



**AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING & PUBLIC HEARING
MONDAY, FEBRUARY 1, 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 JANUARY 4, 2016 PLANNING COMMISSION MEETING**

- IV. PUBLIC HEARING**
 - A. Consideration of a Zone Change from R-1 (Single-Family Residential) District to Ag (Agricultural) District, for a 3.1-acre tract of land, described as Hardee Meadows, Second Plat, Lot 84, addressed as 7216 E. 157th Street.

- V. CONSIDERATION**
 - A. Consideration of a Preliminary Plat approval for Autumn Ridge, a 46.78-acre(s), single-family residential development, located on the west side of Mullen Road, directly south of Orleans Place multi-family housing complex.

- VI. DISCUSSION**
 - A. Discussion of a Renovation and Expansion Project of the Budget Self-Storage (aka: Belton Mini-Storage), located at 128 E. Hargis Avenue, Belton, MO.

- VII. DIRECTOR'S REPORT**

- VIII. NEXT MEETING DATE: MARCH 7, 2016**

- IX. ADJOURNMENT**

Meeting Minutes

Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
Belton, Missouri
January 4, 2016

CALL TO ORDER

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

ATTENDANCE

Commission: Chairman Holly Girgin, Commissioners Chris Christensen, Sally Davila, 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, Jeff Fisher, Public Works Director, Jennifer Dutcher, Community Development Secretary

Absent: Commissioner Tim McDonough

MINUTES

Commissioner Finn moved to approve the minutes of the December 7, 2015 Planning Commission meeting. Seconded by Commissioner Christensen. All members present voted in favor and the motion carried.

DISCUSSION

Mr. Leipzig addressed the Commission concerning the zone change from C-2 (General Commercial) District to M-1 (Light Manufacturing) District, indicating the applicant is present and has met with staff during a Development Review Committee (DRC) meeting roughly a month ago; at that time there was a discussion of the plan not being consistent with the Future Land Use and Current Zoning Maps. Staff would like to see access into the adjacent businesses.

Mr. Cooper presented the staff report for the 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. Citing the entire tract of land is currently zoned C-2 (General Commercial) with frontage on N. Mullen Road. The request to rezone is made by property owner, McGregor Interests, Inc. The change in zoning will allow for the construction of eight (8) building lockbox storage facility with over 75,000 square feet of gross floor area. 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 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 Terminals. These potential land uses would be inconsistent with the city's future land use plan for the Markey Parkway commercial corridor. Additional uses could be allowed in an M-1 zoning district with an approved Special Use Permit. 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. The predominant uses along the corridor are commercial retail, restaurants and miscellaneous commercial services. The zone change could potentially have an adverse impact on the surrounding properties. Staff does 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.

Chairman Girgin opened the public hearing at 6:10 p.m. to hear any public input concerning the rezone.

Geoff McGregor, Vice President of McGregor Interests, Inc. addressed the Commission stating we have developed a few of these self-storage facilities around the Midwest. Some of them directly in front of Walmart, I think they are some of the higher end self-storage facilities out there. Mr. McGregor wished to address the comment pertaining to spot zoning, indicating there are adjacent properties with metal buildings and unpaved parking with industrial uses. He believes the self-storage facility would be a good buffer between the retail and the existing industrial area. They had a topography done and it indicated a 28' fall from Mullen Road to the back tree line of the site; this will make it tough to create a retail corridor in that area. It's a very low intensity use with an average of 5 cars a day; most retail places have more employees than that. There will be a low demand on traffic. We completed a demand calculation for the City of Belton; utilizing the Self-Storage Almanac, using the 9.6% demand per square foot per person; we do have the net demand to support our facility.

Megan McGuire, City Attorney, questioned if they looked at any other sites in the Belton area. Mr. McGregor indicated we like to take an emphasis on high traffic areas. We looked around Belton and the Kansas City area trying to identify high traffic areas. We like to locate close to home improvement or Walmart stores.

Commissioner Thompson questioned if there will be storage for motorhomes or travel trailers. Mr. McGregor indicated its all enclosed self-storage. The ten units in the back will have 12' doors and 12' high which could store a small motorhome. No exterior storage, all storage is enclosed and a better use for the land and for us.

Mayor Davis questioned what was planned for the area behind the Cedar Tree. Mr. Leipzig stated it was marketed as a strip mall but no more information is available, possibly a hotel or another use.

Mayor Davis questioned if they looked at other sites and asked why was this location selected. Mr. McGregor replied they liked the traffic count, like it located near a home improvement store, it's a great use for the site and the land was priced correctly for us. With the large topography change, roughly 400' deep with quite a bit of drop off it will be difficult for other types of businesses. The facility is not visually dominating on the site, it will have a very low elevation with 11' at max peak; by the time we have our second building it'll probably drop down so much that you can barely see the building. It's a great transition from your retail to your industrial users to the North.

Mr. Leipzig questioned if all their sites have a typical 200 square foot sales area. Mr. McGregor stated yes, we have miscellaneous point of sale items of moving supplies and locks, we think it's the highest and best use for the land, it's a great transition between the retail and the industrial uses to the north; and very low intensity use.

Chairman Girgin questioned if any additional persons would like to speak in reference to the rezoning, being no further public input the public hearing closed at 6:30 p.m.

Councilman Trutzel stated while he would appreciate having them in Belton, he is opposed to a zone change. We have been too lax with spot zoning; these create additional problems for surrounding businesses with all the activity along this area that land will eventually be used for commercial. He said he will not support the zone change neither here or in council.

Commissioner Finn moved to deny the zone change from C-2 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, seconded by Councilman Trutzel.

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

Ayes: 7 –Chairman Holly Girgin, Commissioners Chris Christensen, Sally Davila, Ryan Finn, Larry Thompson, Councilman Chet Trutzel and Mayor Davis.

Noes: 1 – Commissioner Chuck Crate

Absent: 1 – Commissioner Tim McDonough

Motion to deny carried.

Mr. Cooper presented the staff report for the Final Development Plan review of Freddy's, a frozen custard and steak burger restaurant, located directly east of the Bank of America building, and addressed as 1822 E. North Avenue. The current zoning is C-2 (General Commercial) District, with a site size of 63,575-square feet contained on 1.46-acre(s). The subject site is located within the City's primary commercial/retail corridor. 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. Freddy's is willing to do a right in, right out without putting in a median or any roadway structure, this will be by roadway markings with signage indicating right in, right out with no left turn. 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. Staff recommends approval of the Final Development Plan for a Freddy's restaurant development.

Commissioner Thompson moved to approve the Final Development Plan for Freddy's, located at 1822 E. North Avenue, seconded by Commissioner Christensen.

A vote on the motion to approve the Final Development Plan of Freddy's, located at 1822 E. North Avenue was taken, and the following vote recorded:

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

Noes: 0 – None

Absent: 1 – Commissioner Tim McDonough,

Motion carried.

Mr. Leipzig addressed the Commission stating the Preliminary Development Plan for the Veterans Care Facility was presented on December 7, 2015. All of the comments that are still open pertain to the construction documents and will be addressed; this building is esthetically pleasing.

Mr. Cooper presented the staff report for the consideration of the Final Development Plan of the Veteran's Care Facility, located on the north side of Cunningham Parkway. Warger Associates, on behalf of the Veteran's Care Facility, has submitted development plans for this project. The intended use will be medical office having a building size of 7,684 square feet. The subject site is located within the City's primary office/medical use corridor. There will be one (1) access point for ingress/egress from Cunningham Parkway. The parking ratio for this project is 1:300 square feet, which equates to no less than 26-parking spaces. The site will provide for 35 parking spaces which include handicap stalls. A landscape maintenance escrow 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. Staff recommends approval of the Final Development Plan for the Veteran's Care Facility as submitted.

Mayor Davis stated we are proud to have this in our city; we have a great deal of veterans. Are there enough handicap parking spaces for our veterans? Mr. Leipzig stated the plan meets and exceeds the number of minimum of handicap spaces.

Commissioner Thompson questioned if we will require sidewalks on the facility. Mr. Leipzig indicated we should have the connectivity if possible. Mr. Cooper indicated there is a requirement for sidewalks. Chris Williams with Highlands Development stated most veterans are driving or will be dropped off, the connectivity of sidewalks really doesn't benefit.

Mr. Leipzig stated staff would require a sidewalk to the end of their parcel then as the next parcel develops; the connectivity will finish. Mr. Fisher agreed sidewalks are required per code.

Commissioner Christensen moved to approve the Final Development Plan of the Veteran's Care Facility, a 2.94 acre tract of land located on Cunningham Parkway, seconded by Commissioner Crate.

A vote on the motion to approve the Final Development Plan of the Veteran's Care Facility, a 2.94 acre tract of land located on Cunningham Parkway was taken, and the following vote recorded:

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

Noes: 0 – None

Absent: 1 – Commissioner Tim McDonough,

Motion carried.

Mr. Leipzig addressed the Commission requesting an approval of a Resolution for an Administrative Delay directing staff to delay the acceptance and processing of new applications for Smoke Shops, Hookah Bars, E-cigs / Vapor Shops and Used Car Lots between January 4, 2016 and July 4, 2016. This additional time will allow staff to refine current ordinances and look at our business licensing procedures.

Commissioner Christensen moved to recommend an approval for a Resolution for an Administrative Delay, seconded by Commissioner Thompson.

Commissioner Crate questioned why we aren't including the short term loan offices or operations that are taking an unfair advantage of our citizens. Mr. Leipzig indicated we have a current Ordinance for short term loan companies; which includes a one mile separation. We did not feel it is necessary to include these types of companies as our current ordinance is satisfactory. The two current payday loan companies housed within the Cedar Tree were in operation before the separation requirement became effective. Mr. Crate questioned if a major renovation takes place he believes that the business has to go through a relicensing procedure. Mr. Leipzig indicated, this is a very regulated business, staff will look into it.

A vote on the motion to recommend an approval for a Resolution for an Administrative Delay was taken, and the following vote recorded:

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

Noes: 0 – None

Absent: 1 – Commissioner Tim McDonough,

Motion carried.

Mr. Leipzig presented the Commission with 2015 Year-In-Review for the Planning Commission and the Board of Zoning Adjustment activities and 2016 priority items. Citing this is the fifth year for this report, it is an overview of the basic statics of the Planning Commission. Mayor Davis questioned if 2015 was a busier year than in the past. Mr. Leipzig indicated yes, absolutely.

Chairman Girgin stated she has over a 10 year perspective on the Commission and the processes at the City level, Commission level, codes and ordinances and tying it all together. We are sitting better than we ever have. Staff has done an extraordinary amount of work and effort to move all of these things forward and the Commission works very well in conjunction with the City goals, objectives, and staff input. I think we have a good team, I am proud of us.

Next meeting is scheduled for February 1, 2016.

ADJORNMENT

Commissioner Crate moved to adjourn the meeting. Seconded by Commissioner Christensen. 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 R-1 (Single-Family Residential) District to Ag (Agricultural) District, for a 3.1-acre tract of land, described as Hardee Meadows, Second Plat, Lot 84, addressed as 7216 E. 157th Street.

**BELTON PLANNING COMMISSION
MONDAY, FEBRUARY 1, 2016 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**CHANGE IN ZONING CLASSIFICATION
R-1 (SINGLE-FAMILY RESIDENTIAL) TO AG (AGRICULTURAL) DISTRICT**

Robert G. Cooper, City Planner

CASE #RZ15-31

Consideration of a Zone Change from R-1 (Single-Family Residential) District to Ag (Agricultural) District, for a 3.1-acre tract of land, described as Hardee Meadows, Second Plat, Lot 84, addressed as 7216 E. 157th Street.

BACKGROUND

The entire 3.1-acre tract of land is currently zoned R-1 (Single-Family Residential) with frontage on E. 157th Street. Mr. Ora Gillespie, the property owner/applicant, would like to rezone the entire 3.1-acre parcel to Agricultural to accommodate a small amount of livestock and to construct an accessory building for farming purposes.



Zoning of the surrounding area

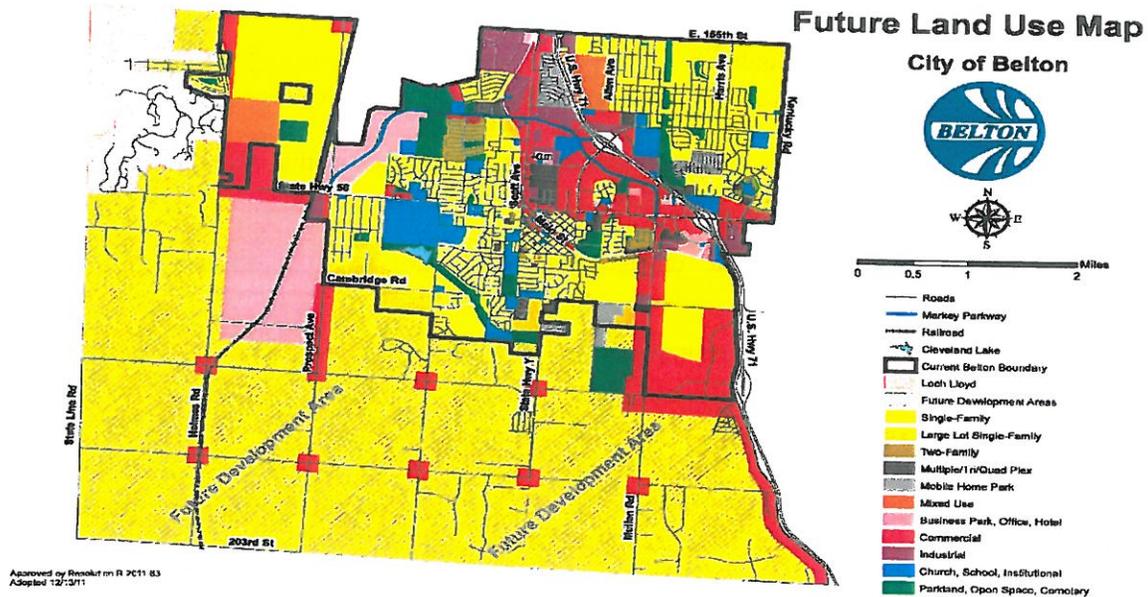
CURRENT ZONING

The area north, between 157th and 155th Street is mostly zoned Agricultural. The area south of 157th Street is primarily zoned Single-Family Residential. In this area, residential home pad sites are large lots, ranging in size, between 1-acre and 5-acre tracts.

REVIEW

Comprehensive Plan. The City's Future Land-Use Map designates this area for large lot-single family residential use. To rezone the 3.1 acre tract to agricultural, would not be in opposition with the City's Future Land Use Map and future plans for this area of the city. Single-family

residential dwellings are a permitted use in an agricultural zoning district. The zoning would change but the use will remain the same, as a single-family dwelling.



ACCESSORY STURCTURES

Pursuant to Section(s) 4-1, & 26-5, Unified Development Code, *The following permitted accessory structures include, but are not limited to the following:*

- (1) *'A structure for storage incidental to a permitted use, provided, however, that no storage structure that is accessory to a residential building shall exceed 200-sq. ft. in gross floor area, that such storage structure shall be in keeping with the principal structure, and no part of such structure shall be located in the front yard.'*
- (2) *'A detached garage or other accessory structure, provided that no part of such structure exceeds 800-sq. ft. in gross floor area; or five percent (5%) of the lot area, whichever is greater.'*
- (3) *'All residential driveways except those in the Ag and R-1B districts must be paved. In the Ag and R-1B districts, gravel may be used for driveway surfacing.'*

COMPATIBILITY:

The proposed zone change to Agricultural would allow the following land uses according to Section 40 of the Belton Unified Development Code:

- Single-Family Dwelling;
- Church;
- School;
- Farming; and
- Boarding stables, riding school

Additional uses (home daycare and foster home) would be allowed in an Agricultural zoning district with an approved Special Use Permit. These potential uses would also be compatible with existing land uses.

ENVIRONMENTAL: The rezoning of the property to agricultural would not pose an increase in environmental impacts due to the less intensive use or activity on the property.

PREDOMINANCE: The predominant and existing land uses within the immediate area are single-family dwellings on large tracts of land.

ADVERSE IMPACT: The zone change will would not have an adverse impact on the surrounding properties.

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STAFF'S RECOMMENDATION

Community Development staff, supports a recommendation to rezone the subject property from R-1 (Single-Family Residential) to Agricultural District.

PLANNING COMMISSION ACTION

1. Motion to **approve** the zone change from R-1 (Single-Family Residential) to Ag (Agricultural), for a 3.1-acre tract of land, described as Lot 84, Hardee Meadows, Second Plat, addressed as 7216 E. 157th Street.
2. Motion to **deny** the zone change from R-1 (Single-Family Residential) to Ag (Agricultural), for a 3.1-acre tract of land, described as Lot 84, Hardee Meadows, Second Plat, addressed as 7216 E. 157th Street.
3. Motion to **continue** the case pending additional information.

ATTACHMENTS

- Area Map



Consideration of a Preliminary Plat approval for Autumn Ridge, a 46.78-acre(s), single-family residential development, located on the west side of Mullen Road, directly south of Orleans Place multi-family housing complex.



**PRELIMINARY PLAT / AUTUMN RIDGE
LOTS 87 THRU 96 & LOTS 114 THRU 250
INCLUDING TRACT B**

**PLANNING COMMISSION
MONDAY, FEBRUARY 1, 2016 – 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

Assigned staff: Robert G. Cooper, City Planner

CASE #PP15-30

Consideration of a Preliminary Plat approval for Autumn Ridge, a 46.78-acre(s), single-family residential development, located on the west side of Mullen Road, directly south of Orleans Place multi-family housing complex.

This is a continuation of a previously platted and partially developed single-family subdivision.

BACKGROUND

Autumn Ridge Homes, LLC, (current land owner/developer) is proposing to develop the remaining 46.78-acre(s) of land. The city's development review committee has convened on several occasions and met with the developer to discuss and review the elements of the preliminary plat and general layout of the development. The area to be developed is primarily zoned R-1 (Single-Family Residential), with a small portion (ten lots) along Fall Meadow Lane, will be zoned R-2 (Two-Family Residential).

The Planning Commission originally reviewed the Preliminary Plat for Autumn Ridge in 2004. The First Plat was approved 3/1/2006; the Second Plat was approved 5/9/2006; and the Third Plat was approved 5/9/2007. Partial development has taken place during the years up to this point.

Currently, the Autumn Ridge subdivision contains sixty-four (64) single-family dwelling units and thirty-eight (38) two-family structures with seventy-six (76) two-family dwelling units with a combined total of one-hundred-forty (140) dwelling units. The original layout (plat) indicated a community swimming pool would be constructed at the northeast corner of Sycamore Drive and Fall Meadow Drive which never materialized.

CODE CITATION

Pursuant to Section 36-34(e) of the Unified Development Code, 'the approval of the preliminary plat shall be effective for two (2) years, except that prior to this application date the planning commission may at the request of the property owner, grant an extension to the validity of the preliminary plat for up to a six-month period at any time. If the final plat for any part of the area covered by the preliminary plat has not been submitted for approval within this specified period a preliminary plat must be resubmitted to the planning commission for approval. If a final plat is

approved and filed for any part of the area covered by the preliminary plat, such preliminary plat shall be effective for a period of six years from its approval date.'

PURPOSE OF THE PRELIMINARY PLAT:

1. ensures the City of Belton protects and provides for the public health, safety, and general welfare of its residents;
2. helps guide the future growth and development in accordance with the comprehensive plan;
3. provide for adequate light, air, and privacy, and to secure safety from fire, flood and other danger and to prevent overcrowding of the land and undue congestion of population;
4. to protect the character and social and economic stability of all parts of the city and to encourage the orderly and beneficial development;
5. to protect and conserve the value of land throughout the city and the value of buildings and improvements upon the land and to minimize the conflicts among the uses of land and buildings;
6. to guide public and private policy and action in order to provide adequate and efficient transportation, water, sewer, schools, parks, playgrounds, recreation and other public requirements and facilities;
7. to provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic, avoidance of congestion in the streets and highways, heed pedestrian traffic movements in relation to buildings and land uses and provide for proper location and width of streets and building lines;
8. to establish reasonable standards of design and procedures, in order to further the orderly layout and use of land;
9. to insure public facilities are available and have sufficient capacity to serve the proposed development;
10. to prevent the pollution of air, streams, and ponds, and to assure the adequacy of drainage facilities;
11. to preserve the natural beauty of and topography of the city and to ensure appropriate development with regard to these natural features;
12. to provide for open spaces through the most efficient design and layout of the land including the use of average density in providing for minimum width and area of lots.

REVIEW

The preliminary plat consists of five (5) Phases of development, beginning with Phase 3 on the west side of the existing homes located along Hibiscus Drive and concluding with Phase 7 on the far western edge of the site with the completion of two minor arterial residential streets which will provide east to west connectivity of Fall Meadow Lane and Sycamore Drive. Access to the

development is from Mullen Road and eventually be accessible from the west with the completion of Fall Meadow Lane and Sycamore Drive, which will provide connectivity with the Emerson Park subdivision. The build-out numbers will equate to ten (10 two-family residential lots along Fall Meadow Lane, with an additional one-hundred thirty-seven (137) single-family residential lots.

Pursuant to the Unified Development Code, Subdivision Regulations, the following **Bulk Requirements are required for a residential subdivision:**

R-1 /	SFR	R-2 /	Two-Family Residential
Lot Size:	8,400-sq. ft.	Lot Size:	6,000-sq. ft.
Lot Width:	70-ft.	Lot Width:	65-ft.
Lot Depth:	120-ft.	Lot Depth:	120-ft.
Front s/b:	30-ft.	Front s/b:	30-ft.
Rear s/b:	20-ft. or 20% of depth	Rear s/b:	20-ft. or 20% of depth
Side s/b:	10-ft.	Side s/b:	5-ft.

The proposed preliminary plat shows there are several single-family corner lots with a fifteen foot (15') non-addressed side, front yard setback and not the required 30'. This arrangement would provide additional buildable space. The planning commission would need to evaluate and approve this variance regarding non-addressed side front yard setback.

The following segment is a collection of staff's comments from a previous review of the preliminary plat.

Planning:

1. No direct driveway access to Sycamore Drive from any single-family lot;
2. Provide a 'hike-n-bike-trail' along Sycamore Drive, consistent with the City's Parks Department design guidelines;
3. Provide a 'no-build easement' along common property lines for storm-water conveyance;
4. Provide five-foot (5') wide sidewalks on both sides of the street, consistent with city design standards;
5. Provide a 'Street Tree' plan. Street trees shall be planted on all subdivision streets and shall be planted on both sides of the right-of-way;
6. Provide a 'Street Sign' plan. Street signs shall be installed at all intersections within the subdivision, in accordance with city standards. Street signs shall consist of street name signs, and traffic regulatory signs. Regulatory signs shall be installed in accordance with city design standards and the Manual of Uniform Traffic Control Devices.
7. Creation of a Property Owner's Association. If a Property Owners Association is to be responsible for the maintenance and control of roads, open space, recreational facilities or other common areas and facilities within a subdivision, that association must have legal authority to maintain and exercise control over the common areas and facilities, including the

power to compel contributions from residents or property owners to cover their proportionate share of the costs associated with the maintenance of the common areas and facilities.

8. Documents providing for the establishment of a property owners association must be submitted to the community development director before approval of a final plat.
9. The city's review is limited to ensuring that the property owners association has clear legal authority to maintain and exercise control over the common areas and facilities, including the power to compel contributions from residents and property owners to cover their proportionate share of the costs associated with the maintenance of the common areas and facilities.
10. Responsibilities. Property owners associations must be established and approved as a condition of plat or development approval. They are responsible for the cost and maintenance of all common open space, private streets, landscape areas (including those within cul-de-sac islands, and around identification signs), trails, subdivision identification signs, utilities and other facilities that are not dedicated to the public.
11. Provide a 'buffer strip' on subdivision lots which abut a minor arterial (Sycamore Drive).
 - all trees and shrubs shall be setback from the right-of-way line at least five-feet (5').
 - the buffer shall not be a part of the platted lots and must have the following restrictions lettered on the plat, 'This buffer reserved for the planting of trees or shrubs by developer; the building of structures and fences hereon is prohibited'
 - At the time of Final Plat, the developer shall provide a landscape plan for the buffer strip area.
 - a wall or fence consisting of a unified and consistent design and materials may be installed within the buffer area. The wall or fence must be included in the landscape plan submitted to the planning commission.
12. Relocate and complete the construction of the subdivision swimming pool, so that it is centrally situated.
13. A dead-end street turn-around must be constructed with a written authorization from abutting property owner(s).

Engineering Comments:

General

- All improvements to public infrastructure shall be in accordance with the design criteria, construction standard specifications, and standard details provided in the City's Design and Construction Manual. This manual is accessible online at the following address: <http://www.belton.org/index.aspx?nid=423>
- Infrastructure shown in this preliminary plat is not necessarily approved. Layout, locations and details of some infrastructure may change upon review of construction plans not yet received.

Streets

- Profiles of streets need to be submitted and comply with all design criteria including maximum grades per the Design and Construction Manual.
- Cul-de-sacs require an inordinate amount of resources to maintain. The level of service offered to customers is low relative to standard streets. Connecting cul-de-sacs to reduce the proposed total and reduce the long-term maintenance burden to the community at large is recommended.
- Minimum horizontal radii for residential local streets are 200 feet per the Design and Construction Manual. Ensure all horizontal curves proposed are compliant with the manual.
- Required curb radiuses are 20 feet for residential local and 25 feet for residential collector rather than 15 feet as proposed.
- On Sycamore (residential collector), provide 10 foot trail on one side of street and 5 foot sidewalk on other.
- Per APWA 5203.14, temporary cul-de-sacs shall be constructed with a minimum radius of thirty-five (35) feet at locations where streets will be temporarily terminated and which will be extended at a later date, and said street extends beyond the intersection of an adjacent street more than 150 feet. The temporary cul-de-sac shall be constructed of asphaltic concrete with a minimum depth of eight inches. Curb and gutter will not be required. The cul-de-sac shall be constructed within the limits of a temporary easement.

Note that code also includes: If a cul-de-sac or dead-end street is temporary in that it is planned to connect to another street at a later date, the planning commission may allow for such streets with a length of 1,320 feet.

Storm-water

- Address comments sent on January 15, 2016 pertaining to the storm-water study. Necessary modifications to the preliminary plat include additional storm sewers reflected in the drainage plan and an increase to detention basin size. An increase in the detention basin size appears to reduce the number of buildable lots.
- Establish no-build easements over BMP areas to prohibit any construction (fences, sheds, etc.) within these areas. Width of easements shall be based on engineering design of the swales to convey the 100-year storm event. Fences shall be designed/constructed to convey runoff out of each individual lot and into the BMP areas.
- Provide 100-year energy grade line and hydraulic grade line elevations for each lot. Minimum low opening elevations of each home shall be a minimum of 1 foot above the 100-year EGL elevation.

- Clarify purpose and maintenance of Tract B in terms of green space/water quality benefit.

Utilities (water, sanitary and storm sewer)

- Provide utility easements for any/all public infrastructure outside of proposed right-of-way, at a minimum width of 15 feet. City Engineer may require wider utility easements in specific locations if deemed necessary.
- Avoid 90 degree bends in gravity sewer (sanitary and storm sewer)
- Maintain 10 feet horizontal separation between water and sewer. Where water and sewer cross, ensure vertical separation, with sewer below water (18" between top of sanitary sewer and bottom of waterline). Encasement of utilities may be required based on profiles and separation.

Street lighting

- The design of all publicly-financed or privately-financed street lighting systems to be installed in the public street right-of-way or of major and minor arterial roadways shall conform to the City's Supplemental Specification Section 5800. The developer shall agree to pay all costs of installation and all costs incurred by the city for said street lights for a period of five years.

The poles shall be metal and all electric lines shall be tunneled underground. The final layout shall be reviewed by the Engineering Division of the City for conflicts and location within easements. Any additional easements shall be acquired and recorded by KCP&L.

Geotechnical report

- The developer or contractor shall furnish a soils analysis and geotechnical report of the existing subgrade properties, including Atterberg limits, soil classification (Unified Soil Classification System), moisture-density relationship, and moisture content. The geotechnical report shall include an engineering analysis and recommendation of subgrade stabilization, subbase type options, and pavement that meets, exceeds, or is equivalent to the minimum requirements as specified in City Supplemental Specification 5200, Item 22 - Street pavement types.

Fire Marshal Comments:

- Appendix D of the 2012 International Fire Code requires that authorized turn arounds shall be installed on any roads exceeding 150 feet.
- Fire hydrants shall be installed to meet the 2012 International Fire Code.

STAFF RECOMMENDATION

Planning, Fire, and Engineering staff, support a recommendation to approve the Preliminary Plat for Autumn Ridge, a 46.78-acre, residential subdivision, located on the west side of Mullen Road, directly south of Orleans Place multi-family housing complex.

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

The approval of the preliminary plat shall be effective for two-years. If the final plat for any part of the area covered by the preliminary plat has not been submitted for approval within this specified period, a preliminary plat must be resubmitted to the Planning Commission for approval.

PLANNING COMMISSION ACTION

1. Motion to recommend **approval** of the Preliminary Plat for Autumn Ridge, a residential subdivision.
2. Motion to recommend **denial** of the Preliminary Plat for Autumn Ridge, a residential subdivision.
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Preliminary Plat
2. GIS Map

**Renovation and Expansion Project of the Budget Self-Storage
(aka: Belton Mini-Storage), located at 128 E. Hargis
Avenue, Belton, MO.**



**PLANNING COMMISSION - REGULAR MEETING
CITY HALL ANNEX, CITY COUNCIL ROOM
520 MAIN STREET**

FEBRUARY, 1, 2016 – 6:00 P.M.

STAFF: Robert G. Cooper, City Planner

Renovation and Expansion Project of the Budget Self Storage (aka: Belton Mini-Storage), located at 128 E. Hargis Avenue, Belton, MO. The redevelopment area consists of approximately 4.25 acres of land.

Property Description: 209 N. Scott Avenue
Size of Site: 1.25 acres / 54,616.84 sq. ft.
Existing Zoning / Land Use: C-2 / General Commercial
Proposed Use: Commercial

Surrounding Zoning / Land Use:
North: C-2 / Commercial
East: C-2 / Commercial
South: C-2 & M-1 / Commercial and Manufacturing
West: R-1 / SFR

Comprehensive Plan: Commercial / Retail

North Scott Corridor Plan: Commercial

Background

The City has been working with Brian Smith, owner of Belton Budget Storage, helping him with his plans to reinvest in the area and redevelop the 1.25-acre property to the north. Mr. Smith has purchased the property just to the north of his site, which is owned by David Schaffner, addressed as 209 N. Scott Avenue. Currently, that property contains a couple of structures, (built in 1948), one of which is a dilapidated building (verge of collapse) and the other is a building being used as an auto repair shop. In the past, (for many years) the property has been used as a junk car storage yard and auto repair shop. The use of the property has not changed over the years.

The redevelopment project will require the removal of the dilapidated building and the construction of a new 3000-sq. ft. building to be used as the main office for their Budget Self Storage and U-Haul truck leasing office.

REVIEW

Due to the complexity of the project, the limited revenue, the owners have requested a conceptual site plan presentation to the Planning Commission, in order to receive feed-back as to the quality of the project and if the Planning Commission would support the project.

Staff has identified the following elements of a plan which would need to be incorporated as well as some procedural administrative steps.

Zoning: The Belton Mini-Storage site, located on Hargis, is currently zoned M-1 (Light Manufacturing). They would need to rezone a portion of the acquired property to the north from its current zoning of C-2 to M-1, in order to allow the expansion of the storage area for boats, RV's and trucks. The balance of the site will remain C-2 (General Commercial), this will be the area facing North Scott.

Platting: The entire site will need to be platted, showing both tracts of land being combined, resulting in one (1) contiguous land area.

Site Plan: Staff will need to review a detailed site plan.

Future Land Use Map: The use of the proposed redevelopment site is consistent with the City's Comprehensive Plan the Future Land Use Map as industrial/manufacturing.

Conceptual Elevation: A metal building, articulation required on sidewalls. However, the front façade will be augmented with stucco, and brick.

Signage: Monument sign with landscaped base. Wall signs will be permitted.

Landscaping: A detailed landscaping plan to be reviewed by staff. Street trees and shrubs will be required along the entrance with shrubs and bushes along the building.

Storm-water Detention: A detailed and calculated storm-water detention / BMP basin will be required on site.

- Provide an access easement on the southwest corner of the lot to allow for the relocation of the driveway access opposite Washington St. in the future. Access easement will also be required of property to the south to enable aligning these driveways.
- Provide storm-water management study with detention and storm-water quality BMPs incorporated into the site. Decision on hard surface requirements (gravel vs. asphalt) will impact extent of detention and BMPs.
- Land disturbance permit will be required before site improvements begin

Parking: Off-street parking will be required. A minimum of ten (10) parking stalls would be required. ADA handicap parking is also required.

Screening / Fencing: The storage area of the property will be required to be screened. All fencing material and type must meet city design standards and guidelines.

Trash Enclosure: All trash dumpsters will be required to be screened from public view by a six-foot (6') wooden fence or block, which matches the principal building in color and material.

EXEMPTIONS / VARIANCES

1. Construct new building in the original building footprint (zero lot line setback);
2. Allow 'Reasonable Auto', repair shop, to continue conducting business from the back of the newly constructed building for a period of 3-years;
3. Allow Budget Self Storage to provide an on-site living quarters for a Property Manager;
4. Allow the owner of 'Reasonable Auto' to conduct business from a 40-foot cargo container located at the rear of Budget Self storage during the construction phase, with an approved Temporary Use Permit;
5. Allow Budget Self Storage to use gravel in lieu of asphalt or concrete for the storage area only.

Planning Commission Alternatives

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

1. Approve the project as submitted;
2. Approve the project with condition(s)
3. Deny the project as submitted.

Attachments:

- 1) Letter from applicant
- 2) Proposed Site Plan
- 3) Proposed Elevations
- 4) Zoning Map
- 5) GIS Map

BUDGET SELF STORAGE EXPANSION 1/15/16

These are the permanent variances that we are asking from the City of Belton for our acquisition and re-development of Reasonable Auto located at 209 North Scott Ave. The property is very difficult to develop as it is 80' wide by 660' deep.

Budget Self Storage(BSS) is proposing to purchase and immediately level the existing 28' by 91' building being occupied by Reasonable Auto and build a new 30' by 100' metal building that would sit almost exactly where the current building is now. BSS would like to move this new proposed building back another 20' to accommodate any road widening along North Scott in the future. Currently, there is another 25' by 25' abandoned building with asbestos siding that will be demolished and disposed of according to EPA guidelines.

Mr. David Schaffner, owner of Reasonable Auto, will not sell BSS the property unless he can continue to run his auto repair shop out of the back 2/3rds of this newly built building. BSS has a signed lease in place where Reasonable Auto would be allowed to rent the back 2/3rds of the new building for a term of three years. Thereafter, BSS would like to convert this space into living quarters for the property manager. This is very common practice in the self storage industry and other self storage facilities in Belton have living quarters for their property manager. While the new building is being constructed, Mr. Schaffner wants a eight week temporary use permit and run his auto repair business out of a 40' shipping container owned and located on BSS property.

Because the property is in such poor condition, nearly over budget and the current owner will only sell the property as-is, BSS is asking for the City of Belton to waive all building permit fees associated with the development of the property.

BSS is going to use the entire 1 acre located behind the new proposed building for RV and boat storage. We feel this is the perfect place for such storage as it will not be visible from North Scott Ave. and our only affected neighbor runs a junk yard and towing service from his property. BSS is proposing to the City of Belton a variance so that we can store RV's and boats on heavy gravel instead of asphalt or concrete. The center isle and all around the new building would be paved. To pave all the RV storage area in concrete is cost prohibitive, and the asphalt is too soft in the hottest part of Summer and soon damages the asphalt from the weight. See attached photos of a current(and unhappy) BSS customer who stores his RV on asphalt. BSS is planning on erecting an 8 foot tall solid wood fence around the storage area which will be aesthetically pleasing to the few duplex renters directly East of our proposed project.

Thanks for your time and consideration!



