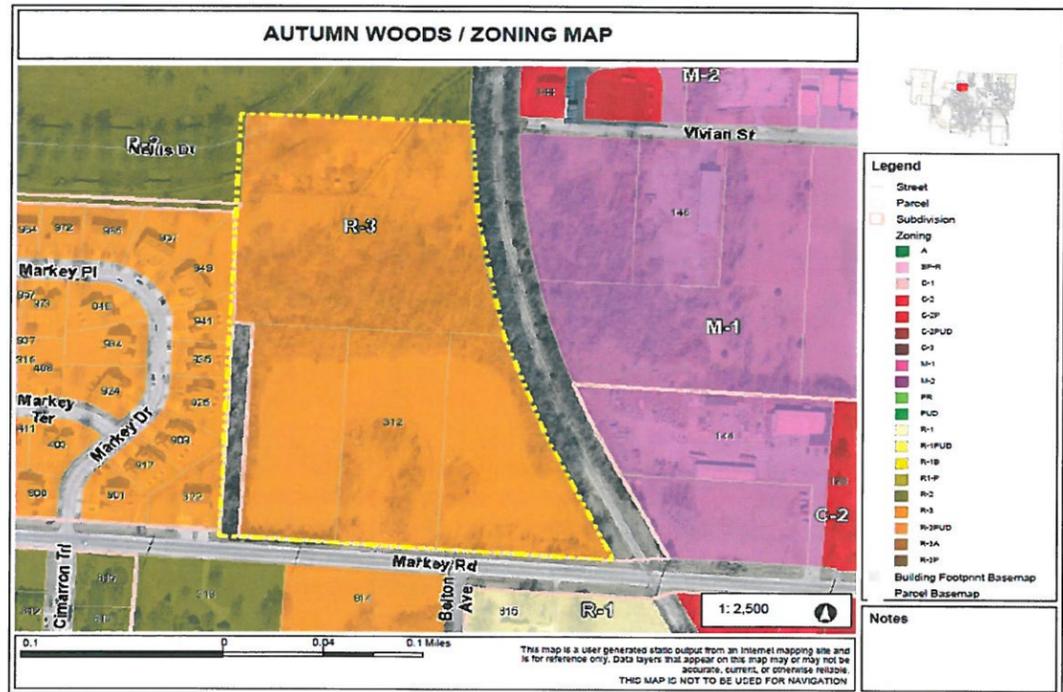
**Phase Three / Construction begins Fall 2018:**

Fifteen (15) building clusters, with forty-five (45) dwelling units.

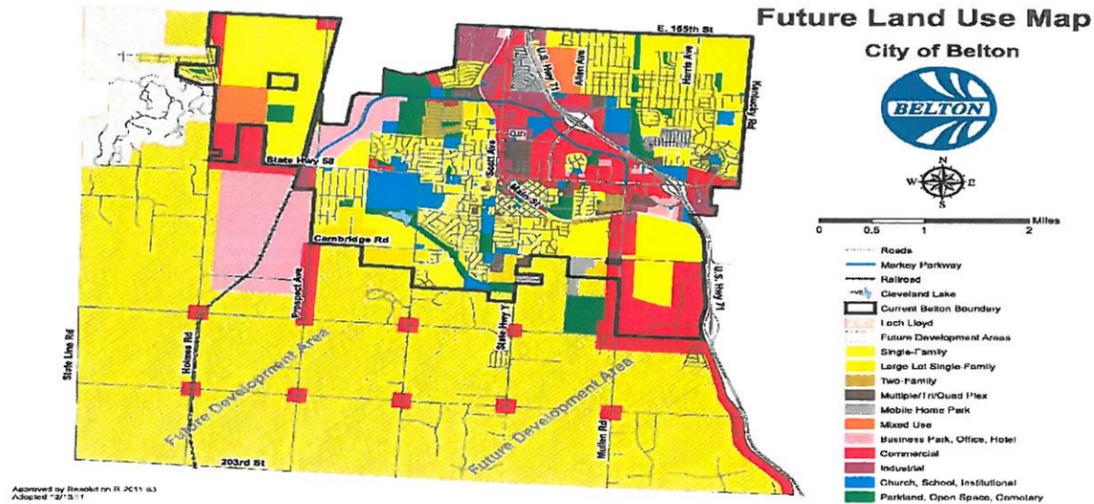




Aerial view of surrounding area



**Comprehensive Plan:** The proposed preliminary development plan is in general conformance with the Comprehensive Plan and Future Land Use Map. Missouri statute does not require strict adherence to the Comprehensive Plan...to be used as a guide only.



**PRELIMINARY DEVELOPEMNT PLAN**

**Basic Site Design Criteria**

- a) The form and proportion of buildings shall be consistent or compatible in scale, form, proportion, and design with others on the site.
- b) Buildings shall connect to sidewalks and other pedestrian connections within the site and to adjacent sites.
- c) Other site features must be reasonably compatible within the development, including signage materials or design and landscape location and design.
- d) Parking must be arranged within the site in such a way that all areas of the site may be accessed safely by pedestrians.

**Building Design:** Building design is reflected in the attached renderings.

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of application PDP14-23, the preliminary development plan with the following condition(s):

**Planning**

- 1. Modify the minimum driveway width from 10-ft. to 12-ft.;
- 2. Identify the location, size, and type of materials to be used in all screening of roof-top and ground mounted mechanical equipment;
- 3. Sidewalks must be installed on both sides of the street;

4. Location, height, candle-power, and type of outside lighting fixtures for buildings and parking areas;
5. All assessable parking spaces shall comply with ADA/Accessibility Guidelines. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure located 60-inches (5-ft) above ground measured from the bottom of the sign at the head of the parking stall;
6. Provide an on-site visitor parking area;
7. Landscape and screening plans shall include the following:
  - Size, species, location and number of all proposed landscape materials;
  - Notation of all areas to be seeded and sodded;
  - Provide details on landscaping irrigation system, including a back-flow preventer;
  - Proposed deciduous trees shall be at least 2.5” caliper in size;
  - Proposed ornamental trees shall be at least 1.5” caliper in size;
  - Provide a landscape berm along Markey Road;
8. All off-street parking areas are required to have concrete curb and gutter;
9. All off-street parking and loading areas are required to be surfaced with a permanent material such as asphalt, concrete, paving blocks, or other approved material meeting City standards;
10. Every parking space needs to be clearly demarcated by lines painted on the roadway surface. All other roadway markings shall be clearly identified;
11. Provide details on pedestrian access ways/trails. Pedestrian access to buildings shall be provided from rights-of-way and parking areas;
12. Provide details on bike/walking trails. The project’s trails system shall be in accordance with Mid-America Regional Council (MARC) Metro-Green Plan, the Missouri Livable Streets Design Guidelines, and the City of Belton Parks and Recreation Trails Master Plan. Trails for walking, jogging and biking shall be no less than 10-feet in width and located within dedicated rights-of-way. Trail segments with a minimum of 10-feet shall be constructed at the time of infrastructure improvements;
13. All Best Management Practices (BMPs) shall be utilized;
14. All sidewalks shall be constructed to City design standards. Sidewalks shall be required on both sides of the street in any collector and arterial streets. All sidewalks shall not be less than five (5) feet in width along arterial streets.

**Engineering** – The City of Belton Engineering Division has reviewed the preliminary development plan and offers the following comments:

General

- All improvements to public infrastructure shall be designed and constructed in accordance with the City of Belton Design and Construction Manual.
- Additional review comments will be provided during civil construction set review.

Streets

- Connections to Markey Road and sidewalk shall be designed and constructed in accordance with the City of Belton Design and Construction Manual.

Storm-water

- Post-development peak discharge rates from the site shall not exceed those indicated below:
  - 50% storm peak rate less than or equal to 0.5 cfs per site acre
  - 10% storm peak rate less than or equal to 2.0 cfs per site acre
  - 1% storm peak rate less than or equal to 3.0 cfs per site acre
- 40-hour extended detention of runoff from the local 90% mean annual event (1.37"/24-hour rainfall). See Chapter 6 of the MARC/APWA BMP Manual for calculating this volume.
- Establish existing and proposed 100-year base flood elevations of the on-site stream and show that the project maintains one foot of protection to buildings in the adjacent development (Markey Meadows) in the 100-year event.
- Provide information on the public storm sewer system. Show 100-year on-site building protection and 100-year flow path from the water quality features near Markey Road.
- Clarify location of stream and stream buffer. See figures developed by Belton GIS.
- Provide more information on curve numbers. Which classifications from TR-55 were used to arrive at 77 and 83 for existing and proposed, respectively?
  - [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1044171.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf)
- Provide hydrographs of storm-water elements including outlet structures. Time on the x-axis and flow rate on the y-axis.
- Detention basin on north end of site must be constructed completely in conjunction with Phase 1.
- Complete and submit a City of Belton Floodplain Development Permit.
- Identify floodplain on plat and development plans.
- State of Missouri and City of Belton Greater than 1 Acre Land Disturbance Permits are required before any land disturbance activities begin. Sediment and erosion control

construction plans must be reviewed and approved before issuance of the City LDP permit.

#### Drinking Water

- Infrastructure to be public.
- Detailed construction plans will be reviewed by the Public Works and Fire Departments upon submittal.
- Backflow preventers in vaults will be required near the Markey Road right-of-way per City standard details.
- Staff is reviewing options for water meters which may include the installation of internet based locking devices for water meters.

#### Sanitary Sewer

- Infrastructure to be public. Connections to public sewer to be made in compliance with the City of Belton Design and Construction Manual.
- Detailed construction plans will be reviewed by the Public Works Department upon submittal.
- Receiving public manhole has an existing rim elevation of 1061.3 feet, which is 4 feet higher than proposed grade for detention basin. Manhole will have to be lowered or grading revised.

#### Fees

- 3% review and inspection fee for sanitary sewer, waterlines, commercial driveway approaches, sidewalk, storm-water management measures and sediment and erosion control measures.
- Per City ordinance if construction cost of sediment and erosion control exceeds \$2,500 a performance bond is required.
- Street impact, water impact, water tap and sanitary impact fee will be required.

**Fire Department** – The City of Belton Fire Marshal’s Office has reviewed the preliminary development plan and offers the following comments:

1. All construction must comply with the provisions of the 2012 International Fire Code (IFC) (or code adopted at time of construction) and City of Belton local amendments and standards;
2. Comprehensive infrastructure construction plans shall be submitted for fire review and acceptance including, but not limited to:
  - a. Fire hydrants – existing and proposed.
  - b. Water mains – public and private.
  - c. Location of overhead utilities. No overhead power lines shall obstruct FD access.
  - d. Location of exterior electric/gas appurtenances;

3. Exterior electric/gas appurtenances subject to vehicular impact will require vehicle impact protection in accordance with Section 312 of the IFC;
4. Provide documentation of current fire flow and impact on water system;
5. Fire flow shall be provided to each building in accordance with appendix B of the 2012 IFC (or standard adopted at time of submittal);
6. 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). Turning radius shall be approved. (30' Inside, 40' Outside). Access to the Crossroads Church shall be maintained at all times throughout construction. Approved roadways shall be provided to within 150' of all portions of all buildings;
7. Dead-end FD access roads in excess of 150' shall be provided with width and turnaround provisions in accordance with Table D103.4 of the 2012 IFC;
8. Gates across fire department access roads shall meet Belton Fire Department specifications and be in accordance with local fire codes;
9. The design of any traffic calming measures (speed bumps/humps, etc.) proposed in the fire department access shall be approved by the fire prevention bureau prior to installation;
10. Fire department access must be in place and maintained throughout construction;
11. Knox Box fire department access key boxes will be required at several locations throughout the development.
12. Separate fire protection permits will be required for each automatic fire sprinkler system, commercial kitchen hood suppression systems, or other fire protection systems installed;
13. Any blasting that takes place on the site requires a separate permit prior to commencement.

**PLANNING COMMISSION ACTION**

1. Motion to **approve** the Preliminary Development Plan of Autumn Woods, a multi-family housing development, on a 9.81-acre tract of land, located on the north side of Markey Road, directly north of Belton Avenue;
2. Motion to **deny** the Preliminary Development Plan of Autumn Woods, a multi-family housing development, on a 9.81-acre tract of land, located on the north side of Markey Road, directly north of Belton Avenue.
3. Motion to continue the case pending additional information.

**ATTACHMENTS**

1. Pre-Development Plan
2. Building Elevation
3. Floor Plan
4. Phasing Plan
5. Utility Plan
6. Pedestrian Walkway Plan
7. Landscape Plan
8. Sod/Seed Area Plan

**SITE DATA**

TOTAL SITE 479,502.83 SF (11.008 ac)  
 CURRENT ZONING R-3 MULTI/TRI/QUAD PLEX  
 BUILDINGS 98,003sf  
 DRIVEWAYS 26,260sf  
 PRIVATE STREET 43,735sf  
 TOTAL 167,998sf

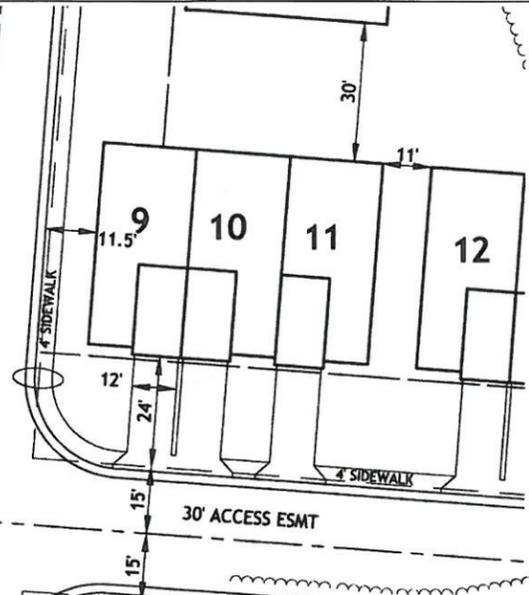
OPEN SPACE 311,504sf = 65%

TOTAL UNITS 101 = 9.17 UNITS/ACRE

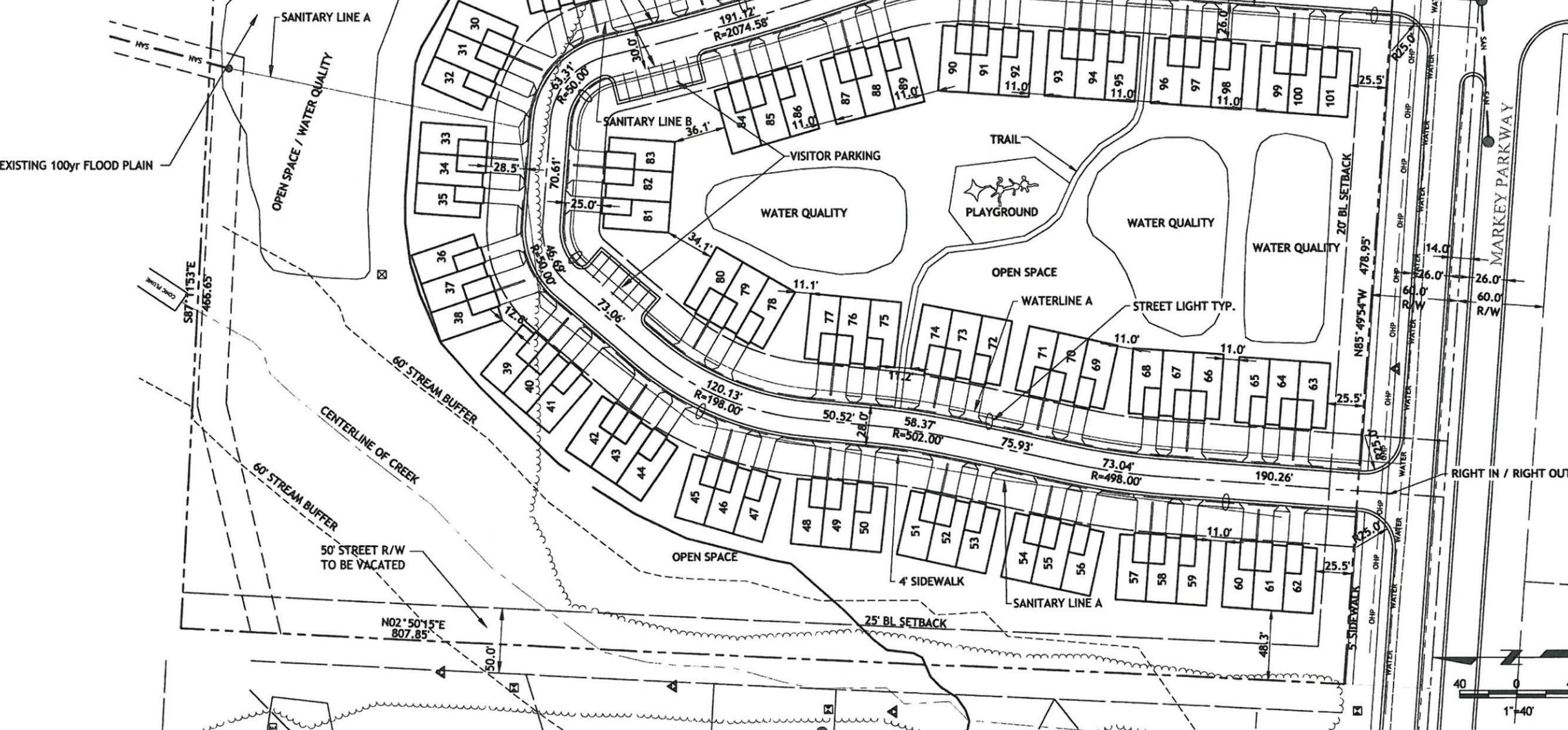
PARKING 202 1-GARAGE, 1 DRIVEWAY  
 VISITOR PARKING 13

SIDEWALK SHALL BE CONSTRUCTED ON BOTH SIDES

FENCES ARE NOT ANTICIPATED



**TYPICAL SETBACKS**  
SCALE 1"=20'



STEVEN M. WARGER  
 MO. LICENSE NO. E-20997

DATE PREPARED:  
 12-5-14

ROUTE STATE  
 MO

DISTRICT SHEET NO.

COUNTY

JOB NO.

CONTRACT ID.

PROJECT NO.

BRIDGE NO.

REVISIONS	CITY COMMENTS
DATE	
3-2-15	



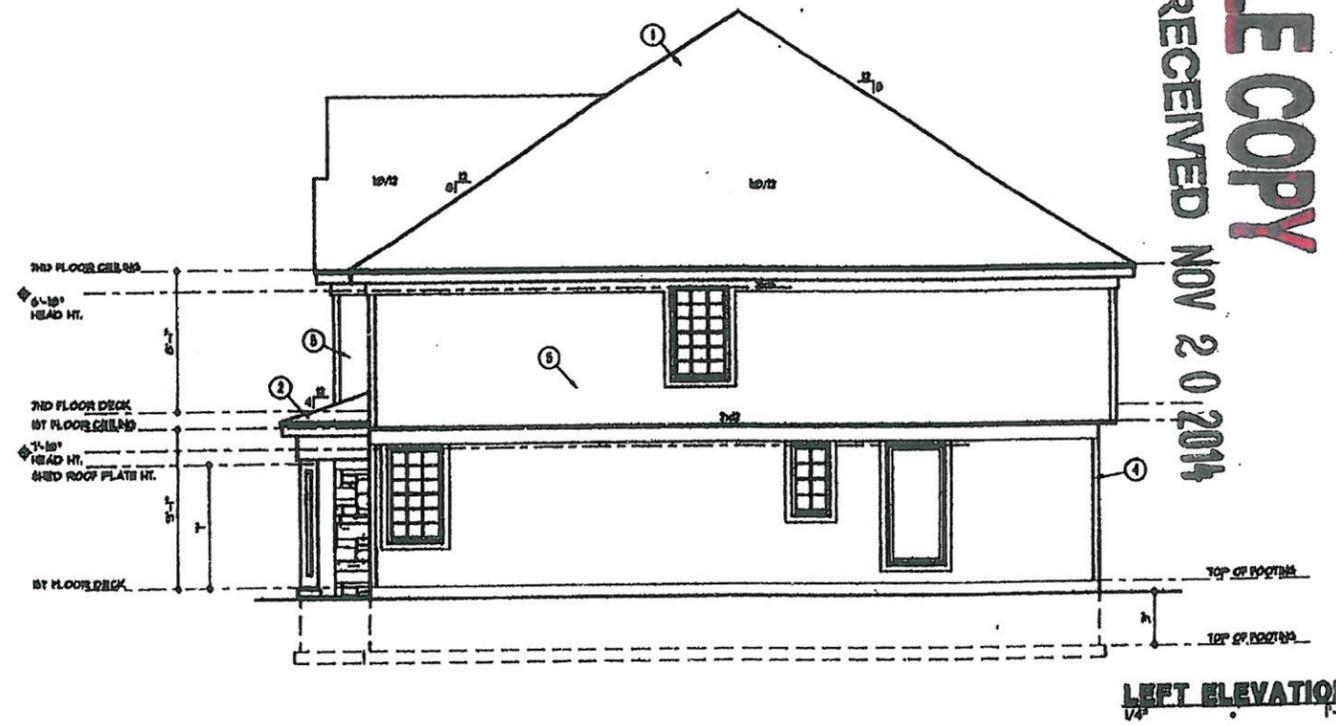
WARGER ASSOCIATES  
 Consulting Engineers  
 1617 Swift  
 North Kansas City Missouri, 64116  
 816-769-6132  
 Steve@wargerassociates.com

AUTUMN WOODS

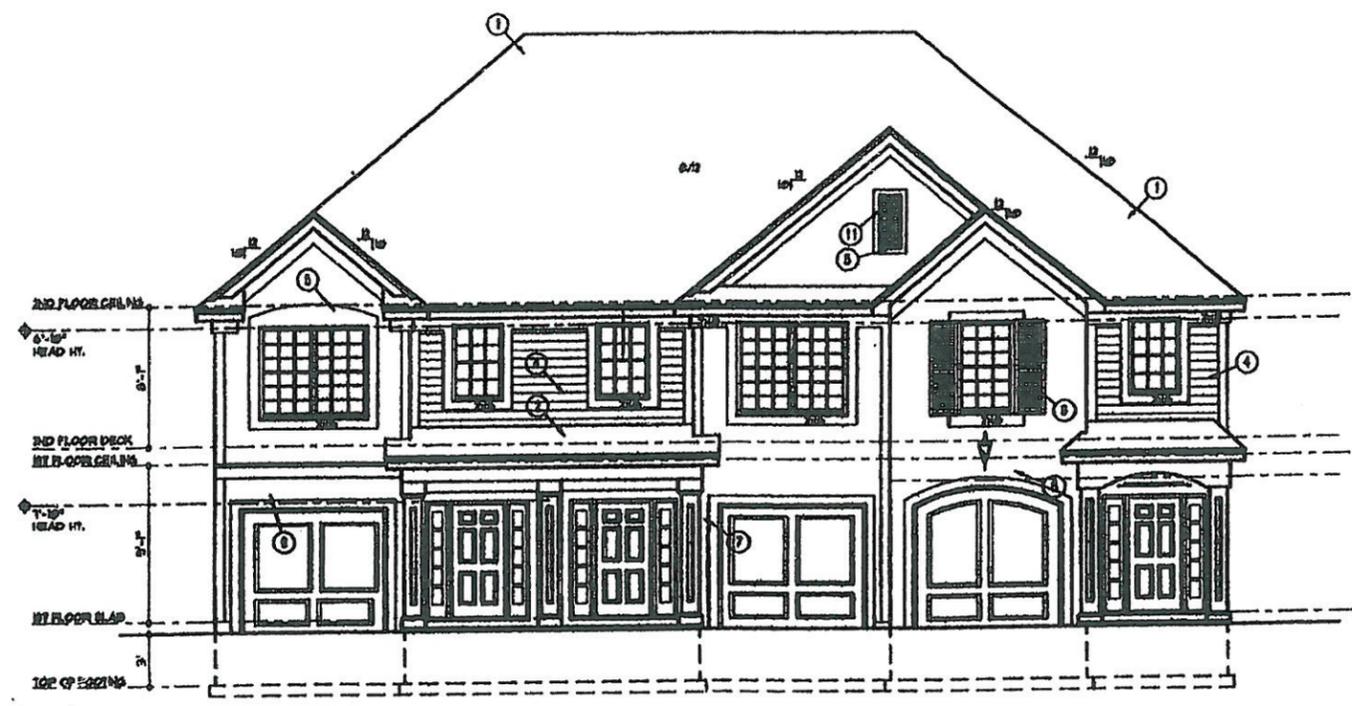
OVERALL LAYOUT

C:\Users\m\Autumn Woods\Autumn Woods.dwg, Sheet: 03 Dimension, 2/2/2015 11:06:21 AM

**FILE COPY**  
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**LEFT ELEVATION**



1,280 sq.ft. per unit

**FRONT ELEVATION**

CONSTRUCTION • DEVELOPMENT • SALES

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Bus: 913-541-1500  
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 email: SOSOON@AOL.COM

HBA 13830 SANTA FE TRAIL DRIVE, SUITE 110  
 LENEXA, KANSAS 66215

Architects  
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 1-800-368-7272  
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**AUTUMN WOODS**  
 BELTON, MO

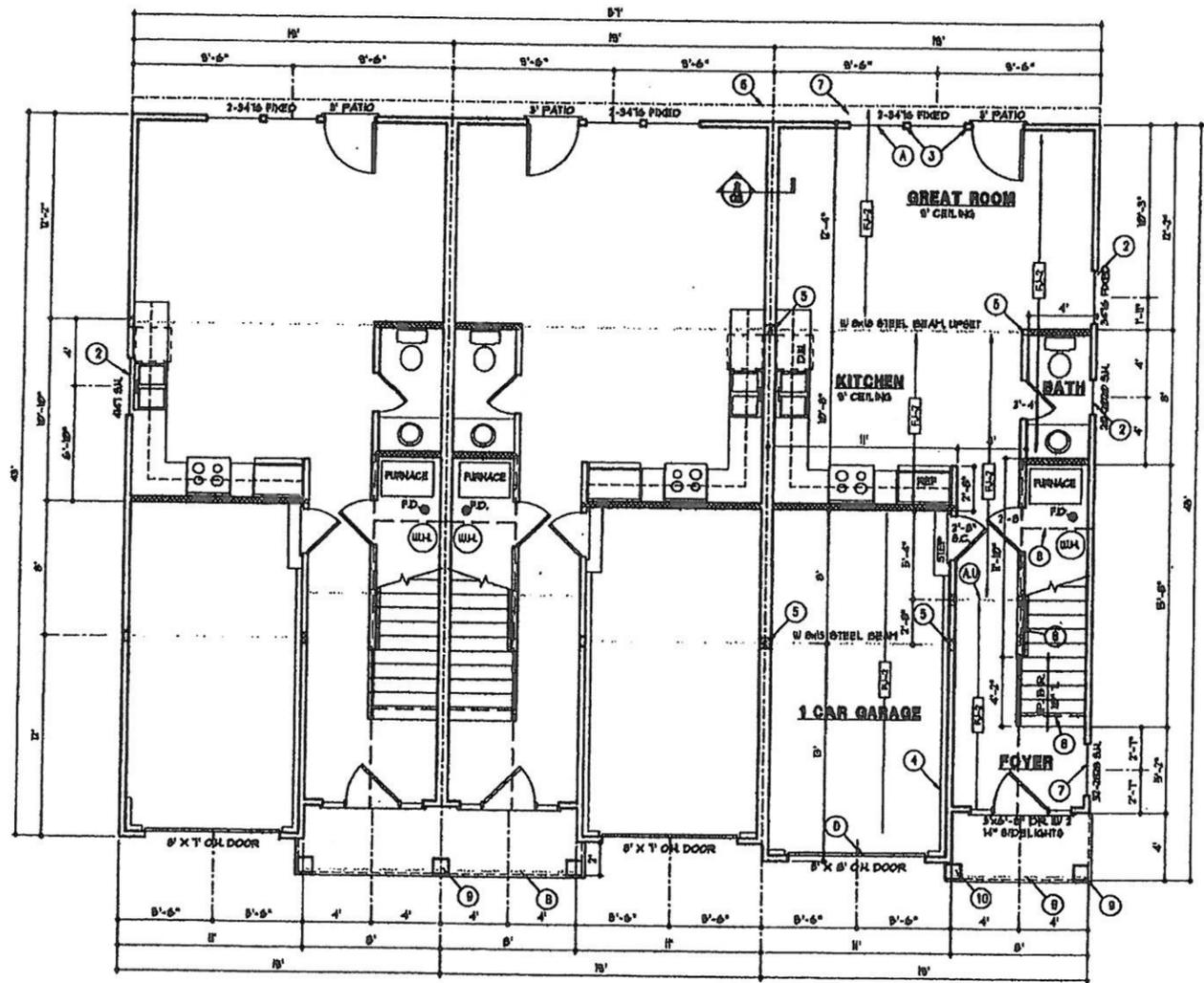
**TERRAPIN MANAGEMENT**  
 905-887-7777  
 TORONTO

Drawn by J.S. M.P., M.A.  
 DWG 1-0-11  
 REVISION 04-17-04

Unit No. **A5**

431

571



FIRST FLOOR PLAN  
1/4" = 1'-0"

EXPERIENCED ARCHITECTS  
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FAX: 503-860-0000  
www.valleyarchitects.com

**Valley Architects**

**AUTUMN WOODS**  
BELTON, MO

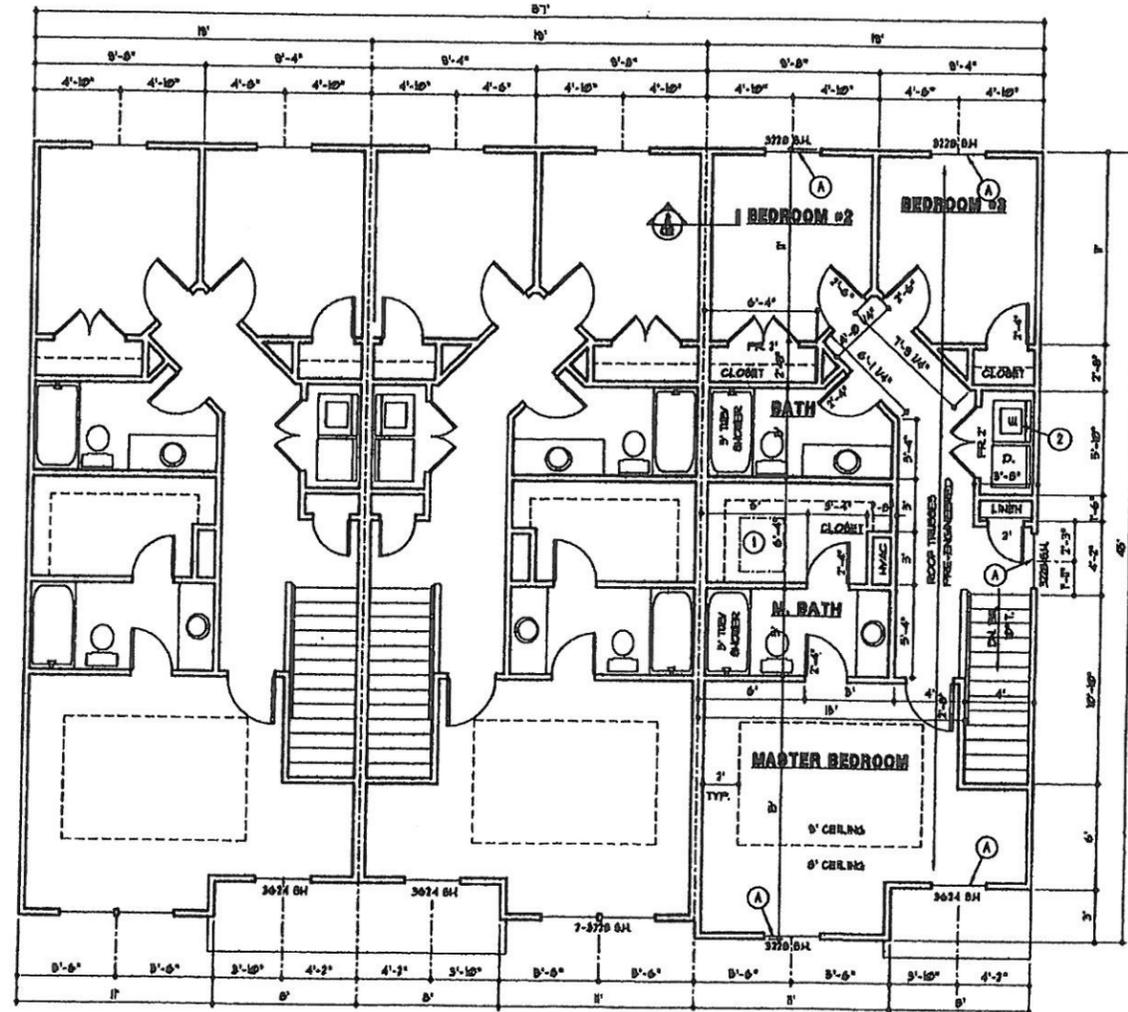
**TERRACAP MANAGEMENT**  
300 SHEPPARD AVE. EAST  
TORONTO, ONTARIO



OWNER: J.S. P.P., L.L.  
DATE: 7-8-03  
PROJECT NO: 04-103-04

SHEET NO:  
**A2**

571



45'

SECOND FLOOR PLAN  
1/4" = 1'-0"

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR OR OTHER SOURCES. THE ARCHITECT'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

2008 W. VALLEY PARKWAY  
SUITE 100  
MCKEAN, MO 64578-4800  
PHONE: 816-352-4800  
FAX: 816-352-4804  
WWW.WEBSTERARCHITECTS.COM

**Webster**  
architects

**AUTUMN WOODS**  
BELTON, MO

**TERRACAP MANAGEMENT**  
100 S. 10th AVE. EAST #202  
TO 7, ONTARIO M2N6N5



DRAWN BY: J.A. P.P., L.H.  
DATE: 1-8-13  
PROJECT NO: 04-103-04

SHEET NO  
**A3**







**LEGEND**

**POTENTIAL SHADE TREES 2.5" CALIPER**

- Skyline Honeylocust
- Red Oak
- Swamp White Oak
- Superform Norway Maple
- October Glory Maple
- Golden Raintree
- Amur Maple
- Eastern Red Cedar
- White Pine

**POTENTIAL ORNAMENTAL TREES 1.5" CALIPER**

- Golden Raintree
- Forest Pansy Redbud
- Amur Maple Prairiefire Crabapple

**NOTE:**  
ALL PROPOSED LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

IRRIGATION DESIGN TO BE SUBMITTED TO CITY SEPARATELY FOR APPROVAL

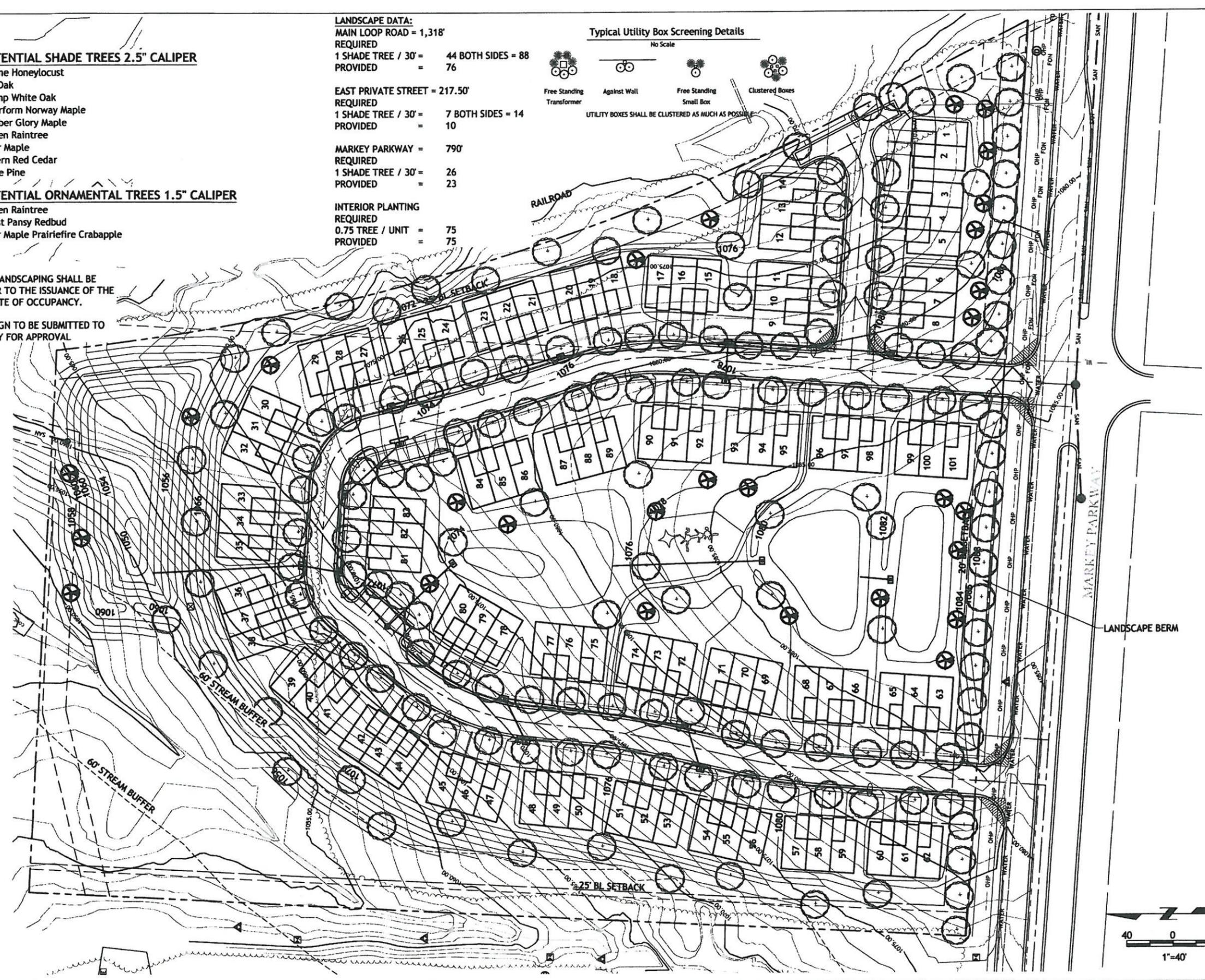
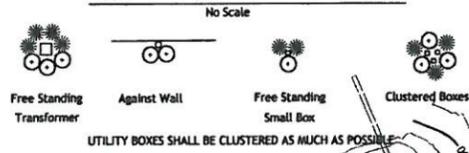
**LANDSCAPE DATA:**  
MAIN LOOP ROAD = 1,318'  
REQUIRED  
1 SHADE TREE / 30' = 44 BOTH SIDES = 88  
PROVIDED = 76

EAST PRIVATE STREET = 217.50'  
REQUIRED  
1 SHADE TREE / 30' = 7 BOTH SIDES = 14  
PROVIDED = 10

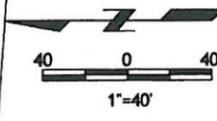
MARKEY PARKWAY = 790'  
REQUIRED  
1 SHADE TREE / 30' = 26  
PROVIDED = 23

INTERIOR PLANTING  
REQUIRED  
0.75 TREE / UNIT = 75  
PROVIDED = 75

**Typical Utility Box Screening Details**



LANDSCAPE BERM



STEVE M. WARGER  
MO. LICENSE NO. E-20997

DATE PREPARED:  
12-5-14

ROUTE	STATE
DISTRICT	SHEET NO.
COUNTY	
JOB NO.	
CONTRACT ID.	
PROJECT NO.	
BRIDGE NO.	

REVISIONS	CITY COMMENTS
DATE	3-2-15

**WARGER ASSOCIATES**  
Consulting Engineers  
1617 Swift  
North Kansas City Missouri, 64116  
816-769-6132  
Steve@wargerassociates.com

AUTUMN WOODS

LANDSCAPE PLAN

