



**AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING & PUBLIC HEARING
MONDAY, DECEMBER 7, 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 16, 2015 PLANNING COMMISSION MEETING

IV. PUBLIC HEARING

- A. Consideration of a zone change from M-1 (Light Manufacturing) to C-2 (General Commercial) District, for a 2.94-acre tract of land, described as Dean-Co Development Park, Block 4, Tract II-A, located on Cunningham Industrial Parkway.

V. CONSIDERATION

- A. Consideration of Final Plat approval for Highlands, Lot 1, a 2.94-acre, tract of land for the development of a 7,684-sq. ft. Veteran's Care facility.
- B. Consideration of a Preliminary Development Plan approval for Freddy's Restaurant, located at 1822 E. North Ave.

VI. DISCUSSION

- A. Discussion of sign changes concerning Street Name Signs with Pictographs.

VII. DIRECTOR'S REPORT

VIII. NEXT MEETING DATE: JANUARY 4, 2016

VIII. ADJOURNMENT

MEETING MINUTES

NOVEMBER 16, 2015

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
Belton, Missouri
November 16, 2015**

CALL TO ORDER

Chairman Holly Girgin called the meeting to order at 6:00 p.m.

ATTENDANCE

Commission: Chairman Holly Girgin, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson and Councilman Chet Trutzel.

Staff: Jay Leipzig, Community & Economic Director, Robert Cooper, City Planner, Megan McGuire, City Attorney, Jennifer Dutcher, Community Development Secretary, Zach Matteo, City Engineer and Bobby Sperry, Fire Marshal.

Absent: Commissioner Chris Christensen and Mayor Jeff Davis.

MINUTES

Commissioner Davila moved to approve the minutes of the November 2, 2015 Planning Commission meeting. Seconded by Commissioner Crate. All members present voted in favor and the motion carried.

DISCUSSION

Chairman Girgin announced the consideration of the special use permit to allow a used car sales business at 100 Electronics Parkway has been continued until December 7, 2015.

Mr. Cooper presented the staff report for the consideration of the Preliminary Plat approval for the Belton Gateway Phase 2 noting the project as a 30-acre commercial/retail development located west of 163rd Street and north 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. 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. 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 Best Management Practices (BMP). Mr. Cooper stated staff supports a recommendation to approve the Preliminary Plat of the Belton Gateway Addition Unit 2.

Commissioner McDonough questioned the number of lanes for the 80' right of way along Turner Road. Mr. Matteo, City Engineer, indicated there will be three lanes, one of which is a middle turn lane.

Councilman Trutzel moved to approve the Preliminary Plat for Belton Gateway Unit 2, seconded by Commissioner Crate.

A vote on the motion to approve the Preliminary Plat for Belton Gateway Unit 2 was taken, and the following vote recorded:

Ayes: 7 – Chairman Holly Girgin, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson and Councilman Chet Trutzel.

Noes: 0 – None

Absent: 2 – Commissioner Chris Christensen and Mayor Davis

Motion carried.

Mr. Cooper presented the staff report for the consideration of the Final Plat approval for the Belton Gateway Unit 2 making note of the engineering comments pertaining to all stream mitigation BMP areas to be maintained privately and in perpetuity. Details on the maintenance of the BMPs are planned to be addressed in detail in a development agreement. Staff supports a recommendation to approve the Final Plat of Belton Gateway Addition, Unit 2.

Mrs. McGuire, City Attorney, questioned how each lot is going to be owned, if the developer potentially sold the lots, would the transfer of the development agreement clauses be passed onto the new owner of any sold tract. Dave Olson, representing Y Belton, LLC addressed this concern stating, the redevelopment agreement will legally describe the development area and will apply to the overall boundary of the redevelopment area and all the development agreement terms and conditions will transfer with each property. The development agreement is attached to the title of the entire piece of property. Mrs. McGuire stated she likes to see a transfer document that gets filed with the new owners of the lot acknowledging the receipt of the development agreement and the obligations that attach to the lot within the larger development.

Mrs. McGuire questioned when the development is fully built out, who is responsible for the maintenance of the detention ponds. Mr. Olson indicated the details are negotiated into the redevelopment agreement with a reciprocal easement agreement outlining the responsibility of lighting, landscaping, etc.

Councilman Trutzel moved to approve the Final Plat for Belton Gateway Unit 2, seconded by Commissioner Crate.

A vote on the motion to approve the Final Plat for Belton Gateway Unit 2 was taken, and the following vote recorded:

Ayes: 7 – Chairman Holly Girgin, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson and Councilman Chet Trutzel.

Noes: 0 – None

Absent: 2 – Commissioner Chris Christensen and Mayor Davis

Motion carried.

Mr. Cooper presented the staff report for the consideration of the Preliminary Development Plan approval for the Belton Gateway Unit 2 noting the developer indicates the design intent is to capture a new-style commercial shopping destination point. The site features must be reasonably compatible within the development, including signage materials or design and landscape location and design. 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. Staff recommends the acceptance of the Preliminary Development Plan for the Belton Gateway Addition, Unit 2.

Councilman Trutzel moved to approve the Preliminary Development Plan for Belton Gateway Unit 2, seconded by Commissioner Thompson.

A vote on the motion to approve the Preliminary Development Plan for Belton Gateway Unit 2 was taken, and the following vote recorded:

Ayes: 7 – Chairman Holly Girgin, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson and Councilman Chet Trutzel.

Noes: 0 – None

Absent: 2 – Commissioner Chris Christensen and Mayor Davis

Motion carried.

Mr. Cooper presented the staff report for the consideration of a 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. The building will have a maximum height of 22 feet with a general appearance of stucco, brick and cast stone mix. The transformer unit will be ground-mounted and screened from public view with vegetation. The gas-meter will be placed near the building wall and screened with landscaping. The primary access will be from Markey Parkway, immediately north and east of the Markey Parkway/163rd Street traffic signal. 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%. Trees along the drive thru stacking lane will screen the electrical service panels. These service panels will be painted to blend with the color of the buildings.

Councilman Trutzel questioned what happens to the trees should they die or require replacement. Mr. Cooper stated the developer is required to place a 25% landscape escrow to be held by the City for two years, in the event they fail to replace landscaping. After two years of no landscaping issues, the City will release the landscape escrow.

Councilman Trutzel moved to approve the Final Development Plan for Lot 3 Belton Gateway, seconded by Commissioner Crate.

A vote on the motion to approve the Final Development Plan for Lot 3 Belton Gateway was taken, and the following vote recorded:

Ayes: 7 – Chairman Holly Girgin, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson and Councilman Chet Trutzel.

Noes: 0 – None

Absent: 2 – Commissioner Chris Christensen and Mayor Davis

Motion carried.

Mr. Matteo addressed the commission for the consideration of a final recommendation of the Capital Improvement Program (CIP), stating although there would be no formal presentation, he was available for questions and comments prior to voting. Mr. Matteo presented the commission the findings of the updated projects ranking and indicated staff will be bringing the findings to the next City Council regular session.

Commissioner Finn moved to approve the Final Recommendation of CIP Projects, seconded by Councilman Trutzel.

A vote on the motion to approve the Final Recommendation of CIP Projects was taken, and the following vote recorded:

Ayes: 7 – Chairman Holly Girgin, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson and Councilman Chet Trutzel.

Noes: 0 – None

Absent: 2 – Commissioner Chris Christensen and Mayor Davis

Motion carried.

Mr. Leipzig gave the Directors report, stating the December 7th Planning Commission meeting will have the final discussion of the special use permit to allow used car sales at 100 Electronics Parkway. We also have an application and civil drawings for a Veterans Administration walk in clinic to be located behind the Texas Roadhouse and Freddy's will be submitting a Final Development Plan for review. Mr. Leipzig indicated with no additional agenda items, a cancellation of the December 21st Planning Commission meeting is warranted given the holiday season.

Commissioner McDonough questioned the visual aspects of the rear site lines of recent developments, stating the electrical panels are visible and very unsightly. Mr. Sperry indicated those very same items were discussed in the morning meeting and it has been requested the developer paint the metal box to match the color of the building, as they may also screen with shrubs and landscaping. Mr. Cooper reiterated the developer is aware of the additional landscaping and painting, staff is working with them for resolve.

ADJORNMENT

Commissioner Finn moved to adjourn the meeting. Seconded by Councilman Trutzel. All members present voted in favor and the meeting adjourned at 7:00 P.M.

Jennifer Dutcher

Community Development Secretary

**Consideration of a zone change from M-1 to C-2 District,
for a 2.94-acre tract of land, described as Dean-Co
Development Park, Block 4, Tract II-A, located on
Cunningham Industrial Parkway.**

**BELTON PLANNING COMMISSION
MONDAY, DECEMBER 7, 2015 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

CHANGE IN ZONING CLASSIFICATION

M-1 (LIGHT MANUFACTURING) TO C-2 (GENERAL COMMERCIAL) DISTRICT

Robert G. Cooper, City Planner

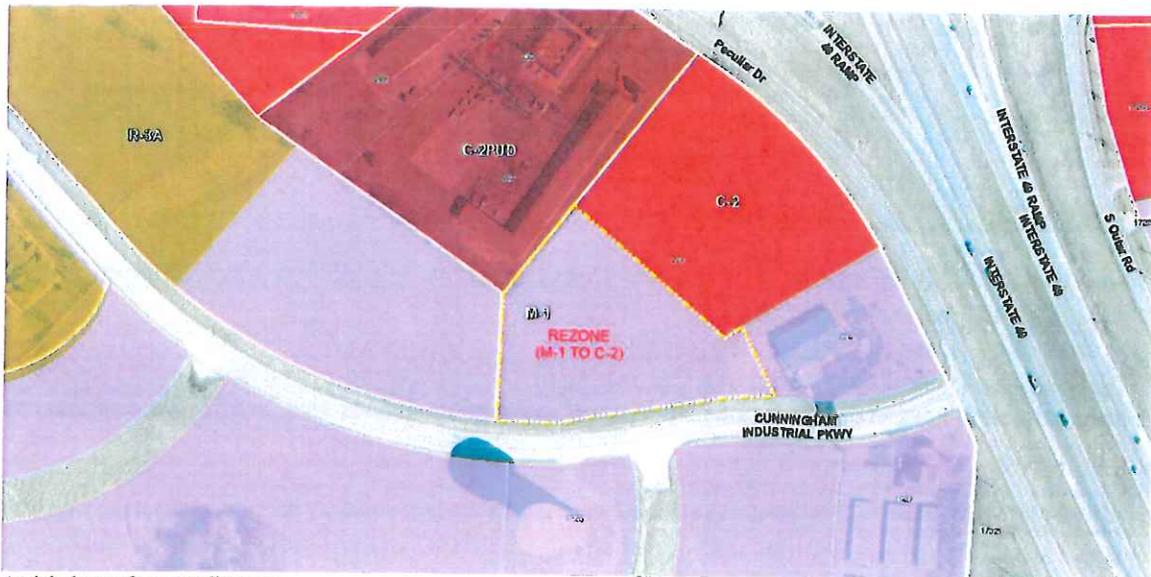
CASE #RZ15-26

Consideration of a Zone Change from M-1 (Light Manufacturing) District to C-2 (General Commercial) District for a 2.94-acre tract of land, described as Dean-Co Development Park, Block 4, Tract II-A, located on Cunningham Parkway.

BACKGROUND

The entire 2.94-acre tract of land is currently zoned M-1 (Light Manufacturing) with frontage on Cunningham Parkway. The applicant would like to rezone the entire 2.94-acre parcel to C-2 (General Commercial).

The request to rezone is made by property owner, Highlands Development, LLC. The change in zoning will allow for the construction of a 7,684-sq. ft. Veteran's Care Facility.



Aerial photo of surrounding area

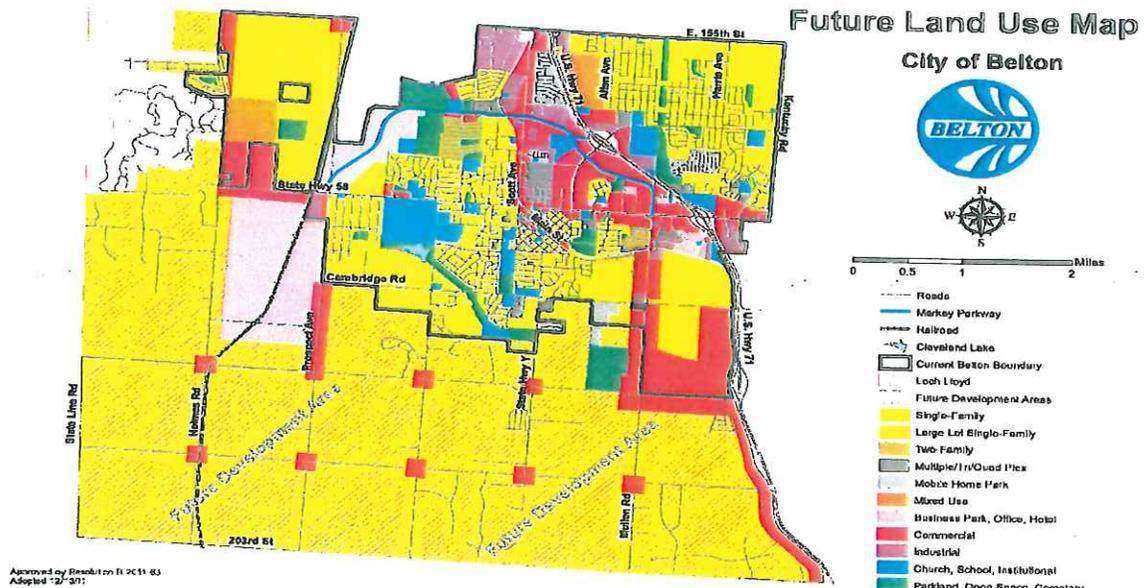
CURRENT ZONING

This area is 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 land use characteristics in the immediate area is commercial/retail. Immediately to the east is the former Rudroff's, HVAC building. Directly north is a newly proposed Texas Roadhouse restaurant, an Econolodge motel with an Ihop restaurant. The entire Peculiar Drive corridor north, from the proposed site, to the I-49 interchange is currently zoned C-2 (General Commercial).

REVIEW

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



COMPATIBILITY:

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

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

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

PREDOMINANCE: The predominant uses along the corridor are light manufacturing, an auto repair shop, restaurants and miscellaneous commercial services.

ADVERSE IMPACT: The zone change will not have an adverse impact on the surrounding properties due to similar zoning and uses in the immediate area.

NOTE: As the project moves along, staff will present to the Planning Commission a Final Development Plan.

STAFF'S RECOMMENDATION

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

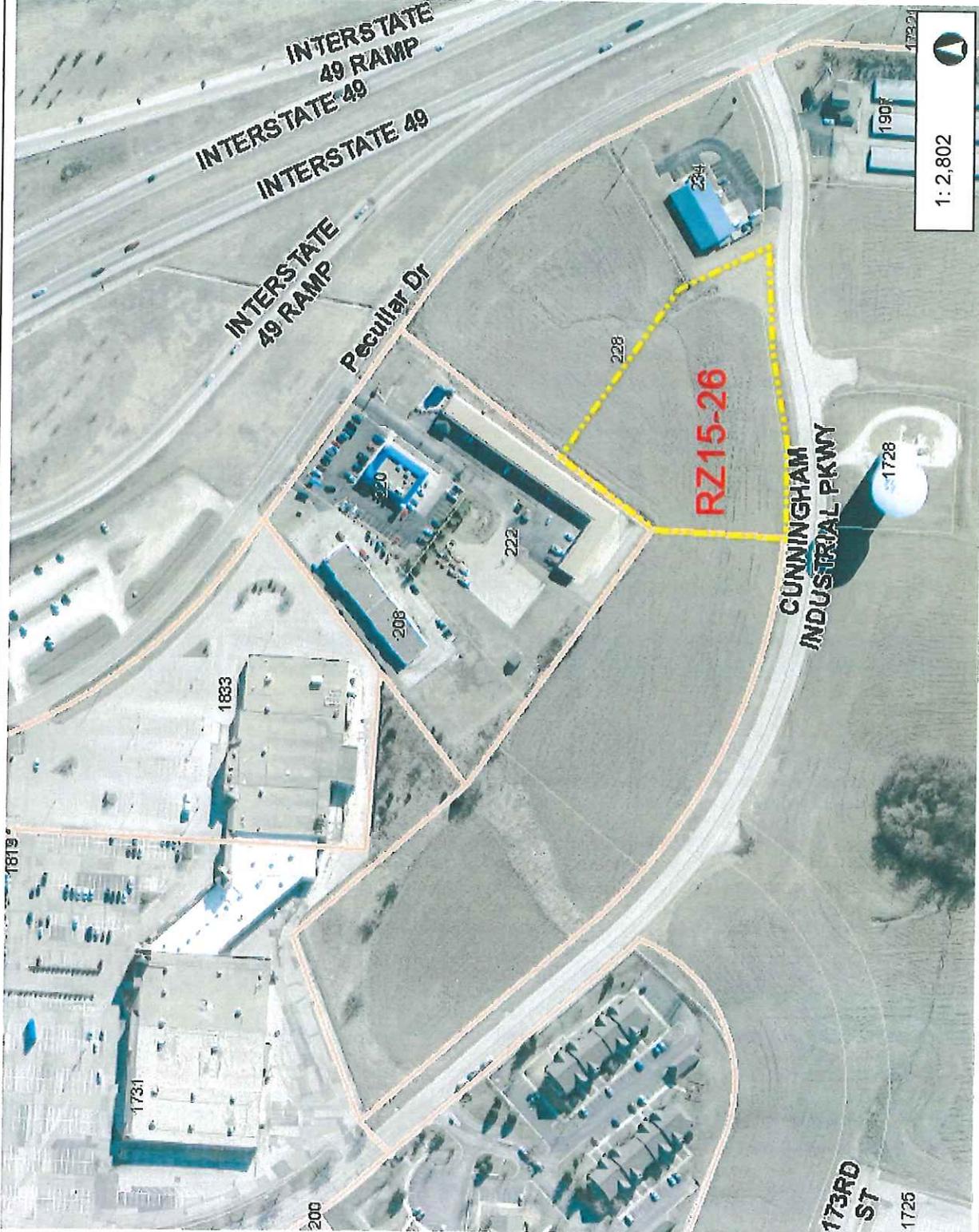
PLANNING COMMISSION ACTION

1. Motion to **approve** the zone change from M-1 (Light Manufacturing) to C-2 (General Commercial), for a 2.94-acre parcel of land, described as Dean-Co Development Park, Block 4, Tract II-A, located on Cunningham Parkway.
2. Motion to **deny** the zone change from M-1 (Light Manufacturing), to C-2 (General Commercial), for a 2.94-acre parcel of land, described as Dean-Co Development Park, Block 4, Tract II-A, located on Cunningham Parkway.
3. Motion to **continue** the case pending additional information.

ATTACHMENTS

- Area Map
- Land Description
- Alta Survey

Zone Change: M1 to C2



1: 2,802



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

Legend

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



LAND DESCRIPTION TRACT II-A

A tract of land in the Northwest Quarter of Section 18, Township 46 North, Range 32 West, being a part of Tract II, Resurvey of Lot Two, Block Four, Dean - Co Development Park, a subdivision in the City of Belton, Cass County, Missouri, according to the recorded plat thereof, recorded July 30, 1998 as Instrument No. 137436 in Book 15 at Page 54, more particularly described as follows: Beginning at the Southwest corner of said Tract II, said point being the True Point of Beginning; thence North 03° 33' 53" East, along the West line of said Tract II, a distance of 204.42 feet to the Westerly point of intersection of said Tract II; thence North 34° 56' 23" East, along the Northwesternly line of said Tract II, a distance of 251.02 feet; thence South 55° 04' 03" East, a distance of 368.70 feet to a point on the North line of Tract I of said Dean - Co Development Park subdivision; thence South 60° 08' 39" West, along said North line of Tract I and the Westerly extension thereof, a distance of 41.82 feet; thence South 26° 01' 22" East, 20.00 feet West of and parallel to the West line of said Tract I, a distance of 152.67 feet to a point on the North right-of-way line of Cunningham Industrial Parkway; thence on a curve to the left, having a radius of 653.24 feet, with an Initial Tangent Bearing of North 84° 49' 15" West, along said North right-of-way line, an arc distance of 216.12; thence on a reverse curve to the right, having a radius of 915.00 feet, continuing along said North right-of-way line, an arc distance of 277.07 feet to the point of beginning and containing 128,152 square feet or **2.94 acres, more or less.**

Consideration of Final Plat approval for Highlands, Lot 1, a 2.94-acre, tract of land for the development of a 7,684-sq. ft. Veteran's Care facility.



**BELTON CITY PLANNING COMMISSION
MONDAY, DECEMBER 7, 2015 – 6:00 P.M.**

**CITY HALL ANNEX, 520 MAIN STREET
A Resurvey of Lot 2, Block 4, Dean-Co Development Park
FINAL PLAT, HIGHLANDS, LOT 1**

Robert G. Cooper, City Planner

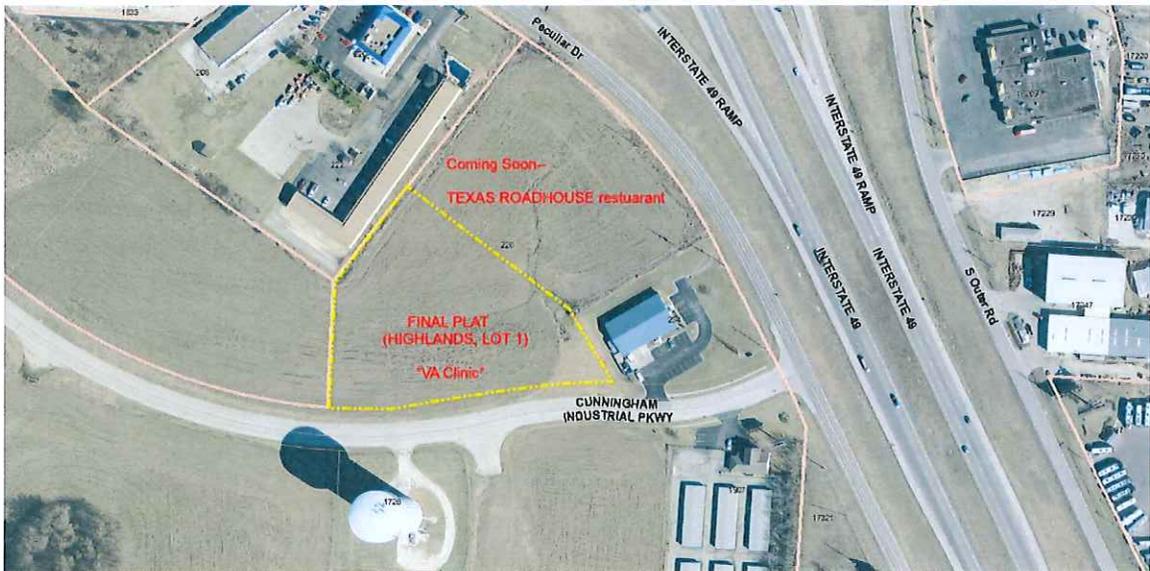
CASE #FP15-28

Consideration of Final Plat approval for Highlands, Lot 1, a 2.94-acre, tract of land for the development of a 7,684-sq. ft. Veteran’s Care facility, located on the north side of Cunningham Parkway, directly west of the former Rudroff’s heating and cooling building.

BACKGROUND

The city’s development review committee has convened on several occasions and met with the developer to discuss and review the elements of the plat and the general layout of the site.

The developer is now prepared to move forward in the development process and has submitted a final plat for the Veteran’s Care facility.



Aerial view of surrounding area

The ‘Highlands, Lot 1 Plat’ is one of the development projects within the Cunningham Parkway corridor.

REVIEW

The site will consist of a 7,684-square foot Veteran’s Care Facility.

The City's future Land Use Map identifies this area as "Medical/Office", with a care facility being classified as a permitted use by-right.

Ingress and egress to the development will be from Cunningham Parkway.

This tract of land has several easements (e.g. utility) which needed to be clearly identified. This Final Plat will clearly identify all property boundary markers including all public and private easements.

STAFF'S REVIEW COMMENT(S):

Planning:

- Provide dimensions (in feet) of public street right-of-way.

Engineering:

- Outline detention basin and native vegetation areas and designate as "storm-water management areas" with a note on the plat that maintenance is the property owner's responsibility in perpetuity;
- Depict 15' U/E for sewer on plat. U/E should only go to first proposed manhole north of Cunningham; sewers upstream of that manhole are private service lines.

STAFF RECOMMENDATION

Staff finds the final plat to be in accordance with Section 35-36 of the Belton Unified Development Code, therefore, supports a recommendation to approve the Final Plat of Highlands, Lot 1, Plat.

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

PLANNING COMMISSION ACTION

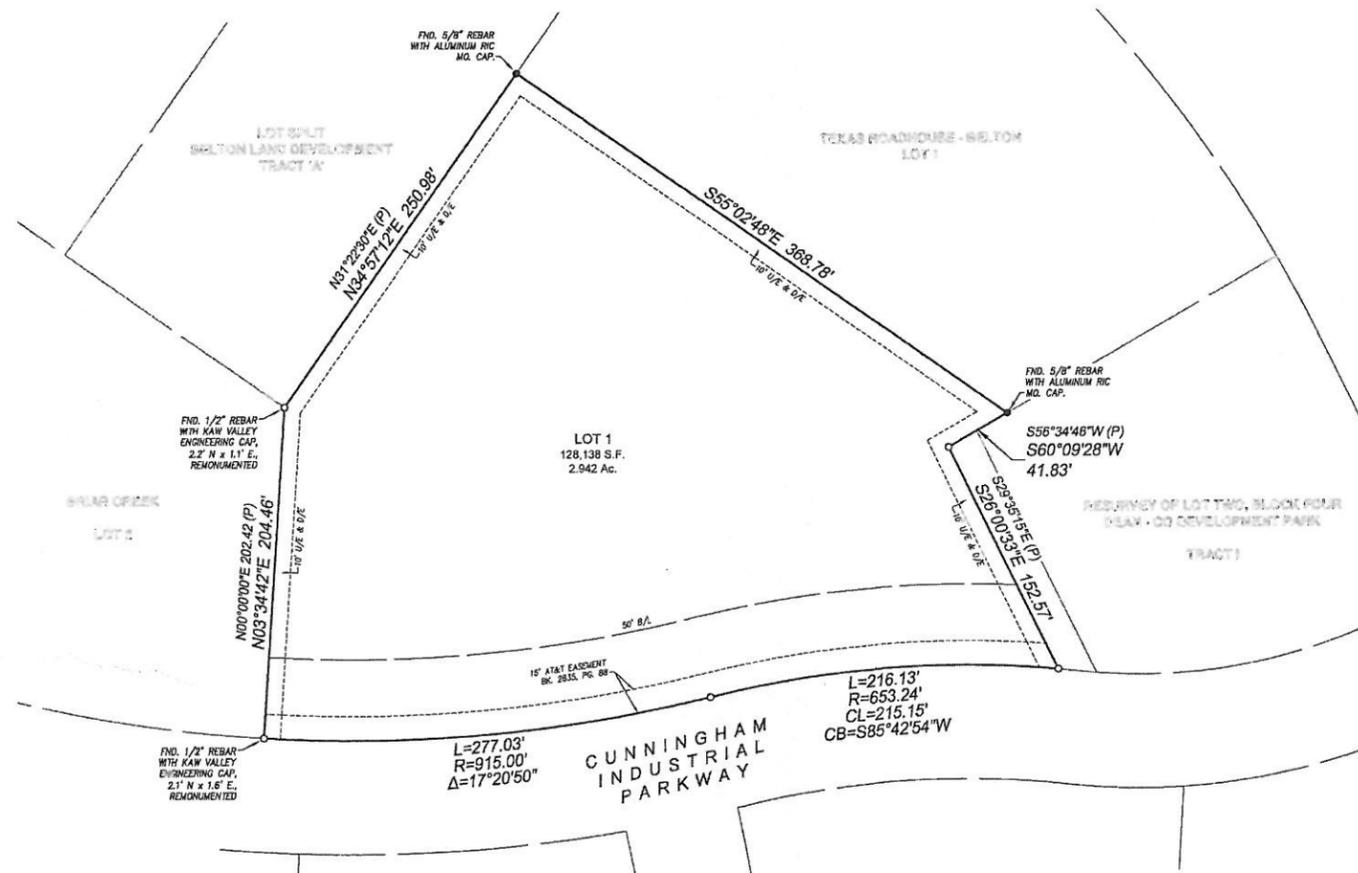
1. Motion to recommend approval of the Final Plat of Highlands, Lot 1, Plat.
2. Motion to recommend denial of the Final Plat of Highlands, Lot 1, Plat.
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Final Plat

FINAL PLAT HIGHLANDS, LOT 1

PART OF "TRACT II, RESURVEY OF LOT TWO, BLOCK FOUR DEAN-CO DEVELOPMENT PARK", IN
THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 32 WEST,
IN THE CITY OF BELTON, CASS COUNTY MISSOURI



- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET 1/2" X 1/4" REBAR WITH RIG. MO. CAP.
 - D/E DRAINAGE EASEMENT
 - U/E UTILITY EASEMENT
 - BL. BUILDING SETBACK LINE
 - (D) DESCRIBED
 - L LENGTH OF CURVE
 - R RADIUS OF CURVE
 - CL CHORD LENGTH
 - CB CHORD BEARING

NOTES:
Basis of Bearings: Missouri State Plane, West Zone, NAD83.

CLOSURE CALCULATIONS:
Precision, 1 part in: 303898.878
Error distance: 0.005
Error direction: S72°24'31"W
Perimeter: 1511.780'

All bearings and distances shown on this plat are measured, unless otherwise noted.

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29037C0017F, revised January 2, 2013, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

I hereby certify that this plat of survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Missouri Board For Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and plating of subdivisions to the best of my professional knowledge and belief.



Michael Schmidtberger, Missouri LS-2000143910



LOCATION MAP
SECTION 18-46-32
Scale 1" = 2000'

DESCRIPTION

All that part of Tract II, RESURVEY OF LOT TWO, BLOCK FOUR "DEAN-CO DEVELOPMENT PARK" a subdivision in the City of Belton, Cass County, Missouri, more particularly described as follows:

Beginning at the southwest corner of said Tract II; thence North 03°34'42" East, coincident with the west line of said Tract II, 204.46 feet to a point of intersection of said Tract II; thence North 34°57'12" East, coincident with the northwesterly line of said Tract II, 250.98 feet to the western most corner of Lot 1, TEXAS ROADHOUSE - BELTON, a subdivision in said City; thence South 55°02'48" East, coincident with the southwesterly line of said Lot 1, a distance of 388.78 feet to the southern most corner of said Lot 1, said point also being on the north line of Tract I of said DEAN-CO DEVELOPMENT PARK; thence South 60°09'28" West, coincident with said north line and its southwesterly prolongation, 41.83 feet; thence South 26°00'33" East, coincident with a line 20.00 feet west of and parallel to the west line of said Tract I, 152.27 feet to a point on the north right-of-way line of Cunningham Industrial Parkway, as it now exists; thence westerly, coincident with said right-of-way line, along a curve to the left, said curve having a radius of 853.24 feet, a chord bearing of South 85°42'54" West and a chord length of 215.15 feet, for a distance of 216.13 feet; thence continuing along said right-of-way line, along a reverse curve to the right, said curve having a 915.00 feet, for a distance of 277.03 feet to the Point of Beginning, containing 128,138 square feet, or 2.942 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HIGHLANDS, LOT 1".

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways and avenues not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Belton, Missouri, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over, under and through these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Belton, Missouri with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over, under and through these areas outlined and designated on this plat as "Stormwater Management Areas" or "DMA" is hereby granted to the City of Belton, Missouri. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

The perimeter landscaped areas, the pervious areas within the Cunningham Industrial Parkway right of way adjacent to the property, the onsite underground stormwater detention system and the stormwater treatment inserts within the onsite stormwater catch basins are hereby defined as "STORMWATER MANAGEMENT AREAS". All STORMWATER MANAGEMENT AREAS shall be maintained in perpetuity by the property owner. Maintenance of STORMWATER MANAGEMENT AREAS shall not be the responsibility of the City.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 20__.

Highlands Development, LLC

Chris Williams, President

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this ____ day of _____, 20__, before me a Notary Public in and for said County and State, came Chris Williams, President of Highlands Development, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and he duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public _____ My Appointment Expires: _____

APPROVALS

This plat of HIGHLANDS, LOT 1 has been submitted to and approved by the Belton Planning Commission this ____ day of _____, 2015.

Chairman, Holly Girgin _____ Secretary, Jay Leipzig _____

The acceptance of easements and right-of-way accepted by the City Council of Belton, Missouri, this ____ day of _____, 2015.

Mayor, Jeff Davis _____ Attest: _____
City Clerk, Patricia A. Ledford

Entered on transfer record this ____ day of _____, 2015

County Recorder _____

FILE COPY

Project No:
15-1116-0530
DUE: Nov. 30

HIGHLANDS, LOT 1

Prepared For:
Chris Williams
Highlands Real Estate
5775 NW 6th Terrace, Suite 204
Kansas City, MO 64151
(813) 205-7747

Date of Preparation:
November 11, 2015



5150 Canal Street, Suite 105
Riverside, Missouri 64150
913.317.9500
www.ri-consult.com

Consideration of a Preliminary Development Plan approval for Freddy's Restaurant.



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

STAFF: Robert G. Cooper, City Planner

CASE #PDP15-27 Preliminary Development Plan review of Freddy's, a frozen custard and steak burger restaurant, located directly east of the Bank of America building, addressed as 1822 E. North Avenue.

Property Description: Re-Plat of Lot 1, Charter Plaza, 3rd Plat

Size of Site: 63,575-sq. ft. / 1.46-acre(s)

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

Proposed Use: Commercial / Retail

Surrounding Zoning / Land Use:

North: C-2 / Commercial-Retail

East: C-2 / Commercial-Retail

South: C-2 / Commercial-Retail

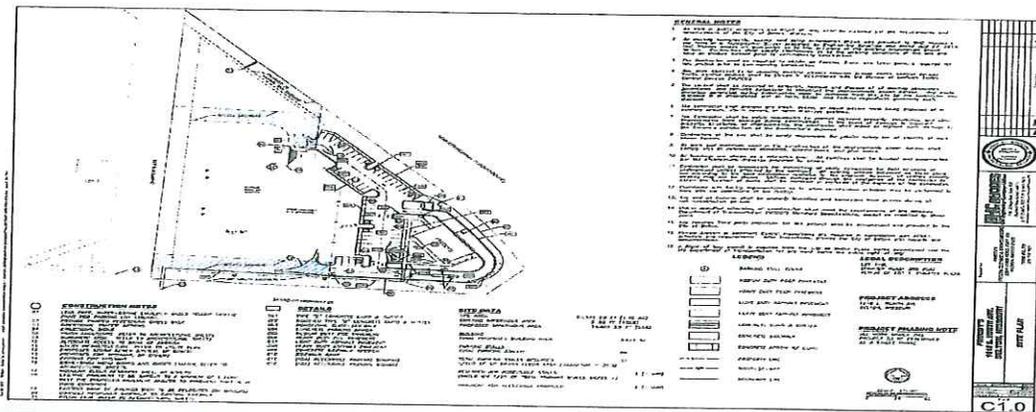
West: C-2 / Commercial-Retail

Comprehensive Plan: Commercial / Retail

Background

The developer applied for and received approval of a re-plat of Lot 1, the Charter Plaza Third Plat; e.g. Bank of America parcel, was approved by the Planning Commission on September 21, 2015. The re-plat was needed for the development of the Freddy's site.

Upon Planning Commission general acceptance of the preliminary development plan, the developer will make the necessary changes as proposed by staff and will bring the project back to the Planning Commission as a Final Development Plan. Upon acceptance, the developer will be prepared to submit building documents and begin construction.



Aerial photograph: Surrounding area of proposed Freddy's restaurant

REVIEW

BHC Rhodes Engineering, on behalf of Freddy's has submitted development plans for this project. Staff has reviewed the following key elements of the development plan:

Building Size: 3,625- sq. ft.

Intended Use: Restaurant

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 a brick veneer with a drainable exterior insulated finish system (E.I.F.S.), including fabric awnings and goose-neck light-fixtures.

Screening: HVAC units if roof-mounted will be behind the parapet wall...painted to match building and screened from public view and/or screened by landscaping if the units are ground-mounted.

Driveway: There will be two (2) access points via 'Access Easements' from Powell Avenue. There is an access easement in front (south side) of the bank running parallel to 58-Highway and the other access easement is located north of the bank, which is currently used as an egress for bank ATM drive-thru traffic.

Parking: The parking ratio for this project is 1:100-sq. ft. (gfl), which equates to no less than 37-parking spaces. The site will provide for 56 parking spaces which include handicap stalls.

Signage: The developer is proposing a stand-alone and building wall signs.

Landscaping: The project will have an assortment of shrubs and trees with "Honey Locust" trees and "Black-Eyed Susan" shrubs mixed with native cobblestone and hard-wood mulch as an example of some of the assortment of landscaping. All trees meeting the minimum caliper size of 2½ inches. All disturbed land areas not landscaped will be seeded or sodded and irrigated with an irrigation system complete with a back-flow preventer.

STAFF'S COMMENTS / RESPONSES

Planning/Zoning:

- Provide details on the trash enclosure, e.g.: design and color;
- Provide details on all free-standing signs.

Fire Department:

- The turning radius needs to meet the minimum turning radius of our largest apparatus. A specification sheet may be obtained by contacting the Belton Fire Marshal's office.
- Due to the ingress/egress challenges on this site requires more than one (1) hydrant on site.

Building Inspections:

- Any civil/site comments have been discussed with engineering. The building inspections department has no comments on this site/civil plans.

Engineering Department:

- Design engineer and staff are working to incorporate storm-water management measures to the site, both flood control and water quality;
- Details of waterline, including connection of domestic service and new fire hydrant, will be revised/updated in the final development plan set;
- Connection to public water and extension of public sewer are to be designed and constructed in accordance with City code and the City's Design and Construction Manual;
- Depending on exact location of waterline and sewer, connections and extensions of both utilities may be in State Hwy 58 right-of-way and would require MoDOT permits. MoDOT permitting may also apply if grading on northeast side of site crosses into MoDOT R/W;

- A median constructed on Powell Parkway under a separate project may be necessary in the future to prevent traffic conflicts.

Staff's Recommendation

Approve #PDP15-27, for the Freddy's restaurant, located at 1822 E. North Avenue.

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) Building Elevations
- 2) Aerial Map
- 3) Site Plan
- 4) Dimension Plan
- 5) Landscape Plan



WE DESIGN AND BUILD
COMMERCIAL BUILDINGS OF
ALL TYPES AND SIZES. WE
ARE LICENSED ARCHITECTS
AND ENGINEERS IN THE
STATE OF MISSOURI. WE
ARE A PART OF THE
WINTER GROUP OF
COMPANIES.

1000 N. CENTRAL, SPRINGFIELD, MISSOURI 65703

FREDDY'S FROZEN CUSTARD
BELTON RIDGE, HWYS 85 & 71
BELTON, MISSOURI

WINTER ARCHITECTS

4004 EAST
FIRST STREET
WICHITA, KS.
TEL: 316-267-7402
FAX: 316-267-7403

MATERIALS BOARD

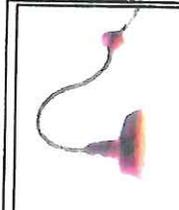
DATE: 07/27/03

BY: [Signature]

SCALE: 1/8" = 1'-0"

DATE: 07/27/03

BY: [Signature]



LIGHT FIXTURE

GOOSENECK LIGHT FIXTURE (RED) PROVIDE BLOCKING FOR ATTACHMENT



BRICK VENEER

ACHE BRICK RED OR BRADO W/ NO BLACK BRICK VENEER W/ ADJ. ANCHORS AT 16" O.C. HORIZ. AND 16" O.C. VERT. TYP.



FABRIC AWNING



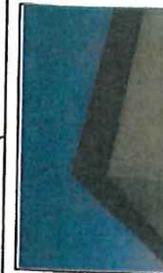
STOREFRONT

DARK BRONZE ALUM. STOREFRONT FRAMES W/ THERMAL BREAK & 1" INSUL. LOW E GLAZING



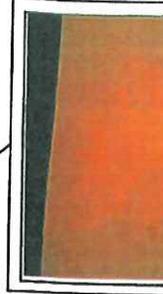
METAL RAILING

1 1/2" DIA. TUBE STEEL
1 1/2" DIA. TUBE STEEL
SLOPE DRILL & INTO CONC.
SLOPE & SET IN EPOXY
1" x 3/4" STL. PICKETS
ALL METAL RAILINGS TO BE PAINTED DIRECT TO METAL PAINT



METAL COPING

2 PIECE COMPRESSION COPING CAP (REGAL RED) TO BE ADHESIVELY ADHERED TO ROOF SLOPE TOWARDS ROOF



EIFS

STO 1" DRAINABLE EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) ADHESIVELY ADHERED

BUILDING WALLS PAINT WILKO FREDDY'S BEIGE
BUILDING TRIM PAINT WILKO FREDDY'S PEARL
CONE PAINT WILKO FREDDY'S BEIGE
CUSTARD PAINT WILKO ICE WHITE



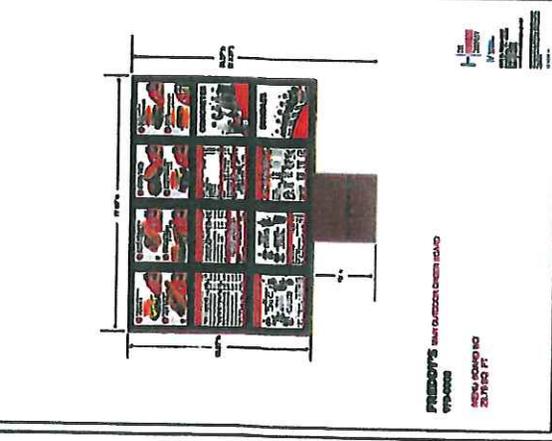
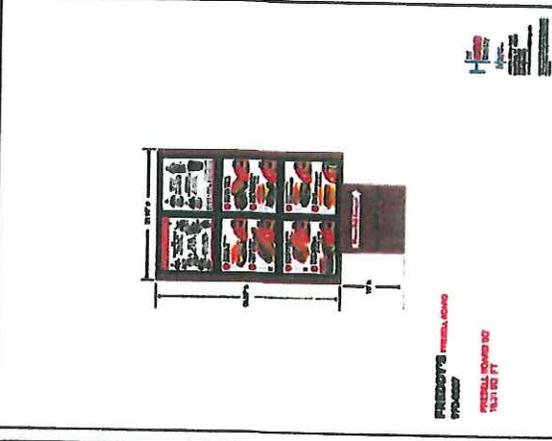
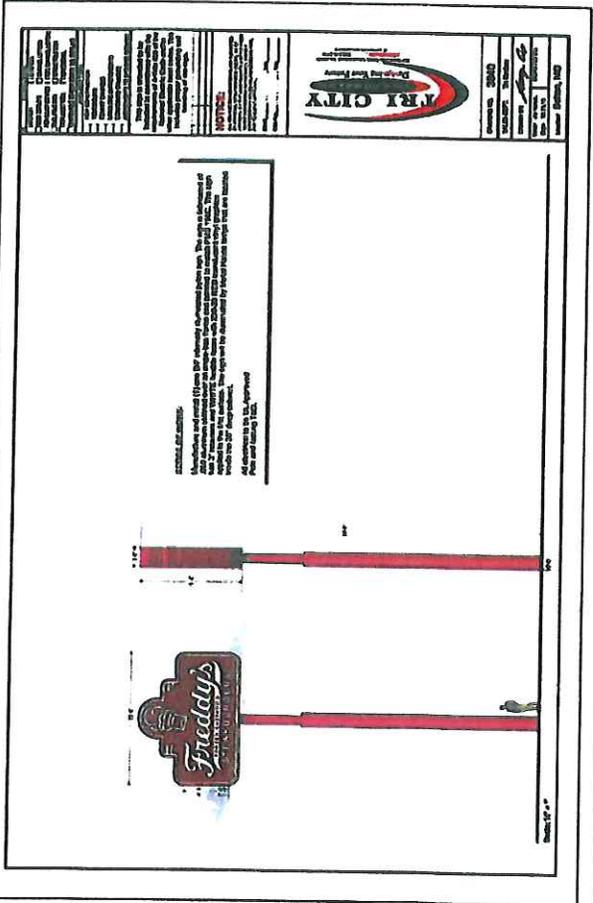
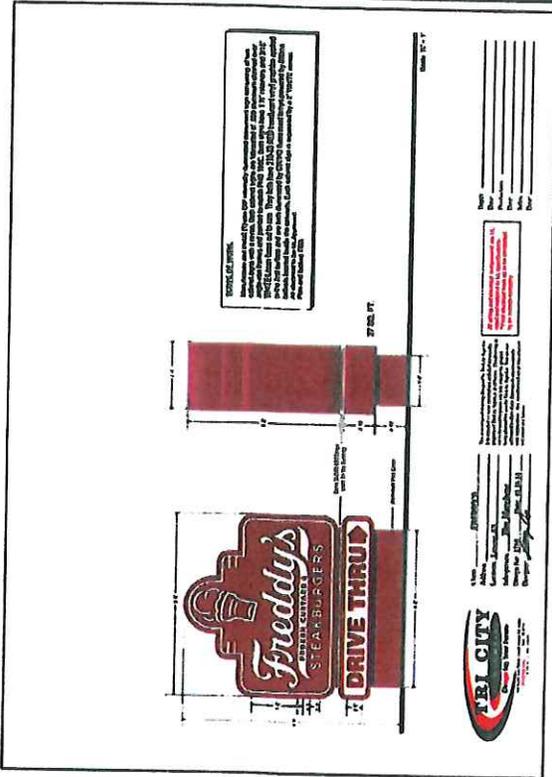
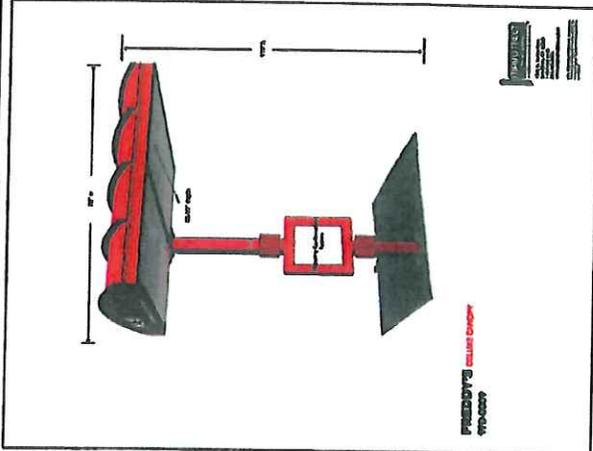
THE MISSOURI DEPARTMENT OF TRANSPORTATION
 100 EAST WASHINGTON AVENUE
 COLUMBIA, MISSOURI 65201
 PHONE: (314) 875-1000
 FAX: (314) 875-1001
 WWW.MODOT.MO.GOV

FREDDY'S FROZEN CUSTARD
 BELTON RIDGE, HWYS 65 & 71
 BELTON, MISSOURI

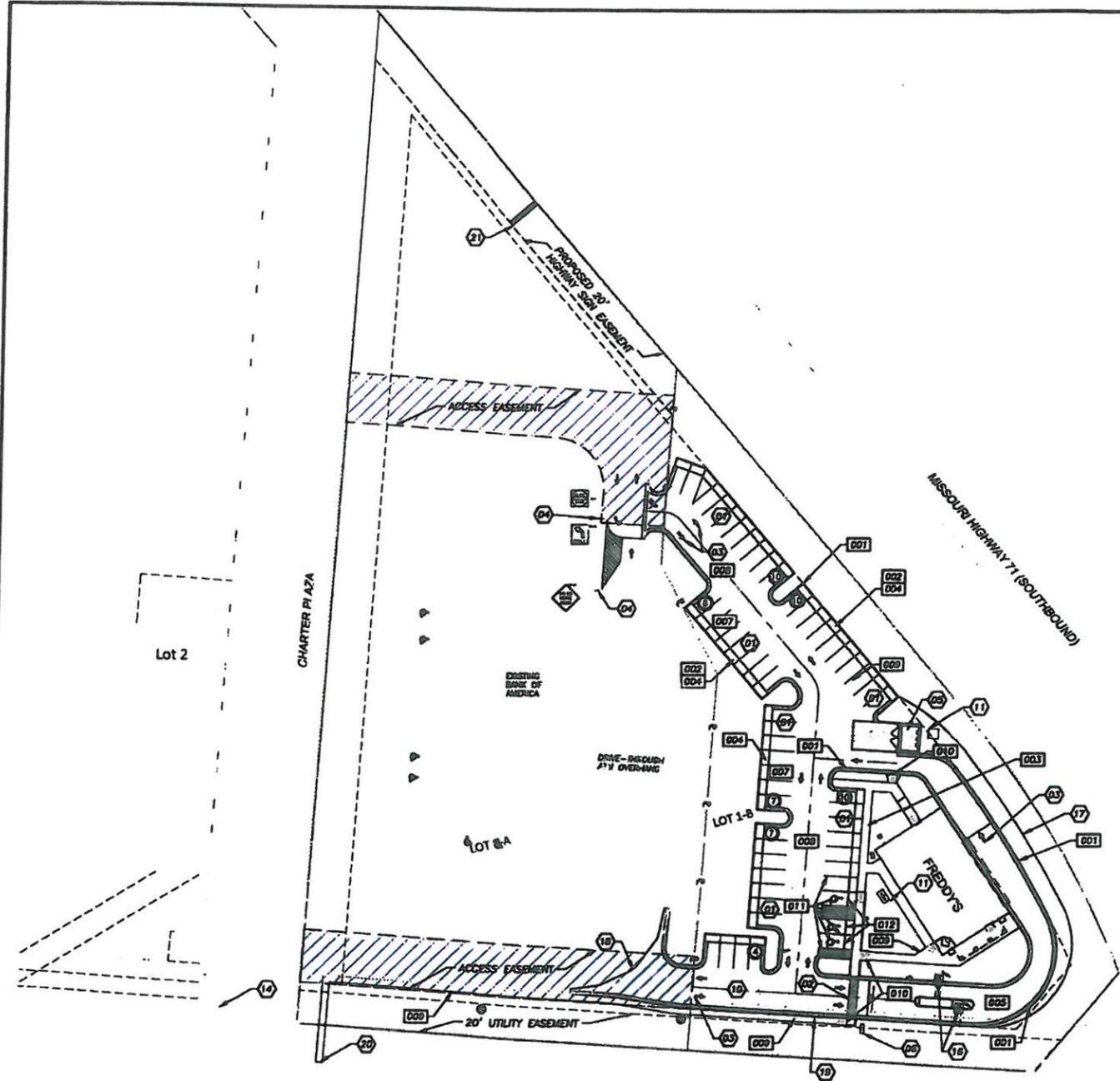
WINTER ARCHITECTS
 1005 N. 4TH
 FREETOWN, MO. 65714
 P.O. BOX 2008-7412
 ST. LOUIS, MO 63102

DATE: 10/27/2013

SHEET NO. SA5



Nov 09, 2015 1:20pm Printed By: p...
 C:\121720-01\Freddy's - 1818 E. North Ave - 021720-01 - 021720-01.dwg Layout: 20x Plot



- CONSTRUCTION NOTES**
- 01 LEAD FREE, WATER-BORNE EMULSION BASED YELLOW TRAFFIC PAINT FOR PARKING LOT STRIPING.
 - 02 PROVIDE PAINTED PEDESTRIAN CROSS WALK.
 - 03 DIRECTIONAL TRAFFIC ARROWS
 - 04 DIRECTIONAL SIGNS.
 - 05 TRASH ENCLOSURE. REFER TO ARCHITECTURAL SHEETS
 - 06 MONUMENT SIGN. REFER TO ARCHITECTURAL SHEETS
 - 10 ALTERNATE ACCESS TO BANK OF AMERICA
 - 11 UTILITY INFRASTRUCTURE, REFER TO UTILITY PLAN
 - 12 PROPOSED STORM SEWER SYSTEM, BY OTHERS
 - 13 PROPOSED FIRE HYDRANT, BY OTHERS
 - 14 EXISTING FIRE HYDRANT
 - 16 DRIVE-THRU MENU BOARD AND ORDER STATION, REFER TO ARCHITECTURAL SHEETS
 - 17 MODULAR BLOCK RETAINING WALL; BY OTHERS
 - 18 EXISTING PAVEMENT TO BE SAWCUT TO A MINIMUM OF 1 FOOT PAST THE PROPOSED PAVEMENT AND/OR TO PAVEMENT THAT IS IN GOOD CONDITION.
 - 19 EXISTING BANK OF AMERICA SIGN TO BE RELOCATED (BY OTHERS)
 - 20 CONNECT PROPOSED SIDEWALK TO EXISTING SIDEWALK
 - 21 PYLON SIGN. REFER TO ARCHITECTURAL SHEETS

- DETAILS**
- 001 TYPE "B" CONCRETE CURB & GUTTER
 - 002 MODIFIED TYPE "B" CONCRETE CURB & GUTTER
 - 003 MONOLITHIC CURB-SIDEWALK
 - 004 CONCRETE PARKING APRON
 - 005 MEDIUM DUTY PCC PAVEMENT
 - 006 HEAVY DUTY PCC PAVEMENT
 - 007 LIGHT DUTY ASPHALT PAVEMENT
 - 008 HEAVY DUTY ASPHALT PAVEMENT
 - 009 CONCRETE SIDEWALK SECTION
 - 010 SIDEWALK RAMP
 - 011 (ADA) ACCESSIBLE PARKING STRIPING
 - 012 (ADA) ACCESSIBLE PARKING SIGNAGE

SITE DATA

SITE AREA: 63,575 SQ FT (1.46 AC)
 EXISTING IMPERVIOUS AREA: 0 SQ FT (100%)
 PROPOSED IMPERVIOUS AREA: 34,809 SQ FT (55%)

BUILDING
 TOTAL PROPOSED BUILDING AREA: 3,625 SF

PARKING STALLS
 TOTAL PARKING STALLS: 56

TOTAL PARKING STALLS REQUIRED: 37
 1/100 SF OF GROSS FLOOR AREA (3625/100 = 36.3)

REQUIRED ADA ACCESSIBLE STALLS: 3 (1 VAN)
 (BASED ON 1/25 OF TOTAL PARKING STALLS 56/25 =)

HANDICAP ADA ACCESSIBLE PROVIDED: 3 (1 VAN)

GENERAL NOTES

1. All work in public easement and Right-of-Way shall be installed per the requirements and specifications of the City of Belton, Missouri.
2. All existing topographic, survey, and utility information shown was provided to BHC Rhodes in the form of a Topographic Survey prepared by Engineering Solutions and dated July 27, 2015. BHC Rhodes makes no guarantees as to the accuracy of the existing information shown hereon. Contractors shall satisfy themselves as to the existing conditions of the site and have all utilities located prior to commencing construction.
3. The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.
4. Any work adjacent to or crossing existing streets requires proper traffic control devices. Traffic control devices shall be placed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
5. The contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features necessary to construct the improvements shown hereon. Any waste materials generated during construction shall be removed from the site by the Contractor and disposed of in accordance with all local, State, and Federal regulations governing such disposal.
6. The contractor shall prevent any trash, debris, or liquid wastes from being disposed of in sanitary sewers, storm sewers, or open drainage systems.
7. The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owners's satisfaction at the Contractor's expense.
8. Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown hereon.
9. All work and materials used in the construction of the improvements shown hereon shall comply with all referenced standards, specifications, and plan notes.
10. All buildings are shown as a reference only. All buildings shall be located and constructed per the Architectural drawings prepared by others.
11. Contractor shall be responsible for contacting all utility companies for field locations of underground utilities affected by the contract. All existing utilities indicated on these plans are according to the best information available to the engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of same shall be repaired or replaced at the expense of the contractor.
12. Coordinate with facility representative as to when construction activities may be performed to work with the operations of the facility.
13. Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.
14. Unless specified otherwise, all construction shall meet the requirements of the Missouri Department of Transportation (MODOOT) Standard Specifications, except as modified by these plans.
15. Any required Third party inspection for this project shall be documented and provided to the City of Belton.
16. Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Belton with reports and documentation.
17. A Right-of-Way permit is required from the City of Belton Public Works Department and the MO Department of Transportation for any work within the public right-of-way.

LEGEND

- ① PARKING STALL COUNT
- ▭ MEDIUM DUTY PCCP PAVEMENT
- ▭ HEAVY DUTY PCCP PAVEMENT
- ▭ LIGHT DUTY ASPHALT PAVEMENT
- ▭ HEAVY DUTY ASPHALT PAVEMENT
- ▭ CONCRETE CURB & GUTTER
- ▭ CONCRETE SIDEWALK
- ▭ CONCRETE APRON W/ CURB
- PROPERTY LINE
- R/W— RIGHT-OF-WAY
- BOUNDARY LINE

LEGAL DESCRIPTION

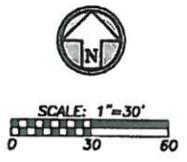
LOT 1-B,
 CHARTER PLAZA 3RD PLAT
 REPLAT OF LOT 1, CHARTER PLAZA

PROJECT ADDRESS

1818 E. NORTH AVE.
 BELTON, MISSOURI

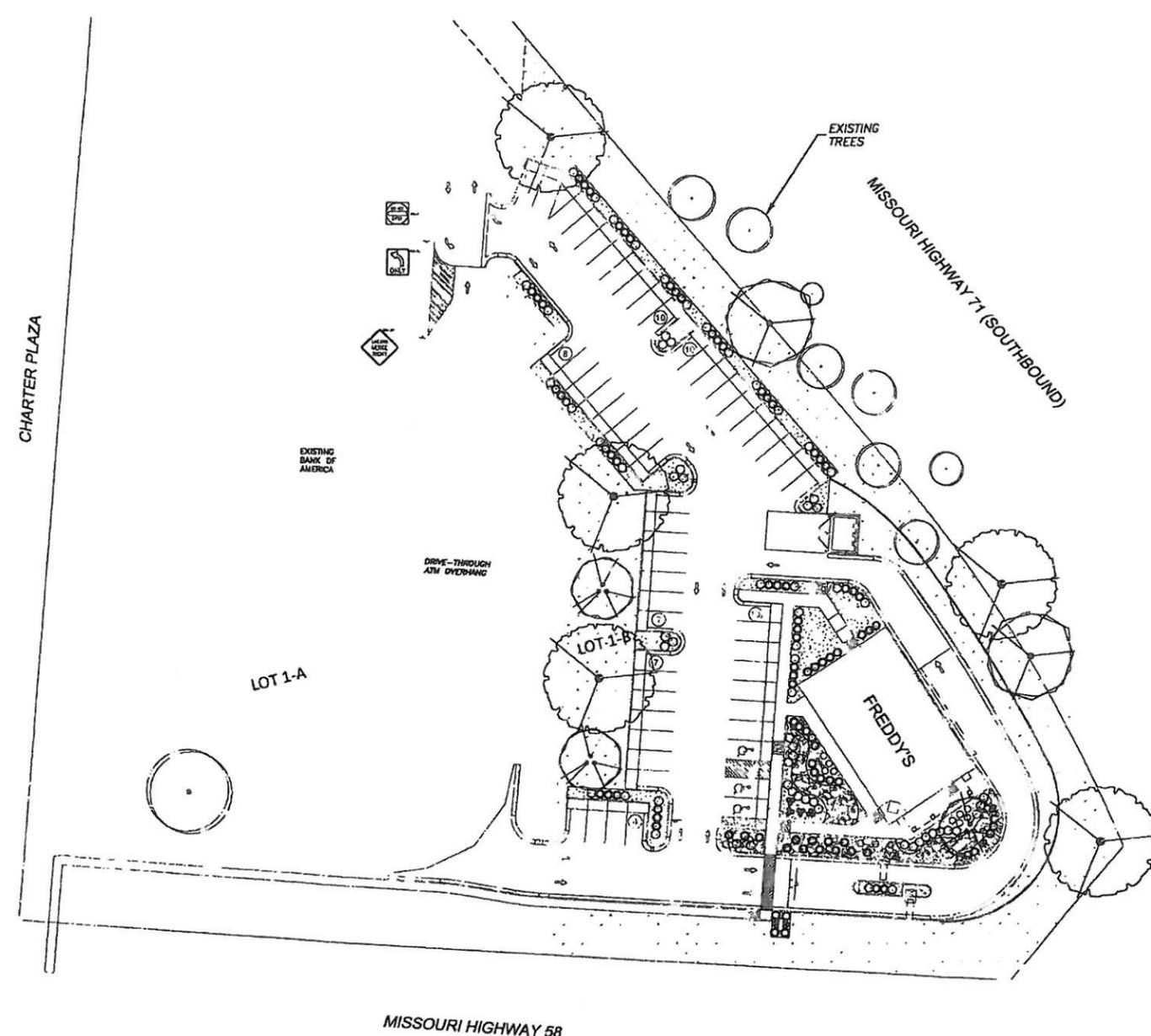
PROJECT PHASING NOTE

ALL WORK UNDER THIS
 PROJECT TO BE PERFORMED
 AS A SINGLE PHASE.



	App. By
	Date
	Rev.
	Description
BHC RHODES Civil Engineering, Surveying & Utilities 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P: (913) 643-1900 E: (913) 643-1833 <small>BHC Rhodes is a member of the Brinkmann Group, Inc.</small>	
Prepared For: FREDDY'S FROZEN CUSTARD & STEAKBURGERS 200 N. ROCK ROAD, SUITE 200 WICHITA, KANSAS 67208 GREG WALDO 316-716-7824	
1818 E. NORTH AVE. BELTON, MISSOURI SITE PLAN	
Design: KAP Drawn: NAB Checked: KAP Issue Date: 11/03/2015 Project Number: 021720-01 1 of 6 C1.0	

Nov 09, 2011 - 11:01am
 Author: By: patrick.ledwith
 V:\021720-1-Freddy's-master\021720-01-Freddy's - Belton\Drawings\Site\Site Development\Plan\021720-01-SITE-TPR-LA_LANDSCAPE.dwg
 Layout: Landscape Plan



PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	GAL
	3	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B & B	1.5"-2.0"
	5	Gloditsia triacanthos / Honey Locust	B & B	2.5"Gal
	2	Liquidambar styraciflua / American Sweet Gum	B & B	2.5"Gal
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
	88	Buxus microphylla Japonica 'Green Beauty' / Green Beauty Boxwood	3 gal	
	67	Euonymus alatus 'Rudy Haag' / Rudy Haag Burning Bush	3 gal	
	65	Euonymus fortunei / Wintercreeper	3 gal	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
	9	Liatris spicata 'Floristan Violet' / Tall Violet Gayfeather	3 gal	
	12	Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	3 gal	
	18	Rudbeckia hirta / Black-eyed Susan	3 gal	
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	22,114 sf	Festuca arundinacea 'Mastersover Blend' / Watersaving Blend of Tall Fescue	sod	
MULCH			SIZE	DEPTH
	19 cu yd.	Native Cobblestone	3" - 6" stones	3" deep
	21 cu yd.	Hardwood Mulch, Double Ground		2"-3" deep

SITE DATA

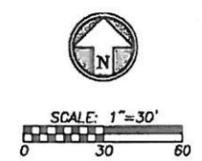
TOTAL SITE AREA:	63,587 SQ FT (1.46 ACRES)
PARKING LOT AREA:	
GREEN SPACE REQUIRED:	12,713 SQ FT (20% OF SITE)
GREEN SPACE PROVIDED:	28,683 SQ FT
INTERIOR LANDSCAPE REQUIRED:	128 SQ FT/10 SPACES
TREES	4
SHRUBS	12
INTERIOR LANDSCAPE PROVIDED:	1,294 SQ FT
TREES	4
SHRUBS	29
PERIMETER PARKING LANDSCAPE REQUIRED:	5 TREES (1 TREE@0 @ 200 LF)
PERIMETER PARKING LANDSCAPE PROVIDED:	5 TREES
FOUNDATION PLANTING REQUIRED:	5' BUFFER AROUND BUILDING
FOUNDATION PLANTING PROVIDED:	
MONUMENT SIGN BUFFER REQUIRED:	3' WIDE AROUND BASE
MONUMENT SIGN BUFFER PROVIDED:	

LANDSCAPING NOTES

- ALL DISTURBED AREAS SHALL BE SODDED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF THREE CULTIVARS.
- ALL LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% DENSITY AT OPTIMUM MOISTURE CONTENT.
- THE ENTIRE SURFACE TO BE LANDSCAPED SHOULD BE REASONABLE SMOOTH AND FREE FROM STONES, ROOTS OR OTHER DEBRIS.
- SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
- HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OR TOPSOIL, AT A UNIFORM RATE.
- FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N,P,K IN THAT ORDER.
- SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING THE FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES.
- A MINIMUM OF ONE MALE HOLLY WILL BE PLANTED IN EACH BED OR AS EVERY THIRD PLANT DEPENDING ON BED SIZE.
- ALL PLANTING BEDS WILL BE PREPARED WITH POLYPROPYLENE LANDSCAPE FABRIC BEFORE PLANT MATERIAL IS INSTALLED. ROCK MULCH TO BE PLACED OVER POLYPROPYLENE LANDSCAPE FABRIC AT A DEPTH OF 2" - 4".
- LANDSCAPE FABRIC SHOULD BE INSTALLED FLAT WITH ALL "FOLDS" EITHER PINNED DOWN WITH 4" LANDSCAPE PINS, OVERLAP ADJOINING SHEETS A MINIMUM OF 2". 4" STEEL LANDSCAPE STAPLES TO BE USED TO PIN DOWN THE CORNERS BEFORE ROCK MULCH IS INSTALLED.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR NEWLY LANDSCAPED AREAS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVE-COLORED, VIABLE TURF AND LANDSCAPED AREA MUST BE ESTABLISHED. THE LANDSCAPED AREAS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS AND SURFACE IRREGULARITIES.

LANDSCAPE PLAN

	<p>By: _____</p> <p>Date: _____</p>
<p>BHC RHODES Civil Engineering - Surveying - Utilities 7101 College Blvd., Suite 400 Overland Park, Kansas 66210 P: (913) 663-1900 F: (913) 663-1433 BHC is a member of the BHC Group, Inc.</p>	
<p>Prepared For: FREDDY'S FROZEN CUSTARD & STEAKBURGERS 280 N. ROCK ROAD, SUITE 200 WICHITA, KANSAS 67206 GREG WALDO</p>	
<p>1818 E. NORTH AVE. BELTON, MISSOURI</p>	<p>LANDSCAPE PLAN</p>
<p>Design: NAB Drawn: NAB Checked: KAP Issue Date: 11/03/2016 Project Number: 021720-01</p>	
<p>6 of 6</p> <p style="font-size: 2em; font-weight: bold;">L1.0</p>	



Street Name Signs with Pictographs



**CITY OF BELTON – PUBLIC WORKS DEPARTMENT
MEMORANDUM**

Date: November 18, 2015
To: David Frazier
From: Chad Elliott
Dept. / Div.: Transportation Division
Subject: Street name signs with pictograph

Staff has been reviewing certain sign requirements from the Manual on Uniform Control Devices (MUTCD) due to the changes and aesthetics the City is experiencing. Recently, the City approved a beautification plan and we believe changes to our street name signs can enhance the look of our streets along our major corridors by making some aesthetic improvements. The proposed changes will meet our current Traffic Operations Policy.

Table 2D-2 of Section 2D.43 details the recommended letter heights for street name signs.

Type of Mounting	Type of Street or Highway	Speed Limit	Recommended Minimum Letter Height	
			Initial Upper-Case	Lower-Case
Overhead	All types	All speed limits	12 inches	9 inches
Post-mounted	Multi-lane	More than 40 mph	8 inches	6 inches
Post-mounted	Multi-lane	40 mph or less	6 inches	4.5 inches
Post-mounted	2-lane	All speed limits	6 inches*	4.5 inches*

Making the recommended letter height changes will require purchase of 9” street sign blanks that will be compliant with MUTCD, improve aesthetics, enhance the sign overall and improve visibility of the sign itself.

In addition to the proposed sign height and lettering changes, staff recommends including a pictograph, a *pictorial representation used to identify a governmental jurisdiction*, meeting the guidelines of MUTCD code 1A.13. Showcasing these new signs in specified areas will show a sense of pride for the neighborhood and the City.

Staff proposes to implement this change along the major corridors, including 58 highway, 163rd Street, South Mullen Road (larger signs, with no pictograph, already installed with Mullen project) and North Scott over the next 3-4 years. This year our plan would focus on 58 highway west of Cleveland. All of the signs along this corridor are old, do not meet current reflectivity standards and need to be replaced.

Costs to replace signs / Current standards

- Qty 40 6” signs x \$9.25 = \$370

Costs to replace signs / Proposed changes

- Qty 40 9” signs x \$13.89 = \$555 w/ pictograph \$185 difference



Montgall St