CITY OF BELTON, MISSOURI

Comprehensive Plan Update

April 1992

BUCHER, WILLIS & RATLIFF
ENGINEERS ▮ PLANNERS ▮ ARCHITECTS

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CITY OF BELTON, MISSOURI
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Prepared With Assistance from City Staff by:

BUCHER, WILLIS & RATLIFF
ENGINEERS • PLANNERS • ARCHITECTS

A RESOLUTION BY THE PLANNING COMMISSION ADOPTING THE COMPREHENSIVE CITY PLAN FOR THE CITY OF BELTON, MISSOURI.

WHEREAS, the City of Belton has a duly constituted Planning Commission as required by law;

WHEREAS, the Planning Commission has caused a Comprehensive City Plan to be prepared for the City of Belton;

WHEREAS, the Comprehensive City Plan includes the report and maps prepared by Bucher, Willis & Ratliff, Consulting Engineers, Planners and Architects titled the Comprehensive Plan Update, City of Belton, including Introduction, Population and Economics, Development Patterns, Public Facilities, Goals, Objectives and Policies, Future Land Use, Thoroughfare Plan, the Existing Land Use Map Update and Future Land Use Map;

WHEREAS, proper notice was published in at least one newspaper having general circulation in the City, fifteen days in advance of the public hearing, identifying the time and place of said hearing;

WHEREAS, a quorum of the Planning Commission was present to constitute a meeting;

WHEREAS, the Comprehensive City Plan and maps therein were discussed;

WHEREAS, the Public Hearing was closed and the meeting continued to the next regularly scheduled Planning Commission meeting;

WHEREAS, it was moved and seconded that the report titled Comprehensive Plan Update, City of Belton, Missouri, and all maps therein, be approved as the Comprehensive City Plan for the City of Belton, Missouri, and that copies be certified to the Board of Alderman, City Clerk, and County Recorder of Deeds; and

WHEREAS, the motion carried by a majority vote of the full membership of the City Planning Commission.

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Belton, Missouri, that said Comprehensive City Plan Update and all maps therein are hereby approved and adopted.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BELTON, MISSOURI, THIS 3rd **DAY OF** February, **1992.**

Barbara Ledford

CHAIRMAN

R92-1

A RESOLUTION BY THE BOARD OF ALDERMEN ADOPTING THE COMPREHENSIVE CITY PLAN FOR THE CITY OF BELTON, MISSOURI.

WHEREAS, the City of Belton has a duly constituted Planning Commission as required by law;

WHEREAS, the Planning Commission has caused a Comprehensive City Plan to be prepared for the City of Belton;

WHEREAS, the Comprehensive City Plan includes the report and maps prepared by Bucher, Willis & Ratliff, Consulting Engineers, Planners and Architects, titled the Comprehensive Plan Update, City of Belton, including Introduction, Population and Economics, Development Patterns, Public Facilities, Goals, Objectives and Policies, Future Land Use, Thoroughfare Plan, the Existing Land Use Map Update and Future Land Use Map;

WHEREAS, a cerified copy of the Comprehensive City Plan and Planning Commission adopting resolution were forwarded to the Board of Aldermen;

WHEREAS, the Board of Aldermen did review said resolution and plan;

WHEREAS, it was moved and seconded that the report titled Comprehensive Plan Update, City of Belton, Missouri, and all maps therein, be approved as the Comprehensive City Plan for the City of Belton, Missouri; and

WHEREAS, the motion carried by a majority vote of the full membership of the Board of Aldermen of the City of Belton, Missouri.

NOW, THEREFORE, be it resolved by the Board of Aldermen of the City of Belton, Missouri, that said Comprehensive City Plan Update and all maps therein are hereby approved and adopted.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF BELTON, MISSOURI, THIS 11th **DAY OF** February**, 1992.**

ATTEST:

Alice M Strathman — Eldon C Green

CITY CLERK — **MAYOR**

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INTRODUCTION

INTRODUCTION

Purpose of the Plan

The adoption of a Comprehensive Plan update by the City of Belton Planning Commission is an opportunity for the entire community to work together for the future. The Plan Update allows the City and Belton residents to form a consensus about how the public should respond to growth in the northwest Cass County region. Further, the plan offers a way for the participants to shape a vision for how the area could possibly develop.

A land use plan is not handed down to the local jurisdiction from some higher authority. Rather, the plan is a product of a local process. The noted regionalist, Benton MacKaye, wrote that a community plan is **revealed** as the residents work together with the jurisdiction and articulate their objectives for growth.

Belton is composed of a variety of physical, environmental, economic and demographic conditions. The comprehensive planning process identifies these conditions and their relationship to the functioning of the city as a whole. The planning process begins by reviewing existing conditions and continues by projecting anticipated changes into the future. Understanding these changes and their impacts establishes a framework with which to coordinate development in the best interest of the City.

This updated section of the Comprehensive Plan is a supplement to the most recent Belton Comprehensive Plan which was adopted in 1982. It is a review of the most current population data, and a summary of the changes which have occurred in economic development, community facilities, and existing land use. The Future Land Use Plan will be revised, accordingly, in response to this new information.

CHAPTER ONE
POPULATION AND ECONOMICS

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POPULATION AND ECONOMICS

POPULATION

An evaluation of past trends in population and a reliable estimate of anticipated changes in population are important components of the comprehensive planning process. As changes occur over time in the Belton area, the nature of the population, both in size and structure, will determine the kind of land use issues which will need to be addressed.

This Plan Update includes an examination of the major population trends which have occurred in the City of Belton since 1982, population trends for the regional area surrounding the City of Belton, as well as a review of existing population projections for the City of Belton and its regional area. Figures for the eight-county Kansas City Metropolitan Area have been included, as well, to provide a comparison within the metropolitan context.

Local Demographic Trends

The population of the City of Belton has increased from 13,533 individuals in 1980 to 18,150 individuals in 1990. This represents an increase of 34.1% over the last 10 years (Table 1.1). Compared to the 10.3% increase in the number of individuals between 1970 to 1980, this recent growth is significant and contributes to making the City of Belton the tenth fastest growing city in Missouri during the 1980's.

Regional Demographic Trends

Looking at local population data within a regional context is an informative way to evaluate its significance. Cass County, the county within which Belton is located, has been and continues to be one of the fastest-growing counties in the state. Within the last 10 years, Cass County has increased steadily and significantly in population from 51,028 individuals in 1980 to 63,808 individuals in 1990 (Table 1.1). This growth would appear to be a direct result of its relationship with and access to the Kansas City Metropolitan Area. Within the context of Metropolitan Area, Cass County ranks 6th in population, followed by Platte and Lafayette Counties. Cass County's 1990 population represents 4.1% of the ten-county area (Table 1.2).

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Table 1.1
Population Trends
Belton & Regional Area
1970 - 1990

	1970	1980	1990	% Change 1970-1980	% Change 1980-1990
Belton	12,270	13,533	18,150	10.3%	34.1%
Cass County	39,448	51,029	63,808	29.4%	25.0%
Kansas City* Metropolitan Area	1,273,926	1,327,107	1,556,280	4.2%	18.0%

Source: U.S. Bureau of the Census
Note: * The 1970 and 1980 Kansas City Metropolitan Area included Johnson, and Wyandotte Counties in Kansas and Cass, Clay, Jackson, Platte, and Ray Counties in Missouri. In 1990, Miami County, Kansas, Leavenworth and Lafayette Counties in Missouri were added to the Kansas City Metropolitan Area. For comparison purposes, the 1970 and 1980 population of these counties were added to the Metropolitan Area totals.

****

Between 1980 and 1990, 75% of Cass County's growth took place in incorporated areas in the northwest portion of the County as shown in Table 1.4. The growth in Belton alone was responsible for 36.1% of Cass County's population increase of 12,779 people since between 1980 and 1990.

****

Table 1.2
1990 Population
Metropolitan Area Counties

	1990 Population	% of Total
Jackson	633,232	40.4
Johnson	355,054	22.7
Wyandotte	161,993	10.3
Clay	153,411	9.8
Leavenworth	64,371	4.1
Cass	63,808	4.1
Platte	57,867	3.7
Lafayette	31,107	2.0
Miami	23,466	1.5
Ray	21,971	1.4
Total	1,556,280	100.0%

Source: U.S. Bureau of Census

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Table 1.3
Components of Population Change
Cass County and Neighboring Missouri Counties

County	Percent Change 1970-80	Percent Change 1980-87	Natural Increase 1980-87	Net Migration 1980-87
Cass	29.4	16.0	3,070	5,114
Clay	10.3	8.8	8,345	3,675
Jackson	-3.8	1.4	31,854	(23,150)
Platte	44.5	14.5	3,406	3,297
Ray	21.5	4.4	571	358
Missouri	5.1	3.8	194,428	(8,353)

Source: Office of Social and Economic Data Analysis, University of Missouri

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Both natural increases and net-migration account for the county's change in population as reported in the recently adopted Cass County Comprehensive Plan. Between 1980 and 1987, there were 3,600 more births than deaths in the county and 6,900 more people moved into Cass County than moved away.

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Table 1.4
Population of Incorporated Areas
Northwest Portion of Cass County, Missouri
1980-1990

Incorporated Area	1980	1990	% Change 1980-1990	% of County Total Change
Belton	13,533	18,150	34.1%	36.1%
Harrisonville	6,372	7,683	20.6%	10.2%
Lake Winnebago	681	748	9.8%	.5%
Lee's Summit (partial)	50	433	766%	3.0%
Peculiar	1,571	1,777	13.1%	1.6%
Pleasant Hill	3,301	3,827	15.9%	4.1%
Raymore	3,154	5,592	77.3%	19.1%
Total	28,662	38,210	33.3%	75.0%

Source: U.S. Bureau of Census

****

Local Population Projections

The Mid-America Regional Council (MARC) Research Data Center population projections for specific areas within the northwest portion of Cass County. The areas which they chose to isolate are called Regional Analysis Areas (Figure 1-1) and are as follows:

The two areas encompassing the City of Belton:

- **Area 180** is that area bounded on the north and west by the Cass County Line, on the south by Missouri 58 Highway, and on the east by the Belton/Raymore city limits;

- **Area 182** is that area bounded on the north by Missouri 58 Highway, on the west by the *Cass County* Line, on the east by U.S. 71 Highway, and on the south by Harrelson Road and the unnamed County Road two miles north of the Mount Pleasant/Union Township boundary;

The three other significant growth areas in the northwest portion of Cass County:

- **Area 181** is the area in *Cass County* that is included within the Richards-Gebaur Air Force Base property limits;

- **Area 183** is the area included within the Raymore Township boundaries; and

- **Area 184** is the area included within the Big Creek Township boundaries.

These areas combined are witnessing the county's most substantial growth and include the City of Belton. MARC used a cohort-component demographic model, a statistical method which uses individual rates for each of the three components of population change, fertility, mortality and migration, to project population growth. The MARC figures calculate a migration rate based on the assumption that migration is related to current labor force participation and future employment opportunities. Migration refers to the number of people that move in and out of an area and is the most critical component which is factored into the projection equation. This is because it is the most volatile and least predictable of the three components of population change.

Regional Analysis Area 180, which includes the northern half of Belton, is expected to increase 16.8% from 10,821 individuals in 1990 to 12,637 individuals in 2010. Regional Analysis Area 182, which includes the southern part of Belton, is expected to increase 31.0% from 6,100 individuals in 1990 to 7,989 individuals in 2010 (Table 1.5).

The Regional Analysis Areas in northwest Cass County are projected to increase significantly with Area 184, which includes Lake Winnebago, showing a 136% increase by the year 2010. Area 183, which includes all of the City of Raymore, shows a 127.5% increase by the year 2010. Area 181 (Richards-Gebaur) is expected to lose 311 people.

The two sets of population projections for Cass County which have been included in this report were generated by the Missouri Office of Administration (MOA) and by the Mid-America Regional Council's (MARC) Research Data Center in 1988. MARC and MOA are in general agreement as to their projections for the future population of *Cass County*. The two sets of figures generated by these organizations all project a steady increase in population of between 41% and 42% between 1980 and 2010. (Table 1.5)

City of Belton Population Projection

The City of Belton population projection is presented in Table 1.5. The population was projected by a combination of techniques:

- First, population was projected from 1980 and 1990 census data by a cohort-survival method which projects the existing population trend into the future based upon the three components of population change-fertility, mortality, and migration. The population base and new live births between 1980 and 1990 are separated into male and female cohorts and into five year age groups. Infant mortality rates, survival rates and sex ratios at birth are calculated and applied to each group.

  This method generates a migration rate for the population during the past decade. In the case of Belton, population has increased both from natural replacement (births exceeding deaths) and from migration into the city.

- Second, Bucher, Willis & Ratliff calculated longer term population trends since the 1970 by linear regression to factor-in longer term data.

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Table 1.5
Population Projections
Belton and Regional Area
1990 - 2010

	1990[1]	2000	2010	% Change 1990-2010
Belton[2] (Long Term Trend)	18,150	22,688	27,679	52.5%
Belton[3] (Short Term Trend)	18,150	24,287	31,328	76.6%
Regional Analysis Areas[4]				
Area 180 (Belton Northern Half)	10,821	12,047	12,637	16.8%
Area 182 (Belton Southern Half)	6,100	7,063	7,989	31.0%
Cass County				
MARC	60,001	67,522	72,055	20.1%
MOA[5] (recent migration)	60,155	67,566	72,433	20.4%
KC Metro Area	1,511,707	1,607,386	1,690,193	11.8%

Source: [1]Census Preliminary Count, 1990
[2]Belton population projection by Bucher, Willis & Ratliff by an age-cohort survival population projection for Belton, averaged with linear regression.
[3]Belton population projection by Bucher, Willis & Ratliff by age-cohort survival method based on past decade data, only.
[4]MARC 1988 Projection
[5]MOA: Missouri Office of Administration

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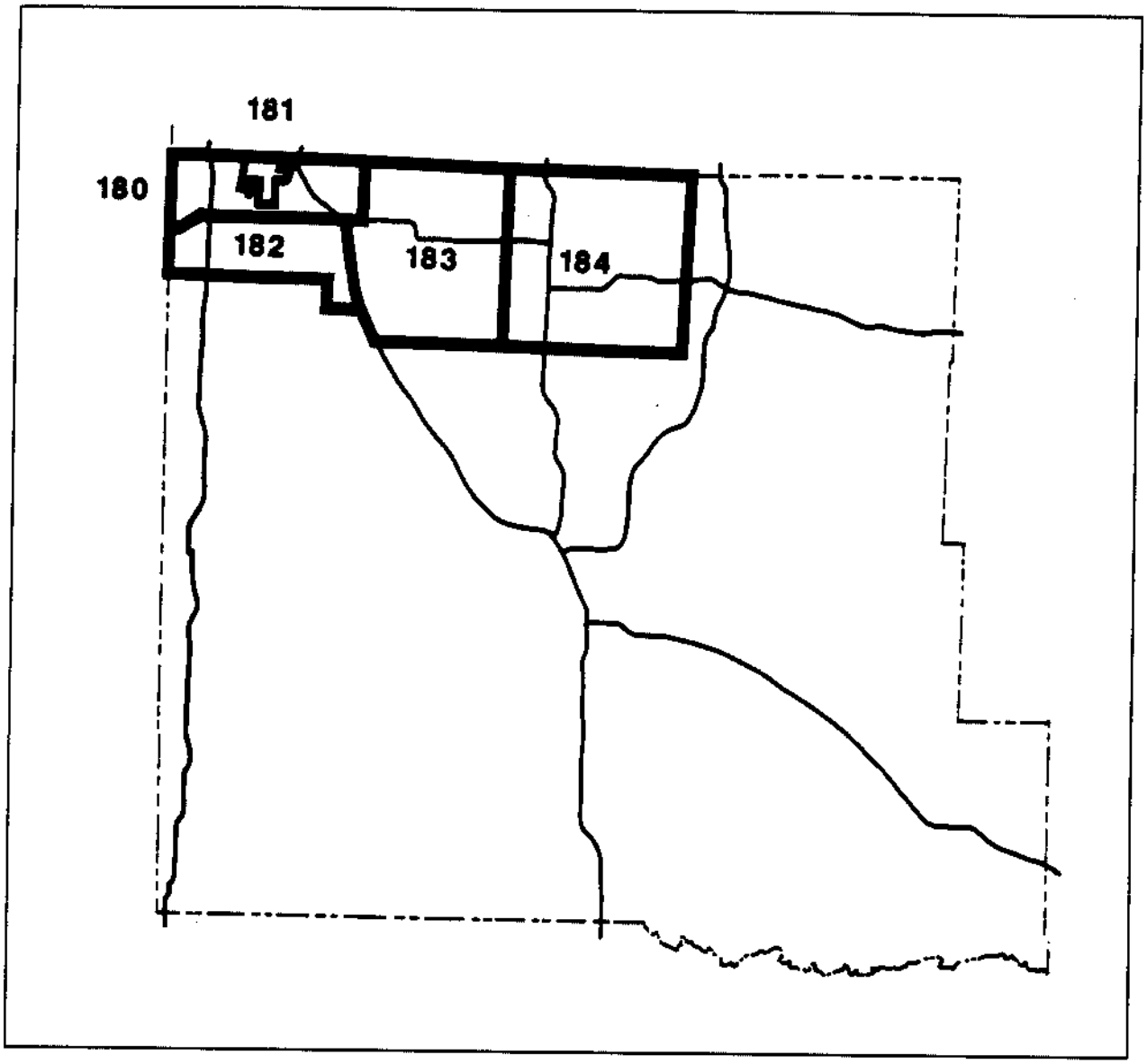
Figure 1-1
MARC REGIONAL ANALYSIS AREAS
BELTON REGIONAL AREA



Source: Mid-America Regional Council/Research Data Center, January 1988.

Cass County has had the greatest increase in number of households of any neighboring county in Missouri between 1980 and 1990. The percentage increase in households as compared to the State of Missouri was significant. (Table 1.6)

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Table 1.6
Change in Household Composition

County	Number Households 1980	Number of Households 1987	Persons/ Household 1987	Percent Change In Number Households 1980-87	Percent Change In Total Population 1980-87
Cass	17,900	20,200	2.9	12.9	16.0
Clay	51,000	55,700	2.7	9.2	8.8
Jackson	243,500	253,000	2.5	3.9	1.4
Platte	17,000	18,900	2.8	11.2	14.5
Ray	7,700	8,200	2.7	6.5	4.4
Missouri	1,820,600	1,910,900	2.8	5.0	3.8

Source: Office of Social and Economic Data Analysis, University of Missouri

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Social and Economic Data

Total personal income in Cass County increased at a faster rate than other nearby Missouri counties during the past decade. Total personal income in the county increased by 64.2%--a faster rate than the state as a whole. (Table 1.7)

Cass County is becoming more and more a place of residence for commuters. In 1980 more than one half of residents in Cass County were employed outside the county. This pattern is typical for the suburban counties in the Kansas City Metropolitan Area. In effect, Cass County has emerged during the past twenty years in the same commuting pattern as Metropolitan Area counties. (Table 1.8)

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Table 1.7
Income Change and Inflation Adjusted Per Capita Income

County	Personal Income 1980 ($000)	Personal Income 1986 ($000)	Percent Change 1980-86	Per Capita Income 1980	Per Capita Income 1986	Inflation Adjusted Per Capita Income 1986
Cass	$ 484,681	$ 795,884	64.2	$ 9,449	$13,895	$10,924
Clay	1,467,495	2,296,687	56.5	10,721	15,854	12,464
Platte	508,441	802,717	57.9	10,921	15,749	12,381
Ray	187,584	283,372	51.1	8,756	12,814	10,074
Missouri	$45,778,702	$70,502,935	54.1	$ 9,298	$13,916	$10,940

Source: Office of Social and Economic Data Analysis, University of Missouri

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Table 1.8
Percent of Workers Employed Outside County of Residence

County	Percent Commuting 1960	Percent Commuting 1970	Percent Commuting 1980
Cass	27.3	48.8	54.3
Clay	42.1	47.8	47.9
Jackson	8.1	11.4	15.1
Platte	50.4	56.6	53.9
Ray	34.0	47.4	52.4

Source: Office or Social and Economic Data Analysis, University of Missouri

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Retail sales in Cass County are relatively low on a per capita basis, reflecting the fact that neighboring counties have more retail businesses per capita. The rate of change, however, in Cass County during the past decade has been great compared to other metropolitan area counties. (Table 1.9)

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Table 1.9
Change in Retail Sales

County	Retail Sales 1982 ($000)	Retail Sales 1987 ($000)	Change 1982-87	Per Capita Retail Sales 1987
Cass	$ 166,814	$ 255,152	53.0	$4,309
Clay	806,215	1,142,385	41.7	7,692
Jackson	3,424,679	4,625,848	35.1	7,251
Platte	130,509	254,124	94.7	4,791
Ray	53,140	65,452	23.2	2,934
Missouri	$21,655,411	$30,175,565	39.3	$5,913

Source: Office of Social and Economic Data Analysis, University of Missouri

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