



CITY OF BELTON, MISSOURI
ARTERIAL STREET IMPROVEMENTS IMPACT FEE APPLICATION

The Impact Fee is assessed to building contractors to be paid by development that requires a building permit and results in additional vehicle trips

Please print

DATE: _____

Permit # _____

Building Contractor Company: _____

Owner of Company: _____

Mailing Address: _____
(of company)

Phone: _____

Project Address: _____ (for which a building permit has been requested)

Total No. of Dwelling Units: _____
(residential)

Total Sq. Ft. of Building: _____
(non-residential)

CREDIT REQUEST – The applicant may request a credit as listed below for eligible projects, and attach documents as required. *APPLICANTS MUST REQUEST CREDITS AS A PART OF THE APPLICATION. IF A BOX IS NOT CHECKED REQUESTING A CREDIT AS A PART OF THIS APPLICATION, THE PROJECT WILL NOT BE REVIEWED FOR ELIGIBILITY BY THE CITY AND THE RIGHT TO A CREDIT WILL BE FORFEITED.* The City will review all credit requests and determine the eligibility of a project for a credit in accordance with City ordinance. *A CREDIT REQUEST DOES NOT CONSTITUTE AN IMPACT FEE CREDIT APPROVAL, WHICH WILL BE REFLECTED IN THE TOTAL FEE DUE.*

CHECK APPROPRIATE BOX:

A. Construction Credits

- Arterial Street Construction** – A credit will be granted for construction of a portion of the Arterial Street Network in accordance with City ordinance.

B. Renovated and Damaged Structures Credits

- Renovation** – A full credit will be granted for any room additions, remodeling, rehabilitation or other improvements to an existing structure, provided that there is no increase in the number of dwelling units for residential use or in the amount of square footage for non-residential use.

- Damage** – A full credit will be granted for rebuilding or replacement of a damaged, destroyed, demolished or removed structure, whether voluntary or involuntary, provided that there is no increase in the number of dwelling units for residential use or in the amount of square footage for nonresidential use.

C. Redevelopment Credits

- Change of Use** – The change of an existing use within an existing building may result in a partial credit for the number of vehicle trips that were generated by the previous use during the p.m. peak hour, provided that a complete application for a building permit is filed within five (5) years of the discontinuance of the previous use. Any additional new vehicle trips created by the change in use will be subject to the per vehicle trip impact fee. If the change in use results in a total number of vehicle trips equal to or less than the previous use a full credit shall apply.

- Redevelopment of Property** – The redevelopment of property may result in a partial credit for the number of vehicle trips that were generated by the previous building during the p.m. peak hour, provided that a complete application for a building permit is filed within five (5) years of the demolition. Any additional new trips created by the redevelopment will be subject to the per vehicle trip impact fee. If the redevelopment results in a total number of vehicle trips equal to or less than the previous development a full credit shall apply.

D. School District and Tax Exempt Entity Credits

School Districts – A full credit will be granted for development of structures for a school district of the state.
 SCHOOL DISTRICT: _____

Tax Exempt Entity – A full credit will be granted for development of structures for a person that is not subject to any federal, state or local taxes, including federal, state and local sales, income, personal property, real estate, use, earnings or license taxes. The burden of proof shall be on the person claiming this credit to demonstrate, by clear and convincing evidence, that the development being constructed is exempt from all federal, state and local taxes as described above.

THE CITY RESERVES THE RIGHT TO REQUEST ADDITIONAL INFORMATION AS NEEDED TO DETERMINE THE ELIGIBILITY FOR A CREDIT

E. TYPE OF BUILDING – *SELECT ONE*

Residential

- Single Family
- Duplex/four-plex
- Apartment

Non-residential

- Shell
- Non-Shell

F. PAYMENT OF THE IMPACT FEE

RESIDENTIAL: PAYMENT OF THE IMPACT FEE IS DUE **PRIOR** TO THE ISSUANCE OF THE BUILDING PERMIT AND IS TO BE **PAID IN THE FINANCE DEPARTMENT.**

NON-RESIDENTIAL/SHELL: PAYMENT OF THE IMPACT FEE IS DUE **PRIOR** TO THE ISSUANCE OF A TENANT FINISH BUILDING PERMIT AND IS TO BE **PAID IN THE FINANCE DEPARTMENT.**

NON-RESIDENTIAL/NON-SHELL: PAYMENT OF THE IMPACT FEE IS DUE **PRIOR** TO THE ISSUANCE OF THE BUILDING PERMIT AND IS TO BE **PAID IN THE FINANCE DEPARTMENT.**

The application must be signed by the legal owner of the building contractor company. The building contractor may grant permission for the filing of the application by means of a signed and notarized affidavit to that effect, submitted with the completed application. The applicant certifies that the information provided in this application is true and correct to the best of his/her knowledge.

SIGNATURE

DATE

Staff Use Only

Impact Fee

	per		X		=		IF	
Land Use Code		Impact Fee		Unit		Quantity	Sub-Total	Finance Code

Credit

	per		X		=		CI	
Land Use Code		Impact Fee		Unit		Quantity	Sub-Total	Finance Code

Total Due

Total



City of Belton, Missouri

Arterial Street Improvements Impact Table

Land Use Category	ITE Land Use Code	Land Use *	Pass-by Factor	Impact Fee per Unit **
Residential Unit of Measure: (Dwelling Unit)	210	Single Family Detached	100%	\$620.00
	220	Apartment	100%	\$384.40
	224	Rental Townhouse (2-3 units)	100%	\$446.40
	230	Condo/Townhouse (Owner Occupied)	100%	\$322.40
	240	Mobile Home Park	100%	\$365.80
	251	Senior Adult Housing - Detached	100%	\$167.40
	252	Senior Adult Housing - Attached	100%	\$155.00
	253	Congregate Care Facility	100%	\$105.40
Commercial Unit: (Each Room)	255	Continuing Care Retirement Community	100%	\$99.20
	310	Hotel	75%	\$279.00
	320	Motel	75%	\$218.55
Commercial/ Retail Unit of Measure: (Square Foot)	444	Movie Theatre with Matinee	85%	\$2.00
	492	Health/Fitness Club	100%	\$2.19
	520	Elementary School	100%	\$0.75
	522	Middle School/Junior High School	100%	\$0.74
	530	High School	100%	\$0.60
	560	Church	90%	\$0.31
	565	Daycare Center	74%	\$5.66
	610	Hospital	77%	\$0.44
	620	Nursing Home	75%	\$0.34
	710	General Office Building	92%	\$0.85
	720	Medical-Dental Office Building	77%	\$1.70
	760	Research & Development Bldg.	92%	\$0.61
	770	Business Park	92%	\$0.72
	812	Building Materials/Lumber Store	81%	\$2.25
	813	Free Standing Discount Superstore	72%	\$1.94
	814	Variety Store	72%	\$3.04
	815	Free Standing Discount Store	83%	\$2.56
	816	Hardware/Paint Store	74%	\$2.22
	817	Nursery Garden Center	81%	\$3.49
	820	Shopping Center	66%	\$1.52
	826	Specialty Retail Center	49%	\$0.82
	841	Automobile Sales	79%	\$1.28
	843	Automotive Parts Sales	57%	\$2.11
848	Tire Store	72%	\$1.58	
850	Supermarket	64%	\$3.76	

Land use Category	ITE land Use Code	Land Use*	Pass-by Factor	Impact Fee Per Unit **
Commercial/ Retail Unit of Measure: (Square Foot) (Continued)	851	Convenience Market-24 hours w/o pumps	39%	\$12.67
	853	Convenience Market w/ pumps	34%	\$10.73
	854	Discount Supermarket	77%	\$3.98
	857	Discount Club	61%	\$1.58
	860	Wholesale Market	92%	\$0.50
	861	Sporting Goods Superstore	60%	\$0.68
	862	Home Improvement Superstore	52%	\$0.75
	863	Electronic Superstore	60%	\$1.67
	864	Toy/Children's Superstore	60%	\$1.86
	866	Pet Supply Superstore	60%	\$1.26
	867	Office Supply Superstore	52%	\$1.10
	869	Discount Home Furnishing Superstore	47%	\$0.46
	876	Apparel Store	55%	\$1.31
	879	Arts and Craft Store	74%	\$2.85
	880	Pharmacy/Drugstore w/o drive thru	47%	\$2.45
	881	Pharmacy/Drugstore w/ drive thru	51%	\$3.13
	890	Furniture Store	47%	\$0.13
	896	Video Rental Store	61%	\$5.14
	911	Walk-in Bank	80%	\$6.02
	912	Drive-thru Bank	53%	\$7.98
	925	Drinking Place	100%	\$7.03
	931	Quality Restaurant	56%	\$2.60
	932	High-Turnover (Sit-Down) Restaurant	57%	\$3.48
934	Fast-Food Restaurant w/ drive thru	51%	\$10.32	
936	Coffee/Donut Shop w/o drive thru	53%	\$13.39	
942	Automobile Care Center	83%	\$1.60	
Manufacturing Industrial Unit of Measure: (Square Foot)	110	General Light Industrial	92%	\$0.55
	120	General Heavy Industrial	92%	\$1.23
	130	Industrial Park	92%	\$0.48
	140	Manufacturing	92%	\$0.42
	150	Warehousing	92%	\$0.18
	151	Mini-Warehouses	92%	\$0.15
	152	High-Cube Warehouse/Distribution Center	92%	\$0.07
* Land Uses not identified shall be coordinated with City Staff, using the ITE Trip Generation Tables (9 th Edition)				
** Fee Calculated in accordance with Resolution No. 2005-50: \$620.00 per trip based on weekday PM peak hours of the adjacent street traffic between 4 and 6 PM				
NOTE: This list is not inclusive of all possible uses.				