



**AGENDA  
CITY OF BELTON  
PLANNING COMMISSION MEETING  
MONDAY, DECEMBER 2, 2013 - 7:30 P.M.  
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 NOVEMBER 18, 2013, PLANNING COMMISSION MEETING
- IV. FINAL PLAT
  - A. Consideration of a Final Plat for the Belton Gateway Commercial Subdivision.
- V. FINAL DEVELOPMENT PLAN
  - A. Consideration of a Final Development Plan for the Belton Gateway Commercial Subdivision.
- VI. DIRECTOR'S REPORT
- VII. NEXT MEETING DATE: December 16, 2013
- VIII. ADJOURNMENT

# **MEETING MINUTES**

**NOVEMBER 18, 2013**

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
November 18, 2013**

**CALL TO ORDER**

Vice-chairman Chris Christensen called the meeting to order at 7:03 p.m.

**ATTENDANCE**

*Commission:* Vice-chairman Christensen, Mayor Pro Tem Scott Von Behren, Commissioners Sally Davila, Tim McDonough, Steve Finn, and Chuck Crate.

*Staff:* Jay Leipzig, Community and Economic Development Director; Jeff Fisher, Public Works Director; Robert Cooper, City Planner; and Ann Keeton, Community Development Secretary.

*Absent:* Chairman Holly Girgin, Councilman Tim Savage, and Commissioner Larry Thompson.

**MINUTES**

Commissioner Davila moved to approve the minutes of the October 21, 2013 Commission meeting. The motion was seconded by Commissioner Crate. All members present voted in favor and the motion carried.

**PUBLIC HEARING** – Special Use Permit (SUP) for a pet grooming business at 507 – 511 Main Street  
Mr. Cooper informed the Commission that the buildings at 507 and 511 Main Street have primarily held animal-type uses for many years, most recently HELP Humane Society. He introduced the building owners and the SUP applicant, who were all present at the meeting. Mr. Cooper reported the proposal is for a pet grooming business with some animal products retail and boarding. The applicant is the owner of Man's Best Friend Kennel at 329 S. Mullen Road which will remain the primary location for business. A history of the buildings and the square footage was given by Mr. Cooper. He emphasized the kennels will be indoors with a maximum of 10 dog units and future plans for five cat units, with no outdoor storage. He announced there is another pet grooming business on Main Street. Mr. Cooper gave staff's recommendation, which was approval with three conditions.

Vice-chairman Christensen opened the public hearing at 7:11 p.m. The hearing was being held to receive public input regarding an SUP application for a dog grooming business at 507 – 511 Main Street.

Theresa Bradley-Bays, 504 N. Park Drive, Belton, announced that she and her husband Martin Bays are in favor of the SUP.

Mike Moore, 16100 Kentucky View Drive, applicant, spoke in favor of the SUP and added there is a small grassy area in the rear of the building which will be fenced. The primary focus of the business will be on

grooming and pet retail with some overflow boarding according to Mr. Moore. He reported his preference is to install a heavy gauge 6-ft. chain link fence.

Ms. Bradley-Bays questioned the building square footage referred to in the staff report and there was a brief discussion about the building square footage.

There was no further public input and Vice-chairman Christensen closed the hearing at 7:15 p.m.

During discussion Commissioner McDonough expressed disapproval of the use of chain link as the material for the fence which was proposed by Mr. Moore to be erected near Loop Road. Mr. Moore indicated he was not opposed to using a different type of fence material and stated he would "work with the City." Mr. Cooper pointed out there are design guidelines for the Downtown area and he suggested that chain link would not be one of the approved materials in the guidelines.

Commissioner McDonough moved to recommend approval of the Special Use Permit to allow a pet grooming business to operate at 507 – 511 Main Street with the following conditions: 1) A certificate of occupancy shall not be issued until the site has a life safety inspection by the city building inspector and fire marshal; 2) No kennels shall be stored or used outdoors; 3) No outdoor storage of supplies and/or material unless fully screened from public view; 4) Outdoor fence materials to be consistent with the Downtown Design Guidelines, chain link-type fences prohibited. The motion was seconded by Commissioner Davila. After a brief discussion about the phrasing of proposed Condition #3, Commissioner Crate moved to strike out the words "unless fully screened from public view" from proposed Condition #3. Condition #3 would then read, "No outdoor storage of supplies and/or materials." Commissioner McDonough and Davila withdrew their main motion and second to approve the SUP. Mayor Pro Tem Von Behren seconded the motion to strike out language in proposed Condition #3. When a vote was taken on the motion to strike out words in proposed Condition #3, the following was recorded, Ayes: 6 – Vice-chairman Christensen, Mayor Pro Tem Von Behren, Commissioners Davila, McDonough, Finn, and Crate. Noes: none. Absent: 3 – Chairman Girgin, Councilman Savage and Commissioner Thompson. The motion carried. Mayor Pro Tem Von Behren moved to recommend approval of the Special Use Permit to allow a pet grooming business to operate at 507 – 511 Main Street with the following conditions: 1) A certificate of occupancy shall not be issued until the site has a life safety inspection by the city building inspector and fire marshal; 2) No kennels shall be stored or used outdoors; 3) No outdoor storage of supplies and/or material; 4) Outdoor fence materials to be consistent with the Downtown Design Guidelines, chain link-type fences prohibited. Commissioner McDonough seconded the motion. When a vote was taken, the following was recorded, Ayes: 6 – Vice-chairman Christensen, Mayor Pro Tem Von Behren, Commissioners Davila, McDonough, Finn, and Crate. Noes: none. Absent: 3 – Chairman Girgin, Councilman Savage and Commissioner Thompson. The motion carried.

#### **CAPITAL IMPROVEMENT PROGRAM (CIP)**

Mr. Fisher stressed the importance of the CIP in the budgeting process and categorized it as a fluid document that can be changed as circumstances dictate. He gave a status report on the water and

wastewater projects approved by the voters in April. Maintenance of the road system with limited funds continues to be a challenge according to Mr. Fisher. He updated Commissioners on the shared 155<sup>th</sup> Street widening project and the 155<sup>th</sup> Street Interchange project to be completed by the State. He pointed out the importance of the rate models to the CIP and the budget process and he explained the benefits of the models. He went on to say the waterline replacement estimates will vary each year and are dependent on available funds. The Markey Road project costs have recently been reduced and will begin in the spring of 2014 and Mr. Fisher reported on the Markey detention project and he explained the advantages of the “pay in lieu of” program option for the City and developers. Questions were asked about the West Cimarron Lift Station and Mr. Fisher reported the options for that site are being evaluated. Mayor Pro Tem Von Behren commented on the Live Burn Training Facility mentioned in the CIP and he suggested the City look at regional training options as a money saving measure. Commissioner McDonough moved to recommend approval of the Capital Improvement Program. The motion was seconded by Commissioner Crate. When a vote was taken, the following was recorded Ayes: 6 – Vice-chairman Christensen, Mayor Pro Tem Von Behren, Commissioners Davila, McDonough, Finn, and Crate. Noes: none. Absent: 3 – Chairman Girgin, Councilman Savage and Commissioner Thompson. The motion carried.

#### **DIRECTOR’S REPORT**

It was reported by Mr. Leipzig that staff met with the representatives for Christie Development to resolve remaining issues with the Belton Gateway project before the Commission considers the Final Plat and Final Development Plan. One of the outstanding issues is the timing of the opening of Markey Road and the closure of Quik Trip Way. He stated the Belton Gateway Final Plat and Development Plan will be considered at the December 2, 2013 Commission meeting. Mr. Leipzig announced that Academy Sports will be locating in the Belton Gateway Development.

Construction of Markey Parkway costs have come down and construction will begin in the spring and it is anticipated will be finished around July 1, 2014.

There was discussion about whether the Commission will hold a meeting on December 16, 2013.

Mr. Leipzig gave an update on the status of the proposed senior housing project on Cunningham Parkway, the commercial development west of 163<sup>rd</sup> Street (Y-Highway), and an early draft of a corridor plan for North Scott.

#### **ADJOURNMENT**

Mayor Pro Tem Von Behren moved to adjourn the meeting. Commissioner McDonough seconded the motion. All members present voted in favor and the meeting adjourned at 7:47 p.m.

Ann Keeton  
Community Development Secretary

**FINAL PLAT**

**BELTON GATEWAY**

**BELTON CITY PLANNING COMMISSION  
MONDAY, DECEMBER 2, 2013 – 7:00 P.M.  
CITY HALL ANNEX, 520 MAIN STREET**

**FINAL PLAT  
BELTON GATEWAY ADDITION  
Section 12, Township 46, Range 33**

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Staff Report: Robert G. Cooper, City Planner

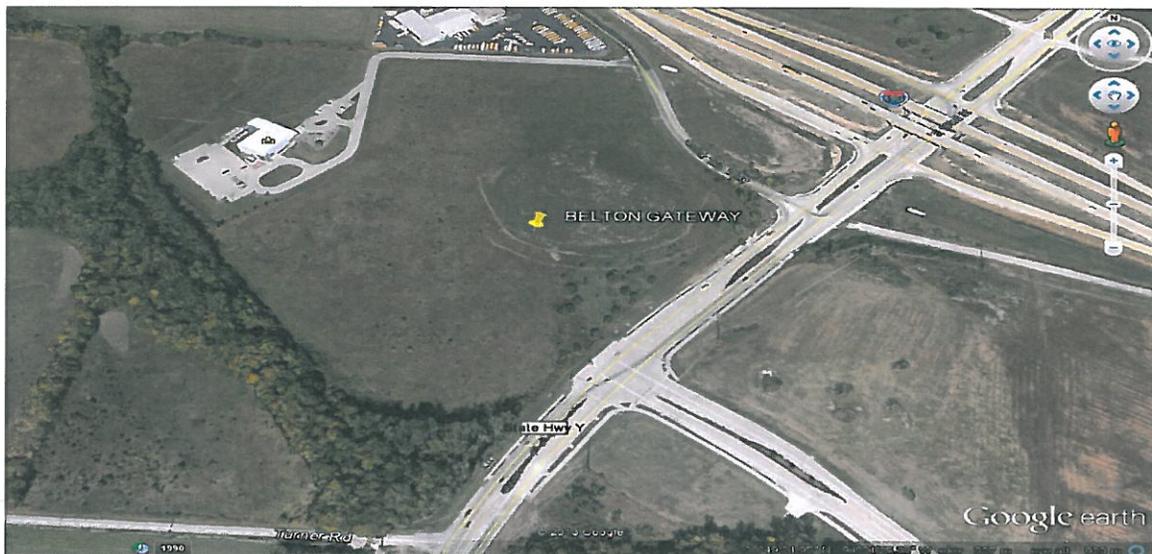
**CASE #FP13-12**

Consideration of Final Plat approval of Belton Gateway Addition, a commercial/retail development, on a 17.43-acre tract of land, located north and west of Y-Highway, directly west of Quik Trip Way.

**BACKGROUND**

Y-Belton, LLC, (current land owner/developer) would like to develop this entire 46.8-acre tract of land in multiple phases. Phases I & II are being developed and platted first. The final plat includes 17.43-acres, which includes Lot(s) one through five. The city's development review committee had convened on several occasions and met with the developer to discuss and review the elements of the preliminary and final plat and general layout of the development. The property is currently zoned C-2/P (General Commercial/Planned).

The developer is prepared to move forward in the development process and has submitted a final plat and final development plan. The Planning Commission had previously reviewed and accepted their preliminary plat on October 21, 2013





**PLANNING COMMISSION ACTION**

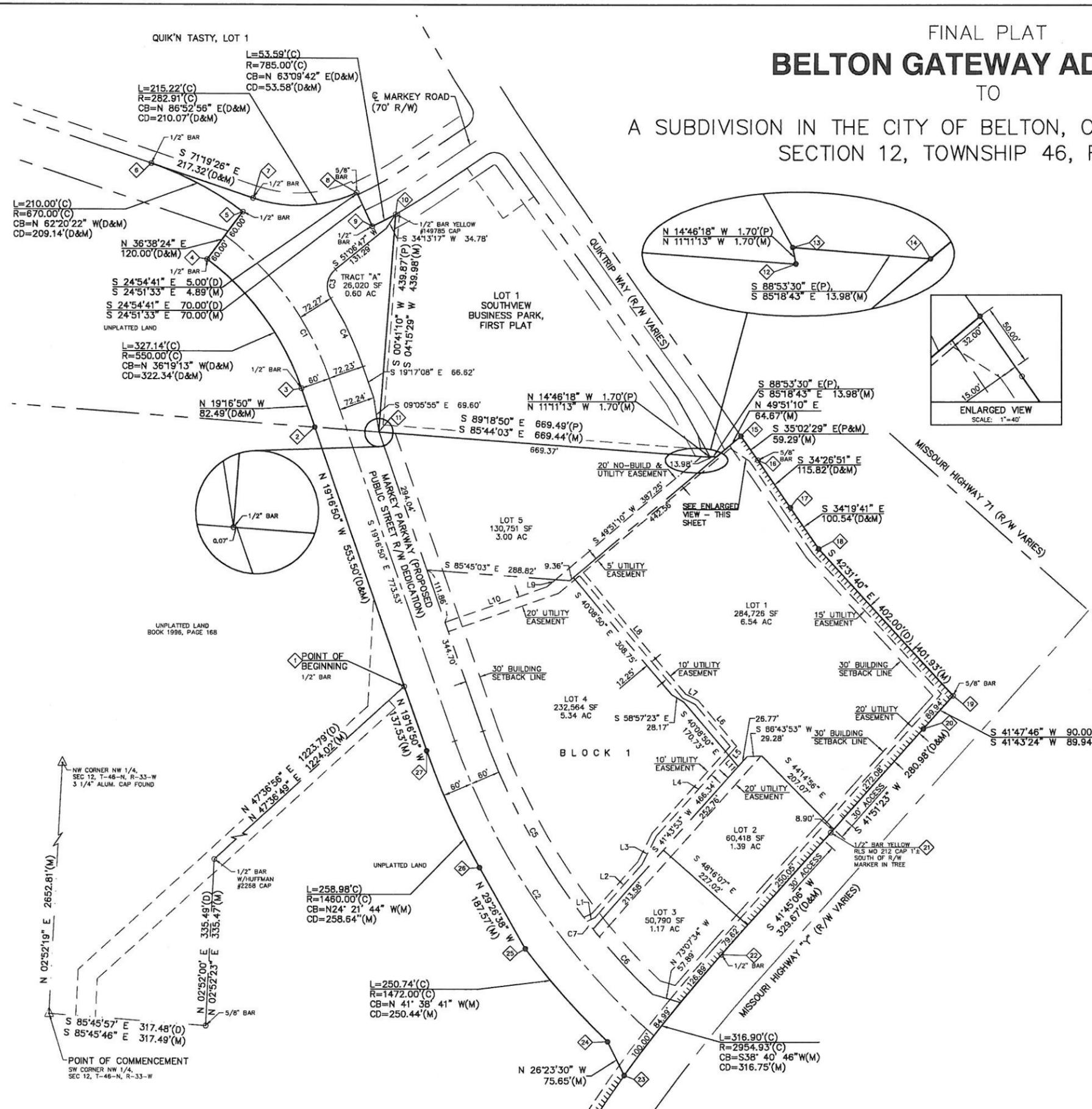
1. Motion to recommend approval of the Final Plat of Belton Gateway Addition.
2. Motion to recommend denial of the Final Plat of Belton Gateway Addition.
3. Motion to continue the case pending additional information.

**ATTACHMENTS**

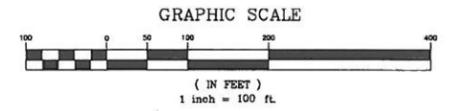
1. Final Plat

# FINAL PLAT BELTON GATEWAY ADDITION

TO  
A SUBDIVISION IN THE CITY OF BELTON, CASS COUNTY, MISSOURI  
SECTION 12, TOWNSHIP 46, RANGE 33



COORDINATE TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	967981.7197	2781750.1231	BOU
2	968504.1742	2781567.3618	BOU
3	968582.0420	2781540.1226	BOU
4	968841.7565	2781349.2020	BOU
5	968938.0446	2781420.8162	BOU
6	969035.1364	2781235.5749	BOU
7	968965.5481	2781441.4483	BOU
8	968977.0069	2781651.1750	BOU
9	968909.0209	2781682.6911	BOU
10	968933.2102	2781730.4981	BOU
11	968494.4426	2781697.8294	BOU
12	968444.6475	2782365.4149	BOU
13	968446.3152	2782365.0849	BOU
14	968445.1725	2782379.0191	BOU
15	968486.8708	2782428.4550	BOU
16	968438.3269	2782462.4979	BOU
17	968342.8165	2782528.0116	BOU
18	968259.7894	2782584.7082	BOU
19	967963.5877	2782856.3917	BOU
20	967896.4595	2782796.5338	BOU
21	967687.1821	2782609.0470	BOU
22	967441.2371	2782389.5200	BOU
23	967198.0268	2782194.4782	BOU
24	967265.7947	2782160.8504	BOU
25	967452.9413	2781994.4324	BOU
26	967616.2878	2781902.2266	BOU
27	967851.8990	2781795.5360	BOU



CURVE TABLE						
CURVE	CHORD BEARING	CHORD	LENGTH	TANGENT	RADIUS	DELTA
C1	N 36°19'13" W	357.50'	362.83'	186.96'	610.00'	34°04'46"
C2	S 34°06'44" E	716.74'	724.81'	370.72'	1400.00'	29°39'48"
C3	S 9°30'36" W	59.76'	65.35'	39.96'	45.00'	83°12'22"
C4	N 25°41'56" W	152.09'	152.41'	76.52'	682.00'	12°48'14"
C5	S 29°05'31" E	456.68'	458.92'	231.73'	1340.00'	19°37'21"
C6	S 42°42'50" E	178.12'	178.25'	89.26'	1340.00'	7°37'17"
C7	S 38°28'43" E	19.86'	19.86'	9.93'	1340.00'	0°50'57"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 64°13'53" E	18.48'
L2	N 41°43'53" E	143.44'
L3	N 26°20'05" E	64.24'
L4	N 41°43'53" E	217.97'
L5	N 41°43'53" E	24.24'
L6	N 40°08'50" W	120.81'
L7	N 62°38'50" W	28.31'
L8	S 40°08'50" E	320.90'
L9	S 49°51'10" W	22.37'
L10	S 70°43'10" W	217.69'
L11	N 40°08'50" W	29.85'

- LEGEND:**
- 5/8"x24" REBAR W/CLS #20 CAP SET
  - MONUMENT FOUND (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)
  - △ SECTION CORNER FOUND
  - (D) DEEDED
  - (M) MEASURED
  - (C) CALCULATED
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - ||||| CONTROLLED ACCESS
  - ◇ BOUNDARY COORDINATE

**FLOOD STATEMENT:**  
SUBJECT PROPERTY IS LOCATED IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BELTON, CASS COUNTY, MISSOURI, COMMUNITY PANEL NUMBER 290062 0009 F, REVISED DATE JANUARY 2, 2013. SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

**KAW VALLEY ENGINEERING, INC.**  
2319 NORTH JACKSON | PO BOX 1304  
JUNCTION CITY, KANSAS 66441  
(785) 762-5040 | FAX (785) 762-7744  
joe@kve.com | www.kve.com  
JUNCTION CITY, KS | KANSAS CITY, MO | LENEXA, KS | SALINA, KS

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# **FINAL DEVELOPMENT PLAN**

## **BELTON GATEWAY**



## FINAL DEVELOPMENT PLAN

### BELTON GATEWAY 'ACADEMY SPORTS & OUTDOORS'

PLANNING COMMISSION  
MONDAY, DECEMBER 2, 2013 – 7:00 P.M.  
CITY HALL ANNEX, 520 MAIN STREET

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Assigned staff: Robert G. Cooper, City Planner

#### CASE #FDP13-12

Consideration of Final Development Plan approval, for Belton Gateway – 'Academy Sports & Outdoors', a commercial/retail development, on a 6.54-acre tract of land (Lot 1) and part of Lot 4, located north and west of Y-Highway, directly west of Quik Trip Way and Interstate 49.

#### PROPOSED PROJECT DEVELOPMENT

**Current Zoning:** C-2 (General Commercial) District

**Surrounding Zoning / Use:**

West: C-2 /Commercial --Undeveloped land

East: C-2 /Commercial –Interstate 49 frontage

North: C-2 /Commercial –Master's Transportation facility and Interstate 49 frontage

South: C-2 /Commercial-- Undeveloped land

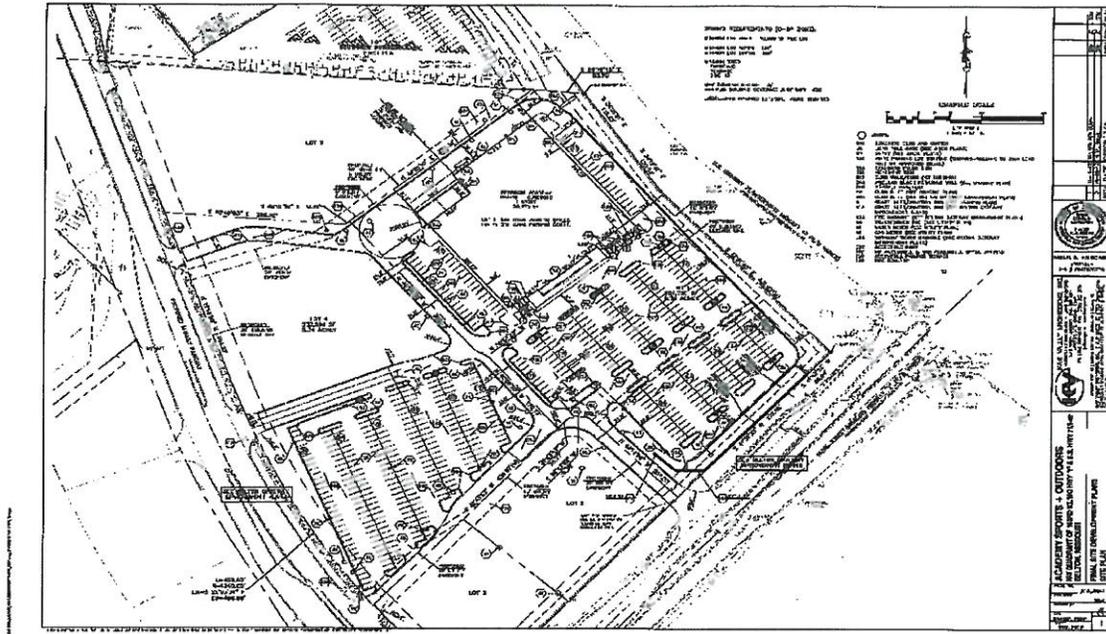
PROPOSED LAND USE BY PARCEL

	Parcel	Proposed Land Use	Building Square Footage
Phase I	Lot 1	Academy Sports Retailer	58,475
Phase II	Lot 2	Mixed Retail Restaurant	7,200
	Lot 3	Mixed Retail Restaurant	7,200
	Lot 4	Motel	33,522
	Lot 5	Retail	19,183

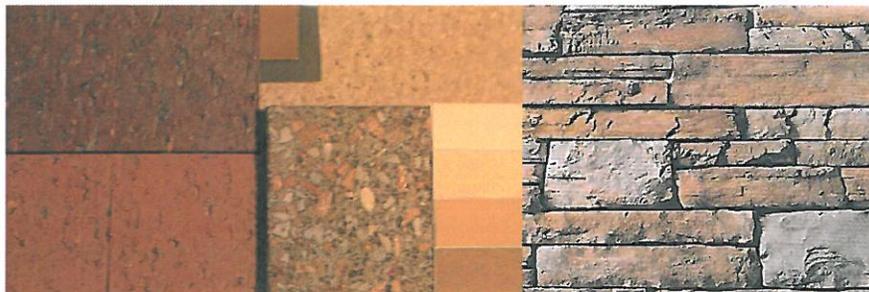
**Comprehensive Plan:** The proposed site development plan is in general conformance with the Comprehensive Plan and Future Land Use Map.

**Design Intent:** The developer indicates the design intent is similar to other Academy Sports stores in the region and consistent with the City of Belton design standards.

## Final Development Plan



## Building Design



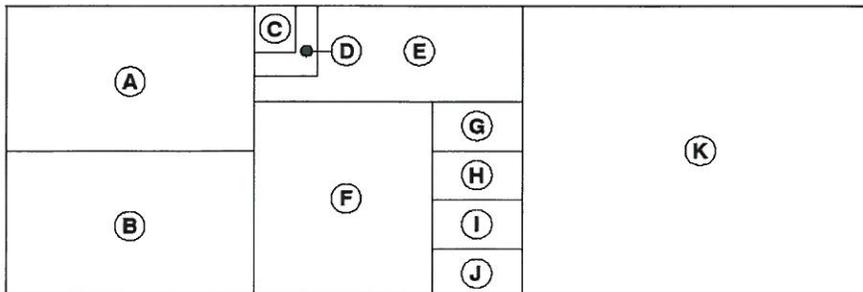
### proposed Exterior Finishes

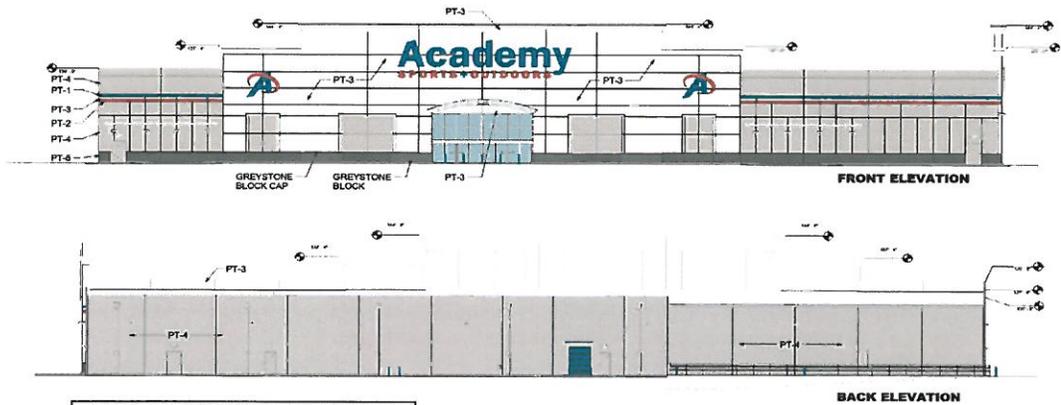
### Belton Gateway Commercial Center

Missouri Highway Y at Interstate 49  
Belton, Missouri  
28 October 2013

#### key Exterior Finishes

- (A) Brick FB1  
*Endicott Brick '46 Medium Ironspot Velour'*
- (B) Brick FB2  
*Endicott Brick 'Copperstone Velour'*
- (C) Pre Finished Metal PFM1  
*Berntide 'Copper Coat'*
- (D) Pre Finished Metal PFM2  
*Berntide 'Medium Bronze'*
- (E) Pre Cast Trim PCT  
*Pratt Stone 'Buff Texture/face'*
- (F) Ground Face Masonry GFM  
*Kirchner 'Tortoise'*
- (G) Synthetic Plaster SPS4  
*Dryvit '101 Super White' [sandpebble]*
- (H) Synthetic Plaster SPS1  
*Dryvit '442 Cotton' [quartzputz]*
- (I) Synthetic Plaster SPS2  
*Dryvit '109A Eggshell Cream' [quartzputz]*
- (J) Synthetic Plaster SPS3  
*Dryvit '363 Honey Twist' [sandpebble]*
- (K) Native Stone Veneer NSV  
*Flagstone 'Indian Sunset' [drystack]*





ACADEMY'S STANDARD COLORS	
<b>PAINT SELECTION</b>	
PT-1	SW CM ACADEMY BLUE
PT-2	SW 6867 FIREWORKS
PT-3	SW 7005 PURE WHITE
PT-4	SW 7541 GRAY
PT-5	SW CM DARK GRAY
<b>BURNISHED BLOCK AND CAP</b>	
HEADWATERS: GREYSTONE 4" X 4" X 16" BLOCK	
HEADWATERS: GREYSTONE SILL BLOCK	
<b>WALLS</b>	
CONCRETE TILT UP WALL PANEL - TEXTURED PAINT	
<b>CANOPY</b>	
DARK BRONZE SW 6100	

**Academy**  
**SPORTS + OUTDOORS**  
 BELTON, MO  
 WITH REAR PARAPET

**FINAL DEVELOPEMNT PLAN**

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Staff recommends **APPROVAL** of application FDP12-07 of the final development plan with the following condition(s):

**NOTE: Public Access Stipulation**

1. Markey Parkway shall be constructed of concrete with an appropriate aggregate material as stipulated in the City of Belton Design and Construction manual. Quik Trip Way will not be closed until Markey Parkway is completed as depicted on the final development plan. At the northern terminus of Markey Parkway, a temporary drive shall be installed to provide access to the south parking area of the Quik & Tasty Distribution Center. The location and construction material of said drive shall be coordinated between the developer and Quik & Tasty.
2. Roadway and/or site construction shall commence on or after December 20<sup>th</sup> and shall be completed no later than March 15, 2014.
3. The second access to the Crossroads United Methodist church property shall commence during the construction of Markey Parkway as previously agreed to between Christie development and the church; and
4. The Markey Parkway road-way material and construction shall be designed in accordance with city standards at the direction and oversight of the City's Public Works Department for both temporary and permanent installations.

## **Department Comment**

### **Planning**

1. 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 an architectural treatment compatible with the building architecture.
2. All roof-top equipment shall be screened from public view with an architectural treatment which is compatible with the building architecture.
3. All trash enclosures and compactors shall be screened from public view on at least three (3) sides with a gate, with a 6-ft. solid wood fence constructed of cedar, redwood, masonry or other compatible building material and shall be approved landscaping.
4. A uniform and detailed sign plan is required and shall be submitted with construction plans, prior to final occupancy.
5. A 10-foot trail easement (e.g.: walking, biking, etc.) has been provided along the Markey Parkway right-of-way. This will provide a connection with the Wallace park trail system.
5. The site provides for a total of 537 off-street parking spaces. This amounts to 290 parking stalls located in front of the Academy Sports store on Lot 1, with an additional 247 parking stalls directly west, located partially, on Lot 4.
6. The landscape plan provides for multiple plantings of shade, and ornamental trees with evergreen and deciduous shrubs and native grasses.

**Engineering** – The City of Belton Engineering Division has reviewed the final development plan. These comments are based upon the current APWA (American Public Works Association), standards, city ordinances and subdivision regulations.

### **Traffic**

- Access to the Crossroads United Methodist Church allows for left turns into and out of the access drive on Markey Parkway, but it must be understood that this is a temporary condition. When Markey Parkway is extended to North Scott Avenue, and the two lane section of Markey Parkway is expanded toward the church to allow for four lanes, the median will be extended at this access thereby restricting left turns into and out of this access drive. The long term plan for this access is to function only as a right-in/right-out. Full access will be provided to the church at the intersection of Markey Parkway and the primary development driveway.
- Pavement striping northwest of the proposed Markey Parkway/development driveway intersection to mark the convergence of lanes into a two lane road may require revisions and further input from the Engineering Division.

- The existing traffic signal cabinet and control at the Markey Parkway/Y-Hwy Intersection must be made fully operational by the developer before opening of Markey Parkway. If this intersection will be used as a construction access drive, the intersection traffic signal must be operational before construction.

### **Public Utilities**

- All design and construction of public infrastructure must comply with the City of Belton's Design and Construction Manual, including City standard details.
- Proposed diameters of all public utilities require verification from the City Engineer and may need to be increased during the construction plan review phase.
- The proposed layout of the sanitary sewer, including the connection of the proposed sanitary sewer to the existing system to the south is not depicted on the final development plans. This information must be reviewed and approved during the construction plan review phase before the sanitary sewer layout can be approved.
- A storm water drainage study has not been submitted. This storm water study must be submitted in compliance with Section 5600 of the City's Design and Construction Manual. This drainage study must also address storm water quality requirements as outlined in Section 36-69 Subdivision design of the City's Unified Development Code, and all other storm water requirements per City code. Because the storm water drainage study has not been submitted, all storm water elements are subject to further input and requirements from the Engineering Division.
- Any and all necessary maintenance of storm water infrastructure outside of the City's right-of-way is the responsibility of the property owner.
- Comprehensive infrastructure construction plans must be submitted for Engineering review, including, but not limited to: roadways, waterlines, sanitary sewerage, storm sewer, and storm water quality Best Management Practices (BMPs). Plans must depict profiles for all public utilities, and all plan and profile sheets shall have the plan view on the top half of the sheet and profile view on the bottom half of the sheet.
- All MDNR requirements regarding adequate distances and spacing of water lines and sanitary sewers must be followed, including vertical spacing requirements. Sanitary sewers must cross under waterlines with adequate vertical clearance in compliance with MDNR requirements.

### **Landscape Plan**

- Change Note 8 under Landscape Notes to reference City of Belton sanitary rather than JCW.
- Landscape plan needs to include a note that long-term maintenance of the storm water quality BMP features are the responsibility of the property owner as required by the City.

Fire Department -

1. All construction must comply with the provisions of the 2012 International Fire Code (IFC) (or code adopted at time of construction) and City of Belton local amendments and standards.
2. Comprehensive infrastructure construction plans shall be submitted for fire review and acceptance including, but not limited to:
  - a. Fire hydrants – existing and proposed...with the latest version of the final plat, there are no hydrants noted in the proposed parking lot, or along Markey Parkway. Please provide documentation showing proposed hydrant locations for these areas.
  - b. Water mains – public and private.
  - c. Location of overhead utilities. No overhead power lines shall obstruct fire department access.
3. Location of exterior electric/gas appurtenances. Exterior electric/gas appurtenances subject to vehicular impact will require impact protection in accordance with Section 312 of the International Fire Code (IFC).
4. Provide documentation of current fire flow and impact on water system.
5. Fire flow shall be provided to each building in accordance with appendix B of the 2012 IFC (or standard adopted at time of submittal).
6. 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 2012 IFC. (or standard adopted at time of submittal). Turning radius shall be approved. (30-ft. inside, 40-ft outside). Approved roadways shall be provided to within 150-ft. of all portions of all buildings.
7. Access to the Crossroads Methodist church shall be maintained at all times throughout construction.
8. Dead-end fire department access roads in excess of 150-ft. shall be provided with width and turn-around provisions in accordance with Table D103.4 of the 2012 IFC.
9. Fire Department access must be in place and maintained throughout construction.
10. It is the recommendation of the Fire Department, that Markey Parkway be completed BEFORE closing of Quik Trip Way. This would maintain our response times to the local businesses, and to all coverage areas to the North and West.

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**PLANNING COMMISSION ACTION**

1. Motion to recommend approval of the Final Development Plan for ‘Academy Sports & Outdoors’, a commercial development, on a 6.54-acre tract of land, located north and west of Y-Highway, directly west of Quik Trip Way and Interstate 49.
2. Motion to recommend denial of the Final Development Plan for ‘Academy Sports & Outdoors’, a commercial development, on a 6.54-acre tract of land, located north and west of Y-Highway, directly west of Quik Trip Way and Interstate 49.
3. Motion to continue the case pending additional information.

**ATTACHMENTS**

1. Final Development Plan
2. Building Elevations



