



**AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING & PUBLIC HEARING
MONDAY, MAY 16, 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 MAY 2, 2016 PLANNING COMMISSION MEETING

- IV. PUBLIC HEARING
 - A. Consideration of a Special Use Permit to allow a digital message sign for Phillips 66 Minit-Mart, to be located at 500 E. North Avenue.

- V. DISCUSSION
 - A. Traditions Final Plat – Consideration of a Final Plat of the First Plat of Traditions, a residential subdivision, generally located on the east side of Mullen Road and Sycamore Drive.

- VI. DIRECTOR'S REPORT

- VII. NEXT MEETING DATE: June 6, 2016

- VIII. ADJOURNMENT

MEETING MINUTES

MAY 2, 2016

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
May 2, 2016**

CALL TO ORDER

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

ATTENDANCE

Commission: Chairman Holly Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Sally Davila, Tim McDonough, Chris Christensen, Ryan Finn.

Staff: Jay Leipzig, Community and Economic Development Director; Megan McGuire, City Attorney; Robert Cooper, City Planner; Ashley Scherer, Community Development Administrative Assistant; and Ann Keeton, Interim Community Development Administrative Assistant.

Absent: Commissioners Chuck Crate and Larry Thompson

MINUTES

Commissioner Christensen moved to approve the April 18, 2016 Planning Commission meeting minutes. The motion was seconded by Councilman Trutzel. All members present voted in favor and the motion carried.

PUBLIC HEARING-Special Use Permit to allow a 60-foot Pole Sign for Freddy's Frozen Custard and Steaks, Inc.

Mr. Cooper presented the staff report regarding a Special Use Permit (SUP) to allow a 60-foot mono-pole sign to be located at 1822 E. North Avenue. The sign will be located on the west side of Interstate 49, just north of 58-Highway, adjacent to the Cedar Tree shopping center. Details about area zoning, the applicant, Infinity Sign Systems, and sign dimensions (60-feet high, 260-square foot sign face), were provided by Mr. Cooper. He went on to report that notices were sent to surrounding property owners announcing the public hearing date. The city staff has not received any public comment, either in favor of or opposed to, the requested special use permit allowing a 60-foot pole sign. Mr. Cooper reported that the projected view of the elevated sign will be a north-south orientation...to be viewed by motorist on Interstate-49 with the projected view of the sign to run perpendicular to the Interstate. Currently, nearby existing pole signs located within a half-mile radius of the Freddy's restaurant are at least forty-feet in height. It appears to staff; the proposed pole sign will not detract or encroach upon the welfare or convenience of the public. The Freddy's pole sign is designed to enhance good aesthetics and preserve the property values. Mr. Cooper presented the Commission with an aerial photo, site plan and a photo of the proposed sign. Mr. Cooper went on to inform the Commission that staff recommends approval of the SUP as presented, but would also invite the applicant to explain why 60-feet was chosen.

Chairman Girgin opened the public hearing at 6:07 p.m. The hearing was being held to receive public input regarding an SUP application to allow a 60-foot mono-pole sign for Freddy's Frozen Custard and Steaks, Inc. to be located on property addressed as 1822 E. North Avenue.

Eric Pickett, representing Infinity Sign Systems, 4900 Lister Ave, Kansas City, MO 64130 was present to answer questions and speak in favor of the application.

Chairman Girgin asked the question, why a 60-foot mono-pole sign? Mr. Pickett, explained as a starting point, they knew McDonald's pole sign is at 76-feet, and used that as a point of reference to get the height for their sign. They also wanted to insure that potential customers would be able to see the sign from Interstate-49, and would be able to safely exit the interstate. Mr. Pickett stated that insuring that customers can see the sign, will help the business gain customers who are traveling along Interstate-49 and generate sales tax for the city. Pickett also believes that his sign is architecturally and aesthetically pleasing; it is pleasing to the eye and contains a nice soothing imagine. He stated that it is more of a branded image, than a sign. They are aware that an engineer will be required to design the footing, and his company is prepared to do so.

Councilman Trutzel stated, that the height of the sign at 60-feet concerns him. He stated that the McDonald's sign is at 76-feet, but it has been there for 25-30 years. The rest of the signs in the area, fall into the prescribed general height area and he would prefer that the Freddy's sign stay in the 40-foot area, also. He added that there are plans to take more trees out from behind Cedar Tree shopping center and that would provide more visibility to the sign in the future.

Commissioner Christensen questioned if anyone has done the elevations, he assumed if you were driving northbound you would not be able to see a 40-foot sign. Chairman Girgin and Commissioner Christensen both agreed, that this area sinks down much lower than where the McDonald's sign is placed. Mr. Cooper stated that the sign would be placed at the east, right up against where the highway right-of-way, generally is, and that grade is slightly higher than where the actually Freddy's building will be sitting. It was agreed upon, that the Freddy's sign grade would be approximately 10-15 foot lower than the McDonald's sign grade and following logic, the Freddy's sign would be substantially lower than the McDonald's sign.

Mr. Pickett stated that they did a flag test at 60-feet and drove in both directions to get a line of sight. Mr. Cooper agreed that a flag test is commonly done when trying to decide at what height a sign should be. It was also pointed out, that the sign would be a regular back lite sign and would not be an LED sign.

Mr. Leipzig pointed out that historically one of the problems with the site that Freddy's will be located at, has been the elevation and the low visibility of the site. The pole sign allows Freddy's to increase their visibility along the interstate.

Mr. Pickett pointed out in his notes that initially his clients wanted an 80-foot sign, based on McDonald's 76-foot sign. They then conducted a flag test at 50-feet and at 60-feet. They believed a 60-feet height was acceptable. Mr. Pickett pointed out that as long as the height of the sign is satisfactory, the higher the sign is in the air then the smaller it appears to the viewer.

Commissioner McDonough questioned Mr. Pickett if he was the one who personally did the flag test. To which, Mr. Pickett stated he did not personally do the flag test, so he does not know personally how the sign looks compared to the McDonald's sign. He also did not know how high the sign would be when you compare the highway grade of the McDonald's sign, to the highway grade of the Freddy's sign.

Commissioner McDonough pointed out that the highway grade at the McDonald's sign is a lot higher than the highway grade at the Freddy's sign. Commissioner McDonough went on to state that because of the highway grade, the Freddy's sign could actually be 30-feet shorter than the McDonald's sign, and Chairman Girgin agreed. Mr. Pickett said Infinity Sign Systems was hired by Tri City Signs, the company that sold the sign to Freddy's, and most of the work, including the flag test was done by a third party company.

Councilman Trutzel said he did not take into account the elevation changes when you compare the McDonald's pole sign with the Freddy's pole sign, and can now support the 60-foot sign. Everyone agreed that the lower elevation at the Freddy's location, is reason to require a sign at 60-foot in height.

Chairman Girgin closed the public hearing at 6:38 p.m. Commissioner Finn moved to approve an SUP application submitted by Infinity Sign Systems to allow a 60-foot Pole Sign for Freddy's Frozen Custard to be located at 1822 E. North Avenue. The sign will be located on the west side of Interstate 49, just north of 58-Highway, adjacent to the Cedar Tree shopping center. When a vote was taken, the following was recorded: Ayes, 7 – Chairman Girgin, Mayor Davis, Councilman Trutzel, Commissioners Davila, McDonough, Christensen, and Finn. Noes, 0. Absent, 2 – Commissioner Thompson and Crate. The motion carried.

CONTINUATION OF SPECIAL USE PERMIT #15-18 – Applicant is asking for an extension

Chairman Girgin introduced the next item of business regarding SUP permit #15-18. The applicant is asking for an extension request for a Special Use Permit to allow a home child care operation of property zoned R -1 (Single – Family Residential) zoning district and addressed as 307 Apple Valley Parkway.

Mr. Leipzig pointed out that this is an SUP that was previous reviewed and approved by the City Council on October 27, 2015 and expired on April 30, 2016. Mr. Cooper indicated that the applicant and business owner, Dana and Doug Gaston, are here requesting an extension for their Special Use Permit that would allow them to continue to provide home daycare services from their residence for an additional six months, until October 31, 2016. This is a home daycare located at 307 Apple Valley Parkway and a public hearing was held October 19, 2015. At the public hearing, the applicant's neighbors did come to the hearing and had complaints and concerns. Mr. Cooper also noted that since the Special Use Permit was last approved, the city staff has not received any complaints from the neighbors, including zoning and code enforcement. The previous staff report was also provided for reference.

The staff recommended one of three options:

1. Approve the extension as requested
2. Approve the extension, as a 90-day extension
3. Deny the extension request

Mr. Cooper pointed out that the applicant's City of Belton business license expired on April 30, 2016 for the home business with ten children. Currently, they do not have a business license with the City of Belton, so they would need to work with the City Clerk to get an extension, if the Planning Commission votes in favor of the extension. The State of Missouri license is set to expire on July 3, 2016, so that would need to be extended also if the Planning Commission votes to approve the extension of the SUP. If the Planning Commission denies the request tonight, then the applicants would be limited to no more

than four unrelated children, in their home if they choose to have a basic in-home daycare. This would still require the applicants to obtain a valid City of Belton business license. Mr. Cooper pointed out that Dana and Doug Gaston are present in the audience tonight.

Chairman Girgin noted that this is not a public hearing however, the Commission can direct questions to the applicants. Commissioner Christensen asked if the neighbors will be notified of the six-month extension. Mr. Cooper explained that the City would have to notify them, but they have not yet been notified. The neighbors were not officially aware that Dana and Doug Gaston are asking for an extension. The Gaston's stated that they personally informed their neighbors of the extension and the neighbors did not have a problem with the SUP being extended as long as they were gone from the current location by October 2016. Mr. Cooper asked if they had the neighbors sign anything stating that they were informed of the extension and were okay with extending it until October. The Gaston's stated that they did not have their neighbors sign anything. Chairman Girgin pointed out that the neighbors agreed in the public meeting and hearing in October that they were okay with them staying until the agreed upon date of April 30, 2016. Mr. Gaston stated they could get the neighbors to sign something so that they could stay until October 31, 2016. Chairman Girgin acknowledged that they could do that, if the Commission would like to continue the matter. Mr. Cooper stated that we do not need to have the neighbor's permission. We are not required to send out notices for an extension of a Special Use Permit. It is the job of the Commission to use their discretion and knowledge of the history of the case to come up with a decision. Chairman Girgin stated from the public hearing in October, the neighbors agreed that they were okay with April 30, 2016 and no further.

Commissioner Finn moved to deny the extension request for a SUP to allow a daycare to operate on property zoned R -1 (Single – Family Residential) zoning district, and addressed as 307 Apple Valley Parkway. The motion was seconded by Commissioner Davila. When a vote was taken, the following was recorded: Ayes, 7 – Chairman Girgin, Mayor Davis, Councilman Trutzel, Commissioners Davila, McDonough, Christensen, and Finn. Noes, 0. Absent, 2 – Commissioner Thompson and Crate. The motion to deny the Special Use Permit extension carried.

DIRECTOR'S REPORT

Mr. Leipzig reported that on June 6, 2016 there will be a review of draft ordinance on poultry.

Commissioner Christensen brought up that there are some zoning changes on Cunningham that are on our radar. Currently, there are some M-1 areas that are going to need to be discussed.

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Commissioner Christensen. All voted in favor and the meeting adjourned at 7:01 p.m.

Ashley Scherer
Community Development Administrative Assistant

SUP – DIGITAL SIGN

500 E. NORTH AVENUE



**PLANNING COMMISSION REGULAR MEETING
CITY HALL ANNEX, CITY COUNCIL ROOM
520 MAIN STREET
MONDAY, MAY 16, 2016 – 6:00 P.M.**

STAFF: Robert G. Cooper, City Planner

CASE #SUP16-09

Request: KC Sign Express, Inc., on behalf of Phillips 66 – Minit-Mart, convenience store/gas station, has requested a Special Use Permit, to allow a digital electronic message center sign.

Location: Located at the northeast corner of 58-Highway and Mo-Y Highway. The street address is 500 E. North Avenue.

Legal Description: Crest Plaza Plat, Lot 3

Owner / Applicant: TA KS/MO, LLC / Minit-Mart

Size of Site: 1.22-acres

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

Proposed Use: Commercial/Retail

Surrounding Zoning / Land Use:

North: C-2 / Commercial - Retail
East: C-2 / Commercial - Retail
South: C-2 / Commercial - Retail
West: C-2 / Commercial - Retail

Comprehensive Plan: Commercial / Retail Stores

Nature of Current Request

Phillips 66 – Minit-Mart store has retained the services of KC Sign Express, Inc., in their effort to modify and improve an existing sign with a digital electronic message center built into the sign structure. The 24-sq. ft. digital electronic message center display will be internally illuminated, with channel lettering and will be installed into the existing sign structure.

The improvements to the sign structure is final part of the overall redevelopment of the site which included, renovations to the building, new landscaping, a parking lot overlay with repainted parking spaces, improved gas-pumps and exterior lighting.

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Aerial view of surrounding area

CODE CITATION

Pursuant to Section 30-9 of the Unified Development Code, 'Electronic Message Center signs are permitted subject to review by special use permit.

1. Electronic message center signs are not allowed as part of a temporary sign;
2. Any portion of the message or image must have a minimum duration on screen of eight (8) seconds. An exception to this requirement is made for a sign that displays time and temperature;
3. The change from one message to the next shall not take more than one (1) second and shall not involve flashing or movement of text or image;
4. In case of malfunction, the sign shall be defaulted to a blank screen;
5. Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed 7,000 NITS during daylight hours and 2,500 NITS between dusk and dawn and that the intensity level is protected from end-user manipulation.; and
6. The sign shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or result in a nuisance to the driver.

HISTORY

Phillips 66 – Minit-Mart convenience store/gas station was originally constructed in 1998. The site layout was originally designed to serve the community at the crossroads of Belton. The site consists of a 3,432-sq. ft. building with a 4,480-sq. ft. lighted canopy for the gas pump modules and a 24,000-sq. ft. paved/concrete parking area. During 2015, the property underwent new ownership and major renovation.

STAFF REPORT

Welfare and Convenience of the Public

Allowing an 8'-1" x 2'-9" / 24-square foot digital electronic message center sign could have a positive affect on the welfare and convenience of the general public if utilized within the limitations of the code.

Injury to Surrounding Property

The site is located at the crossroad of Belton commercial subdivision. The existing sign is 30-feet tall and is placed in an area where it is highly visible at the intersection of Y-Highway and 58-Highway. The area is zoned C-2 (General Commercial) and is part of a planned commercial subdivision. The digital nature of the electronic message center sign with low intensity lighting will mitigate any potential glare or nuisance.

Domination of the Neighborhood

The proposed use will be consistent with other similar type digital signage that is currently used within the neighborhood. The other commercial user in the area has a wall sign that is just as visible as the proposed Minit-Mart digital sign.

Adjacent to the site is the Price Chopper grocery store, which has a similar digital message center sign, which was approved by the planning commission in March 2012.

Proposed Use will not detract or encroach upon welfare or convenience of the public

It appears the proposed use will not detract or encroach upon the welfare or convenience of the public. One mitigating factor is the size of the digital price-board, which at 24-square feet, the sign will not be out of scale with the surrounding structures or signs in the vicinity.

STAFF RECOMMENDATION

Should the Planning Commission wish to approve Special Use Permit 16-09, to allow a digital message center sign on the existing Phillips 66 – Minit-Mart sign, located at 500 E. North Avenue, the following condition(s) shall apply:

1. The applicant shall comply with all the requirements as outlined in Section 30-9 of the Unified Development Code, with the exception of,
2. No greater than 1,200 NITS between dusk and dawn.

PLANNING COMMISSION ALTERNATIVES

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

1. Approve the application as submitted upon finding that the requirements of Chapter 40, Special Use Permits, of the Unified Development Code have been satisfied.
2. Approve the application subject to specified conditions.
3. Table the application if additional information is needed, such as time of use or other related factors.
4. Deny the application if the required findings cannot be made or if the proposed use is found to be incompatible with the neighborhood.

Attachments:

- 1) Sign Elevation
- 2) Site Plan

Other Office Locations:
 Los Angeles - Occasdale - Las Vegas
 Tacoma - Kansas City - Willowbrook
 Milwaukee - Eufless - Houston
 San Antonio - Atlanta
 Tampa - Daytona Beach
 Building Quality Signage For American Business

Revisions:

APR 25 2016

Account Rep: dan FULLER

Project Manager: aimee McDANIEL

Drawn By: M C

Project / Location:

New 8' B.T.P. TP System
 Site #880162
 500 E. North Ave.
 Belton, MO



This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Health Sign Company LLC or its authorized agent.

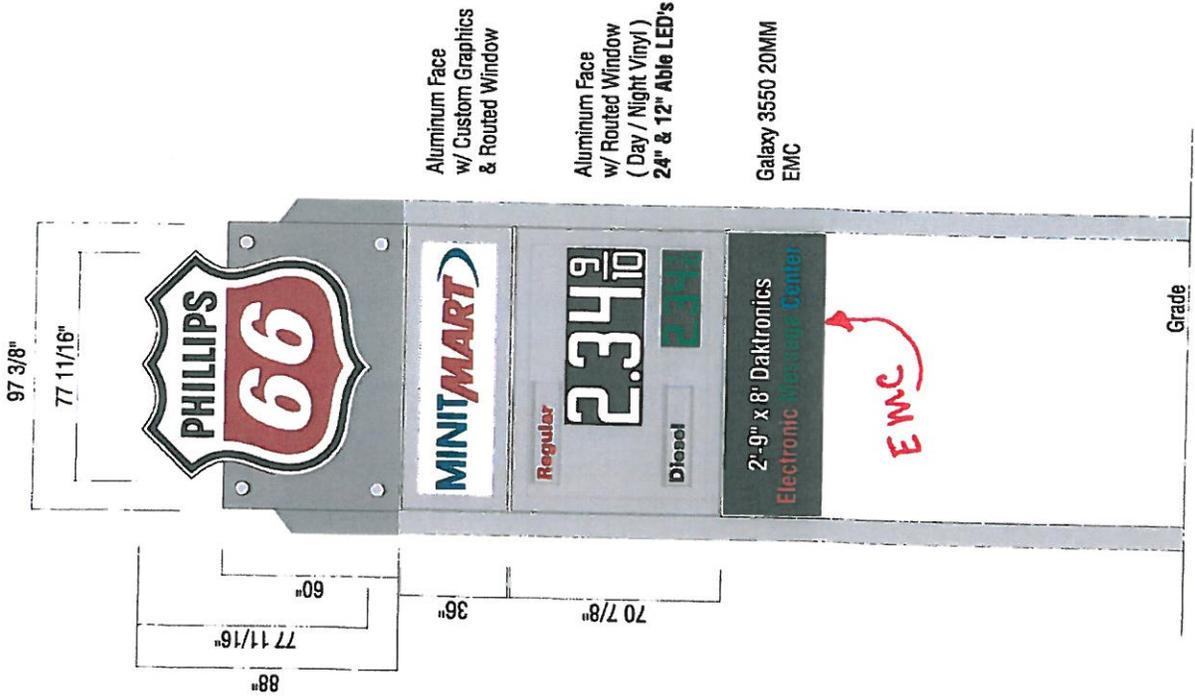
Job Number: PS155134.E

File Name:

Date: 08.25.15

Sheet Number: 1 of 1

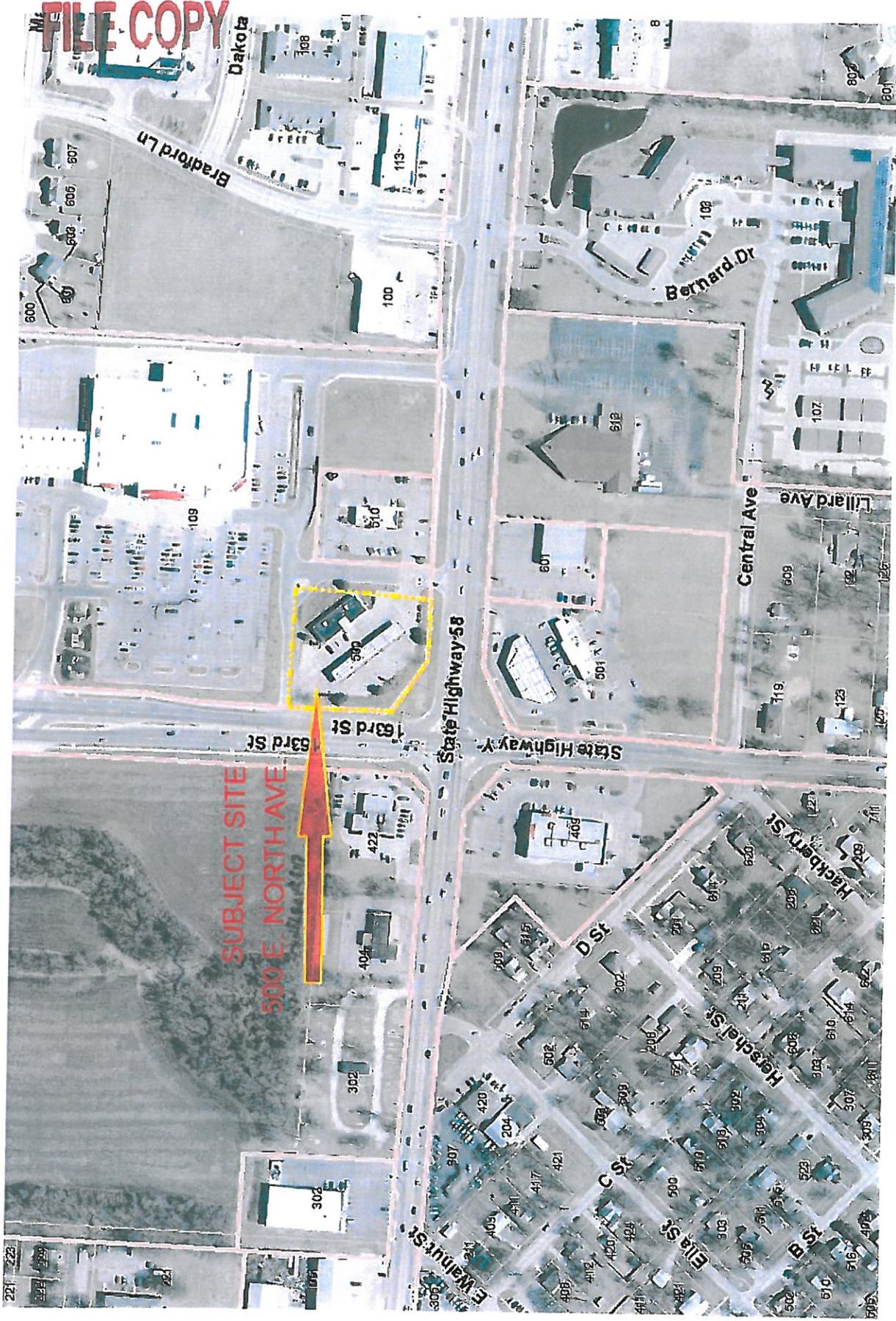
Access #: PS151718



Proposed



Existing



FINAL PLAT, 1ST PLAT

THE TRADITIONS SUBDIVISION



**BELTON CITY PLANNING COMMISSION
MONDAY, MAY 16, 2016 – 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

**Part of Government Lot 2, of the SW ¼ of
Section 18, Twp. 46, Range 32
Final Plat of the Traditions -1st Plat**

Staff Report: Robert G. Cooper, City Planner

CASE #FP16-08

Consideration of a Final Plat approval for Traditions – 1st Plat, a 49.40-acre, a multi and single family residential development, located on the east side of S. Mullen Road, and Sycamore Drive.

BACKGROUND

The Planning Commission originally reviewed and approved the Traditions preliminary plat on January 9, 2006 and City Council approval of the final plat on September 25, 2007. At the time, the residential development was under a different ownership. Due to the previous owner's financial instability, the final plat was never recorded with the Cass County Recorder's Office. The previous developer was able to put in the internal roadway system, public utilities, and some landscaping. However, by the beginning of 2008, the developer had abandoned the project, with no additional public improvements being made to the subdivision nor was there any maintenance of the newly installed public utilities or roadway. As a result, the subdivision remained abandoned for eight (8) years.

Sallee Homes, Inc. (current developer) is proposing to develop this 49.40-acre tract of land, which is part of the original final plat that was approved by the city in 2007. 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 general layout of the development.

The property is currently zoned R-3/PUD. The planned unit development district provides flexibility in the design of buildings, yards, courts, and circulation in exchange for the provision of platted common open space, amenities, and design excellence.

The developer is prepared to move forward in the development process and has submitted a final plat in conjunction with a development plan for this multi and single family residential housing project.

REVIEW

The project consists of two (2) phases of development. Phase I will commence in Summer 2016, with the construction of eight (8) 4-plex buildings / 32-dwelling units, with an additional twelve (12) single-family houses. It is estimated that by the end of the 2016 calendar year, there will be a total of 25 single-family houses and twelve (12) 4-plex buildings constructed and marketable.

The Final Plat of the 1st Plat will consist of fifty-one (51) single-family residential lots and twenty-three (23) 4-plex buildings. The single-family houses will range in size between 1,400-sq.

ft., to 2,000-sq. ft., mostly three and four bedroom, with 2.5 and 3.5 baths. The 4-Plex units will consist of a 1,253-sq. ft. two-bedroom dwelling and a 1,352-sq. ft. three bedroom dwelling.

A public common area is identified on the plat as Tract(s) A, B, and C, which surrounds the 4-plex multi-family units, to be used as a common green-space area. The developer has no plans to pursue any commercial development. Subsequently, the area shown on the original plat as "commercial" will be shown as un-platted and will be re-platted as residential at a later phase of development. The remaining acreage of the Traditions subdivision will be developed and platted at a later phase, to be in accordance with the city's adopted codes and ordinances.

The primary access to the development will be from S. Mullen Road with Sycamore Drive and Traditions Parkway being classified as the two major internal collector streets for this subdivision. An 8'-10' wide walking trail will be added to the plat along Sycamore Drive (to be used mutually with the public sidewalk) and also, along Traditions Parkway on the west side of the roadway.

Various Tracts and Common Areas are shown and identified on the plat as '*landscape islands*'; '*community use/open space*'; '*common-areas for multi-family units*'; and '*detention areas*', all of which are spelled out in the Development Agreement in terms of ownership and maintenance responsibilities.

STAFF COMMENT

Engineering staff – The following changes need to be made to the final plat prior to the recording of the document:

- Update names and dates to be relevant to 2016.
- Ensure west property line is consistent with Mullen & N Cass Parkway ROW Plans – currently in progress.
- Remove sidewalk note on plat; this will be incorporated into the development agreement.
- Add statement on plat that this document is recorded contemporaneously with development agreement and include blank spaces for book and page of recorded development agreement

STAFF RECOMMENDATION

Staff finds the final plat to be consistent with Section 35-36 of the Belton Unified Development Code, therefore, supports a recommendation to approve the Final Plat of Traditions 1st Plat.

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

PLANNING COMMISSION ACTION

1. Motion to recommend approval of the Final Plat of Traditions 1st Plat.
2. Motion to recommend denial of the Final Plat of Traditions 1st Plat.
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Color Renderings
2. Exhibit 'A' / Zoning Map
3. Exhibit 'B' / GIS Map
4. Final Plat (2 pgs.)
5. Front/Rear Elevations (4-Plex)

FILE COPY

Robert Cooper

From: Jay Leipzig
Sent: Tuesday, April 19, 2016 6:13 PM
To: Zach Matteo; Robert Cooper
Subject: FW: Photos - Homes in Traditions

Sallee Homes, Inc.
3730 NE Troon Dr.
Lee's Summit, MO 64064
O. (816) 525-2891
www.salleehomes.com



FILE COPY



FILE COPY
Robert Cooper

From: Jay Leipzig
Sent: Tuesday, April 19, 2016 6:12 PM
To: Zach Matteo; Robert Cooper
Subject: FW: Photos - Homes in Traditions

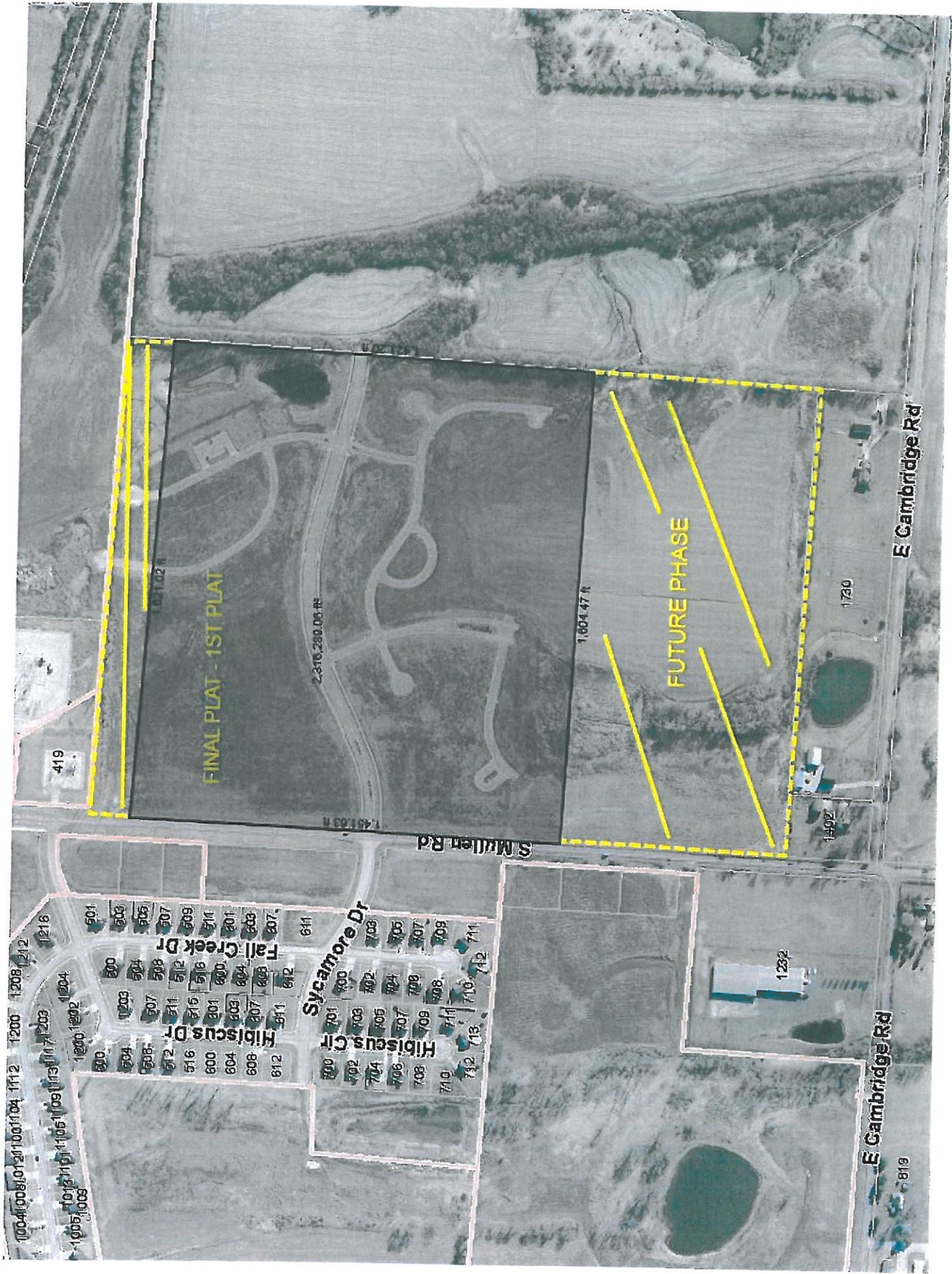
Sallee Homes, Inc.
3730 NE Troon Dr.
Lee's Summit, MO 64064
O. (816) 525-2891
www.salleehomes.com



EXHIBIT 'A'



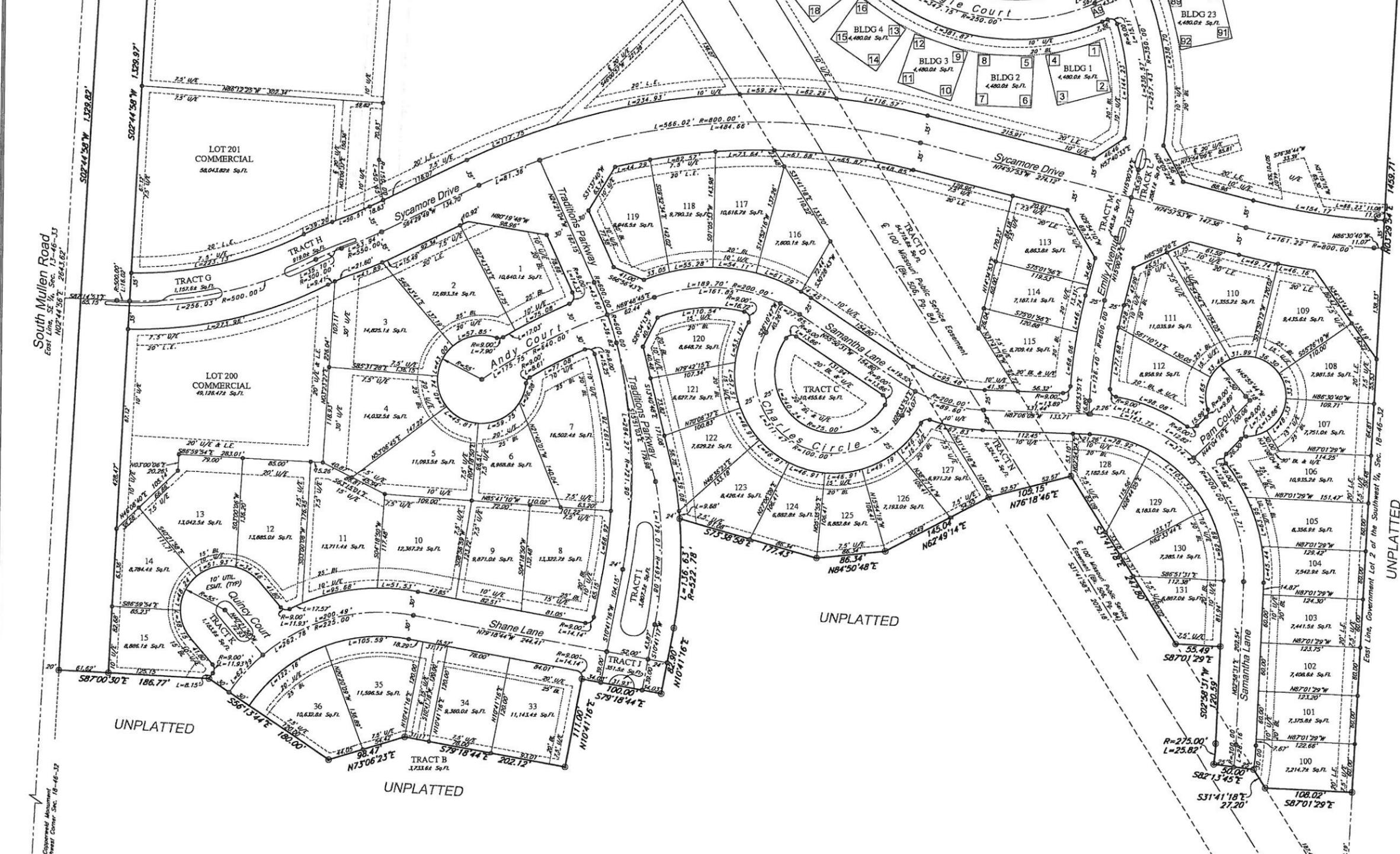
EXHIBIT 'B'



MATCH LINE
MATCH LINE

MATCH LINE
MATCH LINE

MATCH LINE
MATCH LINE



South Mullen Road
East Line, S. 1/4 Sec. 13-16-33
N02°44'56"E 2043.02'

East Line, Government Lot 2 of the Southwest 1/4, Sec. 18-46-32
N02°29'54"E 7459.71'

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED



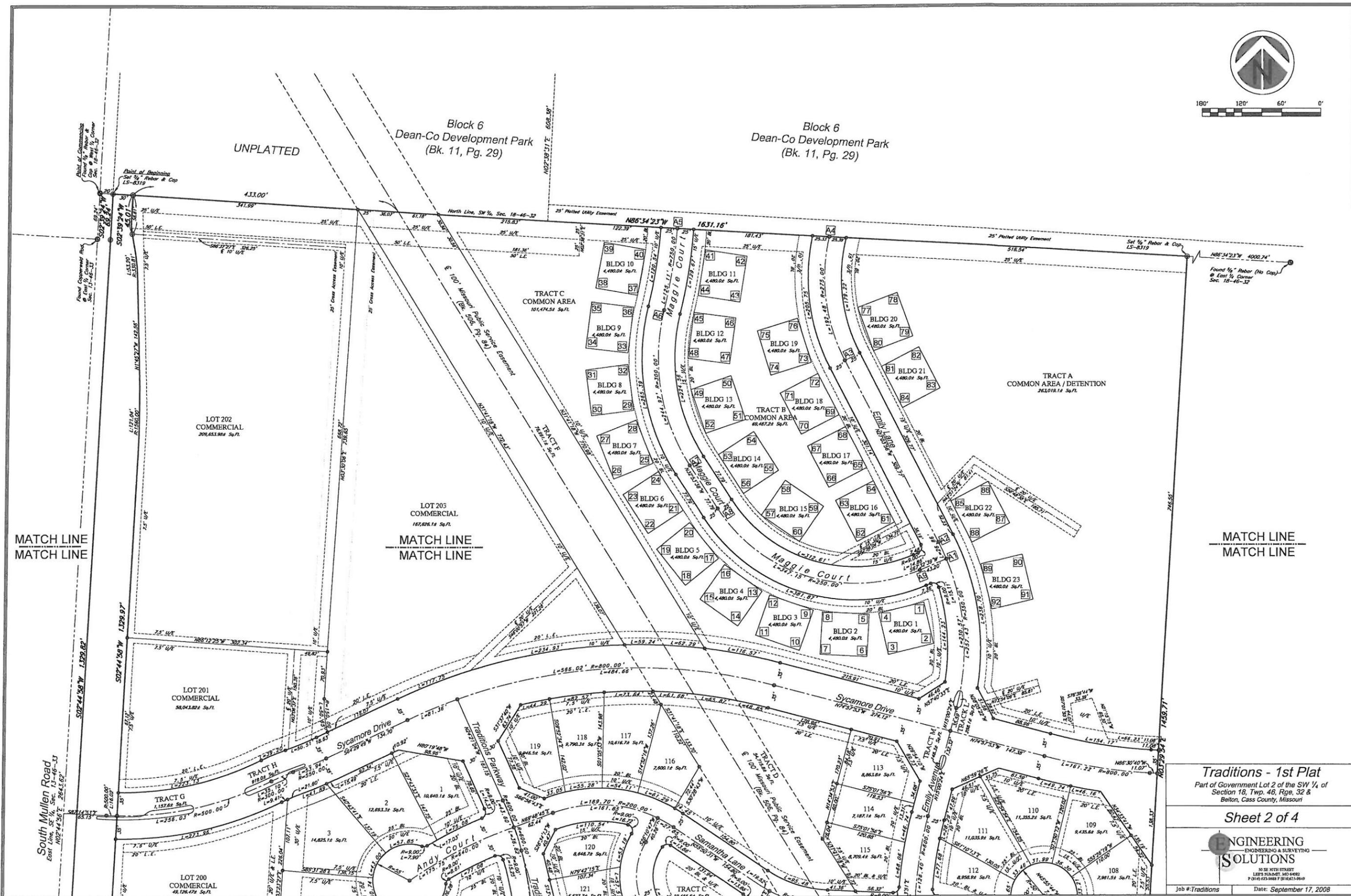
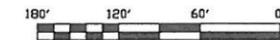
Traditions - 1st Plat
Part of Government Lot 2 of the SW 1/4 of
Section 18, Twp. 46, Rge. 32 &
Belton, Cass County, Missouri

Sheet 3 of 4



50 SE 10TH STREET
LEE'S SUMMIT, MO 64082
P (816) 825-9888 F (816) 825-9889

Job #: Traditions Date: September 17, 2008



Traditions - 1st Plat
 Part of Government Lot 2 of the SW 1/4 of
 Section 18, Twp. 46, Rge. 32 &
 Belton, Cass County, Missouri

Sheet 2 of 4

ENGINEERING
 ENGINEERING & SURVEYING
SOLUTIONS
 50 SE 30TH STREET
 LEES SUMMIT, MO 64082
 P (816) 423-9888 F (816) 423-9840

Job #: Traditions Date: September 17, 2008



- HIPPED ROOF OPTION
- COMPOSITE SHINGLES - TYP.
- T.O. WALL 17'-3" A.F.F.
- VINYL WINDOWS - TYP.
- VINYL TRIM - TYP.
- SECOND FLOOR 8'-11" A.F.F.
- T.O. WALL 8'-1" A.F.F.
- BRICK OR STONE - TYP.
- 3'-0" x 6'-8" DOOR W/ SIDE LT.
- GRADE FIN. FLOOR 0'-0"

- ATTIC EXHAUST VENTS, SEE SPECIFICATIONS FOR REQUIREMENTS - TYP., AVOID 4" GYPSUM BOARD WINGS IN ATTIC
- HIPPED ROOF OPTION
- COMPOSITE SHINGLES - TYP.
- T.O. WALL 17'-3" A.F.F.
- VINYL WINDOWS - TYP.
- VINYL TRIM - TYP.
- SECOND FLOOR 8'-11" A.F.F.
- T.O. WALL 8'-1" A.F.F.
- ELECTRICAL SERVICE, EXACT LOCATION T.B.D.
- VINYL PRIVACY FENCE
- GRADE FIN. FLOOR 0'-0"

B3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

B1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

Architect:



201 L STREET
LAKE LOTAWANA, MO 64086
(816) 516-4861

Owner:

Sallee Real Estate Investments, LLC
3730 NE Troon Drive
Lee's Summit, MO 64064

Consultants:

Seal:

Project Number: 1605
Project Type: NEW 4-PLEX TOWNHOMES
Project Name and Address:

TRADITIONS
(4-PLEX TOWNHOMES)
(Lot #39)
Belton, MO

Issue: Design Review Date: 4.22.16

Sheet Title:

FRONT ELEVATION AND REAR ELEVATION
A2.1