



**AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING & PUBLIC HEARING
MONDAY, JULY 6, 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 JUNE 15, 2015 PLANNING COMMISSION MEETING**

- IV. PUBLIC HEARING**
 - A. Consideration of a zone change from C-2 (General Commercial) to M-1 (Light Manufacturing) District submitted by Justin & Brandi Price on behalf of Xtreme Hauling, Co.

- V. CONSIDERATION**
 - A. Consideration of a Final Development Plan approval for Arvest Bank.

- VI. DIRECTOR'S REPORT**

- VII. NEXT MEETING DATE: JULY 20, 2015**

- VIII. ADJOURNMENT**

MEETING MINUTES

JUNE 15, 2015

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
June 15, 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, Chuck Crate, Larry Thompson, Mayor Jeff Davis.

Staff: Jay Leipzig, Community & Economic Director, Robert Cooper, City Planner, Jennifer Dutcher, Community Development Secretary

Absent: Councilman Tim Savage, Commissioners Ryan Finn and Sally Davila.

MINUTES

Commissioner Christensen moved to approve the minutes of the May 18, 2015 Planning Commission meeting. Commissioner Thompson seconded the motion. All members present voted in favor and the motion carried.

DISCUSSION

Jay Leipzig opened the meeting with a recap of the recent conferences he attended on behalf of Community & Economic Development. He apologized for his lack of attendance at the last two Planning Commission meetings and indicated a lot of contacts were made while attending the conferences. Mayor Davis discussed meeting individuals from the state of California that showed an interest of investing in City of Belton.

Commissioner Sally Davila arrived at the meeting at 7:04.

Commission discussion evolved into the recent fires around the city, one being located at 913 N. Scott and the other at Taco Bueno. Mr. Leipzig stated the demolition of 913 N. Scott will be completed as soon as it is not to interfere with the fire investigation as this is a suspected arson case. The City is currently working through some issues with that location.

Mr. Leipzig wished to bring the Planning Commission up to speed with upcoming summer items. Each Planning Commissioner was given a copy of an article from the April 2015 American Planning Association titled Book Clubs, Video, and Meetups. Mr. Leipzig stated this is a quarterly magazine and he felt the Planning Commission may enjoy the reading as they are free to look it over at their leisure.

Mr. Leipzig continued with a snap shot of current projects giving an overview of each:

Menards has indicated they will submit construction documents this summer with an expected opening date of February 2016. He continued to say Menards has been working with engineering review, settling of the trails easement and has indicated they will be moving the building fifteen feet north. Mayor Davis stated activity with Menards must be going well because a lot of businesses want to get ahold of the out lots.

Autumn Woods had their first reading with the City Council and are working on finishing touches for the next meeting on June 23, 2015. Mayor Davis questioned whether the development would be private vs. public? Mr. Leipzig stated it will be a private road with public water and public sewer. Mayor Davis questioned if Mr. Cooper had any issues with this decision? Mr. Cooper stated no, as there will be enough room for emergency vehicles even with parked vehicles. Commissioner McDonough questioned who handles the snow removal? Mr. Cooper indicated it is all included in the development agreement, all maintenance items including snow removal is their responsibility. Mr. Leipzig reiterated long term maintenance will be spelled out in the development agreement which is currently in the attorney's hands.

Mr. Leipzig continued the discussion of current projects.

Texas Roadhouse- received an approval of rezoning in May 2015. The site plan will be brought on July 6, 2015 Planning Commission meeting. Everything is going very well with this project; they wish to be completed by years end or in January 2016. Commissioner Thompson asked if all the Texas Roadhouse projects look the same. Mr. Leipzig indicated it will look just like the one in Blue Springs.

Heartland Dental-Mr. Leipzig indicated the site plan has already been before the Planning Commission and we are expecting to release the construction documents next week. Mayor Davis asked when they will be pouring concrete. Mr. Leipzig stated they are hoping for the first week of July. Originally they wanted to have all those lots prepared by the middle of July, but with all the weather there have been some delays.

Hobby Lobby was approved previously; we are issuing the land disturbance permit next week. Right now we are in the process of fine tuning the permit and development fees.

Arvest Bank has submitted the site plan and will be on the July 6, 2015 Planning Commission Agenda. The bank will be located at the corner of Givan & 163rd, they have indicated they like the location and the parking. This is a new concept for them as it is a very modern facility.

Belton Regional Hospital Parking Lot Expansion has submitted revised drawings today, the plan calls for an additional 57 parking spots.

QuikTrip Gen 3 Store hopes to have the store finished by October of this year. Existing store will stay open with the exception of a day or two while they transition into the new constructed facility.

Transwest is in the process of expanding with an additional 38,000 square foot maintenance facility. They are scheduled to meet with the DRC (Development Review Committee) this Wednesday June 17, 2015. The site plan will be before the Commission sometime in July.

Belton Inn – The Fire Department is working with issues for this project.

Hampton Chiropractic is located next to Buffalo Wild Wings, they have been issued their tenant finish permit and should be open within a month.

Belton Regional Hospital Emergency Department Addition-The hospital received a grant for the emergency room addition. This is a major benefit for the hospital; they are receiving an upgrade to a level 3 trauma center.

Cornerstone construction permits have been issued for the new building. Progress is going forward as the tenant finish has been submitted.

Smoothie Shop will be located in the Cedar Tree Shopping center next to Planet Fitness. Mr. Leipzig continued to say there will be a \$6 million dollar renovation of the Cedar Tree Shopping Center.

Markey Parkway is nearly completed and the landscaping is in place. Public works is currently working on traffic counts.

Peaceful Homes is working on an update and renovation of the location. They have a new water line under North Scott.

Quik Trip Warehouse has submitted plans for a new refrigerated docking system. However all projects have been put on hold at the request of the company as they go through some strategic planning.

Taco Bell has requested a tenant finish and expects to have the remodel completed soon.

Water Tower is on schedule and has been inspected by DNR (Department of Natural Resources).

Markey Regional Detention is going very well.

ROM is under construction with the addition of 60,000 square feet on the north side. They have consolidated at least two other companies and have relocated their workforce to Belton. Mayor Davis question how many jobs were created with this relocation? Mr. Leipzig indicated this transition has created between 110-115 new jobs.

Briarcreek Villa's project is moving along, a little slower than the City would have liked, however, with the Raymore project finishing up, the pace should increase. They are scheduled to meet this Wednesday June 17, 2015 with the DRC Committee (Development Review Committee).

Commissioner Crate questioned the status of Carriage Works? Mr. Leipzig stated the same contractor for the ROM project is the contractor for Carriage Works. We are currently working on waiving some fees for construction projects along North Scott. Carriage Works will strategically work well for the North Scott Corridor plan. It has been indicated our impact fees are high, however we continue to look over the fees. If there is a stereotype of what we want on North Scott, Carriage Works is just that, they will be a perfect fit. We are excited about the North Scott program. We have had issues in the past with waiving fees; however, we now have the approval to do so. With the jump start program, we can waive the fees if a project meets certain parameters and certain criteria. Mayor Davis stated that staff will work hard to give breaks to existing businesses as well. Mr. Leipzig stated grant funds are available with the state, and it may be possible to do a match for match for existing businesses to get some money moving.

Commissioner Thompson questioned if anything is going on with Markey road and North Scott? Mr. Leipzig stated we are in discussion with property owners and are working on this as it is a very high priority. Mayor Davis stated the road will be a reality and we will be working with the company that owns it for the location. Mr. Leipzig continued the discussion by adding that David Christie is working on the Gateway project with Phase 1 and Phase 2 and will soon be working on Phase 3. Phase 1 includes Academy, Hobby Lobby and Heartland Dental. Phase 2 includes a hotel and additional retail stores. Commissioner Thompson questioned if Phase 3 will be in the area where the trees are being removed?

Mr. Leipzig stated because of a bat migration if they didn't clear the area now they would have to wait until October at the end of the breeding season. Phase 3 will be part of the area where the trees have been cleared and over to Turner then west of Turner Road almost to Givan Road.

Discussion shifted to Markey Road, as Mayor Davis indicated Markey is headed towards Prospect. Mr. Leipzig stated there once was an issue of establishing electrical power in that area. However, it has been determined there is indeed adequate power supplied to that location.

Commissioner McDonough questioned what is going to happen with Peaceful Homes? Mr. Leipzig stated before the park will be allowed to bring in new trailers the entire park must be brought up to code. Mr. Cooper stated staff made a site visit just last week and showed Peaceful Homes many of their code violations.

Commissioner Crate asked about the development of the 353 plan for North Scott. Mr. Leipzig stated this is a jumpstart program and he is working with the city attorney for the creation of a Missouri 353 Redevelopment Corporation charged with overseeing the development of North Scott. Mr. Leipzig wishes to create a community based board and will begin to look into this more since he now has parameters.

Commissioner McDonough questioned if Extreme Trucking and Extreme Transmission are on North Scott. Mr. Leipzig said technically yes. Commissioner McDonough also brought into question the church next to Sonic, as it appears they are building a village in the parking lot. Mayor Davis asked for staff to look into the activity. Questions arose from Commissioner McDonough as to the parking of trailers at 207 N. Scott. Mr. Cooper indicated an application has been received for the rezoning of the lot located at 207 N. Scott from C2 to M1. Mr. and Mrs. Price, owners of Extreme Hauling wish to rezone, pave, gate and landscape the lot as a storage yard for all their trucks to be in a centralized location. This rezoning will be brought to the Planning Commission for review. Mr. Leipzig stated there are liens on the property and if the sales goes thru the liens must be paid first. Commissioner McDonough questioned if the City has an Ordinance about the painting of buildings? Mr. Leipzig stated to the best of his knowledge he does not believe there is anything in the ordinance unless it is located in a historic district. Mr. Cooper stated the property maintenance code does not spell out anything on painting.

Mr. Leipzig continued with giving the Planning Commission a snap shot of upcoming items this summer and fall. He indicated the City has a vision plan in which staff worked with a consultant and it is a well-regarded plan that contains the current zoning map and the future land use map with a 25 year guide on future land use. The staff reports presented to the Planning Commission always answers two questions. One (1). What is the current zoning of a location? Two (2). Does it comply with the future land use map? The future land use map was created in 2011 with the provision it is to be looked at every 5 years; this current map will expire in December 2016. Mr. Leipzig would like to start the process of reviewing the future land use map with the Planning Commission and staff, possibly working with Public Works future transportation map and sewer and water master plans. All these items should fit together and be compatible. Mr. Leipzig indicated he will be looking to form a group that will meet on a monthly basis, possibly during the daytime, to focus on key areas and get some feedback with upcoming projects. Commissioner Christensen noted an interest of being on the committee. Commissioner Crate mentioned Belton is sitting on the cusp of some pretty critical projects around us. Mr. Leipzig asked for feedback as to the number of Planning Commission members that should be on the board. Chairman Girgin stated she believed 3 individuals would be a good number as she asked if anyone was interested in being in the

group. It was stated that Commissioner Christensen, Commissioner Crate and Chairman Girgin would be on the board and as always the Mayor is invited.

Mayor Davis brought into discussion an article in the Kansas City star, citing a city that has set up a Code Court for perpetual offenders of code violations and has raised \$665,000. He also stated the code court has given jail time for those individuals that would not fix up their location and had the money. He stated we (the City) take pride in our community and want to clean it up and fix it.

Mr. Cooper stated a new business going in at 1625 N. Scott (old KFC building) has had a site visit for their business license inspection. One of the steps created with the business license review process requires a site visit and documentation of violations. This location held multiple violations such as parking lot striping, standing water, missing down spouts, lack of landscaping, and the removal of a pole sign. All of these items must be met before the business license can be issued. These comments are relayed to the business owner as well as the property owner; essentially these improvements must take place. Staff is hoping with the placement of the North Scott plan, this area will be cleaned up.

ADJORNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Commissioner Christensen. All members present voted in favor and the meeting adjourned at 8:10 p.m.

Jennifer Dutcher
Community Development Secretary

Final Development Plan approval for Arvest Bank.



**PLANNING COMMISSION REGULAR MEETING
CITY HALL ANNEX, CITY COUNCIL ROOM
520 MAIN STREET
MONDAY, JULY 6, 2015 – 7:00 P.M.**

STAFF: Robert G. Cooper, City Planner

CASE #FDP15-09 Final Development Plan review of an Arvest bank, to be located at the SE corner of Givan and N. Cedar, and addressed as 305 N. Cedar Street.

Property Description: Crest Plaza, Second Plat, Lot 5

Size of Site: 43,981-sq. ft. / 1.01-acre

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

Proposed Use: Commercial / Banking Services

Surrounding Zoning / Land Use:

North: C-2 / Commercial-Retail

East: C-2 / Commercial-Retail

South: C-2 / Commercial-Retail

West: C-2 / Commercial-Retail

Comprehensive Plan: Commercial / Retail

Background

The Final Plat of the Second Plat of the Crossroads at Belton Addition received Planning Commission approval on October 4, 2010. The addition consists of five (5) separate lots with the Cosentino Price Chopper grocery store constructed on Lot 1, which was the first of many commercial/retail shops to be constructed.

Arvest Bank with drive-thru service will be constructed on Lot 5, which is located at the southeast corner of Givan Avenue and N. Cedar Street.

Upon Planning Commission acceptance of the site plan, the developer is ready to submit construction documents and begin moving dirt.

REVIEW

Shafer, Kline & Warren, Inc. and BRR Architecture, on behalf of Arvest Bank have submitted development / civil plans for this project. Staff has reviewed the following key elements of the site plan:



Aerial photograph: Surrounding area of proposed Arvest Bank

Lot 5 Dimension: 43,981-sq. ft. or 1.01-acre.

Intended Use: Banking Services.

Building Size: The gross floor area will be 3,182- sq. ft.

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

Access: There will be no direct access from either N. Cedar or Givan Avenue. An internal driveway between Lots 3 and 5 will provide access. The site is designed to control the traffic flow with one ingress. Customer parking will be on the north side of the building with the drive-thru customers circling the building to the south side utilizing the four (4) drive-thru teller lanes with full egress.

Parking: The parking ratio for this project is 1:200-sq. ft. (gfl), which equates to no less than 16-parking spaces. The site will provide for 22 parking spaces including handicap stalls.

Signage: The developer is proposing a single-tenant monument sign with LED display; located at the northwest corner of the site. The setback, size and height requirements as prescribed by code have been met. The exception is the LED display, code requires a Special Use Permit. Pursuant to Section 30-9(h)1-6 of the Unified Development Code, the following conditions must be applied:

- a. LED displays shall not be allowed as part of a temporary sign;
- b. Any portion of the LED display or image must have a minimum duration on screen of eight (8) seconds. An exception is made for 'time & temperature' display;
- c. The change from one message to the next shall not take more than one second and shall not involve flashing or movement of text or images;
- d. In case of malfunction, the sign display shall be defaulted to a blank screen;

- e. Prior to issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed 7,000 NITS during daylight hours and 2,500 NITS between dusk and dawn and that the intensity level is protected from end-user manipulation; and
- f. The sign shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or result in a nuisance to the driver.

In lieu of a Special Use Permit, staff would like to include the LED sign display as part of the approval of the final development plan.

Landscaping: The project will have an assortment of shrubs and trees with a mixture of Maple, Spruce, White Oak, and Juniper trees...all meeting or exceeding the minimum caliper size of 2½ inches at planting. All disturbed land areas not landscaped will be sodded (tall fescue/bluegrass) mixture with irrigation system, complete with back-flow preventer. Rain-gardens and other storm water BMP's have been integrated with the landscaping to help mitigate storm-water run-off.

STAFF'S COMMENTS / RESPONSES

Planning/Zoning:

Plans are accepted as submitted.

Fire Department:

Plans are accepted as submitted.

Building Inspections:

Plans are accepted as submitted.

Engineering Department:

Plans accepted as submitted.

Staff's Recommendation

Approve #FDP15-09, final development plan approval for the Arvest Bank, located at 305 N. Cedar Street.

Planning Commission Alternatives

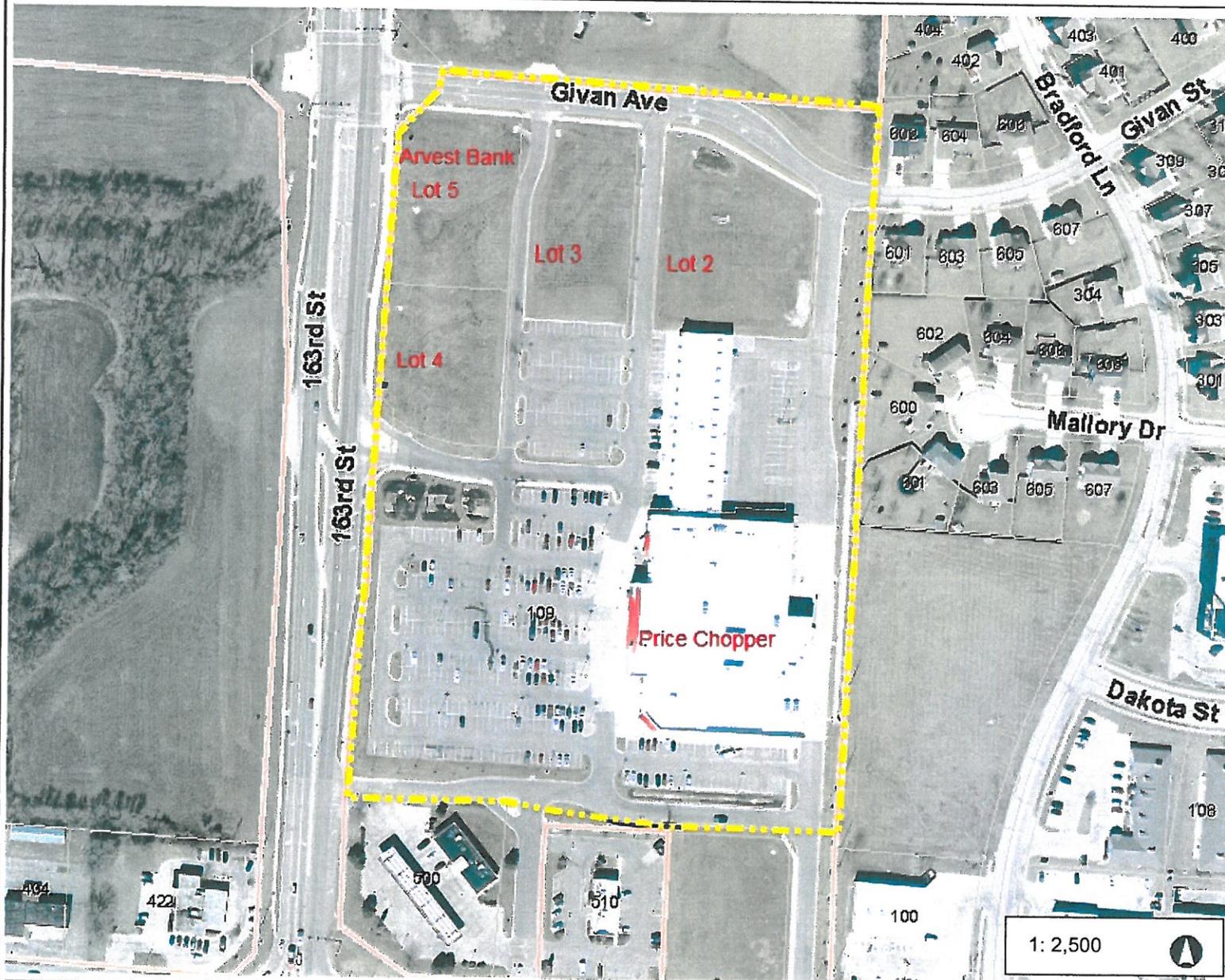
The Planning Commission has the following options available in the consideration of this application:

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:

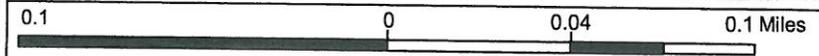
- 1) Site Plan
- 2) Area Map
- 3) Building Elevations
- 4) Monument LED sign display

CREST PLAZA 2ND PLAT



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

1: 2,500 



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

Notes



NORTH ELEVATION



SOUTH ELEVATION



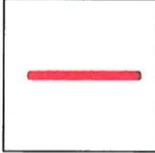
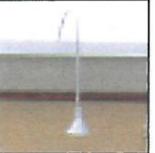
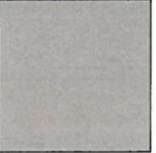
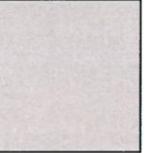
Arvest Bank - Elevations
Belton, Missouri



kansas city
san francisco
philadelphia
atlanta
miami



EAST ELEVATION

								
RED LED BAND	FIELD BRICK ACME KOKO BROWN	ACCENT BRICK ACME STEEL GREY	PERMANENT ARCHITECTURAL BANNER	FABRIC AWNING SUNBRELLA CAPTAIN NAVY	GOOSENECK LIGHT	EIFS - PRAIRIE CLAY	EIFS - COLONIAL TAN	EIFS - NATURAL WHITE



WEST ELEVATION



Arvest Bank - Elevations
Belton, Missouri

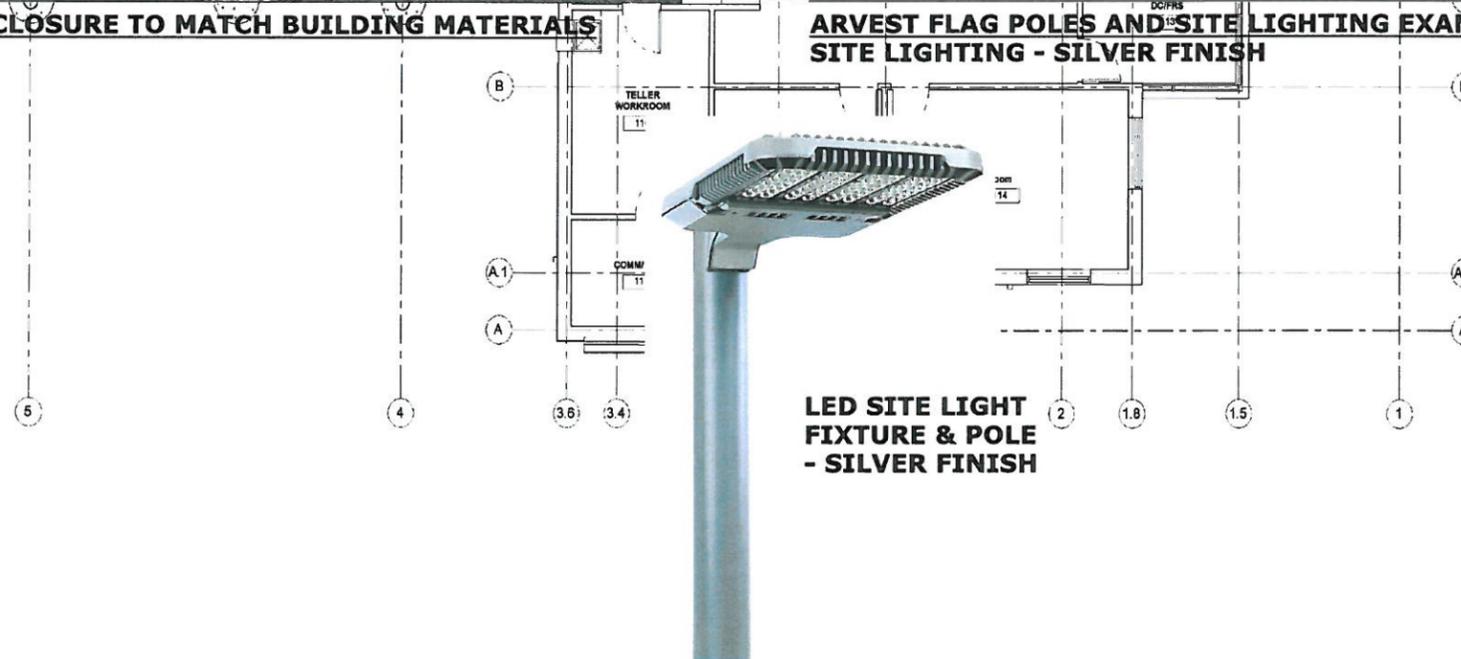


- kansas city
- indianapolis
- phoenix
- san francisco
- philadelphia
- atlanta
- miami



MASONRY TRASH ENCLOSURE TO MATCH BUILDING MATERIALS

**ARVEST FLAG POLES AND SITE LIGHTING EXAMPLE
SITE LIGHTING - SILVER FINISH**



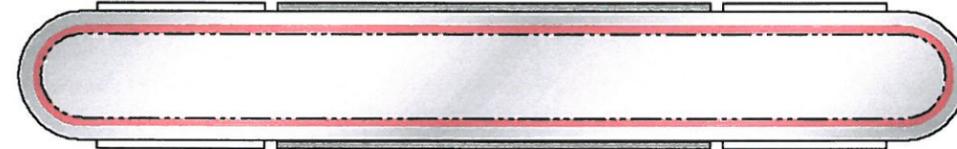
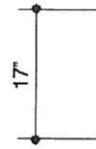
**LED SITE LIGHT
FIXTURE & POLE
- SILVER FINISH**



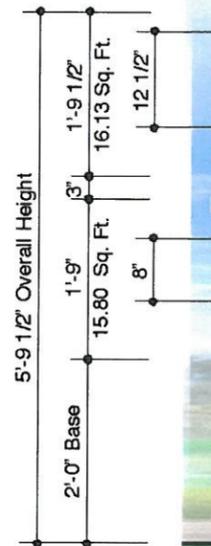
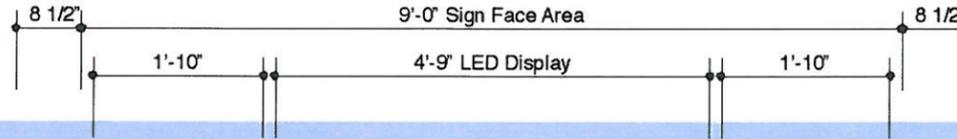
Arvest Bank - Site Elements
Belton, Missouri



kansas city
berlinville
phoenix
san francisco
philadelphia
atlanta
miami



2 Top View



- Routed copy with 1/4" wd. white outline, applied 3M translucent 3630-36 Blue overlay on 3/16" thk. white acrylic face
- Applied first surface opaque 3M Black vinyl copy
- White reveal with double row of GE contour red LED accent lighting
- White secondary copy on 230-73 Dk Red Bkg'd, 1" wide White trimcap on face panel
- Daktronics 20mm Full Color LED display
- Spray finished "Arvest" silver on radius ends, filler & retainers (Typical)
- Blue stucco finish to match "Arvest Blue" (Typical)

- **Note : Electrical Requirements - New Sign**
- Electrical contractor to provide 2" dia. conduit for sign.
- Total for all sign components:
- Sign - (1) 20 amp circuits
- LED display - (2) 20 amp dedicated circuits with dedicated neutral & dedicated conduit for communication wiring
- Note : Electrician to ground both sides of LED message board

NOTE : Primary power supply by electrical contractor (2" dia. conduit power for LED display)

NOTE : 3/4" Dedicated conduit for communication cable provided by electrical contractor

1 D/F Ground Sign - (Total = 31.93 sq. ft.) Scale: 1/2" = 1'-0"
— Internally illuminated ground sign with Daktronics LED Display

● **Note :**
— Survey location before manufacturing sign



ACURANEON INC.
WE PUT YOUR NAME IN LIGHTS!
1801 N WILLOW AVE BROKEN ARROW, OK 74012
PHONE (918) 252-2258 FAX 918 252.3738
www.acuraneon.com

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ACURANEON, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WHATSOEVER. ALL OR ANY PART OF THE DESIGN (EXCEPTING REGISTERED TRADE MARKS) REMAIN THE PROPERTY OF ACURANEON, INC. THE RIGHTS THEREOF ARE COPYRIGHTED BY AN.

Client : <i>Arvest Bank</i>		Approved By :	
Job Location : <i>Belton, MO</i>		Date :	
Rep : <i>Mir K.</i>	Dwn : <i>J. Harley</i>	File : <i>ABBELTON-12</i>	
Dwg No : <i>042915-05</i>	Scale : <i>Noted</i>	Date : <i>4-29-2015</i>	