



**AGENDA
CITY OF BELTON
PLANNING COMMISSION
MEETING AND PUBLIC HEARING
MONDAY, AUGUST 5, 2013 - 7:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

I. CALL MEETING TO ORDER

II. ROLL CALL

III. ELECTION OF OFFICERS

IV. APPROVAL OF THE MINUTES OF THE JULY 15, 2013, PLANNING COMMISSION MEETING

V. PUBLIC HEARING

- A. Consideration of a zone change from M-1 (Light Manufacturing) to R-3A (Apartment Community Residential) for a 3.89-acre property located on the north side of Cunningham Industrial Parkway and south of North Cass Shopping Center.

VI. DIRECTOR'S REPORT

VII. NEXT MEETING DATE: August 19

VIII. ADJOURNMENT

MEETING MINUTES

JULY 15, 2013

Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
July 15, 2013

CALL TO ORDER

Vice-chairman Chris Christensen called the meeting to order at 7:00 p.m.

ATTENDANCE

Commission: Vice-chairman Christensen, Mayor Jeff Davis, Commissioners Sally Davila, Steve Finn, Chuck Crate, and Larry Thompson.

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

Absent: Chairman Holly Girgin; Councilman Tim Savage, and Commissioner Tim McDonough.

MINUTES

Commissioner Davila moved to approve the minutes of the June 3, 2013, Planning Commission meeting. Mayor Davis seconded the motion. All members present voted in favor and the motion carried.

PUBLIC HEARING – Adoption of the Public Works Design and Construction Manual

Mr. Matteo gave a PowerPoint Presentation which focused on the benefits of amending the Unified Development Code (UDC) to include the adoption of the Public Works Design and Construction Manual created by the Public Works Department. Mr. Matteo related the purpose of the manual which he stated is to standardize design and construction requirements for all public infrastructures in the City. According to Mr. Matteo, the manual includes American Public Works Association (APWA) specifications along with the City's supplemental specifications. He pointed out four proposed changes to the content of the code.

Vice-chairman Christensen opened the public hearing at 7:09 p.m. The hearing was being held to receive public input regarding amendments to the UDC including the adoption of the Design and Construction Manual. There was no public input and Vice-chairman Christensen closed the hearing at 7:09 p.m.

Mr. Matteo answered questions about how to access the Design and Construction Manual online from the Belton website, and the addition of one supplier for storm sewer castings. He went on to answer questions about the APWA minimum standards and how those standards correspond with the City's specifications in the UDC.

Commissioner Thompson moved to recommend approval of text amendments to the UDC to include the adoption of the Design and Construction Manual developed by the Public Works Department. The motion was seconded by Mayor Davis. When a vote was taken, the following was recorded, Ayes: 6 –

Vice-chairman Christensen, Mayor Davis, Commissioners Davila, Finn, Crate and Thompson. Noes: none. Absent: 3 – Chairman Girgin, Councilman Savage, and Commissioner McDonough. The motion carried.

PRESENTATION

Mr. Leipzig introduced Brian Ladd with Olsson Associates, who was present to update the Commission on the design progress for Markey Parkway and the proposed Markey regional detention. Mr. Ladd displayed slides showing the preliminary plan of a four-lane arterial street with a landscaped median. He stated a Transportation Development District (TDD) was formed for this area and he explained how the road improvements will be funded. Mr. Ladd indicated it is possible the roadwork could be completed by July 2014. In addition to the road design, Olsson Associates have been retained by the City to study the regional detention options along the area streamway and Mr. Ladd mentioned a few of the options being considered.

DIRECTOR'S REPORT

Mr. Leipzig reported that a zone change application submitted last year for a senior housing project on Cunningham Parkway was not funded, and the application will be resubmitted this year with a modified plan. The applicant will be present at the August 5, 2013 Commission meeting to discuss the latest zone change application.

Mr. Leipzig introduced planning intern, Chayton True, an urban planning and design student at UMKC, who has been working to develop North Scott design guidelines. Mr. True gave a brief summary of the options being examined to spur development along the North Scott corridor. Mr. Leipzig elaborated on potential zone changes in the area to include C-2 (General Commercial) and M-1 (Light Manufacturing) zoning districts.

ADJOURNMENT

Commissioner Davila moved to adjourn the meeting. Commissioner Crate seconded the motion. All members present voted in favor and the meeting adjourned at 7:26 p.m.

Ann Keeton
Community Development Secretary

REZONE

M-1 TO R-3A

CUNNINGHAM INDUSTRIAL PARKWAY

**BELTON PLANNING COMMISSION
MONDAY, AUGUST 5, 2013 – 7:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**CHANGE IN ZONING CLASSIFICATION
M-1 (LIGHT MANUFACTURING) TO R-3A (APARTMENT COMMUNITY
RESIDENTIAL) DISTRICT**

.....
Robert G. Cooper, City Planner

CASE #RZ12-33

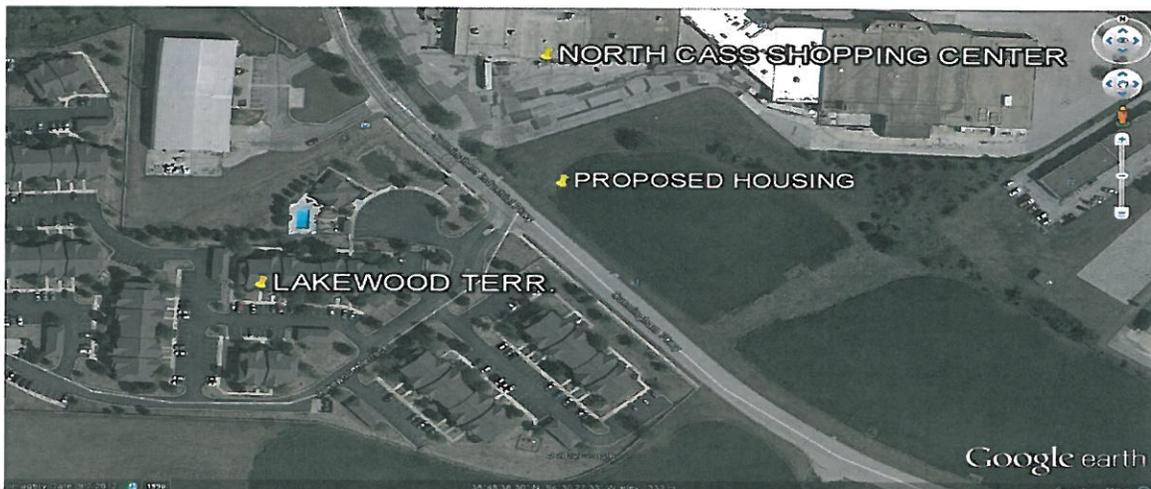
Consideration of a Zone Change from M-1 (Light Manufacturing) District to R-3A (Apartment Community Residential) District for a 3.5-acre tract of land, legally described as Dean-Co Development Park, Lot 1, Block 4, located on the north side of Cunningham Industrial Parkway, just south of the North Cass shopping center.

BACKGROUND

Lot 1, Block 4, is currently vacant. The 3.5-acre tract of land is currently owned by Dean-Co Farms, Inc., which also owns the adjoining 23-acres of land on Cunningham Industrial Parkway and on 173rd Street.

The applicant, Jim Moore, principal owner of ‘Housing Investment Partners II, LLC’, originally met with the Planning Commission on December 3, 2013 during their regular meeting and discussed a change in zoning, low-income housing tax-credits, and their proposed use of the property as an age-restricted multi-family apartment complex. Staff recommended approval with the stipulation the developer receive approval from the Missouri Housing Development Commission for the low income tax credits prior to City Council review and acceptance. The Planning Commission subsequently made a recommendation to approve to the City Council.

Their proposal would be to build a 9-million dollar, 48-unit (down from 60-units as originally proposed), senior housing facility on a 3.5-acre tract of land.



PROJECT OVERVIEW

The proposed project will consist of 48 age restricted housing units. These units consist of one-bedroom, one-bath, and two-bedroom, two-bath. The project will have three-stories, with a clubhouse and public areas on each floor-level. There will be on-site trash corrals...fully enclosed, with ninety (90) on-site open parking spaces. There will be a double driveway approach into the facility from Cunningham Parkway. Some of the existing trees along the north side will remain in place with additional plantings provided in accordance with an approved landscape plan.



CURRENT ZONING

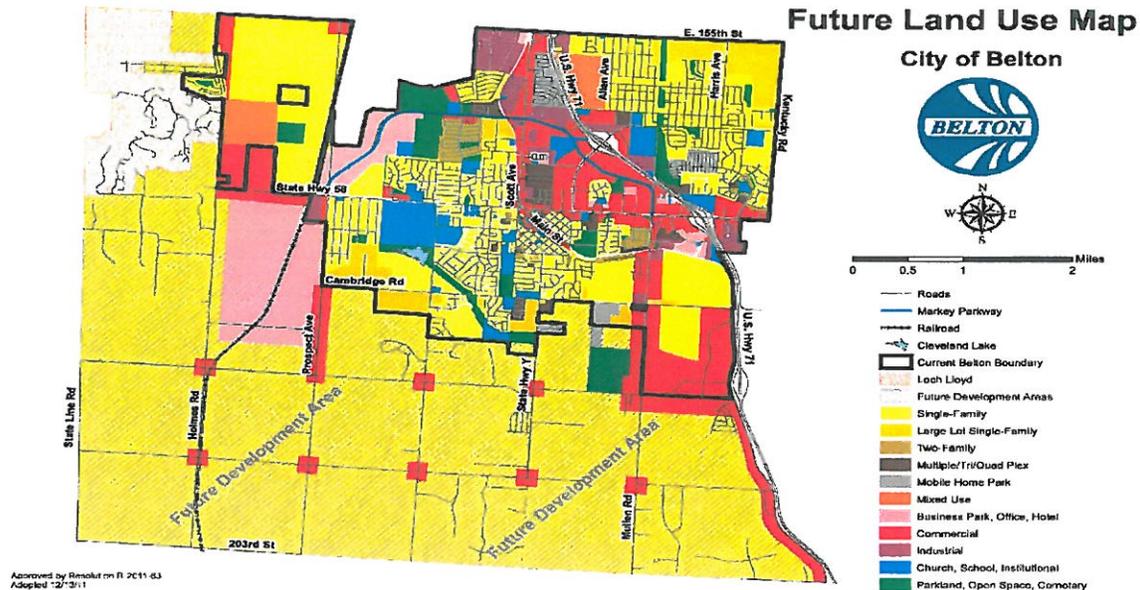
Included in the packet is a copy of the city's zoning map which shows this area zoned as M-1 (Light Manufacturing). This area is predominately manufacturing and commercial zoning with the exception of an R-3A zoning for a multi-building apartment complex (Lakewood Terrace) adjacent to the proposed site. The North Cass shopping center will border the proposed site to the north. The eastern extension of Cunningham Industrial Parkway consists of large undeveloped tracts of land which are all zoned light manufacturing. Lakewood Terrace apartments, which are located directly opposite of the proposed site is zoned R-3A, and is the exception. It was constructed in 2002, consisting of eight (8) separate apartment buildings with on-site amenities. The majority of the area has remained undeveloped since the construction of Lakewood Terrace with the exception of Rock Brook Church, which is actually located on 173rd Street, just south of the apartments.



Area zoning map

REVIEW

Comprehensive Plan. The City's Future Land-Use Map designates this area as business-park, office, and hotel – type uses. The rezoning to residential would not be consistent with the City's Future Land Use Map and future plans for this area of the city.



COMPATIBILITY: The proposed land use as R-3A would allow the following uses By-Right:

1. Single-Family Dwellings;
2. Two-Family Dwellings;
3. Multi-Family Dwellings;
4. Apartment Communities;
5. Cluster Housing;
6. Religious Assembly;
7. School;
8. Foster Home;
9. Accessory Parking;

These additional uses would be allowed in an R-3A zoning district with an approved Special or Conditional Use Permit:

1. Manufactured Homes;
2. Assisted Living Facility;
3. Halfway House;
4. Nursing Care Facility;
5. Residential Care Facility;
6. Daycare Center or Home;
7. Funeral & Interment Services;
8. Group Living;
9. Wireless Communication Facilities (Cell Towers);
10. Library;

11. Government Building;
12. Public Assembly;
13. Public Safety;
14. Entertainment / Sports;
15. Home Occupation

These potential uses would appear to be less intrusive than any type of future commercial use; e.g. retail, restaurants, and entertainment.

ENVIRONMENTAL: The rezoning of the property to high density residential as proposed would appear to create lesser environmental impacts than what would typically be found with a C-2 or M-1 zoning district.

PREDOMINANCE: The area is largely undeveloped. Existing zoning classification would be considered a driving force with Lakewood Terrace providing the exception.

STAFF RECOMMENDATION

Approve a recommendation to accept a change in zoning classification from M-1 (Light Industrial) to R-3A (Apartment Community Residential) with the following condition(s):

1. The developer shall receive approval from the Missouri Housing Development Commission for low-income housing tax credits prior to City Council review and acceptance.

PLANNING COMMISSION ACTION

1. Motion to **approve** a Zone Change from M-1 (Light Manufacturing) District to R-3A (Apartment Community Residential) District, for a 3.5-acre tract of land, which is described as Dean-Co Development Park, Lot 1, Block 4, located on the north side of Cunningham Industrial Parkway, just south of North Cass shopping center.
2. Motion to **deny** a Zone Change from M-1 (Light Manufacturing) to R-3A (Apartment Community Residential) District, for a 3.5-acre tract of land, which is described as Dean-Co Development Park, Lot 1, Block 4, located on the north side of Cunningham Industrial Parkway, just south of North Cass shopping center.
3. Motion to **continue** the case pending additional information.

ATTACHMENTS

1. Site Plan
2. Front Elevation
3. Unit Data Sheet

FILE COPY

RECEIVED JUL 30 2013

Project Narrative Briar Creek Villas, LP

Housing Investment Partners II, LLC

Belton, Missouri is located 20 miles south of Kansas City (KC) and is a part of KC's Metropolitan Statistical Area (MSA). Sometimes referred to as the "southland", it is considered to be in the southern half of Kansas City. The proposed site in Belton is situated west of Highway 71 and south of Highway 58.

(48) ~~(60)~~ Housing Investment Partners II, LLC is proposing to develop, build and manage ~~sixty~~ ^{forty-eight} one and two bedroom affordable apartments in Belton. All of the proposed *Briar Creek Villas* will be targeted to seniors aged 55 and better, who are at or below 60% Area Median Income (AMI).

Development Characteristics

The proposed development, *Briar Creek Villas*, will be located along Cunningham Parkway. This location has easy access to two major highways. Just minutes from Cunningham Parkway are banks, grocery shopping, restaurants, a Target, and a Wal*Mart SuperCenter.

Parker Associates architecture firm has proposed one 3-story building with a centrally located elevator. Each floor will have a mix of 1 bedroom/1 bath and 2 bedroom/2 bath apartment homes. All units will have the same amenities: living room, dining room/kitchen combination, kitchen exhaust fans, frost free refrigerators with ice makers, garbage disposals, dishwashers, full size washer and dryers, utility closets, walk in closets, ceiling fans, wall to wall carpet and vinyl floor coverings, and private patio or balcony.

Briar Creek Villas will be a Service-Enriched development. The Phoenix Family Housing Corporation (PFH) of Kansas City has agreed to provide our residents with the significant on-site support services tailored to meet the needs of the senior population. PFH services include, but are not limited to: on-site computer lab training, social programs and activities designed for seniors, and a monthly newsletter of upcoming events. A separate office will be available for PFH full time service coordinator.

Briar Creek Villas will offer residents access to the 'clubhouse' and community amenities centrally located on each floor. The areas include an exercise room, community room with kitchenette and a Library with computer workstations.

The National Association of Home Builders (NAHB) Green Building Guidelines will ensure that the new buildings are energy efficient and environmentally sustainable. Each of the homes will be designed and constructed to meet the minimum “Bronze” level of compliance. ENERGY STAR® appliances including dishwashers, refrigerators, and garbage disposals will be installed in every unit. Zimmerman Properties Construction (ZPC) provided the following information on Panelized Framing, which is a portion of their structural systems.

Panelized Framing

Our green building plans utilize a panelized system of framing. The wall structures, floor trusses and roof trusses are built in a shop off site. These sections are then shipped to the site for installation. There are many benefits and cost savings associated with this system and among them are:

- Reduced Time. The time savings can be weeks and panelized construction can have a guaranteed framing schedule;
- Low Environmental Impact. All components are optimized to reduce waste, saving valuable resources both financially and environmentally
- Cleaner Job Sites. Loose lumber, whether new wood waiting to be used in framing process, or scrap, presents its own set of management/cost issues
- Theft Reduction. Theft is an ever-increasing expense for the builder. Wall panel deliveries can be scheduled for same day installation
- Added Efficiencies. Managing material budgets and inventory control on the jobsite is a serious site management challenge. Keeping track of units of wood, and identifying material by lot & block, is an ongoing bottleneck for most site superintendents.
- Optimizing Material Usage. The panels are built under a quality assurance program. With our panelized system in place, it frees up site management to tackle other elements in the construction process – this translates to cost reductions.

Market Characteristics

Beneficial market characteristics include easy access to the Kansas City metropolitan area, and 35 miles to the KC International Airport. The nearest shopping is located just north on Highway 58.

The current market study indicates that conditions are favorable for new affordable senior housing and proposed rents for *Briar Creek Villas* will be well received. Proposed rental rates for seniors at or below 60% AMI are: \$585 for a one bedroom, and \$665 for a two bedroom. The subject property would create good quality affordable housing for an area of Belton and southern KC, which is underserved by housing for low income seniors.

Development Team Characteristics

Housing Investment Partners II, LLC is a newly created entity owned in partnership by Michael B. Wilhoit and James Moore.

Michael B. Wilhoit is a currently a private real estate investor whose portfolio has contained apartments, office buildings, shopping centers, single family homes, land and is the general partner of 2 multifamily LIHTC developments in Oklahoma and Texas. From 1990 to 1998 Mr. Wilhoit was a principal in Zimmerman-Wilhoit, LLC, who developed and served as general partner on 28 LIHTC multifamily developments with 4,150 housing units in 5 states. From 1986 to 1998 Mr. Wilhoit was founder and president of Wilhoit Properties, Inc., a brokerage and property management company that managed the Zimmerman-Wilhoit, LLC tax credit portfolio as well as 750 unsubsidized housing units.

James M. Moore has provided developer services for Community Housing Development Organizations in Kansas since 2001 for 100 new construction units and 78 rehab units of LIHTC projects. Prior to working with non-profit organizations he was a consultant for LIHTC developments totaling over 1,970 units in Missouri, Kansas, Oklahoma, and Illinois.

Experienced in the design, construction and management of low income housing tax credit housing, Housing Investment Partners II, LLC has selected a development team consisting of Parker Associates Architects, Zimmerman Properties Construction, LLC (ZPC), econsultants and Wilhoit Properties, Inc. as property manager.

Parker Associates is a full service design firm providing architectural and engineering services for multifamily developments. They have experience with over 84 multifamily development projects, and are licensed in twenty-six states.

ZPC is the proposed General Contractor. This entity specializes in construction & construction management of multi-family and single family developments. As General Contractor, ZPC has worked in 5 states, on 42 multifamily projects totaling 2200 units in excess of \$165M in construction costs. As Construction Manager, ZPC managed 19 projects in 5 states with construction budgets in excess of \$81M. All of their construction expertise has been developed under Section 42 of the Internal Revenue Code utilizing low-income housing tax credits. [Provided by ZPC]

A young company, "econsultants, llc", was formed to provide guidance and verification in design for environmentally-conscious clients. Econsultants will work hand-in-hand with Parker Associates design team to ensure a green building standard. The consulting organization has provided NAHB Green Building verification and design consulting on numerous communities throughout Illinois and Missouri.

Wilhoit Properties, Inc. was formed in November of 1986 to serve as a property management and commercial real estate brokerage company. Wilhoit Properties Inc. currently operates in eight states and manages more than 5,300 of affordable housing under Section 42 of the Internal Revenue Code.

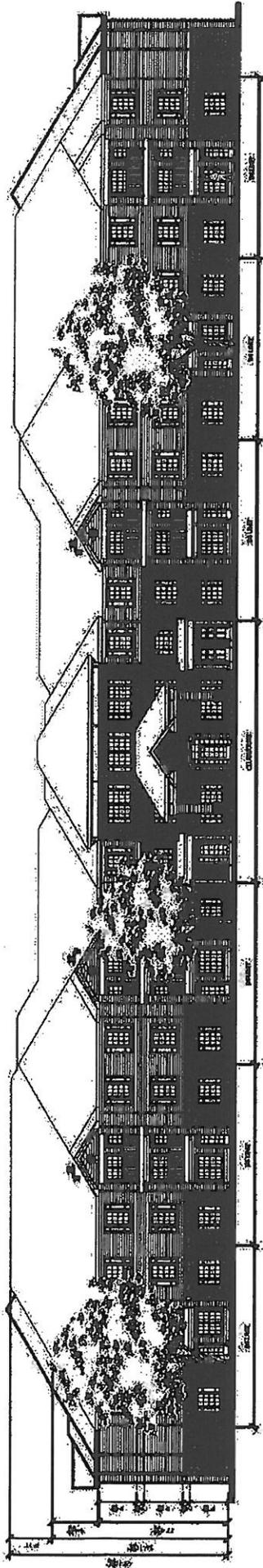
Feasibility

The financial structure of the *Briar Creek Villas* development will be similar to previous financial structures. LISART Capital, LLC has provided a Letter of Intent to purchase the Federal Tax Credits, and Missouri Investment Partners XIII, LLC has issued a Letter of Intent to purchase the State Tax Credits. Great Southern Bank has issued a firm commitment to provide construction financing, as well as a commitment for permanent financing of *Briar Creek Villas*.

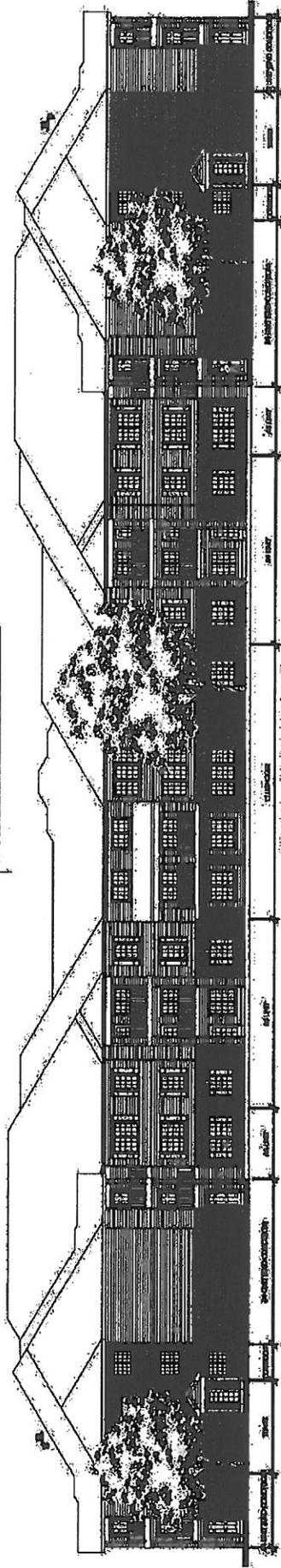
Community Impact

Mayor Jimmy Odom stated in his letter of support "The proposed location of the project was unanimously recommended for approval before the Belton Planning Commission...the Belton City Council voted by unanimous consent to submit this letter of support..." This development project would ensure consistency with the Future Land Use Map in the Belton Comprehensive Plan.

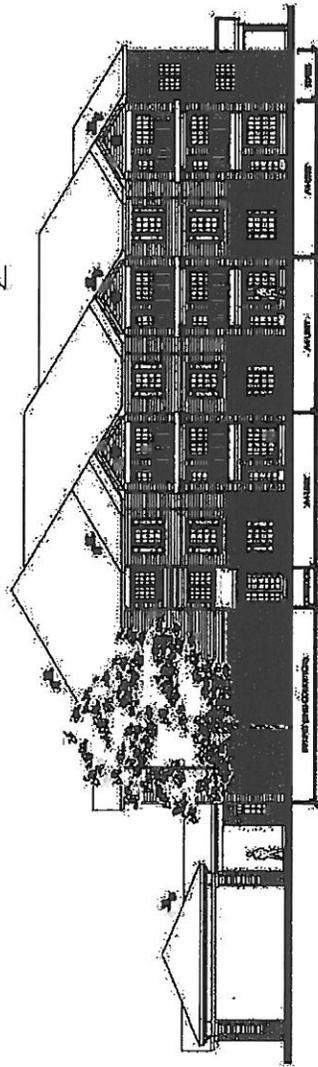
Regarding its community impact, there are three factors this development will change: First, *Briar Creek Villas* will bring a 60-unit senior apartment community to an area of Belton currently underserved for low to moderate income families; Second, these 1 & 2 bedroom residences will not only be affordable but will supply an urgent housing need to the surrounding community; and Third, the entire development will be constructed under the Nation Association of Home Builders Green Building Guidelines ensuring that each of the units will be energy efficient.



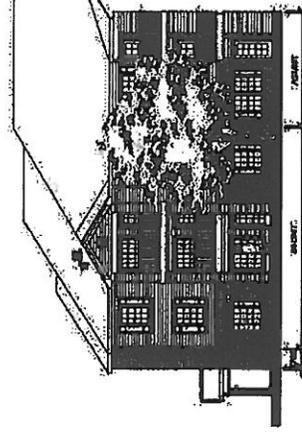
1 FRONT ELEVATION



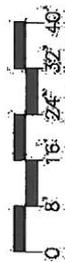
2 REAR ELEVATION



3 END ELEVATION



4 COURTYARD ELEVATION



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**Briar Creek
Villas**
in Bellvue, Missouri

