AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING & PUBLIC HEARING
MONDAY, JUNE 15, 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 MAY 18, 2015 PLANNING COMMISSION MEETING

IV. MISCELLANEOUS PROJECTS UPDATE – Non action item

V. REVIEW OF FUTURE LAND USE MAP – Vision Update

VI. DIRECTOR'S REPORT

VII. NEXT MEETING DATE: JULY 6, 2015

VIII. ADJOURNMENT

MEETING MINUTES

MAY 18, 2015

Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
May 18, 2015

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

ATTENDANCE

Commission: Chairman Girgin, Commissioners Tim McDonough, Chris Christensen, Ryan Finn, Chuck Crate, Larry Thompson, Mayor Pro-Tem Scott Von Behren and Councilman Tim Savage.

Staff: Robert Cooper, City Planner, Jennifer Dutcher, Community Development Secretary, Jeff Fisher, Public Works Director, Bobby Sperry, Fire Marshall.

Absent: Mayor Jeff Davis, Commissioner Sally Davila

MINUTES
Commissioner Thompson moved to approve the minutes of the April 20, 2015 Planning Commission meeting. Commissioner Christensen seconded the motion. All members present voted in favor and the motion carried.

PUBLIC HEARING
Robert Cooper presented a request submitted by Greenbergfarrow on behalf of Texas Roadhouse, Inc. for a zone change from M-1 (Light Manufacturing) to C-2 (General Commercial) District. Mr. Cooper made note that the applicant does own the entire 5.1 acre tract of land. Property 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. 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 and 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). 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. 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. Staff has no on-going concerns or issues with this request.

As the project moves along, staff will present to the Planning Commission a preliminary plat and preliminary development plan. The Community Development staff supports a recommendation to rezone the subject property from M-1 (Light Manufacturing) District to C-2 (General Commercial) District.

Chairman Girgin opened the public hearing at 7:07 p.m. The hearing was held to receive public input regarding the request from Greenbergfarrow for a zone change from M-1 (Light Manufacturing) 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. Marissa Coleman with Greenbergfarrow was present on the behalf of their client, Texas Roadhouse, to answer any questions. No additional persons were present to speak for or against the item. Public hearing was closed at 7:10 p.m.

Commissioner Christensen moved to approve the zone change from M-1 (Light Manufacturing) to C-2 (General Commercial) for 2.54-acre tract of land, located on South Peculiar Drive, just north of Cunningham Industrial Parkway, with a second by Councilman Savage.

When a vote was taken, the following was recorded, Ayes: 8 – Chairman Girgin, Commissioners McDonough, Christensen, Finn, Crate, Thompson and Councilmen Savage, Mayor Pro-Tem Von Behren. Noes: none.

Absent: 2 – Commissioner Davila, Mayor Davis. The motion carried.

PRESENTATION

Mr. Cooper read the staff report for the consideration of a Final Plat approval for Autumn Woods indicating the site is a 9.81-acre, multi-family residential apartment development, located on the north side of Markey Road, directly north of Belton Avenue. The Planning Commission approved the preliminary plat and preliminary development plan on March 16, 2015. The property is currently zoned R-3. 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.

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 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, staff supports a recommendation to approve the Final Plat of the Autumn Woods Plat.

Councilman Savage posed the question if a turnaround or a cul-de-sac were present on the plans. Mr. Cooper explained as opposed to having a cul-de-sac, they input a dog leg feature to the layout. The developer has been working closely with the Fire Department to ensure the turning radius of heavy equipment. Chairman Girgin requested verification that the Fire Department has signed off on the design; Fire Marshall Bobby Sperry answered yes. Commissioner Crate questioned what is on the north side of the plat? Mr. Cooper indicated all the houses have been torn down and it is now vacant land.

Mr. Crate questioned if any development that goes in there will feed into the old storm sewer lines? Steve Warger of Warger Associates, 1617 Swift North Kansas City, Mo. indicated the creek goes through and divides the property, anything north will drain through the creek and not go through this property and this property will not go through anyone else. Councilman Savage questioned if the stream bed is straight north and runs east and west of the development. Mr. Warger continued to say it comes up from the southwesterly corner at an angle around the north – a small triangle to the northwest is not in the stream buffer. The City just put in sanitary sewers not long ago. Commissioner McDonough brought into discussion a few years ago plans were brought in with walking trails to tie into the future plan of the Park Departments walking trail system. Mr. Cooper stated they are proposing a pathway or a trail cutting through their complex. There is nothing right now to show there is any kind of trail system on Markey; it can be assumed at some point there will be. However, they are not showing on the plans at this time. Mr. Warger indicated on the final plan there will be little stub roads showing connection to the future city trail system. Mr. Cooper stated the developer is aware of the North Scott future plans and how that progresses there could be some type of tie in.

Commissioner Christensen moved to approve the Final Plat for Autumn Woods, with a second by, Mayor Pro-Tem Von Behren.

When a vote was taken, the following was recorded, Ayes: 8 – Chairman Girgin, Commissioners McDonough, Christensen, Finn, Crate, Thompson, Councilmen Savage and Mayor Pro-Tem Von Behren. Noes: none.
Absent: 2 – Commissioner Davila, Mayor Davis. The motion carried.

PRESENTATION

Mr. Cooper read the staff report for the consideration of a Final Development Plan approval for Autumn Woods. Mr. Cooper noted the surround zonings as West: R-3/Markey Meadows – Townhomes, East: M-1/Light Manufacturing –storage yards, used car lots, North: R-2 / Two-Family Residential housing and South: R /Single-Family & Townhome – housing. 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. Mr. Savage questioned the design materials used for the facade of the structures. Mr. Warger indicated wood siding & stone on the front to show some architectural differences would be used on the development. Mr. Cooper continued on to define the proposed development phases. Phase One: will consist of ten (10) building clusters, with twenty-nine (29) dwelling units. Phase Two: will consist of nine (9) building clusters, with twenty-seven (27) dwelling units... (includes the completion of the internal private street.) Phase Three: will consist of fifteen (15) building clusters, with forty-five (45) dwelling units.
Commissioner McDonough questioned if some of the walking trails will mesh for the future with what the Parks Department has proposed? Mr. Cooper stated at this point there is a disconnect with what they are proposing and where the City's trail system is actually going with their master plan. Mr. Fisher stated the City's original plan is to tie into the railroad, although it is not sure which side the trail will be on. They can possibly tie in with both sides when it does happen. Chairman Girgin asked for a

verification of the price point on the units? Commissioner Finn stated just around $1050. Commissioner Christensen noted, at that price point it would not qualify for Section 8.

Mayor Pro-Tem Von Behren moved to approve the Final Development Plan for Autumn Woods, with a second by Commissioner Finn.

When a vote was taken, the following was recorded, Ayes: 8 – Chairman Girgin, Commissioners McDonough, Christensen, Finn, Crate, Thompson, Councilmen Savage and, Mayor Pro-Tem Von Behren. Noes: none.
Absent: 2 – Commissioner Davila, Mayor Davis. The motion carried.

PRESENTATION

Mr. Cooper read the staff report for the consideration of a Site Plan review for Hobby Lobby. Mr. Cooper noted the site is located directly west of the Academy Sports and Outdoors store, addressed as 520 W. Markey Parkway. Existing Zoning / Land Use: C-2 / General Commercial with the Proposed Use: Retail. 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 the Planning Commission acceptance of the site plan, the developer is posed to submit building documents and begin construction. 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:
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.
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., 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 compete with a back-flow preventer. Mr. Cooper continued to say staff's comments with the developers' response to these concerns are contained within the Hobby Lobby staff report. Staff concurs with all of Christie Development responses to staff's concerns. Staff's recommendation is to approve the Site Plan #15-07 of the Hobby Lobby store.
Commissioner Crate questioned item #1(provide details on the trash enclosure) how is this one different so that it does not need an enclosure? Mr. Olson with Christie Development explained the trash compactor used will be on the side facing Masters and bolts to the compactor with an access door from

the building, therefore, no debris is exposed. Mr. Savage questioned how far beyond the building set back line is the building; can you verify if it's 23'? Mr. Olson stated the distance varies from 21' into the setback to 9.21', roughly 10-20 feet over the set back line. From the curb line to the right of way line is 23', for the ultimate build out of Markey Parkway we maintain that curb line, when additional lanes are added they will go towards the church so the curb line won't get any closer to the Hobby Lobby building. So you've got 23' from the curb line to the right of way then an additional 9 and increases to 20' from the right of way line to the building. Mr. Savage asked for verification the closest is 32' and Mr. Olson stated correct. Mr. Crate questioned the visibility of the roof top HVAC equipment. Mr. Olson stated 3 parapets on the building, 2 side walls and the front that will screen the rooftop equipment from the right of way. There may be some visibility at 400' as you approach until about 100' of the building, however the units will be painted the same color as the building. Mr. Crate questioned if they will be using the same materials as on the Academy building. Mr. Olson indicated yes and some split face CMU form liner and brick liner. Mr. Savage questioned the 25% of landscaping. Mr. Olson stated they will have (3) 20' planting beds on the Markey side. They placed the site lines on the landscape plans to show they are keeping the landscaping out of those site lines.

Mayor Pro-Tem Von Behren moved to approve the Site Plan review for Hobby Lobby, with a second by Councilman Savage.

When a vote was taken, the following was recorded, Ayes: 8 – Chairman Girgin, Commissioners McDonough, Christensen, Finn, Crate, Thompson, Councilmen Savage and Mayor Pro-Tem Von Behren. Noes: none.
Absent: 2 – Commissioner Davila, Mayor Davis. The motion carried.
Mr. Olson addressed the Commission stating that he will call Hobby Lobby as they will be submitting for the permit based on tonight's vote.

The next Planning Commission meeting is scheduled for June 1, 2015.

ADJORNMENT
Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Mayor Pro-Tem Von Behren. All members present voted in favor and the meeting adjourned at 7:49 p.m.

Jennifer Dutcher
Community Development Secretary