



AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING & PUBLIC HEARING
MONDAY, NOVEMBER 16, 2015 – 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES OF THE NOVEMBER 2, 2015 PLANNING COMMISSION MEETING**
- IV. CONTINUANCE**
 - A. Consideration of a Special Use Permit to allow a used car sales business at 100 Electronics Parkway.
- V. CONSIDERATION**
 - B. Consideration of a Preliminary Plat approval for Belton Gateway, Unit 2
 - C. Consideration of a Preliminary Development Plan approval for Belton Gateway, Unit 2
 - D. Consideration of a Final Plat approval for Belton Gateway, Unit 2
 - E. Consideration of a Final Development Plan approval for Fazoli's restaurant
 - F. Consideration of a Final Recommendation of CIP Projects
- VI. DIRECTOR'S REPORT**
- VII. NEXT MEETING DATE: DECEMBER 7, 2015**
- VIII. ADJOURNMENT**

MEETING MINUTES

NOVEMBER 2, 2015

Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
Belton, Missouri
November 2, 2015

CALL TO ORDER

Vice Chairman Chris Christensen called the meeting to order at 6:00 p.m.

ATTENDANCE

Commission: Vice Chairman Chris Christensen, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Councilman Chet Trutzel and Mayor Jeff Davis.

Staff: Jay Leipzig, Community & Economic Director, Robert Cooper, City Planner, Megan McGuire, City Attorney, Jennifer Dutcher, Community Development Secretary, Jeff Fisher, Public Works Director, Zach Matteo, City Engineer and Rex Olinger, Waste Water Plant Manager.

Absent: Chairman Holly Girgin and Commissioner Larry Thompson.

MINUTES

Councilman Trutzel moved to approve the minutes of the October 19, 2015 Planning Commission meeting. Seconded by Commissioner Finn. All members present voted in favor and the motion carried.

DISCUSSION

Mr. Cooper presented the staff report for the special use permit submitted on behalf of the applicant, Andrea Kelly, to allow a home child care business to operate at 8406 E. 166th Street. Pursuant to Section 40-3(6) of the Unified Development Code, 'daycare homes and centers with more than four (4) children must have a Special Use Permit'. The applicant currently has a home daycare license, which allows her to watch no more than four (4) unrelated children. Mrs. Kelly wishes to watch up to ten (10) unrelated children in accordance with her state issued license. In order to increase the number of unrelated children under her care, city code requires a special use permit. The home is 1,357 square foot. Mr. Cooper advised of the balance of rights and activities noting the follow guidelines:

- Use of private property.
- Need in the community for quality day care services.
- Residential neighborhood not zoned for business or commercial type activities.
- Expectation of quiet enjoyment of residential property.
- Home occupation opportunities that do not look, feel or smell like a commercial operation.
- Special Use Permit process to explore parameters of this home occupation exception.

The Unified Development Code requires, "one (1) parking space for every 600 square foot of gross floor area (gfa)". Based on the total square footage of the house; two (2) off-street parking spaces must be provided. Currently, there are no restrictions for on-street parking along 166th Street; there is direct access from 166th Street, which is the primary and only source of ingress/egress. Pursuant to Section 40-4 of the Unified Development Code, home based business are allowed one (1) non-illuminated wall sign, not to

exceed two-square feet and shall match the house in color and design. The applicant has indicated she will not be using any type of advertising from her house. City code requires that any outdoor play area used for recreation by a pre-school or child care center must be enclosed by a fence no less than 42-inches in height. The applicant has provided a fenced-in outdoor play-area for the children. Mr. Cooper finalized the staff report by stating the Missouri Department of Health and Senior Services Day Care License require at least thirty-five (35) square feet of usable floor space shall be provided for each child coming into the home for day care.

Vice Chairman Christensen opened the public hearing at 6:10 P.M. to hear any public input concerning the special use permit.

John Allred, 8408 E. 166th, stated the applicant is a very conscientious of how they run things; they never have any trash kicked around. They are quality people and he supports the special use permit.

Vice Chairman Christensen questioned if any additional persons would like to speak in reference to the special use permit application, being no further public input, the public hearing closed at 6:12 P.M.

Mayor Davis asked if there are other daycares within the area. Mr. Cooper said no. Mrs. McGuire, City Attorney, questioned the hours of operation as the business plan states the facility to be open 24 hours a day, 7 days a week. Mrs. Kelly replied she is approved for 24/7 care however only provides care from 6:30 A.M. to 11 P.M., she requested her license in that manner so that she could offer extended hour care in the evenings, overnight or on the weekends. Commissioner Davila questioned if she were to operate 24 hours a day, would she care for less children. Mrs. Kelly stated she is licensed for 10 children, and working on obtaining a commercial location. Commissioner Crate questioned the two neighboring swimming pools and the separation between the residences. Mrs. Kelly stated the swimming pool next to them has a chain link fence and a 6' privacy fence. The pool directly behind her location does not have a fence around it; however her play area is fenced. In years past, the neighbors behind her had a fence at the top of the pool; however there was no fence present this year. Commissioner Crate questioned the number of providers to supervise the children. Mrs. Kelly indicated she is allowed 10 children to one adult; her husband as well as her son and an assistant are state approved. Mayor Davis questioned her commercial location, requesting clarification to the location as being below the China House. Mrs. Kelly stated yes, she is working on a one hour smoke barrier with an architect; however, this location will not be for the infants, they will stay in her home. She will not be able to have infants at the commercial location due to the building restrictions. Vice Chairman Christensen questioned if her property had a gate from her yard to the vacant field behind her home. Mrs. Kelly stated there is a gate between the house and the driveway however the children go downstairs to exit the home and play in the field.

Commissioner Crate questioned if the city has any liability if we issue the special use permit and a child gets out and is injured in one of the pools. Mrs. McGuire stated that this question is not one that she opines in public. Sovereign immunity comes into play on many of these issues. The basic law we are trying to evaluate is; this is a residential location, people live here they do not work here. We do have an exception as most communities do in terms of home occupations. The type of home occupations that get approved with these special use permits are very narrow, it doesn't look and feel like a business it looks and feels more like a home. These issues are very difficult in the home daycare situation because this community direly needs quality home and business daycare. So the question before the commission tonight, is this safe environment, as well as, is it a business model that fits the community and the neighborhood. The issue that probably rises to question the later part is the 24/7 operation. A business that

is operating 24 hours a day, 7 days a week and licensed for up to 10 children, looks and feels more like a business than it does a residence. It is good that the applicant is not intending to do that, but that might be a type of condition you give to limit that in some way potentially. Safety is an important issue and so if you ask in terms of liability I cannot give you a direct answer; there are a lot of issues that go into that. But I think you look at the quality of the daycare and the quality of the people and direct staff to look at safety concerns in the area.

Being no further discussion, Councilman Trutzel moved to approve the special use permit to allow a home childcare business at 8406 E. 166th, seconded by Commissioner Finn.

A vote on the motion to approve the special use permit to allow a home childcare business at 8406 E. 166th Street was taken, and the following vote recorded, Ayes: 7 –Vice Chairman Chris Christensen, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Councilman Chet Trutzel and Mayor Jeff Davis.

Noes: 0 – None

Absent: 2 – Chairman Holly Girgin and Commissioner Larry Thompson

Motion carried.

Mr. Cooper presented the staff report for the special use permit application to allow a used auto sales business to operate at 100 Electronics Parkway. Mr. Cooper stated the applicant has contacted the City to gather information on the requirements needed to open a used car lot. Pursuant to Chapter 40-1 of the Unified Development Code, a Special Use Permit is required for all 'new' used car lots located within a C-2 (General Commercial) zoning district. Applicant, Brian Cox, currently owns and occupies the subject property using it for his business, One Source Home Maintenance, LLC, a home remodel, lawn and landscape company, servicing the greater Kansas City area. He wishes to open a used car dealership to supplement his home remodeling business to help counter the down time. It also appears there could be a negative effect on the welfare and convenience of the general public, particularly the multi-family residential housing, which abuts the property. It appears the proposed use will have an adverse effect on the immediate surrounding or abutting properties due in part to an already heavily congested area with multiple commercial users. Mr. Cooper indicated there is an open grassy field, approximately 5,381-square feet in size, which can be used for customer parking and as a display area, for approximately two (2) to four (4) vehicles. Currently, there is a single access to the site from N. Scott Avenue, which would be the only source of ingress/egress to the site. The area that will be utilized for the used car sales will need to be large enough for all customers and sales vehicles to adequately maneuver and/or park in a safe manner. A separate permit is required for any new signage per Section 30-8 of the Unified Development Code. Due to the close proximity of opposing zoning districts and the type of land uses, combined with Section 40-3(3) of the UDC, Site and Space Requirements for new and used car lots, which applies a 100-foot separation distance from an established residential zoning district. Mr. Cooper stated should the Planning Commission wish to approve Special Use Permit15-22, to allow a used car sales lot to be located at 100 Electronics Parkway, the following condition(s) shall apply:

- Special Use Permit15-22 shall be annually renewed and reviewed administratively barring any code violations and/or complaints;
- The parking area shall be on a hard surface (no gravel) stripped and located per City's Exhibit 'A', and shall consist of no more than four (4) display vehicles;

- No material, supplies, or merchandise shall be stored outdoors;
- No auto repair work shall be conducted outdoors; and
- A landscaping screen shall be provided, to be in accordance with Exhibit 'A' of the staff report.

An unnamed audience member spoke out to the commission requesting an opportunity to discuss the previous special use permit for the in home childcare. He didn't wish to become a hated neighbor and wished to discuss his thoughts without his neighbor present. At the direction of Vice Chairman Christensen, the item had already been opened and closed for a public discussion in the public hearing with a decision on the item. Mr. Leipzig stated that the concerned individual may write a letter to the mayor for presentation to the council for consideration.

Vice Chairman Christensen opened the public hearing for the special use permit to allow a used car sales business at 100 Electronic Parkway at 6:39 P.M.

Curtiss Hutsell, 713 Saddle Ridge Court, Raymore, indicated he is the co-owner of One Source. Mr. Hutsell indicated they do not wish to have more than 3 to 4 vehicles for sale at a time and he is okay with a limit to the number of cars being placed as a condition to the approval. He stated the impact would not make it look like a car lot; there should be limited increase of traffic, maybe a handful of people in a month. Vice Chairman Christensen questioned the distance from the store front to the property lines. Mr. Hutsell stated he has not measured the distance. Mr. Cooper stated the distance does not meet the 100 foot mark and would have to be improved since it is less than the requirement. Commissioner McDonough questioned if the applicant was willing to pave the whole lot, light it and stripe it. Mr. Hutsell indicated it would not be cost effective as the goal is to sell a handful of cars a year, stressing the intent is not to have a used car business. Mr. Hutsell stated they could park the vehicles inside of the building as they are hoping for a limited special use approval. Commissioner McDonough questioned if Mr. Cooper has seen the inside of the building. Mr. Cooper indicated he has not. Mr. Cooper stated during the business license inspection, the building inspectors and Fire Marshal will visit the site. Mr. Leipzig indicated the commission has the ability to postpone the item, so that an inspection, listing any deficiencies, can take place. Brian Cox, 1023 SW Ellis Ct Lee's Summit, asked if the special use is approved could they agree to pave four or five spaces as opposed to the 5300 square feet. Mr. Cooper indicated an area must be paved for the parking of the vehicles listed for sale. Mr. Leipzig indicated additional information is needed; therefore he suggests the item be postponed until the next meeting, November 16th. Mr. Leipzig stated he would like to have a Development Review Committee (DRC) meeting with the applicant to work through questions.

Being no further public input, Vice Chairman Christensen closed the public hearing at 6:54 P.M.

Commissioner Crate moved to postpone the special use permit for a used car sales business at 100 Electronics Parkway until the next meeting on November 16th. Seconded by Councilman Trutzel.

A vote on the motion to postpone the special use permit to allow a used car sales business at 100 Electronics Parkway until November 16, 2015 was taken, and the following vote recorded:

Ayes: 7 –Vice Chairman Chris Christensen, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Councilman Chet Trutzel and Mayor Jeff Davis.

Noes: 0 – None

Absent: 2 – Chairman Holly Girgin and Commissioner Larry Thompson

Motion carried.

City Engineer, Zach Matteo, indicated a public hearing notice was advertised for the consideration of Text Amendments to Article III, Division II, Sec 42.259-272 of the Belton Unified Development Code, regarding sanitary sewer pretreatment, and to Article V, Sec 36-110 of the UDC regarding security for performance of erosion and sediment control measures. Mr. Matteo indicated after staff consideration it has been determined no amendment is needed for Article V, Sec 36-110 of the UDC regarding security for the performance of erosion and sediment control measures. Therefore, this hearing will only be in regard to Article III, Division II, Sec 42.259-272 of the Belton Unified Development Code, regarding sanitary sewer pretreatment. Mr. Matteo presented the proposed changes to UDC Chapter 42 to adopt an industrial pretreatment program for property within the Belton Wastewater Treatment Facility (WWTF) district. The City primarily contributes sewage to two districts: the northeast half of the City drains to the Little Blue Valley Sewer District (LBVSD) and the southwest half of the City drains to the Belton WWTF. LBVSD currently has and enforces pretreatment requirements including permitting for contributors of nondomestic sewage. The code changes will make the industrial pretreatment program, including permitting and enforcement regulations, consistent between the two districts.

Vice Chairman Christensen opened the public hearing at 7:01 P.M. to receive input for or against the text amendment. Being no public input, the public hearing was closed at 7:02 P.M.

Mayor Davis questioned how much sewage ROM contributes. Mr. Matteo indicated an average of 880 gallons a day. The commission discussed issues with sludge and radioactive waste at the landfill.

Mayor Davis moved to approve the Text Amendment to the Unified Development Code, regarding sanitary sewer pretreatment. Seconded by Commissioner Crate.

A vote on the motion to approve the Text Amendment to the Unified Development Code, regarding sanitary sewer pretreatment was taken, and the following vote recorded:

Ayes: 7 – Vice Chairman Chris Christensen, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Councilman Chet Trutzel and Mayor Jeff Davis.

Noes: 0 – None

Absent: 2 – Chairman Holly Girgin and Commissioner Larry Thompson

Motion carried.

Mr. Matteo opened the discussion of the Capital Improvement Program with the commission. Mr. Fisher indicated some street rankings have been submitted and a ranking order has been comprised, however, not all ranking sheets have been turned in; therefore, the data may change. Discussion revolved around the water tower and drinking water.

Mr. Leipzig gave the Directors report, stating the November 16th Planning Commission meeting will have the continuation of the special use permit for 100 Electronics Parkway, the Preliminary Plat and Preliminary Development Plan for Gateway Phase 2, and a Final Development Plan for Fazoli's.

Mr. Leipzig indicated the Capital Improvement Program would be discussed at the next city council work session. Vice Chairman Christensen requested one more Capital Improvement Program session for the commission.

There was discussion regarding an escalating fine system for code enforcement. Mr. Leipzig stated goals have been set for the Code Enforcement Advisory Committee and staff is working with the city attorney on the dangerous building ordinance. Mr. Leipzig indicated moratorium discussions are taking place for such businesses as hookah bars, smoke shops, thrift stores, payday loan companies, tattoo parlors and used vehicle repair shops.

ADJORNMENT

Commissioner McDonough moved to adjourn the meeting. Seconded by Commissioner Davila. All members present voted in favor and the meeting adjourned at 7:45 P.M.

Jennifer Dutcher
Community Development Secretary

**Consideration of a Preliminary Plat approval
Belton Gateway, Unit 2**



**PRELIMINARY PLAT
'BELTON GATEWAY ADDITION, UNIT 2'**

**PLANNING COMMISSION
MONDAY, NOVEMBER 16, 2015 – 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

Assigned staff: Robert G. Cooper, City Planner

CASE #PP15-21

Consideration of a Preliminary Plat approval for Belton Gateway Addition, Unit 2, a 39-acre commercial/retail development, located west of 163rd Street and north of Turner Road.

BACKGROUND

Y-Belton, LLC, (current land owner/developer) is proposing to develop this 39-acre tract of land. The city's development review committee had 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 C-2/P (General Commercial/Planned). The developer is prepared to move forward in the development process and has submitted a preliminary plat in conjunction with a preliminary development plan for this commercial / retail project.

PURPOSE OF THE PRELIMINARY PLAT:

1. ensures the City of Belton protects and provides for the public health, safety, and general welfare of its residents;
2. helps guide the future growth and development in accordance with the comprehensive plan;
3. provide for adequate light, air, and privacy, and to secure safety from fire, flood and other danger and to prevent overcrowding of the land and undue congestion of population;
4. to protect the character and social and economic stability of all parts of the city and to encourage the orderly and beneficial development;
5. to protect and conserve the value of land throughout the city and the value of buildings and improvements upon the land and to minimize the conflicts among the uses of land and buildings;
6. to guide public and private policy and action in order to provide adequate and efficient transportation, water, sewer, schools, parks, playgrounds, recreation and other public requirements and facilities;
7. to provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic, avoidance of congestion in the streets and highways, heed pedestrian

traffic movements in relation to buildings and land uses and provide for proper location and width of streets and building lines;

8. to establish reasonable standards of design and procedures, in order to further the orderly layout and use of land;
9. to insure public facilities are available and have sufficient capacity to serve the proposed development;
10. to prevent the pollution of air, streams, and ponds, and to assure the adequacy of drainage facilities;
11. to preserve the natural beauty of and topography of the city and to ensure appropriate development with regard to these natural features;
12. to provide for open spaces through the most efficient design and layout of the land including the use of average density in providing for minimum width and area of lots.

REVIEW

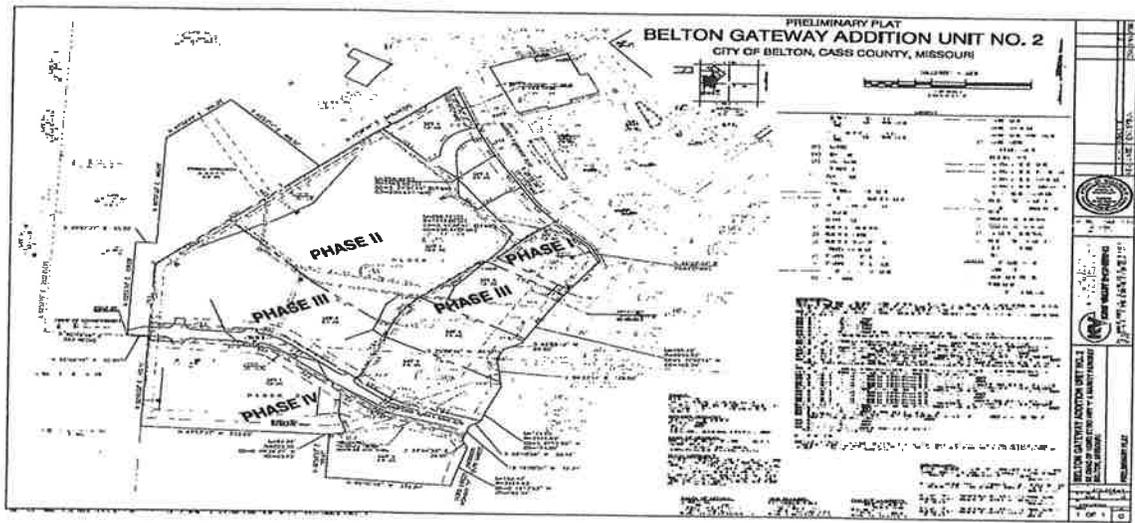
The preliminary plat consists of four (4) phases with multiple Lots. Phase(s) I thru III will consist of Lots 1 thru 8 (located on the north side of Turner Road), with Phase IV providing an additional two (2) Lots, located on the south side of Turner Road.

The City's future land use map identifies this area one of the city's major retail/commercial corridor and entry-way into the City of Belton. Retail stores, restaurants and hotels are a permitted use by-right in this commercial corridor.

BUILDING ORIENTATION / DESIGN

The C2 General Commercial District is intended to accommodate mid-size retail and commercial businesses along commercial corridors. Uses in the C2 district have the potential to generate significant auto/pedestrian traffic. Therefore, care must be taken to ensure that traffic and other related impacts are minimized. Since this district is located along major arterials and collectors that serve as gateways into Belton, quality building architecture, landscaping and other site improvements will be required to ensure development enhances Belton's image.

Access to the development will be from Markey Parkway, Turner Road and 163rd Street, with controlled signalized intersections. The 163rd Street roadway access alignment for Turner Road will be altered from its current alignment. The proposed access alignment will shift south approximately 340-lineal feet and line it up with an existing stub-out on 163rd Street. This will allow for roadway improvements to Turner Road, which includes an 80-foot right-of-way.



BUILDING ORIENTATION / DESIGN

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Access to the development will be from Markey Parkway, Turner Road and 163rd Street, with controlled signalized intersections. The roadway alignment for Turner Road will be altered from its current alignment. The proposed alignment will shift it south approximately 340-lineal feet and line it up with an existing stub-out on 163rd Street.

STORMWATER BMP’S / LANDSCAPING

The new commercial development will have a couple of areas dedicated on site for storm-water detention. There will be a drainage easement located along the 163rd Street frontage, between Turner Road and Markey Parkway, which will be used for rain-gardens full of wetland vegetation. The other 5.0-acre storm-water detention site will be located at the northwest section, to include stream mitigation BMP’s.

FLOOD STATEMENT

The subject property is located in zone ‘x’ on the Flood Insurance Rate Map (FIRM) for the City of Belton, which is defined as “areas determined to be outside the 0.2% annual chance floodplain”.

STAFF COMMENT’S CONCERNING THE PRE-PLAT

Engineering:

- Horizontal curve and vertical slope of private drive into Phase II from Markey signal is not ideal. A 3% grade or less and straightening of the drive horizontally is desired;

- Add note on plat that City is not responsible for parking lot repair upon maintenance of utilities;
- Add note on plat that all Stream Mitigation and BMP areas are to be maintained privately and in perpetuity. Details on maintenance of BMPs are planned to be addressed in detail in a development agreement;
- Straighten property line on 163rd St at existing Turner Rd access point if possible;
- Depict existing public sewer on western half of property south of enhanced drainage way;
- Relocate/realign dead-end water line with fire hydrant in front of Lot 8; and

Planning:

- Identify predominate soil type;
- Show front yard building setback lines

STAFF RECOMMENDATION

Engineering, fire and planning, staff support a recommendation to approve the Preliminary Plat of the Belton Gateway Addition Unit 2.

NOTE:

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

The approval of the preliminary plat shall be effective for two-years.

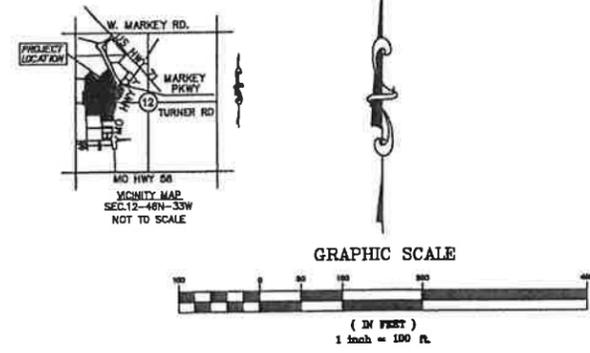
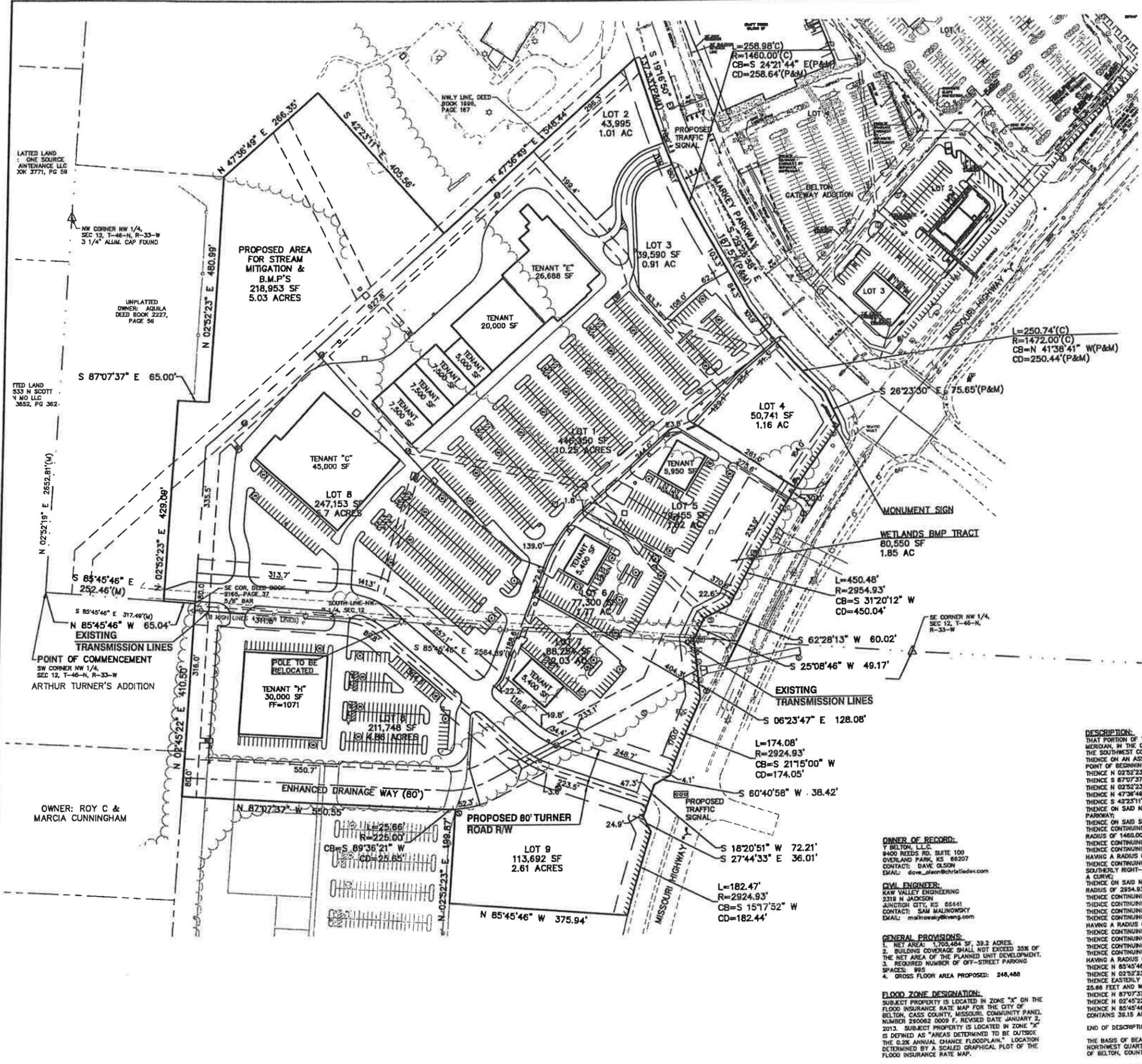
PLANNING COMMISSION ACTION

1. Motion to recommend approval of the Preliminary Plat of the Belton Gateway Addition, Unit 2.
2. Motion to recommend denial of the Preliminary Plat of the Belton Gateway Addition, Unit 2.
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Preliminary Plat

**Consideration of a Preliminary Development Plan
Belton Gateway, Unit 2**



PROPOSED LAND USE BY PARCEL				
PARCEL	PROP. LAND USE	SQ. FT.	REQUIRED	PROVIDED
LOT 1	MIXED RETAIL	119,188	716(6.0)	730(6.1)
LOT 2	RESTAURANT/RETAIL	TBD	-	-
LOT 3	RESTAURANT/RETAIL	TBD	-	-
LOT 4	RESTAURANT	TBD	-	-
LOT 5	RESTAURANT/RETAIL	5,950	30(5.0)	82(13.8)
LOT 6	RESTAURANT	5,400	27(5.0)	70(13.0)
LOT 7	RESTAURANT	5,400	27(5.0)	53(9.8)
LOT 8	RETAIL	30,000	150(5.0)	163(5.4)
LOT 9	RESTAURANT	TBD	-	-

SDM	SDM	SDM	SDM	SDM	SDM
INITIAL	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
	0	8-28-15	01	PSDP	0

STATE OF MISSOURI
 SAMUEL D. MALINOWSKY
 ENGINEER
 MO # 2013035729

3318 N. JACKSON | P.O. BOX 1004
 JUNCTION CITY, MISSOURI 64411
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KAW VALLEY ENGINEERING
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE COMMISSION OF AUTHORITY # 000042
 EXPIRES 12/31/15

BELTON GATEWAY ADDITION UNIT NO. 2
 SE QUAD OF 163RD ST/MO HWY 11 & MARKEY PARKWAY
 BELTON, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
 SITE PLAN

PROJ. NO. A13-6441-2
 DESIGNER: SDM
 DRAWN BY: JT
 ON: 6/4/15
 SHEET: 27/50
 REV: 0

DESCRIPTION:
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BELTON, COUNTY OF CASS, STATE OF MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, S 85°45'46" E, 252.46 FEET TO THE POINT OF BEGINNING; THENCE N 02°52'23" E 429.08 FEET; THENCE S 87°07'37" E 65.00 FEET; THENCE N 02°52'23" E 480.99 FEET; THENCE N 47°36'49" E 286.35 FEET; THENCE S 42°23'11" E 405.55 FEET TO THE NORTHWESTERLY LINE OF DEED BOOK 1896, PAGE 167; THENCE ON SAID NORTHWESTERLY LINE, N 47°36'49" E 548.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MARKEY PARKWAY; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 19°16'50" E 137.53 FEET TO THE BEGINNING OF A CURVE; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTHEASTERLY ON SAID CURVE TO THE LEFT HAVING A RADIUS OF 1460.00 FEET, AN ARC LENGTH OF 258.88 FEET AND WHOSE CHORD BEARS S 24°21'44" E 250.84 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S 29°28'30" E A DISTANCE OF 187.87 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1472.00 FEET, AN ARC LENGTH OF 250.74 FEET AND WHOSE CHORD BEARS S 41°38'41" E 250.44 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S 26°23'30" E 75.65 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY Y AND THE BEGINNING OF A CURVE; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE SOUTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 254.93 FEET, AN ARC LENGTH OF 450.48 FEET AND WHOSE CHORD BEARS S 31°20'12" W 450.04 FEET; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, S 25°08'46" W 49.17 FEET; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, S 06°23'47" E 128.08 FEET TO THE BEGINNING OF A CURVE; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, S 06°23'47" E 128.08 FEET TO THE BEGINNING OF A CURVE; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, S 18°20'51" W 72.21 FEET; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, S 27°44'33" E 36.01 FEET TO THE BEGINNING OF A CURVE; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE SOUTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 292.43 FEET, AN ARC LENGTH OF 174.05 FEET AND WHOSE CHORD BEARS S 21°15'00" W 174.05 FEET; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, S 80°40'58" W 38.42 FEET; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, S 18°20'51" W 72.21 FEET; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, S 27°44'33" E 36.01 FEET TO THE BEGINNING OF A CURVE; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, S 06°23'47" E 128.08 FEET TO THE POINT OF BEGINNING. CONTAINS 39.15 ACRES MORE OR LESS.

END OF DESCRIPTION

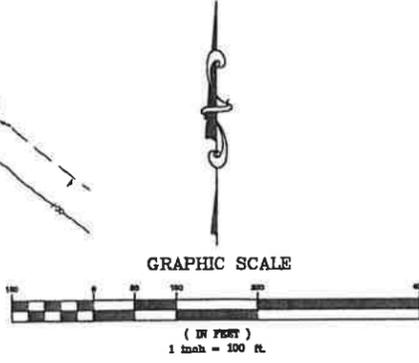
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS AN ASSUMED BEARING OF N 02°52'19" E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF BELTON, COUNTY OF CASS, STATE OF MISSOURI.

OWNER OF RECORD:
 Y BELTON, L.L.C.
 8400 NEEDS RD. SUITE 100
 OVERLAND PARK, KS 66207
 CONTACT: DAVE OLSON
 EMAIL: dave_olson@christiedev.com

CIVIL ENGINEER:
 KAW VALLEY ENGINEERING
 3318 N. JACKSON
 JUNCTION CITY, MO 64411
 CONTACT: SAM MALINOWSKY
 EMAIL: malinowsky@kvwep.com

GENERAL PROVISIONS:
 1. NET AREA: 1,705,484 SF, 39.2 ACRES.
 2. BUILDING COVERAGE SHALL NOT EXCEED 35% OF THE NET AREA OF THE PLANNED UNIT DEVELOPMENT.
 3. REQUIRED NUMBER OF OFF-STREET PARKING SPACES: 894
 4. GROSS FLOOR AREA PROPOSED: 248,488

FLOOD ZONE DESIGNATION:
 SUBJECT PROPERTY IS LOCATED IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BELTON, CASS COUNTY, MISSOURI COMMUNITY PANEL NUMBER 280062 0009 F, REVISED DATE JANUARY 2, 2013. SUBJECT PROPERTY IS LOCATED IN ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.



LEGEND (PROPOSED)
 1065 FINISHED 1' CONTOUR INTERVALS, TOP OF PAVEMENT

BENCHMARKS:
 BM #1: CHISELED SQUARE CUT ON THE WEST SIDE OF CONCRETE WATER METER BOX LOCATED APPROXIMATELY 50' NORTH OF THE SOUTHEAST CORNER OF THE ADAMS FORD PROPERTY. ELEV=1099.85
 BM #2: CHISELED "X" ON NORTHEAST CORNER OF FLANGE BOLT ON FIRE HYDRANT SOUTH OF THE NORTHEAST PROPERTY CORNER. ELEV=1087.46
 BM #3: TOP SOUTHWEST FLANGE BOLT W/BURY STEEL PLATE ON FIRE HYDRANT NORTHWEST OF QUIK-TRIP AND HIGHWAY "Y". (BENCHMARK 3) ELEV=1085.87
 BM #4: TOP SOUTHWEST FLANGE BOLT W/BURY STEEL PLATE ON FIRE HYDRANT NORTHWEST OF QUIK-TRIP WAY AND TURNER. (BENCHMARK 4) ELEV=1057.23

REV	DATE	DESCRIPTION
0	9-30-15	INITIAL ISSUE
		SDM
		DT
		SDM
		DSN
		DWN
		CHK



SAMUEL D. MALINOWSKY
 ENGINEER
 MO # 2013035729

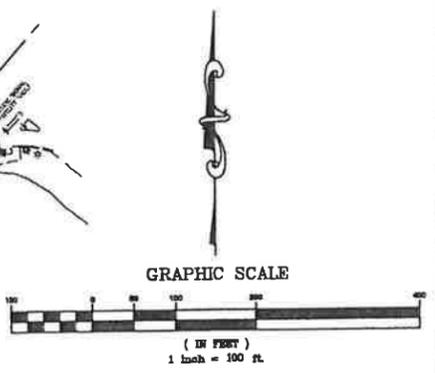
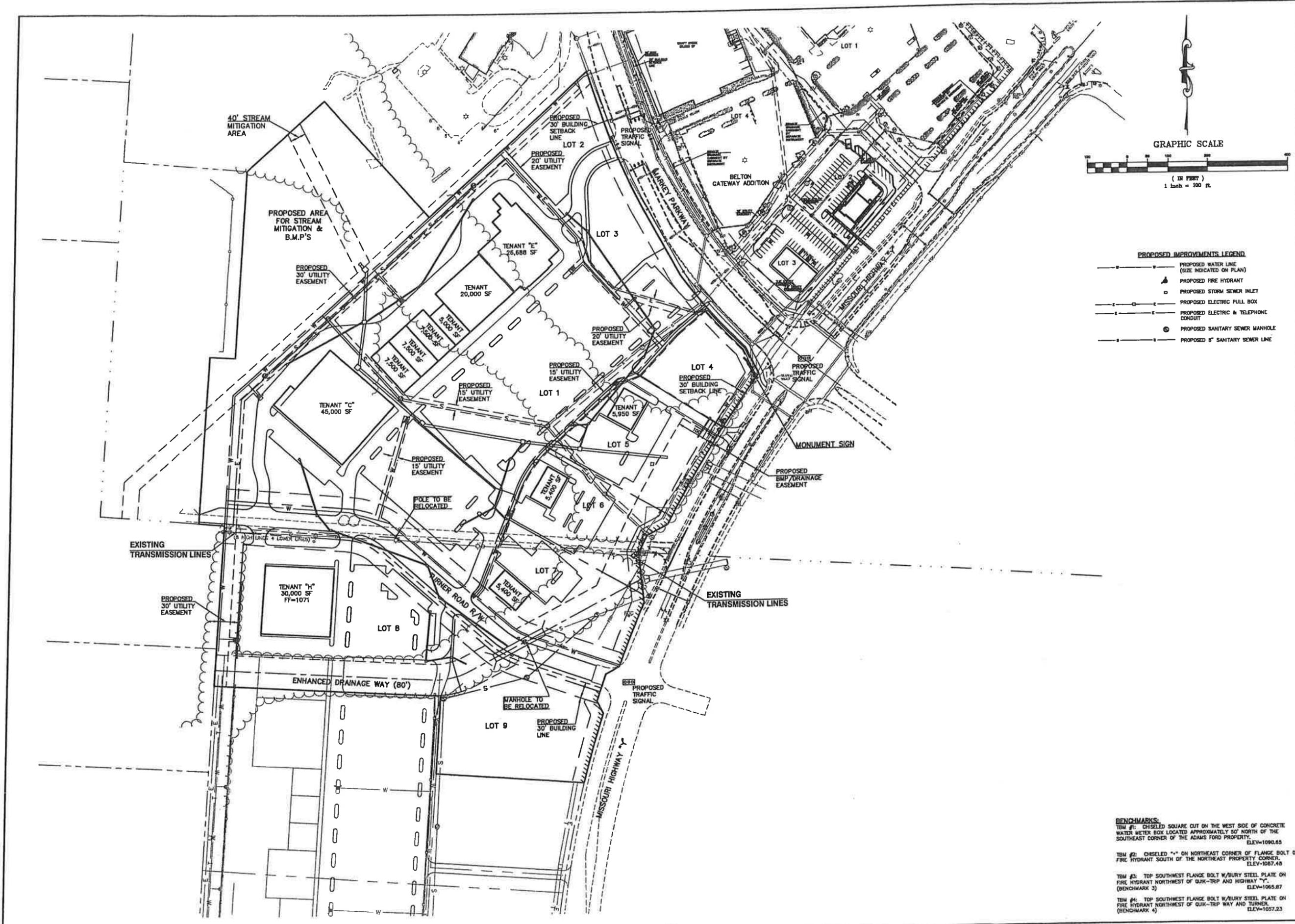
2318 N. JACKSON, P.O. BOX 1034
 MOBILE, AL 36688-1034
 PH. (785) 782-5040 | FAX (785) 782-7744
 www.kawvalley.com

KAW VALLEY ENGINEERING
 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO ORDER ENGINEERING SURVEYING FOR YOUR STATE CERTIFICATE OF AUTHORITY # 006842. EXPIRES 12/31/15

BELTON GATEWAY ADDITION UNIT NO. 2
 SE QUAD OF 163RD ST/MO HWY "Y" & MARKEY PARKWAY
 BELTON, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
GRADING PLAN

PROJ. NO. A13_8441-2
 DESIGNER: SDM
 DRAWN BY: DT
 CWN
 8441-2P-SDP CP
 SHEET: 02_PS DP
 REV: 0



- PROPOSED IMPROVEMENTS LEGEND**
- PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
 - ▲ PROPOSED FIRE HYDRANT
 - PROPOSED STORM SEWER INLET
 - PROPOSED ELECTRIC PULL BOX
 - PROPOSED ELECTRIC & TELEPHONE CONDUIT
 - ⊙ PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED 8" SANITARY SEWER LINE

REV	DATE	DESCRIPTION
0	8-30-15	INITIAL ISSUE
1		DSN
2		DWN
3		CHK



SAMUEL D. MALINOWSKY
ENGINEER
MO # 2013035729

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KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000642 EXPIRES 12/31/15

BELTON GATEWAY ADDITION UNIT NO. 2
SE QUAD OF 163RD ST/MO HWY "Y" & MARKEY PARKWAY
BELTON, MISSOURI

PRELIMINARY DEVELOPMENT PLAN
UTILITY PLAN

PROJ. NO. A13 8441-2
DESIGNER SDM DRAWN BY JT
CITY OF BELTON
8441-2PSPD-UP
SHEET 03_PSPD 0

BENCHMARKS:
TBM #1: CHISELED SQUARE CUT ON THE WEST SIDE OF CONCRETE WATER METER BOX LOCATED APPROXIMATELY 50' NORTH OF THE SOUTHEAST CORNER OF THE ADAMS FORD PROPERTY. ELEV=1090.65
TBM #2: CHISELED "*" ON NORTHEAST CORNER OF FLANGE BOLT ON FIRE HYDRANT SOUTH OF THE NORTHEAST PROPERTY CORNER. ELEV=1087.48
TBM #3: TOP SOUTHWEST FLANGE BOLT W/BURY STEEL PLATE ON FIRE HYDRANT NORTHWEST OF QUAK-TRIP AND HIGHWAY "Y". (BENCHMARK 3) ELEV=1065.87
TBM #4: TOP SOUTHWEST FLANGE BOLT W/BURY STEEL PLATE ON FIRE HYDRANT NORTHWEST OF QUAK-TRIP WAY AND TURNER (BENCHMARK 4) ELEV=1057.23



**PRELIMINARY DEVELOPMENT PLAN
'BELTON GATEWAY, UNIT 2'**

**PLANNING COMMISSION
MONDAY, NOVEMBER 16, 2015 – 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

Assigned staff: Robert G. Cooper, City Planner

CASE #PDP15-21

Consideration of a Preliminary Development Plan approval for Belton Gateway, Unit 2, a planned commercial / retail Development, located on a 39.0-acre tract of land located west of 163rd Street and north of Turner Road.

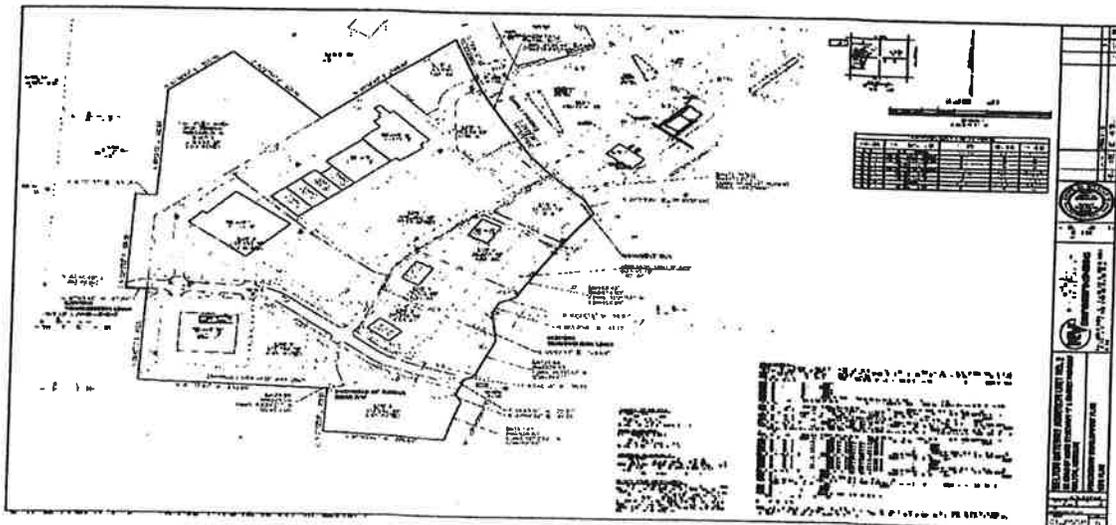
GENERAL PURPOSE AND DESCRIPTION

The planned commercial development is a district that is intended to encourage the unified design of commercial, office, retail and institutional uses and facilities or combinations thereof in accordance with an approved comprehensive development plan. This provides for flexibility in the design of buildings, yards, courts, amenities and design excellence.

PROPOSED PROJECT DEVELOPMENT

Design Intent: The developer indicates the design intent is to capture a new-style commercial shopping destination point.

Phases/Projects: The following depicts the square-footage and proposed land use by parcel:



PROPOSED LAND USE BY PARCEL

Acreage	Parcel	Proposed Land Use	Square Footage
10.23	Lot 1	Mixed Retail	Range: 5k to 27k / Total: 74,188
1.01	Lot 2	Restaurant / Retail	TBD
0.91	Lot 3	Restaurant / Retail	TBD
1.16	Lot 4	Restaurant	TBD
1.02	Lot 5	Restaurant / Retail	5,950
1.77	Lot 6	Restaurant	5,400
2.03	Lot 7	Restaurant	5,400
5.70	Lot 8	Retail	45,000



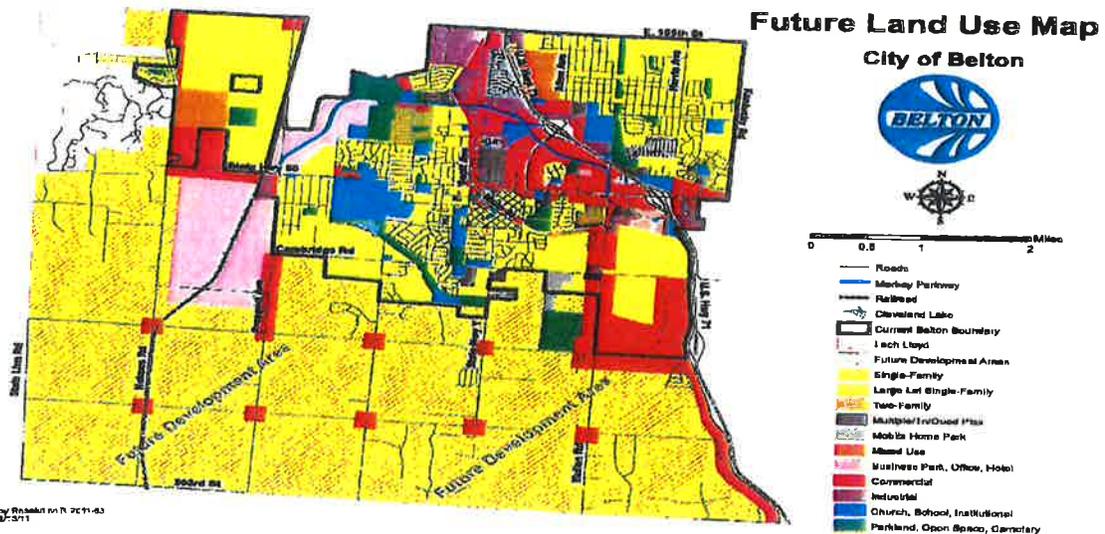
Aerial view of surrounding area

Surrounding Zoning / Use:

- West: C-2: General Commercial
- East: C-2: General Commercial / Undeveloped land
- North: C-2: General Commercial / Retail
- South: C-2: General Commercial / Undeveloped land

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

The city's future land use map shows the Markey Parkway and 163rd Street corridor as a prime retail/commercial growth area.



PRELIMINARY DEVELOPEMNT PLAN

BASIC SITE DESIGN CRITERIA

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

BUILDING ORIENTATION / DESIGN

Access to the development will be from Markey Parkway, Turner Road and 163rd Street, with controlled signalized intersections. The signalized intersections as proposed...one will be located at Markey Parkway and the Hobby Lobby intersection and the other traffic signal at the realigned Turner Road and 163rd Street intersection. The roadway alignment for Turner Road will be altered from its current alignment. The proposed alignment will shift it south approximately 340-linear feet and line it up with an existing stub-out on 163rd Street.

Three (3) additional access points will be provided from Turner Road, including a right-in/right-out from 163rd Street.

TRAILS MASTER PLAN

In accordance with the city's trails master plan, the developer has agreed to dedicate a 10-foot trail easement (Hike & Bike Path) along the Markey Parkway right-of-way, which will tie into the Park's walking trails system along 163rd Street.

STORMWATER BMP'S / LANDSCAPING

The new commercial development will have a couple of areas dedicated on site for storm-water detention. There will be a drainage easement located along the 163rd Street frontage, between Turner Road and Markey Parkway, which will be used for rain-gardens full of wetland vegetation. The other 5.0-acre storm-water detention site will be located at the northwest section, to include stream mitigation and BMP's.

STAFF'S REVIEW COMMENTS

Planning:

1. Provide dimensions to indicate relationship between buildings, property lines, parking areas, and other elements of the plan;
2. Indicate location, size, and materials to be used in all screening of roof-top/ground mounted mechanical equipment;
3. Provide building sections, floor plans indicating dimensions and areas of all floors within proposed buildings;
4. Location, height, candle-power, and type of outside lighting fixtures for buildings and parking areas;
5. Location and dimensions of all driveways, parking lots, parking stalls, aisles, loading and service areas and docks;
6. Landscape and screening plans shall include the following:
 - a) Size, species, location and number of all proposed landscape materials;
 - b) Notation of all areas to be seeded or sodded;
 - c) Location, size, and materials to be used for all screening, including screening of outside trash enclosure(s);
7. Provide details on pedestrian access ways/trails. Pedestrian access to buildings shall be provided from rights-of-way and parking areas. Walkways, no less than 8-feet in width must be provided along the full length of the building façade;
8. Provide details on bike/walking trails. Trails for walking, jogging and biking shall be no less than 10-feet in width and located within dedicated rights-of-way. Trail segments with a minimum of 10-feet shall be constructed at the time of infrastructure improvements;
9. All Best Management Practices (BMPs) shall be utilized;

Engineering:

- Staff is planning to draft a development agreement to address many of the comments contained herein. This agreement will include details on timing of traffic signal construction, maintenance of storm-water management areas and maintenance of private utilities;
- Horizontal curve and vertical slope of private drive into Phase II from Markey signal is not ideal. A 3% grade or less and straightening of the drive horizontally is desired;
- Provide sidewalk and pedestrian trail along relocated Turner Rd;
- Provide right turn lane on 163rd into right-in/right-out at Lot 4. Length of turn lane to be based engineering analysis and may require a revision to the Belton Gateway traffic study;
- Add short right turn lanes where possible for curb cuts on relocated Turner into development;
- For sewer relocation near Turner Rd, provide 3 new manholes rather than using 2 existing. All manholes are in poor condition and in need of replacement;
- Depict existing public sewer on western half of property south of enhanced drainage way;
- Realign proposed dead-end water line with fire hydrant in front of Lot 8;
- Lot 2 in may need additional fire hydrant depending on use;
- Provide 40 hours of detention in water quality event for area upstream of development near church and for area next to 163rd. Additional structures are likely needed to accomplish this. Provide details on plans showing outlet structures with elevations and dimensions;
- BMP Worksheets indicate 19.25 acres of "open space, turf" however staff measurements indicate only 10.8 acres will remain of open space. Level of service needed from BMP worksheets is anticipated to be 7 rather than 6;
- All lots are either required to provide on-site detention or participate in the Markey Regional Detention program;
- Provide hydraulic profiles showing EGLs and HGLs in design storms for all public and private storm sewers. Provide 100-year water surface elevation of the two mitigation/BMP areas and show extent of flooding in the 100-year;
- Provide all documentation, including forms and files submitted to USACE and responses received from USACE, to enclose stream. Requests for jurisdictional determination and the Corps' response are required. Corps and MDNR permits will be required for this stream enclosure and need to be submitted to City staff.

Fire Prevention:

- The 2012 International Fire Code requires a fire hydrant within 400-feet of the exterior of the building. 600-feet if the building is equipped with a sprinkler system. Please contact fire marshal to schedule a meeting to discuss hydrant location for Tenant H. Possible hydrant distance issues with future buildings on Lot(s) 2 & 9;
- Lot 7 parking appears to exceed the 150-foot maximum without an authorized turn around. This can be discussed when we meet to discuss the hydrants;
- Please confirm the width of the driving lanes between rows of parking, and the width of the narrowest part of the driveway on the NE corner.

City plan review staff recommends acceptance of the Preliminary Development Plan for the Belton Gateway Addition, Unit 2.

PLANNING COMMISSION ACTION

1. Motion to recommend approval of the Preliminary Development Plan of 'Belton Gateway Addition, Unit 2', a Commercial Development, for a 39-acre tract of land, located west of 163rd Street and north of Turner Road;
2. Motion to deny the Preliminary Development Plan of 'Belton Gateway Addition, Unit 2', a Commercial development, for a 39-acre tract of land, located west of 163rd Street and north of Turner Road;
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Pre-Development Plan

**Consideration of Final Plat approval for
Belton Gateway, Unit 2**



**BELTON CITY PLANNING COMMISSION
MONDAY, NOVEMBER 16, 2015 – 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

**FINAL PLAT
BELTON GATEWAY ADDITION, UNIT 2
Section 12, Township 46, Range 33**

Staff Report: Robert G. Cooper, City Planner

CASE #FP15-21

Consideration of Final Plat approval of Belton Gateway Addition, Unit 2, a commercial/retail development, on a 39-acre tract of land, located west of 163rd Street and north of Turner Road.

BACKGROUND

Y-Belton, LLC, (current land owner/developer) is proposing to develop this 39-acre tract of land. The city's development review committee had 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 C-2/P (General Commercial/Planned). The developer is prepared to move forward in the development process and has submitted a preliminary plat in conjunction with a preliminary development plan for this commercial / retail project.



Aerial view of the proposed development site

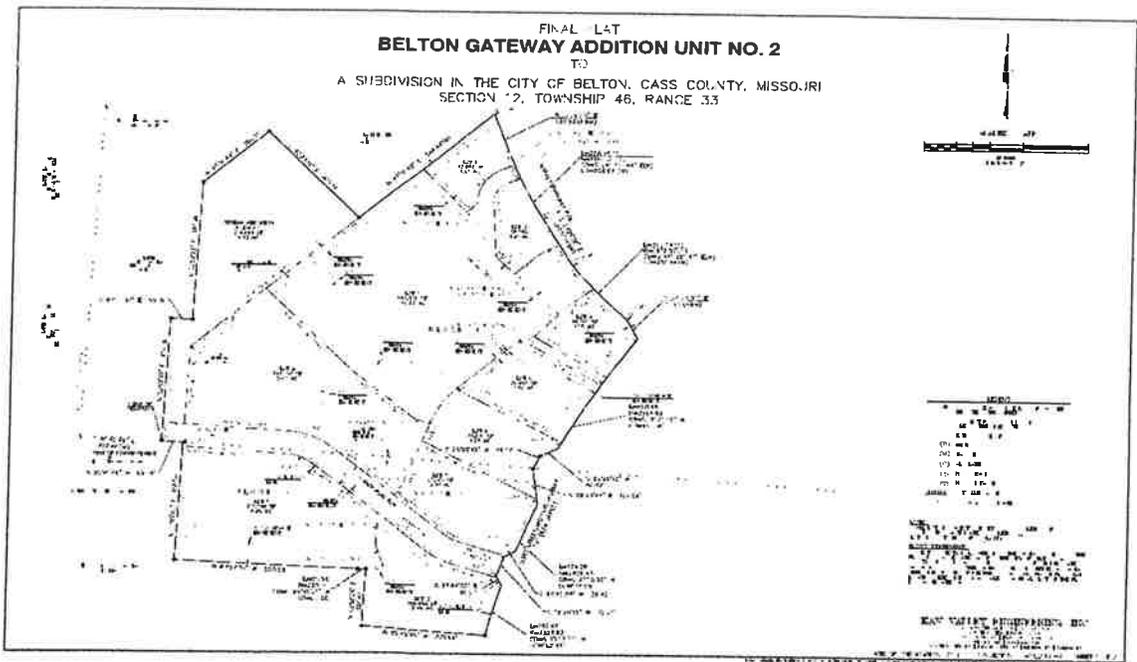
REVIEW

The preliminary plat consists of four (4) phases with multiple Lots. Phase(s) I thru III will consist of Lots 1 thru 8 (located on the north side of Turner Road), with Phase IV providing an additional two (2) Lots, located on the south side of Turner Road.

The City's future land use map identifies this area one of the city's major retail/commercial corridor and entry-way into the City of Belton. Retail stores, restaurants and hotels are a permitted use by-right in this commercial corridor.

The subject property is located in zone 'x' on the Flood Insurance Rate Map (FIRM) for the City of Belton, which is defined as "areas determined to be outside the 0.2% annual chance floodplain".

NOTE: In an effort to utilize Belton's Complete Streets initiative and the Trails Master Plan, the developer has agreed to dedicate a 10-foot trail easement (Hike & Bike Path) along the Markey Parkway right-of-way, which will tie into the Park's walking trails system along Y-Highway / 163rd Street.



STAFF COMMENT'S CONCERNING THE FINAL PLAT

Engineering:

- Horizontal curve and vertical slope of private drive into Phase II from Markey signal is not ideal. A 3% grade or less and straightening of the drive horizontally is desired;
- Add note on plat that City is not responsible for parking lot repair upon maintenance of utilities;
- Add note on plat that all Stream Mitigation and BMP areas are to be maintained privately and in perpetuity. Details on maintenance of BMPs are planned to be addressed in detail in a development agreement;
- Straighten property line on 163rd St at existing Turner Rd access point if possible;

- Depict existing public sewer on western half of property south of enhanced drainage way;
- Relocate/realign dead-end water line with fire hydrant in front of Lot 8; and

NOTE: If the final plat for any part of the area covered by the preliminary plat has not been submitted for approval within this specified period, a preliminary plat must be resubmitted to the Planning Commission for approval.

STAFF RECOMMENDATION

Staff finds the Final Plat to be in accordance with Section 36-35 of the Belton Unified Development Code, therefore, supports a recommendation to approve the Final Plat of Belton Gateway Addition, Unit 2.

PLANNING COMMISSION ACTION

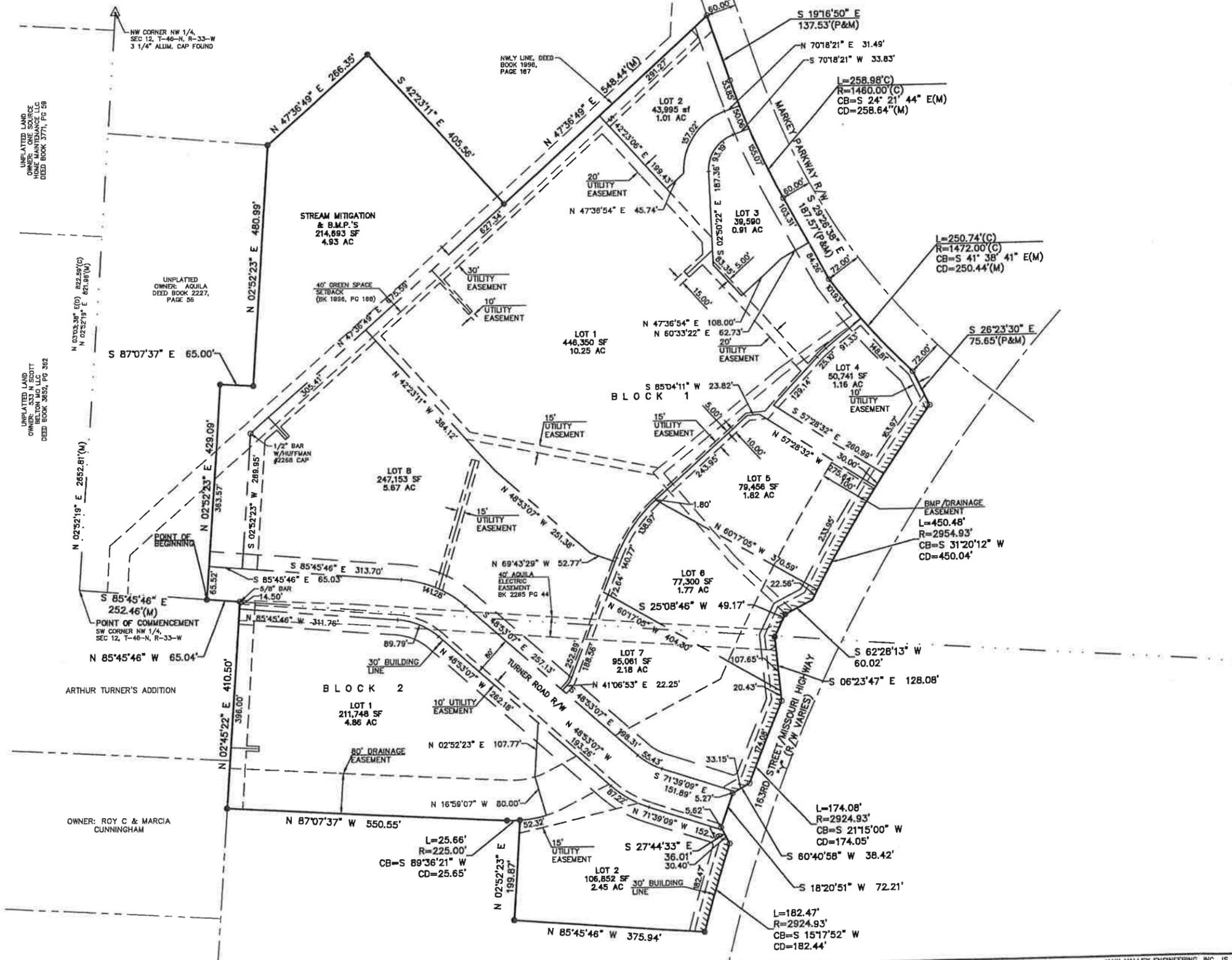
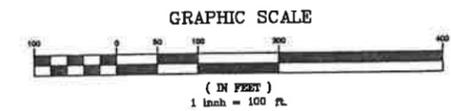
1. Motion to recommend approval of the Final Plat of Belton Gateway Addition, Unit 2
2. Motion to recommend denial of the Final Plat of Belton Gateway Addition, Unit 2
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Final Plat

FINAL PLAT BELTON GATEWAY ADDITION UNIT NO. 2 TO

A SUBDIVISION IN THE CITY OF BELTON, CASS COUNTY, MISSOURI
SECTION 12, TOWNSHIP 46, RANGE 33



- LEGEND**
- 5/8"x24" REBAR W/KVE LS 214F CAP SET SEE NOTE 1, THIS SHEET.
 - MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
 - △ SECTION CORNER FOUND
 - (D) DEEDED
 - (M) MEASURED
 - (C) CALCULATED
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - ||||| CONTROLLED ACCESS
 - ◇ BOUNDARY COORDINATE

NOTE:
1. ALL LOT PINS ARE TO BE SET UPON COMPLETION OF CONSTRUCTION, ANTICIPATED COMPLETION 2025. (LOT PINS NOT SHOWN FOR CLARITY)

FLOOD STATEMENT:
SUBJECT PROPERTY IS LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BELTON, CASS COUNTY, MISSOURI. MAP NUMBER 29037C 0009 F. REVISED DATE JANUARY 2, 2013. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

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JUNCTION CITY, KS | KANSAS CITY, MO | LENEXA, KS | SALINA, KS

DATE OF PREPARATION: ?? 2015 PROJECT NO. A13_6441-2 SHEET 1 OF 2

Consideration of a Final Development Plan for Fazoli's



FINAL DEVELOPMENT PLAN
LOT 3, BELTON GATEWAY

PLANNING COMMISSION
MONDAY, NOVEMBER 16, 2015 –6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET

Assigned staff: Robert G. Cooper, City Planner

CASE #FDP15-24

Consideration of Final Development Plan approval for a 6,300-sq. ft. mixed-use commercial building, with a drive-thru Fazoli's restaurant, on Lot 3 of the Belton Gateway Addition, a 1.16-acre tract of land, addressed as 620-624 E. Markey Parkway.

PROPOSED PROJECT DEVELOPMENT

Current Zoning: C-2 (General Commercial) District.

Property Description: Belton Gateway Addition, Lot 3

Size of Site: 50,426-sq. ft. / 1.16-acre(s)

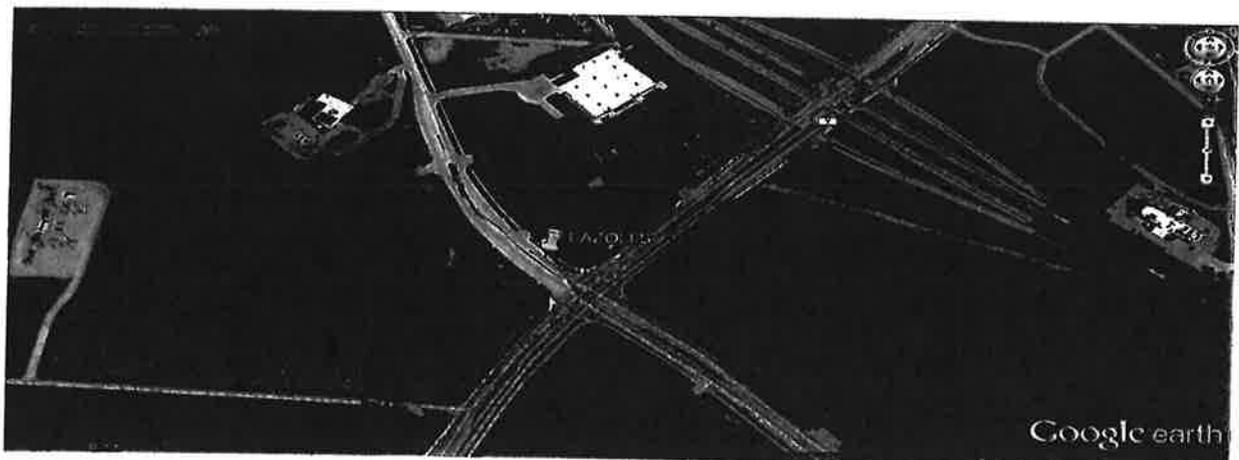
SURROUNDING ZONING / USE

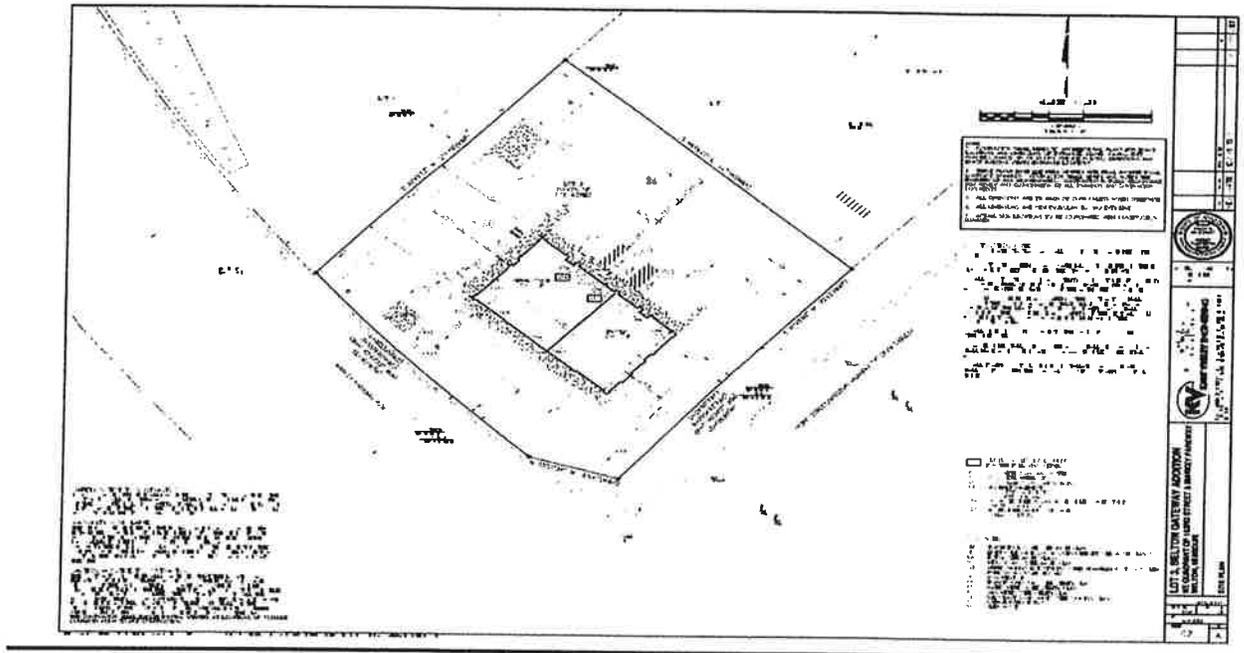
West: C-2 /General Commercial

East: C-2 /General Commercial

North: C-2 /General Commercial

South: C-2 /General Commercial





REVIEW

The developer has submitted site and civil plans for this project. Staff has reviewed the following key elements of the site plan:

Site Dimensions: 50,426-sq. ft. or 1.16-acre(s).

Intended Use: Retail / Restaurant (3,500-SF) with adjoining drive-thru restaurant (2,800-SF).

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

Height & Dimension of Building: The proposed building will be 6,300-sq. ft. with a maximum building height of 22-feet (top of parapet).

Conceptual Elevation: The general appearance of the building will be a stucco, brick and cast-stone mix.

Screening: Transformer unit will be ground-mounted and screened from public view with vegetation. The electric and telecommunication service panel will be attached to the building wall. The gas-meter will be placed near the building wall and screened with landscaping.

Driveway: The site will be part of the Belton Gateway Development, which is a combination of multiple interconnecting parking lots. The primary access will be from Markey Parkway, immediately north and east of the Markey Parkway / 163rd Street traffic signal.

Parking: The site will provide for 54 parking spaces which include three (3) handicap stalls.

The drive-thru lane is designed to allow four (4) vehicles to stack in line behind the menu-order board. Alongside the drive-thru lane is an opt-out access lane, which will provide additional access.

Signage: Pursuant to City code, wall mounted and monument type signs are an acceptable form of signage in a C-2 (General Commercial) zoning district. The site will have a monument sign located on the south corner of the site.

Landscaping: Pursuant to the Landscape Ordinance, the site will be irrigated and landscaped with multiple native plantings, shrubs and sod.

Lot Coverage: Pursuant to Section 40 of the Unified Development Code, no more than 40% of the lot can be coverage by structures. This development site as proposed has a lot coverage of 12.4%.

FINAL DEVELOPEMNT PLAN

STAFF'S REVIEW COMMENTS

Planning:

Reference: Sheet A200 - Elevations

- Provide details on the type and intensity for all outside lighting fixtures for the building;
- Provide details on the trash enclosure; eg: design and color;
- Provide details for the stand-alone monument sign structure.

Reference: Sheet C2 – Site Plan

- Show distances between all buildings, between buildings and property lines and between all parking areas and property lines;
- Show dimensions of all driveways, parking lots, parking stalls, aisles, loading and service areas and docks;
- Provide signage: 'Drive-Thru Lane Only' at lane entrance

Reference: Sheet AS101 – Architectural Site Plan

- Provide additional vegetation (screening material) around the ground-mounted transformer and for the gas meter(s) and electrical service panel on the southwest side of the building.

Reference: Sheet L1 – Landscape Plan

- Provide details on landscaping irrigation system, including type of back-flow preventer;
- Add the following notation to the LS plan, Sheet L1: 'all disturbed land areas shall be sodded unless otherwise approved for seeding by the Planning Commission';

- Provide a landscape escrow in the form of cash or irrevocable letter of credit in the amount of 25 percent (25%) of estimated cost;
- All proposed landscaping shall be installed prior to the issuance of the final certificate of occupancy

Engineering:

- Provide post-construction water quality BMPs per city code;
- Complete and submit to City Engineer a Markey Regional Detention application for this lot. City staff will calculate fee based on City Code. Agreement between owner/developer and City is required as well;
- Lot acreage appears to exceed 1 acre (1.16 acres). Complete and submit application for a City Greater than 1 Acre Land Disturbance Permit and provide all required documentation. Provide MDNR LDP permit for this project;
- Adjust fire hydrant on site if necessary to accommodate change in grade.

Building Inspections –

- All construction must meet 2012 International Code.

Fire Department –

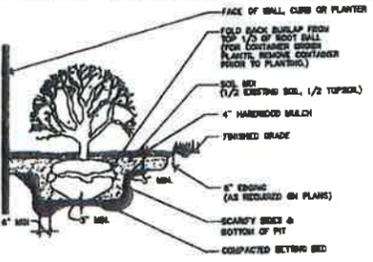
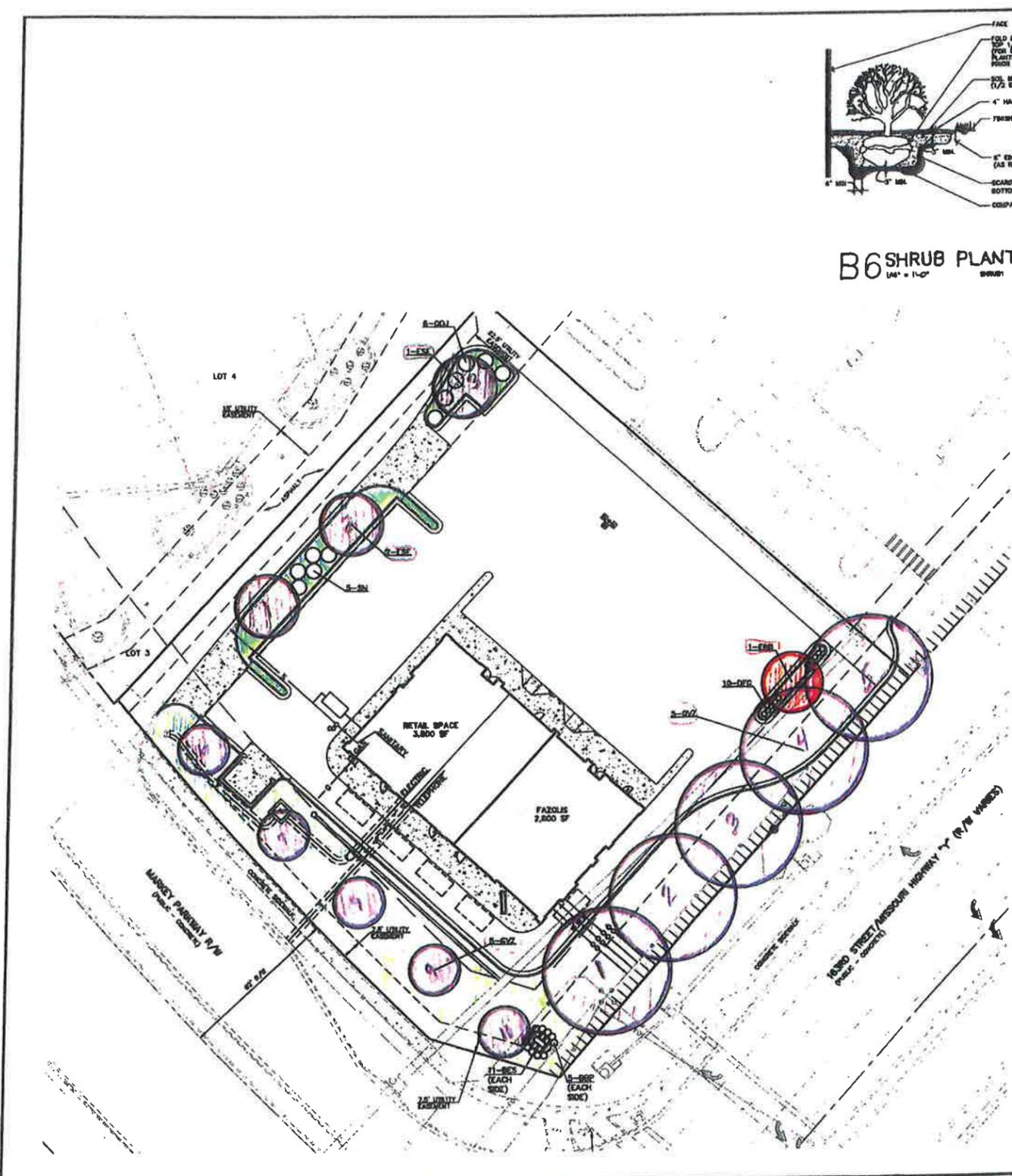
- Accepted as submitted.

PLANNING COMMISSION ACTION

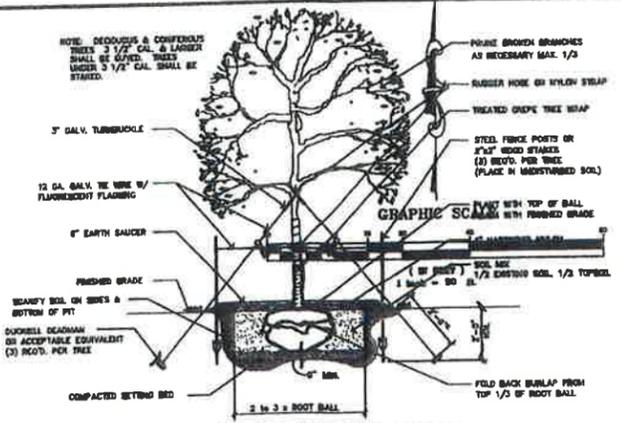
1. Motion to recommend approval of the Final Development Plan for Lot 3, Belton Gateway, a retail/restaurant development, on a 1.16-acre tract of land, located at the NE corner of the 163rd Street and Markey Parkway.
2. Motion to recommend denial of the Final Development Plan for Lot 3, Belton Gateway, a retail/restaurant development, on a 1.16-acre tract of land, located at the NE corner of the 163rd Street and Markey Parkway.
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Final Development Plan
2. Building Elevation(s)
3. Landscape Plan



B6 SHRUB PLANTING DETAIL
1/4" = 1'-0"



B4 TREE PLANTING DETAIL
1/4" = 1'-0"

- LANDSCAPE NOTES:**
- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO PLANT INSTALLATION.
 - ALL BUILD BEDS AND TREE BARRIERS SHALL RECEIVE A MINIMUM OF 4" OF HARDWOOD MULCH WITH WOOD BARRIER FABRIC (DENSITY PRO-9 OR EQUIVALENT), DO NOT USE WOODS PRODUCTS. CREATE A SMOOTH, UNIFORM SURFACE.
 - PLACE PLANTS ACCORDING TO PLAN FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT OR ENGINEER.
 - PRIOR TO SETTING/WEDDING THE CONTRACTOR SHALL FINE GRADE BY HAND, ROLLING AND/OR GRADING TO ENSURE DRAINAGE AND CREATE A SMOOTH, UNIFORM SURFACE.
 - ALL AREAS NOT DESIGNATED AS PAVEMENT OR LANDSCAPED AREAS SHALL BE SEDED/WEDDED ACCORDING TO SPECIFICATIONS.
 - ALL LANDSCAPED AREAS AND PAVS SHALL BE IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH SPECIFICATIONS.
 - ALL BUILD BEDS ADJACENT TO PAVS AREAS SHALL BE EDGED WITH A POLYETHYLENE EDGING MATERIAL INSTALLED WITH TOP EXPOSED 1/2" MIN. ABOVE WALKING MATERIAL.
 - IN THE EVENT OF SOME IN USE ON THE JOB SANITARY SHALL, ANY TREES OR PLANTINGS PLACED WITHIN THE SERVICE AREA MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION "WEDDING" AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- IRRIGATION SYSTEM/COMPONENT SPECIFICATIONS:**
- THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:
- IRRIGATION SYSTEM SHALL CONFORM TO ALL SUDREY STANDARDS AND ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING DESIGN AND INSTALLATION.
 - WATER LINE TYPE, SIZE, LOCATION, PRESSURE AND FLOW SHALL BE FIELD VERIFIED PRIOR TO SYSTEM DESIGN AND INSTALLATION.
 - ALL MATERIALS SHALL BE FROM NEW STOCK FREE OF DEFECTS AND CARRY A MINIMUM ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN SUCH A MANNER THAT ALL SYSTEM COMPONENTS OPERATE WITHIN THE GUIDELINES ESTABLISHED BY THE MANUFACTURER.
 - LAWN AREA AND DRIVE BEDS SHALL BE ON SEPARATE CIRCUITS.
 - WATER TAP, METER SET, METER VALVE AND ALL OTHER OPERATIONS NECESSARY TO PROVIDE WATER FOR IRRIGATION SHALL CONFORM TO LOCAL WATER GOVERNING AGENCY STANDARDS AND REGULATIONS.
 - BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - IRRIGATION CONTROLLED STATIONS SHALL BE LABELED TO CORRESPOND WITH THE CIRCUIT IT CONTROLS.
 - AN "AS-BUILT" SCHEDULE 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 IDENTIFICATION
 - SIZE AND QUANTITY
 - INDICATION OF SPRINKLER HEAD SPRAY PATTERN
 - GRAND IRRIGATION SYSTEM
 - DETAILED SCHEDULE OF IRRIGATION SYSTEM
 - CONTRACTOR SHALL PROVIDE TO THE OWNER WITHIN OPERATION INFORMATION FOR ALL SYSTEM COMPONENTS.
 - CONTRACTOR SHALL PROVIDE TO THE OWNER ALL NEYS, ACCESS TOOLS, WRENCHES AND ADJUSTING TOOLS NECESSARY TO GAIN ACCESS, ADJUST AND CONTROL THE SYSTEM.
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - AN AUTOMATIC SHUT-OFF OR MOISTURE SENSITIVE SHALL BE INSTALLED.

(PLANT SCHEDULE)					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER	REMARKS
OVERSTORY TREES					
010	10	ZELKOVA SERRATA 'DREX VASE'	GREEN VASE ZELKOVA	2.5"	4" MIN. CLEAR, GROUND TO CANOPY
011	3	QUERCUS PRINCEPIA 'JFS-BEESBROOK'	EMERALD SUNSHINE OAK	2.5"	6" MIN. CLEAR, GROUND TO CANOPY
ORNAMENTAL TREES					
012	1	CERCIS REDPINKER 'OKLAHOMA'	OKLAHOMA REDBUD	1.5"	8'-10' MIN. HEIGHT
DECIDUOUS SHRUBS					
013	5	FRAXINUS OXYCARPA 'SUMMER BREEZE'	SUMMERTIME HIBISCUS	5 GAL.	34" HEIGHT
014	10	BUTTERFLY BUSH 'VICTE PINK'	BUTTERFLY BUSH 'VICTE PINK'	5 GAL.	34" HEIGHT
EVERGREEN SHRUBS					
015	8	JANPERUS VIRGINIANA 'GREY OWL'	GREY OWL JAMPER	5 GAL.	PLANT @ 4' O.C.
GRASSES					
016	10	PERNETUM ALOPECUROIDES 'HAMELI'	DWARF FOUNTAIN GRASS HAMELI	3 GAL.	PLANT @ 18" O.C.
PERENNIALS					
017	22	RUDBECKIA HYTA	BLACK EYED SUSAN	1 GAL.	PLANT @ 18" O.C.

0	10-15-13	INITIAL ISSUE	DSN	JT	SKM
1	10-15-13	REV. DATE	DSN	JT	SKM
DESCRIPTION					
LOT 3, BELTON GATEWAY ADDITION NE QUADRANT OF 1650 STREET & MARKET PARKWAY BELTON, MISSOURI					
FINAL SITE DEVELOPMENT PLANS - LOT 3 LANDSCAPE PLAN					
C5_FSDP					



Fizolis Restaurant
Project No: 15-1013-1130
Nov. 2
(620 E. Monkey Pkwy)

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