



**AGENDA
CITY OF BELTON
PLANNING COMMISSION
PUBLIC HEARING & MEETING
MONDAY, SEPTEMBER 19, 2011 - 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES OF THE AUGUST 1, 2011 PLANNING COMMISSION MEETING**
- IV. PUBLIC HEARING**
 - A. Consideration of a Special Use Permit to allow a Pet Grooming Business to operate at 114 N. Scott.
- V. AGENDA ITEMS**
 - A. Consideration of a Zone Change from A (Agricultural) to R-3/PUD (Multi-Family Residential/Planned) for a 151.7 acre tract of land, located east of State Highway D and north of State Highway 58.
 - B. Consideration of a Preliminary Development Plan for Camelot, a Retirement / Assisted Living / Mixed-Use Development, located east of State Highway D and north of State Highway 58.
 - C. Consideration of a Preliminary Plat for Research Belton Hospital and Medical Office Building.
 - D. Consideration of a Final Plat for Research Belton Hospital and Medical Office Building.
 - E. Consideration of a Final Development Plan for Research Belton Hospital and Medical Office Building.
 - F. Consideration of a Preliminary Plat for Charter Plaza, 2nd Plat
 - G. Consideration of a Final Plat for Charter Plaza, 2nd Plat
- VI. DISCUSSION ITEMS**
 - A. Capital Improvement Plan (CIP) Scoring and Selection Criteria.
 - B. Future Land Use Map.

VII. DIRECTOR'S REPORT

VIII. NEXT MEETING DATE: October 3, 2011

IX. ADJOURNMENT

MEETING MINUTES

AUGUST 1, 2011

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
August 1, 2011**

CALL TO ORDER

Chairman Holly Girgin called the meeting to order at 7 p.m.

ATTENDANCE

Commission: Chairman Girgin, Councilman Bobby Davidson, Commissioners Sally Davila, Jeff Fletcher, Steven Chancellor, Mike Van Eaton, and Larry Thompson.

Staff: Jay Leipzig, Community Development Director; Robert Cooper, City Planner; and Ann Keeton, Community Development Secretary.

Absent: Mayor Pro Tem Gary Lathrop and Commissioner Tim McDonough.

MEETING MINUTES

Councilman Davidson moved to approve the minutes of the July 18, 2011, Planning Commission meeting. Commissioner Thompson seconded the motion. All members present voted in favor and the motion carried.

ELECTION OF OFFICERS

Councilman Davidson moved to nominate Holly Girgin as chairman. Commissioner Davila seconded the motion. When a vote was taken, the following was recorded: Ayes: 7 – Councilman Davidson, Commissioners Davila, Fletcher, Chancellor, Van Eaton, Thompson, and Chairman Girgin. Noes: none. Absent: 2 – Mayor Pro Tem Lathrop and Councilman McDonough. The motion carried electing Holly Girgin as chairman.

Chairman Girgin moved to nominate Jeff Fletcher as vice-chairman. Commissioner Davila seconded the motion. When a vote was taken, the following was recorded: Ayes: 7 – Chairman Girgin, Councilman Davidson, Commissioners Davila, Fletcher, Chancellor, Van Eaton, and Thompson. Absent: 2 – Mayor Pro Tem Lathrop and Commissioner McDonough. The motion carried electing Jeff Fletcher as vice-chairman.

PUBLIC HEARINGS

A. Chairman Girgin announced that an application for consideration of a Special Use Permit to allow off-premise real estate signs was withdrawn by the applicant. Mr. Leipzig reported the applicant, Rausch Coleman Homes, wanted to place off-premise signs to market their houses for sale in Emerson Park, but it is specifically prohibited in the City sign ordinance.

B. An overview of amendments to Chapters 18, 19, 20, 22 and 23 of the Unified Development Code was presented by Mr. Leipzig. He gave a brief description of the subject of each chapter. Chairman Girgin opened the public hearing at 7:08 p.m. As there was no public input, Chairman Girgin closed the hearing at 7:08 p.m. **Councilman Davidson moved to recommend approval of the amendments to Chapters 18, 19, 20, 22 and 23.** Commissioner Van Eaton seconded the motion. When a vote was taken, the following was recorded: Ayes: 7 – Chairman Girgin, Councilman Davidson, Commissioners Davila, Fletcher, Chancellor, Van Eaton and Thompson. Noes: none. Absent: 2 – Mayor Pro Tem Lathrop and Commissioner McDonough. The motion carried.

DIRECTOR'S REPORT

Mr. Leipzig reported the Commission will review a preliminary site plan and a zone change request for Camelot, a proposed Planned Unit Development on Holmes Road.

At a future meeting, a PowerPoint presentation will be given by the city attorney, explaining the duties and responsibilities of the planning commission from a legal perspective.

The Street Division is restriping the parking areas on Main Street and additional handicap parking spaces will be added.

On August 8, 2011, the Board of Zoning Adjustment will hold a meeting to hear a variance request to lot coverage and the setback requirements for the medical building which is part of the Research Belton Hospital improvement project. The planning commission will consider a site plan for the project in September.

Chairman Girgin welcomed new commission member Steven Chancellor.

ADJOURNMENT

Councilman Davidson moved to adjourn the meeting. Commissioner Davila seconded the motion. All members present voted in favor, and the meeting adjourned at 7:15 p.m.

Ann Keeton
Community Development Secretary

SPECIAL USE PERMIT

PET GROOMING

114 N. SCOTT



**BELTON MISSOURI - PLANNING COMMISSION
REGULAR MEETING – CITY COUNCIL ROOM
CITY HALL ANNEX, 520 MAIN STREET
MONDAY, SEPTEMBER 19, 2011 – 7:00 P.M.**

STAFF REPORT: Robert G. Cooper, City Planner

CASE #SUP11-15

Request: Special Use Permit to allow a pet grooming business to operate on property zoned C-1 (Local Commercial) District.

Location: The southwest corner of Hargis Street and N. Scott Avenue.
The street address is 114 N. Scott Avenue.

Legal Description: Carnageys Addition, Lot 1, Block 1

Owner / Applicant: Marion A. Biondo & Mary P. Biondo (building owner) / Terri Rodriguez (applicant / business owner)

Size of Site: 44-ft. x 120-ft. (5,280-sq. ft.) / 0.12-acre

Existing Zoning / Land Use: C-1 / Commercial -Retail

Proposed Use: Pet Grooming

Surrounding Zoning / Land Use:

North: R-1 / Residential Dwelling
East: C-2 / Gas Station -Convenience Store
South: C-2 / Commercial -Retail
West: R-1 / Residential Dwelling

Future Land Use Map: Retail /Commercial

Code Citation:

Pursuant to Chapter 11.2.7 of the Unified Development Code, 'Animal Services' type use in the C-1 (Neighborhood Commercial) Zoning District, requires a Special Use Permit.

Nature of Current Request

The applicant and business owner, Teri Rodriguez, has contacted the City to gather information on what requirements are needed to operate a pet grooming business at 114 N. Scott Avenue.

According to the applicant, all animals and activities associated with the use will be contained within the building...no kennels will be used outdoors.



History

The 2,400-sq. ft. building at 114 N. Scott Avenue was originally constructed in 1970 and generally used as office space. The gross floor area of the building allows for only one (1) tenant user. The most recent tenants to occupy this building were a hair salon and appliance store. Both users produced relatively high traffic volumes. Under the former Zoning Ordinance, these former uses were permitted by-right, no special permits were required. However, under the recently adopted Unified Development Code (UDC), intensively higher commercial uses which inherently produce potentially adverse affects on surrounding properties, now requires a special use permit, to allow staff to implement certain conditions that would mitigate these potential adverse affects.

STAFF REPORT

Welfare and Convenience of the Public

Staff believes that permitting a pet grooming business in the proposed location could contribute to the welfare and convenience of the public by providing a service in the neighborhood and for individuals living and working in Belton.

Injury to Surrounding Property

Staff believes that the proposed use will not have an adverse affect on the surrounding or abutting properties provided the user does not store any kennels or materials outdoors.

Domination of the Neighborhood

The site on North Scott Avenue is a commercial building which is currently vacant. It appears to staff, the proposed use as a pet grooming business will not dominate the neighborhood, in addition, it will occupy a commercial building that would otherwise remain vacant and potentially contribute to the blighting effect which is occurring in sections along the N. Scott business corridor.

Off-Street Parking / Access

The Unified Development Code requires, *“one (1) parking space for every 1,000-s.f. of non-office floor area”*. Based on the total size of the building and the available tenant space, it appears there will be ample parking. Currently, there are nine (9) parking spaces, including one handicap stall on site. In addition, the City of Belton allows (and encourages) shared parking with adjoining businesses, provided the adjacent parking lot is located no more than 400-ft. from the business.

There is direct access from Hargis Avenue which is the primary source of ingress/egress and a secondary access point from the Scott Avenue spur. Due to the staggered scheduling scheme of the business owner and relatively low volume of users for the pet grooming business, no additional access or traffic calming devices are needed.

Signage

The site currently has a projecting wall sign on the east side of the building and regular wall sign on the front facade. The applicant may use the existing tenant-board sign with the submittal of a sign permit application and sign elevations for staff to review.

Pursuant to Chapter 18.8 of the Unified Development Code:

- all permanent signs, sign structures and cabinets must be constructed of approved combustible or non-combustible materials;
- all electrical signs, must be connected to permanent electrical service installed according to the requirements if the electrical code. All wiring for newly constructed detached signs must be underground;
- any sign drawing submitted with a sign permit application for a monument or projecting sign shall include signature and seal of a design professional;
- a wall sign that is attached to a masonry wall shall be secured by means of anchors, bolts, and expansion screws, masonry nails or similar connectors. A wall sign that is attached to a wall of wood may be anchored with wood blocks and screws.

Staff Recommendation

Approval... subject to the following condition(s):

1. No issuance of the Certificate of Occupancy for the Pet Salon, until the site has had a final inspection for compliance with applicable city codes;
2. No kennels shall be stored or used outdoors;
3. No outdoor storage of supplies and/or material unless fully screened from public view.

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 15, Unified Development Code for Special Use Permits, as been satisfactorily addressed.
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. Vicinity Map
2. Business Plan

PLANNING

August 26, 2011

To The City of Belton Missouri
To The Surrounding Neighbors of the following address

Terri's Doggie in the Ruff Pet Salon would like to open a Pet Salon at: 113/114 North Scott.

My Hours of operation will be:
Monday thru Friday 7:00 a.m. thru 6:00 p.m.
Saturday: 8:00 a.m. thru 5:00 p.m.
Closed on Sunday

My customers will call to set an appointment to drop off their animal.
My drop off time will be a morning drop off or an afternoon drop which is arranged with each customer by phone.

My business is a drop off and pick up grooming shop which customers should not be in facility except to drop off and pick up their animal and pay for the grooming service.

The animals will be housed inside the facility in kennels.

My understanding is the neighbors previous concern was the parking around the facility . The neighbors stated that customers were shopping for appliances/carpet and the Salon had customers that were parking in their yards. Those types of businesses would have required long range of parking time for customers.

I spoke to the neighbors personally about my possibility of opening this type of business next to them. They all welcomed me and was pleased to hear about a possible grooming salon next to them.

I will give the neighbors a copy of this letter and if they approve of it to ask them to sign.
Thank you,
Terri Rodriguez

Name: James + Amanda Frasher

Address: 105 W Hargis, Belton, MO

Signature: Amanda Frasher
I approve of the grooming salon listed above



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38°48'57.91"N 84°32'05.64"W elev. 337 m

ZONE CHANGE
A (AGRICULTURAL)
TO
R-3/PUD
(MULTI-FAMILY
RESIDENTIAL/PLANNED)

**CHANGE OF ZONING CLASSIFICATION
AG (AGRICULTURAL) TO R-3/PUD (MULTI-FAMILY /PLANNED UNIT
DEVELOPMENT) DISTRICT**

**BELTON PLANNING COMMISSION
MONDAY, SEPTEMBER 19, 2011 – 7:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

Assigned staff: Robert G. Cooper, City Planner

CASE# RZ11-03

Consideration of a Zone Change from Ag (Agricultural) District to R-3/PUD (Multi-Family Residential/Planned) District for a 151.7 acre tract of land, located on the east side of State Highway D and north of State Highway 58.

PROPOSAL

The applicant, VF Development has met with city staff to discuss the development of a large scale retirement / assisted living facility, enhanced by several community amenities, i.e. fishing lake, parks, and amphitheatre. General retail and commercial shops are also proposed along the Holmes Road frontage.

In order to allow the applicant/developer to move forward with their plans, a zone change for this large tract of land is required to accommodate this large scale multi-phase residential / planned development. In accordance with the Unified Development Code, the developer will submit a Preliminary Development Plan for a project of this magnitude, in which details are provided on building elevations; proposed height, size, arrangement of buildings; off-street parking, with proposed arrangement of stalls and number of cars, entrance and exit driveways and their relationship to existing and/or proposed streets; open-spaces; trash enclosures; access – ingress/egress; easements; general landscaping, includes location and height of all walls, fences, signs; screening; and infrastructure positioning. The applicant has indicated to staff they prefer the reclassification as multi-family / planned because of the proposed high density residential houses mixed with high density commercial/retail use.

BACKGROUND

The Planning Commission originally heard this case as a discussion item during their April 4, 2011 regular meeting. The concept was generally accepted by the Commission which essentially gave the go-ahead for the developer to move forward with development plans and draft a preliminary development plan, which is a companion document for the zone change.

REVIEW

Zoning Map. Included in the packet is a copy of the city's zoning map which shows this area zoned as Ag (Agricultural) District. Currently, this tract of land is open pasture land with no public utility improvements. A vast majority of the surrounding land is also open pasture farmland. The exception is the Village of Loch Lloyd, an independent incorporated village which is located on the west side of Holmes Road, directly across from this proposed development site.

Traffic Flow. One (1) major street arterial will serve this development, which is State Highway D (Holmes Road). There is a potential the developer will access Prospect Avenue, which is located to the east during the later phasing stages of development. The project will have an internal roadway system.

Environmental. It appears the rezoning of the property as proposed will create an increase in environmental impacts than what would typically be found with an R-3 / PUD zoning district. There would also be an increase in public utilities; i.e. water, sanitary and storm sewer, fire protection and street improvements.

Public Utilities Currently, there are limited public utilities serving this area. The existing sanitary sewer from Fairway Ridge to Effertz can accommodate the assisted living and independent living buildings; however, after these phases are complete, then there would be a need for studies to be done to see if the force-main on Holmes Road will need to be built before future phasing could proceed. Engineering recommends any water connections be connected to the 8-inch in Prospect Avenue. There are no connections to the force-main in Holmes Road, because this is a major water supply line from Kansas City.

Comprehensive Plan The proposed zone change and project is consistent with the goals and objectives of the Comprehensive Plan, Future Land Use Map and other plans, codes and ordinances of the City of Belton and the suitability of the subject property for the uses permitted under the existing and proposed zoning districts.

Planned Unit Development The purpose of a Planned Unit Development (PUD) District is to encourage the unified design of residential, commercial, office, retail and institutional uses and facilities or combination thereof, in accordance with an approved comprehensive development plan.

However, a PUD can provide for elements of flexibility in design, placement, arrangement, bulk and other considerations involved, to provide a framework within which the buildings and uses in the planned district may be interrelated with adjacent development and areas; and to maintain the desired overall intensity of land use, desired population densities, and desired areas of open-space.

STAFF RECOMMENDATION

Engineering, Fire and Community Development staff are in support of a recommendation to approve this zone change with the preliminary development plan. Staff believes the proposed zoning map amendment is in the public interest and is not solely in the interest of the applicant.

PLANNING COMMISSION ACTION

1. Motion to *deny* the Zone Change from Ag (Agricultural) District to R-3/PUD (Multi-Family /Planned Unit Development) District for a 151.7 acre tract of land, located on the east side of State Highway D and north of State Highway 58.
2. Motion to *approve* the Zone Change from Ag (Agricultural) District to R-3/PUD (Multi-Family / Planned Unit Development District for a 151.7 acre tract of land, located on the east side of State Highway D and north of State Highway 58, with a Preliminary Site Development Plan.

3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Zone Map / Conceptual Layout



FAIRWAY RD

R-1

166TH CT

166TH TER

HOLMES RD

WALKER RD

FAIRCHILD DR

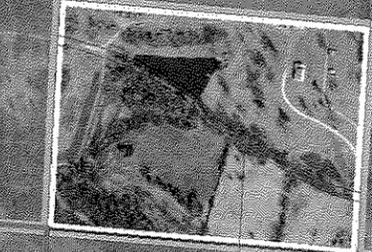
NORTON AVE

WESTOVER RD

BONGST

R-2

MARKEY RD



R-3

TUMBLEWEED PL

INDIAN TRL

SAGEBRUSH LN

CORRAL DR

RANCHERO PL

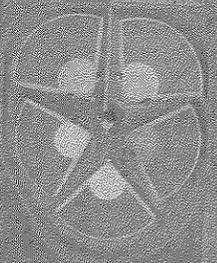
R-2

SILVERADO TRL

CACTUS DR

WHISPER LN

SHAWN DR



BP-R

STATE HIGHWAY 58

PROSPECT AVE

R-2

SILVERADO TRL

CACTUS DR

WHISPER LN

SHAWN DR

KENNETH LN

FARM PL

TANNER DR

SANDRA LN

KIMBERLY DR

ASKEW AVE

RED CT

SHERMAN PKWY

SUNSET CT

MONROE AVE

CLEVELAND AVE

MYRTLE AVE

AIRWAY LN

MARK LN

HARGIS LN

SUNSET LN

STACEY DR

PUD

STACEY DR

STATE HIGHWAY 58



R-1

A

CAMELOT

PRELIMINARY DEVELOPMENT PLAN



**PRELIMINARY DEVELOPMENT PLAN
'CAMELOT VILLAGE' / MIXED-USE / PUD**

**PLANNING COMMISSION
MONDAY, SEPTEMBER 19, 2011 – 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

Assigned staff: Robert G. Cooper, City Planner

CASE #PDP11-14

Consideration of a Preliminary Development Plan approval for Camelot Village, a Mixed-Use / Planned Unit Development, located on a 151.7-acre tract of land on the east side of State Highway D (Holmes Road) and north of State Highway 58.

GENERAL PURPOSE AND DESCRIPTION

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

DISTRICT SPECIFIC DESIGN STANDARDS

- **Adequate Circulation System** - The site must be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development, and the streets and driveways on the site must be adequate to serve the residents or occupants of the new development. A traffic study shall be submitted in order to determine impacts of the proposed development and necessary improvements to the transportation system.
- **Adequate Public Services** – The development must not impose an undue burden upon public services and facilities, such as fire and police protection and public infrastructure. The development must make adequate provisions for resulting additional system demands imposed upon roads, and streets, water supply and storage, storm sewerage, sanitary sewerage and wastewater treatment. The developer must make arrangements and furnish such performance bonds, escrow deposits or other guarantees as may be determined by the City to be reasonably required to assure consistency of the development with the City's Growth Management Plan.
- **Additional Buffering** – When a commercial use within a Planned Unit Development district abuts a residential zoning district, a landscape buffer shall be provided. If the residential zoning district and the commercial use are separated by a street right-of-way, a 10-foot wide landscape buffer containing trees, shrubs and evergreens must be provided along the residential side of the right-of-way line. The developer must provide perpetual maintenance of the landscape buffer.

PROPOSED PROJECT DEVELOPMENT

Design Intent: The developer indicates the design intent is to capture a neo-classical style retirement facility and commercial shopping destination point, complete with public amenities, including a 600-seat amphitheater.

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

Commercial Land Use	SF / Units
Retirement Facility	250 units / 303,250 sf
Amphitheater	600 seats
Office	29,000 sf
Banquet Hall	10,000 sf
Restaurant	6,900 sf
Retail	27,000 sf
Bank	3,200 sf
Residential Land Use	# D/U
Single-Family Homes	91
Patio Homes	27

Surrounding Zoning Use:

West: Residential / Village of Loch Lloyd

East: Ag / Rural farmland

North: Ag / Rural farmland.

South: C-2 / Rural farmland (undeveloped commercially zoned property)

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

PRELIMINARY DEVELOPEMNT PLAN

Basic Site Design Criteria

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

Building Design: Building design is reflected in the attached renderings.

1. Buildings visible from public streets must include at least two of the following features:

- a) Variations in roof form and parapet heights;
 - b) Clearly pronounced recesses and projections;
 - c) Wall plane off-sets;
 - d) Reveals and projections and changes in texture and color of wall surfaces; Ground level arcades and second floor galleries/balconies. Buildings must have architectural features that conceal rooftop equipment, such as HVAC units from public view.
2. Each building must have a clearly defined, highly visible customer entrance featuring at least three of the following elements:
- a) Canopies or porticos;
 - b) Overhangs;
 - c) Recesses/projections;
 - d) Arcades;
 - e) Raised corniced parapets over the door;
 - f) Peaked roof forms;
 - g) Arches;
 - h) Outdoor patios; and
 - i) Display windows.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of application PDP11-14 for the preliminary development plan with the following condition(s):

Planning

1. Provide size, location, color and materials of all signs to be attached to building exteriors.
2. Indicate location, size, and materials to be used in all screening of roof-top mechanical equipment.
3. Provide building sections, floor plans indicating dimensions and areas of all floors within proposed buildings.
4. Location, size, type of material and message of all proposed monument or wall signs.
5. Location, height, candle-power, and type of outside lighting fixtures for buildings and parking areas.
7. Location and dimensions of all driveways, parking lots, parking stalls, aisles, loading and service areas and docks. (All assessable parking spaces shall comply with ADA/Accessibility Guidelines. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure located 60-inches (5-ft) above ground measured from the bottom of the sign at the head of the parking stall.)
8. Limits, location, size and material to be used in all proposed retaining walls.
9. Show distance between all buildings, between buildings and property lines and between all parking areas and property lines.
10. Submitted landscape plan lacks detail. Noted site data doesn't match depiction shown on the plan. Landscape and screening plans shall include the following:
 - a) Size, species, location and number of all proposed landscape materials.
 - b) Notation of all areas to be seeded or sodded.
 - c) Location, size, and materials to be used for all screening, including screening of outside trash enclosures.
 - d) Provide a street lighting plan. The street light poles should be metal and all electric

lines shall be tunneled underground. The final layout will be reviewed by the Engineering Division of the City of Belton for conflicts and location within easements.

11. Provide a Development Phasing Plan, highlighting each phase and an associated timeline.
12. Provide a broader view of the internal street system, specifically the connectivity of roadway to the northeast residential development that appears to be isolated and separated from the rest of the development.
13. All off-street parking areas are required to have concrete curb and gutter.
14. All off-street parking and loading areas are required to be surfaced with a permanent material such as asphalt, concrete, paving blocks, or other approved material meeting City standards.
15. Every parking space needs to be clearly demarcated by lines painted on the roadway surface. All other roadway markings shall be clearly identified.
16. Provide details on pedestrian access ways/trails. Pedestrian access to buildings shall be provided from rights-of-way and parking areas. Walkways, no less than 8-feet in width must be provided along the full length of the building façade.
17. Provide details on bike/walking trails. The project's trails system shall be in accordance with Mid-America Regional Council (MARC) Metro-Green Plan, the Missouri Livable Streets Design Guidelines, and the City of Belton Parks and Recreation Trails Master Plan. Bike lanes are recommended for the main east-west corridor along the far southern extent of the site. Trails for walking, jogging and biking shall be no less than 10-feet in width and located within dedicated rights-of-way. Trail segments with a minimum of 10-feet shall be constructed at the time of infrastructure improvements.
18. Show land area and provide details on area to be dedicated for Public Use.
It shall be a condition of preliminary and final plat approval, developer will be required to make, at the discretion of the Park Board the following:
 1. A land donation;
 2. Cash in lieu of land donation; or
 3. A combination of both.The Planning Commission shall review method selected in accordance with the Unified Development Code, with final approval given by the City Council.
19. All Best Management Practices (BMPs) shall be utilized.
20. All sidewalks shall be constructed to City design standards. Sidewalks shall be installed on both sides of all residential streets upon which houses face. Sidewalks shall be required on both sides of the street in any commercial use district and on all collector and arterial streets. All sidewalks shall not be less than four (4) feet in width along residential streets and not less than five (5) feet in width along arterial streets. Sidewalks shall be located in the platted street right-of-way, six (6) feet from back-of-curb to near the face of the sidewalk. Walks shall also be installed in any pedestrian easements and be maintained by the abutting property owner.

Engineering – The City of Belton Engineering Division has reviewed the preliminary development plan and offers the following comments:

Requirements Regarding the MOU/Development Agreement

1. A CID, as the tool to fund sanitary sewer improvements, needs to be developed.
2. Staging of the development, coordinated with sanitary sewer improvements and availability of water, needs to be indicated and agreed to.
 - a. Developer shall complete an agreement with the Fairway Ridge Development regarding access to the existing private sanitary sewer system.

- b. Developer shall complete a sanitary sewer study to see when the existing private sanitary sewer system's capacity is exceeded and when additional sanitary sewer facilities are needed.
- 3. Developer shall complete a traffic study, approved by MoDOT, regarding access to Holmes Road (State Highway) that indicates what improvements will be required at the intersection.
- 4. Developer shall complete a traffic study regarding overall traffic flow on the main east/west roadway to ensure the road and corresponding turn lanes will meet future traffic conditions.
- 5. The Firehouse, Water Storage Access Road, and Civil Defense Tower, location, and lot size needs to be agreed to.
 - a. Utility easements regarding utilities to the location need to be agreed to and executed.
- 6. Verify with the Parks Department to ensure that sufficient acreage is set aside for future trail connections in this area.

Comments

- 1. A list of the names and addresses of all persons who own unplatted property within 185 feet of the property proposed to be subdivided should be included.
 - a. Names of adjacent subdivisions are not shown.
 - b. General layout of adjacent property to show how streets and other public facilities relate to the proposed subdivision is not shown.
- 2. The legal description does not match the depiction.
- 3. The location of Holmes Road is not clearly depicted.
- 4. Existing sewers, water mains, gas mains, and culverts under Holmes Road are not shown.
 - a. Utility easements for public utilities are not shown.
- 5. Benchmarks used to develop the topography are not indicated.
 - a. Contour lines are not labeled.
- 6. Other than the Regional Detention Lake, locations of water courses, bridges, and wooded areas are not shown.
- 7. Current zoning classification not shown.
- 8. Predominate soil types not shown.
- 9. Drainage conveyances to handle the 100-year storm are not indicated.
 - a. Drainage easements for all detention areas and watercourses with a drainage area exceeding 2 Acres are not indicated.
 - b. Drainage easements and setback requirements for all water courses draining 40 acres or more are not indicated.
- 10. The general plan of sewage disposal, water supply and drainage (including a map showing the drainage area of each major drainage way in which the subdivision is located) are not shown. (Calculations based on APWA design criteria will need to be submitted with the construction plans)
 - a. Water – Hydrants/Valves/Diameters?
 - i. Fire Flow Calculations?
 - b. Sanitary – MH Locations/Diameters?
 - c. Storm Sewer – Inlets/Boxes/Diameters?
 - i. Maintenance responsibilities for common areas/detention facilities/outlet works/downstream drainage areas?
- 11. Location and size of proposed parks, playgrounds, churches, school sites, civil defense tower or other special uses of land to be considered for reservation or dedication for public use is not shown. Access to Fire Station and water storage is indicated.
- 12. Regarding streets, the following are not indicated:
 - a. Proposed Roadway Classifications

- b. Gradient
 - c. Horizontal Radii
 - d. Bearings
 - e. Road Right of Way
13. The permanent dead end cul-de-sac length requirement of 500 feet in length is exceeded on the middle cul-de-sac.
 14. The City would like to see some Livable Streets concepts included. Please see the following website.
 - a. http://livablestreets.missouri.edu/docs/Missouri_Livable_Streets_Des_FIN_AL-sm.pdf
 15. As the development is to be staged, the different stages and what is to be developed with each stage is not indicated.
 16. Regarding the proposed development in the NE corner of the lot:
 - a. How is access to be provided? Fire access as well?
 17. Regarding fire access
 - a. Can a fire truck access all areas of the Assisted Living Center?
 - b. Are there any overhead power lines (proposed) that may cause issues for a fire truck?

Fire Department – The City of Belton Fire Marshal’s Office has reviewed the preliminary development plan and offers the following comments:

1. All construction must comply with the provisions of the 2006 International Fire Code (IFC) (or code adopted at time of construction) and City of Belton local amendments and standards.
2. Full site development plans shall be submitted for fire review and acceptance including (but not limited to) the following:
 - a. Fire department access including widths, surface information, turning radius.
 - b. Comprehensive infrastructure construction plans shall be submitted for fire review and acceptance including,
 - i. Streets
 - ii. Fire hydrants – existing and proposed.
 - iii. Water mains – public and private.
 - iv. Location of overhead utilities.
 - v. Location of exterior electric/gas appurtenances.
3. Exterior electric/gas appurtenances subject to vehicular impact will require vehicle impact protection in accordance with Section 312 of the IFC.
4. Documentation shall be provided of existing fire flow with calculations indicating effect of proposed waterline improvements.
5. Fire flow shall be provided to each building in accordance with appendix B of the 2006 IFC.
6. Location of all Fire Department Connections (FDC’s) shall be shown for review.
7. All fire department access roads, including parking lots, shall be designed to support the imposed loads of fire apparatus and be provided with an all-weather driving surface in accordance with appendix D of the 2006 IFC.
8. Fire department access must be in place and maintained throughout construction.
9. Each multi-family and commercial building must be designed to accommodate at least two separate and approved fire department accesses.

10. Based on conversations with the designers, the potential first phase may only include parts of the assisted living facility. This may affect the design of the fire department access plan, necessitating temporary roads or other drivable surfaces.
11. Knox Box fire department access key boxes will be required at several locations throughout the development. Exact locations, types, and ordering information shall be coordinated with the Fire Prevention Bureau.
12. Any gates located within fire department access shall be constructed in accordance with fire department specifications. Plans shall be submitted for review prior to construction.
13. Separate fire protection permits will be required for each automatic fire sprinkler system, commercial kitchen hood suppression systems, or other fire protection systems installed.
14. Any blasting that takes place on the site requires a separate permit prior to commencement.
15. The design of any traffic calming measures (speed bumps/humps, etc.) proposed in the fire department access shall be approved by the fire prevention bureau prior to installation.
16. Fire hydrant spacing shall be in accordance with appendix C of the 2006 IFC or the City of Belton Unified Development Code.
17. Private fire service mains with multiple hydrants shall be designed to prevent the disruption of water to more than two hydrants in accordance with local amendments to the 2006 (or adopted version) IFC.
18. Provide a phasing plan for review.
19. The Planned Unit Development (PUD) requires consideration of the “burden” placed on fire and emergency services. Further study will be required regarding the impact on the capacity of the fire department.
20. The owner has expressed a willingness to dedicate land for a future fire house and water storage facility within the development. Show the specific location, size, and description of the property (including current ownership information) for review. Also, in order to provide access to the proposed land dedication, the City will require all roadways connecting this land dedication to Holmes Road be constructed with the initial development phase.
21. The development includes several design features that are consistent with those only permitted within the “Residential Sprinkler Performance Incentive” package. Language accepting this incentive will need to be included on future platting documents.

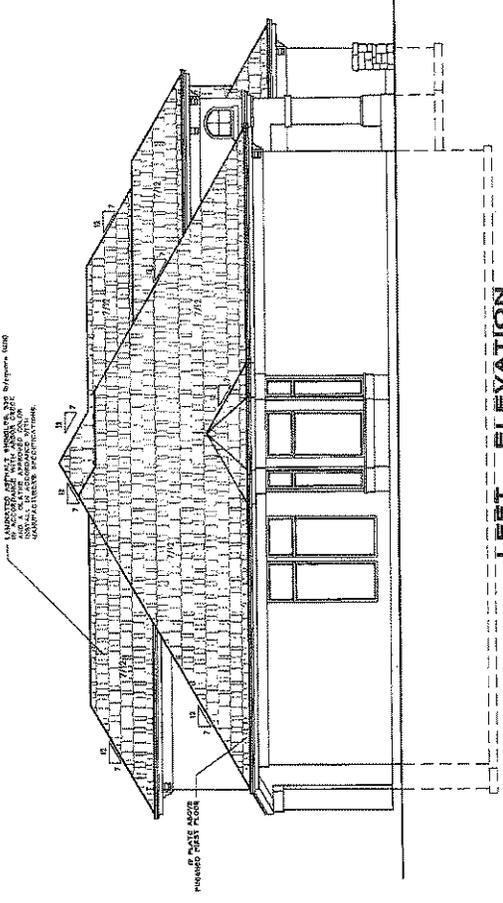
PLANNING COMMISSION ACTION

1. Motion to recommend approval of the Preliminary Development Plan of ‘Camelot Village’, a Planned Unit Development, a 151.7-acre tract of land, located on the east side of State Highway D (Holmes Road) and north of State Highway 58.
2. Motion to deny the Preliminary Development Plan of ‘Camelot Village’, a Planned Unit development, a 151.7-acre tract of land, located on the east side of State Highway D (Holmes Road) and north of State Highway 58.
3. Motion to continue the case pending additional information.

ATTACHMENTS

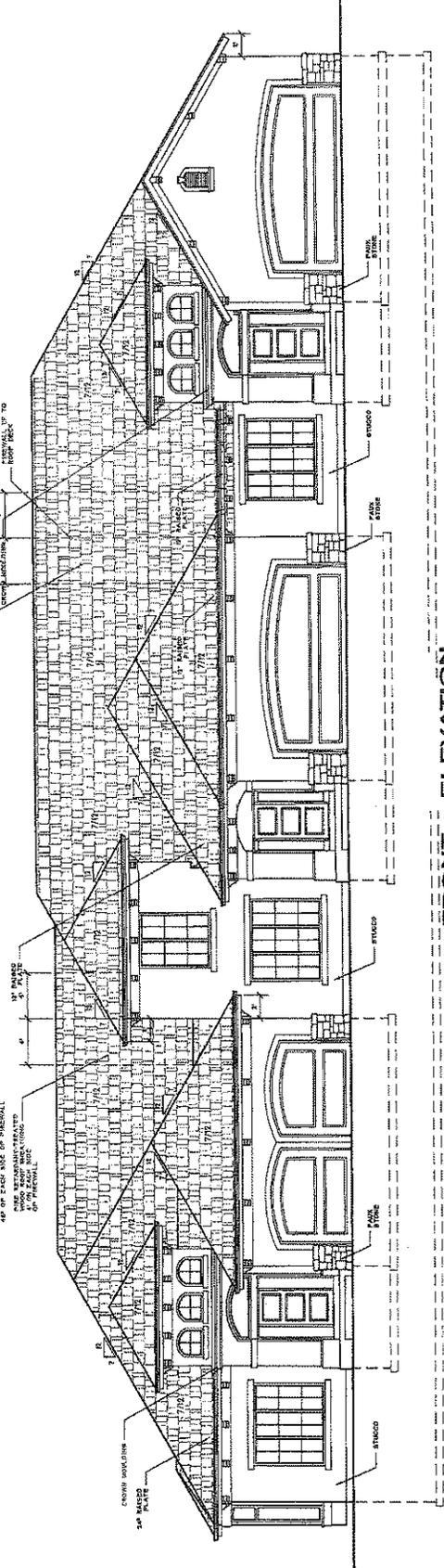
1. Pre-Development Plan
2. Building Elevations
3. Vicinity Map

ALL DIMENSIONS AS SHOWN UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.



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

ALL DIMENSIONS AS SHOWN UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.



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

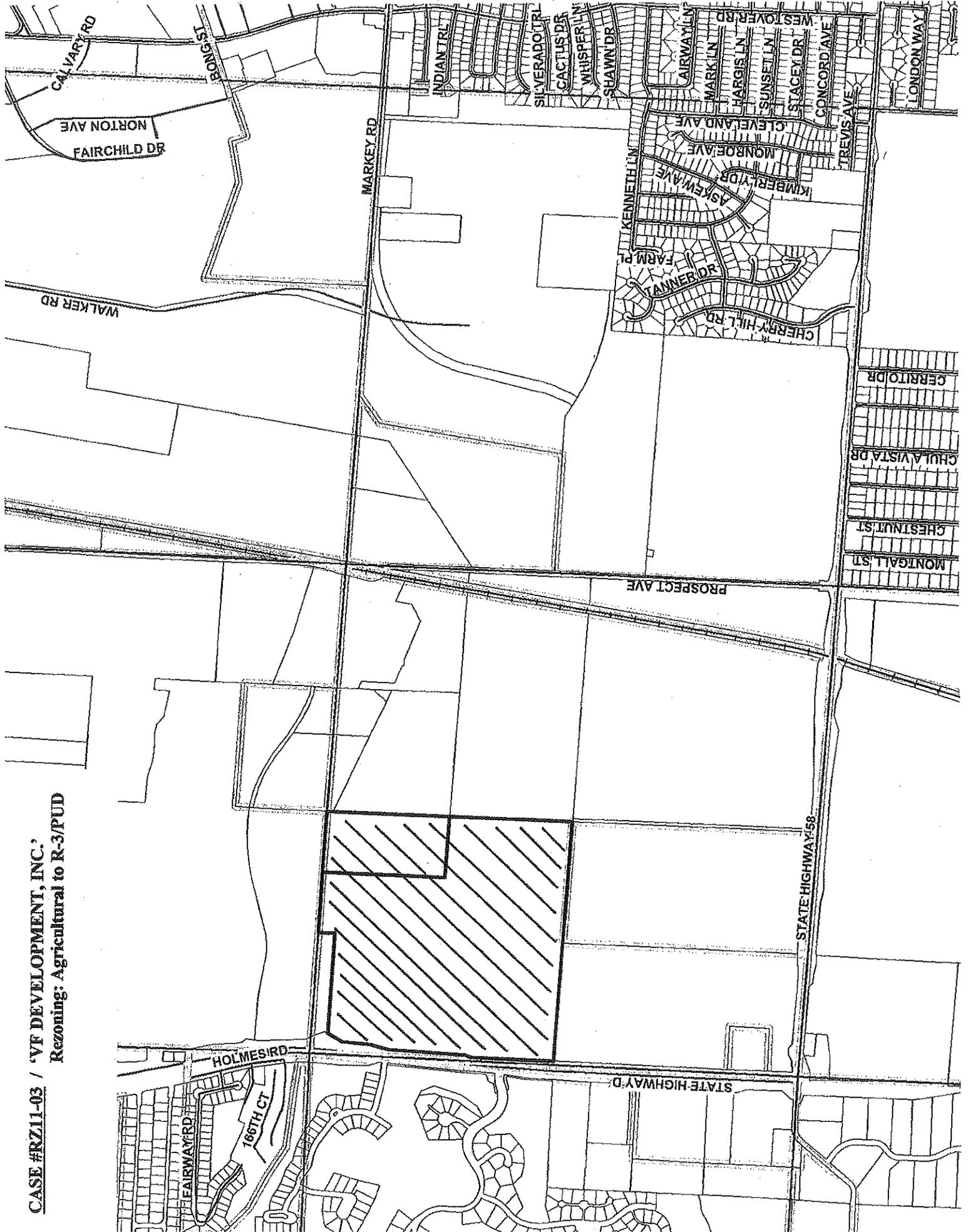
3

PROJECT: 1-23-07

DATE: 1-23-07

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

CASE #RZ11-03 / 'VF DEVELOPMENT, INC.'
Rezoning: Agricultural to R-3/PUD



RESEARCH BELTON HOSPITAL

PRELIMINARY & FINAL PLAT



**PRELIMINARY & FINAL PLAT
'RESEARCH BELTON HOSPITAL'
PLANNING COMMISSION
MONDAY, SEPTEMBER 19, 2010 – 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

Assigned staff: Robert G. Cooper, City Planner

CASE #PP11-16 & FP11-17

Consideration of a Preliminary and Final Plat approval for Research Belton Hospital, a 22.4 acre tract, located at 17065 S. 71-Highway.

REVIEW

The platted area is approximately 22.4-acres in size. The property is currently zoned C-2 (General Commercial)

The primary access to the development will be from the east outer road with a signalized intersection at 58-Highway. There will be two access points, both with an approach from the Outer Road. The primary access is the main entrance into the hospital complex, which will provide one (1) entrance lane and two (2) exit lanes. Approximately 300-feet to the west will be the secondary access, which will be used for emergency vehicles and truck/delivery traffic.

An on-site detention pond will be constructed to control the additional storm water run-off from the increased impervious ground-cover, primarily, the parking areas. The detention pond will be maintained (i.e. mowing; trash/debris/sediment removal; concrete pilot channels; retaining wall, etc.) by the hospital.

The development does not lie within a "Special Flood Hazard Area" (SFHA) as defined by the Federal Emergency Management Agency (FEMA).

The plats meet or exceed the minimum standards and criteria as outlined in the Unified Development Code.

STAFF RECOMMENDATION

Engineering, Fire and Community Development staff support the recommendation to approve the Preliminary and Final Plat of Research Belton Hospital with the following condition(s):

1. All 'Access Easements' shall be shown on the Final Plat, specifically, Lots 3 and 4.
2. An 'Indemnification Agreement' shall be executed and recorded with the Cass County Recorder of Deeds Office, should the City of Belton need to make repairs to the sanitary sewer line located under the parking lot and driveway pavement.
3. Add language 'Final Plat' to the title.

4. All conditions shall be in place prior to final acceptance by the City Council.

PLANNING COMMISSION ACTION

1. Motion to recommend approval of the Preliminary and Final Plat of Research Belton Hospital, a 22.4-acre tract, located at 17065 S. 71-Highway.
2. Motion to recommend denial of the Preliminary and Final Plat of Research Belton Hospital, a 22.4-acre tract, located at 17065 S. 71-Highway.
2. Motion to continue the case pending additional information.

ATTACHMENTS

1. Pre-Plat
2. Final Plat

RESEARCH BELTON HOSPITAL

(A Replat of Part of LOT 2, RMC BELTON, a subdivision located in the Southwest Quarter of Section 7, Township 46 North, Range 32 West, Belton, Cass County, Missouri)

DESCRIPTION:
This is a resurvey and replat of part of Lot 2, RMC BELTON, a subdivision in the City of Belton, Cass County, Missouri, being located in the Southwest Quarter of Section 7, Township 46 North, Range 32 West, and being more particularly described as follows:
Beginning at the Northeast corner of said Lot 2, said corner also being the Southeast corner of MEADOW CREEK - 1ST PLAT, a subdivision in said city, county and state; thence South 03°35'29" West, along the East line of said Lot 2, a distance of 1172.33 feet, to a point on a non-tangent curve, said corner also being the Southeast corner of said Lot 2, said corner also being on the Northerly right-of-way line of U.S. Highway No. 71, as now established; thence Northerly and Northwesterly, along the Southerly line of said Lot 2 and the Northerly right-of-way line of said U.S. Highway No. 71, along a curve to the left, having a radius of 466.34 feet, a central angle of 43°27'26", and whose initial tangent bearing is North 18°50'35" West, a distance of 353.71 feet, to a point of tangency; thence North 62°18'01" West, continuing along said South line and said Northerly right-of-way line, a distance of 1037.88 feet, to a point on a non-tangent curve; thence Northwesterly, continuing along said South line and said Northerly right-of-way line, along a curve to the right, having a radius of 2734.99 feet, a central angle of 01°11'34", and whose initial tangent bearing is North 52°22'01" West, a distance of 56.94 feet, to a point on a non-tangent curve, said point also being on the Easterly right-of-way line of Future Cross Creek Drive, as established by Right Of Way Deed filed for record on November 17, 2004 in Book 385 in the Recorder of Deeds Office of Cass County, Missouri; thence Northwesterly, Northwesterly and Northwesterly, departing said South line and said Northerly right-of-way line, along the Easterly right-of-way line of said Future Cross Creek Drive, and along a curve to the right, having a radius of 25.00 feet, a central angle of 89°45'28", and whose initial tangent bearing is North 51°44'02" West, a distance of 39.16 feet, to a point of tangency; thence North 35°01'26" East, continuing along said Easterly right-of-way line, a distance of 173.33 feet, to a point of curvature; thence Northwesterly and Northerly, continuing along said Easterly right-of-way line, along a curve to the left, having a radius of 422.00 feet and a central angle of 54°23'01", a distance of 252.05 feet, to a point of tangency; thence North 03°39'25" East, continuing along said Easterly right-of-way line, a distance of 26.93 feet, to a point of curvature; thence Northerly, Northwesterly and Easterly, continuing along said Easterly right-of-way line, along a curve to the right, having a radius of 25.00 feet, and a central angle of 89°45'28", a distance of 39.19 feet, to a point of tangency, said point being on the South right-of-way line of Meadow Creek Parkway, as now established, said point also being on the North line of said Lot 2 and the South line of said MEADOW CREEK - 1ST PLAT; thence South 86°32'44" East, along the South right-of-way line of said Meadow Creek Parkway, and its Easterly prolongation, and along the North line of said Lot 2 and the South line of said MEADOW CREEK - 1ST PLAT, a distance of 1045.10 feet, to the Point of Beginning, containing 892,900 square feet or 20.3 acres, more or less.

DEDICATION:
The undersigned proprietors of the above described real estate have caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as "RESEARCH BELTON HOSPITAL." It shall be sufficient description of each lot platted herein to be designated by the number which appears on each lot followed by the words "RESEARCH BELTON HOSPITAL."

EASEMENTS:
An easement is hereby granted to Belton, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage including but not limited to, underground pipes and conduits, pad mounted transformers, service pads, any or all of them, over and under and along the strips of land designated Utility Easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe, and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structures (except driveways, paved areas, grass, shrubs and fences; with the exception of Drainage Easements (D/E) where no fences shall be erected), nor shall there be any obstruction to interfere with the agents and employees of Belton, Missouri and its franchised utilities from going upon said easements and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted to the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over utilities above stated or the appurtenances there to without the written approval of the Director of Public Works, as to all easements dedicated to the city.

The herein property is subject to the terms and conditions contained in "Declaration Affecting Real Property Known as Research Belton Hospital Center in Belton, Cass County, Missouri", filed for record in the Office of the Recorder of Deeds of Cass County, Missouri in Book 885 at Page 267, as modified by document filed for record in Book 1701 at Page 52.

DRAINAGE EASEMENT MAINTENANCE:
Areas designated as Drainage Easements (D/E) shall be maintained by the property owner.

BUILDING LINES:
Building lines or set back lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

ACKNOWLEDGEMENT:
IN TESTIMONY WHEREOF, the undersigned proprietors has caused these presents to be signed this ____ day of _____, 2011.
Midwest Division - RBH, LLC, a Missouri limited liability company (Owner of part of original Lot 2, RMC BELTON)

By: _____
W. Mark Kimbrough, Vice President

NOTARY CERTIFICATION:
STATE OF _____
COUNTY OF _____
BE IT REMEMBERED, that on this ____ day of _____, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared W. Mark Kimbrough, Vice President of Midwest Division - RBH, LLC, a Missouri limited liability company, who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said limited liability company, and he duly acknowledged the execution of the same to be the free act and deed of said limited liability company.

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

Notary Public _____ Print Name _____ My Commission Expires: _____
ACKNOWLEDGEMENT:
IN TESTIMONY WHEREOF, the undersigned proprietors has caused these presents to be signed this ____ day of _____, 2011.

Health Midwest Office Facilities Corporation, a Missouri corporation (100% Research Office Facilities Corporation, a Missouri corporation) (Owner of part of original Lot 2, RMC BELTON)

By: _____
W. Mark Kimbrough, Vice President

NOTARY CERTIFICATION:
STATE OF _____
COUNTY OF _____
BE IT REMEMBERED, that on this ____ day of _____, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared W. Mark Kimbrough, Vice President of Health Midwest Office Facilities Corporation, a Missouri corporation (100% Research Office Facilities Corporation, a Missouri corporation), who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the free act and deed of said corporation.

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

Notary Public _____ Print Name _____ My Commission Expires: _____
CITY OF BELTON, MISSOURI:
PLANNING COMMISSION:
This plat of "RESEARCH BELTON HOSPITAL" has been submitted to and approved by the Belton Planning Commission this ____ day of _____, 2011.

Holy Girgin, Chairman _____ Secretary _____

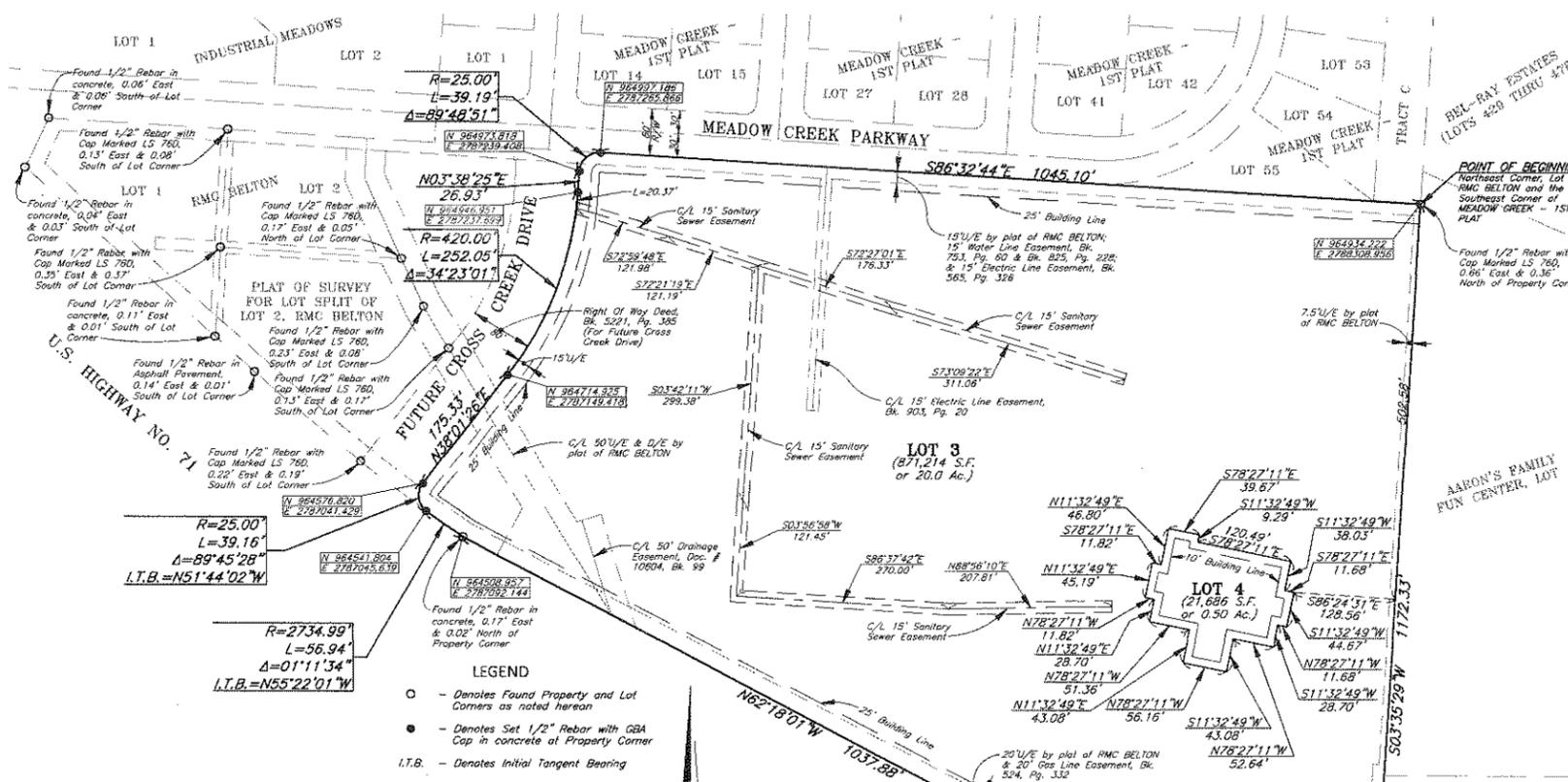
CITY COUNCIL:
These easements and rights-of-way accepted by the City Council of Belton, Missouri, this ____ day of _____, 2011.

ATTEST: _____
Jimmy Adams, Mayor _____ Patti Ledford, City Clerk _____

Entered on transfer record this ____ day of _____, 20____.

OWNER:
HCA MIDWEST HEALTH SYSTEM
903 E. 104TH STREET, SUITE 500
KANSAS CITY, MISSOURI 64131
OWNERS REPRESENTATIVE:
MR. BERNIE SWANNER
DIRECTOR OF FACILITIES MANAGEMENT
RESEARCH BELTON HOSPITAL
PH: (816) 348-1481
FAX: (816) 348-1278

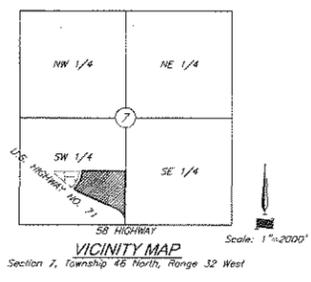
GBA
architects
engineers
9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com



I HEREBY CERTIFY: that the within plat of "RESEARCH BELTON HOSPITAL" subdivision is based on an actual survey, meets or exceeds the current Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board of Architects, Professional Engineers and Surveyors of the State of Missouri. I further certify that the bearings shown on this plat are based on Missouri State Plane Coordinate System of 1983, West Zone; Global Positioning System Equipment (GPS) was used to determine the bearings; we used Real Time Kinematics (RTK) cell phone technology GPS utilizing the MODOT Real Time Reference Network and checked into NGS Control Point HUBSCH (4E1872); that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners and street centerlines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Belton statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.



STATE OF _____
COUNTY OF _____
BE IT REMEMBERED, that on this ____ day of _____, 2011, before me, a Notary Public in and for said County and State, came Gary R. Summers, to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.
Notary Public _____ Print Name _____ My Commission Expires: _____



NOTE:
1. As shown on the Federal Emergency Management Agency, Flood Insurance Rate Map, Map Number 25037C0009E, dated March 16, 2006, the herein described property does not lie within the 100 year flood boundary.
2. Coordinates shown hereon are Missouri State Plane Coordinate System of 1983, West Zone, using an adjusted factor of 0.99994659. The coordinates are grid coordinates in feet.

RESEARCH BELTON HOSPITAL

FINAL DEVELOPMENT PLAN



**FINAL DEVELOPMENT PLAN
RESEARCH BELTON HOSPITAL RENOVATION**

**PLANNING COMMISSION
MONDAY, SEPTEMBER 19, 2011 – 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

Assigned staff: Robert G. Cooper, City Planner

CASE #FDP11-18

Consideration of Final Development Plan approval, for Research Belton Hospital renovation project, on a 22.4-acre tract, located at 17065 S. 71-Highway.

PROPOSED PROJECT DEVELOPMENT

The city's development review committee had met with hospital representatives and design professionals to discuss and review the elements of the site plan and general layout of the hospital's renovation project. In order for Research Belton Hospital (RBH) to better serve its patients and attract and retain high quality medical professionals, RBH has proposed expanding, renovating and modernizing its facility and equipment, including:

1. expanding the emergency and surgery departments by approximately 37,000-sq. ft.(including creation of a new emergency department, increases to the cardiac trauma areas, surgery areas, urgent care and the addition of a radiography room).
2. renovating approximately 44,000-sq. ft. of the first and second floors of the healthcare facility (including areas of cardiac catheterization, endoscopy, pain management, patient rooms, and support office space) to include three new operating rooms, pre-operative and post-operative support areas.
3. constructing a new three-story approximately 45,000-sq. ft. medical office building on the southeast corner of the existing hospital with a connector to the support space on the first and second floors of the hospital, to include pre-admission testing, waiting area, multi-purpose exam rooms, infusion bays, and a nurse's station.
4. equipping the above with newly acquired medical, informational systems and telephone equipment.

RBH currently employs approximately 185 employees. It is anticipated that RBH's expansion and renovation will create approximately 49 new full-time medical profession positions.

CHAPTER 100 PLAN

Under Chapter 100, cities are allowed to carry-out development projects for industrial developments, including the purchase, construction, extension and improvement of research and development facilities, office industries, service facilities, etc., which provide interstate commerce, and industrial plants including the real estate either within or without the limits of

such municipalities, buildings, fixtures and machinery. To fund a Chapter 100 project, a municipality may issue taxable industrial revenue bonds.

As part of the tax abatement and Chapter 100 bond financing, the original platted tract of RBH has been re-platted, (creating new property boundary lines). Specifically Lot 2, Tract –the Medical Office Building (M.O.B.) which was the subject of a setback variance, which was approved by the Board of Zoning Adjustment on August 8, 2011. Within the boundaries of Lot 2, Tract 2, RBH needed to replat the Lot around the perimeter of the new Medical Office Building addition.

The Board of Zoning Adjustment convened on August 8, 2011 and considered a request for a variance to Chapter 11.3, of the Belton Unified Development Code, for Research Belton Hospital, located at 17065 S. 71-Highway., to consider a reduction to the minimum building setbacks and lot coverage allowance for the new Medical Office Building.

Following the presentation of the staff report and discussion, the Board voted 5-0 to approve the following variances to Chapter 11.3 of the Unified Development Code:

1. A lot coverage variance of 44% ...total coverage at 84%
2. Ten foot (10') rear yard setback variance and
3. Twenty foot (20') front yard setback variance

The hospital is prepared to move forward in the development process and has submitted a preliminary and final plat and final development plan for this renovation project.

FINAL DEVELOPEMNT PLAN

Parking – Approximately 144 parking spaces will be added to the site primarily located in the front directly west of the existing parking lot and also behind the existing two-story medical office building on the north side of the site, with a total of 314 available off-street parking spaces. The south and west boundaries of the main parking lot will not be provided curb and gutter in order to facilitate storm water drainage into the vegetative swales.

Landscaping – Vegetation will be increased; including shade and ornamental trees, ornamental grasses and perennial ground-cover. Additional Evergreen trees and shrubs will be placed along the Meadow Creek Parkway frontage on the north side of the site. These additional trees and berming will provide extra buffering and screening to the residential houses in the Meadow Creek subdivision. In addition, the existing tree line located on the northeast side will remain in place.

Walking Trail – The existing walking trail will be modified and relocated slightly to facilitate the new Medical Office Building and adjoining parking lot.

Detention Facility – The renovation will create an increase in storm water run-off due to the enlargement of the impervious surface. An on-site detention pond will be located on the west side nearest the creek. Storm water run-off will be held in the pond, which will slowly and naturally drain into oil creek.

Exterior / Accessory

Heli-pad – The existing heli-pad will be relocated to the north approximately 200-feet. This will align the pad with the new emergency room and ambulance entrance bays. The edge of the pad site will be setback approximately 200-feet from the residential houses in the Meadow Creek subdivision.

Parking Lot Lighting – All new light poles will not exceed 35-feet in height. The potential for excessive glare will be mitigated by utilizing shadow-box design to direct the illumination downward.

Staff recommends **APPROVAL** of application FDP11-18 of the final development plan with the following condition(s):

Engineering –

1. The Engineering Department requires an ‘Indemnification Agreement’, which indemnifies and holds harmless the City of Belton should any repairs need to be made to the sanitary sewer line located under the parking lot and driveway pavement.

Fire Department –

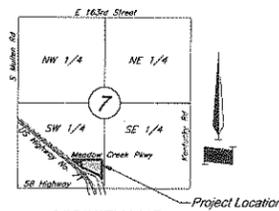
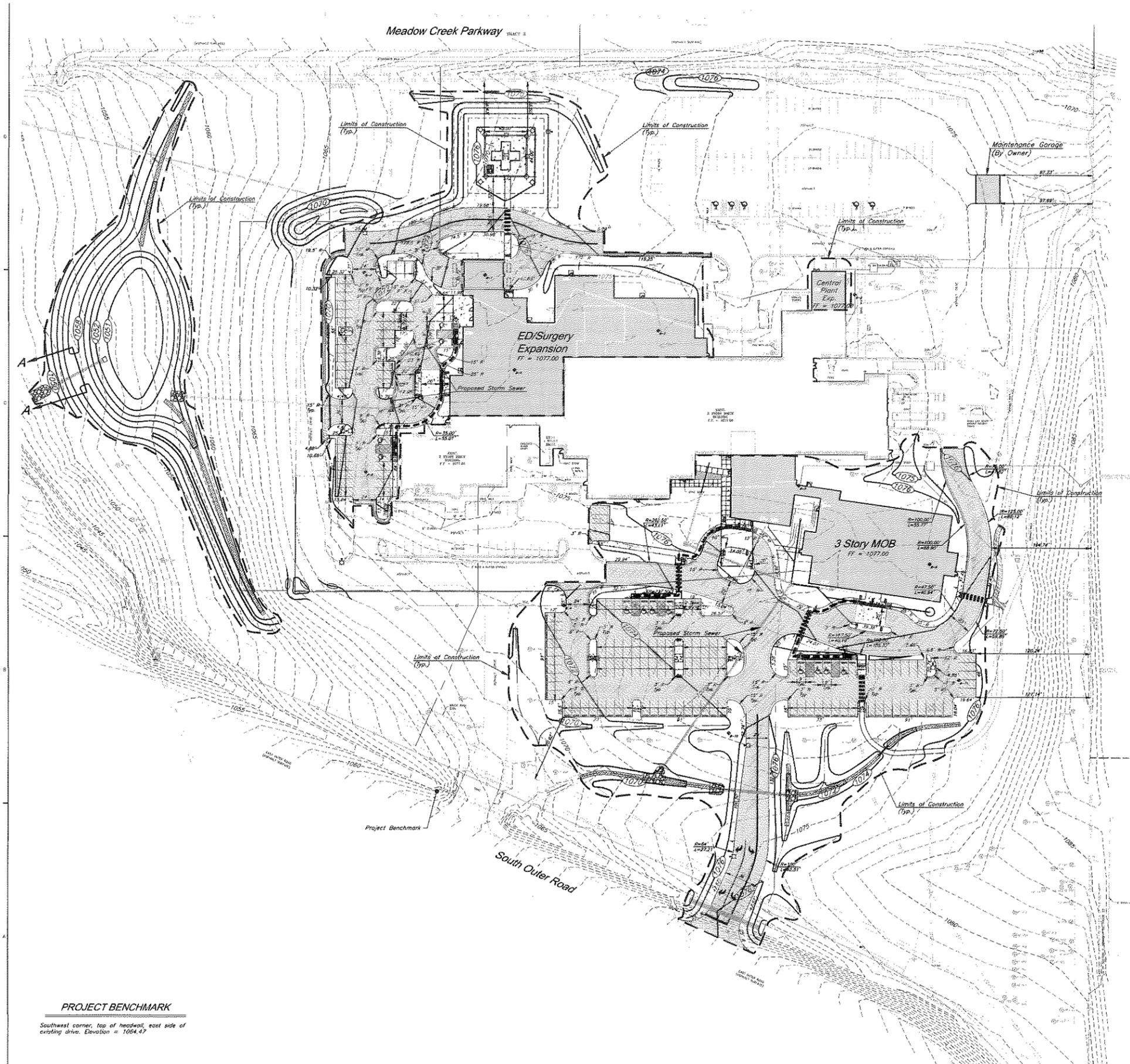
1. All fire alarm notification appliances, emergency lighting, exit signs, etc., will be field-tested for adequate placement and coverage. Any deficiencies must be satisfactorily addressed prior to final acceptance and occupancy. A separate permit and submittal information (shop drawings, “cut-sheets” and permit application) is required for each fire protection system (fire alarm, sprinkler). Permit packets including important local code amendment information can be found on our website at <http://www.belton.org/index.aspx?nid=291> or can be supplied to the contractor at their request.

PLANNING COMMISSION ACTION

1. Motion to recommend approval of the Final Development Plan of Research Belton Hospital, a 22.4-acre tract of land, located at 17065 S. 71-Highway.
2. Motion to deny the Final Development Plan of Research Belton Hospital, a 22.4-acre tract of land, located at 17065 S. 71-Highway.
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Final Development Plan



- LEGEND**
- - - 1075 Existing Contour
 - 1076.2 Existing Finish Grade Spot Elevation
 - - - 1076 Proposed Contour
 - ⊕ Baring Hole Location
 - ▨ Vegetated Swale
 - Type CC-1 "Dry Curb"
 - ▬ ADA Accessible Route
 - - - Limits of Construction

Note: Property Area = 964,867.47 Sq. Ft. or 22.15 Acres

ED/Surgery Expansion & MOB Addition

Research Belton Hospital
17065 South 71 Highway
Belton, Missouri 64012

ccr partners
3025 N. Har Street, Ste. 1200
Dallas, Texas 75219
214.421.7000 / 214.521.1664

LA FUESS PARTNERS, INC.
2333 Lee Parkway, Ste. 500
Dallas, Texas 75219
214.421.7000 / 214.650.0000

GBA architects engineers
801 River Boulevard
Lenexa, Kansas 66215
913.482.0400 / 913.577.6200

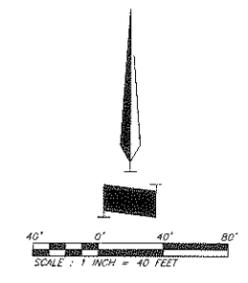
Revisions

NO.	ISSUE	DATE

Sheet Information

Date	August 18th, 2011
Job Number	12216.01
Drawn	JVM
Checked	GEL
Approved	BDR
Title	

Final Development Plan



Sheet

C1.0

G:\2216\Ch216\Production Drawings\Final Development Plan\122160700.dwg Layout: Final Development Plan - Thursday September 01, 2011, 10:30am - Copyright 2011, George Butler Associates, Inc.

GENERAL LANDSCAPE NOTES:

PLANT MATERIAL

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL MUST BE FREE OF OBJECTIONABLE FEATURES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH PROPER MOST RECENT STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", AND 269.1.

2. ORNAMENTALS AND SHRUBS SHALL BE CONTAINER CROWN AND WILL BE FREE OF DISEASE AND PESTS. ABSOLUTELY NO BARE ROOT MATERIALS. FERTILIZER OF 10-20-10; ONE PELLET OR 1-2 OZ. SHALL BE ADDED TO SOIL AT TIME OF PLANTING. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL AREAS.

3. ALL TREES SHALL BE FERTILIZED WITH FERTILOME BRAND LIQUID ROOT STIMULATOR 1.5 TABLESPOONS PER GAL. OF WATER AS A SUBSTITUTE FOR GRANULAR FERTILIZER. 75 LB. FOR 2" CAL. & 1.5 LBS. FOR 3" CAL. SHALL BE ADDED. INCORPORATE FERTILIZER INTO THE AMENDED PLANTING SOIL BEFORE PLANTING TREE. HOLE AREA FOR TREE TO BE TWICE (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE MOUNDING. ALL TREES TO BE STAKED AND GUYED WITH A MINIMUM OF 2 STEEL T POSTS AND PROTECTED W/ COVERING AT TREE W/ GUY WIRE.

4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE WAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING DROWNING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.

5. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM OF REMOVAL OF DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH OR MORE SHOULD BE MADE AT AN ANGLE. CENTRAL LEADERS SHALL NOT BE REMOVED.

6. EROSION CONTROL BLANKET FOR SEEDING AREAS: AMERICAN GREEN G1500N BLANKET OR ENGINEER APPROVED EQUIVALENT SHALL BE USED. PROVIDE TURF STAPLES FOR THE TYPE AND CONFIGURATION RECOMMENDED BY THE MANUFACTURER. SEE MANUFACTURE INSTRUCTIONS FOR THE INSTALLATION PROCEDURE OF BLANKET. BLANKET SPECIFICATIONS ARE ALSO INCLUDED, SEE MANUFACTURE.

6A. SEEDS: SEEDS SHALL COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE STATE AND FEDERAL SEED LAWS AND SHALL BE A MIXTURE OF PURE LIVE SEEDS LISTED IN THE TABLE FOUND ON BELOW. SEEDS SHALL BE FREE OF PROHIBITED WEED SEEDS AND THE COMPLETED MIX SHALL NOT HAVE MORE THAN 1% TOTAL OF OTHER WEED SEEDS. SEEDS SHALL BE DELIVERED TO THE SITE IN CONVENIENT CONTAINERS, EACH FULLY LABELED, BEARING THE NAME, TRADE NAME, OR TRADE MARK, AND A WARRANTY OF THE PRODUCER AND A CERTIFICATE OF THE PERCENTAGE OF THE PURITY AND GERMINATION OF EACH KIND OF SEED SPECIFIED.

THE SEED PLANTING MIX SHALL BE PLANTED PREFERABLY IN EARLY SPRING, AT THE APPROVAL OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR MAY COMPLETE A DORMANT OR WINTER PLANTING PLACE FROM DECEMBER 15 - MARCH 31. REFER TO CITY SPEC. PLANTING OF THE SEEDING MIX BUT THIS SHALL BE CONSIDERED AS THE SECONDARY PLANTING SEASON AND PRIOR APPROVAL IS REQUIRED. A COVER CROP TO PREVENT EROSION SHALL BE PLANTED DURING THE TIME OF PLANTING WITH THE MIX OR BEFORE IF THERE IS A GAP BETWEEN THE END OF SITE CONSTRUCTION AND PLANTING. THE COVER CROP SHOULD BE STERILE WHEAT AND PLACED 100 LBS PER ACRE.

6B. PLANTING SEASON: FOR SEED SHOULD BE PLANTED IN THE SPRING OR FALL. ALL SEEDING WORK SHALL BE COMPLETED WITHIN THE FOLLOWING DATES:

SEEDING SEASONS	
SPRING	MARCH 15 TO MAY 15
FALL	AUGUST 15 TO OCTOBER 15

6C. ALL LAWN AREAS TO BE SODDED OR SEEDING AS INDICATED ON PLANS. SOD SHALL COMPLY WITH THE U.S. DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL TURF ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3) MAY BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

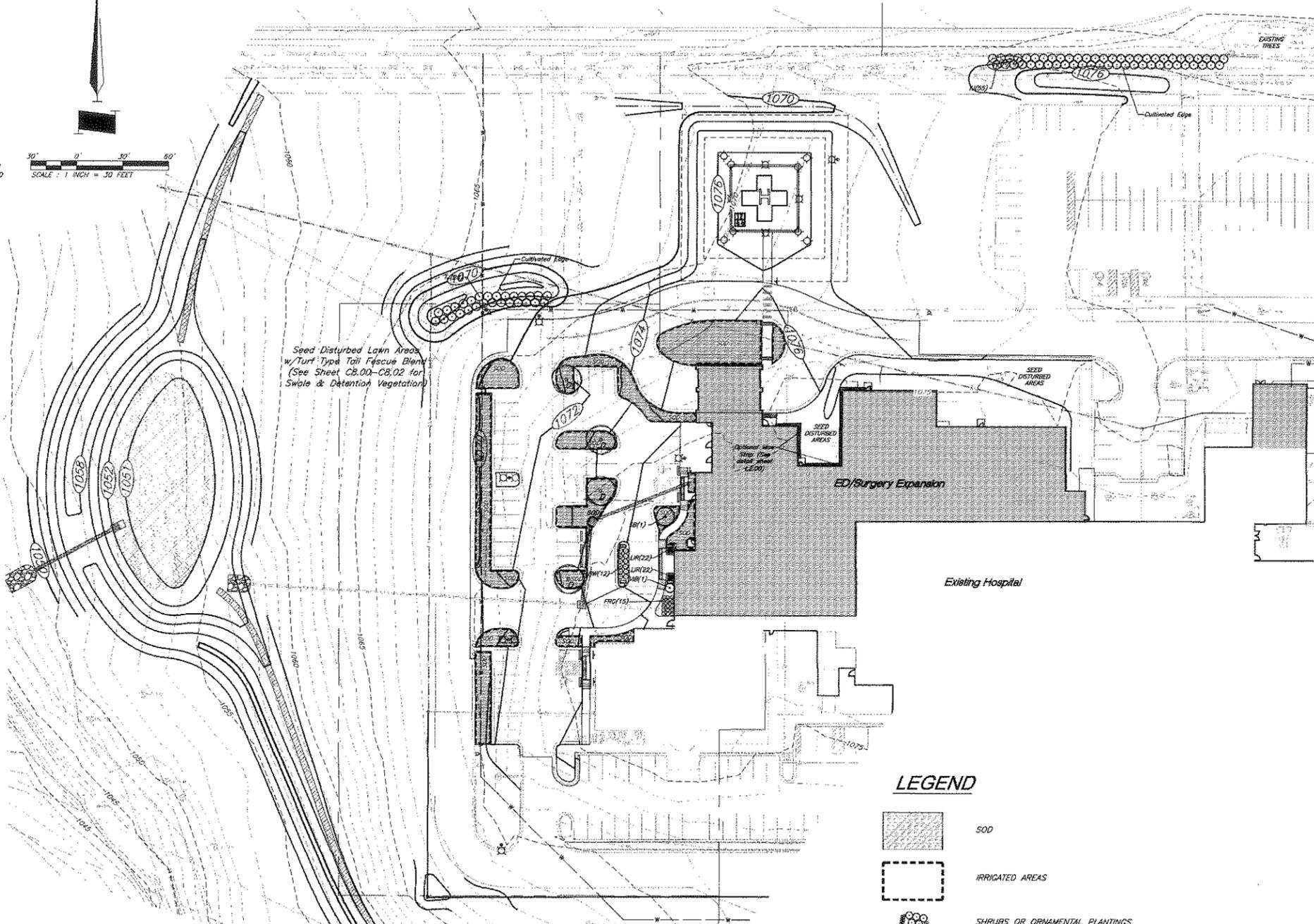
- TURF-TYPE TALL FESCUE 3 WAY BLEND 80%
- (TALCOA, APACHE & ARID)
- PERENNIAL RYEGRASS 20%

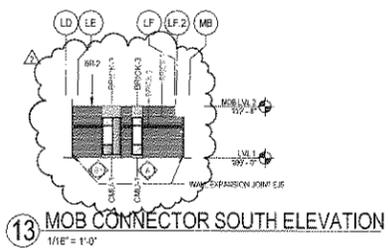
LAWN AND TURF AREAS

1. ALL DISTURBED AREAS ARE TO BE SEEDING AND MULCHED WITH STRAW OR HYPERMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

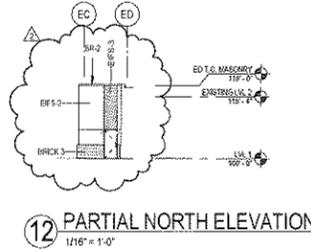
INSTALLATION

1. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF BELTON, MISSOURI.
2. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH. BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 6" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATERIAL MINIMUM, ASTM D5268.
3. ALL PLANT BED AREAS TO RECEIVE DAIRY COW MANURE SOIL CONDITIONER AT A RATE OF 4.5 CU. YDS. PER 1000 SF. AND ORGANIC COMPOST AT A RATE OF 4.5 CU. YDS. PER 1000 SF. TO DETERMINE THE AMOUNT OF PHOSPHORUS AND POTASSIUM THE CONTRACTOR SHALL PERFORM A SOIL TEST AND ADD THOSE FERTILIZERS ACCORDING TO THE TEST RESULTS. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO A DEPTH OF 12". CONTRACTOR TO INSTALL A PERMEABLE LANDSCAPE WEED CONTROL FABRIC, 3 OZ. PER SQ. YD. MIN. IN ALL PLANT BEDS EXCEPT IN AREAS OF GROUND COVER. PERENNIAL OR ANNUAL PLANTING: PLANT BEDS TO BE "MOUNDING" AS SHOWN ON DETAIL SHEET L2.00. ALL PLANT MATERIAL, PLANT BEDS, MULCH AND EDGING TO BE INSTALLED PER LANDSCAPE PLANS AND DETAILS.
4. REESTABLISH FINISH GRADES TO WITHIN ALLOWABLE TOLERANCES ALLOWING 1-1/2" FOR SOD AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLODS, ROCKS, AND VEGETATIVE MATTER GREATER THAN 1".
5. ALL PLANT BEDS, SHRUBS AND TREES SHALL BE MULCHED WITH 3" OF HARDWOOD MULCH, EXCEPT WHERE NOTED AS ROCK. ROCK MULCH TO BE 3" DEEP SMOOTH RIVER ROCK, 1" TO 4" DIA. IN BROWN TONE BROWN AND GRAY COLORS. ROCK SHALL BE INSTALLED OVER A PERMEABLE LANDSCAPE WEED CONTROL FABRIC. STONE TO BE PRE APPROVED BY THE ENGINEER.
6. LANDSCAPE EDGING TO BE CULTIVATED EDGE AS SHOWN IN DETAIL ON SHEET L-2.
7. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES AND OR STRUCTURES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND REDD INSPECTIONS BY LEGAL AUTHORITIES. THE LANDSCAPE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL PLANT MATERIAL FOR ONE CALENDAR YEAR.
9. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE CITY OR LANDSCAPE ARCHITECT. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.
10. PERMEABLE WEED CONTROL FABRIC, MINIMUM 3oz. PER SQ. YD. WITH 130LBS OF TENSILE STRENGTH BARRIER SHALL BE A PERMEABLE SPUN BOUND POLYPROPYLENE.
11. STEEL EDGING TO BE BLACK: 1/4" x 5" WITH FINISH GRADE 1/2" BELOW FINISH GRADE.

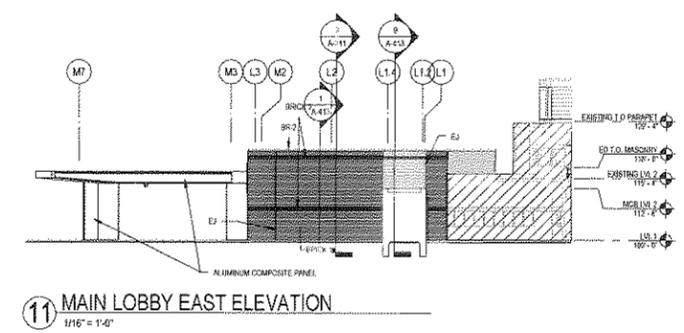




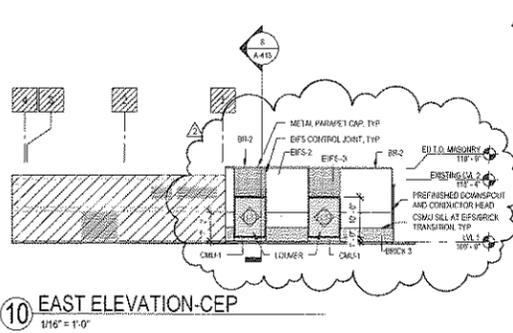
13 MOB CONNECTOR SOUTH ELEVATION
1/16" = 1'-0"



12 PARTIAL NORTH ELEVATION
1/16" = 1'-0"



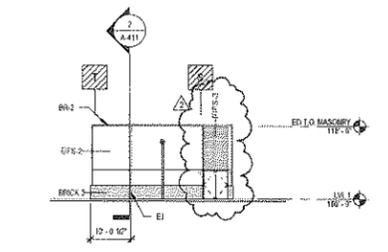
11 MAIN LOBBY EAST ELEVATION
1/16" = 1'-0"



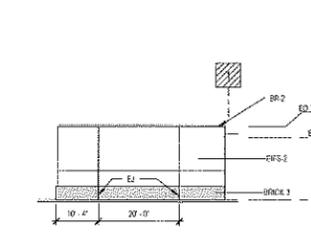
10 EAST ELEVATION-CEP
1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

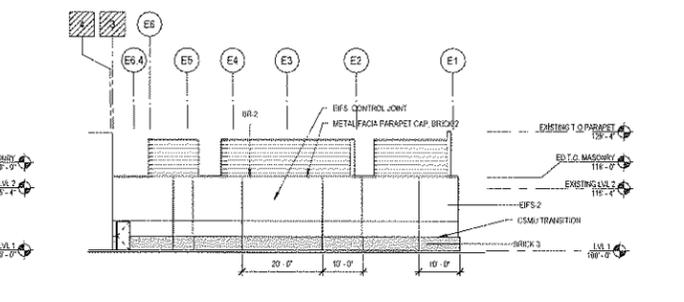
- EFB-1
- EFB-2
- EFB-3
- DECORATIVE CMU CMU-1
- FACE BRICK RUNNING BOND, BRICK 1
- FACE BRICK SOLDIER COURSE, BRICK 2, UNO
- FACE BRICK RUNNING BOND, BRICK 3 (SOLDER COURSE WHERE SHOWN)
- PERFORATED METAL PANEL, SCREEN
- BR-1 - BRICK METAL, SKEE WHITE
- BR-2 - BRICK METAL, MISMET GREY



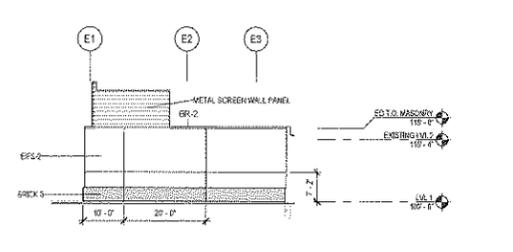
9 NORTH ELEVATION-CEP
1/16" = 1'-0"



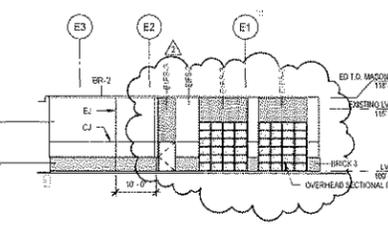
8 WEST ELEVATION-CEP
1/16" = 1'-0"



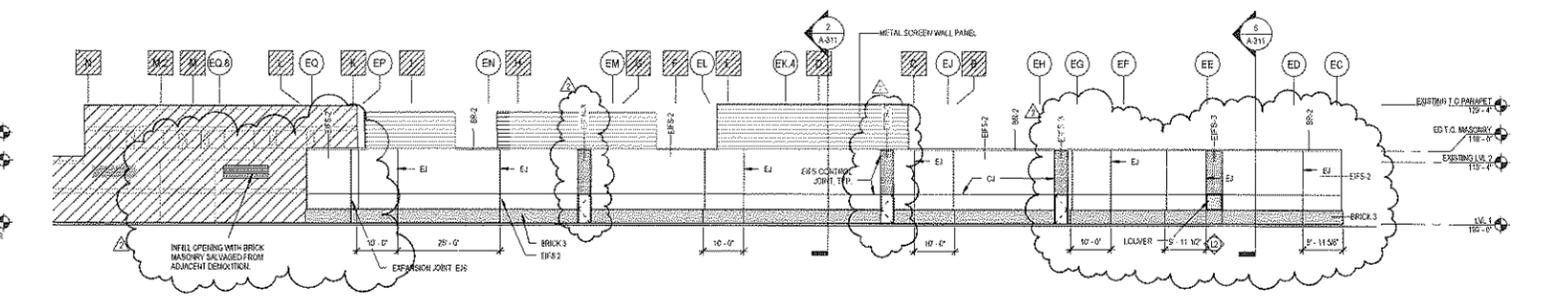
7 PARTIAL WEST ELEVATION-(CS)
1/16" = 1'-0"



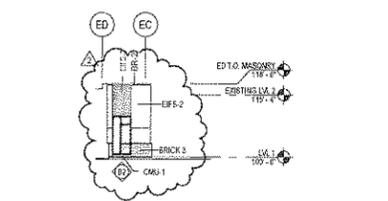
6 PARTIAL WEST ELEVATION-PACU
1/16" = 1'-0"



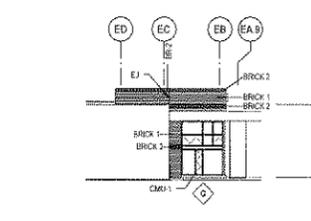
5 EAST AMBULANCE ELEVATION
1/16" = 1'-0"



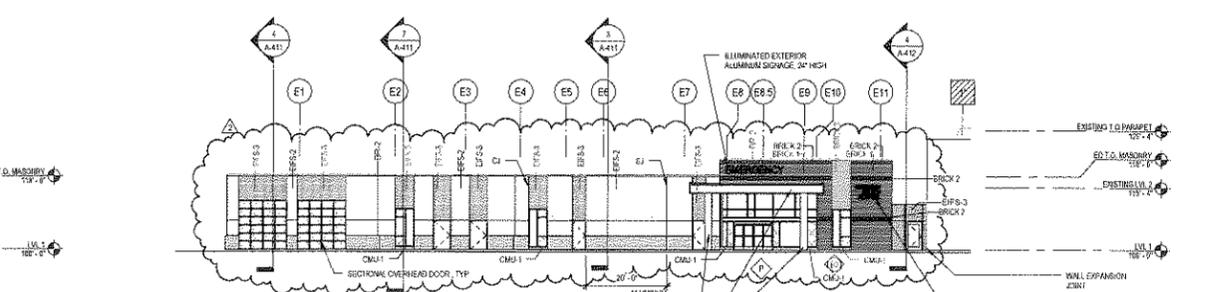
4 EXTERIOR NORTH OVERALL ELEVATION
1/16" = 1'-0"



3 PARTIAL SOUTH ELEVATION (ED)
1/16" = 1'-0"



2 ED WALK-UP ELEVATION
1/16" = 1'-0"



1 EXTERIOR WEST OVERALL ELEVATION
1/16" = 1'-0"

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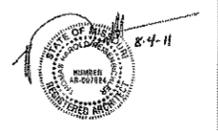


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Revisions

NO.	ISSUE	DATE
1	ADDENDUM #1	06-28-11
2	PR 2.0	07-04-11

Sheet Information

Date	May 16, 2011
Job Number	142995.020
Drawn	Author
Checked	Checker
Approved	Approver

EXTERIOR ELEVATIONS

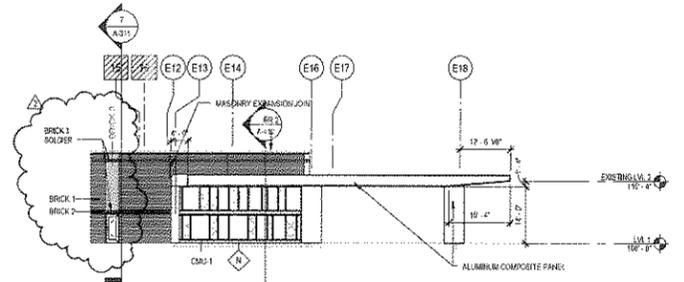
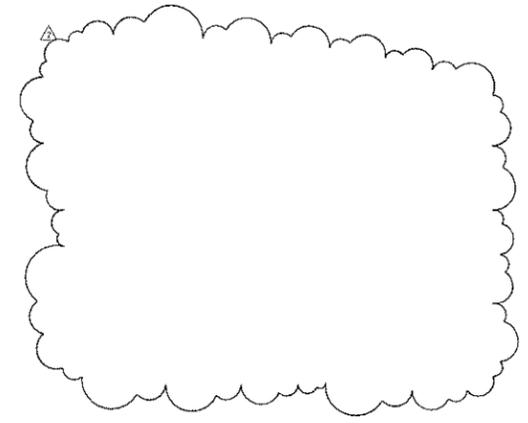
Sheet
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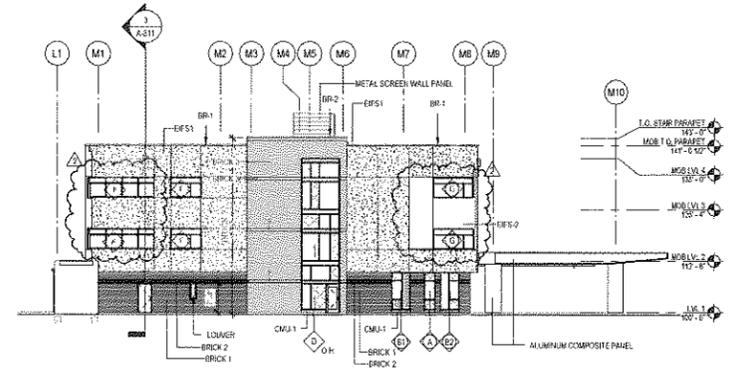


EXTERIOR MATERIALS LEGEND

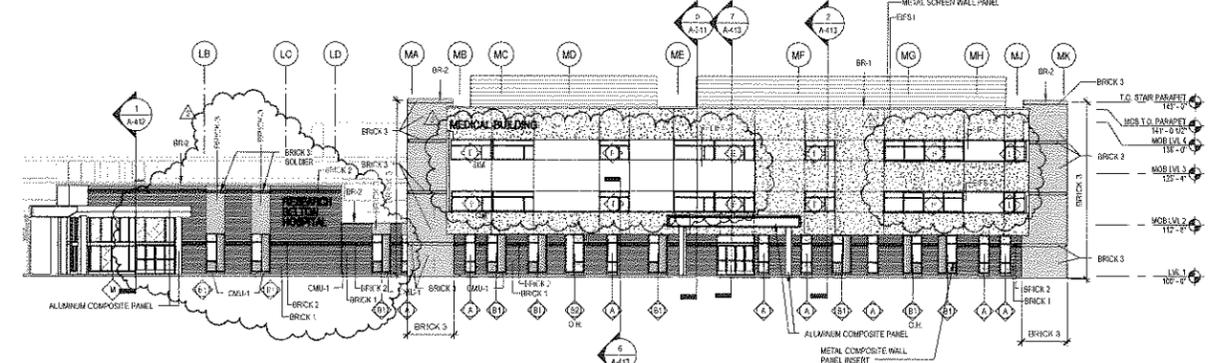
- EF5-1
- EF5-2
- EF5-3
- DECORATIVE CMU 1
- FACE BRICK RUNNING BOND, BRICK 1
- FACE BRICK SOLIDER COURSE, BRICK 2, UNO
- FACE BRICK RUNNING BOND, BRICK 3
- SOLDER COURSE WHERE SHOWN
- PERFORATED METAL PANEL SCREEN
- BR-1 BREAK METAL, BONE WHITE
- BR-2 BREAK METAL, MINKIE GREY



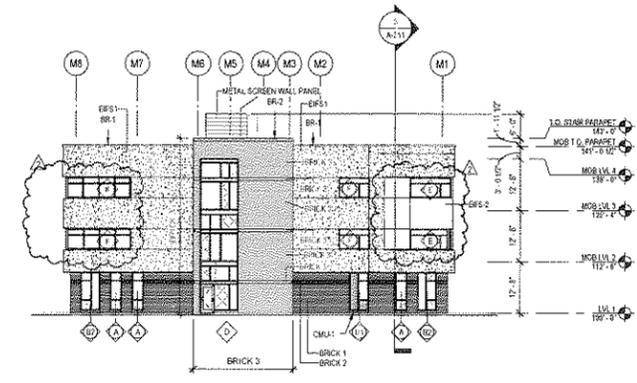
5 MAIN LOBBY WEST ELEVATION
1/16" = 1'-0"



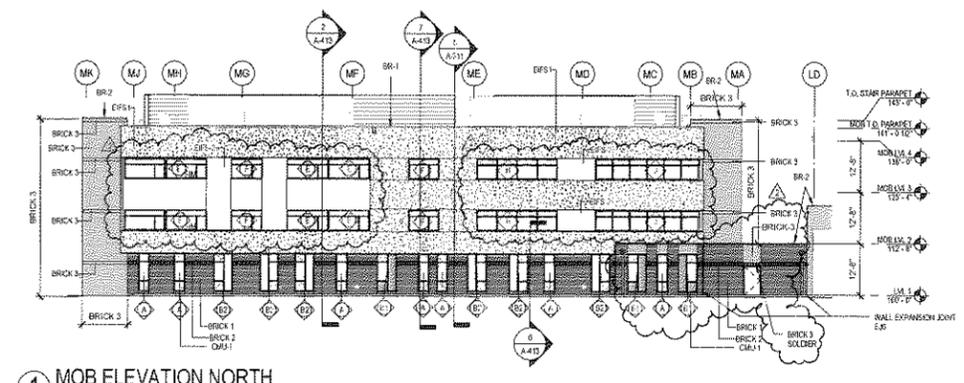
4 MOB - ELEVATION WEST 1
1/16" = 1'-0"



3 MOB-ELEVATION SOUTH AND LOBBY
1/16" = 1'-0"



2 MOB-ELEVATION EAST
1/16" = 1'-0"



1 MOB ELEVATION NORTH
1/16" = 1'-0"

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MOB Addition**

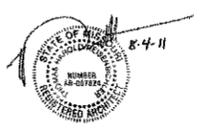


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Revisions

NO.	ISSUE	DATE
1	ADDENDUM #1	02-25-11
2	REV. 1.0	05-04-11
3	REV. 1.0	05-20-11

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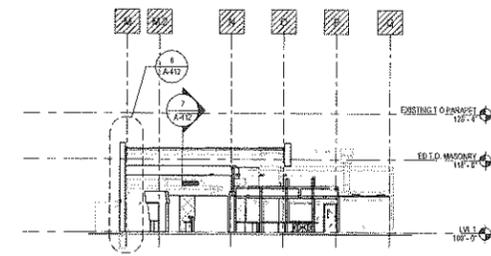
Date	May 16, 2011
Job Number	142685-000
Drawn	Author
Checked	Checker
Approved	Approver
Title	
EXTERIOR ELEVATIONS	

Sheet
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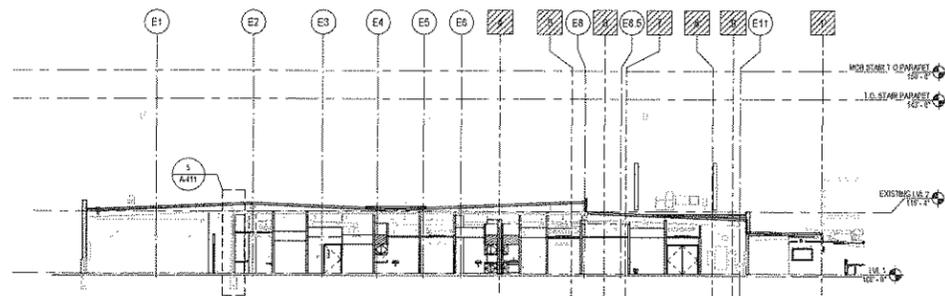
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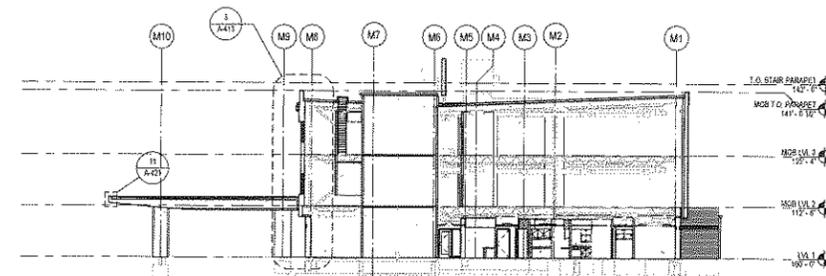
1/16" = 1'-0"



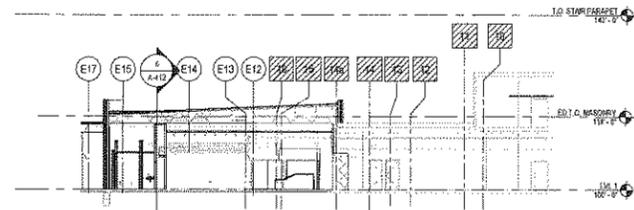
7 WEST-EAST BUILDING SECTION MAIN LOBBY
1/16" = 1'-0"



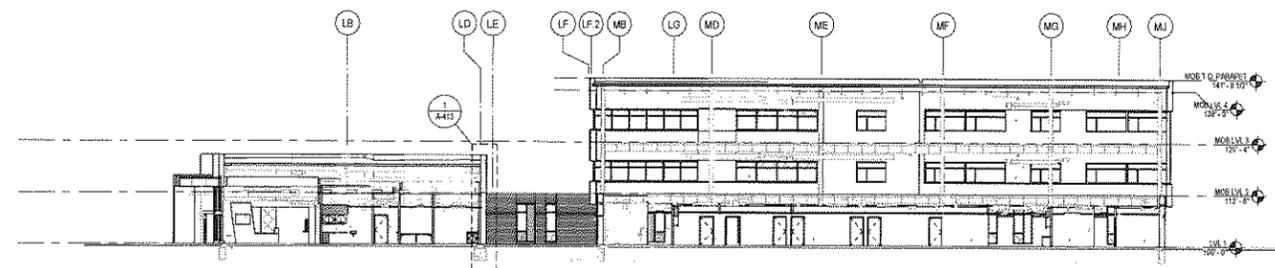
6 NORTH-SOUTH BUILDING SECTION ED
1/16" = 1'-0"



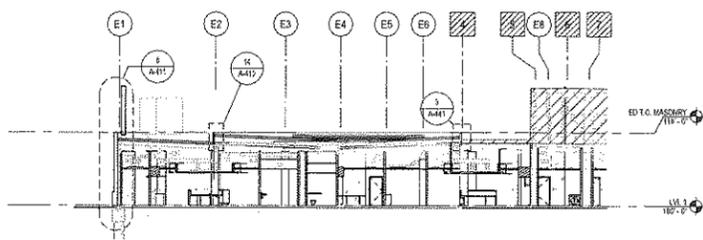
5 NORTH-SOUTH BUILDING SECTION-MOB
1/16" = 1'-0"



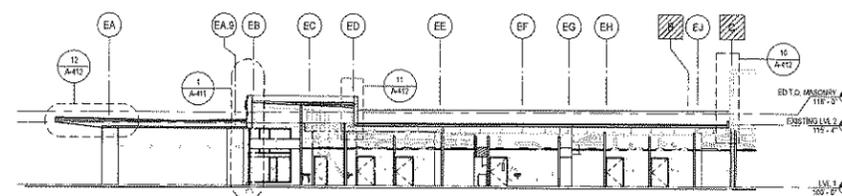
4 NORTH-SOUTH BUILDING SECTIONS-MOB
1/16" = 1'-0"



3 WEST-EAST OVERALL BUILDING SECTION-MOB
1/16" = 1'-0"



2 NORTH SOUTH BUILDING SECTION-PACU
1/16" = 1'-0"



1 WEST-EAST BUILDING SECTION ED
1/16" = 1'-0"

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Revisions		
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1	ADDENDUM # 1	05-26-11

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Checked	Checker
Approved	Approver

BUILDING SECTION

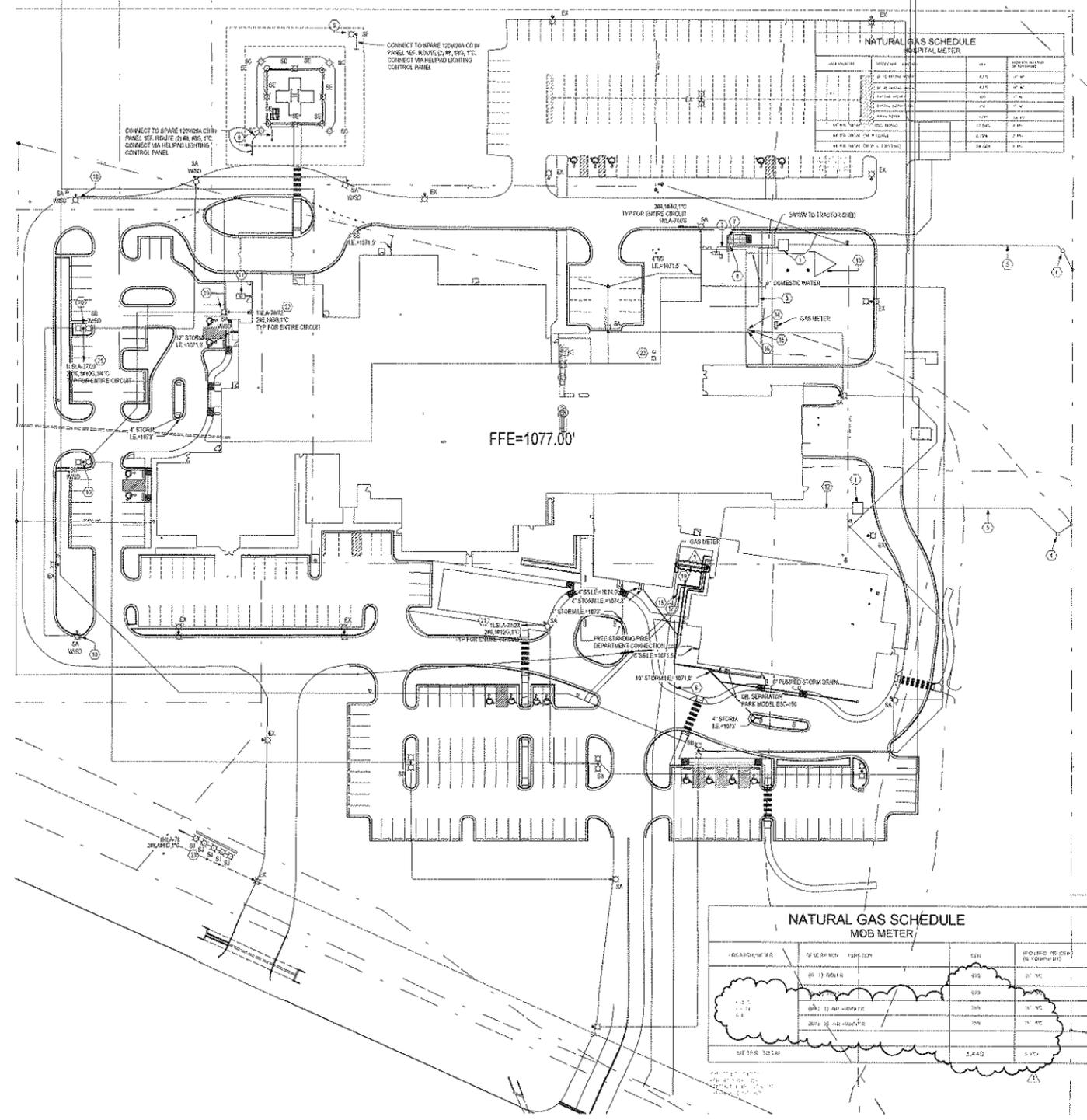
Sheet
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GENERAL NOTES:
 REFER TO E-609, C-662, P-669, & M-620 FOR SYMBOLS APPEARING ON THIS SHEET AND ON ADJACENT GENERAL NOTES.

- LEGEND NOTES:**
- UTILITY TRANSFORMER PAD, COORDINATE EXACT LOCATION AND REQUIREMENTS WITH UTILITY COMPANY.
 - SECONDARY SERVICE CONDUCTORS TO SWITCHBOARD MEB: REFER TO E-609 FOR ADDITIONAL INFORMATION.
 - TEMPORARY SECONDARY SERVICE CONDUCTORS TO PANELBOARD (PCPB), REFER TO E-612 FOR ADDITIONAL INFORMATION. ROUTE CONDUCTORS UP E-TERRACE WALL AND THEN OVERHEAD TO PANEL LOCATION. ENCLOSED CONDUCTORS IN 2 HOUR RATED ENCLOSURE AFTER ENTRANCE INTO BUILDING.
 - NEW ELECTRICAL UTILITY POLE TO BE PROVIDED BY UTILITY COMPANY.
 - ROUTE (2) 4" CONDUITS CONCRETE ENCASED FOR ELECTRICAL COMPANY PRIMARY FEEDERS. ROUTE CONDUITS UP UTILITY COMPANY POLE AS DIRECTED BY UTILITY COMPANY. COORDINATE EXACT ROUTING WITH APPROVED UTILITY COMPANY OFFICER.
 - ROUTE (2) 4" CONDUITS WITH INTERDUCT FOR TELECOMMUNICATION SERVICES TO MOB MAIN COMM. ROOM. REFER TO C-615 FOR ADDITIONAL INFORMATION.
 - ROUTING OF GENERATOR CONDUCTORS. REFER TO E-602 FOR ADDITIONAL INFORMATION.
 - ROUTING OF FEEDERS TO "TENT" LOCATED INSIDE OF GENERATOR ENCLOSURE. REFER TO E-602 AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - CIRCUIT VIA HELD-LIGHTING CONTROLLER. REFER TO D-615 FOR ADDITIONAL INFORMATION.
 - CONNECT OBSTRUCTION LIGHT TO CIRCUIT (S.A.-IG) CIRCUIT VIA LIGHTING CONTROLLER "T" AND SWITCH LOCATED AT MAIN RISE STATION.
 - 850 GALLON DECANTAM TANK. REFER TO DETAIL.
 - SECONDARY SERVICE CONDUCTORS TO SWITCHBOARD MOB-MEB REFER TO E-609 FOR ADDITIONAL INFORMATION.
 - HOSPITAL GROUNDING ELECTRODE SYSTEM (GES) TRIANGULAR GROUND WELL AT EACH CORNER. CONNECT TO MAIN GROUND BAR LOCATED IN THE CENTRAL PLANT. REFER TO DETAIL 0_6E-70.
 - EXISTING 7" WC REGULATOR FOR KITCHEN (6,500 CFH).
 - EXISTING 14" WC REGULATOR FOR BOILERS (16,742 CFH).
 - NEW 2 PSI REGULATOR FOR BOILER (6,124 CFH).
 - 3" DOMESTIC WATER.
 - 2" DOMESTIC WATER.
 - 2 1/2" LOW PRESSURE AND 1" (5 PSI) NATURAL GAS LINES BELOW GRADE FROM METER TO BUILDING ENTRANCE.
 - POWER TO BE ROUTED VIA NORMAL POWER LIGHTING CONTACTOR.
 - COORDINATE EXACT LOCATION OF GROUND MOUNTED SITE FIXTURE WITH ARCHITECTURAL PLANS. FIELD VERIFY THE AMING OF THE FIXTURE, ACCESS APPROPRIATE BACK BOX IN CONCRETE COMMENCEMENT PAD AND MOUNT FIXTURE SECURELY TO BACK BOX. COORDINATE EXACT QUANTITIES OF BACK BOXES. VERIFY THAT THE LIGHT FIXTURE SELECTED IS UL LISTED FOR WET LOCATION FOR INSTALLATION METHOD.



1 SITE PLAN - MEP
 1" = 40'-0"

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 Dallas, Texas 75218
 Tel: 214.821.1867
 Fax: 214.821.1864

L.A. FUESS PARTNERS, INC.

3333 Lee Parkway, Ste. 300
 Dallas, Texas 75219
 Tel: 214.891.2180
 Fax: 214.868.0005

George Butler Associates, Inc.

8851 Rescoe Boulevard
 Lenexa, Kansas 66150
 Tel: 913.422.0000
 Fax: 913.422.6200
 gbutler.com



NO.	ISSUE	DATE
1	ISSUE 1.0	2/20/11-06-20

Date	MAY 16, 2011
Job Number	142695
Drawn	Author
Checked	Checker
Approved	Approver

SITE PLAN - MEP

Sheet
MEP-101

ISSUE FOR CONSTRUCTION

CHARTER PLAZA

PRELIMINARY & FINAL PLAT



**PRELIMINARY & FINAL PLAT
CHARTER PLAZA, 2nd PLAT / CEDAR TREE SHOPPING CENTER
PLANNING COMMISSION
MONDAY, SEPTEMBER 19, 2011 – 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

Assigned staff: Robert G. Cooper, City Planner

CASE #PP11-19 & FP11-20

Consideration of a Preliminary and Final Plat approval for Charter Plaza, 2nd Plat, Cedar Tree Shopping Center, a commercial/retail development, located at the northwest corner of 58-Highway and 71-Highway, immediately north of the North Cass Shopping Center and zoned C-2 (General Commercial) District.

BACKGROUND

Cedar Tree Real Estate, owner of the shopping center, is proposing to create two (2) additional Lots within the existing development, which currently consists of approximately twelve commercial/retail shops, anchored by the Salvation Army Family Store, with the Cass County Public Library, Dollar General and Big Lots stores as major tenants. The 9.50-acre shopping center site was originally developed in 1980. Few upgrades have been made to the development and various tenants have occupied the site with less than full occupancy during the last few years. However, in an effort to stimulate the local economy, in particular, the shopping center, the owner has proposed dividing a portion of the existing site and creating two additional separate Lots within the site. Green Engineering, the civil engineer assigned to the project, has met with the development review committee to discuss and review the elements of the site plan and general layout of the development. The re-platting of the commercial subdivision is in accordance with the City of Belton's Unified Development Code.

The developer is prepared to move forward in the development process and has submitted a preliminary and final plat for this commercial project.

REVIEW

The plat is approximately 9.50 acres in size and zoned C-2 (General Commercial). The close proximity to the intersection of State Highway 71 and State Route 58 provides this commercial development with ideal visibility and access. The new out-lots, are identified as Lot 2 and Lot 3, Charter Plaza, Second Plat. Lot 2 is approximately 29,725-sq. ft. (0.68-ac.) and Lot 3 is approximately 21,750-sq. ft. (0.49-ac.).

The Bulk and Dimensional Standards for new development within the General Commercial zoning classification is as follows:

Minimum Lot Area: 10,000-sq. ft.

Minimum Lot Width: 100-ft.

Minimum Lot Depth: 100-ft.

Yards, Minimum

Front: 30-ft.
Rear: 20-ft.
Side: 10-ft.

Maximum Bld. Ht. 75-ft.

Maximum Bld. Coverage: 40%

The primary access to the development will be from 58-Highway with a signalized intersection. There will be additional access points from 58-Highway and Charter Plaza Avenue (Larkspur).

Parking calculations for the entire shopping center:

Total building area: 94,427-sq. ft.
Parking spaces required: 315 (1 space per 300-sq. ft. of building area)
Parking spaces provided: 424

That would allow for a surplus of 109 parking spaces... the parking ratio is based upon the type of use, .i.e. retail / commercial.

Stormwater:

Storm water run-off for the existing site is managed by a system of catch basins and underground storm water pipes. Storm water detention is not part of the existing system for this site. The proposed Lots 2 and 3 are currently paved parking lots. Any future buildings for these lots will not result in an increase of impervious area, therefore, there would not be an increase in storm water run-off for the site.

The development does not lie within a "Special Flood Hazard Area" (SFHA) as defined by the Federal Emergency Management Agency (FEMA).

STAFF RECOMMENDATION

Engineering, Fire and Community Development staff support the recommendation to approve the Preliminary and Final Plat of Charter Plaza-2nd Plat.

PLANNING COMMISSION ACTION

1. Motion to recommend approval of the Preliminary and Final Plat of Charter Plaza, 2nd Plat, a commercial development, located at the northwest corner of Highway 58 and 71-Highway.
2. Motion to recommend denial of the Preliminary and Final Plat of Charter Plaza, 2nd Plat, a commercial development, located at the northwest corner of Highway 58 and 71-Highway.
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Pre-Plat
2. Final Plat

PRELIMINARY PLAT OF
CHARTER PLAZA, 2ND PLAT

RESURVEY OF PART OF LOT 2, CHARTER PLAZA
 S.W. 1/4 OF SECTION 7, TOWNSHIP 46, RANGE 32
 BELTON, CASS COUNTY, MISSOURI

PROPERTY DESCRIPTION:

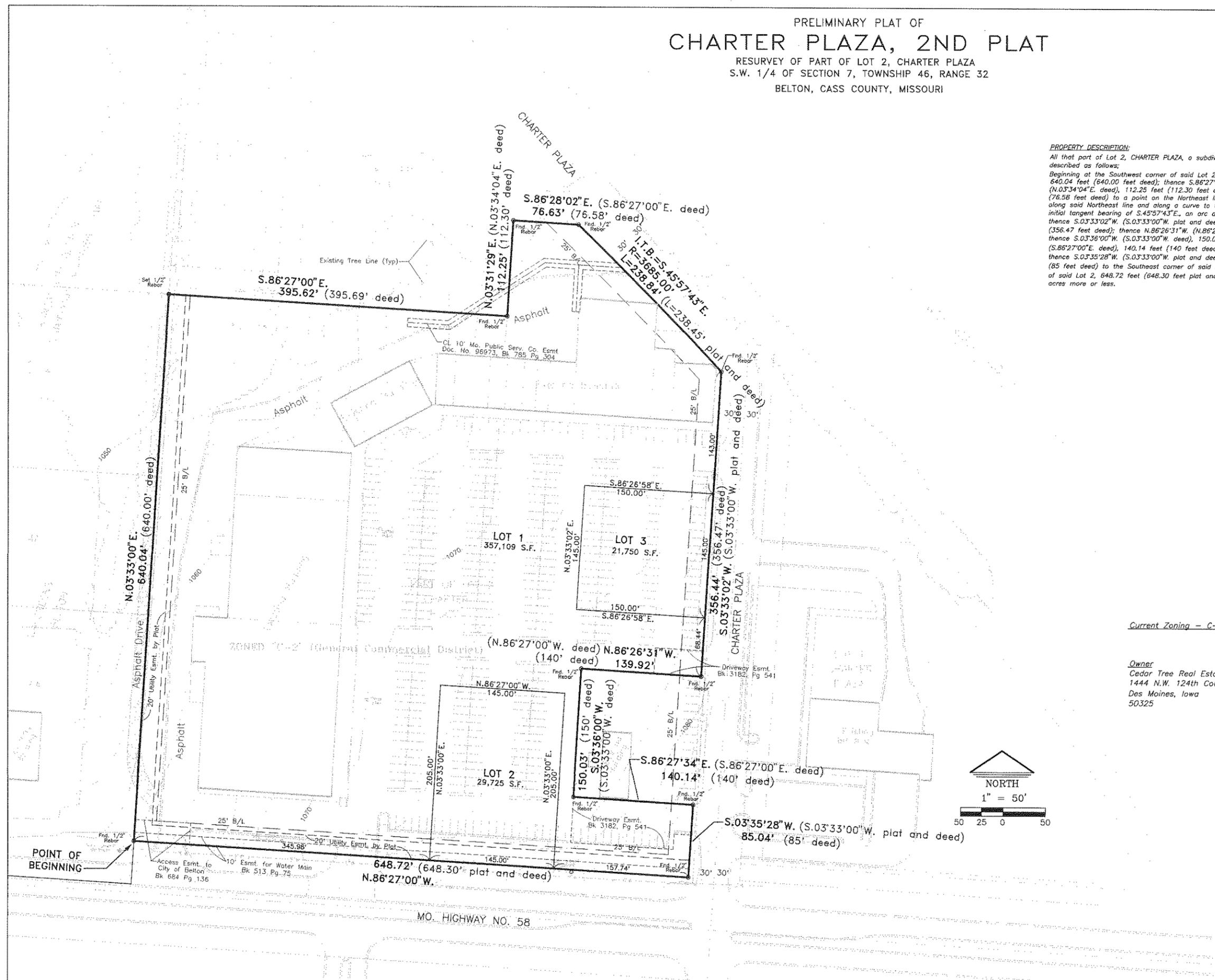
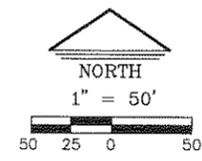
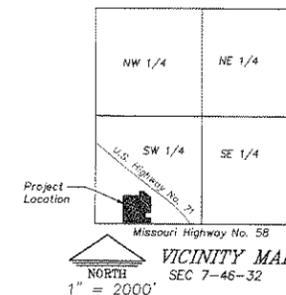
All that part of Lot 2, CHARTER PLAZA, a subdivision in the City of Belton, Cass County, Missouri, described as follows:
 Beginning at the Southwest corner of said Lot 2; thence N.03°33'00"E. along the West line of said Lot 2, 640.04 feet (640.00 feet deed); thence S.86°27'00"E., 395.62 feet (395.69 feet deed); thence N.03°31'29"E. (N.03°34'04"E. deed), 112.25 feet (112.30 feet deed); thence S.86°28'02"E. (S.86°27'00"E. deed), 76.63 feet (76.58 feet deed) to a point on the Northeast line of said Lot 2; thence in a Southeasterly direction along said Northeast line and along a curve to the right having a radius of 3685.00 feet, an initial tangent bearing of S.45°57'43"E., an arc distance of 238.84 feet (238.45 feet plat and deed); thence S.03°33'02"W. (S.03°33'00"W. plat and deed) along the East line of said Lot 2, 356.44 feet (356.47 feet deed); thence N.86°26'31"W. (N.86°27'00"W. deed), 139.92 feet (140 feet deed); thence S.03°36'00"W. (S.03°33'00"W. deed), 150.03 feet (150 feet deed); thence S.86°27'34"E. (S.86°27'00"E. deed), 140.14 feet (140 feet deed) to a point on the East line of said Lot 2; thence S.03°35'28"W. (S.03°33'00"W. plat and deed) along the East line of said Lot 2, 85.04 feet (85 feet deed) to the Southeast corner of said Lot 2; thence N.86°27'00"W. along the South line of said Lot 2, 648.72 feet (648.30 feet plat and deed) to the Point of Beginning, containing 9,380 acres more or less.

NOTES:

1. According to the FEMA Flood Insurance Rate Map Number 29037C0009E Effective Date March 16, 2006, the described property lies within Zone X - areas determined to be outside the 0.2% annual chance floodplain.

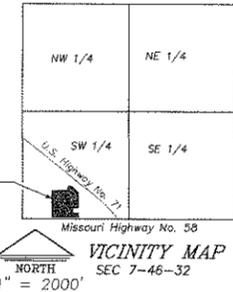
Current Zoning - C-2

Owner
 Cedar Tree Real Estate, LLC
 1444 N.W. 124th Court
 Des Moines, Iowa
 50325



GREEN ENGINEERING SERVICES, INC. 1941 S. FOUNTAIN DR. PO BOX 221 CLATHE, KS 66607 PHONE: (913) 782-4040 FAX: (913) 782-0482	
PRELIMINARY PLAT FOR CHARTER PLAZA, 2ND PLAT CITY OF BELTON, CASS COUNTY, MISSOURI	
DATE: Nov. 18, 2009	
DESIGN: JIG Jr.	
DRAWN BY: BW	
PROJ. NO. 090904	1 OF 1

FINAL PLAT OF
CHARTER PLAZA, 2ND PLAT
 RESURVEY OF PART OF LOT 2, CHARTER PLAZA
 S.W. 1/4 OF SECTION 7, TOWNSHIP 46, RANGE 32
 BELTON, CASS COUNTY, MISSOURI



PROPERTY DESCRIPTION:
 All that part of Lot 2, CHARTER PLAZA, a subdivision in the City of Belton, Cass County, Missouri, described as follows:
 Beginning at the Southwest corner of said Lot 2; thence N.03°33'00"E. along the West line of said Lot 2, 640.04 feet (640.00 feet deed); thence S.86°27'00"E., 395.62 feet (395.69 feet deed); thence N.03°31'29"E. (N.03°34'04"E. deed), 112.25 feet (112.30 feet deed); thence S.86°28'02"E. (S.86°27'00"E. deed), 76.63 feet (76.58 feet deed) to a point on the Northeast line of said Lot 2; thence in a Southeasterly direction along said Northeast line and along a curve to the right having a radius of 3685.00 feet, an initial tangent bearing of S.45°57'43"E., an arc distance of 238.84 feet (238.45 feet plat and deed); thence S.03°33'02"W. (S.03°33'00"W. plat and deed) along the East line of said Lot 2, 356.44 feet (356.47 feet deed); thence N.86°26'31"W. (N.86°27'00"W. deed), 139.92 feet (140 feet deed); thence S.03°36'00"W. (S.03°33'00"W. deed), 150.03 feet (150 feet deed); thence S.86°27'34"E. (S.86°27'00"E. deed), 140.14 feet (140 feet deed) to a point on the East line of said Lot 2; thence S.03°35'28"W. (S.03°33'00"W. plat and deed) along the East line of said Lot 2, 85.04 feet (85 feet deed) to the Southeast corner of said Lot 2; thence N.86°27'00"W. along the South line of said Lot 2, 648.72 feet (648.30 feet plat and deed) to the Point of Beginning, containing 9.380 acres more or less.

DEDICATION
 The undersigned proprietors of the real estate described hereon have caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as "CHARTER PLAZA, 2ND PLAT".

EASEMENT DEDICATION
 An easement is hereby granted to the City of Belton, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage including, but not limited to underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along strips of land designated (U/E). Where other easements are designated for a particular purpose, the use shall be limited to that purpose only. All above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences; with the exception of drainage easements (D/E) where no fences shall be erected) nor shall there be any obstruction to interfere with the agents and employees of Belton, Missouri and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easements. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the director of public works, as to all easements dedicated to the city.

STREETS
 The roads and streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.
BUILDING LINES
 Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right of way line.

IN TESTIMONY WHEREOF, the undersigned owners have subscribed their names on this _____ day of _____, 20____.

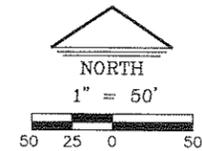
Cedar Tree Real Estate, LLC
 STATE OF _____)
) SS
 COUNTY OF _____)
 Be it remembered that on this _____ day of _____, 20____, before me, a notary public in and for said County and State, came _____, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.
 My Commission Expires _____ Notary Public

CITY PLANNING COMMISSION:
 This plat of "CHARTER PLAZA, 2ND PLAT" has been submitted to and approved by the Belton Planning Commission this _____ day of _____, 20____.
 Chairman: Paul Myers Community Planning and Development Director: Jay Leipzig

BOARD OF ALDERMEN:
 This is to certify that the written plat was duly submitted to and approved by the board of aldermen of Belton, Missouri, by ordinance No. _____ duly authenticated as passed this _____ day of _____, 20____.
 Mayor: Jim Odum City Clerk: Patti Leaford

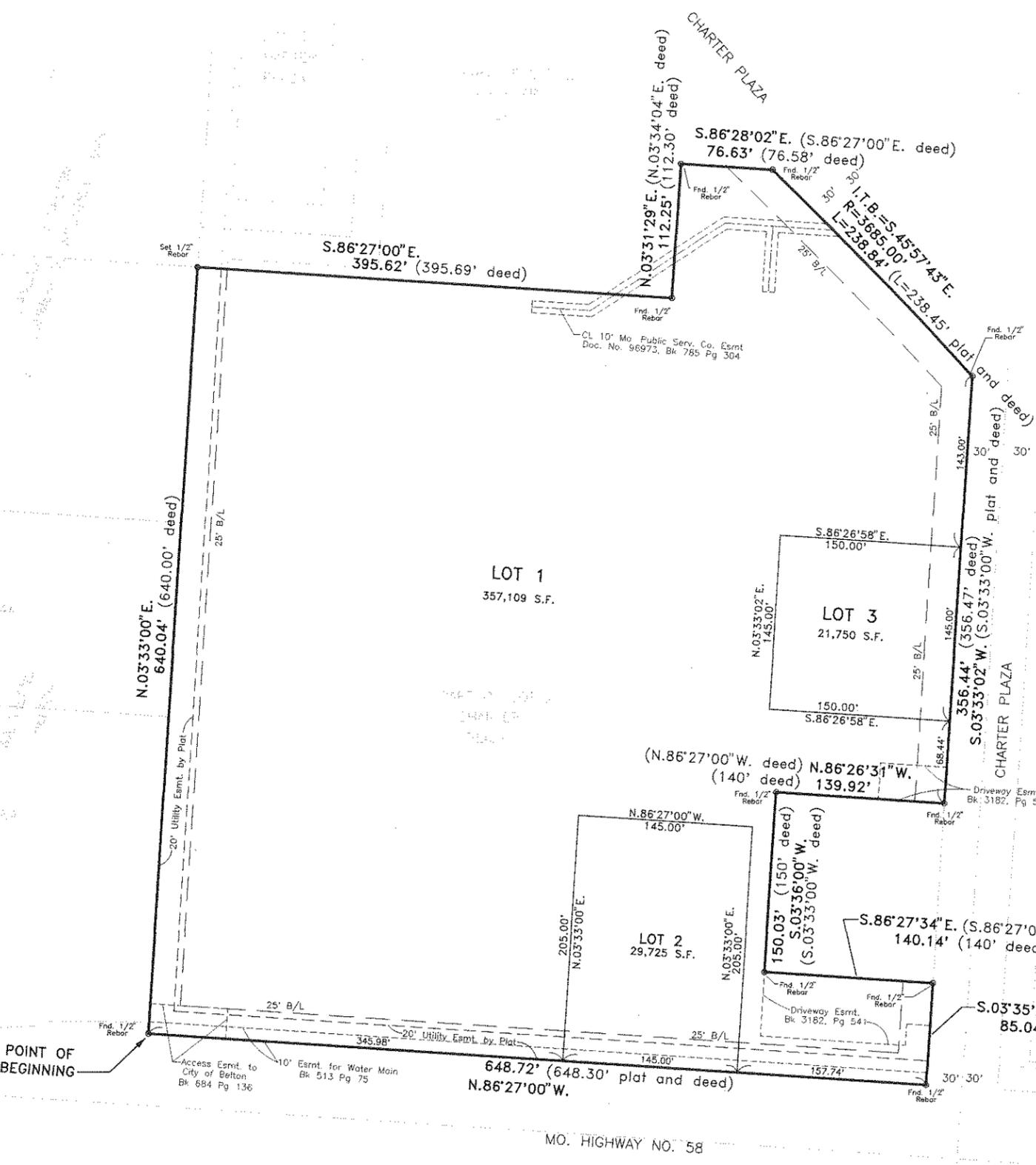
SURVEYORS CERTIFICATION:
 I hereby certify this _____ day of _____, 2009, that a survey was made by me or under my direct supervision, on the ground of the premises herein described, and the results of said survey are represented hereon. This survey was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.

Bryan F. Hill, PLS Mo. 2008016658



Ordered by:
 Cedar Tree Real Estate, LLC
 1444 N.W. 124th Court
 Des Moines, Iowa
 50325

 GREEN ENGINEERING SERVICES, INC. 1341 S. FOUNTAIN DR. PO BOX 221 CLATHE, KS 66601 PHONE (913) 782-4040 FAX (913) 782-0482	
FINAL PLAT FOR CHARTER PLAZA, 2ND PLAT CITY OF BELTON, CASS COUNTY, MISSOURI	
DATE: Nov. 18, 2009	
DESIGN: JUG Jr.	
DRAWN BY: BW	
PROJ. NO. 090904	1 OF 1



- NOTES:**
1. According to the FEMA Flood Insurance Rate Map Number 29037C0009E Effective Date March 16, 2006, the described property lies within Zone X - areas determined to be outside the 0.2% annual chance floodplain.
 2. This Property is Zoned C-2 (General Commercial District).
 3. The bearing system used hereon is based on the platted bearing of N.86°27'00"W. on the South Line of Lot 2, CHARTER PLAZA.
 4. This is a Type Urban property resurvey.
 5. The boundary surveyed is from the Warranty Deed recorded in the Book 2224, Page 157.
 6. This property is subject to terms and conditions of the instrument recorded in Book 706, Page 341.
 7. This property is subject to easements for parking, ingress and egress over all of these lots by the instrument recorded in Book 787, Page 195.

CAPITAL IMPROVEMENT PLAN



CITY OF BELTON PLANNING COMMISSION INFORMATION FORM

DATE: 9/14/11 AGENDA DATE: 9/19/11
ASSIGNED STAFF: Ben McCabe, Engineering Division
DEPARTMENT: Public Works

ISSUE/REQUEST:

At the September 19th Planning Commission Meeting, discuss and adopt the selection criteria on the Capital Improvement Plan projects for the Public Works Department.

PROPOSED CITY COUNCIL MOTION:

At the September 19th Planning Commission Meeting, staff is seeking concurrence of the selection criteria on the Capital Improvement Plan projects for the Public Works Department.

BACKGROUND:

During the June 20, 2011 Planning Commission Meeting, the Public Works Director outlined a new process for developing CIP projects.

The City's new process for planning and adoption on most matters involving capital improvement projects will include the following steps:

1. Staff initiation through identification, conceptualizing, cost estimating and justifying
2. The Planning Commission evaluating, discussing, prioritizing and making recommendations
3. The City Council evaluating, discussing and adoption.

For the Fiscal Years 2013-2017 Capital Improvement Plan, the Public Works Department has been working on identifying proposed capital projects. These capital projects are tentatively scheduled to be brought before the Planning Commission on October 3rd with ranking and project discussion on October 17th.

As part of the Planning Commission's role in evaluating the capital projects, an internationally accredited and professional method of scoring/evaluating capital projects is the checklist-rank-order selection model. This model involves developing a list of criteria that is important to the City for use to objectively score/rank the capital projects. The key is to select the most effective criteria to score and rank the projects. A list of possible scoring criteria follows:

- Health/Public Safety
- Feasibility/Necessity
- Quality of Live/Livability
- Appropriateness
- Innovation
- Aesthetic Design
- Most Impact Per Capita
- Maintenance Cost/Sustainability
- Environmental Impact
- Regional Impact

- Multiple Funding Sources/Great Opportunities
- Interaction with Other Projects
- Mandate of other Legal Requirements/Regulatory Compliance
- Compliant with Comprehensive Plan/Public Works Master Plans
- Supports Economic Development
- Community Interest

A sample project ranking sheet is attached and will be explained at the Planning Commission Meeting.

Staff would like to come to a consensus on a final criteria list by the end of the September 19th Planning Commission Meeting.

LIST OF REFERENCE DOCUMENTS ATTACHED:

Sample Project Ranking Sheet

2013-2017 CIP Project Ranking Sheet

	Operational or Strategic Capital Improvement Projects				
Criteria	Project 1	Project 2	Project 3	Project 4	Project 5
Safety ¹					
Feasibility ²					
Necessity ³					
Quality of Life ⁴					
Appropriateness ⁵					
Innovation ⁶					
Aesthetic Design ⁷					
Most Impact Per Capita ⁸					
Maintenance Cost ⁹					
Environmental Impact ¹⁰					
Regional Impact ¹¹					
Multiple Funding Sources ¹²					
Interaction With Other Projects ¹³					
Average					

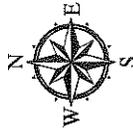
¹ Improvement of life safety; ¹ being most improvement; ² Which is the most feasible project to complete; ¹ being most feasible; ³ ¹ being the most necessary for the City to complete
⁴ Which project will improve quality of life the most; ⁵ Will this project solve the problem or deficiency that currently exists; ⁶ Most innovation in design; ⁷ Best aesthetics; ⁸ Positive Impact
⁹ Least long-term maintenance costs; ¹⁰ ¹ being most positive/least negative impact; ¹¹ ¹ having the most beneficial or positive regional impact;
¹² ¹ being the project with the most possible funding sources ¹³ ¹ being the project with the most interaction with other projects

Note: Rank each project on a scale from 1 to 5 (this number is dependent on the number of projects) for each criteria; one being the best and five the worst

FUTURE LAND USE MAP

Future Land Use Map

City of Belton



- Roads
- Markley Parkway
- Railroad
- Cleveland Lake
- Current Belton Boundary
- Loch Lloyd
- Single-Family
- Large Lot Single-Family
- Two-Family
- Multipler/Tri/Quad Plex
- Mobile Home Park
- Mixed Use
- Business Park, Office, Hotel
- Commercial
- Industrial
- Church, School, Institutional
- Parkland, Open Space, Cemetery
- Future Development Areas

