



**AGENDA  
CITY OF BELTON  
PLANNING COMMISSION MEETING  
MONDAY, FEBRUARY 2, 2009 - 7:00 P.M.  
BELTON CITY HALL ANNEX, 520 MAIN STREET**

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**I. CALL MEETING TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF THE MINUTES OF THE JANUARY 12, 2009 PLANNING COMMISSION MEETING**

**IV. CASES**

**A. Case # PP09-02:** Consideration of a Preliminary Plat for Autumn Valley Subdivision, a multi-family residential development, located on Markey Road, north of Belton Avenue.

**V. DIRECTOR'S REPORT**

**VI. NEXT MEETING:** March 2, 2009

**VII. ADJOURNMENT**

MINUTES OF THE  
JANUARY 12, 2008  
COMMISSION MEETING

Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main  
January 12, 2009

CALL TO ORDER: Chairman Paul Myers called the meeting to order at 7 p.m.

ATTENDANCE

Commission: Chairman Myers, Mayor Pro Tem Gary Lathrop, Councilman Bobby Davidson, Commissioners Tim McDonough, Holly Girgin, Roger Horne, and Larry Thompson.

Staff: Jay Leipzig, Director of Community Planning and Development; Jason Webb, City Fire Marshal; Robert Cooper, City Planner; Ann Keeton, Community Development Secretary.

Absent: Commissioners Sally Davila and Scott VonBehren.

Chairman Myers reported that Commissioner Davila went to be with a relative at the hospital and Commissioner VonBehren was sick with the flu.

MINUTES: Commissioner Horne moved to approve the minutes of the December 15, 2008, planning commission meeting. Councilman Davidson seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING:

Case #TA09-01: The first item on the agenda was consideration of a text amendment to increase the maximum height requirement for structures in commercial zoning districts. Chairman Myers opened the public hearing at 7:02 p.m. This hearing was being held to receive public input regarding the proposed text amendment.

Mr. Leipzig explained that a replat was recently approved for Cornerstone Pointe and a hotel proposed for the site would have a height greater than the City's current maximum height allowed for structures in commercial districts. Chairman Myers reminded commission members that this topic was discussed at the last meeting.

Mr. Cooper reported that at the last meeting the commission discussed changing the maximum building height in commercial zoning districts only. He stated that the current building maximum height of 35-ft. would remain the same in the other zoning districts. Mr. Cooper read the proposed text amendment included in the staff report: The language read, "No structure shall exceed 74-ft. in height, however, an increase may be allowed pending review and approval of the fire marshal and building inspector. The proposed structure must meet applicable fire and building codes and be compatible with surrounding land uses." A memo (attached) was distributed by Mr. Webb regarding the proposed building height restrictions and the building fire codes. The central premise of the memo was to propose using the phrase "occupied floor level" instead of "overall building height" as the measure to determine maximum building height in the proposed text amendment. It was pointed out by Mr. Webb that a building over 74-ft. is

classified as a high-rise and additional code restrictions come into play. If the wording of the proposed text amendment is changed to “occupied floor level,” it would be more compatible with the building fire codes according to Mr. Cooper.

Mr. Webb elaborated on the use of the term floor level rather than building height in the proposed text amendment because the building fire codes are concerned with life-safety, not how high the top of the building is. He went on to explain the fire codes deal with floor level because that is where the people will be located in the building, and in all probability, there will not be people on the roof. Commissioner McDonough asked questions about what constitutes a high-rise building and was told that it is the total height of the floor level, not the number of floors in a building. He made the suggestion that it could make the design standards harder for an architect to comply with. It was further explained that it will be the height of the topmost floor that will determine the maximum height requirement. There was further discussion and examples of building floor heights presented.

As there was no public input, Chairman Myers closed the public hearing at 7:18 p.m.

**Councilman Davidson moved to approve the text amendment to the zoning ordinance with the changes discussed, to increase the maximum height requirement for structures in commercial zoning districts, to read as follows: “No structure’s floor level shall exceed 75-ft. above the lowest level of fire department vehicle access; however, an increase may be allowed pending review and approval of the fire marshal and building inspector. The proposed structure must meet applicable fire and building codes and be compatible with surrounding land uses.”** The motion was seconded by Mayor Pro Tem Lathrop. When a vote was taken, the following was recorded: Ayes: 7 – Chairman Myers, Mayor Pro Tem Lathrop, Councilman Davidson, Commissioners McDonough, Girgin, Thompson, and Horne. Noes: none. Absent: 2 – Commissioners Davila and VonBehren. The motion carried.

#### DISCUSSION:

The next item on the agenda was a discussion regarding the planning commission 2008 year in review and the priority agenda items for 2009.

Mr. Leipzig gave an account of the planning commission basic statistics and major accomplishments during the 2008 calendar year. During the report, Mr. Leipzig focused on a list of proposed issues and key projects to be scheduled for planning commission consideration in 2009.

One topic of discussion was the creation of a foreclosure notice ordinance which would require the banks/lenders to notify the city when they are foreclosing on a property within the corporate limits.

Another issue to be investigated in 2009 is the regulation of used car lots in the city according to Mr. Leipzig. He mentioned that the special use permit process could be used as a means to regulate and reduce some of the existing issues associated with used car lots.

An update was given by Mr. Leipzig on the special use permit for Belton Glass, 309 Main Street, which will return to the commission agenda in March of 2009. He reported that the wall at 309

Main Street has been braced so Mr. Shaw will be able to maintain his occupancy permit. The special use permit for the garage door will be reviewed in March. Commissioner Horne was of the opinion that the wall at 309 Main Street was built as it is currently placed, because there are no cracks in the mortar to indicate movement. Mr. Leipzig pointed out that Mr. Shaw had the option of providing the city with a report from a structural engineer stating the wall was built the way it is, or to brace the wall. Mr. Shaw chose to brace the wall. Mr. Leipzig indicated that Mr. Shaw is aware of the March special use permit deadline.

An update to the City's future land use and zoning maps, along with the creation of a unified development ordinance are all items dependant upon budget approval and could be projects for 2009 according to Mr. Leipzig.

Another priority item for 2009 brought up by Mr. Leipzig was the creation of a below-market interest rate loan program. The objective of the loan program is to encourage homeowners to redevelop/remodel existing structures. He explained that some cities in Cass County are working with Mid-America Regional Council (MARC) to create a loan program in the area. Mr. Leipzig went on to report that there are no income restrictions for these below-market rate loans. He told commissioners that these loans produce no liability or risk to the city, the lending institution agrees to assume the risk. A meeting will be set up with the First Suburbs Coalition regarding this subject. Mr. Leipzig went into more detail explaining that a pool of money is set aside for the loan program, the lending institution then processes the loans, and a monthly report is sent to the city. Mr. Leipzig gave an explanation of the reason banks are encouraged to participate in a below-market rate loan program.

Returning to the list of 2009 priority items, Mr. Leipzig mentioned the possibility of developing design guidelines for North Scott and other targeted areas of the City. In addition, the consideration of economic incentive packages to encourage commercial and residential development in the City.

Mr. Leipzig also reported on internal department processes that will be developed and refined in 2009. Mention was made of additional ways to utilize the Community Development BluePrince software. Councilman Davidson remarked that there have been occasions when he was notified by code enforcement about residential code violations, and as a result of the notification he made contact with the residents. He indicated that he thought that process of "information and communication" has been working well.

Chairman Myers gave an explanation of the Development Review Committee (DRC) meetings and he invited commissioners to attend those meetings.

It was suggested that the planning commission year in review report and quarterly reports from the City Council, be sent to Belton residents in the water bill and/or on the City web site. Chairman Myers and Vice-chairman Girgin were recognized for guiding the commission throughout the year.

#### DIRECTOR'S REPORT:

Mr. Leipzig reported that Adesa Auto Auction will hold the first auction at the new facility in Belton tomorrow.

The Boardwalk at Belton TIF hearing is being held tonight in the City Council Chambers according to Mr. Leipzig.

He was asked if there will be road improvements on County Line Road by the Adesa Auto Auction. Mr. Webb reported that part of the original development agreement included road improvements to 155<sup>th</sup> Street, which incorporated a traffic signal at North Scott. He went on to say that due to the number of parties involved in the process, which include Missouri Department of Transportation (MoDOT); CenterPoint Development; and the cities of Belton, Grandview and Kansas City, a lot of points still need to be worked out before the road improvements begin. It was reported that the area appears to have been surveyed recently.

**ADJOURNMENT:**

Councilman Davidson moved to adjourn the meeting. Commissioner Thompson seconded the motion. All voted in favor and the meeting adjourned at 7:55 p.m.

Ann Keeton  
Community Development Secretary



# BELTON EMERGENCY SERVICES

Steven F. Holle • Fire Chief

**\*\*\* MEMORANDUM \*\*\***

To: Robert Cooper, City Planner  
From: Jason Webb, Fire Prevention Officer  
Date: January 12, 2009  
Re: Height Restrictions and Building/Fire Codes

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The building and fire codes adopted by the City of Belton have several provisions that apply specifically to buildings "with an occupied floor located more than 75 feet above the lowest level of fire department vehicle access". These provisions deal mainly with construction type, and more restrictive fire and life safety requirements.

Additional fire department access requirements come into play for buildings exceeding 30 feet in height. Included are things such as multiple, remote access points and additional width to accommodate aerial fire apparatus. Overhead utility lines are prohibited within these particular access roads. These issues obviously become more important with taller structures.

With those factors in mind, I would recommend the language of the proposed change to height restrictions reflect the "floor level" versus overall building height. This will make the language consistent with the other codes and still provide the guidance needed by design professionals to meet local requirements.

If you have any questions, please let me know.

CASE #PP09-02

AUTUMN VALLEY

PRELIMINARY PLAT

**“AUTUMN VALLEY / PRELIMINARY PLAT”  
A MULTI-FAMILY DEVELOPMENT**

**BELTON PLANNING COMMISSION  
MONDAY, FEBRUARY 2, 2009 – 7:00 P.M.  
CITY HALL ANNEX, 520 MAIN STREET**

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**CASE #PP09-02**

Consideration of a Preliminary Plat approval for Autumn Valley Subdivision, an 11.01 acre Multi-Family Residential development, located on Markey Road, directly north of Belton Avenue.

**BACKGROUND**

The applicant/developer, Autumn Valley, LLC, is proposing to develop this 11.01 acre (479,596-square foot) tract of land, currently zoned R-3 (Multi-Family Residential), which is situated along Markey Road, directly north of Belton Avenue. The developer has met with the City's development review committee, and has been given a development packet which outlines policy, procedure, and development guidelines. The applicant has submitted a preliminary plat for review by the Planning Commission.

**REVIEW**

The preliminary plat is approximately 11.01 acres in size and zoned R-3 (Multi-Family Residential). The developer is proposing a fourteen (14) building apartment complex. Each building will be multi-storied, comprising of 1 and 2 bedroom apartments, with a total build-out at 140 apartment units.

Access to the development will be from Markey Road with two (2) access points which will feed the development site with a looped driveway. The developer is proposing a total of 303 off-street parking spaces for the entire development, which exceeds the city's minimum requirement of 280 parking stalls.

The development will include two (2) on-site "Detention Facilities", which will be maintained (i.e. mowing; trash/debris/sediment removal; concrete pilot channels; retaining wall, etc.) by the property owner.

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

The submitted Preliminary Plat contains all the minimum requirements as outlined in Section 6.20 of the City's Subdivision Regulations with one exception; it does not comply with the City's Future Land-Use Map (Comprehensive Plan). The Comprehensive Plan has identified the subject area as single-family residential development.

It is important to note, that while the preliminary plat contains certain details, additional information, such as a site development plan, will be necessary to complete the review for final plat approval.

The applicant will be required to submit a Preliminary Site Development Plan to be reviewed by a Site Plan Review Committee, as established by the Planning Commission Chair.

## **SITE DEVELOPMENT PLAN REQUIREMENTS**

### **Planning Department:**

1. The location and arrangement of structures, parking areas, walks, lighting and accessory facilities shall be compatible with the surrounding land uses and any part not used for structures, parking and loading areas, or access ways shall be landscaped.
2. A detailed Landscape Plan in accordance with the City's Zoning Ordinance shall be submitted for approval with the final development plan.
3. Development Plan shall include provisions for the ownership and maintenance of the common "open-space" as are reasonably necessary to insure the continuity, care, conservation and maintenance, and to insure that remedial measures will be available to the City Council if common area open-space is permitted to deteriorate, or is not maintained in a condition consistent with the best interest of the entire community.
4. If the Development Plan includes a provision for a common open-space or recreational facility to be owned and/or maintained by any entity other than a governmental authority, copies of the proposed articles of incorporation and by-laws of such entity shall be submitted.
5. All exterior ground-mounted and/or building-mounted equipment including but not limited to mechanical equipment, utilities and banks of meters, shall be screened from public view with landscaping or with architectural treatment compatible with the building architecture.
6. All roof-top equipment shall be screened from public view with an architectural treatment which is compatible with the building architecture.
7. All trash enclosures shall be screened from public view on at least three (3) sides with a 6-ft. solid fence constructed of cedar, redwood, masonry or other compatible building material and shall be appropriately landscaped.
8. All assessable parking spaces shall comply with ADA/ABA – 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 the ground measured from the bottom of the sign at the head of the parking space.
9. A uniform sign plan is required and shall be submitted with the final development plan.
10. A detailed building orientation layout plan shall be submitted, ensuring the privacy of outdoor areas, including building setbacks, as to provide a sense of neighborhood security.

### **Engineering Department:**

1. New sanitary sewers must be installed from the East Cimarron Markey lift-station project prior to any construction of any apartment buildings.
2. Revised easements need to be obtained from the Naval Housing Authority (NHA).

3. Sidewalks shall be built to city specifications along all public and private streets.
4. All streets adjoining subject property and the width of the existing right-of-way shall be shown.
5. Location of all natural features such as ponds, tree clusters, and rock out-cropping shall be shown.
6. A statement or adequate drawings shall be included describing the manner for the disposition of sanitary waste and storm-water both on and off site. The submission of an engineering study for drainage basin or basins showing the necessary easement widths, storm drainage pipes and other drainage way improvements to rectify problems is required by the City Engineer.
7. Evidence that the applicant has sufficient control over the tract to effectuate the proposed plan, including a statement of all the ownership and beneficial interests in the tract of land and the proposed development shall be submitted.
8. Copies of any restrictive covenants that are to be recorded with respect to project shall be submitted.
9. Further studies will be required regarding the impact on available capacity of city services including public works, fire/emergency services, community development and administration.
10. Provide a preliminary storm-water management report, including:
  - a) pre- and post-development run-off conditions;
  - b) an analysis of the downstream drainage capacities;
11. All engineering plans, including water, sanitary sewers, storm drainage, streets, and erosion control must be submitted and approved prior to the approval of a final plat and the issuance of any building permits.
12. All necessary permits shall be in place prior to any land disturbance activities; including the MDNR Land Disturbance Permit, MDNR Construction Permits, 401 or 404 Permits as applicable; and City of Belton Public Works Construction permits.

**Fire Department:**

1. Relocate fire hydrant just north of the "east lot" to the west into the island adjacent to the main drive;
2. Relocate fire hydrant between buildings 7, 8, & 9 to the west into the island separating "West Drive" and "North Drive";
3. At least two (2), minimum ¾" conduits need to be indicated extending from the nearest building to each back-flow vault. One each for sump-pump power (to maintain the pits free from accumulation of water) and fire alarm monitoring (of all valves).
4. All construction documents submitted for review must be prepared by a registered design professional.
5. All construction must comply with the provisions of the International Fire Code (IFC) or code adopted at time of construction and the City of Belton local amendments and standards.

6. Comprehensive Infrastructure Plans shall be submitted for fire review and acceptance including (but not limited to) the following information:
  - a) Fire hydrants existing and proposed
  - b) Fire Department access including widths, surface information and turning radius.
7. Utility plans shall be submitted for fire review and acceptance including (but not limited to) the following information:
  - a) Location of existing and proposed water lines;
  - b) Location of overhead utilities;
  - c) Location of exterior electric/gas appurtenances.
8. Documentation shall be provided of existing fire flow with calculations indicating effect of proposed waterline improvements.
9. Minimum fire flow shall be provided to each building in accordance with IFC.
10. Location(s) of fire department connections should be indicated to insure adequate access is maintained.
11. 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 and in accordance with the IFC.
12. Each multi-family building must be designed to accommodate at least two (2) separate fire department access points.
13. Any traffic calming devices proposed must be approved by the Fire Marshal prior to installation.
14. Fire hydrants to become part of the City's water distribution system are to be painted red while hydrants located on private systems will be painted yellow.
15. Fire hydrant spacing shall be in accordance with the IFC.
16. Provisions should be included to allow for the maintenance of fire protection water supply during taps and cut-ins. 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 IFC.

### **STAFF RECOMMENDATION**

Engineering, Fire and Community Development staff support the recommendation to approve the Autumn Valley Preliminary Plat as proposed with the above-mentioned conditions applied.

### **NOTE:**

The applicant's proposed preliminary plat does meet the minimum platting requirements as stated in the City's Subdivision Regulations with the exception of compliance with the Future Land-Use

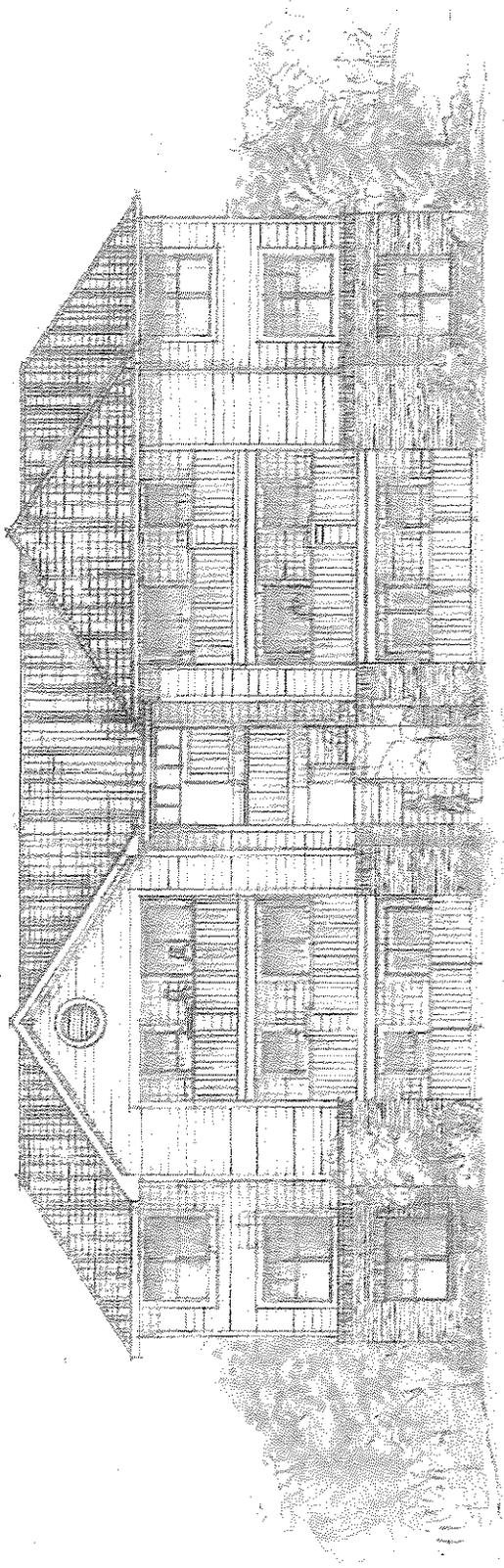
Map. It is important to bring out that the land area in question was zoned R-3 (Multi-Family Residential) prior to the applicant acquiring the property. It is under the assumption that the property was included in a rezone when the Markey Meadows Multi-Family residential subdivision was developed (1986). Subsequently, the City's Future Land-Use Map was never updated to reflect the change in land use.

### **PLANNING COMMISSION ACTION**

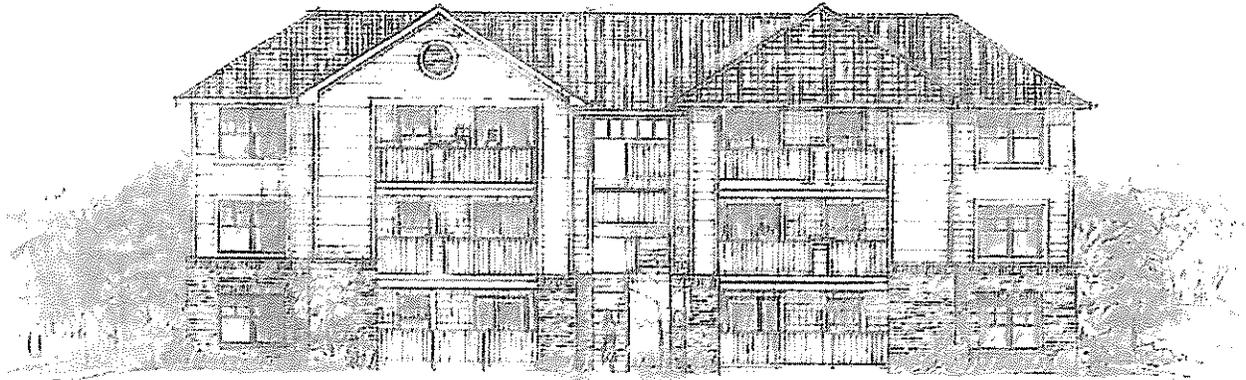
1. Motion to recommend *approval* of the Autumn Valley Preliminary Plat, a multi-family residential development, located on Markey Road, immediately north of Belton Avenue with the following condition:
  - a) A Site Development Plan in accordance with above stated requirements shall be submitted to the Planning Commission for approval prior to the submittal of a Final Plat.
2. Motion to recommend *denial* of the Autumn Valley Preliminary Plat, a multi-family residential development, located on Markey Road, immediately north of Belton Avenue.
3. Motion of continue the case pending additional information.

### **ATTACHMENTS**

1. Preliminary Plat
2. Building Elevations

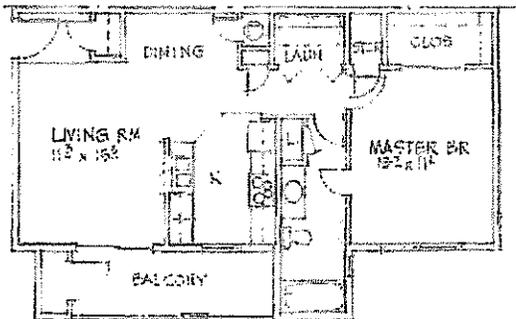


Autumn Valley Apartments • Belton, Mo.

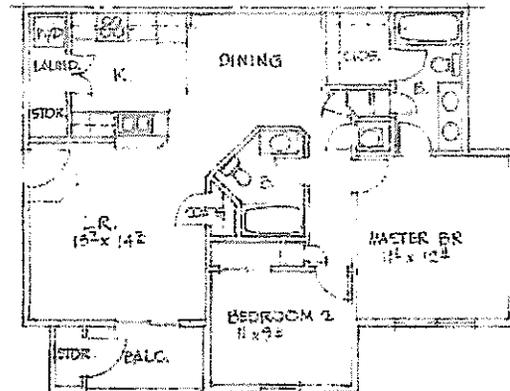


Autumn Valley Apartments • Belton, Mo.

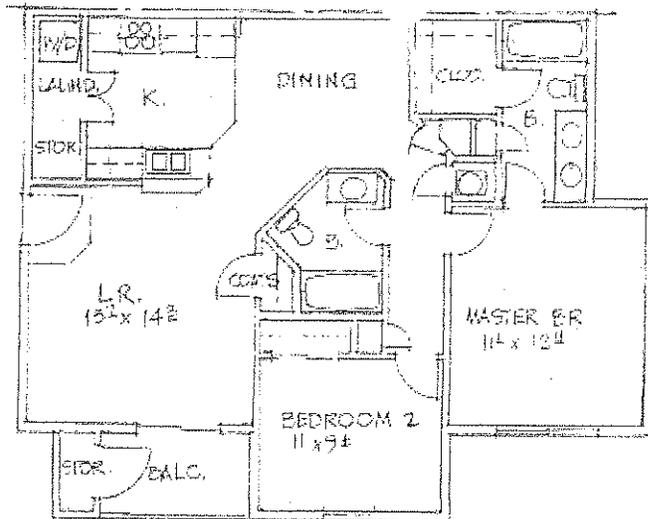

 LIBERTY OF FIELDS  
 2000 BELTON  
 6601 W. BENTLEYVILLE  
 BELLEVILLE, MISSOURI 63713  
 417.637.7812



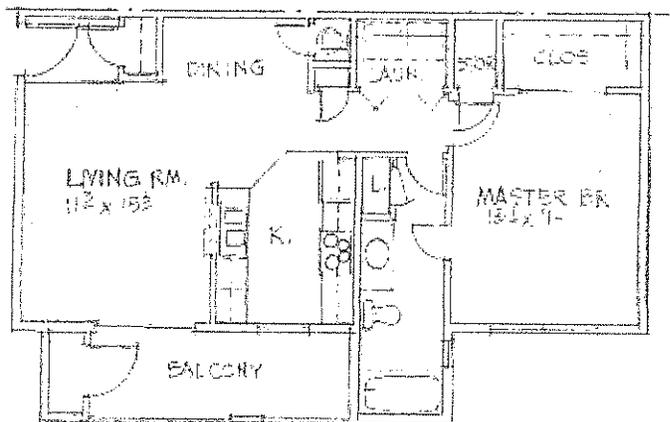
ONE BEDROOM PLAN - 755 s.f. +/-



TWO BEDROOM PLAN - 958 s.f. +/-

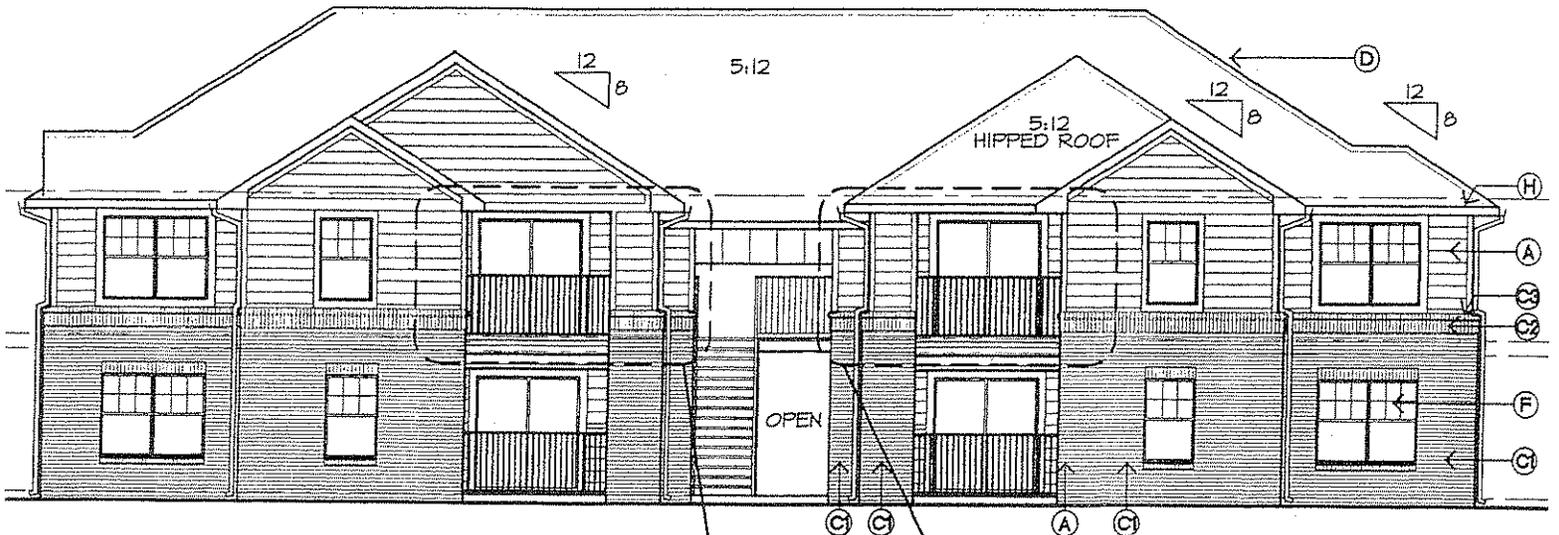


TWO BEDROOM PLAN - 958 s.f. +/-



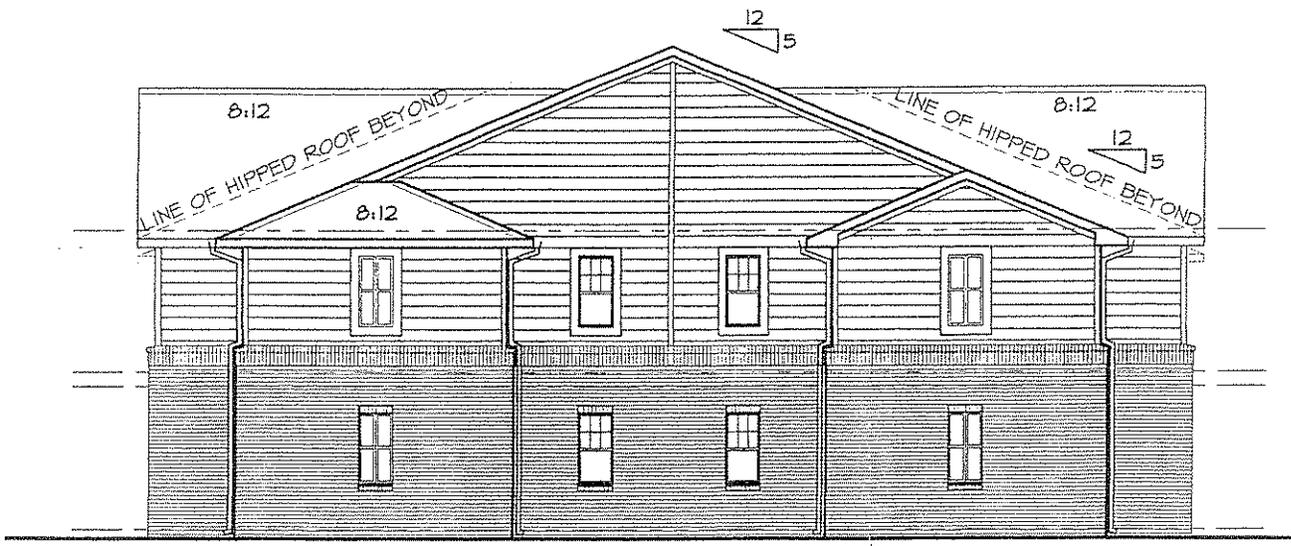
ONE BEDROOM PLAN - 755 s.f. +/-

Autumn Valley Apartments • Belton, Mo.



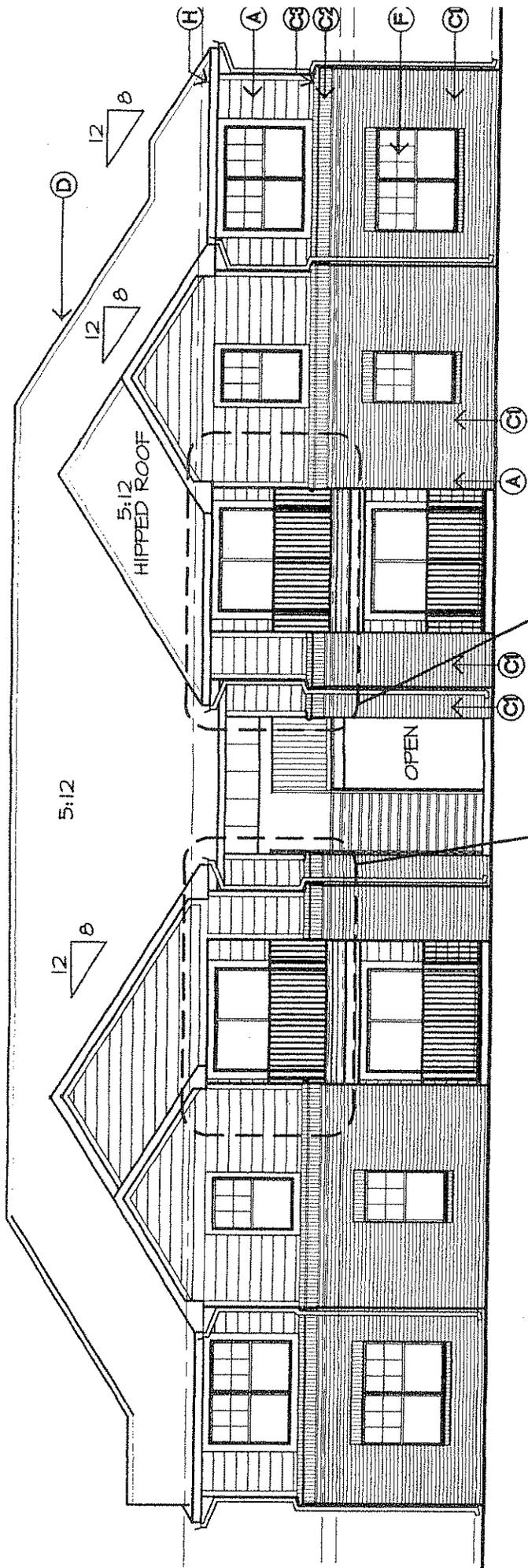
**FRONT ELEVATION  
(REAR SIMILAR)**

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



**LEFT END ELEVATION  
(RIGHT END SIMILAR)**

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



**FRONT ELEVATION  
(REAR SIMILAR)**

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

## EXTERIOR COLOR / MATERIAL FINISHES

- (A) LAPPED SIDING - Fiber Cement Composition Board 7" Exposure  
- Rough Cedar Finish, Sandstone Beige, typical. All door, window  
and corner trim boards Colonial White, typical.
- (B) - Not Used -
- (C) FACE BRICK - To be Red Blend, typical. (Cherokee Blend  
as manufactured by Cloud Ceramics, Concordia, Kansas).
- (C2) 8" SOLDIER CAP COURSE - To be French Grey, Modular Velour  
as manufactured by Cloud Ceramics, Concordia, Kansas).
- (C3) 4" ROWLOCK CAP COURSE - To be French Grey, Modular Velour  
as manufactured by Cloud Ceramics, Concordia, Kansas).
- (D) SHINGLE ROOFS - Heritage 25-yr. Fiberglass Shingles,  
Natural Weathered Cedar color.
- (E) BALCONY RAILING - Ornamental Wrought Iron, Painted.
- (F) WINDOW - Per Window Schedule.
- (G) DOWNSPOUT - 3"x4" Pre-Fin. Aluminum White, typical -  
Brown color at Brick.
- (H) GUTTER - 5" Pre-Finished Aluminum Ogee - White.
- (J) SHINGLES - Half-round Cedar Wood Shingles - 6" Exposure.

# AUTUMN VALLEY SUBDIVISION PRELIMINARY PLAT

*Comments:*  
1. Paving, stall depth 17, req. 20  
4. Foot hd. setback lines - show not shown, req. 30



**Main Drive**

Station	Elevation	Grade	Vertical Curve
0+18.88	1082.6	-5.00%	
0+90.00	1079.04	-2.00%	20'
1+38.00	1078.08	-5.00%	20'
2+07.00	1074.63	-2.00%	20'
2+66.00	1073.68	-5.00%	20'
3+36.00	1068.81	-2.00%	20'
3+98.00	1067.67	-0.50%	20'
6+50.00	1066.31	5.13%	100'
8+00.00	1074.00	-0.85%	100'
10+35.00	1071.34	5.34%	150'
EOA	13+17.20	1084.01	

**West Drive**

Station	Elevation	Grade
0+12.00	1075.7	-2.92%
0+37.00	1074.87	-2.00%
0+82.00	1074.07	-2.00%
2+29.50	1071.12	-2.00%

**East Lot**

Station	Elevation	Grade
0+12.00	1075.08	-4.23%
0+32.79	1074.20	-1.00%
1+40.63	1075.28	

**South Lot**

Station	Elevation	Grade
0+00.00	1074.38	1.00%
1+19.48	1075.57	

**North Drive**

Station	Elevation	Grade
0+12.00	1068.33	4.98%
0+41.09	1069.78	2.58%
0+98.49	1071.2	1.28%
2+54.14	1073.22	-0.92%
2+78.86	1073.02	

**Southeast Lot**

Station	Elevation	Grade
0+02.00	1072.40	2.00%
0+07.00	1072.60	1.85%
1+33.28	1074.84	-2.00%
1+48.28	1074.80	2.00%
1+60.28	1074.84	



VICINITY MAP

P/L = PROPERTY LINE  
B/L = BUILDING LINE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
SSE/E = SANITARY SEWER EASEMENT

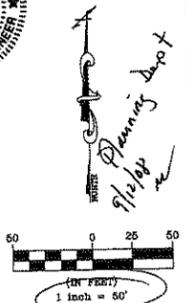
FIELD SURVEY PROVIDED BY BRENER & ASSOCIATES FOR SOMERSET DEVELOPMENT INC.  
AREAS: 479,596 SQ. FT. = 11.01 ACRES

LEGAL DESCRIPTION: LOTS 2 THRU 5, BLOCK 5, NEFF LAKES, A SUBDIVISION IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

ZONING: R3 - MULTIPLE FAMILY RESIDENTIAL DISTRICT  
SOIL TYPES: 5B - MACKSBURG SILTY LOAM  
6B - SHARPSBURG SILTY CLAY LOAM

**OWNER/DEVELOPER:**  
AUTUMN VALLEY, LLC  
CONTACT: PAT BOPPART  
13830 SANTA FE TRAIL DRIVE, SUITE 110  
LENEXA, KANSAS 66215  
(913) 322-2620

**ENGINEER:**  
DRESSLER CONSULTING ENGINEERS INC  
CONTACT: GREG MILES  
4425 INDIAN CREEK PARKWAY  
OVERLAND PARK, KANSAS 66207  
(913) 341-5575



PROJECT NO.: 717032  
DATE: 07/25/08  
DRAWN: D.A.M.  
CHECKED: G.A.M.  
REV: DATE DESCRIPTION



AUTUMN VALLEY APARTMENT COMPLEX

PRELIMINARY PLAT

BELTON, MISSOURI



717032  
C-01