



**AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING & PUBLIC HEARING
MONDAY, MAY 18, 2015 - 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

- I. CALL MEETING TO ORDER**

- II. ROLL CALL**

- III. APPROVAL OF THE MINUTES OF THE APRIL 20, 2015 PLANNING COMMISSION MEETING**

- IV. PUBLIC HEARING**
 - A. Consideration of a zone change from M-1 (Light Manufacturing) to C-2 (General Commercial) District submitted by Greenbergfarrow, on behalf of, Texas Roadhouse, Inc.

- V. CONSIDERATION**
 - A. Consideration of a Final Plat approval for Autumn Woods.
 - B. Consideration of a Final Development Plan approval for Autumn Woods.
 - C. Consideration of a Site Plan review for Hobby Lobby.

- VI. DIRECTOR'S REPORT**

- VII. NEXT MEETING DATE: JUNE 1, 2015**

- VIII. ADJOURNMENT**

MEETING MINUTES

APRIL 20, 2015

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
April 20, 2015**

CALL TO ORDER

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

ATTENDANCE

Commission: Chairman Girgin, Mayor Jeff Davis, Commissioners Chuck Crate, Ryan Finn, Sally Davila, Tim McDonough, Larry Thompson and Councilman Tim Savage.

Staff: Robert Cooper, City Planner; Jennifer Dutcher, Community Development Secretary; Bobby Sperry, Fire Marshall.

Absent: Commissioner Chris Christensen

MINUTES

Commissioner Thompson moved to approve the minutes of the April 6, 2015 Planning Commission meeting. Commissioner Crate seconded the motion. All members present voted in favor and the motion carried.

PUBLIC HEARING

Robert Cooper presented a request submitted by property owner Roy Light for the vacation of ROW (Right Of Way) on Fifth Street between Ella/Scott. This address is adjacent to a dead-end reach of 5th Street (currently right-of-way) that functions exclusively as a driveway and/or parking for 912 Ella. In accordance with UDC Section 36-113 C-B Vacating Easement and Right of Way, this item was presented before the City Council on March 17, 2015 and then referred to the Planning Commission. In addition, a grassy island enclosed by South Scott, 5th St. and Ella is currently owned by the City as real property and is requested to be vacated to the property owner at 912 Ella. Mr. Light has maintained the grassy island for several years. The staff's recommendation is for the Planning Commission approval. Mayor Davis questioned Mr. Light, asking how he was able to come up with a valuation of \$23,520 as to the amount he has saved the City? Mr. Light stated his valuation is based on mowing and maintenance at \$30 twice a week, times 4 weeks in a month, times 7 months out of the year for 14 years equates to \$23,520.00. Chairman Girgin opened the public hearing at 7:09 p.m. The hearing was held to receive public input regarding vacation of ROW on Fifth Street between Ella/Scott. No additional persons were present to speak for or against the item. Public hearing was closed at 7:10.

Mayor Davis moved to approve the vacation of ROW on Fifth Street between Ella and Scott, with a second by Commissioner Thompson.

When a vote was taken, the following was recorded, Ayes: 8 – Chairman Girgin, Mayor Davis, Commissioners Finn, Crate, Davila, McDonough, Thompson and Councilman Savage. Noes: none. Absent: 1 – Commissioner Christensen. The motion carried.

PUBLIC HEARING

Mr. Cooper presented a Special Use Permit for Best Friends Pet Grooming submitted by business owner, Belle Wead. Mr. Cooper made note of the property description noting the physical address as 129 Cherry Hill Drive, in Cherry Hill Commercial Park, 3rd Plat, Lot 4. Site is 34,169 square feet. Building is just over 4,000 square feet divided into four (4) tenant spaces. Existing zoning is C-2/ Commercial – Retail. Proposed business use to be pet grooming facility. Surrounding zonings include R1 (Single Family), C2 (Commercial) and BPR (Business Park Restricted). The Special Use packet contains recommendations from other businesses and cities the applicant has worked in or has had an influence in. This applicant comes highly recommended. Mr. Cooper continued to say the applicant also wanted to make clear all animals and activities associated with the use will be contained within the building, that no kennels will be used or stored outdoors. Staff's recommendation is to approve the Special Use Permit with four conditions. 1. No issuance of the Certificate of Occupancy for 'Best Friend Pet', until the site has had a final life safety inspection; 2. No kennels shall be stored or used outdoors; 3. No outdoor storage of supplies and/or material unless fully screened from public view; 4. All grooming activities shall be performed indoors only. Chairman Girgin then opened the public hearing at 7:14 p.m. to receive public input regarding the Special Use Permit and explained the Commission was welcome to add commentary or address questions to the applicant. Mayor Davis questioned Mrs. Wead asking if additional signage will be placed on the building? Mrs. Wead indicated she will not be placing permanent signs however, will look into temporary signs based on the City's rules. Mr. Cooper stated, banner permits could be utilized and displayed 4 times a year in 20 day increments that can be run consecutively. Noting that possibly Mrs. Wead could look into applying for a Temporary Use Permit, which is good for 3 days and could help draw attention to her business. Mrs. Wead stated she plans to hold an open house showing off her brand new facility on June 13th, this will be a good time for her to meet new neighbors. Councilman Savage questioned if Mrs. Wead had a problem with listing no outdoor storage of supplies and or materials as a condition of her business license? Mrs. Wead stated the requirement was not a problem at all. Councilman Savage indicated if Mrs. Wead's outdoor storage needs should change in the future then he would like her to come back in and speak with the Commission. Mrs. Wead continued to say over time she will be closing the Leawood location and will operate maybe five days a week from the Belton location. She feels she will have possible clients from Loch Lloyd and Overland Park. No additional persons were present to speak for or against the item. Chairman Girgin closed the public hearing at 7:24 p.m. and acknowledged the four listed conditions on the staff report noting the change to item three.

1. No issuance of the Certificate of Occupancy for 'Best Friend Pet', until the site has had a final life safety inspection;
2. No kennels shall be stored or used outdoors;
3. No outdoor storage of supplies and/or material ~~unless fully screened from public view;~~
4. All grooming activities shall be performed indoors only.

Mayor Davis moved to approve as amended the Special Use permit for Best Friends Pet Grooming, with a second by Commissioner Crate.

When a vote was taken, the following was recorded, Ayes: 8 – Chairman Girgin, Mayor Davis, Commissioners Finn, Crate, Davila, McDonough, Thompson and Councilman Savage. Noes: none. Absent: 1 – Commissioner Christensen. The motion carried.

PUBLIC HEARING

Consideration of changes to the Unified Development Code (UDC) for the Fire Department was presented by Fire Marshall, Bobby Sperry. Mr. Sperry expressed, Belton Fire Department is requesting an amendment of the City of Belton Unified Development Code. This language change does not alter the intent of the UDC, rather clarifies language to match language already in place in the 2012 International Fire Code. On occasion the Fire Department will run into a business that doesn't follow the rules and must be issued a citation, this change in language will clarify the code. Mr. Sperry stated during business hours business doors must remain open for access. The department is finding businesses that are locking their doors with padlocks or other exterior locks. The department wants compliance not discipline; however after multiple warnings a citation must be issued. The department's goal is to get people out safely in the event of an emergency. Mayor Davis questioned how many citations have been issued? Mr. Sperry responded as of November last year he has not written any, writing a ticket is the very last option.

Chairman Girgin opened the public hearing at 7:38 p.m. The hearing was held to receive public input regarding changes to the Unified Development Code (UDC) for the Fire Department. No additional persons were present to speak for or against the item. Public hearing was closed at 7:39.

Commissioner McDonough moved to approve the changes to the Unified Development Code, with a second by Commissioner Davila.

When a vote was taken, the following was recorded, Ayes: 8 – Chairman Girgin, Mayor Davis, Commissioners Finn, Crate, Davila, McDonough, Thompson and Councilman Savage. Noes: none. Absent: 1 – Commissioner Christensen. The motion carried.

PRESENTATION

Mr. Cooper read the staff report for the consideration of the Heartland Dental Final Development Plan. Indicating the site to be a 6,000-sq. ft. mixed-use commercial building, with a drive-thru restaurant, anchored by a dental office, on Lot 2 of the Belton Gateway Addition, a 1.39-acre tract of land, tentatively addressed as 630-634 W. Markey Parkway. The current zoning is C-2 (General Commercial) District to be located within the Belton Gateway Addition, Lot 2. The subject site is located within the city's primary commercial/retail corridor. The proposed building will be 6,000-sq. ft. with a maximum building height of 22-feet. The general appearance of the building will be a brick combination with native stone veneer and ground face masonry. HVAC units will be roof-mounted and screened from public view. The site will be part of the Belton Gateway Development, which is a combination of multiple interconnecting parking lots. The primary access into the site will be from Markey Parkway,

immediately north and east of the Markey Parkway / 163rd Street traffic signal. The parking ratio for this project is 1 space for every 300-square feet which equates to no less than 20-parking stalls. The site will provide for 57 parking spaces which include three (3) handicap spaces. The site will be irrigated and landscaped with multiple native plantings, shrubs and sod. No more than 40% of the lot can be coverage by structures. This development site as proposed has a lot coverage of 10.1%. Mr. Cooper continued to say it is staff's recommendation to approve the Heartland Dental Final Development Site Plan. Staff is looking to gather comments to relay to the developer from the Commission. Mr. Cooper also made mention site planners and designers have acknowledged staff's comments and are ready to make necessary changes. Mr. Dave Olson with Christie Development addressed the Commission stating with the Planning Commission's approval, they plan to complete construction documents and submit for building and site permits concurrently by the end of next week. They are working very hard to be under construction by June 1, 2015. Opening of the dental facility would be before December of 2015. Mr. Olson wished to express to the Commission that the master developer has already approved the plan and they are very much identical to the already constructed Academy Sports. Mr. Olson asked for approval from the Planning Commission so that they can work to obtaining the building permits.

Councilman Savage expressed concern with the back of the building, if the building backs up against the thoroughfare, we would want it nicer. As designed it seems fairly bland, with the height of the building will you be able to help this with landscaping? Mr. Cooper addressed this by stating when submitting construction documents for review; those items could be worked out. Mr. Olson explained with the landscaping plan on top of the rock wall, at the line of site from Y Hwy, you will see roughly 50-60% of the wall. Councilman Savage requested staff to please keep these items in mind with the final plan. Commissioner Finn addressed concerns with the downspouts, questioning if a different manner of construction could be considered; possibly bricking in the gutters or mounting on the inside of the building. Mr. Olson expressed his dislike of interior roof drains, as it goes against the idea of removing water away from the building. Commissioner McDonough expressed concern for the back of the building for the drive up to the future restaurant stating it doesn't look like enough room for a drive thru and parking. Mr. Cooper stated the parking meets code and staff feels the design and measurements meet code. Commissioner Crate questioned if we put this item on hold how much time would be lost to return with a finished product? A finished product showing all corrections as stated in the staff report? Chairman Girgin stated much of the report is standard report language with regard to the taps and back flow preventers. She does not take the language as a concern rather more so of a thorough detailed report. Mr. Cooper reiterated a lot of the language found in the staff report is the standard language necessary for the project to be successful. Staff brings the site plan to the Planning Commission to gather input, if staff felt an overwhelming concern with poor design or poor quality, then we would not hold back from talking with the developer. Staff would ask the developer to a DRC meeting and then return with a finished project to submit to the Commission. Staff feels this is one of the nicer projects we've seen in a while. When construction documents are submitted staff will look at the down spouts and take in consideration the additional comments to enhance the project. Mr. Cooper finalized by saying staff is ready to move forward. Mayor Davis expressed he would like to see the project be aesthetically pleasing and make the discussed adjustments, stating staff is charged with seeing this look as good with the front and the back of the development. Commissioner Crate stated it is time this body

(Planning Commission) takes over and takes responsibility for approving these types of plans. We need to see more complete, finalized plans. Mr. Olson stated when he returns with plans for Lot 4; he guarantees the list from the staff report will not look like this list.

Commissioner Crate moved to postpone the approval of the Heartland Dental Final Development Plan until issues are resolved. Motion failed with a lack of a second.

Mayor Davis moved to approve the Heartland Dental Final Development Plan, with a second by Commissioner Finn.

Mr. Cooper stated staff will not approve and take plans to the next level with these outstanding issues. Commissioner McDonough stated the issues to be addressed include the doll up of the rear of the building, and then he is more likely to approve based on all conditions.

Mayor Davis moved to accept the Heartland Dental Final Development Plan as is with improvements included as charged to staff, with a second by Commissioner Finn.

Councilman Savage questioned if we should approve plans as is or send staff away to return with corrections? Commissioner McDonough stated Chuck (Commissioner Crate) is drawing the line; from now on we want a better complete set of plans. Commissioner Crate wished to make clear; this is not aimed at staff. We as the Planning Commission have set the tone for what is to be presented. We need to upgrade and update. Mr. Cooper stated what we are talking about is a policy change. Usually we send comments to developers and have them resubmit with corrections before going to the Commission for review. Mr. Cooper continued stating he has two concerns: one being a policy change and the second, implementing the Planning Commission's concerns and expectations of finished projects. Next project will be very short with staff comments and issues will be addressed. Chairman Girgin expressed there may be a need for a work session to discuss expectations.

When a vote was taken, the following was recorded, Ayes: 7 – Chairman Girgin, Mayor Davis, Commissioners Finn, Davila, McDonough, Thompson and Councilman Savage. Noes: 1 – Commissioner Crate. Absent: 1 – Commissioner Christensen. The motion carried.

The next Planning Commission meeting is scheduled for May 4th.

ADJOURNMENT

Commissioner Crate moved to adjourn the meeting. The motion was seconded by Commissioner Davila. All members present voted in favor and the meeting adjourned at 8:34 p.m.

Jennifer Dutcher
Community Development Secretary

Rezoning consideration for Texas Roadhouse, Inc.

**BELTON PLANNING COMMISSION
MONDAY, MAY 18, 2015 – 7:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**CHANGE IN ZONING CLASSIFICATION
M-1 (LIGHT MANUFACTURING) TO C-2 (GENERAL COMMERCIAL) DISTRICT**

Robert G. Cooper, City Planner

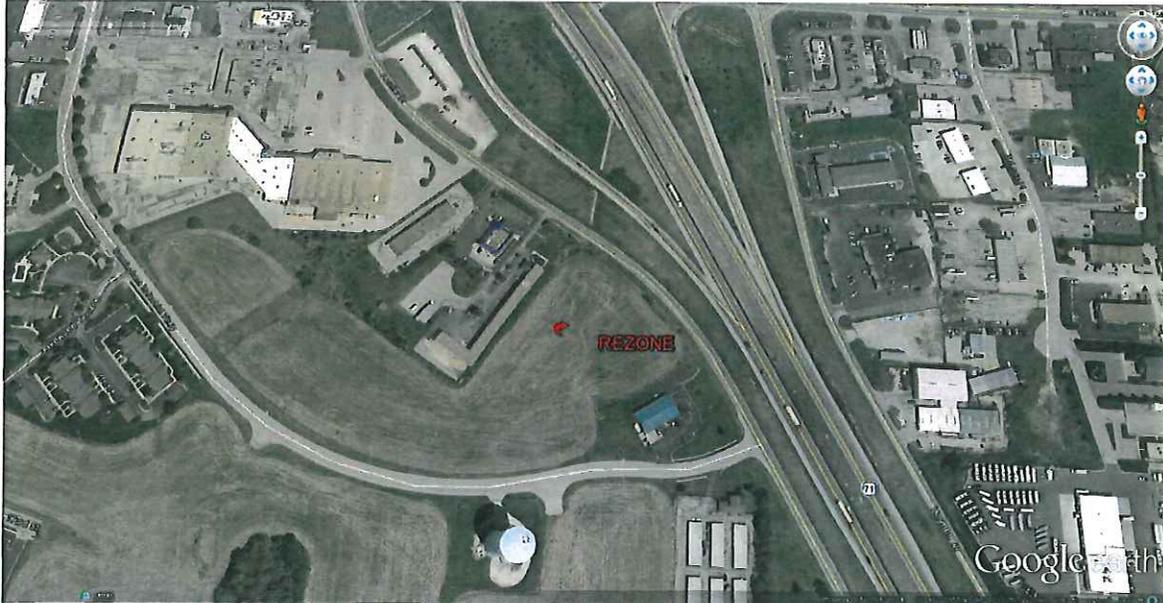
CASE #RZ15-08

Consideration of a Zone Change from M-1 (Light Manufacturing) District to C-2 (General Commercial) District for a 2.54-acre tract of land, located on South Peculiar Drive, just north of Cunningham Industrial Parkway.

BACKGROUND

The entire 5.1-acre tract of land is currently zoned M-1 (Light Manufacturing) with frontage on Cunningham Parkway and South Peculiar Drive. The applicant is requesting a change to the zoning for just half of the total acreage. The applicant would like to rezone a 2.54-acre parcel with frontage to South Peculiar Drive to C-2 (General Commercial) with the remaining 2.56-acres to remain M-1 (Light Manufacturing) District.

The request to rezone is made by Texas Roadhouse, Inc. Their proposal would be to construct a 7,162-sq. ft. dine-in restaurant.



Aerial photo of surrounding area

CURRENT ZONING

This area consists of a mixture of zoning classifications. The zoning along South Peculiar Drive is divided between C-2 and M-1, while the zoning along Cunningham Parkway is more of a mixture, ranging from R-3A (Multi-Family/Apartment housing) to C-2 and M-1.

The characteristics and predominate land use in the immediate area is commercial/retail. Immediately to the south is Rudroff's, a heating and cooling contractor. Directly north is an Econolodge motel with an Ihop restaurant. The entire Peculiar Drive corridor north, from the

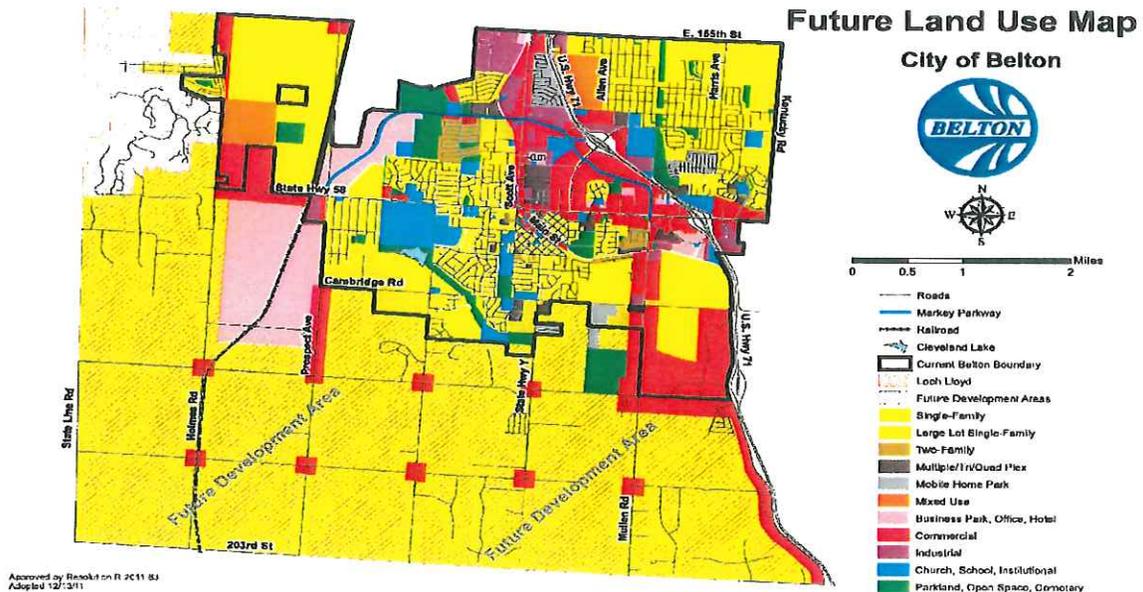
proposed site, up to the 58-Hwy and I-49 interconnection is currently zoned C-2 (General Commercial).



Area zoning map

REVIEW

Comprehensive Plan. The City's Future Land-Use Map designates this area as commercial mixed-use zoning. The rezoning to commercial would be consistent with the City's Future Land Use Map and future plans for this area of the city.



COMPATIBILITY:

The proposed zone change to C-2 (General Commercial) would allow a restaurant by-right...no special permits required.

Additional uses would be allowed in a C-2 zoning district with an approved Special Use Permit. These potential uses would be consistent with existing land uses that are located within the corridor.

ENVIRONMENTAL: The rezoning of the property to commercial as proposed does not appear to pose an increase in environmental impacts than what is currently found within the existing C-2 commercial corridor along E. North Avenue and Peculiar Drive.

PREDOMINANCE: The predominant uses along the South Peculiar Drive corridor are commercial and light manufacturing; e.g.: contractor’s storage yards, auto repair shop, restaurants and miscellaneous commercial services.

STAFF RECOMMENDATION

Staff has no on-going concerns or issues with this request.

NOTE: As the project moves along, staff will present to the Planning Commission a preliminary plat and preliminary development plan.

Community Development staff, support a recommendation to rezone the subject property from M-1 (Light Manufacturing) District to C-2 (General Commercial) District.

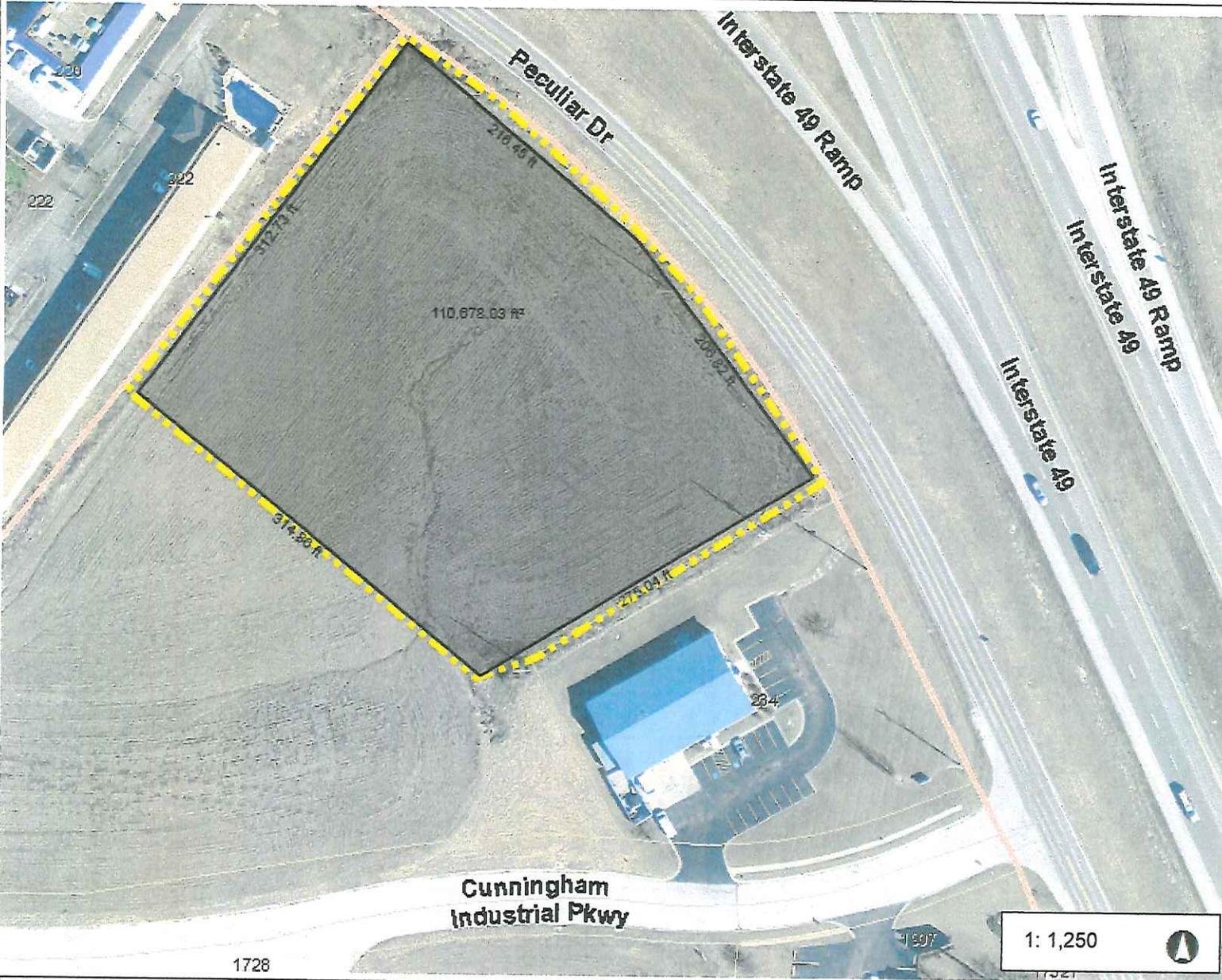
PLANNING COMMISSION ACTION

1. Motion to **approve** the zone change from M-1 (Light Manufacturing) to C-2 (General Commercial), for a 2.54-acre of land, located on South Peculiar Drive, just north of Cunningham Industrial Parkway.
2. Motion to **deny** the zone change from M-1 (Light Manufacturing), to C-2 (General Commercial), for a 2.54-acre of land, located on South Peculiar Drive, just north of Cunningham Industrial Parkway.
3. Motion to **continue** the case pending additional information.

ATTACHMENTS

Conceptual Site Layout
Area Map

CASE #RZ15-08 / M-1 to C-2



Legend

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

Notes

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

Final Plat approval for Autumn Woods



**BELTON CITY PLANNING COMMISSION
MONDAY, MAY 18, 2015 – 7:00 P.M.**

**CITY HALL ANNEX, 520 MAIN STREET
A Re-Plat of Lot 1, Block 5, Neff Lakes
Final Plat of the Autumn Woods Plat**

Staff Report: Robert G. Cooper, City Planner

CASE #FP14-23

Consideration of a Final 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 Planning Commission approved the preliminary plat and preliminary development plan on March 16, 2015.

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 final plat in conjunction with a final development plan for this multi-family residential apartment project.

REVIEW

The project 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 and the sanitary sewer will be public.

STAFF RECOMMENDATION

Staff finds the final plat to be consistent with the preliminary plat which was approved by the Planning Commission on March 16, 2015, and also to be in accordance with Section 35-36 of the Belton Unified Development Code, therefore, supports a recommendation to approve the Final Plat of the Autumn Woods Plat.

NOTE: Pursuant to Section 36-37 of the Unified Development Code, If a final plat is not recorded within one year of the date of the Planning Commission's approval of the final plat, the approval shall become null and void and a new final plat must be submitted to the commission and the governing body for their consideration. No building shall be occupied until the final plat has been recorded with the Cass County Recorder's Office.

PLANNING COMMISSION ACTION

1. Motion to recommend approval of the Final Plat of the Autumn Woods Plat.
2. Motion to recommend denial of the Final Plat of the Autumn Woods Plat.
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Final Plat

FINAL PLAT OF
AUTUMN WOODS / R-3 P.U.D.
 A REPLAT OF LOTS 2, 3, 4 & 5, BLOCK 5, NEFF LAKES
 A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER AND THE
 SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 46 NORTH, RANGE 33 WEST
 BELTON, CASS COUNTY, MISSOURI

LAND DESCRIPTION
 A tract of land in the Southeast Quarter and Southwest Quarter of Section 02, Township 46 North, Range 33 West, being all of Lots 2, 3, 4 and 5, Block 5, Neff Lakes, a subdivision in Belton, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 1 at Page 78, more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 02° 36' 09" East, along the East line of said Southwest Quarter, a distance of 40.01 feet to the True Point of Beginning; thence North 85° 55' 33" West, 40.00 feet North of and parallel to the South line of said Southwest Quarter, a distance of 477.57 feet to a point on the centerline of Belton Avenue; thence North 02° 49' 30" East, along said centerline, a distance of 821.86 feet; thence South 87° 10' 19" East, a distance of 466.74 feet to a point on the Westerly right-of-way line of the Smokey Hill Railroad; thence on a curve to the left, having an initial tangent bearing of South 06° 01' 17" East, a Radius of 1960.08 feet, along said Westerly right-of-way line, an arc distance of 712.84 feet to a point of tangency; thence South 26° 51' 31" East, continuing along said Westerly right-of-way line, a distance of 196.47 feet; thence North 85° 55' 42" West, 40.00 feet North of and parallel to the South line of said Southeast Quarter, a distance of 320.57 feet to the point of beginning and containing 11.39 acres, more or less.

DEDICATION: THE UNDERSIGNED PROPRIETOR(S) OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "AUTUMN WOODS". IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREIN TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON EACH LOT FOLLOWED BY THE WORDS "AUTUMN WOODS".

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO BELTON, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (UE), WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES, WITH THE EXCEPTION OF DRAINAGE EASEMENTS (DE) WHERE NO FENCES SHALL BE ERECTED) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF BELTON, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENTS. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO ALL EASEMENTS DEDICATED TO THE CITY.

DRAINAGE EASEMENT MAINTENANCE: AREAS DESIGNATED AS DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

ACCESS & ROADWAY EASEMENT: AREAS DESIGNATED AS A/E (ACCESS EASEMENT) OR R/E (ROADWAY EASEMENT) ARE PERPETUAL EASEMENTS OF ACCESS OVER, UNDER, ACROSS AND UPON AREAS DESIGNATED AND HEREBY RESERVED BY THE UNDERSIGNED PROPRIETOR, ITS HEIRS AND ASSIGNS FOR THE INGRESS AND EGRESS OF ALL OWNERS AND OCCUPANTS OF LOTS AND PARCELS DEPICTED ON THIS PLAT AND THEIR GUESTS AND INVITEES, SUBJECT TO ANY PROVISIONS OR RESTRICTIONS MADE HEREUNTO BY SAID PROPRIETOR, ITS HEIRS AND ASSIGNS FOR THE RIGHT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SANITARY SEWER, STORM SEWER, AND ALL APPURTENANCES THERETO, POLES, WIRES, DUCTS AND CABLES, AND SIMILAR FACILITIES, AND UNDER SAID EASEMENTS, IS HEREBY GRANTED TO THE CITY OF BELTON, MISSOURI, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENTS FOR SAID PURPOSES AND SAID EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

STREETS: STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY, ARE HEREBY SO DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

IN TESTIMONY WHEREOF: THE UNDERSIGNED OWNER(S) HAVE SUBSCRIBED THEIR NAMES ON THIS _____ DAY OF _____, 2015.

RICK TRUMBULL (MANAGING PARTNER)
 AUTUMN WOODS DEVELOPMENT, LP

STATE OF MISSOURI)
) SS
 COUNTY OF CASS)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME RICK TRUMBULL, MANAGING PARTNER OF AUTUMN WOODS DEVELOPMENT, A LIMITED PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

PRINTED NAME _____

CITY PLANNING COMMISSION:

THIS PLAT OF "AUTUMN WOODS" HAS BEEN SUBMITTED TO AND APPROVED BY THE BELTON PLANNING COMMISSION THIS _____ DAY OF _____, 2015.

CHAIRMAN: HOLLY GIRGIN COMMUNITY DEV. DIRECTOR: JAY LEIPZIG

BOARD OF ALDERMAN:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF BELTON, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2015.

MAYOR: JEFF DAVIS CITY CLERK: PATTI LEDFORD

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.

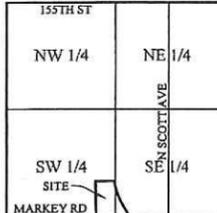
HUFFMAN LAND SURVEYORS, LLC
 PO Box 661
 Raymore, MO 64083
 Office: (816) 322-4544 Fax: (816) 331-4030
 Email: huffmanm@swbell.net

REVISION:	
FILE NAME:	Autumn Woods.dwg
FILE LOCATION:	Project/Cass/Belton/Autumn Woods
SURVEY CLASSIFICATION:	Type "C" - Urban Property Survey

FINAL PLAT
 AUTUMN WOODS
 MARKEY ROAD
 BELTON, MO 64012

DRAWN BY: MJH
 CHECKED BY: MJH
 DATE: MAY 11, 2015
 SCALE: 1" = 50'
 SHT 1 OF 1 | S1

SECTIONAL MAP
 SEC 02, TWP 46 N, RNG 33 W



ORDERED BY
 AUTUMN WOODS DEVELOPMENT, LP
 ATTN: RICK TRUMBULL
 3018 W 142ND TERR
 LEAWOOD, KS 66224
 CELL: (816) 918-3040 LOT 20

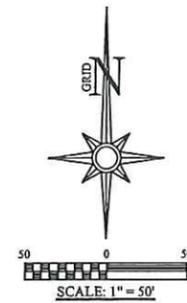
FLOOD STATEMENT
 THE LAND DESCRIBED FALLS WITHIN ZONE "X" SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP (FIRM).
 CASS COUNTY, MISSOURI
 PANEL 10 OF 480
 MAP NUMBER: 29037C0010F
 MAP REVISED: JANUARY 02, 2013

NOTE: 100 YEAR FLOOD PLAIN WAS CALCULATED BY ENGINEER.

TITLE COMMITMENT
 NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF THIS SURVEY.

LEGEND

- F:IB FOUND IRON BAR
- F:IP FOUND IRON PIPE
- F:ACAP FOUND ALUMINUM CAP
- S:IB SET 1/2" IRON BAR W/CAP LS-2268
- A/E ACCESS EASEMENT
- B/L BUILDING LINE
- I.T.B. INITIAL TANGENT BEARING
- R/E ROADWAY EASEMENT
- S/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- BROKEN SCALE



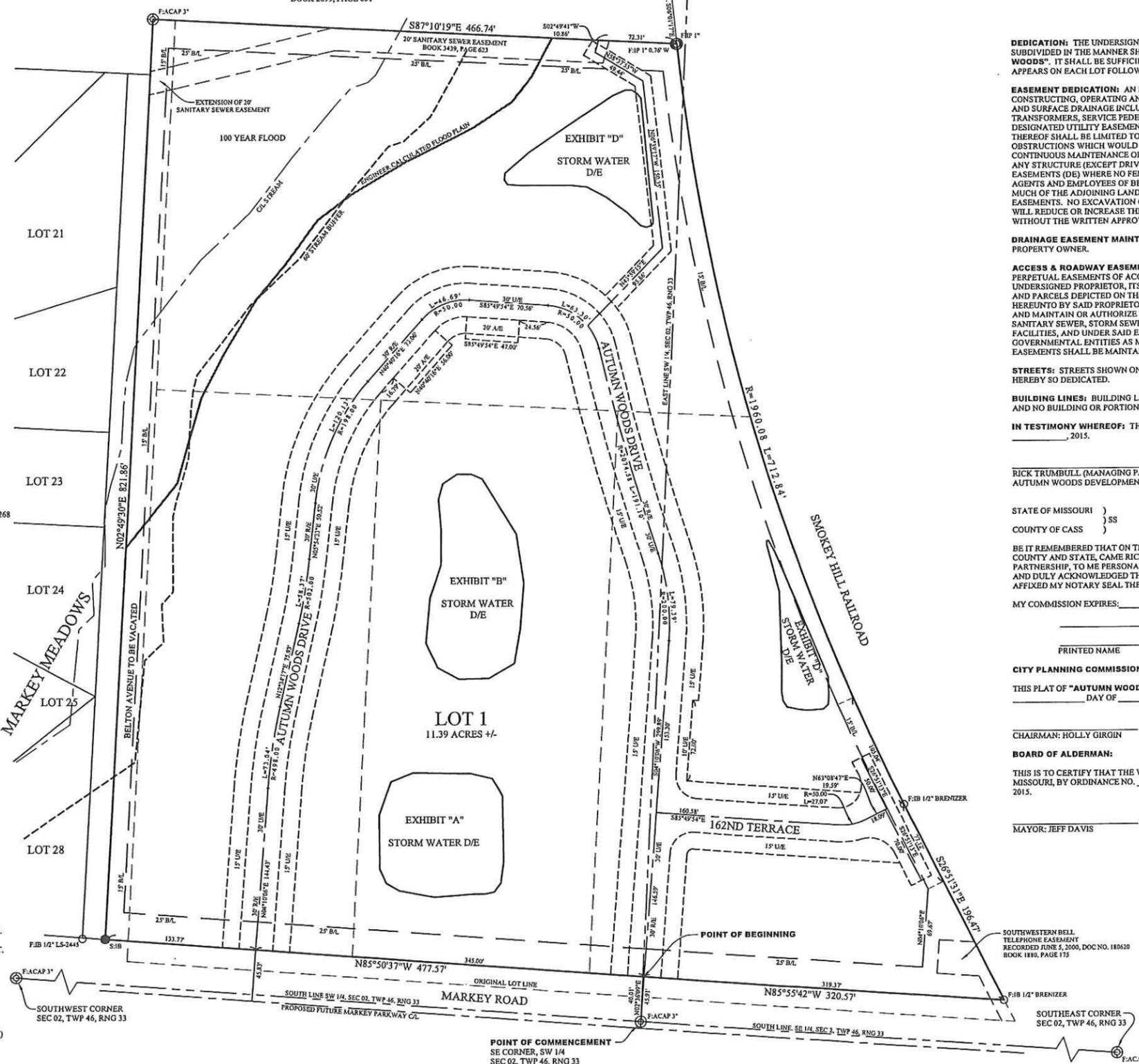
BASIS OF BEARING

COORDINATES SHOWN ARE NAD83 MISSOURI-WEST ZONE (U.S. SURVEY FEET) FROM LOCALIZATION OF CONTROL STATIONS CA-04, CA-05 AND CA-26 USING TOPCON HIPER GPS EQUIPMENT.

COMBINED GRID FACTOR = 0.999894201
 RECIPROCAL = 1.000105810

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

BASE STATION STATE PLANE COORDINATES (US SURVEY FEET)
 NORTHING = 969515.7963
 EASTING = 277582.6651
 ELEVATION = 1090.92



POINT OF COMMENCEMENT
 SE CORNER, SW 1/4
 SEC 02, TWP 46, RNG 33

MICHAEL J. HUFFMAN
 MO. RLS-2268

May 11, 2015
 DATE

Final Development Plan for Autumn Woods



FINAL DEVELOPMENT PLAN

AUTUMN WOODS PLANNING COMMISSION MONDAY, MAY 18, 2015 – 7:00 P.M. CITY HALL ANNEX, 520 MAIN STREET

Assigned staff: Robert G. Cooper, City Planner

CASE #FDP14-23

Consideration of a Final 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.

PROPOSED PROJECT DEVELOPMENT

Current Zoning: R-3/P.U.D. (Multi-Family Residential/Planned Unit Development Overlay District)

Surrounding Zoning / Use:

West: R-3 /Markey Meadows – Townhomes

East: M-1 /Light Manufacturing –storage yards, used car lots

North: R-2 /Two-Family Residential housing

South: R /Single-Family & Townhome – housing

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 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.

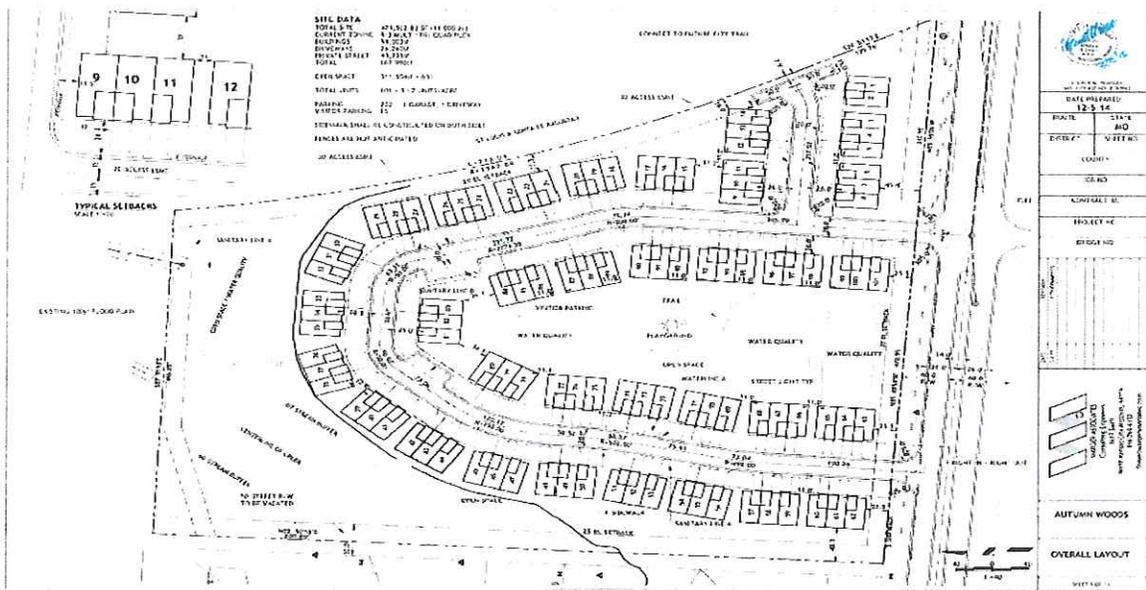
The developer is prepared to move forward with the final development plan. The Planning Commission had originally approved their preliminary development plan for this multi-family residential apartment project on March 16, 2015. The final development plan is consistent with the preliminary development plan.

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

PROPOSED PROJECT DEVELOPMENT

Design Intent: The developer indicates the design intent is a two-story, Tri-Plex dwelling unit with approximately 1,290-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:

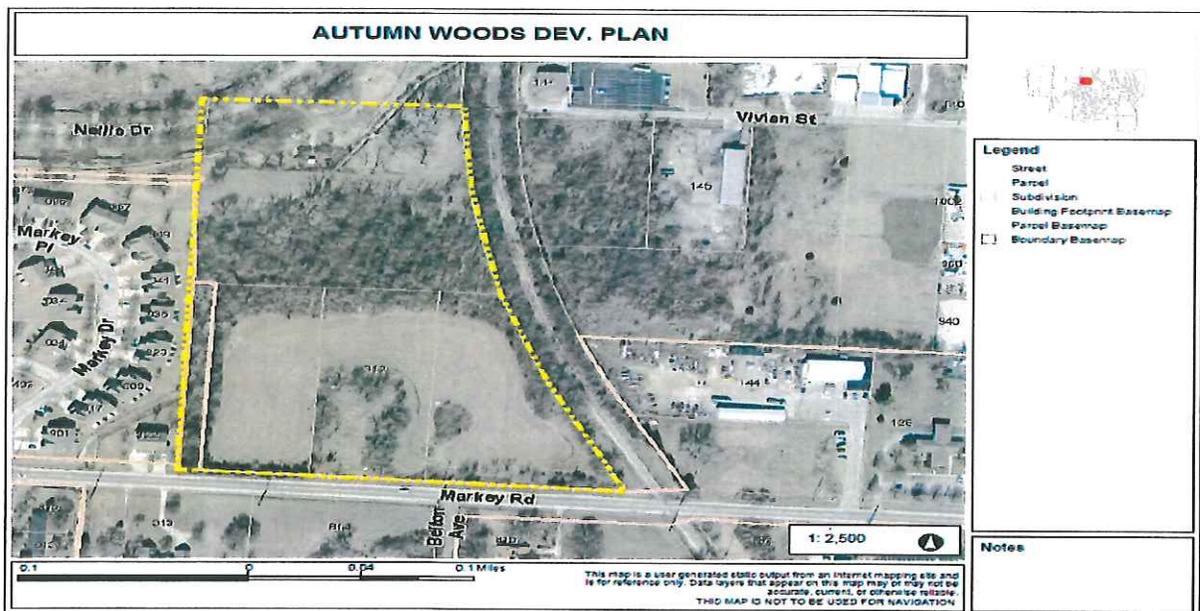
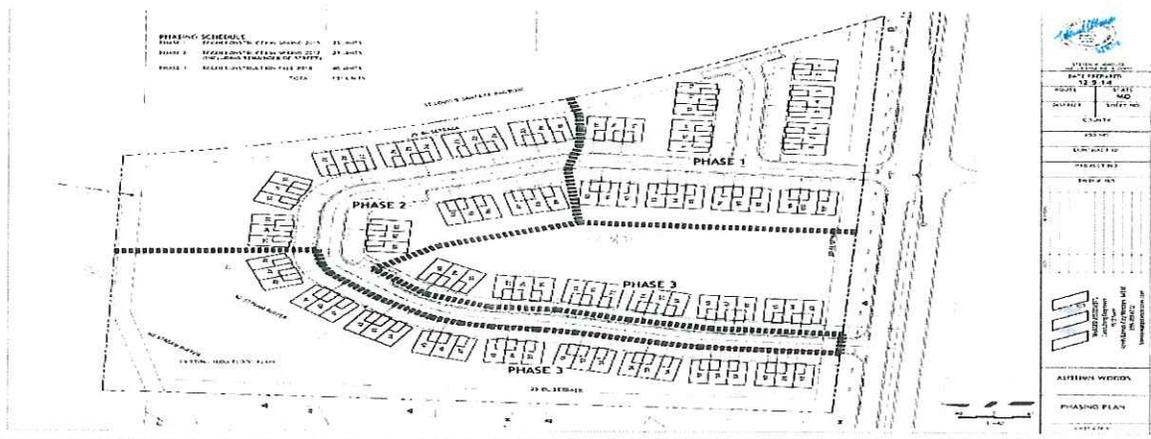
Ten (10) building clusters, with twenty-nine (29) dwelling units.

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.



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.
- e) The developer has committed that all proposed storm sewer will be designed to convey the 100-year storm event.

- f) The master water meter is consistent with staff's recommendations which will be included in the final Development Agreement with the City.

FINAL DEVELOPEMNT PLAN

All of staff's comments and concerns have been addressed.

Staff recommends **APPROVAL** of application FDP14-23 of the final development plan with the following condition(s):

Planning/Zoning: Plans accepted as submitted.

Fire Marshal: Plans accepted as submitted.

Engineering: Plans accepted as submitted.

PLANNING COMMISSION ACTION

- Motion to recommend Approval of Plan #FDP14-23, for 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.
- Motion to recommend Denial of Plan #FDP14-23, for 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.
- Motion to continue the case pending additional information.

ATTACHMENTS

- Final Development Plan / General Layout Plan
- Landscape Plan
- Utility Plan
- Building Elevations

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

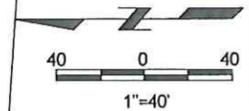
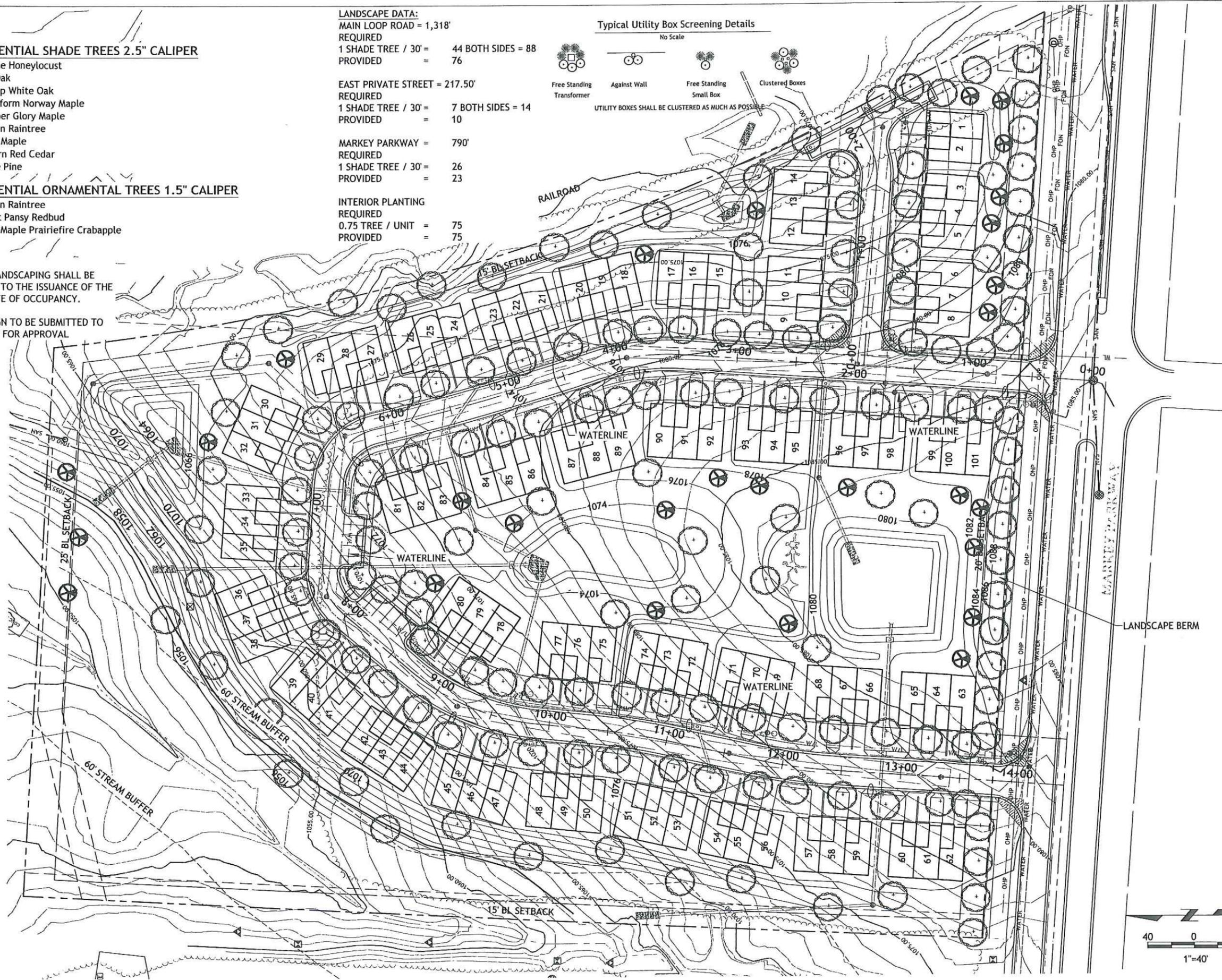
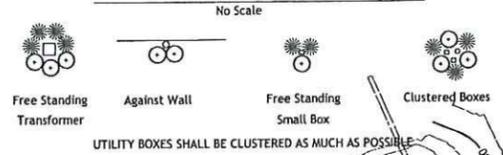
LANDSCAPE DATA:
MAIN LOOP ROAD = 1,318'
REQUIRED
1 SHADE TREE / 30' = 44 BOTH SIDES = 88
PROVIDED = 76

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

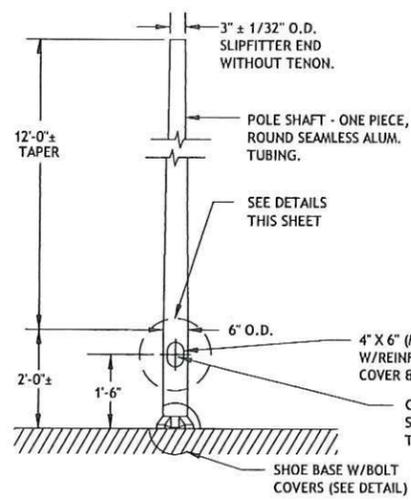
MARKEY PARKWAY = 790'
REQUIRED
1 SHADE TREE / 30' = 26
PROVIDED = 23

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

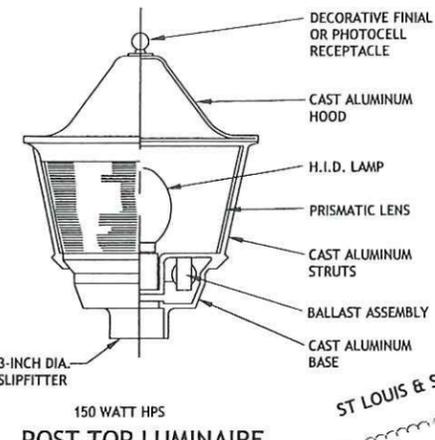
Typical Utility Box Screening Details



STEVEN M. WARGER MO. LICENSE NO. E-20997	
DATE PREPARED: 5-7-15	
ROUTE	STATE
	MO
DISTRICT	SHEET NO.
COUNTY	
JOB NO.	
CONTRACT ID.	
PROJECT NO.	
BRIDGE NO.	
REVISIONS	
DATE	
 WARGER ASSOCIATES Consulting Engineers 1617 Swift North Kansas City Missouri, 64116 816-769-6132 Steve@wargerassociates.com	
AUTUMN WOODS FINAL DEVELOPMENT PLAN	
LANDSCAPE PLAN	
SHEET 9 OF 11	

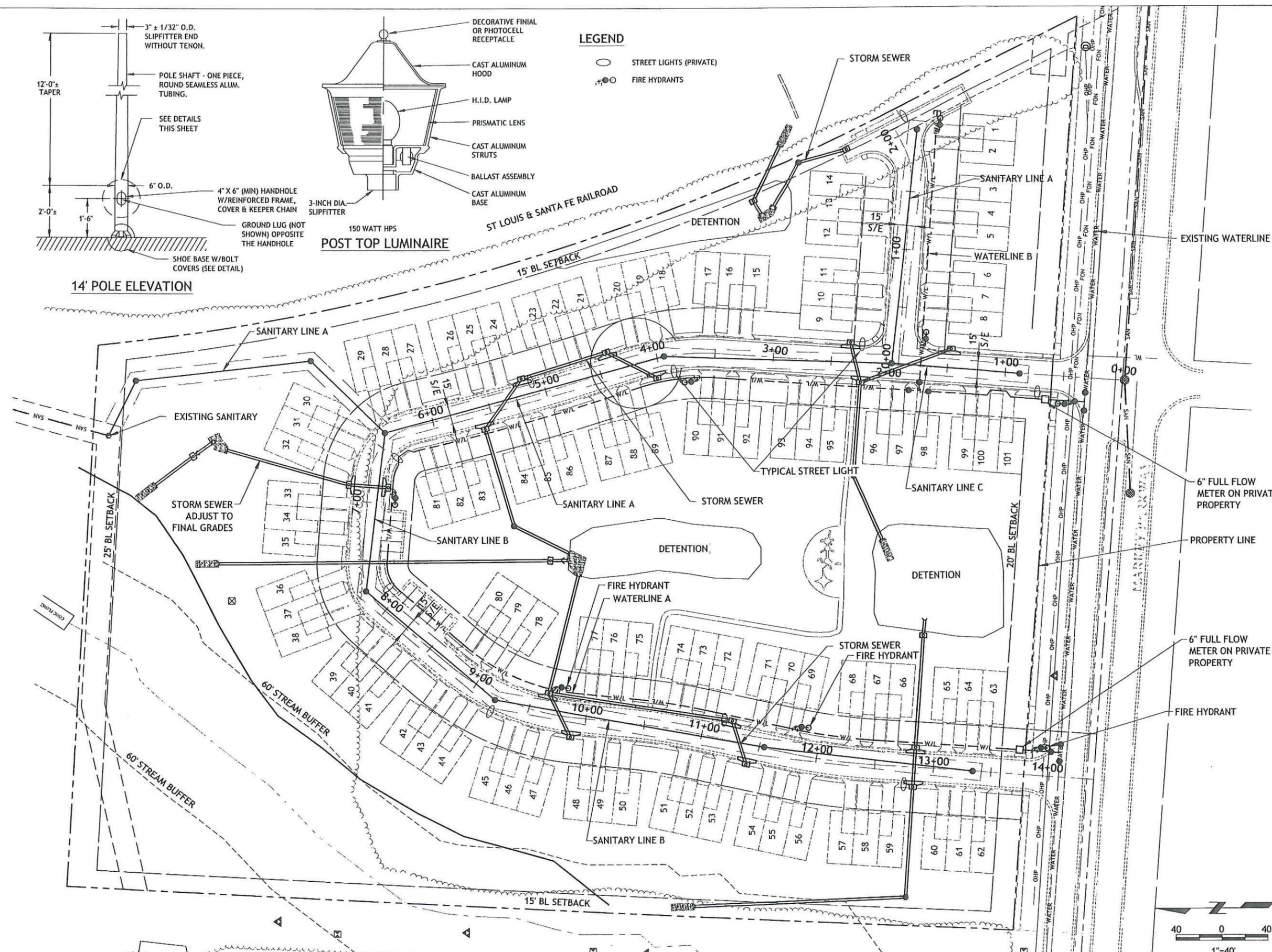


14' POLE ELEVATION

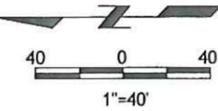


POST TOP LUMINAIRE

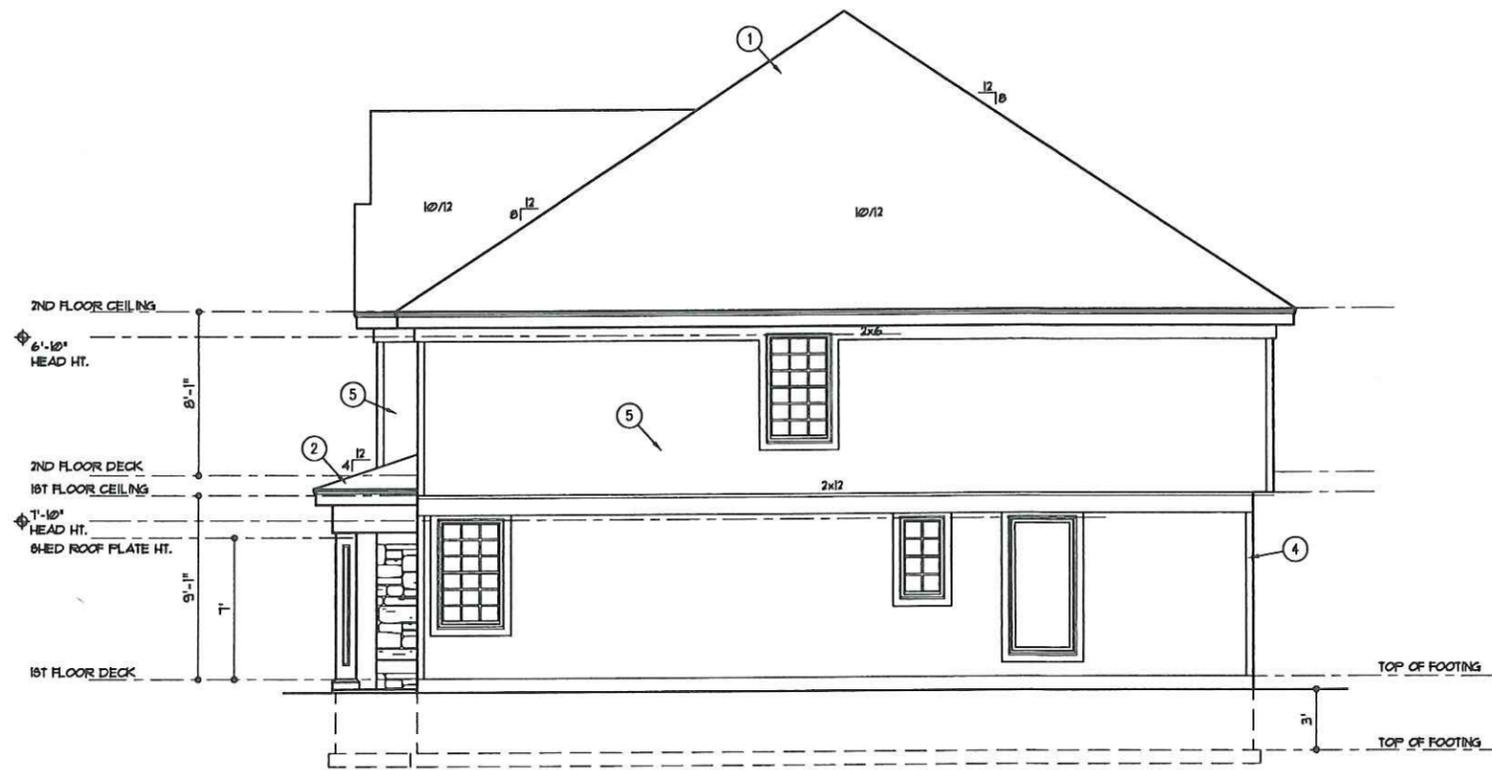
- LEGEND**
- STREET LIGHTS (PRIVATE)
 - FIRE HYDRANTS



STEVEN M. WARGER MO. LICENSE NO. E-20997	
DATE PREPARED: 5-7-15	
ROUTE	STATE MO
DISTRICT	SHEET NO.
COUNTY	
JOB NO.	
CONTRACT ID.	
PROJECT NO.	
BRIDGE NO.	
REVISIONS	
DATE	
 <p>WARGER ASSOCIATES Consulting Engineers 1617 Swift North Kansas City Missouri, 64116 816-769-6132 Steve@wargerassociates.com</p>	
AUTUMN WOODS FINAL DEVELOPMENT PLAN	
UTILITY PLAN	
SHEET 7 OF 11	



C:\Design\Autumn Woods\Autumn Woods.dwg, Plot: 07 Utility, 5/7/2015 9:08:18 AM



LEFT ELEVATION
1/4" 1'-0"



FRONT ELEVATION
1/4" 1'-0"

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architects

AUTUMN WOODS
BELTON, MO

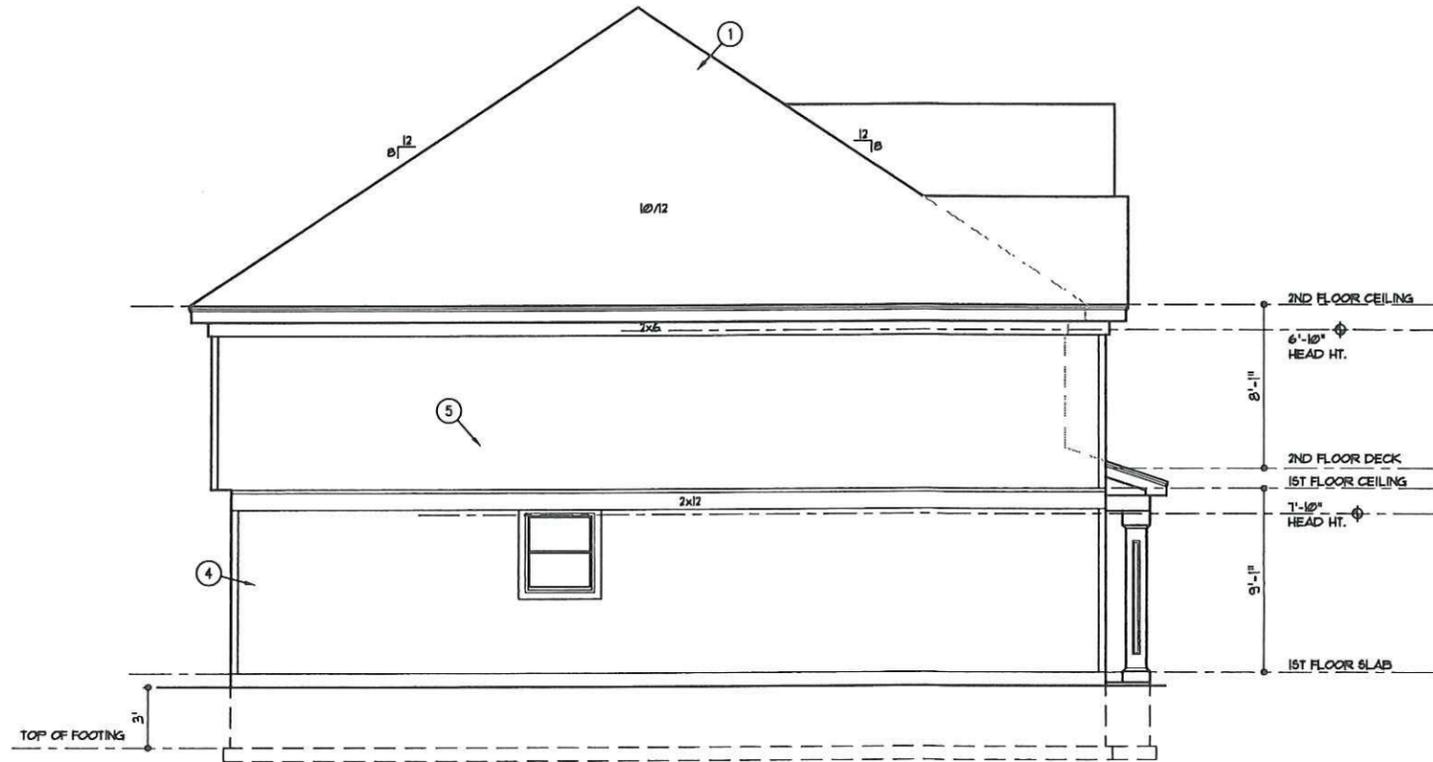
NO. DATE DESCRIPTION

TERRACAP MANAGEMENT
100 SHEPPARD AVE. EAST #502 816-918-3040
TORONTO, ONTARIO M2N6N5

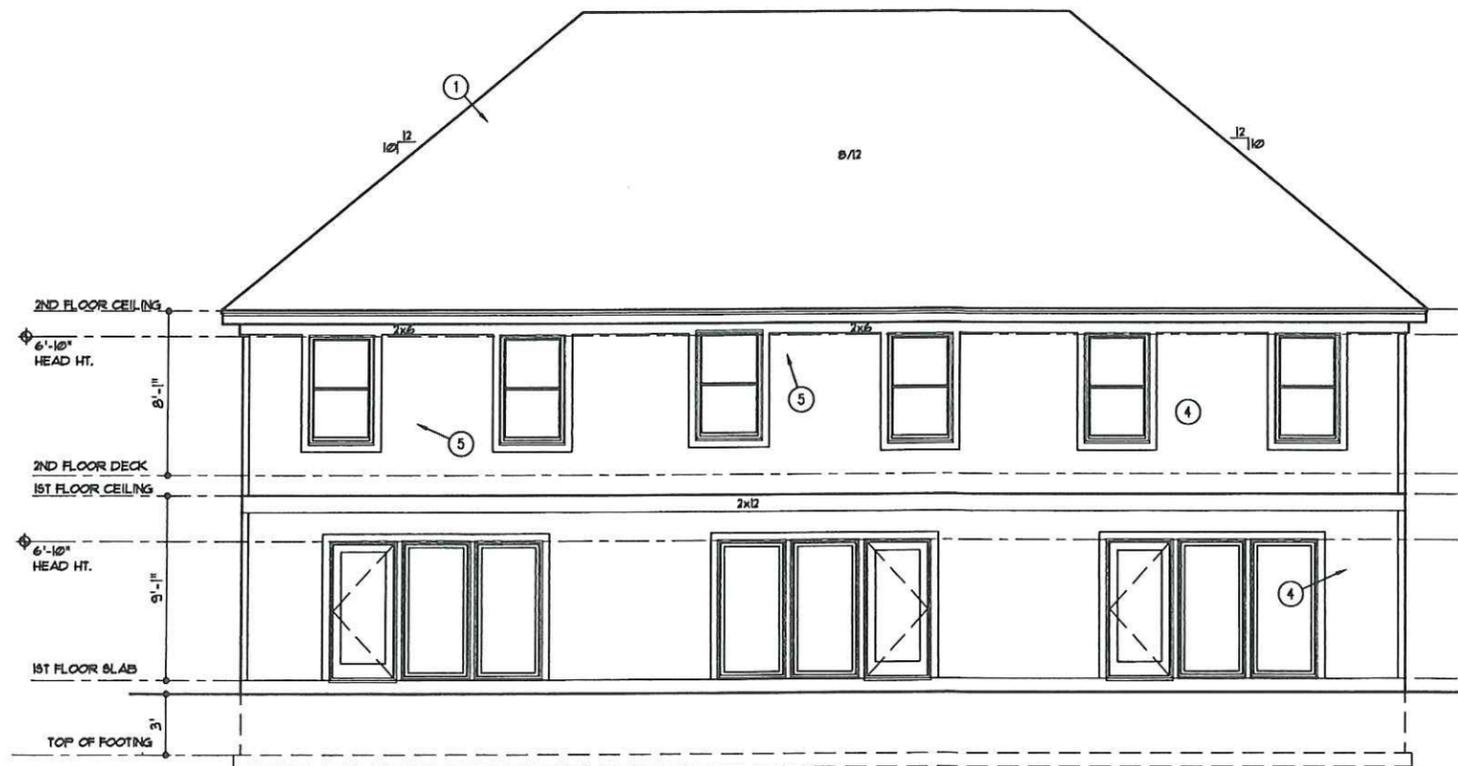


DRAWN BY: JS, MP, LH
DATE: 1-11-13
PROJECT NO: 24-123-04

SHEET NO.
A5



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

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FAX 919-390-4664
www.WebsterArchitects.com

architects
Webster

AUTUMN WOODS
BELTON, MO

GE. DATE DESCRIPTION

TERRACAP MANAGEMENT
100 SHEPPARD AVE. EAST #502 816-918-3040
TORONTO, ONTARIO M2N6N5



DRAWN BY: JG, MP, LH
DATE: 7-11-13
PROJECT NO: 04-103-04

SHEET NO
A6

Site Plan review for Hobby Lobby.



**PLANNING COMMISSION REGULAR MEETING
CITY HALL ANNEX, CITY COUNCIL ROOM
520 MAIN STREET
MONDAY, MAY 18, 2015 – 7:00 P.M.**

STAFF: Robert G. Cooper, City Planner

CASE #SP15-07 Site Plan review of the Hobby Lobby store, located directly west of the Academy Sports and Outdoors store, addressed as 520 W. Markey Parkway

Property Description: Belton Gateway Addition, Lot 4

Size of Site: 232,564-sq. ft. / 5.33-acre

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

Proposed Use: Commercial / Retail

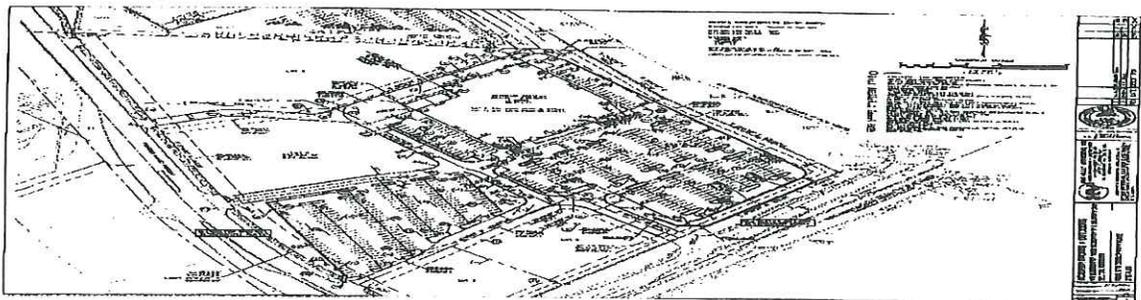
Surrounding Zoning / Land Use: **Comprehensive Plan:** Commercial / Retail
North: C-2 / Commercial-Retail
East: C-2 / Commercial-Retail
South: C-2 / Commercial-Retail
West: C-2 / Commercial-Retail

Background

The Final Plat of the Belton Gateway Addition received Planning Commission approval on December 2, 2013. The addition consists of five (5) separate lots with The Academy Sports and Outdoors store developed on Lot 1, which was the first of many retail shops to be constructed.

Heartland Dental and a drive-thru restaurant will be developed on Lot 2 with another restaurant proposed for Lot 3. The Hobby Lobby store is the next commercial/retail project to be constructed on Lot 4.

Upon Planning Commission acceptance of the site plan, the developer is posed to submit building documents and begin construction.





Aerial photograph: Surrounding area of proposed Hobby Lobby Store

REVIEW

Kaw Valley Engineering, Inc. on behalf of Hobby Lobby has submitted development plans for this project. Staff has reviewed the following key elements of the site plan:

Store Dimension: 55,001-sq. ft. or 1.26-acre.

Intended Use: Arts and crafts store.

Future Land Use Map: The subject site is located within the City's primary commercial/retail corridor.

Conceptual Elevation: The general appearance of the building will be split-face CMU texture.

Screening: HVAC units will be roof-mounted behind the parapet wall...painted to match building and screened from public view.

Driveway: There will be multiple access points. However, the site will have a signalized intersection at Markey Parkway, to be used as the primary ingress/egress to the store.

Parking: The parking ratio for this project is 1:300-sq. ft. (gfl), which equates to no less than 183-parking spaces. The site will provide for 249 parking spaces which include handicap stalls.

Signage: The developer is proposing a tenant-board sign at the 163rd Street / Markey Parkway intersection ...Hobby Lobby has not yet provided details on any building signage.

Landscaping: The project will have an assortment of shrubs and trees with a mixture of Oklahoma Redbuds, Trident maples, and Black Hills Spruce...all trees meeting the minimum caliper size of 2½ inches. All disturbed land areas not landscaped will be seeded or sodded and irrigated with an irrigation system complete with a back-flow preventer.

STAFF'S COMMENTS / RESPONSES

Planning/Zoning:

1. Provide details on the trash enclosure, eg: design and color.
Christie Development: Hobby Lobby utilizes a self-contained trash compactor. Therefore, an enclosure is not required.
2. Provide details on all proposed building signage.
Christie Development: Hobby Lobby will apply for a separate permit for signage.
3. Building footprint extends beyond the 30' building setback line along the Markey Parkway frontage.
Christie Development: Site distance triangles and line of sight has been added to the landscape plan. The sight lines are based on ASHTO and a 35 mile per hour speed limit. The sight lines show adequate site distance is provided. In addition, there is 23-feet between the Markey Parkway curb line and the right-of-way line. The building setback from the right-of-way a distance of 9.04 to 20.79 feet providing a separation of 32 to 43 feet from the building to Markey Parkway curb line.

Fire Department:

1. An additional hydrant will be required at the NW driveway entrance.
Christie Development: An additional fire hydrant has been added at the NW corner...
2. Provide occupancy and construction type for fire flow calculations.
Christie Development: The Hobby Lobby is occupancy type Mercantile and will use a construction type 2B non-combustible.
3. Due to the proximity of the waterline to the building, it is recommended the backflow preventer for the sprinkler system be moved into the sprinkler room.
Christie Development: The fire backflow preventer has been deleted. The Hobby Lobby construction drawings will include the backflow preventer as a part of the fire sprinkler construction inside the building.

Building Inspections:

1. Lower articulation indicated in grey and labeled as CMU1 would continue from the side of the building to the rear and additional landscaping would be used to meet the articulation requirements.

Christie Development: The lower grey band without the form liner texture CMU1 has been extended full length on the side wall. Three (3) 20-foot long landscape planter beds have been added along Markey Parkway side in order to further satisfy/exceed the 15% articulation requirement.

Engineering Department:

Plans accepted as submitted.

Staff's Recommendation

Staff concurs with all of Christie Development responses to staff's concerns.

Approve #SP15-07, site plan approval for the Hobby Lobby Store, located at 520 W. Markey Parkway.

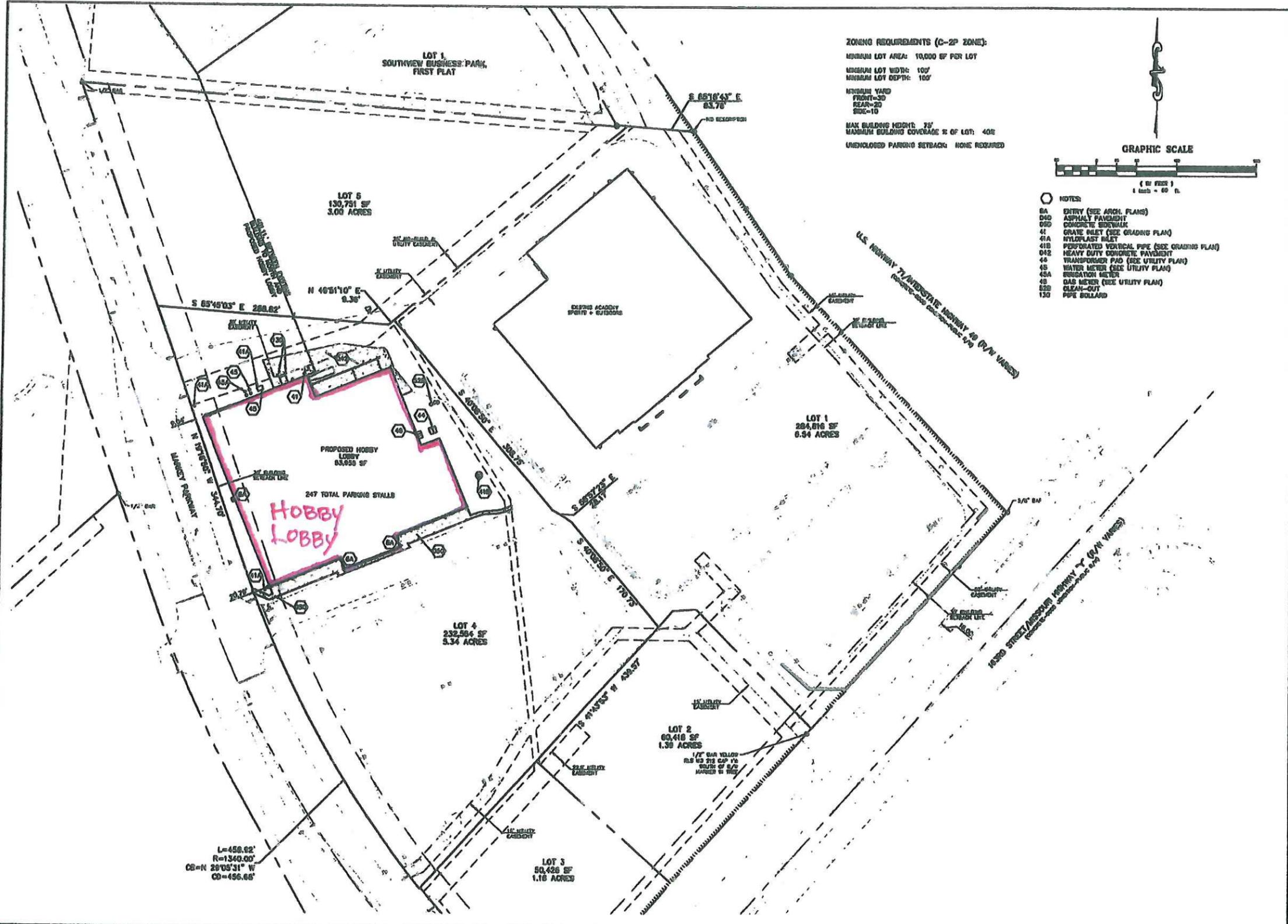
Planning Commission Alternatives

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 the Unified Development Code have been satisfied.
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) Site Plan
- 2) Landscape Plan
- 3) Building Elevations



REV	DATE	DESCRIPTION
0	2-15-18	INITIAL ISSUE
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SAMUEL O. MALROWBY
 ENGINEER
 MO # 2013038720

KAW VALLEY ENGINEERING
 200 N. WASHINGTON AVE. SUITE 100
 BELTON, MISSOURI 64015
 PH: (816) 782-2000 | FAX: (816) 782-7744
 www.kawvalley.com | info@kawvalley.com

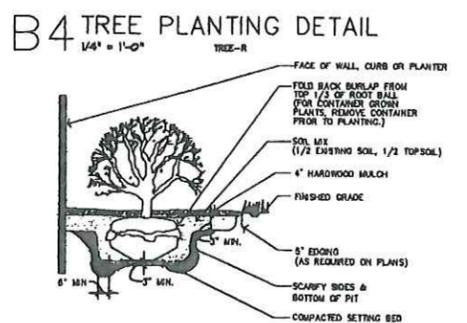
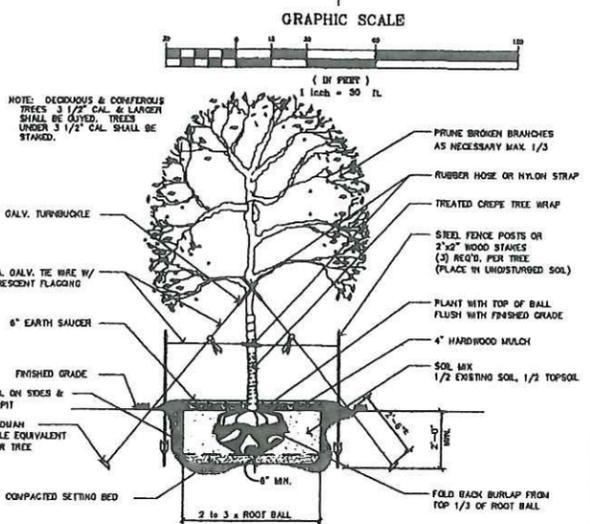
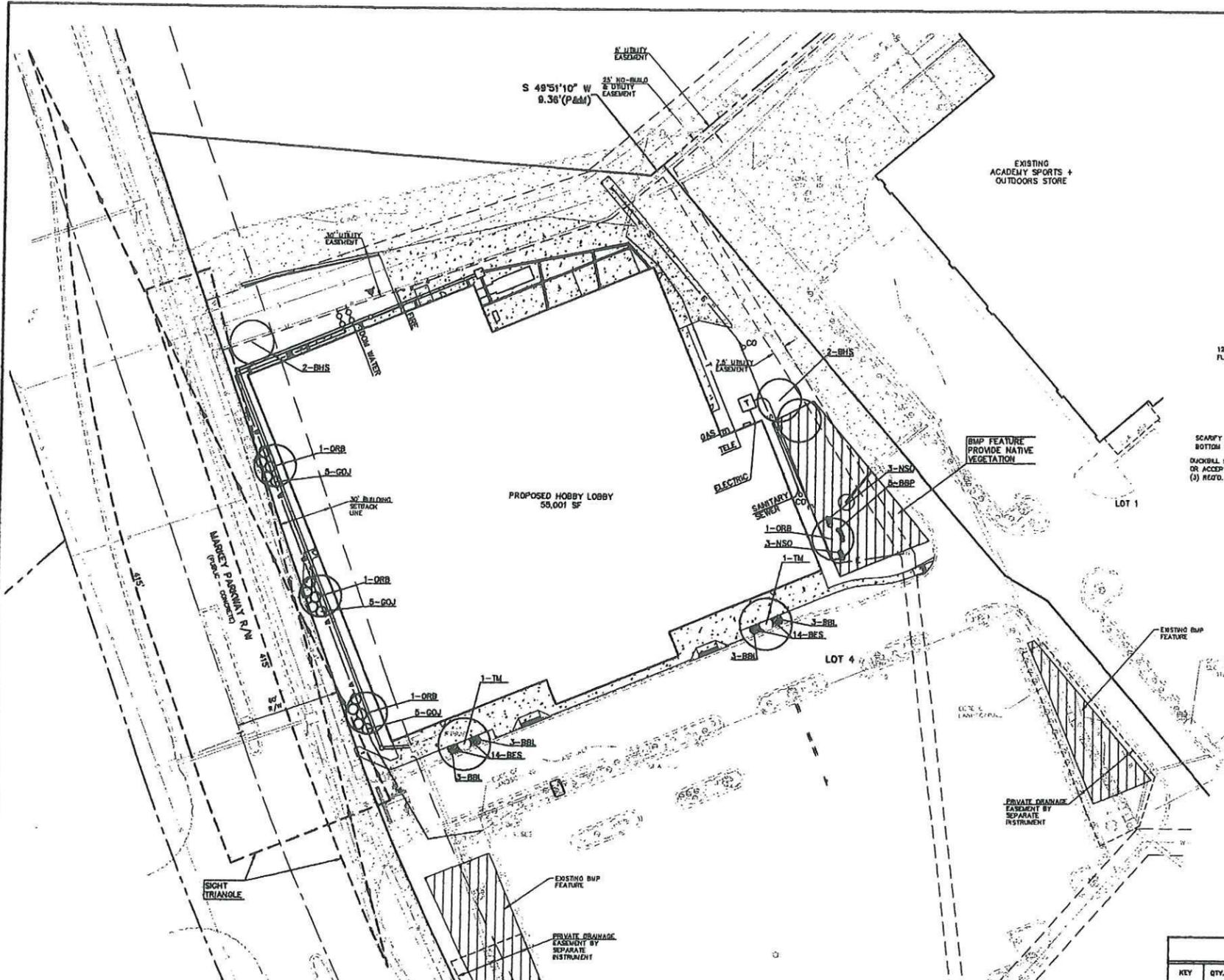
KAW VALLEY ENGINEERING
 A DIVISION OF KAW VALLEY HOLDINGS, INC.
 1000 W. WASHINGTON AVE. SUITE 100
 BELTON, MISSOURI 64015
 PH: (816) 782-2000 | FAX: (816) 782-7744
 www.kawvalley.com | info@kawvalley.com

HOBBY LOBBY
 820 E MARKET PARKWAY
 BELTON, MISSOURI

FINAL SITE DEVELOPMENT PLANS
 SITE PLAN

DATE	1/13/2018
BY	SM
CHECKED BY	SM
SCALE	AS SHOWN
PROJECT NO.	02_FSDP_HL
REV	0

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NOTES:
 1. 60 LB OF PLANTING BEDS PROVIDED WHICH SATISFIES THE REQUIREMENT FOR 15# BALL ARTICULATION.
 2. ALL DISTURBED AREAS SHALL BE SOODED.

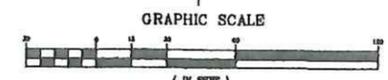
PLANT SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER	REMARKS
ORNAMENTAL TREES					
ORB	4	CERES REDIFORMIS 'OKLAHOMA'	OKLAHOMA REDBUD	1.5"	8'-10" MIN. HEIGHT
TM	2	ACER BUERGERIANUM	TRIDENT MAPLE	1.5"	8'-10" MIN. HEIGHT
EVERGREEN TREES					
BBS	3	PISEA GLAUCA DEVIATA	BLACK HILLS SPRUCE	1.5"	8'-10" MIN. HEIGHT
EVERGREEN SHRUBS					
GOJ	15	JARAPERUS VIRGINIANA 'GREY OIL'	GREY OIL JASMINE	5 GAL.	PLANT @ 4' O.C.
DECIDUOUS SHRUBS					
BBL	12	BUTTERFLY BUSH	BUTTERFLY BUSH LO & EDGED	5 GAL.	24" HEIGHT
BSB	5	BUTTERFLY BUSH	BUTTERFLY BUSH 'PETITE PINK'	5 GAL.	24" HEIGHT
PERENNIALS					
BES	20	RUBROCOCA HIRTA	BLACK EYED SUSAN	1 GAL.	PLANT @ 18" O.C.
GRASSES					
NSO	5	CHASMANTHUS LATIFOLIUS	NORTHERN SEA OATS GRASS	3 GA.	PLANT @ 18" O.C.

IRRIGATION PERFORMANCE SPECIFICATION:
 THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
 1. IRRIGATION SYSTEM SHALL CONFORM TO ALL INDUSTRY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS COVERING DESIGN AND INSTALLATION.
 2. WATER LINE TYPE, SIZE, LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
 3. ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
 4. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A WAY THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
 5. LAWN AREA AND SHRUB BEDS SHALL BE ON SEPARATE CIRCUITS.
 6. WATER TAP, METER SET METER VAULT AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER COVERING AUTHORITY GUIDELINES AND STANDARDS.
 7. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

8. IRRIGATION CONTROLLER STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
 9. AN "AS-BUILT" SCALED DRAWING SHALL BE PROVIDED TO THE OWNER BY THE CONTRACTOR AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - AS CONSTRUCTED LOCATION OF ALL COMPONENTS
 - COMPONENT NAME, MANUFACTURER, MODEL INFORMATION, SIZE AND QUANTITY
 - PIPE SIZE AND QUANTITY
 - LOCATION OF SPRINKLER HEAD SPRAY PATTERN
 - CIRCUIT IDENTIFICATION SYSTEM
 - DETAILED METHOD OF WINTERIZING SYSTEM
 10. CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
 11. CONTRACTOR SHALL PROVIDE TO THE OWNER ALL KEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
 12. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 13. AN AUTOMATIC RAIN SHUT-OFF OR HUMIDITY DEVICE SHALL BE INSTALLED.

LANDSCAPE NOTES:
 1. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO PLANT INSTALLATION.
 2. ALL SHRUB BEDS AND TREE BASINS SHALL RECEIVE A MINIMUM OF 4" OF HARDWOOD MULCH WITH WEED BARRIER FABRIC (DEWITT PRO-5 OR EQUIVALENT). DO NOT USE WALNUT PRODUCTS. CREATE A SMOOTH, UNIFORM SURFACE.
 3. PLACE PLANTS ACCORDING TO PLAN FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT OR ENGINEER.
 4. PRIOR TO SEEDING/SOODED THE CONTRACTOR SHALL FINE GRADE BY RAKING, ROLLING AND/OR DRAGGING TO ENSURE DRAINAGE & CREATE A SMOOTH, UNIFORM SURFACE.
 5. ALL AREAS NOT DESIGNATED AS PAVEMENT OR LANDSCAPED AREAS SHALL BE SEEDING/SOODED ACCORDING TO SPECIFICATIONS.
 6. ALL LANDSCAPED AREAS AND TURF SHALL BE IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH SPECIFICATIONS.
 7. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH A POLYETHYLENE EDGING MATERIAL INSTALLED WITH TOP EXPOSED 1/2" MIN. ABOVE MAULCHING MATERIAL.
 8. IN THE EVENT OF WORK IN OR ON THE JOE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THEREOF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



DESIGNER	ALB B&B	
CHECKED	JD	
DATE	08/14/22	
REV	DATE	DESCRIPTION
1	3-8-15	REVISED PER CLIENT & CITY COMMENT
0	2-9-15	INITIAL ISSUE
DSN	DWN	CHK

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KAW VALLEY ENGINEERING
 KAW VALLEY ENGINEERING, INC. IS APPROVED TO OFFER PROFESSIONAL SERVICES BY MISSISSIPPI STATE BOARD OF ARCHITECTURE & ENGINEERING EXPIRES 12/31/25

HOBBY LOBBY
 520 E. MARKEY PARKWAY
 BELTON, MISSOURI

FINAL DEVELOPMENT PLANS
 LANDSCAPE PLAN

PROJECT NO. 22-001
 DRAWN BY JD
 CHECKED BY JD
 DATE 08/14/22

C13 1

