



**AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING & PUBLIC HEARING
MONDAY, JANUARY 4, 2016 - 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 DECEMBER 7, 2015 PLANNING COMMISSION MEETING

IV. PUBLIC HEARING

- A. Consideration of a zone change from C-2 (General Commercial) to M-1 (Light Manufacturing) to District, for a 5.5 acre tract of land, described as All of Lot(s)3 and 4, Kansas City-Belton Commercial-Industrial Park, in the City of Belton, Cass County Missouri.

V. CONSIDERATION

- A. Consideration of Final Development Plan approval for Freddy's Restaurant.
- B. Consideration of a Final Development Plan approval for the Veteran's Care Facility.
- C. Consideration of an Administrative Delay for the following uses: Smoke shops, Hookha Bars, Ecigs & Vapor shops and Used Car Lots.

VI. DIRECTOR'S REPORT

VII. NEXT MEETING DATE: FEBRUARY 1, 2016

VIII. ADJOURNMENT

MEETING MINUTES

DECEMBER 7, 2015

Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
Belton, Missouri
December 7, 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, Larry Thompson, Councilman Chet Trutzel and Mayor Davis.

Staff: Jay Leipzig, Community & Economic Director, Robert Cooper, City Planner, Megan McGuire, City Attorney, Jennifer Dutcher, Community Development Secretary, Dave Frazier, Transportation Division Superintendent, and Chad Elliott, Sign and Signal Technician.

Absent: Chairman Holly Girgin

MINUTES

Commissioner Thompson moved to approve the minutes of the November 16, 2015 Planning Commission meeting. Seconded by Commissioner Crate. All members present voted in favor and the motion carried.

DISCUSSION

Mr. Cooper presented the staff report for the 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, located on Cunningham Parkway. Noting 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. Mr. Cooper welcomed Developer, Chris Williams and Engineer, Steve Warger to the meeting. The change in zoning will allow for the construction of a 7,684-sq. ft. Veteran's Care Facility. The proposed zone change to C-2 would allow a medical/clinic facility with no special permits required. Staff supports a recommendation to rezone the subject property from M-1 (Light Manufacturing) District to C-2 (General Commercial) District.

Commissioner McDonough questioned if the adjacent lot will stay M-1 or if it should be considered for rezone as well. Mr. Leipzig stated staff has addressed this issue, keeping an M-1 zoning will allow for more flexibility. No reason to address a zone change for this parcel at this time.

Vice Chairman Christensen opened the public hearing at 6:09 p.m. to hear any public input concerning the rezone.

Enos Axtell, Jr. of 14817 S. 71 Hwy, Grandview, Mo, a representative from Dean Co. Farms, addressed the Commission stating the other tract of land currently has a contract pending and there is no need for a zone change, please do not change that zoning.

Chris Williams, 7820 N. Hull Ave Kansas City, MO, Highland Developer, introduced himself to the Commission and wished to express he was available to answer any questions noting the Department of Veteran Affairs is excited for this project.

Vice Chairman Christensen questioned if any additional persons would like to speak in reference to the rezoning, being no further public input, the public hearing closed at 6:11 p.m.

Councilman Finn moved to approve the 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, located on Cunningham Parkway, seconded by Commissioner Crate.

A vote on the motion to approve the 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, located on Cunningham Parkway was taken, and the following vote recorded:

Ayes: 8 – Vice Chairman Chris Christensen, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson, Councilman Chet Trutzel and Mayor Davis.

Noes: 0 – None

Absent: 1 – Chairman Holly Girgin.

Motion carried.

Mr. Cooper presented the staff report for the consideration of the 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. Noting 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. This tract of land has several easements which needed to be clearly identified. This Final Plat will clearly identify all property boundary markers including all public and private easements. 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.

Mrs. McGuire requested the engineer to show the storm water management area. Steve Warger of Warger Associates stated the storm water management area is basically what is within the easement as he continued with a visual overview of the storm water management. Mrs. McGuire questioned if there was any flow from the Texas Roadhouse onto the VA site. Mr. Warger stated no there is not; actually our site will flow into theirs.

Mayor Davis questioned if the building in being built large enough.

Chris Williams stated the building is being built per the VA requirements; additional ground has been bought for future expansion if needed.

Councilman Trutzel moved to approve the Final Plat approval for Highlands, Lot 1, seconded by Commissioner Finn.

A vote on the motion to approve the 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 was taken, and the following vote recorded:

Ayes: 8 – Vice Chairman Chris Christensen, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson, Councilman Chet Trutzel and Mayor Davis.

Noes: 0 – None

Absent: 1 – Chairman Holly Girgin.

Motion carried.

Mr. Cooper presented the staff report for the consideration of an approval for the 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. Noting 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 the 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. The intended use will be a 3,625 square foot restaurant with a drive thru. 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. The 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. There will be two 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. The parking ratio for this project is 1:100 square feet, which equates to no less than 37-parking spaces. The site will provide for 56 parking spaces which include handicap stalls. The developer is proposing a stand-alone and building wall signs. All disturbed land areas not landscaped will be seeded or sodded and irrigated with an irrigation system compete with a back-flow preventer. Staff recommends the Preliminary Development Plan approval for the Freddy's restaurant, located at 1822 E. North Avenue.

Vice Chairman Christensen questioned who maintains the areas around the approach. Greg Waldo, representative for Freddy's, stated there is a joint maintenance agreement with the bank. Between us and the bank, we will fix and maintain that road it will not be anyone else's responsibility.

Councilman Trutzel questioned the access, indicating there could be a sizable problem at the Subway restaurant when 2-3 cars start stacking up at the stop light. There may be a need for some sort of a median to direct traffic. Traffic will be a problem, remember the Cedar Tree renovations will create additional traffic. Mr. Cooper indicated staff has noted a comment that a median may be required for the flow of traffic.

Mrs. McGuire inquired as to the distance between Hwy 58 and the first entrance into the bank and why this area was not shown on the site plan. The City does not want to be a part of permitting a plan that is going to cause access issues off of Highway 58 into a City public street. Mrs. McGuire confirmed a two way ingress and egress. She inquired as to whether a traffic analysis is contemplated for Freddy's.

Kevin Pinkowski with BHC Rhodes indicated it is roughly 50 feet from Hwy 58 and the first entrance into the bank. A traffic study has not been triggered under the city standards and therefore one has not

been performed. Mr. Pinkowski looked for clarification of the concern stating that ingress and egress is an existing condition and an existing traffic pattern with multiple points of egress from the businesses in the area.

Mrs. McGuire indicated there appears to be a potential for conflict just because of the short travel distance from Highway 58 into the site. As has been suggested, directing traffic right in and right out, may take care of many of these issues. There may be a need for an evaluation of the peaks and valleys for the bank's traffic flow. In planning for general development in the area, the city needs to plan for more overall traffic patterns with the anticipated redevelopment of Cedar Tree.

Commissioner Crate questioned the visual aspects of the backside of the restaurant at the drive thru. Since this area is visible from the Interstate and Raymore, will it be appealing. Mr. Waldo indicated the building will be visible from all sides, having the same brick, Exterior Insulated Finish System (E.I.F.S.) and facade. Commissioner Crate questioned the design and materials used for the garbage collection area. Mr. Waldo indicated the trash enclosure will be constructed of the same materials used on the restaurant, with the gates constructed out of fiberglass rather than cedar wood. Commissioner Thompson questioned the visibility of the electrical panels. Mr. Waldo indicated the electrical panels are located on the back of the building and painted to match. The panels set out roughly 6" from the wall.

Discussion concerning access resurfaced, it was determined no formal traffic study would be recommended.

Commissioner Crate moved to approve the Preliminary Development Plan for Freddy's located at 1822 E. North Ave with the following specified conditions:

- Traffic patterns to be reviewed.
- The drive thru appearance to be reviewed (in addition to staff's comments), seconded by Councilman Trutzel.

Mr. Pinkowski asked for a clarification to the comment pertaining to the review of traffic patterns. He indicated he assumes the intent is for the design team to review the traffic patterns and coordinate with staff. He wanted to clarify what the stipulation would be. Commissioner Crate stated that will be the intent, we are not requesting a formal traffic study.

A vote on the motion to approve the Preliminary Development Plan for Freddy's was taken, and the following vote recorded:

Ayes: 8 – Vice Chairman Chris Christensen, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson, Councilman Chet Trutzel and Mayor Davis.

Noes: 0 – None

Absent: 1 – Chairman Holly Girgin.

Motion carried.

Mr. Frazier presented the Commission with the newly proposed street signage, noting the current signage is smaller in size; these larger signs will assist with visibility. Discussion covered the sign mounting and locations. The overall consensus of the Commission, agreed the signs were aesthetically pleasing and everyone liked the design.

Mr. Leipzig gave the Directors report, stating the January 4, 2016 Planning Commission meeting will have the Final Development Plan for both Freddy's and the Veterans Administration Clinic. The Cedar Tree Shopping Center redevelopment will have the second reading at the City Council and plans will be submitted to us within a week and a half. Mr. Leipzig indicated he will be asking the Commission to consider placing a 6 month moratorium for smoke shops, e-cig businesses, hookah bars and used car lots at the next meeting. Discussion revolved around the cancellation of the December 21st Planning Commission meeting, the consensus was unanimous and the meeting was cancelled.

ADJORNMENT

Commissioner McDonough moved to adjourn the meeting. Seconded by Councilman Trutzel. All members present voted in favor and the meeting adjourned at 7:13 P.M.

Jennifer Dutcher
Community Development Secretary

Consideration of a zone change from C-2 (General Commercial) to M-1 (Light Manufacturing) to District, for a 5.5 acre tract of land, described as All of Lot(s)3 and 4, Kansas City-Belton Commercial-Industrial Park, in the City of Belton, Cass County Missouri.

**BELTON PLANNING COMMISSION
MONDAY, JANUARY 4, 2016 – 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 C-2 (General Commercial) District to M-1 (Light Manufacturing) District, for a 5.5-acre tract of land, described as All of Lots 3 & 4, Kansas City-Belton, Commercial-Industrial Park, located directly east of The Home Depot store and north of Walgreens.

BACKGROUND

The entire 5.5-acre tract of land is currently zoned C-2 (General Commercial) with frontage on N. Mullen Road. The applicant would like to rezone the entire 5.5-acre parcel to an M-1 (Light Manufacturing) District.

The request to rezone is made by property owner, McGregor Interests, Inc. The change in zoning will allow for the construction of a seven (7) building lockbox storage facility with over 57,000-sq. ft. of gross floor area.



Aerial photo of surrounding area

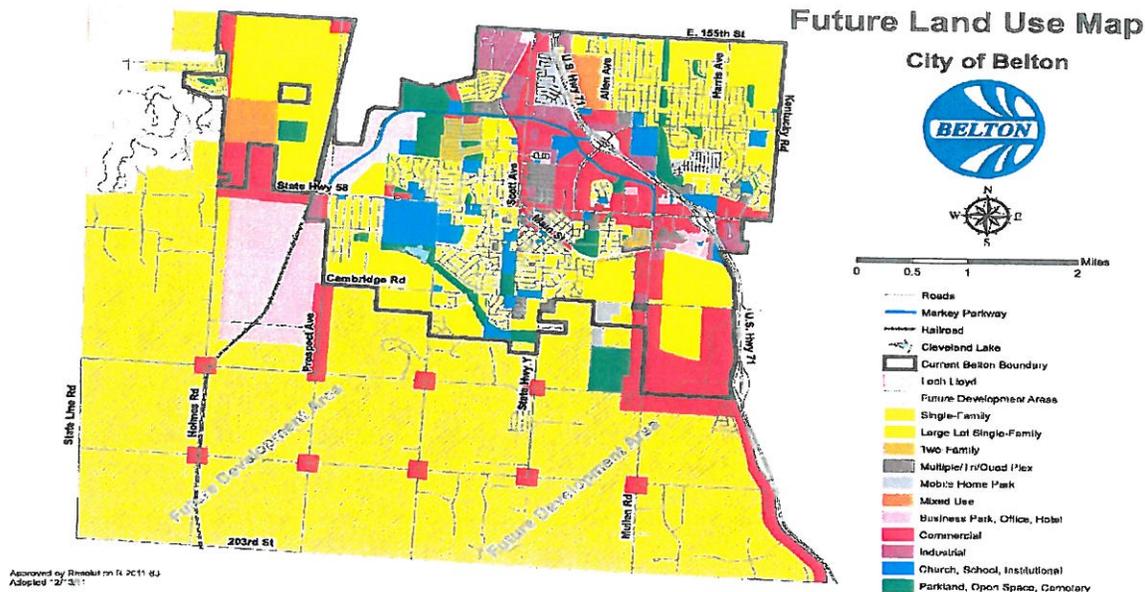
CURRENT ZONING

The prominent zoning classification for this area is C-2 (General Commercial). The area of the proposed zone change is located within the city's primary retail/commercial growth corridor.

The entire Markey Parkway corridor north, from the proposed site, to the I-49/163rd Street interchange is currently zoned C-2 (General Commercial).

REVIEW

Comprehensive Plan. The City's Future Land-Use Map designates this area for commercial and retail use. To rezone the area to manufacturing, would be in opposition with the City's Future Land Use Map and future plans for this area of the city.



COMPATIBILITY:

The proposed zone change to M-1 (Light Manufacturing) would allow the following land uses and/or business according to Section 40 of the Belton Unified Development Code:

- Social Club or Lodge;
- Veterinary Services;
- Publication Services;
- Construction Sales & Service;
- Outdoor Spectator Sports;
- Funeral Home;
- Warehousing;
- Heavy Equipment Sales or Rental;
- Manufacturing & Industrial Services;
- Research Laboratory; and
- Trucking Terminal

These potential land uses would be inconsistent with the city's future land use plan for the Markey Parkway commercial corridor.

Additional uses would be allowed in an M-1 zoning district with an approved Special Use Permit. These potential uses would also be incompatible with existing land uses that are located within the corridor.

These potential uses would also be incompatible with existing land uses that are located within the corridor.

ENVIRONMENTAL: The rezoning of the property to manufacturing as proposed could potentially pose an increase in environmental impacts due to the more intensive use or activity on the property.

PREDOMINANCE: The predominant uses along the corridor are commercial retail, restaurants and miscellaneous commercial services.

ADVERSE IMPACT: The zone change will could potentially have an adverse impact on the surrounding properties

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STAFF’S RECOMMENDATION

Community Development staff, do not support a recommendation to rezone the subject property from C-2 (General Commercial) to M-1 (Light Manufacturing) District for the following reason(s):

1. The zone change would create a *Spot Zone; and
2. The zone change would be inconsistent with the City’s Future Land Use Map.

PLANNING COMMISSION ACTION

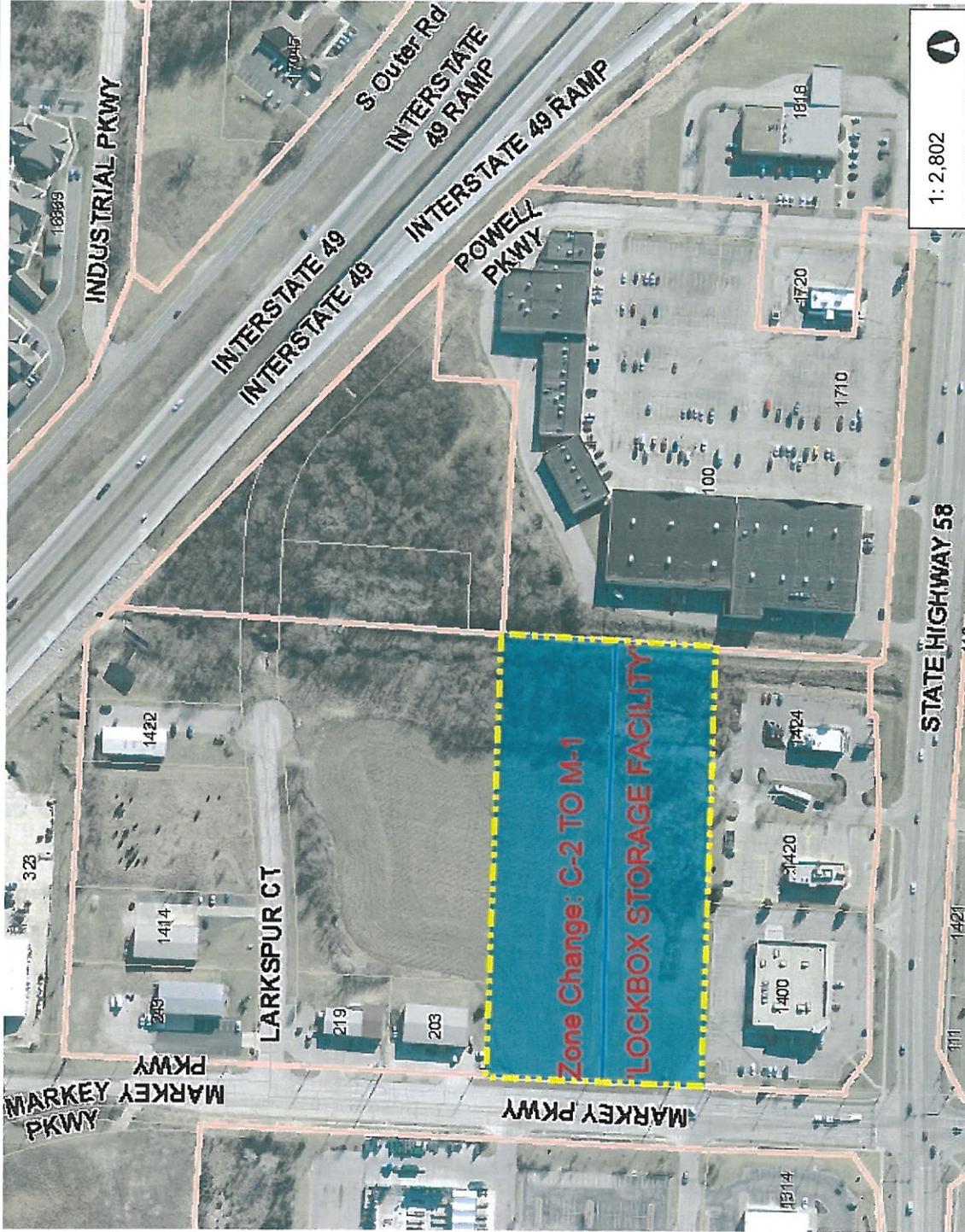
1. Motion to **approve** the zone change from C-2 (General Commercial) to M-1 (Light Manufacturing), for a 5.5-acre tract of land, described as All of Lots 3 & 4, Kansas City-Belton, Commercial-Industrial Park, located directly east of The Home Depot store and north of Walgreens.
2. Motion to **deny** the zone change from C-2 (General Commercial) to M-1 (Light Manufacturing), for a 5.5-acre tract of land, described as All of Lots 3 & 4, Kansas City-Belton, Commercial-Industrial Park, located directly east of The Home Depot store and north of Walgreens.
3. Motion to **continue** the case pending additional information.

ATTACHMENTS

- Area Map
- Site Plan

*Spot zoning is a term developed to describe the application of a specific zoning district classification to a small area which is surrounded by a larger different (usually less intense) zoning district.

RZ15-29



Legend

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

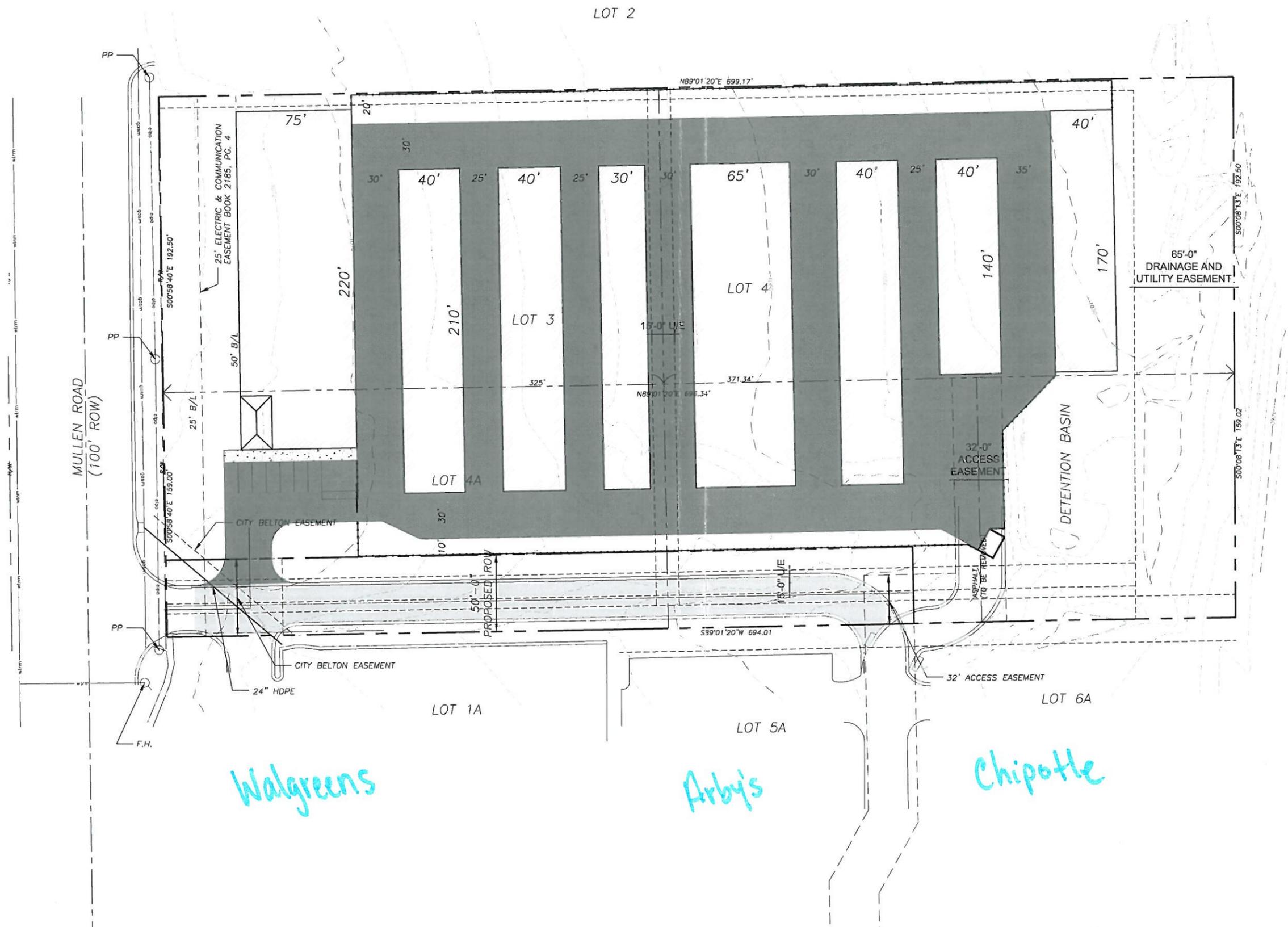
1: 2,802

Notes

0.1
0
0.04
0.1 Miles

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



Walgreens

Arby's

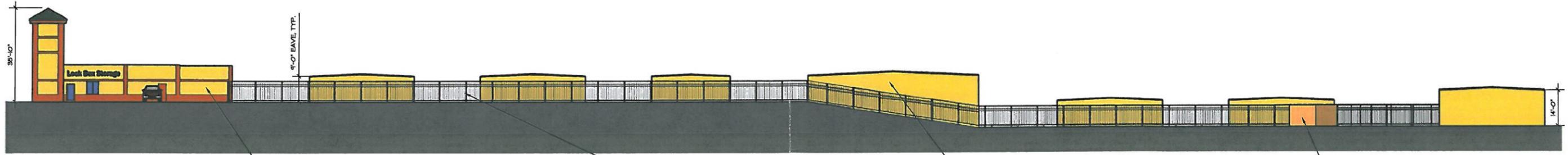
Chipotle

1 Prelim Site Layout
1"=30'
0 15 30 60

a new storage facility for
Lock Box Storage
Mullen Road
Belton, Missouri

date
09.23.15
drawn by
LDM
checked by
dAE
revisions

sheet number
C1.1
drawing type
preliminary
project number
15230



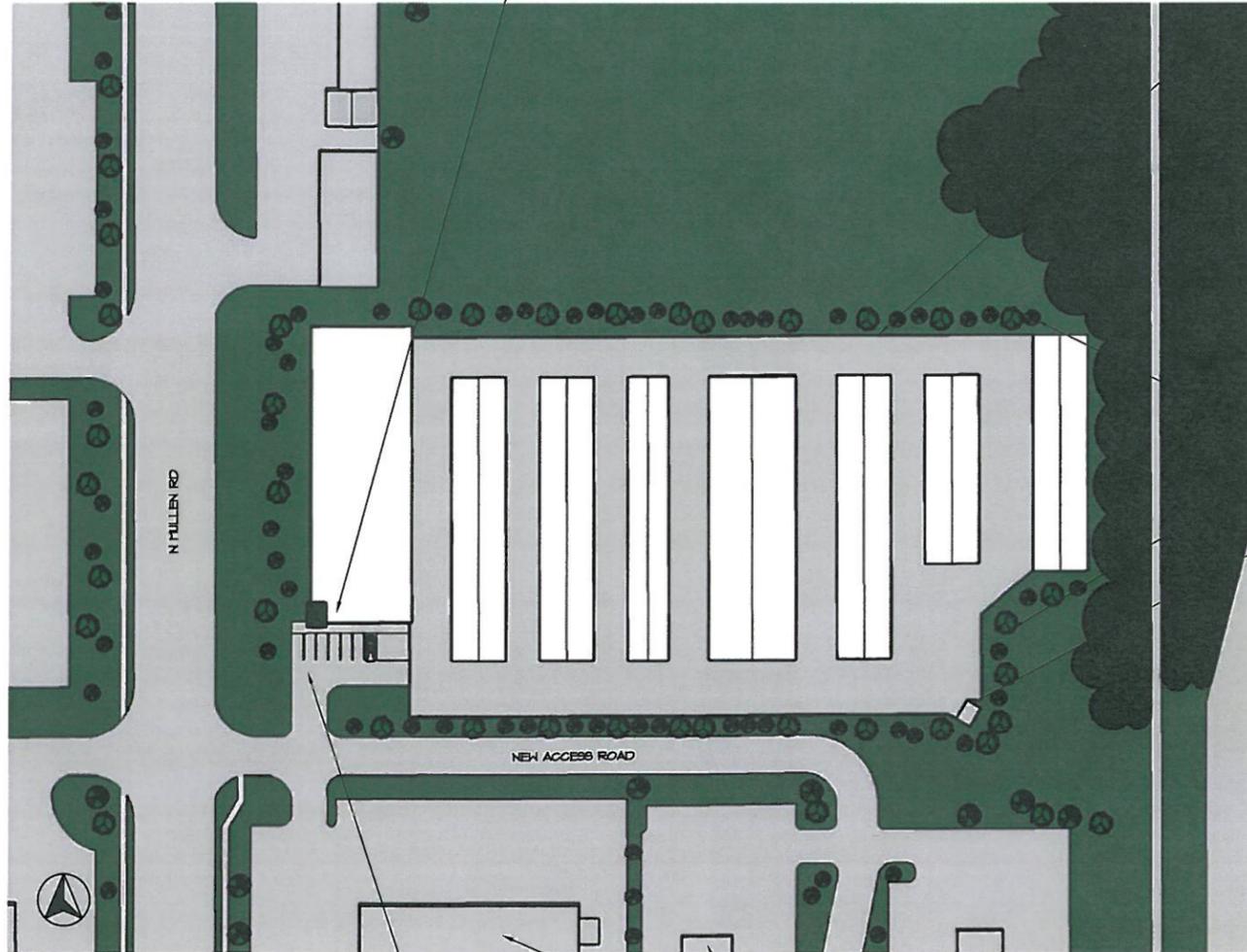
② SOUTH ELEVATION

Office with smooth CMU at wall field in lieu of metal panels

Press Point perimeter fencing

Standard Ribbed Wall Panels at storage units

Dumpster Screen to match building finish



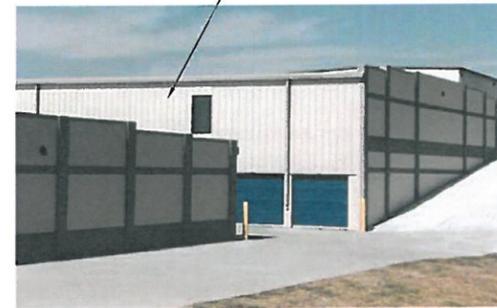
① SITE PLAN

Facility Entrance

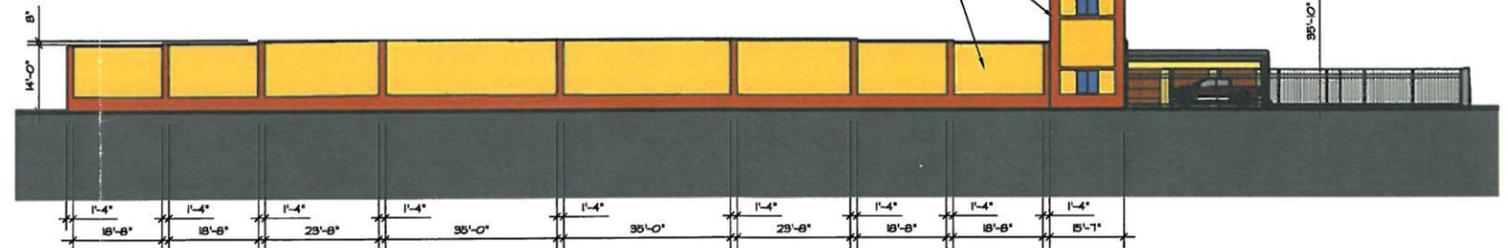
Existing Retail Buildings

Perimeter Trees and Shrubs

Dumpster Screen to match building finish



West and South walls of Climate Controlled building and Office shall have Split Face CMU Base and Piers with Standard Ribbed Wall Panels



② WEST ELEVATION

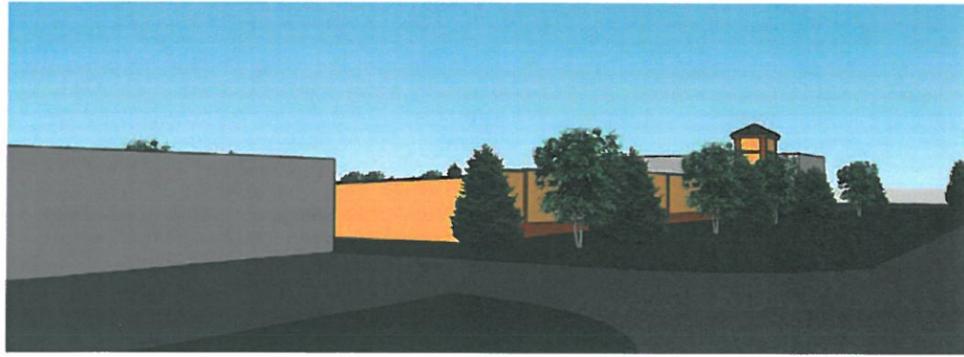


LOCKBOX STORAGE - BELTON

MCGREGOR INTERESTS, INC.
111 N MULLEN ROAD BELTON, MO 64012

Hernly ASSOCIATES

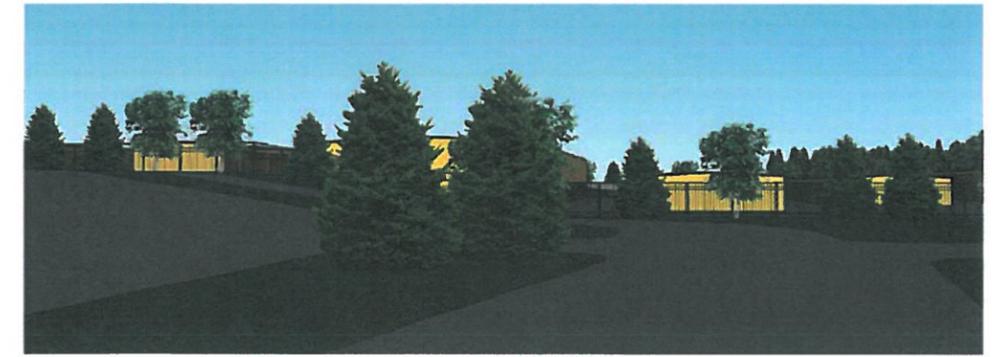
920 Massachusetts
Lawrence, Kansas
66044
785-749-5806
FAX 785-749-1515



5 VIEW TOWARD NORTHWEST CORNER



Press Point perimeter fencing
Perimeter trees and shrubs



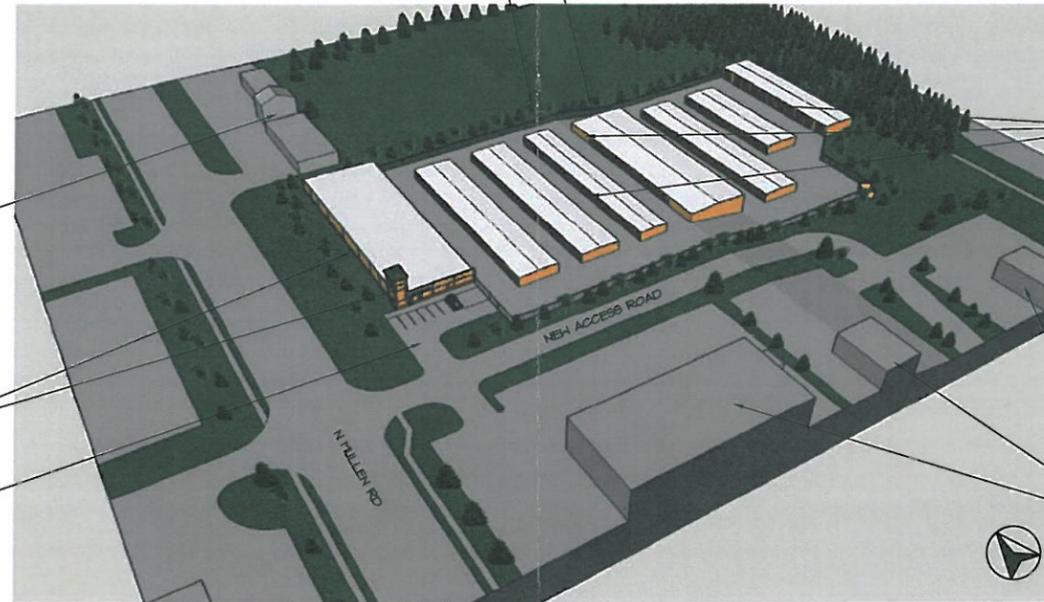
2 VIEW TOWARD NEW ACCESS ROAD



Existing Industrial Buildings

West and South walls of
Climate Controlled building
and Office shall have
Split Face CMU Base and
Piers with Standard
Ribbed Wall Panels

Facility Entrance



1 AERIAL FROM SOUTHEAST

Side walls facing the site
interior will have Standard
Ribbed Wall Panels.



Existing Retail Buildings

Split Face Concrete Masonry
at corners and accent bands



5 VIEW TOWARD SOUTHEAST CORNER

Typical Metal Walls at Lockbox
Sapp Brothers Road



2 SOUTHEAST FACILITY ENTRANCE



LOCKBOX STORAGE - BELTON

MCGREGOR INTERESTS, INC.
111 N MULLEN ROAD BELTON, MO 64012

Hernly
ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785-749-5806
FAX 785-749-1515

Consideration of Final Development Plan approval for Freddy's Restaurant.



FINAL DEVELOPMENT PLAN

FREDDY'S FROZEN CUSTARD & STEAK-BURGER RESTAURANT

**PLANNING COMMISSION
MONDAY, JANUARY 4, 2016 –6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

Assigned staff: Robert G. Cooper, City Planner

CASE #FDP15-27

Final 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.

PROPOSED PROJECT DEVELOPMENT

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

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

Size of Site: 63,575-sq. ft. / 1.46-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

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. Additional plantings will provided on the north and east sides to ensure screening of all wall mounted service panels.

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. Additional roadway markings and directional signage will be provided, in an effort to ensure a smooth traffic flow.

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 compete with a back-flow preventer.

A landscape maintenance escrow in the form of an irrevocable letter of credit or check, in the amount of 25% of the total cost, must be submitted to and held by the City for a period not to exceed two (2) years.

NOTE: Fire Department: Fire hydrant location is required to obtain prior approval by fire marshal.

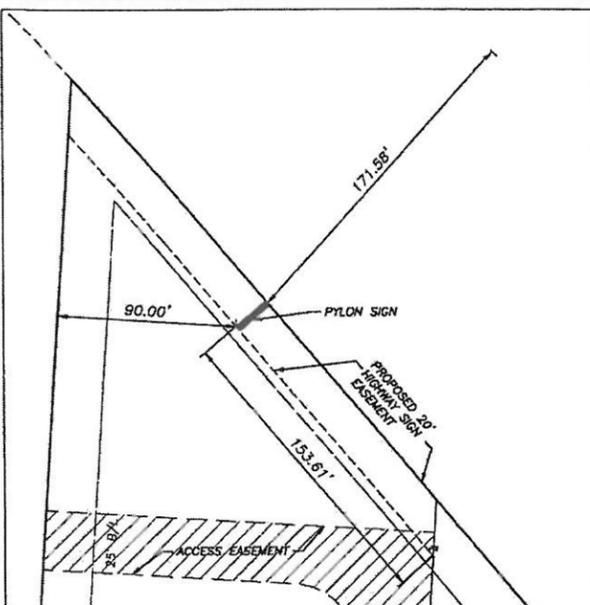
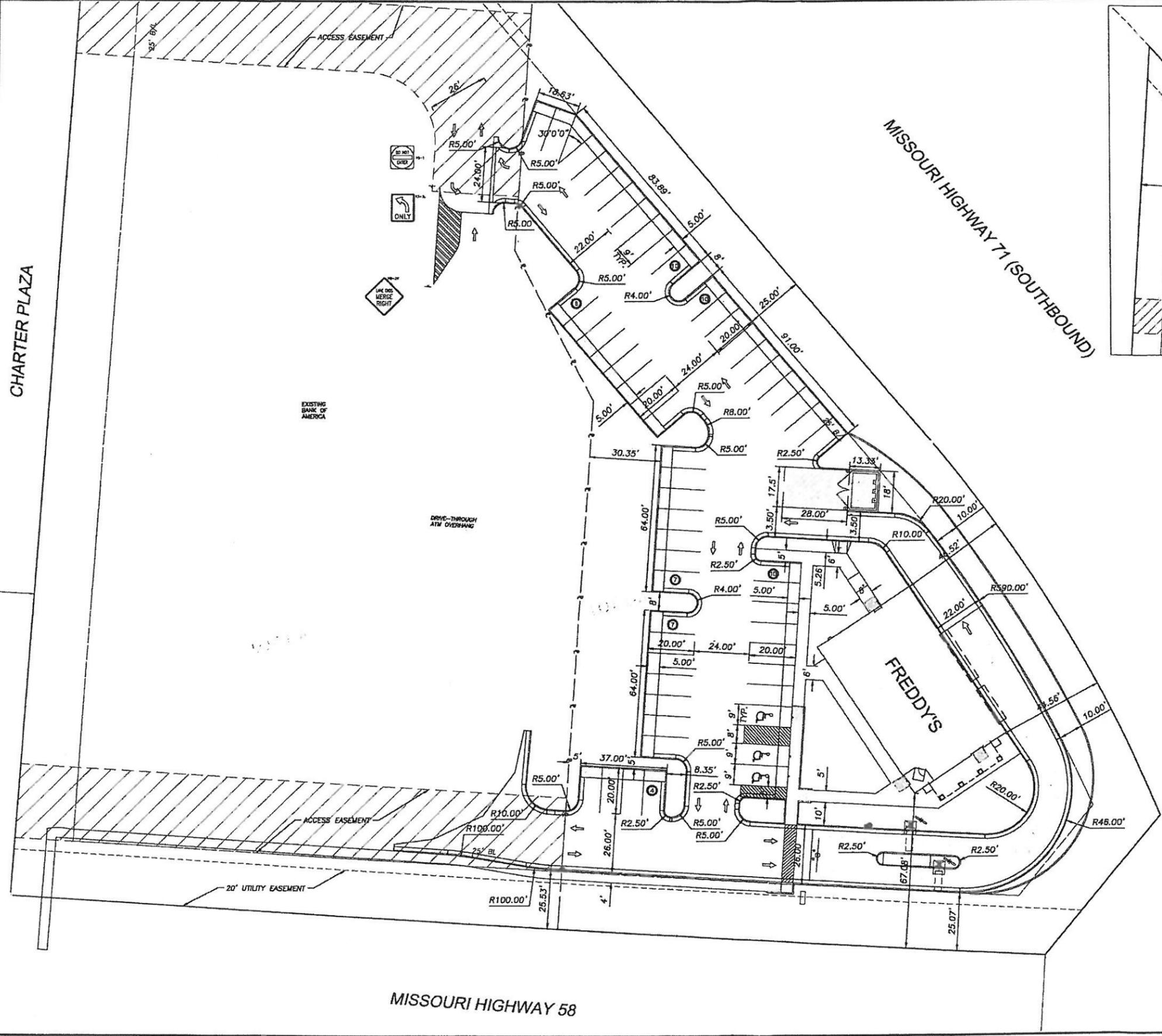
PLANNING COMMISSION ACTION

1. Motion to recommend approval of the Final Development Plan for a Freddy's restaurant development, on a 1.46-acre tract of land, located at 1822 E. North Avenue.
2. Motion to recommend denial of the Final Development Plan for a Freddy's restaurant development, on a 1.46-acre tract of land, located at 1822 E. North Avenue.
3. Motion to continue the case pending additional information.

ATTACHMENTS

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

Nov 05, 2015 - 12:00pm Plotted By: pcr@bentley.com
 V:\01720-1720-01-freddy's - belton\01-2015\01-2015\Plan Development\Plan\021720.01-SITS-FPHL-DIMS.dwg Layout: DIMENSION PLAN



PYLON SIGN LOCATION
 SCALE: 1"=40'
 0 40 80

NOTES

1. ALL DIMENSION TO BUILDINGS ARE TO THE EXTERIOR FACE OF THE PANEL WALL.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, LOCATIONS, AND DETAILS.
3. PARKING LOT DIMENSIONS AND COORDINATES ARE TO BACK OF CURB.

LEGEND

- — — — — PROPERTY LINE
- — — — — RIGHT-OF-WAY
- — — — — BOUNDARY LINE



SCALE: 1"=20'
 0 20 40

Rev.	Date	Description	By	App.

BHC RHODES
 Civil Engineering • Surveying • Utilities
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 P: (913) 663-1900 F: (913) 663-1633
BHC Rhodes is a member of The Rhodes Companies, P.A.

Prepared For:
FREDDY'S
 FROZEN CUSTARD & STEAKBURGERS
 280 N. ROCK ROAD, SUITE 200
 WICHITA, KANSAS 67206
 GREG WALDO
 316-715-7264

FREDDY'S
1818 E. NORTH AVE.
BELTON, MISSOURI
DIMENSION PLAN

Design: KAP | Drawn: SKE
 Checked: KAP
 Issue Date: 11/03/2015
 Project Number: 021720.01
 C2.0 of 6

C2.0

NOV 09 2015

FILE COPY

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

WINTER ARCHITECTS

1024 EAST FIRST STREET
WICHITA, KS. 67214
PH. 316-267-7142

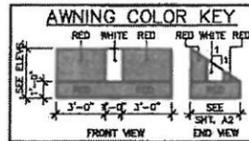
EXTERIOR ELEVATIONS

DATE
10/28/2015

DRAWN BY
RB / DJ
CHECKED BY
DW

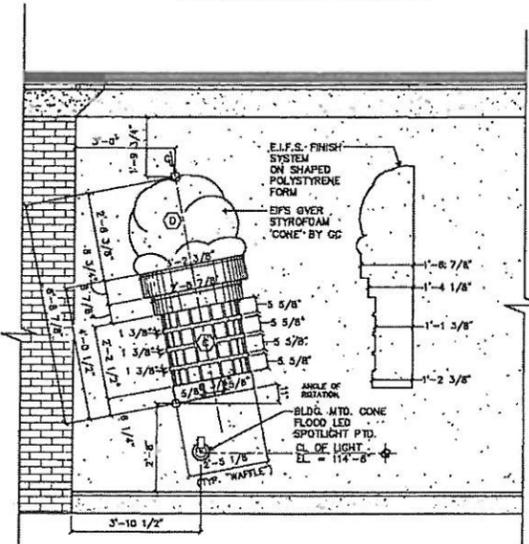
SHEET NO.
A3

EXTERIOR FINISH SCHEDULE	DESCRIPTION	FINISH NO.	COLOR	REMARKS
BUILDING BRICK	BRICK	BRICK	RED CLAY	
BUILDING BRICK	BRICK	BRICK	RED CLAY	
METAL COPING	DESCRIPTION	FINISH NO.	COLOR	REMARKS
BRASS	BRASS	BRASS	BROWN	
ALUMINUM WINDOW	DESCRIPTION	FINISH NO.	COLOR	REMARKS
BUILDING BRICK	STONE FINISH	BRICK	DARK BRICK	

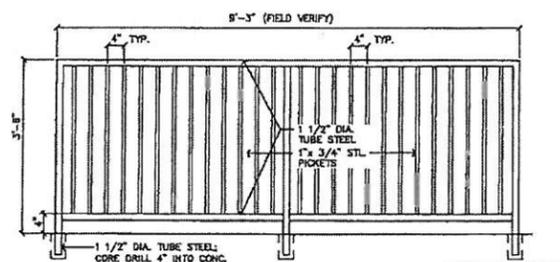


STORAGE AREA EAST ELEVATION
FREDDY'S = 90 SQFT.
CONE = 18 SQFT.
TOTAL = 108 SQFT.
STORAGE ALLOWED THIS ELEVATION = 88-445-07 = 113 SQFT.

NOTE TO AWNING MANUFACTURER AND AWNING INSTALLER: AWNING FRAME TO BE ENGINEERED FOR APPROVAL BY LOCAL CODE AND DESIGNED TO MISS ALL BUILDING PROTRUSIONS NOT SHOWN ON PLANS.

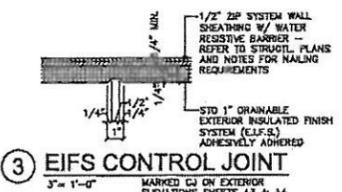


1 "CUSTARD" ELEV. SECTION
1/2" = 1'-0"

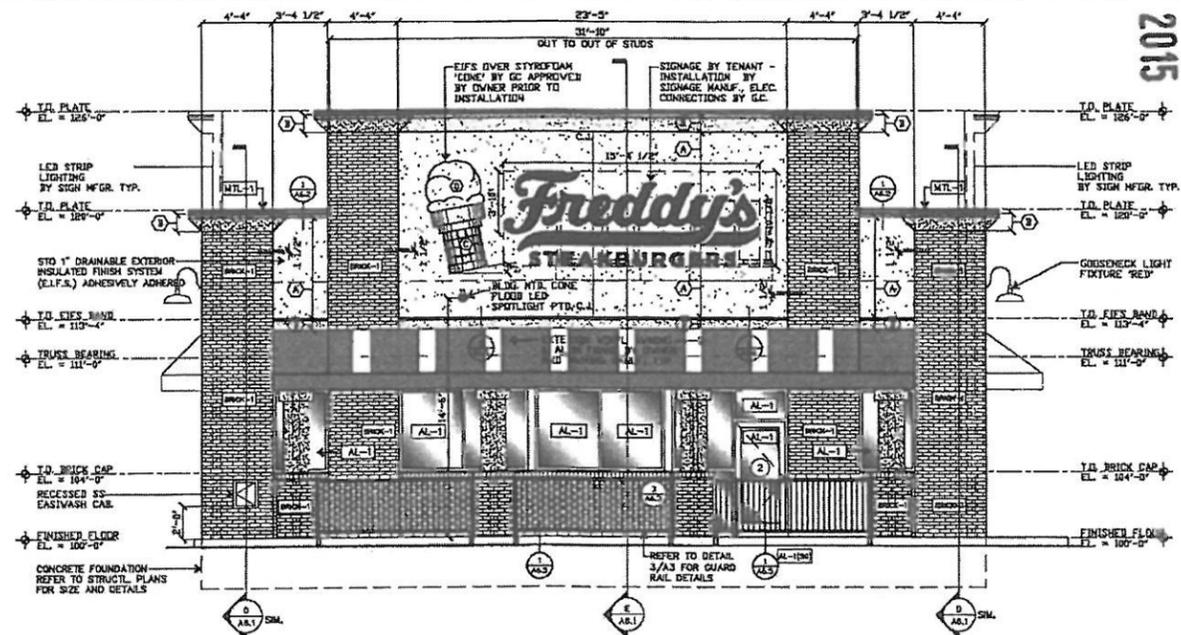


4 PATIO GUARD RAIL SECTION
3/4" = 1'-0"

PAINT: ALL METAL RAILINGS TO BE PAINTED BLACK (P4 - DIRECT TO METAL PAINT) PER FINISH SCHED. ARCH. SHEET A1.2



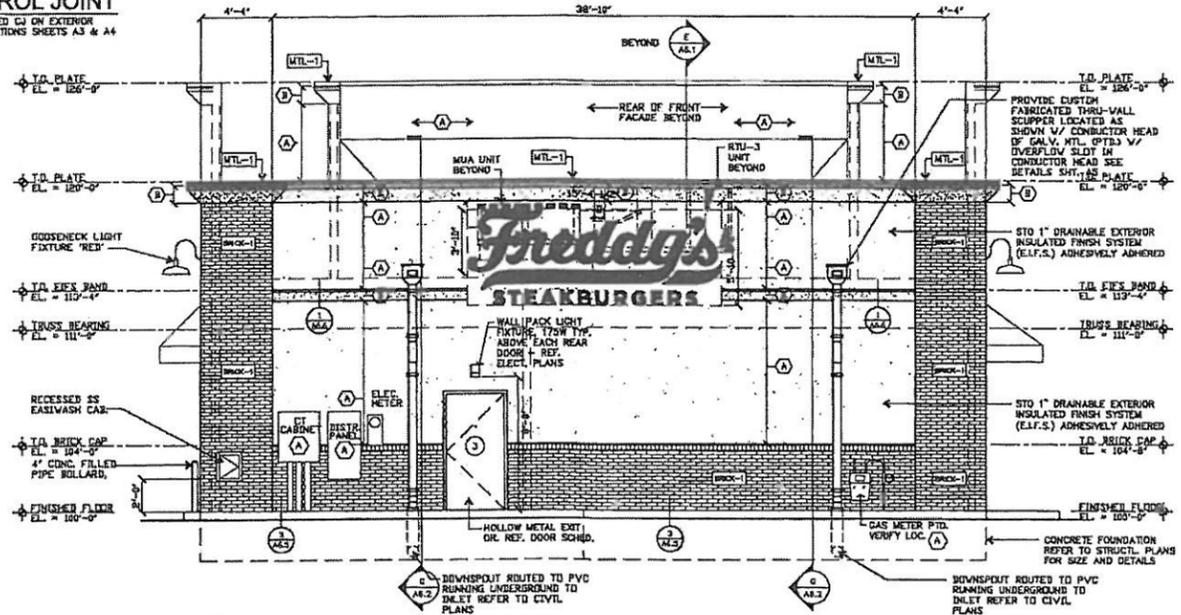
3 EIFS CONTROL JOINT
3/4" = 1'-0"



A SOUTH ELEVATION
1/4" = 1'-0"

STORAGE AREA SOUTH ELEVATION
FREDDY'S = 90 SQFT.
CONE = 18 SQFT.
TOTAL = 108 SQFT.

STORAGE AREA NORTH ELEVATION
FREDDY'S = 90 SQFT.
CONE = 18 SQFT.
TOTAL = 90 SQFT.



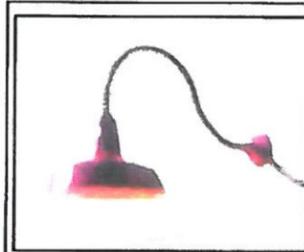
B NORTH ELEVATION
1/4" = 1'-0"



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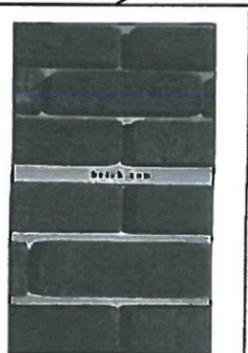
DAN WINTER, ARCHITECT

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



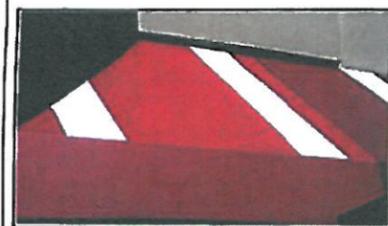
LIGHT FIXTURE

GOOSENECK LIGHT FIXTURE (RED) PROVIDE BLOCKING FOR ATTACHMENT

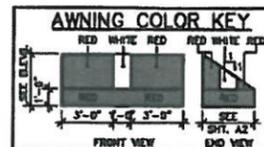


BRICK VENEER

ACME BRICK RED COLORADO 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; CORE DRILL 4" INTO CONC. SLAB & SET IN EPOXY
 1"x 3/4" STL. PICKETS
 ALL METAL RAILINGS TO BE PAINTED BLACK DIRECT TO METAL PAINT



METAL COPING

2 PIECE COMPRESSION COPING CAP (REGAL RED) BY DUROLAST MTL-1 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	BISKET BEIGE
CUSTARD	PAINT WILKO	ICE WHITE

WINTER ARCHITECTS

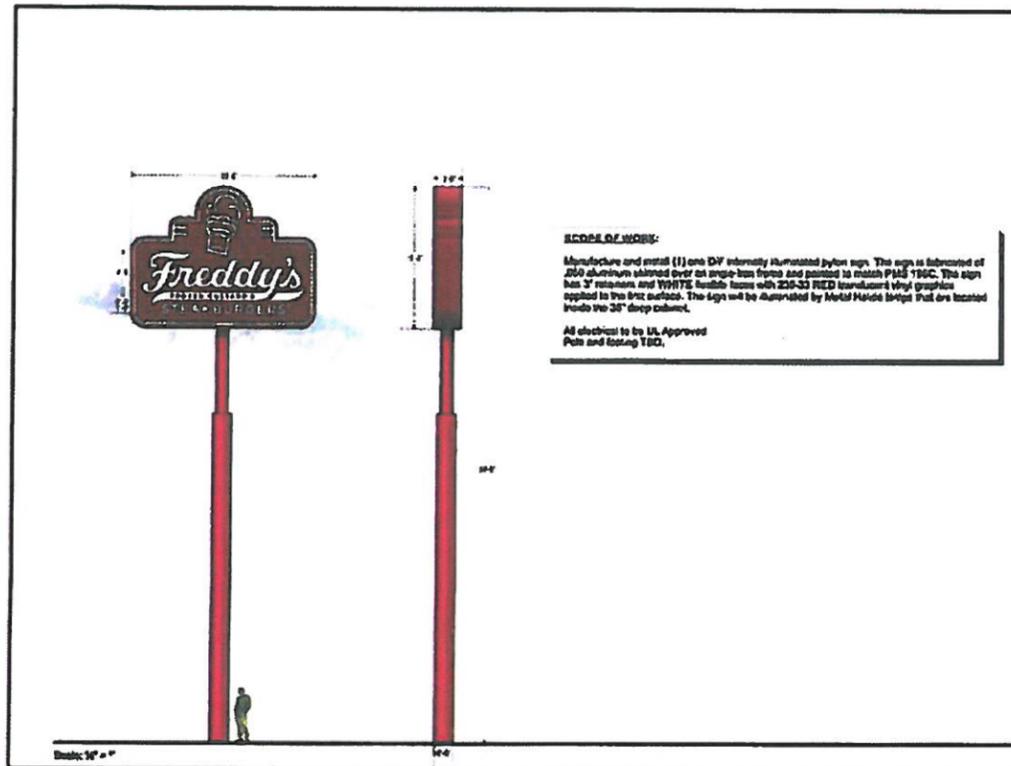
1824 EAST FIRST STREET
 WICHITA, KS. 67214
 PH. 316-267-7142

MATERIALS BOARD

DATE
 10/28/2015

DRAWN BY:
 RB / DJ
 CHECKED BY:
 DW

SHEET NO.

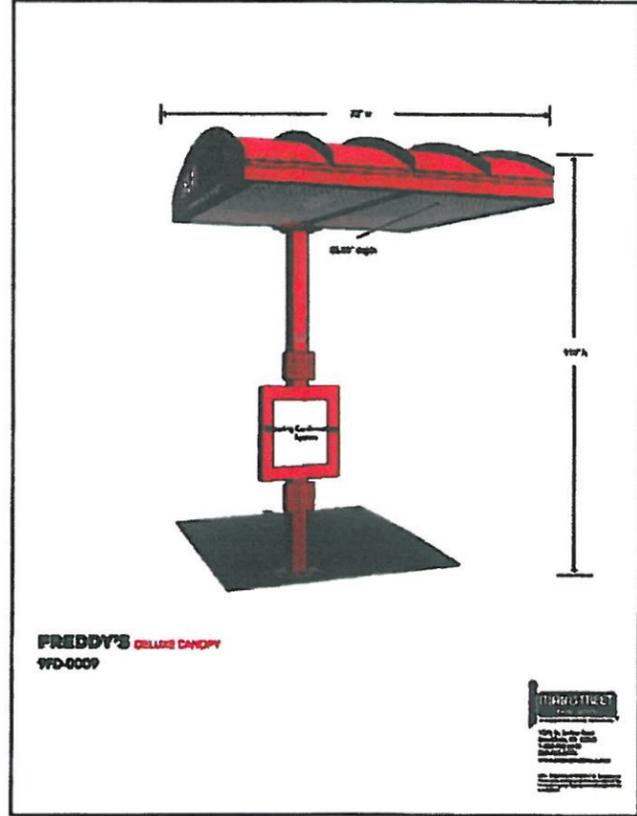


SCOPE OF WORK:
 Manufacture and install (1) one 27' tall illuminated signpost. The sign is fabricated of 300 aluminum skinned over an angle-iron frame and painted to match PMS 196C. The sign has 3" return and WHITE flexible foam with 230-33 RED translucent vinyl graphics applied to the front surface. The sign will be illuminated by Mold Made Light Bulbs located inside the 30" deep cabinet.
 All electrical to be UL Approved Pole and Lighting TEG.

NOTICE:
 This sign is intended to be installed in accordance with the requirements of Article 802 of the National Electrical Code and all other applicable local codes. This includes proper grounding and bonding of the sign.

TRI CITY
 Designing Your Future

Design No. 3040
 Scale: 1/4" = 1'-0"
 Date: 10/20/2015
 Location: Belton, MO



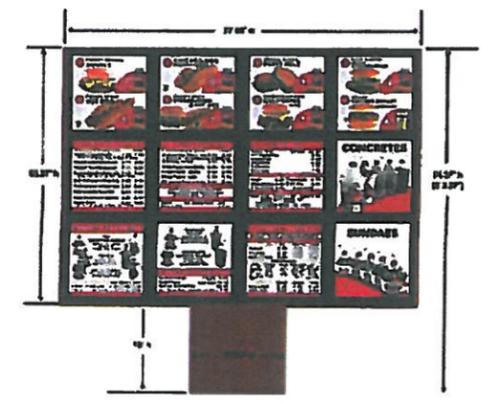
FREDDY'S ORANGE CANDY
 9FD-0009

THE SIGN
 CONTRACTOR



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 DAN WINTER, ARCHITECT

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



FREDDY'S MAIN OUTDOOR ORDER BOARD
 9FD-0008

Menu Board Size
 23.75' 00" FT

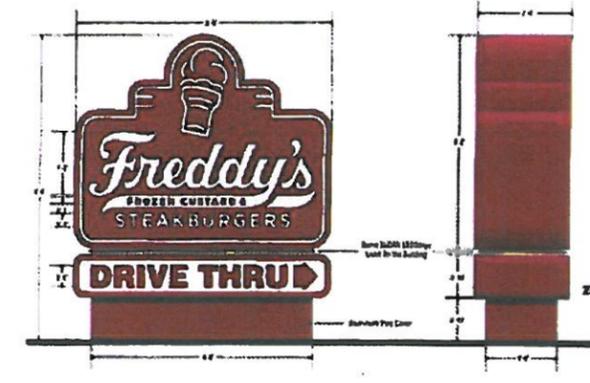
THE SIGN
 CONTRACTOR



FREDDY'S FREMELL BOARD
 9FD-0007

Fremell Board Size
 16.31' 00" FT

THE SIGN
 CONTRACTOR



SCOPE OF WORK:
 Manufacture and install (1) one 27' tall illuminated signpost consisting of two cabinet signs with a return. Sign cabinet signs are fabricated of 300 aluminum skinned over angle-iron frame and painted to match PMS 196C. Sign signs have 1 1/2" return and 3/16" WHITE foam back and to sign. They both have 230-33 RED translucent vinyl graphics applied to the front surface and are both illuminated by 230-33 RED translucent vinyl graphics applied to the front surface and are both illuminated by 230-33 RED translucent vinyl graphics applied to the front surface. Each cabinet sign is supported by a 2" WHITE return Pole and Lighting TEG.

TRI CITY
 Designing Your Future

Client: **FREDDY'S**
 Address: **Belton, MO**
 Designer: **Tim Marchant**
 Design No: **3174** Date: **10/20/15**

This is a conceptual drawing designed for the client to be used for informational purposes only. It is not intended to be used for construction purposes. The client is responsible for providing all necessary information and specifications. The client is responsible for providing all necessary information and specifications. The client is responsible for providing all necessary information and specifications.

Sign: _____
 Date: _____
 Project: _____
 Job: _____
 Draw: _____

WINTER ARCHITECTS
 1024 EAST FIRST STREET
 WICHITA, KS, 67214
 PH. 316-267-7143

SIGNS

DATE
 10/20/2015

DRAWN BY:
 RD / DA
CHECKED BY:
 DA

SHEET NO.
SA5

Consideration of a Final Development Plan approval for the Veteran's Care facility.



FINAL DEVELOPMENT PLAN

VETERAN'S CARE FACILITY

PLANNING COMMISSION
MONDAY, JANUARY 4, 2016 –6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET

Assigned staff: Robert G. Cooper, City Planner

CASE #FDP15-28

Final Development Plan review of the Veteran's Care Facility, located on the north side of Cunningham Parkway, directly west of the former Rudroff's heating and cooling building.

PROPOSED PROJECT DEVELOPMENT

Zoning: C-2 (General Commercial) District.

Property Description: Highlands, Lot 1 plat

Size of Site: 128,138-sq. ft. / 2.94-acre(s)

SURROUNDING ZONING

West: M-1/ R-3A

East: M-1

North: C-2

South: M-1

REVIEW

Warger Associates, on behalf of the Veteran's Care Facility, has submitted development plans for this project. Staff has reviewed the following key elements of the development plan:

Building Size: 7,684- sq. ft.

Intended Use: Medical / Office

Future Land Use Map: The subject site is located within the City's primary office/medical use corridor.

Conceptual Elevation: The general appearance of the building will be a brick veneer with a stucco finish.

Screening: HVAC units shall be screened from public view, including any ground-mounted transformer; gas meter(s); or electrical service panels. Additional plantings will be needed on those sides, to ensure screening of all wall mounted service panels.

Access: There will be one (1) access point for ingress/egress from Cunningham Parkway.

Parking: The parking ratio for this project is 1:300-sq. ft. (gfl), which equates to no less than 26-parking spaces. The site will provide for 35 parking spaces which include handicap stalls.

The parking lot will have four (4) 25-foot steel light poles, with a dark bronze finish. In addition, the building will have six (6) exterior wall-mounted LED lighting fixtures, photocell controlled, also, with a dark bronze finish.

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

Landscaping: The project will have an assortment of shrubs and trees with “Glory Maple” trees and “Seagreen Juniper” shrubs mixed with tall fescue sod 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.

A landscape maintenance escrow in the form of an irrevocable letter of credit or check, in the amount of 25% of the total cost, must be submitted to and held by the City for a period not to exceed two (2) years.

SPECIAL COMMENTS FROM CITY ENGINEERING

- Deduct meters are not allowed. A separate meter for irrigation would be needed per detail WAT-028;
- Provide backflow pit for domestic waterline per City standard detail;
- If building is planned to be sprinkled a second waterline and tap should be depicted on the development plan. Backflow prevention is required and the sprinkler system may require periodic flushing at the direction of the Fire Department;
- 15' U/E for sewer should stop at first proposed manhole north of Cunningham sewers upstream of that manhole are private service lines. Depict U/E for sewer on plat;
- Make the easements depicted on development plan and plat consistent throughout site;
- Connect to sanitary sewer using kor-n-seal boot or approved equal per detail SAN-013;
- Sewer should be 18” below water at crossings. Proposed sewer line may have to be encased at waterline crossing depending on depths;
- Provide construction cost estimates to City Engineer for calculation of the Engineering review and inspection fee.

PLANNING COMMISSION ACTION

1. Motion to recommend approval of the Final Development Plan for a Veteran's Care Facility, on a 2.94-acre tract of land, located on Cunningham Parkway.
2. Motion to recommend denial of the Final Development Plan for a Veteran's Care Facility, on a 2.94-acre tract of land, located on Cunningham Parkway.
3. Motion to continue the case pending additional information.

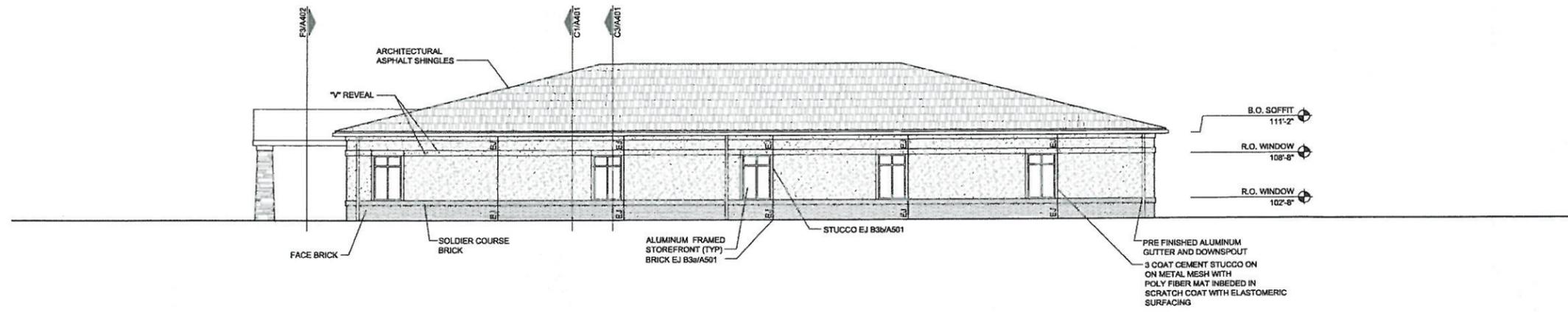
ATTACHMENTS

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

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

A

B

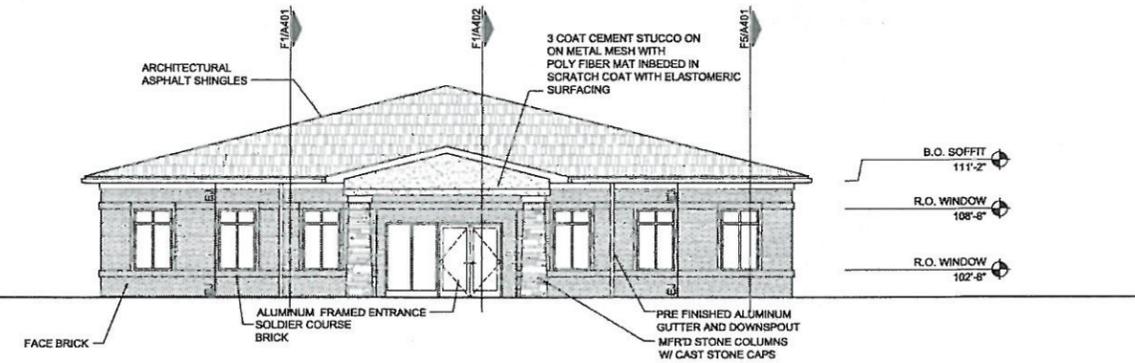


B1 north elevation

scale 1/8" = 1'-0"

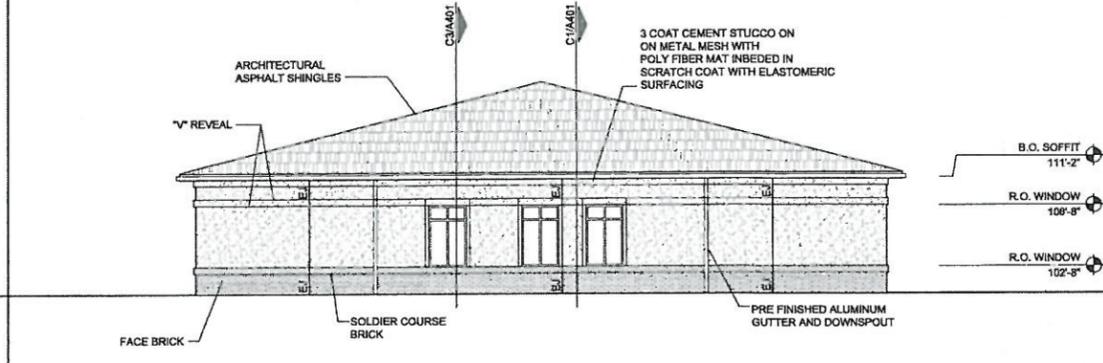
C

D



D1 east elevation

scale 1/8" = 1'-0"

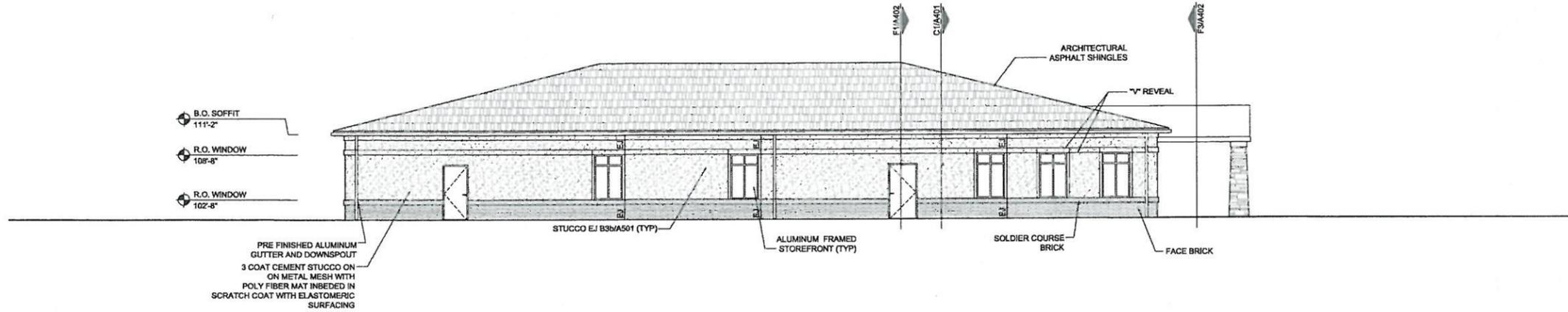


D5 west elevation

scale 1/8" = 1'-0"

E

F



F1 south elevation

scale 1/8" = 1'-0"

bnb design
 architecture & interiors
 108 n. nettleton
 bonner springs, ks
 913.422.5762 ph
 309.409.9258 fx

I, Erin Barton, a Missouri registered Architect #A-2001004025 have prepared the drawings and assume responsibility for the sheets numbered A100-A700 for the project: VHA Community-Based Outpatient Clinic.

Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.

The architect is not responsible for the design of the electrical, plumbing, civil engineering, landscaping, structural, signage not specified and fire sprinkling or fire suppression systems; and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components, and equipment, as well as the method in which they are installed on the project by others. The architect is not held or responsible for certification, during construction or upon completion of construction. The architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.

The licensed professional whose stamp appears on the other sheets (other than noted above) shall be responsible for those items in paragraph three above.

**VHA COMMUNITY-BASED
 OUTPATIENT CLINIC**
 BELTON, MO

STAMP

REVISION DATE:
 1.
 2.

ISSUE DATE:

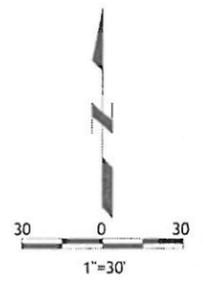
A201

LANDSCAPE DATA:
 CUNNIHAM INDUSTRIAL DR 493'
 REQUIRED
 1 SHADE / 40' STREET FRONTAGE = 12
 PROVIDED 6
 FUTURE 6

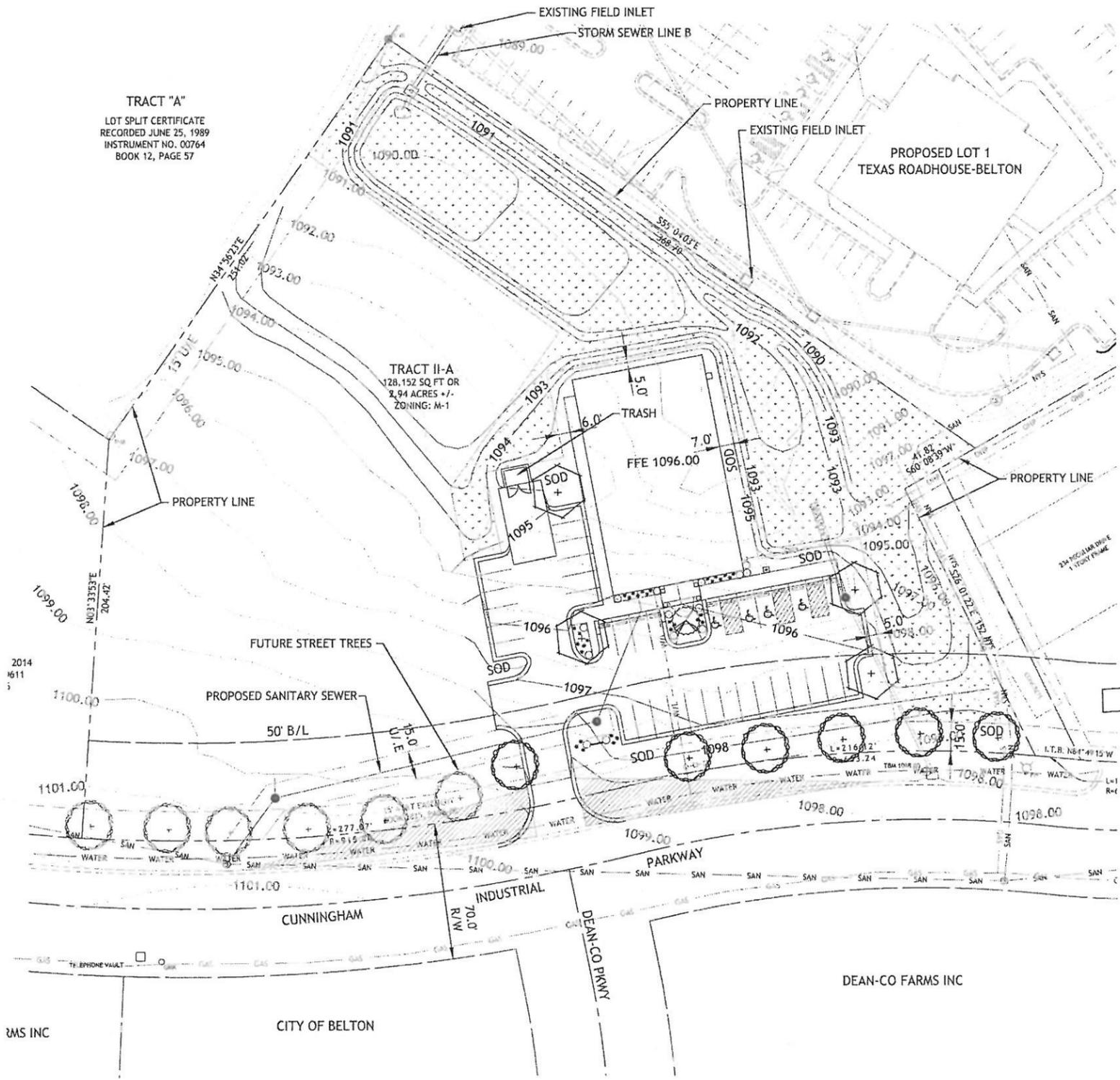
INTERIOR PARKING
 35 PARKING STALLS
 REQUIRED
 1 SHADE 3 SHRUBS / 10 PARKING STALLS
 4 TREES AND 11 SHRUBS

PROVIDED
 4 SHADE
 41 SHRUBS

FINAL DEVELOPMENT PLANS LANDSCAPE PLAN TRACT II-A VETERAN'S CARE FACILITY SECTION 18, TOWNSHIP 46 NORTH, RANGE 32 WEST BELTON CASS COUNTY, MISSOURI PARCEL NO: 04041800000034022



TRACT "A"
 LOT SPLIT CERTIFICATE
 RECORDED JUNE 25, 1989
 INSTRUMENT NO. 00764
 BOOK 12, PAGE 57

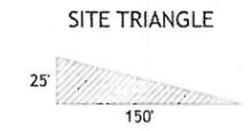
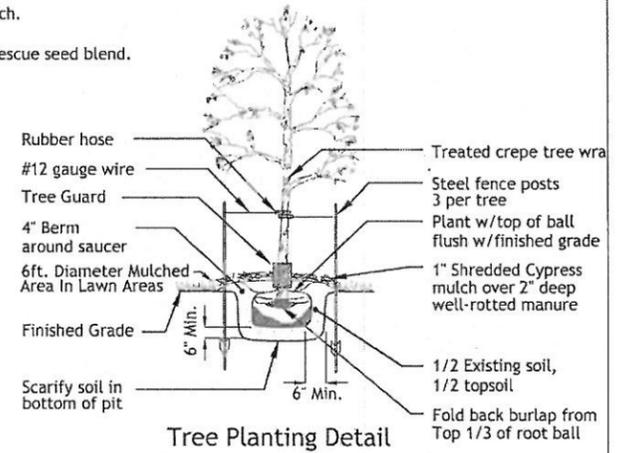
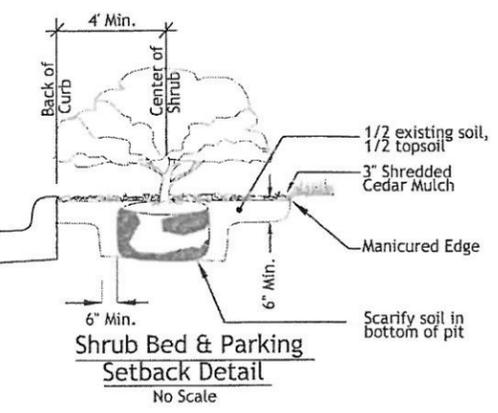


Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	12	October Glory Maple	Acer Rubrum 'October Glory'	As Shown	2.5" cal	BB
	4	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	As Shown	2.5" cal	BB
	1	Prairiefire Crabapple	Malus Sp. 'Prairiefire'	As Shown	1 1/2" cal	BB

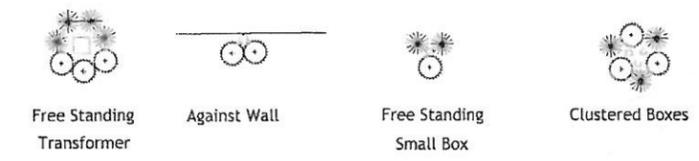
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	14	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont.	As Shown
	32	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	As Shown
	0.77 ACRES	Buffalograss	Buchloe dactyloides	5 lbs / 1000 sqft		

LANDSCAPE NOTES:

- CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
- Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
- No plant material substitutions are allow with Landscape Architect or Owners approval.
- Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.
- Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
- Landscape contractor shall provide a automatic irrigation for all turf and planting areas within the property. Irrigation system shall have it's own separate meter and valve.
- All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
- Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
- All shrub beds within lawn areas to receive a manicured edge.
- All shrub beds shall be mulched with 3" of shredded cedar mulch.
- All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.
- All seed areas shall be hydro-seeded.



Typical Utility Box Screening Details
 No Scale



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

PROJECT NO. 322-10 DATE 11-13-15

WARGER ASSOCIATES
 Consulting Engineers
 1617 Swift
 North Kansas City Missouri, 64116
 816-769-6132
 Steve@wargerassociates.com

Consideration of an Administrative Delay for the following uses:
Smoke shops, Hookha Bars, Ecigs & Vapor shops and Used Car
Lots.



**CITY OF BELTON
COMMUNITY PLANNING & DEVELOPMENT
INTERDEPARTMENTAL CORRESPONDENCE**

Date: January 4, 2016
To: Jay Leipzig, Director
Planning Commission Members
From: Robert G. Cooper, City Planner
Cc:
Subject: Moratorium

SECTION 40-4 / Unified Development Code
--

Recently, the Planning Commission had discussed the increase in the number of new businesses regarding Smoke shops; Hooka Bars; Ecigs & Vapor shops; and Used Car Lots and the need to update city code to adequately address these uses.

In an effort to address this potential proliferation, city staff in conjunction with the Planning Commission make a recommendation to impose a Moratorium, to allow staff adequate time to update city code so that they are consistent with other uses, and to ensure a high quality development project within the City of Belton.

STAFF'S RECOMMENDATION:

'A RESOLUTION DIRECTING STAFF TO DELAY THE ACCEPTANCE AND PROCESSING OF NEW APPLICATIONS FOR SMOKE SHOPS; HOOKA BARS; E-CIGS & VAPOR SHOPS; AND USED CAR LOTS, WITHIN THE CITY OF BELTON, MISSOURI BETWEEN JANUARY 4, 2016 AND JULY 4, 2016.'