CHAPTER FOUR
GOALS, OBJECTIVES AND POLICIES

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GROWTH AND LAND USE

GOAL: CONTINUE TO PROVIDE OPPORTUNITIES FOR URBAN DEVELOPMENT WHILE ENCOURAGING ORDERLY AND EFFICIENT GROWTH AN RESPONDING TO COMMUNITY NEEDS FOR BASIC SERVICES.

Objective G1: Direct the location of new development and design of new subdivisions in order to minimize initial and future public and private costs.

Policy G1.1: New development should be encouraged to locate in areas where municipal services are already present or where utility extensions are planned in the capital improvements program.

Policy G1.2: Curb cuts on arterial streets should be kept to a minimum in intensive commercial areas such as North Scott.

Policy G1.3: New development should be required to meet minimum site design criteria for rights-of-ways, drainage, road construction, utility connections and landscaping.

Objective G2: Establish an overall program for the continual maintenance program for the continual maintenance of the City of Belton's infrastructure

Policy G2.1: Water and sewer lines, roads, bridges and other city services should be maintained in order to adequately serve the existing and future resident and business population in Belton.

Policy G2.2: A Capital Improvement Program should be established and implemented to provide an inventory and schedule for maintaining city infrastructure relationship with private developers while planning development projects.

Objective G3: Establish a working relationship with private developers while planning development projects.

Policy G3.1: Amend the Belton Zoning Ordinance to establish site plan review of all new developments.

Policy G3.2: Amend the Belton Subdivision Regulations to require preliminary meetings with developers to review plat proposals,to ensure compatibility with surrounding land uses and to determine compliance with land use policies and regulations.

Objective G4: Encourage economic growth by guiding development plans toward high quality projects and controlling the costs of public improvements in Belton.

Policy G4.1: Invest in new public infrastructure in areas where other public improvements are present or can be most cost-effectively extended.

Policy G4.2: When appropriate financing mechanisms such as the Neighborhood Improvement Program and Tax Increment Financing District should be used to assist in the costs of public improvements due to urban development.

Policy G4.3: Commercial and industrial development proposals shall incorporate landscaping improvements as part of the site to improve its aesthetic and environmental appearance.

Objective G5: Continue to seek the involvement of local community leaders, public officials and other jurisdictions in the planning process.

Policy G5.1: Whenever possible coordinate with the Cass County Planning Commission on land use matters within the urban fringe of Belton to ensure that urban land uses are appropriately served and made compatible with rural land uses.

Policy G5.2: Include school districts, utilities and other governmental entities in planning for urban growth.

Policy G5.3: Establish a Growth Commission of public and private partners to improve Belton's competitive position in the market place.

Objective G6: Plan for annexation of land to provide for community growth.

Policy G6.1: Areas to be annexed should be accessible to cost-effective public service extensions and not possess natural hindrances to these extensions.

Policy G6.2: Land use and capital improvement plans should be formulated for any area to be annexed by the City of Belton.

Objective G7: Encourage quality development through the use of the City's land use policies and controls.

Policy G7.1: Strengthen the implementation and enforcement of the Belton building and other property codes to ensure approved plans are carried out and that violations are corrected.

Policy G7.2: Strengthen the Belton Zoning Ordinance by adopting site plan review procedures to ensure high quality development in accordance to the stated Goals and Objectives of the Belton Comprehensive Plan.

HOUSING

GOAL: PROVIDE A VARIETY OF HOUSING CHOICES WHILE MAINTAINING EXISTING NEIGHBORHOODS AND ENCOURAGING REHABILITATION OF DETERIORATING NEIGHBORHOOD "POCKETS".

Objective H1: Maintain and upgrade the character of existing and developing residential neighborhoods.

Policy H1.1: Develop a plan to extend basic public utilities to existing neighborhoods and new subdivisions and to replace old utility lines.

Policy H1.2: Develop and implement a plan for extensive sidewalks, curbs and gutters throughout neighborhoods developed prior to the adoption of subdivision regulations.

Objective H2: Encourage new residential development to incorporate high quality housing standards and subdivision design into projects.

Policy H2.1: Provide areas for large lot single family residential neighborhoods which encourage the use of open space, common areas and neighborhood parks.

Policy H2.2: Provide areas for single-family subdivision development near schools and other public and semi-public facilities.

Objective H3: Minimize negative impacts of medium- to high-density residential and low-density residential land use mix, while providing opportunities for all housing types.

Policy H3.1: Discourage the incremental conversion of existing single-family dwellings to multi-family dwellings.

Policy H3.2: Locate high and medium density residential development on the perimeter of the city, conveniently located near employment centers and major arterials.

COMMERCIAL

GOAL: PROVIDE FOR COMMUNITY-WIDE AND NEIGHBORHOOD SHOPPING AND BUSINESS ESTABLISHMENTS TO BE EFFICIENTLY DISTRIBUTED THROUGHOUT THE COMMUNITY, WHILE ENCOURAGING INFILL AND MODERNIZATION OF EXISTING COMMERCIAL DISTRICTS.

Objective C1: Provide opportunities for regional shopping and business establishments.

Policy C1.1: U.S. 71 Highway interchanges should be used to attract regional business interests, such as office parks and large retail chains.

Policy C1.2: Encourage the location of stable, quality regional commercial establishments in prime commercial areas.

Objective C2: Plan for orderly commercial growth.

Policy C2.1: An organized economic development program should be used as a means for attracting business to Belton.

Policy C2.2: Specialty shopping centers (e.g. building supplies, home furnishings and automobile sales and accessories) should be allowed where the following criteria are met:

1. Location on arterial street;
2. Maximum size of 10 acres;
3. No vehicular access through residential areas; and
4. Adequate buffering between adjacent residential uses.

Policy C2.3: Large lot commercial uses shall be clustered to minimize their impact on surrounding uses and traffic patterns rather than allowed to form in a commercial strip.

Policy C2.4: Smaller commercial uses away from downtown Belton shall be encouraged to locate in shopping centers to minimize curb cuts.

Objective C3: Disallow strip development in commercial areas and promote cluster commercial development.

Policy C3.1: Strip commercial development, where single commercial developments are strung out along a street, shall not allowed.

Policy C3.2: A plan for improved access, parking and landscaping for the commercial strip along North Scott should be developed to minimize multiple curb cuts, provide for better traffic flow and improve the visual quality there.

Policy C3.3: Signs along commercial strips shall be limited in size according to the size of the commercial lot or structure. Signs shall not be of an obtrusive nature and shall conform to quality urban design guidelines.

Objective C4: Encourage the preservation of downtown Belton as a commercial district.

Policy C4.1: Office development for businesses serving localized interests shall be encouraged to locate in the downtown business district.

Policy C4.2: The character of the downtown should be preserved by maintaining some degree of design conformity. Structures of local historic or architectural significance should be preserved, whenever possible.

Policy C4.3: Parking and thoroughfare improvements should be implemented in the downtown business district.

Policy C4.4: Community centers and activities and government services shall be encouraged to locate in the downtown area.

INDUSTRIAL

GOAL: ENCOURAGE INDUSTRIAL GROWTH IN APPROPRIATE LOCATIONS BY PROMOTING BELTON'S INDUSTRIAL ATTRIBUTES.

Objective I1: Encourage industrial development in locations off of major arterials near points of exit and entry to U.S. 71 Highway to avoid industrial traffic in commercial and residential areas.

Policy I1.1: Encourage industrial development south of Missouri 58 and west of U.S. 71 Highway for beneficial use of rail and highway access.

Policy I1.2: Effective buffering shall be required to screen industrial development adjacent to other land uses.

Policy I1.3: Use incentives such as the Tax Increment Finance District, tax abatement and expansion of public facilities as incentives to attract outside industries to Belton's industrial districts and to reserve land for industrial development.

Objective I2: Industrial development shall be located so as to minimize negative environmental and land use impacts.

Policy I2.1: Heavy industrial development shall be located on the edges of the community away from existing or projected residential growth areas and opposite the prevailing winds.

Policy I2.2: Future industrial expansion areas shall be evaluated in terms of impacts on soil, slope, water, air, stormwater runoff, 100 year floodplain and depletion of vegetation on the site.

Policy I2.3: Landscaping, pedestrian access and parking features shall be required as part of new industrial development proposals.

TRANSPORTATION

GOAL: PROVIDE A SAFE AND EFFICIENT NETWORK OF STREETS IN BELTON, WITH THE SIZE, SPACING AND ALIGNMENT TO ACCOMMODATE BOTH EXISTING AND ANTICIPATED TRAFFIC VOLUMES.

Objective T1: Use the planning process and an update of the Adopted Major Street Plan to provide adequate rights-of-way, property line setbacks and infrastructure improvements for future transportation development.

Policy T1.1: Require developer dedication of roadway rights-of-way in accordance with both the design and classification of the roadway.

Policy T1.2: Cooperate with regional and state agencies in planning for links between Belton and regional thoroughfares, such as the south circumferential between Cass County and Johnson County, Kansas.

Objective T2: Provide a thoroughfare system which allows safe and efficient travel from one place to another without crossing residential areas.

Policy T2.1: Develop a thoroughfare plan with accompanying scheduled improvements and costs for reducing congestion and improving inadequately constructed roadways.

Policy T2.2: Provide for new alignment, signalization and access improvements which allow greater travel ease throughout Belton.

Policy T2.3: Through the planning process, designate a roadway which is subject to uniform design criteria so as to provide continuity between the east and west sectors of Belton.

Policy T2.4: Through the platting and site plan review process, provide for pedestrian access along all major roadways experiencing new development.

Policy T2.5: Direct access onto major thoroughfares shall be carefully controlled by minimizing the number of curb cuts and the use of frontage roads for adjacent commercial and residential land uses.

Objective T3: Provide a means of public transportation for both inter city travel and travel beyond the city boundaries.

Policy T3.1: Establish ties with the Metropolitan Kansas City Transit Authority to provide service to and within Belton.

PARKS AND RECREATION

GOAL: CONTINUE TO PROVIDE AND EXPAND RECREATIONAL AND CULTURAL OPPORTUNITIES TO ALL RESIDENTS OF THE CITY OF BELTON.

Objective P1: Continue development of a community-wide park system.

Policy P1.1: Plan for building upon the good park system while increasing the recreation activities available for children and adolescents.

Policy P1.2: Provide for more parks and recreational opportunities in the western sector of Belton including sports facilities, picnic areas and neighborhood parks.

Policy P1.3: Plan for new park land in growth areas of Belton when adopting the amended Future Land Use Map.

Policy P1.4: Designate open space where environmental constraints deter development and favor park land dedication.

Objective P2: Support community-based recreation and quality of life services.

Policy P2.1: Establish funding for a Belton Parks and Recreation Department staff to develop, coordinate and implement parks programs and activities.

Policy P2.2: Develop strategic plans for recreation funding and planning.

Policy P2.3: Expand adult recreational programs, particularly for senior citizens.

Policy P2.4: Incorporate plans for parks and recreation facilities with school district plans in order to meet common objectives and to share costs.