



AGENDA
CITY OF BELTON
BOARD OF ZONING ADJUSTMENT MEETING
WEDNESDAY, SEPTEMBER 20, 2023 - 5:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET
www.belton.org/watch

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES OF THE JULY 19, 2023, BOARD OF ZONING ADJUSTMENT MEETING**
- IV. PUBLIC HEARINGS**
 - A. VAR-2023-03:** Application for a variance to UDC Section 12-3 to permit the construction of a 1,500-sf. accessory garage and storage building in the corner street side yard of the QuikTrip Distribution Warehouse facility at 822 QuikTrip Way and to request modifications to the building design standards in the N. Scott Corridor Overlay District as referenced in UDC Sec. 18-8. (Presented by Jenna Fernandez, City Planner)
- V. OTHER BUSINESS**
- VI. NEXT MEETING DATE:** Wednesday, October 18, 2023
- VII. ADJOURNMENT**

Citizens are encouraged to email planning@belton.org if they have questions regarding development projects or current or past Board of Zoning Adjustment agenda items.

Helpful links:

[Upcoming Public Hearings](#)

[Current Development Projects Map](#)

A quorum of the City Council may be in attendance; however, no City Council votes will be taken.



MEETING PROCEDURES

Public Hearing Agenda Items

The following procedures apply to public hearing agenda items:

1. Chair will read the case number from the agenda item and open the public hearing.
2. Staff will present the staff report and supporting information provided for the record. The Board/Commission may ask questions.
3. Applicant will present their request and respond to any questions from the Board/Commission. Applicant must provide their name and address for their record.
4. Chair will call for any attendees who wish to speak in favor of the request. Each speaker must provide their name and address for the record. Each speaker may speak for up to 5 minutes and are encouraged to not repeat testimony already provided.
5. Chair will call for any attendees who wish to speak in opposition to the request, or who may have questions about the request. Each speaker must provide their name and address for the record. Each speaker may speak for up to 5 minutes and are encouraged to not repeat testimony already provided.
6. After all attendees have been given the opportunity to speak, the Chair may close the public hearing. No additional testimony may be provided by public attendees.
7. After the public hearing has been closed, the Board/Commission may ask clarifying or additional questions to staff or the applicant and have further discussion on the request.
8. The Board/Commission may make motions and vote on the request. Acceptable motions may include continuing or tabling the request to a future meeting date (which may be a certain date – e.g. the next meeting – or a date uncertain – if date is uncertain, a new public hearing notice will be published when the date is determined).

Non-Public Hearing Agenda Items

The following procedures apply to non-public hearing agenda items:

1. Chair will read the case number from the agenda item.
2. Staff will present the staff report and supporting information provided for the record. The Board/Commission may ask questions.
3. Applicant will present their request and respond to any questions from the Board/Commission. Applicant must provide their name and address for their record.
4. the Board/Commission may ask clarifying or additional questions to staff or the applicant and have further discussion on the request.
5. The Board/Commission may make motions and vote on the request. Acceptable motions may include continuing or tabling the request to a future meeting date.

**Minutes of Meeting
Belton Board of Zoning Adjustment
Belton City Hall Annex, 520 Main Street
July 19, 2023**

CALL TO ORDER

Chairman Hubbard called the meeting to order at 5:00 p.m.

ATTENDANCE

Board: Chairman Hubbard, Keith Parks, Phil Trued, Wilma Darlington, and Rusty Sullivan

Absent: None

Staff: Matt Wright, Planning and Building Director; Jenna Fernandez, City Planner; Haden Mattke, City Engineer; and Madison Rust, Development Technician

Guests: Dan Chevalier, Chevalier Construction, 3405 E 185th Pl, Belton, MO 64012; Jeffery Johnson, Owner, 406 Catron Ave, Belton, MO 64012; and Ron Voorhees, Owner, 404 Catron Ave, Belton, MO 64012

MINUTES

Mr. Sullivan moved to approve the minutes of the June 21, 2023, Board of Zoning Adjustment meeting. Ms. Darlington seconded the motion. All members present voted in favor and the motion carried.

PUBLIC HEARING

VAR-2023-02: To consider a request for a variance to UDC Section 26-5(1) to allow a second driveway opening on Catron Avenue for property addressed as 406 Catron Avenue.

The public hearing was opened at 5:01 P.M.

Mrs. Fernandez, City Planner, gave an overview of the staff report.

The applicant and property owner, Jeffery Johnson, was present to speak. His contractor, Dan Chevalier (Chevalier Construction) was also present. He addressed the board by saying that his wife is disabled and has mobility issues. They currently have to use stairs to access their home. This variance would allow them to get right to the front door and main level of the home without her having to navigate any stairs. His contractor added by saying that the addition of a second driveway would match several other homes on the street.

Ron Voorhees, 404 Catron Ave, Belton, MO 64012, was present to speak in favor of the proposed variance. He has lived here all his life. A lot of the neighbors have added garages and second driveways over the years and he does not see any issue with the proposed variance.

There was no one else present to speak either in favor or against the proposal, and the public hearing was closed at 5:09 P.M.

Mr. Sullivan wanted to verify that the driveway will be concrete and meet all the codes and requirements of the City. Mrs. Fernandez assured that would be the case.

Ms. Hubbard wanted to confirm that the drainage has been addressed. Mrs. Fernandez stated that the applicant and contractor have worked with the Public Works Director, Greg Rokos, and his inspectors will ensure that the conditions of approval are met.

Mr. Sullivan moved to approve the request for a variance to UDC Section 26-5(1) to allow a second driveway opening on Catron Avenue for property addressed as 406 Catron Avenue.

The approval is subject to the following recommendations:

1. The Variance for a second driveway to be placed on Catron Ave. at 406 Catron Ave. is hereby approved, as shown on the preliminary site plan provided by Jeff Johnson.
2. The driveway will extend 10' of curb along Catron Ave. after the edge of the driveway.
3. The driveway will tie into the sidewalk in front of the house seamlessly, without a gap.
4. The driveway will not extend past the West front corner of the house.
5. All building codes and zoning requirements shall be met during building permit review.

The motion was seconded by Mr. Parks. When a vote was taken, the following was recorded:

Ayes: 4 – Chairman Hubbard, Mr. Parks, Mr. Sullivan, and Ms. Darlington

Noes: 0

Absent: 0

The motion carries.

OTHER BUSINESS

There are currently no pending applications processing. If something is received within the next week, then there will be a meeting in August, otherwise there will not have a meeting in August.

ADJOURNMENT

Ms. Darlington moved to adjourn the meeting. Mr. Sullivan seconded the motion. All members voted in favor and the meeting adjourned at 5:13 p.m.



PROJECT: 822 QUIKTRIP WAY ACCESSORY STRUCTURE VARIANCE

SITE LOCATION:

822 QuikTrip Way

PROJECT REQUEST:

Variance – Accessory Structure

APPLICATION:

Property Owner – Jason Norris / Quiktrip Corp.

Applicant & Contractor – Corey Bowman / Zimmerman Construction

PROJECT SUMMARY

CURRENT ZONING/USE:

M-1 Light Industrial

PROPOSED USE:

Accessory Structure

PROPOSED DEVELOPMENT:

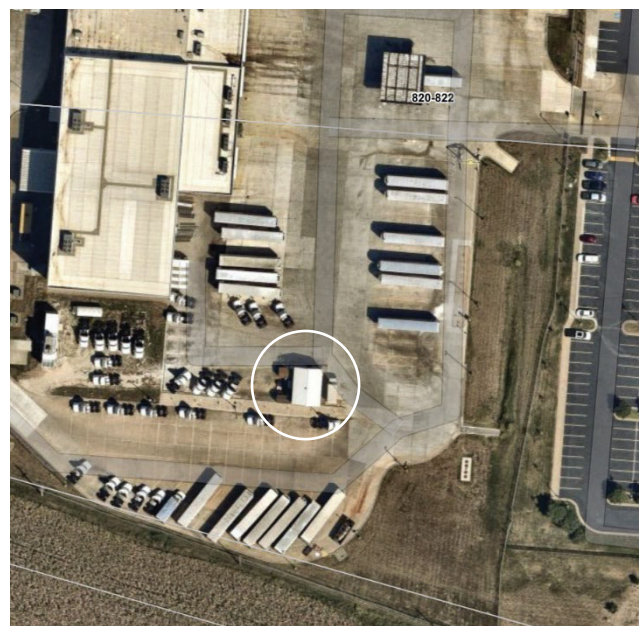
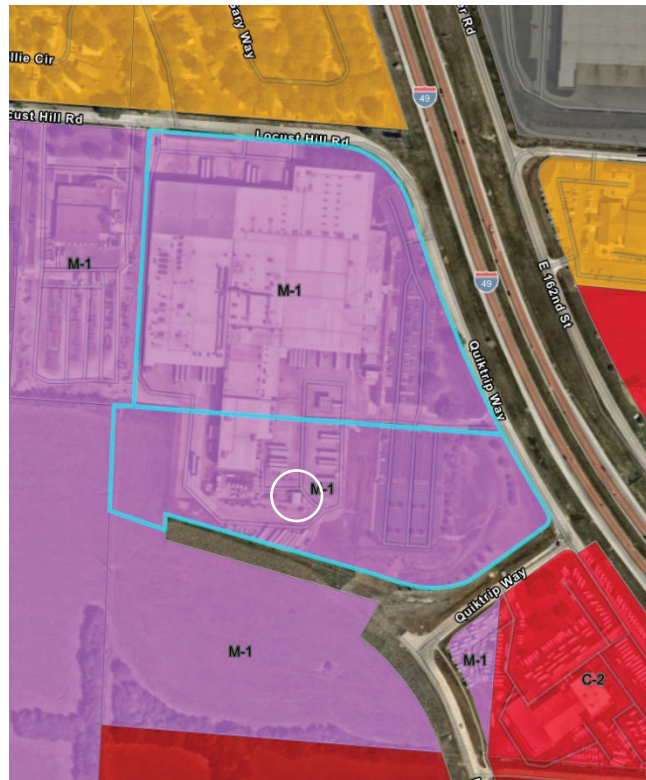
Construct a 1,500-sqft accessory structure in the side yard of the property.

LAND AREA:

25 Acres

CONTEXTUAL DESCRIPTION:

An application was filed by Corey Bowman for a variance for the construction of a 1,500 sqft accessory structure in the front yard of the property, which is currently prohibited. UDC Sec. 4-1 (b) (1) requires all accessory structures to be located outside of an established front yard.



STAFF RECOMMENDATION

STAFF RECOMMENDS APPROVAL WITH CONDITIONS

BACKGROUND INFORMATION

The applicant and property owner are requesting to construct an Accessory Structure in the established front yard of the property. The proposed structure would replace an existing 768-sqft storage shed located South of the principal structure, approximately 142-ft North of the Southern property line and 679-ft of the East property line, as shown in the image. The proposed structure is 1,500-sqft, 15-ft in height and would include three overhead doors; one facing East and the other two facing North. The structure would be built to City Standards following the 2018 building code and other applicable setback requirements.

To accommodate the structure, the applicant is requesting a variance from the following:

UDC Section 4-1(b)(1) – No accessory structures or uses shall be located within a required or established front yard, nor closer than five feet from any side or rear lot line, unless otherwise provided by these regulations. The applicant is requesting a variance to allow an accessory structure in the front yard.

During Staff review, the proposed structure meets all other UDC requirements and North Scott Overlay guidelines except that the overhead door on the East side will, in the future, face a street when E Markey Pkwy is extended. When that does occur, additional screening may be required.

FINDINGS OF FACT

Pursuant to UDC Section 2-118(g)(3), A request for a variance may be granted upon a finding of the Board that all of the following conditions have been met. The Board will make a determination on each condition, and the finding will be entered into the record, provided that all of the following conditions are met in the specific case.

The variance application submitted by the applicant addresses the required conditions as follows:

Uniqueness-The need for a variance must be caused by a condition which is unique to the property in question, and not ordinarily found in the same zoning district.

The applicant states that due to the building footprint of the warehouse, there is no available location to place the accessory structure outside of the front yard. The proposed location is well behind the front of the property.

Staff agrees that based on the current site conditions of the warehouse and the parking lot, it would be challenging to place the structure outside of the front yard. Staff did make suggestions to include the storage inside the building, which were dismissed.

Impact on Surrounding Properties-The granting of the variance will not adversely impact the rights of adjacent property owners.

The applicant states that adjacent properties are owned by the same property owner and is currently agricultural, so they will not be impacted by the placement of the structure.

Staff agrees that the adjacent properties are currently agricultural, but also recognize that there are plans to extend E Markey Pkwy through the site, which would make the Southside of QuikTrip street frontage, exposing the accessory structure to view from the street. This would violate the N Scott Corridor guidelines. The applicant has updated the exterior materials to be 100% masonry to meet the N Scott material requirements.

Unnecessary Hardship-The Strict Application of the UDC standards will cause an Unnecessary Hardship or Practical Difficulty to the Property Owner:

The applicant states that there are no other locations to place the structure.

Staff agrees that based on the existing conditions of the lot, it would be challenging to place the structure in the rear yard. Staff also believes that if QuikTrip is running out of space, we should be thinking about a long-term plan for storage instead of adding accessory structures to the property. If the need for this building is required long-term, the space will need to eventually be provided inside the main structure and not be accessory.

Impact on Public Health, Safety, and Welfare- The variance should not have any adverse impact on the public health, safety, and general welfare of residents.

The applicant states the proposed structure will have no adverse effect on the public health, safety, and welfare.

Staff agrees that the construction of the building won't have any negative impacts on health, safety, or welfare of the community.

STAFF RECOMMENDATION

Staff recommends approval of the Variance for an accessory structure to be placed on in the front yard of 822 QuikTrip Way. The recommendation is subject to the following conditions:

1. The Variance for an accessory structure to be placed in the front yard 822 QuikTrip Way is hereby approved, as shown on the site plan provided by Corey Bowman.
2. All building codes and zoning requirements shall be met during building permit review.

BOARD OF ZONING ADJUSTMENT ALTERNATIVES

1. Motion to **approve** the Variance as requested, with or without any conditions, if the required "findings of fact" are determined.
2. Motion to **approve** a lesser Variance than requested, with or without any conditions, if the required "findings of fact" are determined.
3. Motion to **deny** the Variance as requested, if the required "findings of fact" cannot be determined.
4. Motion to **continue** the Variance application and request additional information.

ATTACHMENTS

1. Project Narrative – 1 page
2. Site Plan – 1 page
3. Building Plans – 10 pages

Uniqueness: A condition unique to the property:

Due to the existing warehouse facility constructed in relationship to property lines, there is no room for an accessory building to be constructed in the rear property. The proposed location is considered a side yard, but is well behind the front of the property and in the fenced in yard for the trailer parking.

Adjacent Property: Will the variance have an adverse effect on neighboring properties?

No, the property adjacent to the side where the structure is to go is Owned by QuikTrip Corp and is currently an agricultural field

Hardship: Strict adherence to the code causes a hardship, explain how:


There is not anywhere in the rear of the property available to construct this storage building.

Public Interest: Will the variance have an adverse effect on the public health, safety and/or welfare?

This structural will not have any adverse effects

Spirit and Intent of the Zoning Ordinance Regulation: Will the variance conform to the general spirit and intent of the Zoning Ordinance?

Yes, the building will be constructed per local codes and regulations and be replacing an older rundown storage building in this location.

 Digitally signed by Corey Bowman
DN: C=US,
E=corey@zimmerman-construction.com,
O=Zimmerman Construction Co., Inc.,
CN=Corey Bowman
Date: 2023.07.14.09:47:39-0500

Applicant's Signature



Authorized Agent's Signature

****OFFICIAL USE ONLY****

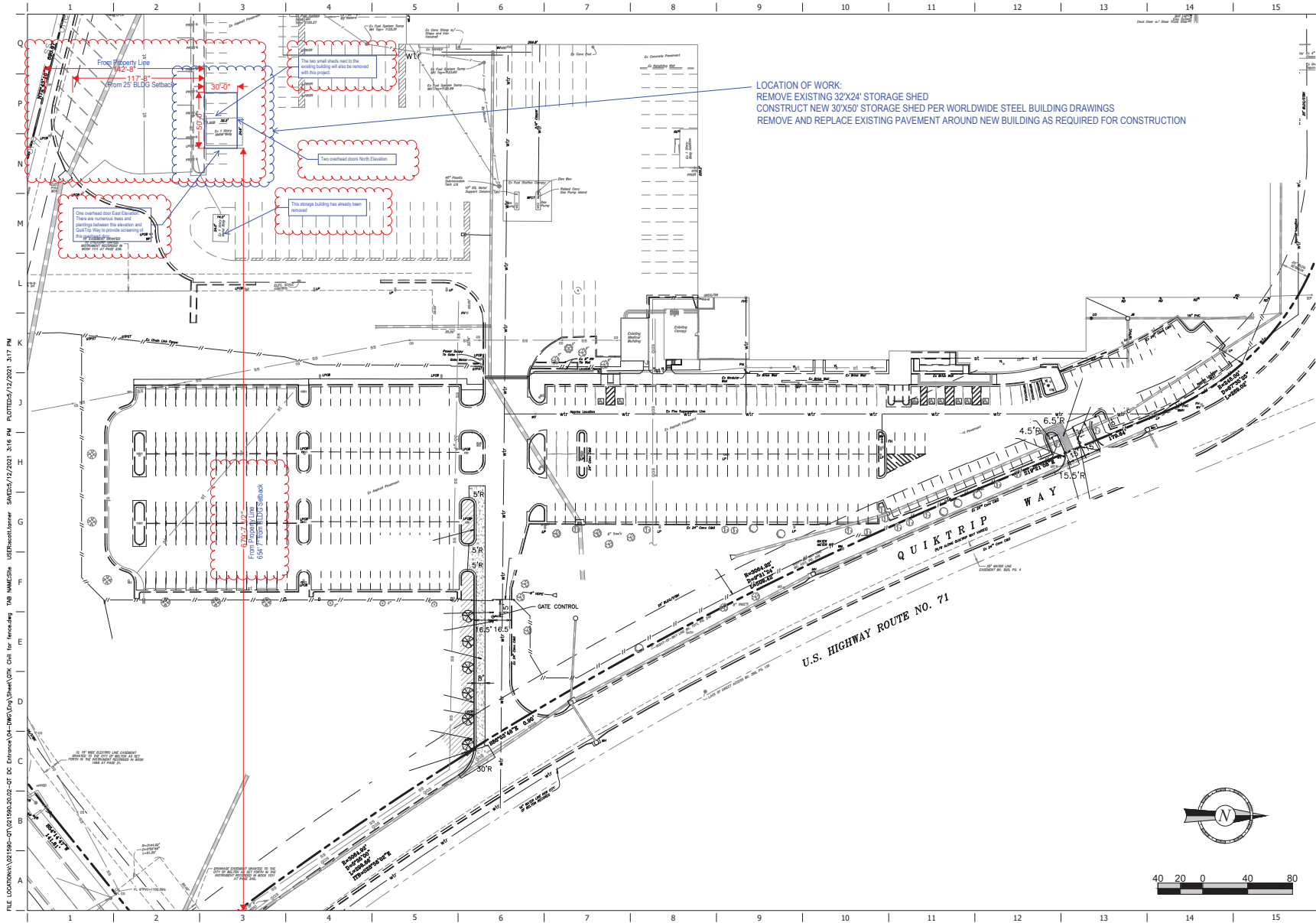
Application received in the Planning Department at _____ (AM/PM).

Date: _____

Submittal fee received: Yes / No

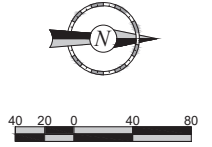
Staff member assigned to case: _____

Position: _____



FILE LOCATION: \\021596-07\021596-00-02-QT DC Entrance\01-DWG\01-Site\01-QT_C11 for fence.dwg THE NAME: Site USER: scott.lerner SAVED: 6/12/2021 3:17 PM PLOT DATE: 6/12/2021 3:16 PM

 QuikTrip 822 QUIKTRIP WAY BELTON, MISSOURI
 <small>© COPYRIGHT QUARTER CORPORATION 2005 ALL DIMENSIONS AND CONSTRUCTION PUBLICATION, DISTRIBUTION, OR SALE BY WHOLESALE OR RETAIL IS STRICTLY PROHIBITED.</small>
PROJECT NO.: P-105 DIVISION: VERSION: 001 DESIGNED BY: SKT DRAWN BY: SKT REVIEWED BY: ERS
ORIGINAL ISSUE DATE: 02/17/21
SHEET TITLE: SITE PLAN
SHEET NUMBER: C100



1) DESIGN CRITERIA

- A. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND CRITERIA:
- 2018 INTERNATIONAL BUILDING CODE
 - ASCE 7-16, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
 - AISC360-16, AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 - NDS 2018, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
 - AISI S100-16, NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS

B. BUILDING CLASSIFICATION

BUILDING OCCUPANCY CLASSIFICATION: S/U

C. DEAD LOADS

5 PSF + STEEL SELF WEIGHT

D. LIVE LOADS

ROOF = 20.0 PSF (REDUCIBLE)

E. WIND LOADS DESIGN CRITERIA

DESIGN WIND SPEED, V_{ULT} = 115 MPH

NOMINAL WIND SPEED, V_{ASD} = 90 MPH

RISK CATEGORY = II

EXPOSURE CATEGORY = C

INTERNAL PRESSURE, GC_{pi} = +/- 0.18

VELOCITY PRESSURE, K_d = 0.85

F. SEISMIC DESIGN CRITERIA

DESIGN CATEGORY = B

IMPORTANCE FACTOR, I_e = 1.00

MAPPED SPECTRAL RESPONSE ACCELERATION:

S_s = 0.099 g

S_1 = 0.069 g

SITE CLASS = D

SPECTRAL RESPONSE COEFFICIENTS:

S_{DS} = 0.105 g

S_{D1} = 0.110 g

SEISMIC FORCE RESISTING SYSTEM:

STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE

R = 3.00

C_s = 0.035

V = 0.49 KIP

ANALYSIS PROCEDURE USED:

EQUIVALENT LATERAL FORCE

G. SNOW LOADS

GROUND SNOW LOAD, P_g = 20.0 PSF

FLAT ROOF SNOW LOAD, P_f = 16.8 PSF

SNOW IMPORTANCE FACTOR, I_s = 1.00

SNOW EXPOSURE FACTOR, C_e = 1.00

THERMAL FACTOR, C_t = 1.20

ROOF SLOPE FACTOR, C_s = 0.94

2) FOUNDATIONS

- A. FOUNDATION DESIGN AND GENERAL NOTES PER FOUNDATION DRAWINGS, F-SERIES

3) STRUCTURAL STEEL

A. MATERIAL

- HOT ROLLED STRUCTURAL MEMBERS. ALL HOT ROLLED STEEL PLATES, SHAPES, SHEET PILING, AND BARS SHALL BE NEW STEEL CONFORMING TO ASTM SPECIFICATION A6.
- ASTM SPECIFICATION AND GRADE UNLESS NOTED OTHERWISE ON THE DRAWINGS, STRUCTURAL STEEL SHALL BE AS FOLLOWS:

- a) STRUCTURAL ANGLES: A572, Gr. 50
- b) STRUCTURAL ROD: A572, Gr. 50
- c) W-SHAPES: A992
- d) PLATE: A36
- e) S, C, M, AND MC SHAPES: A36
- f) HSS, RECTANGULAR: A500, Gr. C - $F_y = 50$ ksi
- g) HSS, ROUND: A500, Gr. C - $F_y = 46$ ksi
- h) PIPE: A53, Gr. B

B. STRUCTURAL BOLTS AND THREADED FASTENERS

- ASTM A325 or SAE J429 GRADE 5 BOLTS U.N.O.
- ALL BOLTS TO BE BEARING TYPE BOLTS WITH THREADS ASSUMED TO BE IN BEARING SURFACE (TYPE N)
- ALL BOLTS TO BE TIGHTENED TO THE "PRETENSIONED JOINTS" REQUIREMENTS PER RCSC SPECIFICATION SECTION 4.2 UNLESS NOTED OTHERWISE. ANY OF THE INSTALLATION METHODS SPECIFIED IN SECTION 8.2 OF THE RCSC ARE PERMITTED (TURN OF NUT, CALIBRATED WRENCH, ETC.)

C. WELDING

- UNLESS NOTED OTHERWISE, ELECTRODES FOR WELDING SHALL CONFORM TO E70XX
- ALL WELDING SHALL CONFORM TO AWS (AMERICAN WELDING SOCIETY) SPECIFICATION D.1.1

4) COLD-FORMED STEEL METAL FRAMING

- A. ALL ROOF AND WALL SHEET METAL SHALL BE 29 GA., 80-KSI MINIMUM, PANEL-LOC PLUS™ OR EQUIVALENT WITH THE FOLLOWING MINIMUM SECTION PROPERTIES:

$I_x(T)_{MIN} = 0.0110 \text{ in}^2/\text{ft}$

$I_x(B)_{MIN} = 0.0073 \text{ in}^2/\text{ft}$

$S_x(T)_{MIN} = 0.0181 \text{ in}^3/\text{ft}$

$S_x(B)_{MIN} = 0.0160 \text{ in}^3/\text{ft}$

- B. ROOF PURLINS: $C6^* \times 1\frac{5}{8}^* \times 20 \text{ ga}$

$I_{xmin} = 1.7929 \text{ in}^4$

$S_{xmin} = .59764 \text{ in}^3$

- ROOF PURLINS: $C6^* \times 1\frac{5}{8}^* \times 18 \text{ ga}$ (WHERE INDICATED)

$I_{xmin} = 2.3160 \text{ in}^4$

$S_{xmin} = .77200 \text{ in}^3$

- C. WALL GIRTS: $C3\frac{5}{8}^* \times 1\frac{5}{8}^* \times 20 \text{ ga}$

$I_{xmin} = 0.5141 \text{ in}^4$

$S_{xmin} = .28436 \text{ in}^3$

- WALL GIRTS: $C3\frac{5}{8}^* \times 1\frac{5}{8}^* \times 18 \text{ ga}$ (WHERE INDICATED)

$I_{xmin} = 0.7099 \text{ in}^4$

$S_{xmin} = 0.3917 \text{ in}^3$

- D. ALL FRAMING MEMBERS SHALL BE FORMED FROM CORROSION-RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A446, WITH A MINIMUM YIELD STRENGTH OF 50 KSI AS INDICATED.

- E. ALL MEMBERS SHOWN ARE STANDARD DESIGNATIONS OF THE STEEL

STUD MANUFACTURERS ASSOCIATION (SSMA)

F. CONNECTIONS

- FASTENING OF COMPONENTS SHALL BE BY SELF-DRILLING SCREWS OR BY WELDING AS DEFINED BELOW U.N.O. ON THE DRAWINGS
- SELF DRILLING SCREW CONNECTIONS

- a) A MINIMUM OF THREE (3) EXPOSED THREADS SHALL PENETRATE THROUGH ALL JOINED MATERIALS

5) TIMBER DESIGN

A. LIMITATIONS

- ALL WOOD CONSTRUCTION IS TO BE PROVIDED BY OTHERS. PROVIDE BRIDGING AS REQUIRED

B. MATERIAL

- ALL DIMENSIONAL LUMBER FRAMING MEMBERS ARE TO BE #2 YELLOW SOUTHERN PINE. ALTERNATIVELY LUMBER FRAMING SHALL MEET THE FOLLOWING MINIMUM BASE DESIGN VALUES IN ACCORDANCE WITH THE REFERENCED ISSUE OF THE NDS:

1.1.1. $F_b = 1,500 \text{ psi}$

1.1.2. $E = 1,600,000 \text{ psi}$

1.1.3. $F_v = 175 \text{ psi}$

1.1.4. $F_c|| = 1,650 \text{ psi}$

- LUMBER WITH MOISTURE CONTENT NOT EXCEEDING 19%. LUMBER SHALL BE GRADE STAMPED WITH THE APPROPRIATE WWPA OR SPIB STAMP INDICATING COMPLIANCE WITH PS-20 LUMBER DEFECTS OCCURRING IN THE CONNECTOR PLATE

C. CONNECTIONS

- PROVIDE A MINIMUM OF $1\frac{1}{2}$ " PENETRATION INTO CROSS SECTION OF EACH MEMBER BEING JOINED. SIZE SCREWS ACCORDINGLY

6) MISCELLANEOUS

A. WALK DOORS AND WINDOWS

- WALK DOORS (36"x80" MAX) AND WINDOWS (72"x48" MAX) MAY BE FIELD LOCATED. NO WIND ROD BRACING OR COLUMN CHORD BRACING SHALL BE CUT TO ACCOMMODATE WINDOWS OR DOOR

1.1. NOTE: DIMENSIONS ABOVE ARE LENGTH x HEIGHT

B. INSPECTION REQUIREMENTS

- AS BUILDING IS A UTILITY BUILDING THAT IS ACCESSORY TO A RESIDENCE, BUILDING IS EXEMPT FROM SPECIAL INSPECTIONS PER SECTION 1704.2 OF THE INTERNATIONAL BUILDING CODE

C. FUTURE EXPANSION

- THIS BUILDING HAS NOT BEEN DESIGNED FOR FUTURE EXPANSION

D. MEANS AND METHODS

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, AND PROCEDURES EMPLOYED TO ERECT THE BUILDING
- THE ENGINEERED DRAWINGS REPRESENT THE COMPLETED STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SHORING AND BRACING FOR STRUCTURAL ELEMENTS UNTIL THE ENTIRE STRUCTURAL SYSTEM IS COMPLETE



Worldwide Steel Buildings
10606 State Route YV
Peculiar, MO 64078
(800)825-0316
www.worldwidesteelbuildings.com

QuikTrip

822 QuikTrip Way
Belton, Missouri 64012-2190
WWSB Project #81-69



Complete Structural Consulting, Inc.

DRAWN SMW

CHECKED DML

DATE 6/8/2023

REVISIONS

City Planning Comments 8/21/23

JOB NUMBER 23.0333

SHEET

E1.0

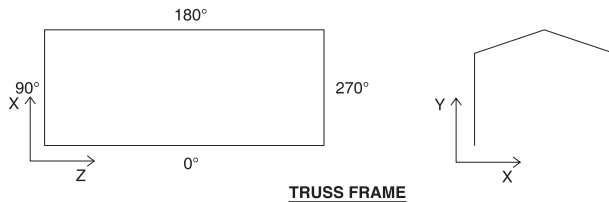
TRUSS FRAME COLUMN REACTIONS			END WALL COLUMNS
LOAD CASE	HORIZONTAL REACTION, X-DIR. (KIP)	VERTICAL REACTION, Y-DIR. (KIP)	HORIZONTAL REACTION, Z-DIR. (KIP)
DEAD LOAD	0.72	2.36	~
SNOW LOAD	0.98	3.17	~
ROOF LIVE	0.75	2.42	~
WIND 0°	4.40	-4.86	1.98
WIND 90°	1.63	-3.22	2.20
WIND 180°	4.40	-4.86	1.98
WIND 270°	1.63	-3.22	2.20

ROD BRACING REACTIONS		
LOAD CASE	HORIZONTAL REACTION, Z-DIR. (KIP)	VERTICAL REACTION, Y-DIR. (KIP)
WIND LOAD	3.51	5.11
SEISMIC LOAD	0.24	0.36

STRUCTURAL ABBREVIATIONS

EL = RELATIVE ELEVATION W/ RESPECT TO GROUND FLOOR
 C/C = CENTER TO CENTER
 C/L = CENTERLINE
 CONT = CONTINUOUS
 PSF = POUNDS PER SQUARE FOOT
 TYP = TYPICAL
 UNO = UNLESS NOTED OTHERWISE
 CB = CHORD BRACING
 EXT = EXTENSION
 MEZZ = MEZZANINE
 EWC = ENDWALL COLUMN
 OHD = OVERHEAD DOOR
 OVHG = OVERHANG
 HSS = HOLLOW STRUCTURAL STEEL

SHEET INDEX	
SHEET LABEL	DESCRIPTION
E1.0	GENERAL NOTES - ALL BUILDINGS
E1.1	REACTIONS, ABBREVIATIONS, AND SHEET INDEX
E2.0	ANCHOR BOLT FRAMING PLAN
E2.1	ROOF FRAMING PLAN
E3.0	SIDEWALL ELEVATION(S)
E3.1	SIDEWALL ELEVATION(S)
E4.0	ENDWALL ELEVATION(S)
E4.1	ENDWALL ELEVATION(S)
E5.0	TYPICAL DETAILS
E5.1	TYPICAL DETAILS



NOTES:

- ALL REACTIONS ARE SERVICE LEVEL (UNFACTORED)
- END WALL COLUMNS ARE DESIGNED AS PIN-ROLLER, THEREFORE, ONLY HORIZONTAL REACTIONS ARE PROVIDED
- NEGATIVE VERTICAL REACTION (Y-AXIS) INDICATES UPLIFT
- ALL WIND AND SEISMIC REACTIONS ARE REVERSIBLE
- ALL WIND REACTIONS ARE PROVIDED AT V_{ULT}
- ROD BRACING REACTIONS OCCUR AT COLUMN LOCATIONS WHERE 'WIND ROD BRACING' IS CALLED OUT ON PLAN VIEWS
- ALL SEISMIC REACTIONS TO BE MULTIPLIED BY APPROPRIATE Ω_0 FACTORS FOR ANCHORAGE AND FOUNDATION DESIGN



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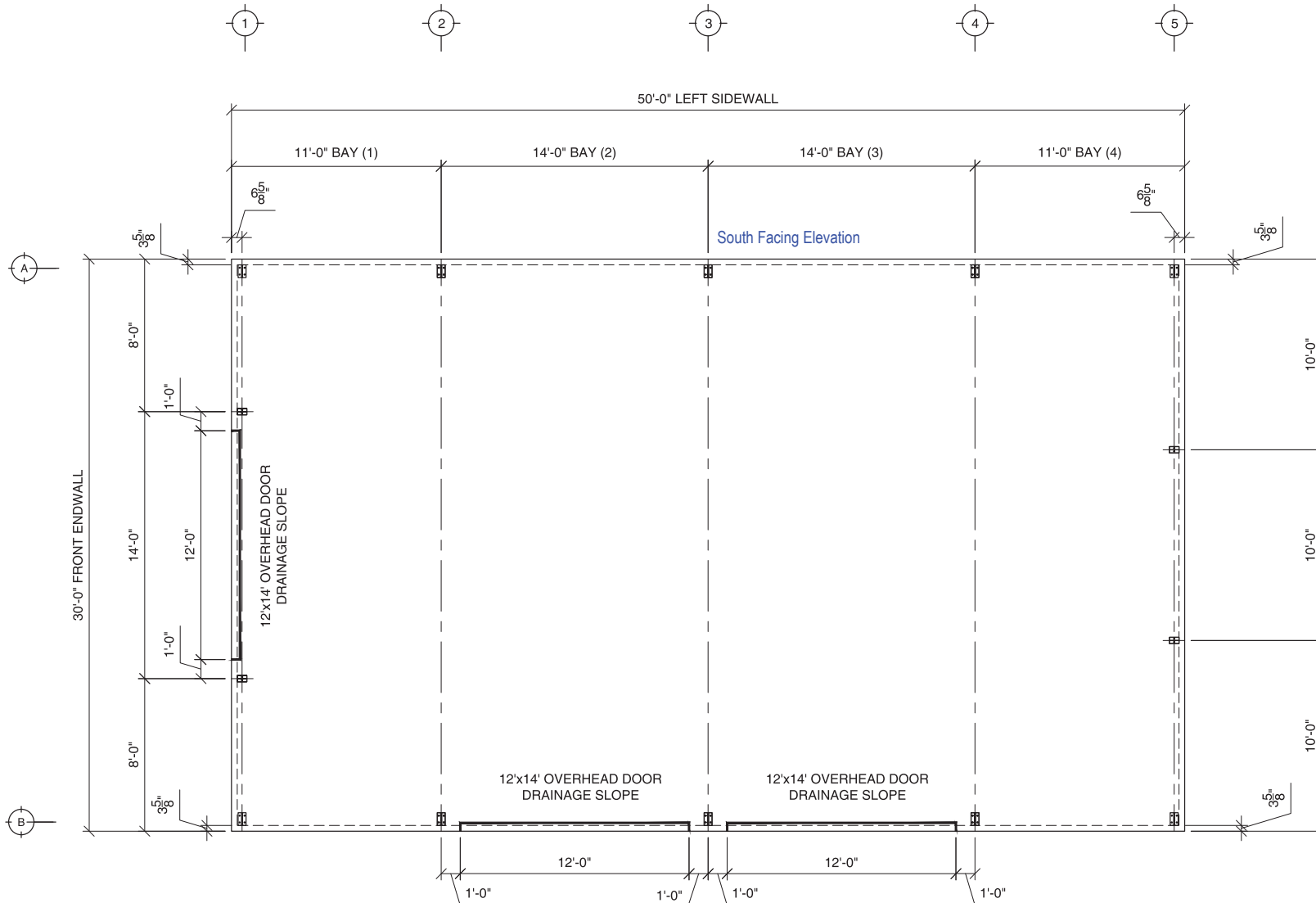
06/08/2023
 Complete Structural Consulting, Inc.

DRAWN SMW
 CHECKED DML
 DATE 6/8/2023
 REVISIONS

JOB NUMBER 23.0333

SHEET

E1.1



1 ANCHOR BOLT SETTING PLAN
SCALE: 3/16" = 1'-0"

NOTES, ANCHOR BOLT SETTING PLAN:

1. REFER TO FOUNDATION DRAWINGS, F-SERIES, FOR FOUNDATION DESIGN NOTES AND REQUIREMENTS



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Belton, Missouri 64012-2190
WWSB Project #81-69



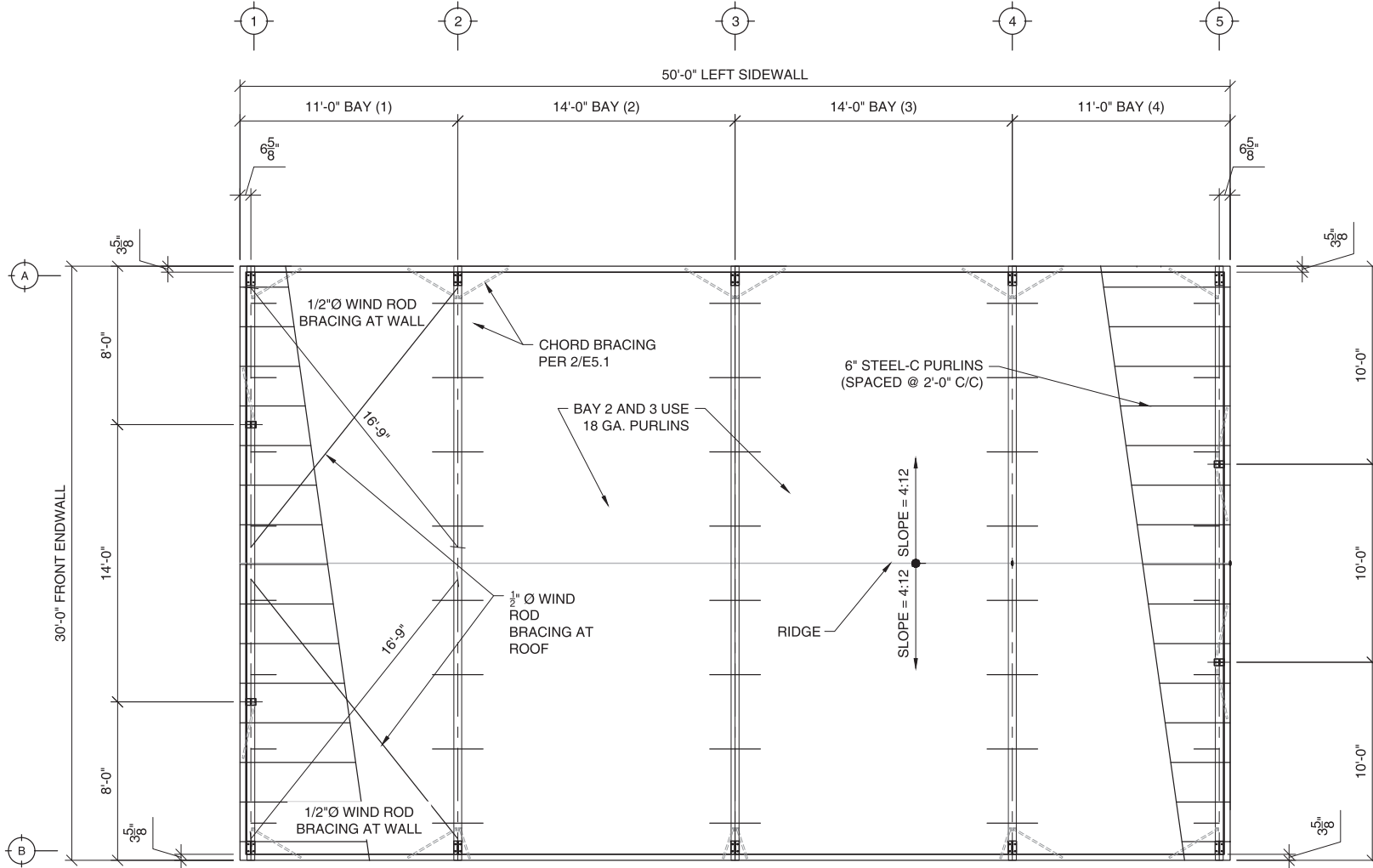
Complete Structural Consulting, Inc.

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CHECKED	DML
DATE	6/8/2023
REVISIONS	

JOB NUMBER 23.0333

S H E E T

E2.0



NOTES, ROOF FRAMING PLAN:

1. BOTTOM CHORD BRACING (MARKED WITH 'L' ON PLANS) IS VITAL TO THE STABILITY OF THE STEEL FRAMES AND SHALL NOT BE REMOVED, RELOCATED, OR MODIFIED IN ANY WAY. ERECTOR SHALL CONFIRM THAT BRACING IS INSTALLED PER THESE DRAWINGS BEFORE TURNING THE BUILDING OVER TO THE OWNER. BRACING TO BE PRESENT ON EVERY TRUSS
2. CONNECTIONS ARE VITAL TO THE STABILITY OF THE STEEL FRAMES AND SHALL BE INSTALLED PER TYPICAL CONNECTION DETAILS ON E5.0. BUILDING IS NOT STABLE UNTIL ALL BOLTS ARE TIGHTENED TO REQUIRED TIGHTNESS PER GENERAL NOTES ON E1.0
3. ROOF DECKING AND PURLINS ARE VITAL TO THE STABILITY OF THE STEEL BUILDING. BUILDING IS NOT STABLE UNTIL ALL DECKING IS INSTALLED. SEE ATTACHMENT PATTERN ON E5.1

1 ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



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(800)825-0316
www.worldwidesteelbuildings.com

QuikTrip

822 QuikTrip Way
Belton, Missouri 64012-2190
WWSB Project #81-69



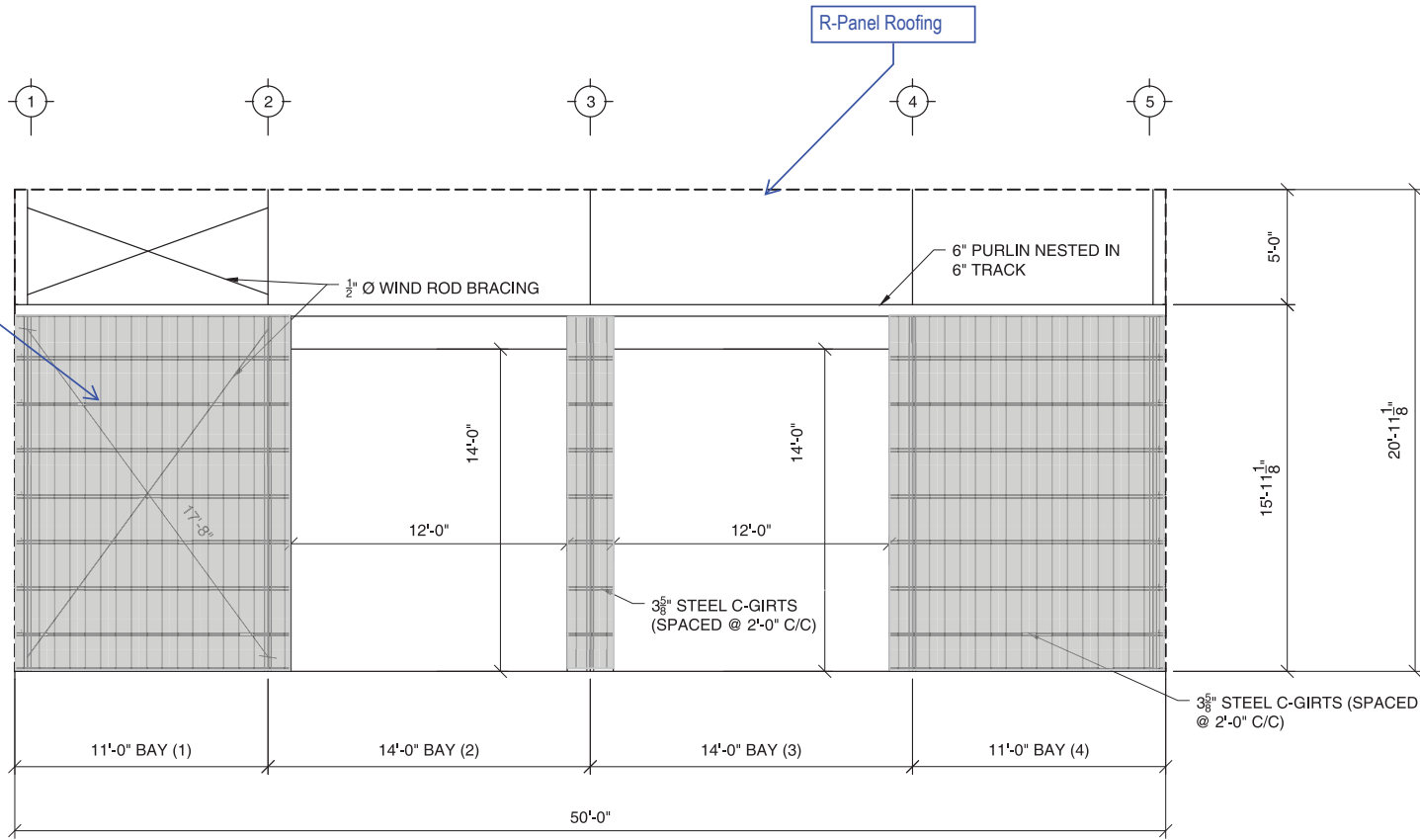
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DATE	6/8/2023
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JOB NUMBER 23.0333

SHEET

E2.1



North
1 ELEVATION AT GRIDLINE B (RIGHT SIDEWALL)
 SCALE: 3/16" = 1'-0"

NOTES, WALL ELEVATIONS:

1. COLUMN CHORD BRACING IS VITAL TO THE STABILITY OF THE STEEL FRAMES AND SHALL NOT BE REMOVED, RELOCATED, OR MODIFIED IN ANY WAY. ERECTOR SHALL CONFIRM THAT BRACING IS INSTALLED PER THESE DRAWINGS BEFORE TURNING THE BUILDING OVER TO THE OWNER. BRACING TO BE PRESENT ON EVERY TRUSS
2. WALL DECKING AND GIRTS ARE VITAL TO THE STABILITY OF THE STEEL BUILDING. BUILDING IS NOT STABLE UNTIL ALL DECKING IS INSTALLED. SEE ATTACHMENT PATTERN ON E5.1



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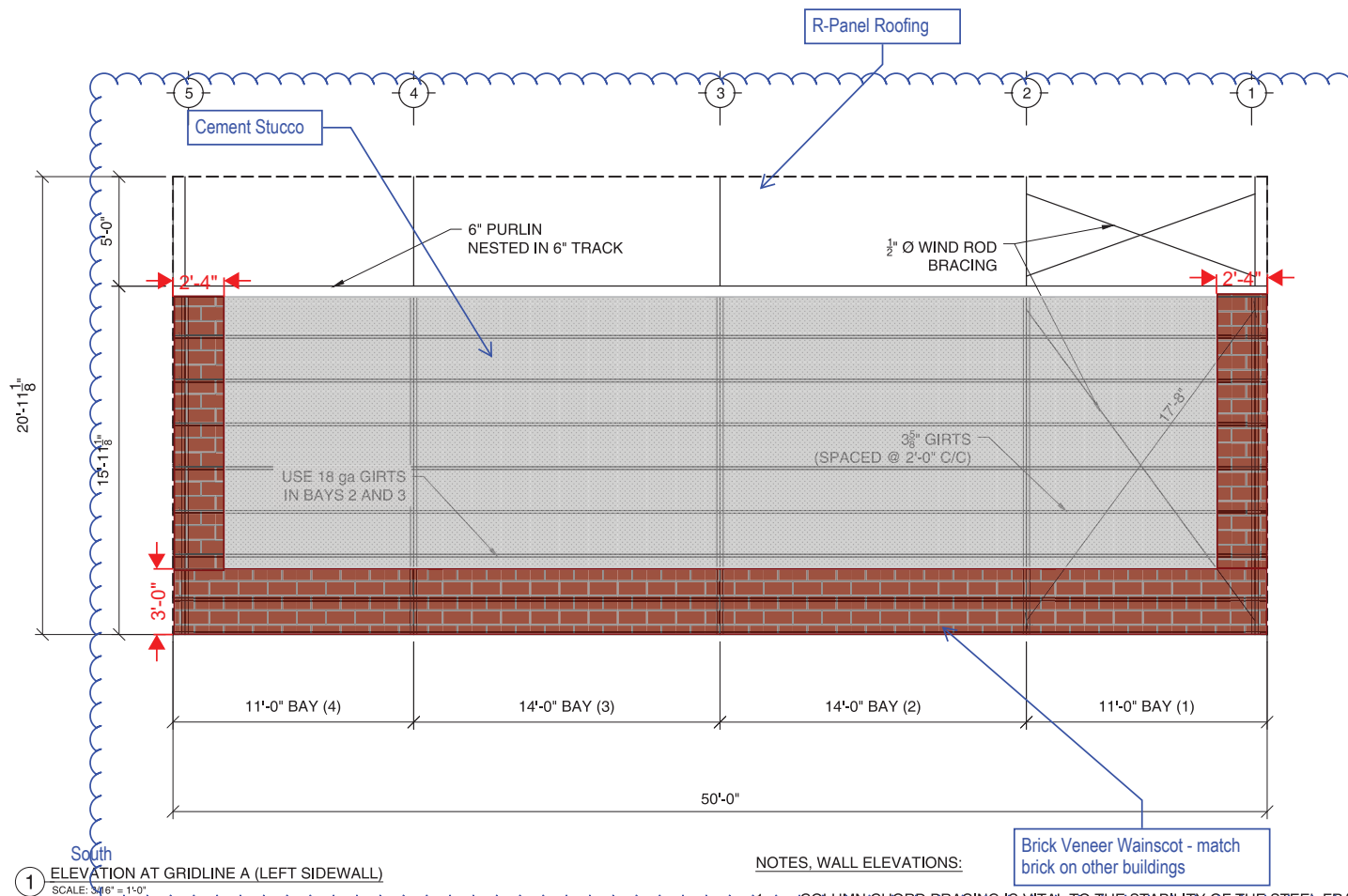
DATE 6/8/2023

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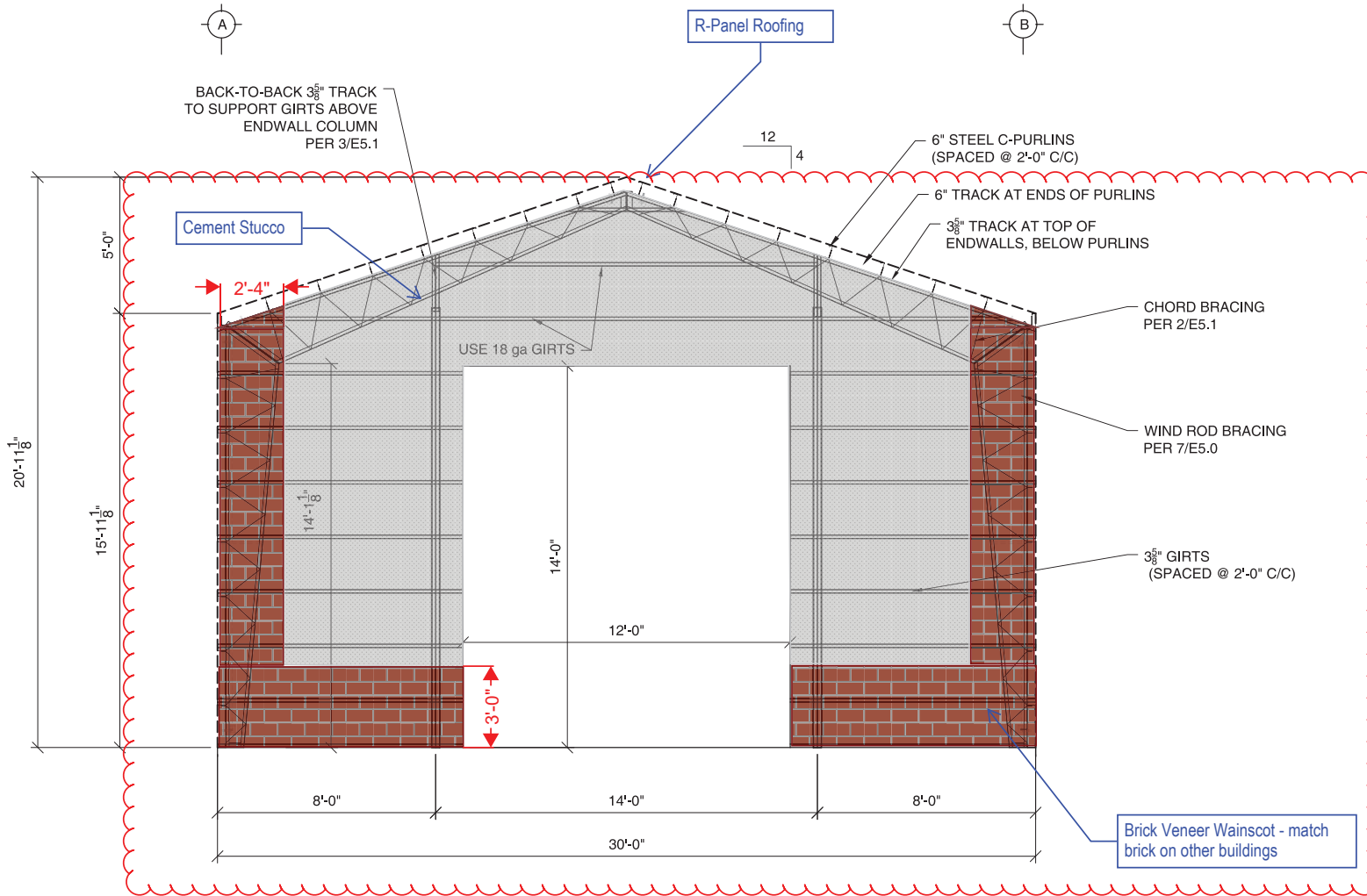
E3.1



NOTES, WALL ELEVATIONS:

1. COLUMN CHORD BRACING IS VITAL TO THE STABILITY OF THE STEEL FRAMES AND SHALL NOT BE REMOVED, RELOCATED, OR MODIFIED IN ANY WAY. ERECTOR SHALL CONFIRM THAT BRACING IS INSTALLED PER THESE DRAWINGS BEFORE TURNING THE BUILDING OVER TO THE OWNER. BRACING TO BE PRESENT ON EVERY TRUSS
2. WALL DECKING AND GIRTS ARE VITAL TO THE STABILITY OF THE STEEL BUILDING. BUILDING IS NOT STABLE UNTIL ALL DECKING IS INSTALLED. SEE ATTACHMENT PATTERN ON E5.1

1 ELEVATION AT GRIDLINE A (LEFT SIDEWALL)
 SCALE: 3/8" = 1'-0"



East
 ① ELEVATION AT GRIDLINE 1 (FRONT ENDWALL)
 SCALE: 1/4" = 1'-0"

NOTES, WALL ELEVATIONS:

1. COLUMN CHORD BRACING IS VITAL TO THE STABILITY OF THE STEEL FRAMES AND SHALL NOT BE REMOVED, RELOCATED, OR MODIFIED IN ANY WAY. ERECTOR SHALL CONFIRM THAT BRACING IS INSTALLED PER THESE DRAWINGS BEFORE TURNING THE BUILDING OVER TO THE OWNER. BRACING TO BE PRESENT ON EVERY TRUSS WALL DECKING AND GIRTS ARE VITAL TO THE STABILITY OF THE STEEL BUILDING. BUILDING IS NOT STABLE UNTIL ALL DECKING IS INSTALLED. SEE ATTACHMENT PATTERN ON E5.1



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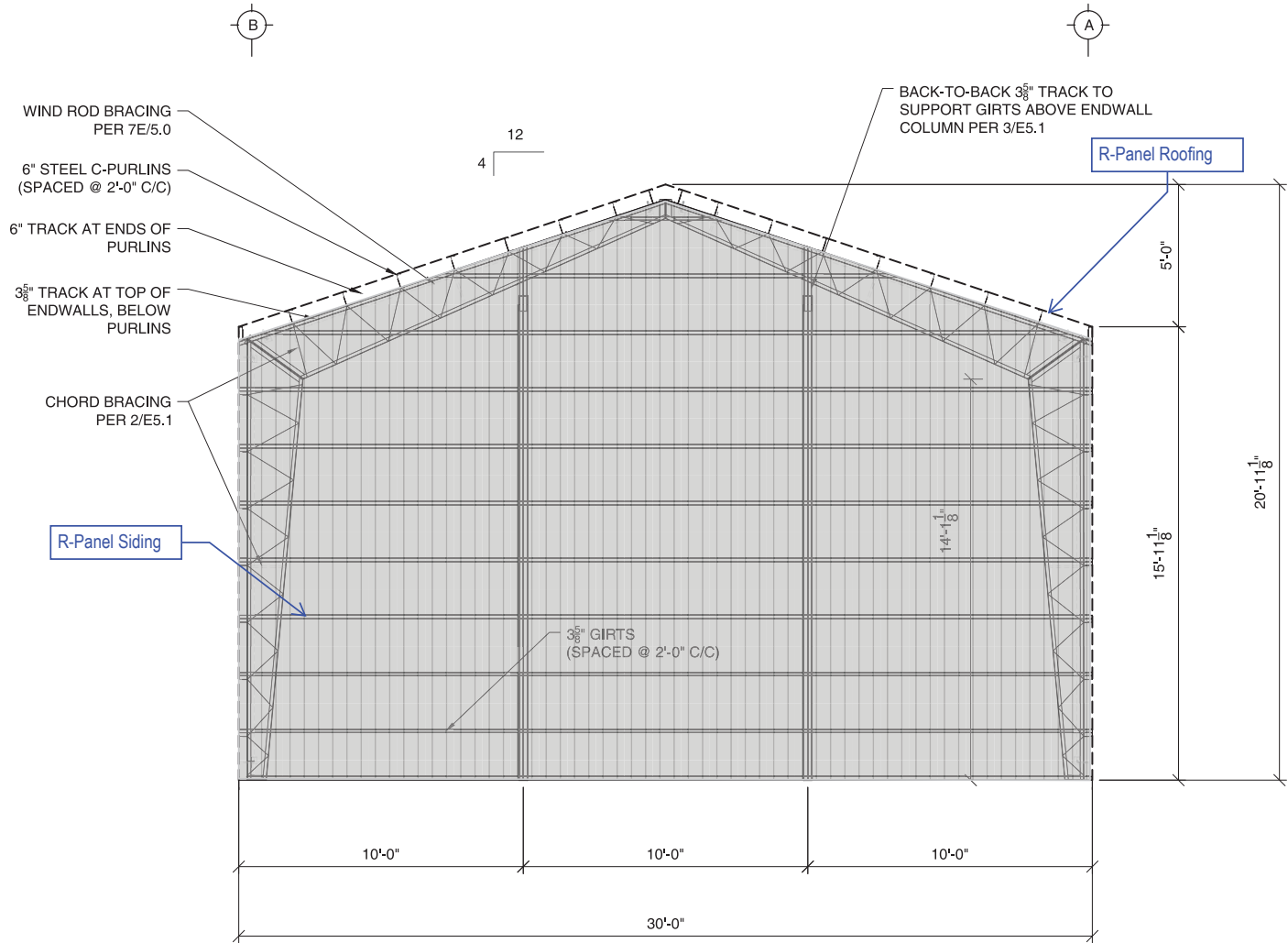
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CHECKED	DML
DATE	6/8/2023
REVISIONS	

JOB NUMBER 23.0333

SHEET

E4.0



West
 ② ELEVATION AT GRIDLINE 5 (REAR ENDWALL)
 SCALE: 1/4" = 1'-0"

NOTES, WALL ELEVATIONS:

1. COLUMN CHORD BRACING IS VITAL TO THE STABILITY OF THE STEEL FRAMES AND SHALL NOT BE REMOVED, RELOCATED, OR MODIFIED IN ANY WAY. ERECTOR SHALL CONFIRM THAT BRACING IS INSTALLED PER THESE DRAWINGS BEFORE TURNING THE BUILDING OVER TO THE OWNER. BRACING TO BE PRESENT ON EVERY TRUSS
2. WALL DECKING AND GIRTS ARE VITAL TO THE STABILITY OF THE STEEL BUILDING. BUILDING IS NOT STABLE UNTIL ALL DECKING IS INSTALLED. SEE ATTACHMENT PATTERN ON E5.1



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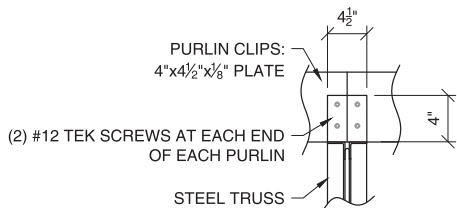
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DATE	6/8/2023
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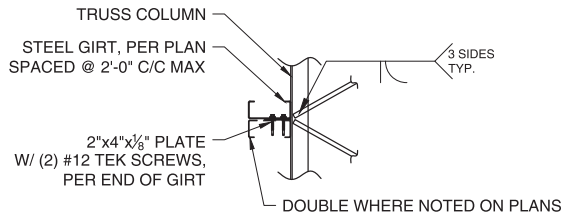
JOB NUMBER 23.0333

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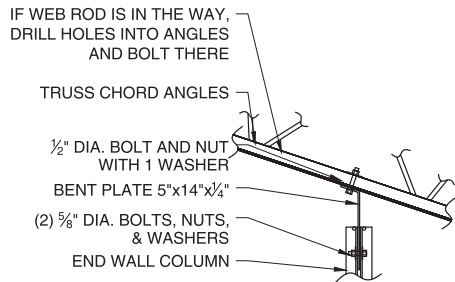
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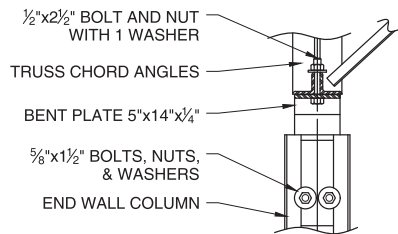
9 PURLIN CONNECTION
SCALE: NTS



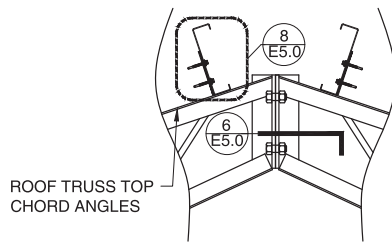
10 GIRT CONNECTION
SCALE: NTS



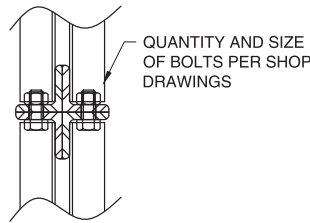
11 END WALL COLUMN CONNECTION
SCALE: NTS



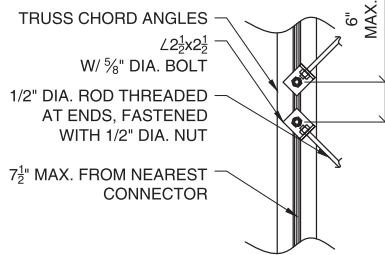
12 END WALL COLUMN CONNECTION
SCALE: NTS



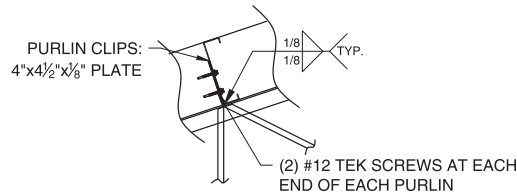
5 RIDGE CONNECTION DETAIL
SCALE: NTS



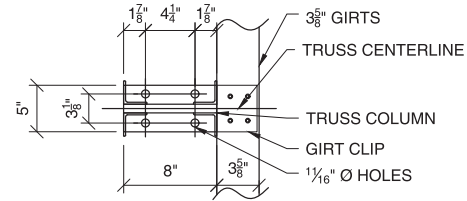
6 TRUSS CONNECTION
SCALE: NTS



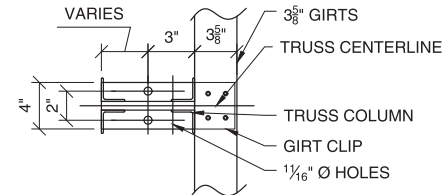
7 ROD BRACING CONNECTION
SCALE: NTS



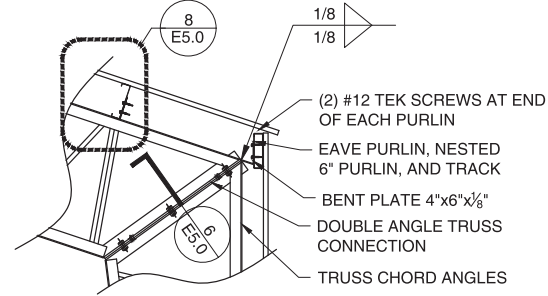
8 PURLIN CONNECTION
SCALE: NTS



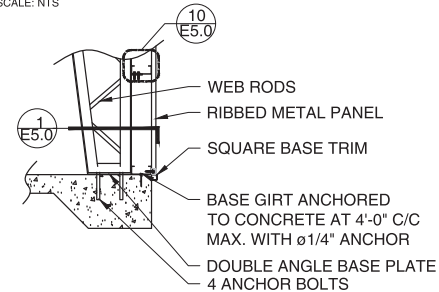
1 SIDEWALL COLUMN BASEPLATE (STD)
SCALE: NTS



2 ENDWALL COLUMN BASEPLATE (STD)
SCALE: NTS



3 KNEE CONNECTION DETAIL
SCALE: NTS



4 COLUMN BASEPLATE DETAIL
SCALE: NTS



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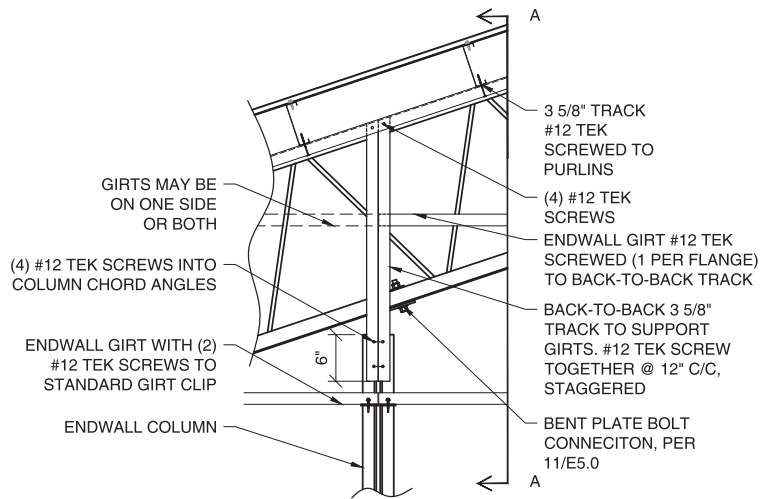
DATE 6/8/2023

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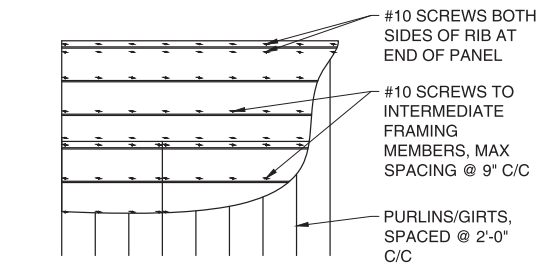
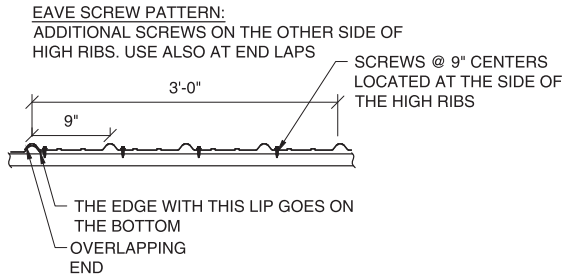
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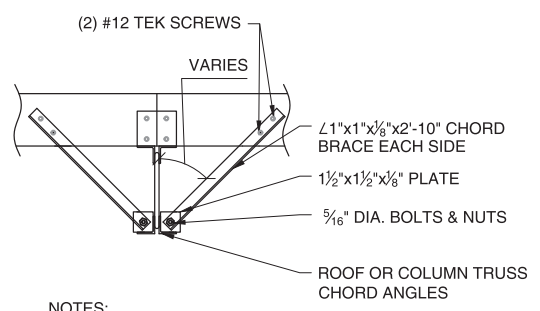
E5.0



3 GIRT SUPPORT ABOVE ENDWALL COLUMN
SCALE: NTS

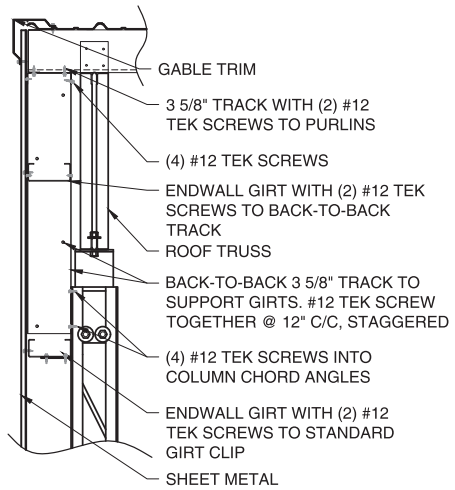


1 STANDARD SHEET METAL CONNECTION - ROOF AND WALLS
SCALE: NTS



NOTES:
1. BRACE AT LOCATIONS SHOWN ON TRUSS SECTIONS
2. WHERE BRACES ARE CROWDED BY DOOR, FIELD CUT ANGLE TO PLACE THE END AS CLOSE TO THE DOOR JAMB AS POSSIBLE

2 CHORD BRACE DETAIL
SCALE: NTS



SECTION: A-A



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E5.1



Public Hearing Notice

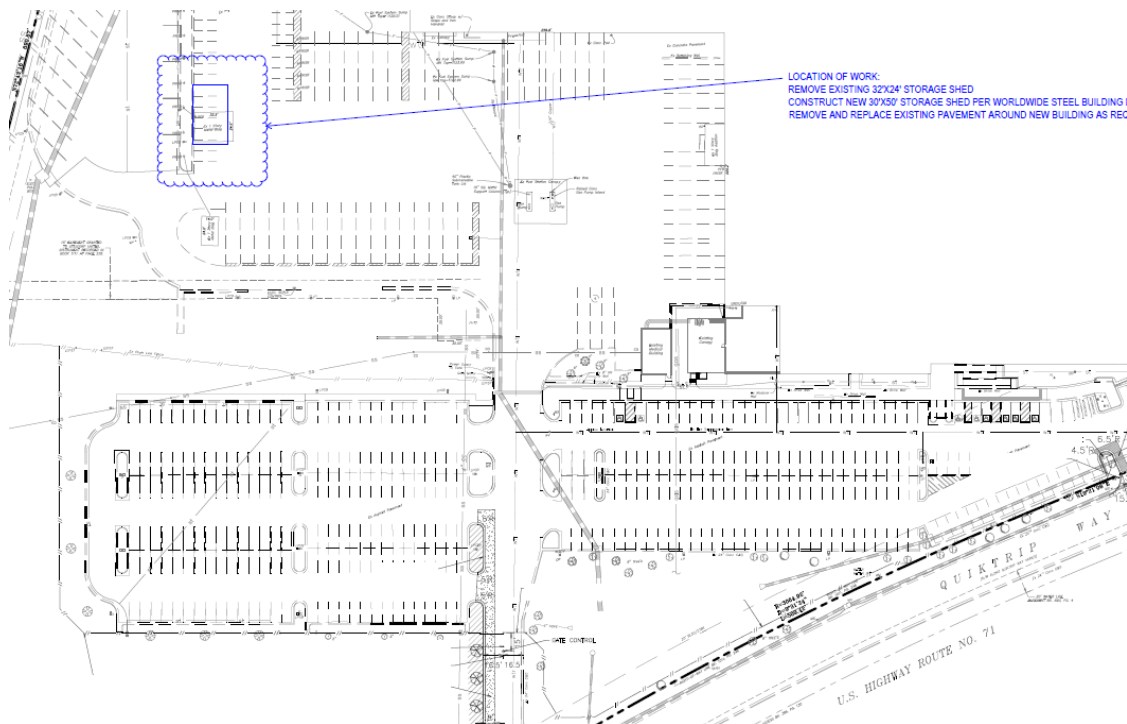
Date of Notice: September 1, 2023
Subject: Variance for an accessory structure at the QuikTrip Distribution Facility
Location: 822 Quiktrip Way, Belton, MO 64012

Dear Property Owner,

The Belton Board of Zoning Adjustment will hold a public hearing on Wednesday, September 20, 2023, at 5:00 P.M., at Belton City Hall Annex, located at 520 Main Street, Belton, MO, 64012 to receive input concerning the following matters:

An application submitted by Jason Norris with QuikTrip Corp. to request approval of a Variance from UDC Sec. 4-1 and 12-3 for the construction of a 1,500-sf. accessory structure in the corner street side yard of the property at 822 Quiktrip Way and to request modifications to the building design standards in the N. Scott Corridor Overlay District as referred to in UDC Sec. 18-8. *A conceptual site plan of the accessory structure is provided below for reference.*

Additional information on the above request can be requested at the City Hall Annex, 520 Main St., Belton, MO, by phone at 816-892-1268, or by email at planning@belton.org. All interested parties are encouraged to attend the public hearing. The agenda packet for the meeting will be published on the City's website by Friday, September 15, 2023.



185-ft. Notification Map



Names and Addresses within 185' of subject property boundaries:

owner	house	street	city	state	zip	maddress1	mcity	mstate	mzip
A2.15 800 QUIK TRIP WAY LLC	800	QUIK TRIP WAY	BELTON	MO	64012-4658	2201 166TH ST	MARKHAM	IL	60428-0000
EVERGY MISSOURI WEST	215	LOCUST HILL RD	BELTON	MO	64012-0000	PO BOX 11739	KANSAS CITY	MO	64138-0239
QUIKTRIP CORP		QUIK TRIP WAY	BELTON	MO	64012-0000	PO BOX 3475	TULSA	OK	74101-3475
QUIKTRIP CORP WAREHOUSE ATTN TAX DEPT	820-822	QUIK TRIP WAY	BELTON	MO	64012-0000	PO BOX 3475	TULSA	OK	74101-0000
QUIKTRIP CORPORATION		MARKEY RD	BELTON	MO	64012-0000	PO BOX 3475	TULSA	OK	74101-3475
A2.15 800 QUIK TRIP WAY LLC		MARKEY RD	BELTON	MO	64012-0000	2201 166TH ST	MARKHAM	IL	60428-0000
QUIKTRIP CORPORATION		N SCOTT AVE	BELTON	MO	64012-0000	PO BOX 3475	TULSA	OK	74101-0000
BRIDGE WF II MO SOUTH FORK LLC		N SCOTT AVE	BELTO	M	64012-0000	111 E SEGO LILY DR STE 400	SANDY	UT	84070-4422
BRIDGE WF II MO SOUTH FORK LLC		WEST OF HWY 71 & GOLF	BELTO	M	64012-0000	111 E SEGO LILY DR STE 400	SANDY	UT	84070-4422

PUBLIC HEARING NOTICE

The Belton Planning Commission will hold a public hearing on Tuesday, September 19, 2023, at 6:00 P.M., at Belton City Hall Annex, located at 520 Main Street, Belton, MO, 64012 to receive input concerning the following matters:

An application submitted by Thomas Lewis with Sallee Development to request approval of a Special Use Permit for the development of a commercial day care, located at the southeast corner of S Mullen Rd. and Sycamore Dr. in the Traditions neighborhood. The subject property is more specifically described as follows:

A tract of land lying in the Southwest One-Quarter of Section 18, Township 46 North, Range 32 West, in the City of Belton, Cass County, Missouri being more particularly described as follows:

Commencing at the Southwest corner of the said Southwest One-Quarter of Section 18; thence along the West line of the said Southwest One-Quarter, North 02 degrees 45 minutes 02 seconds East, a distance of 1673.77 feet; thence South 87 degrees 14 minutes 58 seconds East a distance of 20.00 feet to the Southwest right of way corner of Sycamore Drive as now established in TRADITIONS VILLAS - 1ST PLAT, a subdivision in the said City of Belton, said corner being on the East right of way line of South Mullen Road as now established; thence along the said South right of way line of Sycamore Drive the following three courses, continuing South 87 degrees 14 minutes 58 seconds East (South 87 degrees 15 minutes 02 seconds East platted) a distance of 45.11 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 535.00 feet, central angle of 29 degrees 20 minutes 19 seconds and an arc length of 273.95 feet to a point of reverse curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 63 degrees 24 minutes 43 seconds East, a radius of 265.00 feet, a central angle of 02 degrees 02 minutes 04 seconds East and an arc length of 9.41 feet to the Northwest corner of Lot 3 of said TRADITIONS VILLAS - 1ST PLAT; thence along the West line of Lot 3 and Lot 4 of said TRADITIONS VILLAS - 1ST PLAT, South 03 degrees 23 minutes 31 seconds West (South 03 degrees 23 minutes 27 seconds West platted) a distance of 226.04 feet to a corner point on the North line of Lot 11 of said TRADITIONS VILLAS - 1ST PLAT; thence along the North lines of Lot 11, Lot 12, Lot 13 and Lot 14 of said TRADITIONS VILLAS - 1ST PLAT the following three courses, North 86 degrees 59 minutes 50 seconds West (South 86 degrees 59 minutes 54 seconds West platted) a distance of 179.26 feet; thence South 03 degrees 00 minutes 10 seconds West (South 03 degrees 00 minutes 06 seconds West platted) a distance of 20.26 feet; thence South 46 degrees 08 minutes 44 seconds West (South 46 degrees 08 minutes 44 seconds West platted) a distance of 107.19 feet to the Northwest corner of said Lot 14; thence North 87 degrees 14 minutes 58 seconds West (North 87 degrees 15 minutes 02 seconds West platted) a distance of 60.01 feet to a point on the said East right of way line of South Mullen Road; thence along said East right of way line North 02 degrees 45 minutes 02 seconds East a distance of 250.30 feet to the Point of Beginning and containing 1.479 acres more or less.

Additional information on the above requests can be requested at the City Hall Annex, 520 Main St., Belton, MO, by phone at 816-892-1268, or by email at planning@belton.org. All interested parties are encouraged to attend the public hearing.

PUBLISHED ON AUGUST 30, 2023

Cass County, Missouri.

All creditors of the decedent, who died on January 24, 2023, are notified that Section 473.444, RSMo, sets a limitation period that would bar claims one year after the death of the decedent. A creditor may request that the estate be opened for administration.

Receipt of this notice should not be construed by the recipient to indicate that the recipient may possibly have a beneficial interest in the estate. The nature and extent of any person's interest, if any, may possibly be determined from the affidavit on this estate filed in the Probate Division of the Circuit Court of Cass County,

KANSAS CITY, MO 64111
816-753-5900

All creditors of said decedent are notified to file claims in court within six months from the date of the first publication of this notice or if a copy of this notice was mailed to, or served upon, such creditor by the personal representative, then within two months from the date it was mailed or served, whichever is later, or be forever barred to the fullest extent permissible by law. Such six-month period and such two-month period do not extend the limitation period that would bar claims one year after the decedent's death, as provided in Section 473.444, RSMo, or

County, Missouri, or any 1, 2024, or as ordered by the Court.

If no objections to the settlement or proposed distribution are filed within 20 days after the date of publication of this notice, the court will consider said settlement and proposed distribution, and, upon their approval, the court will determine the persons entitled to the decedent's descendible interest in the estate and the nature and character of their interest therein.

Upon proof of compliance with the court's order of distribution by the Court, the Court will discharge the Conservator and heretofore, if any, from further liability or demand by any interested party.

By:
Randall K. Jones
2501 W. Mechanic Street
Harrisonville, MO 64645
Conservator for Estate

PUBLISHED ON AUGUST 23, 2023
AUGUST 23, AUGUST 23, 2023
SEPTEMBER 19, 2023

23-159
IN THE CIRCUIT COURT OF CASS COUNTY, MISSOURI, PROBATE DIVISION
Estate No. 22CA-PP

In the estate of
CHESTER WARREN SMITH, JR.,
Deceased

NOTICE OF FILING PETITION FOR COMPLETE SETTLEMENT

23-171

BELTON BOARD OF ZONING ADJUSTMENT PUBLIC HEARING NOTICE

The Belton Board of Zoning Adjustment will hold a public hearing on Wednesday, September 20, 2023, at 5:00 P.M., at Belton City Hall Annex, located at 520 Main Street, Belton, MO, 64012 to receive input concerning the following matter:

An application submitted by Jason Norris with QuikTrip Corp. to request approval of a Variance from UDC Sec. 4-1 and 12-3 for the construction of a 1,500-sf. accessory structure in the corner street side yard of the property at 822 Quiktrip Way and to request modifications to the building design standards in the N. Scott Corridor Overlay District as referred to in UDC Sec. 18-8. The subject property is more specifically described as follows:

Lot 1, Quik'n Tasty, a subdivision in the City of Belton, Cass County, Missouri.

Additional information on the above requests can be requested at the City Hall Annex, 520 Main St., Belton, MO, by phone at 816-892-1268, or by email at planning@belton.org. All interested parties are encouraged to attend the public hearing.

PUBLISHED ON AUGUST 30, 2023



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