



**CITY OF BELTON
CITY COUNCIL
WORK SESSION
TUESDAY, SEPTEMBER 5, 2017 – 7:00 P.M.
CITY HALL ANNEX
520 MAIN STREET
AGENDA**

I. CALL WORK SESSION TO ORDER

II. ITEMS FOR REVIEW AND DISCUSSION

A. Review of Fairfield Inn CID and Chapter 100 Plan

Rich Wood, Gilmore & Bell, will present

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B. Review of Tourism Impact from Belton Sporting Events

Shane DeWald, Park Director, will present

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C. Review of the Memorandum of Agreement for Monument Sign

Boy Scout Blake Reed will present

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D. Review of Traditions Subdivision Senior Living Project and Possible Letter of Support

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E. Review of North Scott Corridor Overlay District and Guidelines

Page 50

F. Other Business

1. Belton City Charter Review Commission

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III. ADJOURN



SECTION II

A



FAIRFIELD INN COMMUNITY IMPROVEMENT DISTRICT

Petition to Establish the District

Ward Four

Belton, Cass County, Missouri

August 28, 2017

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**PETITION TO ESTABLISH
FAIRFIELD INN COMMUNITY IMPROVEMENT DISTRICT**

THIS PETITION TO ESTABLISH THE FAIRFIELD INN COMMUNITY IMPROVEMENT DISTRICT (this "Petition") is submitted pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri as amended (the "Act"), by the authorized representatives of the property owners, whose signatures appear below (the "Petitioner") to request the City Council of the City of Belton, Missouri, to establish the Fairfield Inn Community Improvement District (the "District") in the City of Belton, Missouri (the "City").

I. DESCRIPTION OF THE DISTRICT

- A. *Name of District.* The name of the District shall be the Fairfield Inn Community Improvement District.
- B. *Legal Description.* The District includes all of the real property within the contiguous area legally described on Exhibit A attached to this Petition.
- C. *Boundary Map.* A map illustrating the contiguous boundaries of the District is attached to this Petition as Exhibit B.

II. PETITIONER(S)

- A. The Petitioner(s) represent:
 - 1. more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District; and
 - 2. property owners collectively owning parcels representing more than fifty percent (50%) of the total assessed value of the real property within the boundaries of the District.

III. FIVE-YEAR PLAN

- A. *Purposes of the District.* The District shall serve the following purposes (the "District Purposes"):
 - 1. fund or assist in funding construction of certain public improvements (the "CID Improvements"), as more particularly described on Exhibit C of this Petition and Section B of this Article, located within and for the benefit of the District;
 - 2. facilitate economic development within the District by providing or causing to be provided certain services (the "CID Services") described in Section C of this Article for the benefit of the District;

3. fund or assist in the funding of costs associated with the establishment and ongoing administration and operation of the proposed District (the "CID Operating Costs") described in Section D of this Article;
 4. issue obligations, as necessary, to finance: (a) the costs of the CID Improvements; (b) other costs incurred by the District to carry out any of the District Purposes; (c) costs of issuance; (d) capitalized interest, and (e) debt service reserves;
 5. coordinate with public and private entities to plan, implement and finance the CID Improvements; and
 6. impose and collect the sales tax authorized pursuant to this Petition and the Act.
- B. *CID Improvements.* The CID Improvements shall generally include the maintenance and construction of improvements which are (i) located within the District's boundaries, including, but not limited to construction of the access drive from North Mullen Road and the improvements listed in Exhibit C and (ii) approved by the Board and authorized pursuant to the Act, including those described in Section 67.1461.1 and Section 67.1461.2(1) and (2), RSMo, as amended.
- C. *CID Services.* The District may provide cleaning and maintenance service to public areas within the District to improve the appearance and image of the District. Such services may include, without limitation:
1. providing litter removal and cleaning of common areas, trash containers, alleyways, streets and sidewalks within the District;
 2. providing landscape care, maintenance and weed abatement, and providing and/or replacing landscaping; and
 3. providing other beautification efforts designed to improve the District's curb appeal and encourage private investment within the District.
- D. *Administration and Operations.* The District may provide and/or contract for managerial, engineering, legal, technical, clerical, accounting, financial consulting, and other services and assistance deemed necessary or desirable by the District to meet the purposes of the proposed District, including, but not necessarily limited to, the following:
1. financing the costs of creating the District, coordinating, cooperating and entering into agreements with the City and bond trustees in conjunction with financing transactions and collection, administration and disbursement of the sales tax;
 2. managing the District's budget;

3. maintaining insurance for the District and contracting for legal counsel on matters pertaining to the District;
4. imposing and collecting the sales tax as authorized pursuant to this Petition and the Act; and
5. coordinating meetings, events, and the dissemination of additional information necessary or desirable to meet the District Purposes.

IV. TAXES AND ASSESSMENTS

- A. *Sales Tax.* The District shall have the authority, upon and by approval of the qualified voters of the District, to impose by resolution a sales and use tax at a rate not to exceed one percent (1%) on all net retail sales made in the District which are subject to taxation, except as prohibited by Section 67.1545, R.S.Mo (the "Sales Tax"). All sales figures of individual taxpayers shall be kept strictly confidential by the Board of Directors.
- B. *Real Property Tax.* The District shall not have the authority to impose a real property tax.
- C. *Special Assessments.* The District shall not have the authority to impose special assessments.
- D. *Business License Tax.* The District shall not have the authority to impose business license taxes.

V. GOVERNANCE OF DISTRICT

- A. *Type of District.* The District shall be a separate political subdivision, shall have all of the powers granted to and exercisable by a community improvement district pursuant to the Act, except as otherwise expressly limited to by the provisions of this Petition, and shall be governed by a Board of Directors.
- B. *Board of Directors.*
 1. *Number.* The number of directors to serve on the District's Board of Directors shall be five (5).
 2. *Qualifications.* Each director of the District must meet the following requirements:
 - a. Be at least eighteen (18) years of age;
 - b. Members of the Board shall be either (i) an owner, as defined in the Act, of real property within the District; (ii) an owner of a business operating within the District; or (iii) a registered voter

residing in the District; provided, however, as authorized in Section 67.1451.2 of the Act, a director may be a legally authorized representative of an owner, operator or resident of the District;

- c. Two of the members of the Board shall be selected and designated by the City and shall be designated as legally authorized representatives of an owner, operator or resident of the District;
- d. Be a citizen of the State of Missouri for at least one year prior to taking office;
- e. Interim Directors must be nominated by the existing Board of Directors.

3. *Initial Board Members and Terms.* The initial directors constituting the board of directors and the term of each initial director shall be as follows:

- a. Hiral Bhakta for a term of four (4) years
- b. Carolyn Yatsook (City appointee) for a term of four (4) years
- c. Ankita Bhakta for a term of two (2) years
- d. Premal Bhakta for a term of two (2) years
- e. Ryan Finn (City appointee) for a term of two (2) years

or until their respective successors are appointed in accordance with the Act and this Petition.

- 4. *Successor Directors.* Successor directors shall be appointed by the Mayor with the consent of the City Council, as provided in the Act and any vacancy shall be filled in accordance with the Act.
- 5. *Terms.* The initial directors shall serve the terms set forth above in this Petition and each successor director elected shall serve a term of four (4) years.

C. **Estimated Costs and Budget.**

- 1. An estimated cost of providing for the design, construction, operation and maintenance of the CID Improvements, CID Services and CID Operating Costs, as well as a proposed budget, for the first five years of the existence of the District is attached hereto as Exhibit C, and made an integral part hereof.
- 2. In addition to the estimated costs shown on Exhibit C attached hereto, the District may, by resolution, reimburse any party or parties for costs incurred prior to formation of the District in furtherance of the formation of the District or in furtherance of any District purposes, including, but not limited to legal fees.

VI. ASSESSED VALUE

The total current assessed value of all the real property within the District is \$41,670.00. The official total assessed valuation for the District may change by the time the District is created.

VII. BLIGHT DETERMINATION

The Petition does not include a request for a determination of blight for any real property within the District.

VIII. LIFE OF DISTRICT

The District will continue to exist and function for a period of thirty (30) years following the effective date of the ordinance establishing the District unless sooner terminated in accordance with Section 67.1481, R.S.Mo. of the Act.

IX. LIMITATIONS ON BORROWING CAPACITY

The District will have the authority to borrow funds from any public or private source and issue obligations and provide security for the repayment of the same as provided by the Act and as otherwise provided by law.

X. LIMITATIONS ON REVENUE GENERATION

The District will have authority to levy and collect sales and use taxes, to fix, charge and collect fees, rents and other charges for the use of any of its real or personal property or interest in such property, and to sell, exchange, transfer, assign, pledge, hypothecate or otherwise encumber or dispose of any real or personal property, or any interest in such property as provided by the Act and as otherwise provided by law.

XI. OTHER DISTRICT POWERS

The District will have the authority granted to it under the Act and as otherwise provided by law including, specifically without limitation, the power to enter into cooperative agreements with the City concerning the use of the District revenues for the payment or repayment of any obligations issued for the construction of improvements within the District.

XII. REQUEST TO ESTABLISH DISTRICT

By execution and submission of this Petition, the Petitioner requests the City to establish the District as set forth in this Petition.

XIII. NOTICE TO PETITIONER(S)

The signature of the Petitioner signing this Petition may not be withdrawn later than seven (7) days after this Petition is filed with the clerk of the City.

XIV. SEVERABILITY

If any provision of this Petition shall be held or deemed to be invalid, inoperative, or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question contained in this Petition invalid, inoperative, or unenforceable to any extent whatsoever.

**SIGNATURE FOR PETITION TO ESTABLISH THE
FAIRFIELD INN COMMUNITY IMPROVEMENT DISTRICT**

I hereby request the City Council of the City of Belton, Missouri, to establish the Fairfield Inn Community Improvement District.

Name of Owner: Salina Hotel Corporation

Owner's Telephone No:

Owner's Mailing Address: 904 Congressional Drive, Lawrence, KS 66049

If signer is different from Owner:

Name of Signer:

State basis of legal Authority to sign:

Signer's Telephone No:

Signer's Mailing Address:

If the owner is an individual, state if owner is single or married:


If the owner is not an individual, State what type of entity: Kansas Corporation

The map and parcel numbers and assessed value of property owned:

<u>MAP & PARCEL NO.</u>	<u>ASSESSED VALUE</u>
040307300000025008	\$24,390.00
040307300000025013	\$17,280.00

By executing this Petition, the undersigned represents and warrants that it received a copy of this Petition, is the property owner of the property listed above, or is authorized to execute the Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that its signature may not be withdrawn later than seven (7) days after this Petition is filed with the Clerk of the City.

Salina Hotel Corporation., a Kansas Corporation

By: 
 Name: Shamir Bhakta
 Its: Vice President

08/26/17
 Date

Acknowledgement

STATE OF Kansas)
) ss.
COUNTY OF Johnson)

Before me personally appeared Shamir Bhakta, to me personally known to be the individual described in and who executed the preceding Petition.

WITNESS my hand and official seal this 26th day of August, 2017.

MAXWELL MAIER
Notary Public-State of Kansas
My Appt. Expires 3/7/20



Notary Public

My commission expires: 3/7/20

EXHIBIT A

**TO
PETITION TO ESTABLISH
FAIRFIELD INN COMMUNITY IMPROVEMENT DISTRICT**

LEGAL DESCRIPTION OF THE PROPOSED DISTRICT

Tract 1:

Lot 3 & 4, KC BELTON COM MIND PK, a subdivision in Belton, Cass County, Missouri, according to the recorded plat thereof.

Tract 2:

Lot 4A, WALGREENS BELTON SECOND PLAT, a subdivision in Belton, Cass County, Missouri, according to the recorded plat thereof.

EXHIBIT B
TO
PETITION TO ESTABLISH
FAIRFIELD INN COMMUNITY IMPROVEMENT DISTRICT
BOUNDARY MAP OF THE PROPOSED DISTRICT



EXHIBIT C

**TO
PETITION TO ESTABLISH
FAIRFIELD INN COMMUNITY IMPROVEMENT DISTRICT**

INITIAL ESTIMATED CID IMPROVEMENT COSTS

CID improvement costs will include any of the following costs for which CID funds may be expended pursuant to the Act and that are also agreed to by the District.

CID OPERATING EXPENSES

Legal, accounting and insurance expenses are estimated to be \$7,000 annually with a \$20,000 initial startup cost.

FIVE YEAR BUDGET

	Year 1	Year 2	Year 3	Year 4	Year 5
Revenues (Sales Tax & Property Tax)	\$0	\$18,997	\$20,583	\$21,635	\$22,284
Expenses					
CID Improvements	\$179,200	\$7,000	\$7,210	\$7,426	\$7,649
CID Operating Expenses	<u>\$20,000</u>	<u>\$7,000</u>	<u>\$7,000</u>	<u>\$7,000</u>	<u>\$7,000</u>

CITY OF BELTON, MISSOURI

**PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT
AND
COST-BENEFIT ANALYSIS**

FOR

SALINA HOTEL CORPORATION

AUGUST 23, 2017

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ATTACHMENT A – SUMMARY OF KEY ASSUMPTIONS

EXHIBIT 1 - PROJECT ASSUMPTIONS

EXHIBIT 2 - SUMMARY OF COST BENEFIT ANALYSIS

EXHIBIT 3 - PROJECTED TAX REVENUES ON PROJECT SITE WITHOUT PROJECT

* * *

CITY OF BELTON, MISSOURI

**PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT
AND
COST-BENEFIT ANALYSIS
FOR
SALINA HOTEL CORPORATION**

I. PURPOSE OF THIS PLAN

The City Council of the City of Belton, Missouri (the "City") will consider an ordinance approving this Plan (defined below) and authorizing the issuance by the City of its taxable industrial development revenue bonds in the approximate aggregate principal amount of not to exceed \$7,746,700 (the "Bonds"), to finance costs of an industrial development project (the "Project") for Salina Hotel Corporation, a Kansas Corporation, or its assigns (the "Company") as more fully described and defined herein. The Bonds will be issued pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended and Sections 100.010 to 100.200 of the Revised Statutes of Missouri, as amended (collectively, the "Act").

This Plan for an Industrial Development Project and Cost-Benefit Analysis (the "Plan") has been prepared to satisfy requirements of the Act and to analyze the potential costs and benefits, including the related tax impact on all affected taxing jurisdictions, of using industrial development revenue bonds to finance the Project and to facilitate abatement of ad valorem taxes on the bond-financed property.

II. GENERAL DESCRIPTION OF CHAPTER 100 FINANCINGS

General. The Act authorizes cities, counties, towns and villages to issue industrial development revenue bonds to finance the purchase, construction, extension and improvement of warehouses, distribution facilities, research and development facilities, office industries, agricultural processing industries, service facilities that provide interstate commerce, industrial plants and other commercial facilities.

Issuance and Sale of Bonds. Revenue bonds issued pursuant to the Act do not require voter approval and are payable solely from revenues received from the project. The municipality issues its bonds and in exchange, the benefited company promises to make payments that are sufficient to pay the principal of and interest on the bonds as they become due. Thus, the municipality merely acts as a conduit for the financing.

Concurrently with the closing of the bonds, the company will convey to the municipality title to the property included in the project. (The municipality must be the legal owner of the property while the bonds are outstanding for the property to be eligible for tax abatement, as further described below.) At the same time, the municipality will lease the property, including the project, back to the benefited company pursuant to a lease agreement. The lease agreement will require the company, acting on behalf of the municipality, to use the bond proceeds to pay the costs or reimburse the costs of purchasing, constructing and installing the project, as applicable.

Under the lease agreement, the company typically: (1) will unconditionally agree to make payments sufficient to pay the principal of and interest on the bonds as they become due; (2) will agree, at its own expense, to maintain the project, to pay all taxes and assessments with respect to the project, and to maintain adequate insurance; (3) has the right, at its own expense, to make certain additions,

modifications or improvements to the project; (4) may assign its interests under the lease agreement or sublease the project while remaining responsible for payments under the lease agreement; (5) will covenant to maintain its corporate existence during the term of the bond issue; and (6) will agree to indemnify the municipality for any liability the municipality might incur as a result of its participation in the transaction.

Property Tax Abatement. Under Article X, Section 6 of the Missouri Constitution and Section 137.100 of the Revised Statutes of Missouri, all property of any political subdivision is exempt from taxation. In a typical transaction, the municipality holds fee title to the project and leases the project to the benefited company.

If the municipality and the company determine that partial tax abatement is desirable, the company may agree to make “payments in lieu of taxes.” The amount of payments in lieu of taxes is negotiable. The payments in lieu of taxes are payable by December 31 of each year, and are distributed to the municipality and to each political subdivision within the boundaries of the project in the same manner and in the same proportion as property taxes would otherwise be distributed under Missouri law.

III. DESCRIPTION OF THE PARTIES

Salina Hotel Corporation. The Company is a corporation organized and existing under the laws of the State of Kansas, and authorized to do business in the State of Missouri.

City of Belton, Missouri. The City is a constitutional home rule charter city and municipal corporation organized and existing under the laws of the State of Missouri. The City is authorized and empowered pursuant to the provisions of the Act to purchase, construct, extend and improve certain projects (as defined in the Act) and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City deems advisable.

IV. REQUIREMENTS OF THE ACT

Description of the Project. The Project to be financed by the Bonds consists of (1) the design and construction of an approximately 83 room hotel project and (2) associated site work and infrastructure. The Project being financed by the Bonds will be constructed on approximately 5.8 acres located at the northeast quadrant of the intersection of East North Avenue and Mullen Road in the City, which is referred to as the “Project Site.”

Estimate of the Costs of the Project. The Project is expected to cost approximately \$7,746,700 and to be constructed during the years 2017, 2018 and 2019.

Source of Funds to be Expended for the Project. The sources of funds to be expended for the Project will be the proceeds of the Bonds in an approximate principal amount not to exceed \$7,746,700, to be issued by the City and purchased by the Company or its designee (the “Bondholder”) and, if needed, other available funds of the Company. The Bonds will be payable solely from the revenues derived by the City from the lease or other disposition of the Project (as further described below). The Bonds will not be an indebtedness or general obligation, debt or liability of the City or the State of Missouri.

Statement of the Terms Upon Which the Project is to be Leased or Otherwise Disposed of by the City. The City will hold title to the Project Site under the Chapter 100 transaction. The City will

lease the Project to the Company for lease payments equal to the principal and interest payments on the Bonds. Under the terms of the lease agreement with the City, the Company will have the option to purchase the Project at any time and will have the obligation to purchase the Project at the termination of the lease. The lease between the City and the Company will terminate in 2019, unless terminated sooner pursuant to the terms of the lease.

Affected School District, Community College District, County and City. The Belton School District #124 is the school district affected by the Project. Cass County, Missouri is the county affected by the Project. Metropolitan Community College is the community college district affected by the Project. The City is the city affected by the Project. The Cost-Benefit Analysis attached hereto identifies all other taxing districts affected by the Project (other than those taxing entities solely affected by the Project with respect to receipt of tax revenues from the commercial surcharge tax).

Assessed Valuation. The most recent equalized assessed valuation of the Project Site is \$25,002¹. The estimated total equalized assessed valuation of the Project Site after construction of the Project (2019) is \$1,983,155. This valuation was calculated based upon an assumed appraised value of \$6,197,360 for the Project Site in year 2019, multiplied by the assessment rate of 32%.

Payments in Lieu of Taxes. If this Plan is approved by the City Council, the City intends to issue the Bonds in 2017. The Bonds are being issued for the sole purpose of providing sales and use exemption on construction materials and no tax abatement will be provided. During years 2017, 2018 and 2019, the Project will be under construction and the Company will pay a payment in lieu of taxes equal to 100% of the real property taxes due on the Project Site as it exists at the time of assessment. Beginning year 2020 and after, the Project will be placed back on the tax rolls.

Sales and Use Tax Exemption on Construction Materials. Qualified building materials purchased for the construction of the Project are expected to be exempt from sales and use tax pursuant to the provisions of Section 144.062 of the Revised Statutes of Missouri and the underlying bond documents upon delivery of a project exemption certificate by the City to the Company. For purposes of determining the impact of the sales tax exemption of the qualified building materials on the affected taxing jurisdictions, it was assumed that: (1) the sales tax levies shown below will remain constant through the construction period; (2) \$1,250,000 will be spent on qualified construction materials purchased in the City, (3) \$750,000 will be spent on qualified construction materials purchased in Cass County, but outside the City, and (4) \$1,500,000 will be spent on qualified construction materials purchased in the State of Missouri, but outside Cass County. Please note that any variance in these assumptions will alter the fiscal impact of the sales tax exemption on the affected taxing jurisdictions.

¹ The Project Site is currently part of a larger tract, consisting of two separate parcels. The first parcel (Parcel I.D. No. 04-03-07-300-000-025.013) is approximately 3.00 acres. The Project Site will occupy approximately 60% of the acres of this larger 3.00 acre tract. Based on information received from Cass County, it is assumed that the most recent equalized assessed valuation of the land for the larger 3.00 acre tract is \$17,280. The land occupied by the Project is approximately 60% of the acreage of the 3.00 acre site and it is therefore assumed that the most recent equalized assessed valuation of the land owned occupied by the Project Site is \$10,368. The second parcel (Parcel I.D. No. 04-03-07-300-000-025.008) is approximately 2.50 acres. The Project Site will occupy approximately 60% of the acres of this larger 2.50 acre tract. Based on information received from Cass County, it is assumed that the most recent equalized assessed valuation of the land for the larger 2.50 acre tract is \$24,390. The land occupied by the Project is approximately 60% of the acreage of the 2.50 acre site and it is therefore assumed that the most recent equalized assessed valuation of the land occupied by the Project Site is \$14,634.

Based on the assumptions set forth above, the fiscal impact on the affected taxing jurisdictions of the sales and use tax exemption on qualified building materials is approximately as follows:

	Estimated Sales Tax Revenues Subject to Exemption
State of Missouri (4.225%)	\$147,875
City of Belton	
General Revenue (1.0%)	12,500
Capital Improvement (0.5%)	6,250
Park & Recreation (0.5%)	6,250
Fire District (0.25%)	3,125
Transportation (0.5%)	6,250
Cass County	
General Revenue (0.5%)	10,000
Law Enforcement & Justice Center (0.25%)	5,000
Law Enforcement General Revenue (0.25%)	5,000
Road & Bridge (0.25%)	5,000
Emergency Board (0.5%)	10,000
<hr/> Total	<hr/> \$217,250

	Estimated Use Tax Revenues Subject to Exemption*
State of Missouri (4.225%)	\$147,875
Cass County (1.75%)	35,000
<hr/> Total	<hr/> \$182,875

*The City of Belton does not have a use tax.

Cost-Benefit Analysis and Discussion of Exhibits. In compliance with Section 100.050.2(3) of the Revised Statutes of Missouri, this Plan has been prepared to show the costs and benefits to the City and to other taxing jurisdictions affected by the exemptions of the Project. The following is a summary of the exhibits attached to this Plan that show the direct tax impact the Project is expected to have on each taxing jurisdiction. This Plan does not attempt to quantify the overall economic impact of the Project.

Project Assumptions. Exhibit 1 presents a list of the assumptions related to the determination of assessed valuations and the tax formulas.

Summary of Cost-Benefit Analysis. Exhibit 2 presents a summary for each affected taxing district of (1) the total estimated tax revenues that would be generated if the Project did not occur and (2) the total estimated tax revenues that will be generated if the Project occurs.

Real Property. Exhibit 3 provides the projected tax revenues which would be paid on

the Project Site without the Project.

V. ASSUMPTIONS AND BASIS OF PLAN

In preparing this Plan, key assumptions have been made to estimate the fiscal impact of the exemptions proposed for the Project. See **ATTACHMENT A** for a summary of these assumptions.

Information necessary to complete this Plan, has been furnished by representatives of the City, representatives of the Company and its counsel, the Bondholder and other persons deemed appropriate and such information has not been independently verified for accuracy, completeness or fairness.

* * *

ATTACHMENT A

SUMMARY OF KEY ASSUMPTIONS

1. The cost of constructing the Project is estimated to be approximately \$7,746,700.
2. The construction of the Project will occur in years 2017, 2018 and 2019.
3. For purposes of this Plan, it is assumed that the investment in the Project will produce an appraised value of \$6,197,360 and an assessed value for the Project Site in the amount of \$1,983,155.
4. The Project will be owned by the City and leased to the Company with an option to purchase. As long as the Project is owned by the City, it will be exempt from ad valorem taxes.
6. During the entire term of the Bonds through 2019, the Company will make payments in lieu of taxes in accordance with that portion of Section IV above in the Plan entitled "Payments in Lieu of Taxes."
7. Commercial real property taxes are calculated using the following formula:
$$(\text{Assessed Value} * \text{Tax Rate})/100$$
8. The assessed value of the Project Site is calculated using the following formula:
$$\text{Estimated Value} * \text{Assessment Ratio of 32\%}$$
9. The tax rates used in this Plan reflect the rates in effect for the tax year 2016. The tax rates were held constant through the 2019 tax year.

* * *

EXHIBIT A

**City of Belton, Missouri
(Salina Hotel Corporation Project)**

**COST BENEFIT ANALYSIS
PLAN FOR INDUSTRIAL DEVELOPMENT PROJECT**



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This information is provided based on the factual information and assumptions provided to Gilmore & Bell, P.C. by a party to or a representative of a party to the proposed transaction. This information is intended to provide factual information only and is provided in conjunction with our legal representation. It is not intended as financial advice or a financial recommendation to any party. Gilmore & Bell, P.C. is not a financial advisor or a "municipal advisor" as defined in the Securities Exchange Act of 1934, as amended.

Summary of Key Assumptions

- ♦ Initial year taxes assessed 2017
- ♦ Appraised value of Project Site after Construction of the Project \$ 6,197,360
- ♦ Assessed value as a percentage of appraised value (real) 32.0%
- ♦ Assessed value of Project Site after Construction of the Project \$ 1,983,155
- ♦ Assessed value of Project Site \$ 25,002
- ♦ Terms of abatement: There is no tax abatement expected for the Project Site. The site will be converted to commercial use beginning in 2020 and will return to the tax rolls as of January 1, 2020.

**Exhibit 2
Summary of Cost Benefit Analysis**

Tax Distribution	Tax Rate	Projected Tax Revenues on Project Site Without Project
Belton School District #124	5.4320	\$ 4,074
State of Missouri	0.0300	23
Cass Co Road & Bridge	0.2287	172
Cass Co Library	0.1495	112
Hospital Maintenance	0.1356	102
Metropolitan Community College	0.2339	175
Sheltered Workshop	0.0498	37
Surtax	0.5400	405
City of Belton	1.9204	1,440
	<u>8.7199</u>	<u>\$ 6,540</u>

Exhibit 3
Projected Tax Revenues on Project Site Without Project

Taxing Jurisdiction	Estimated Assessed Value of Project Site	\$ 25,002	\$ 25,002	\$ 25,002	Total
	Tax Rate per \$100	2017	2018	2019	
Belton School District #124	5.4320	\$ 1,358	\$ 1,358	\$ 1,358	\$ 4,074
State of Missouri	0.0300	8	8	8	23
Cass Co Road & Bridge	0.2287	57	57	57	172
Cass Co Library	0.1495	37	37	37	112
Hospital Maintenance	0.1356	34	34	34	102
Metropolitan Community College	0.2339	58	58	58	175
Sheltered Workshop	0.0498	12	12	12	37
Surtax	0.5400	135	135	135	405
City of Belton	1.9204	480	480	480	1,440
	8.7199	\$ 2,180	\$ 2,180	\$ 2,180	\$ 6,540



Section 29A of the Massachusetts General Laws, Chapter 90A, is amended to read as follows:

Section 29A. (a) Any person who, with intent to defraud, obtains or attempts to obtain any money or property of another person by means of a false or deceptive statement or representation, or by means of a scheme or artifice to defraud, or by means of an untrue statement of fact or a false statement of law, or by means of an omission to disclose material information or by means of a statement that omits material information necessary to make the statements made, in light of the circumstances, not misleading, shall be liable to a civil penalty of not more than \$100,000 for each such offense. (b) Any person who, with intent to defraud, obtains or attempts to obtain any money or property of another person by means of a false or deceptive statement or representation, or by means of a scheme or artifice to defraud, or by means of an untrue statement of fact or a false statement of law, or by means of an omission to disclose material information or by means of a statement that omits material information necessary to make the statements made, in light of the circumstances, not misleading, shall be liable to a civil penalty of not more than \$100,000 for each such offense.

SECTION II

B



2017 Tournament/Rental Potential Economic Spending Study

The 2017 Tournament/Rental Potential Economic Impact Study is a conservative representation of the total potential economic impact to the City of Belton with weekend rentals and tournaments at Markey, Memorial and Wallace Parks. This table does not include special events such as Summerfest, Octoberfest, Pumpkin Palooza, Easter Egg Hunt, Mayor’s Christmas Tree Lighting, Annual 5K/10K run, or any events associated with recreational sports leagues such as the youth basketball, volleyball, baseball/softball and flag football games that are played on weekends. The study also does not account for meals that cost more than \$10 per visitor, or any retail shopping not related to the rentals or tournaments over the amount of \$10 per day per visitor. The study also does not show the amount of rental or registration revenue collected by the Belton Parks and Recreation Department during these events or revenue collected at department concessions stands.

The information for this study was collected and organized by the Belton Parks and Recreation Department with assistance from Midwest Sports Productions. This is not a true representation of the actual economic impact received from the rentals and tournaments to the City of Belton, but rather a conservative estimate of the potential spending of the weekend visitors during rentals and tournaments at Markey, Memorial and Wallace parks.

Explanations of Data

Teams/Participants:

This information was provided from the schedules from the various groups and organizations that held rentals and tournaments. Tournaments/Rentals that are marked with an asterisk are estimated based on previous year events and estimated attendance.

Players:

Players are represented by an average per team. This includes 12 players per softball team, 13 players per baseball team, 10 players per adult softball or kickball team, and 12 players per soccer team.

Spectators:

Spectator information for youth baseball and softball were provided by Midwest Sports Productions and an evaluation of gate entries over the course of a few weekends at Markey Park. For youth baseball and softball tournaments and soccer tournaments, there is an estimated average of 2.5 spectators (including parents, grandparents, siblings, friends, etc.) per player. The table shows 1.5 spectators for every adult

softball player, kickball player, and adult baseball player. Only 1 spectator per player is represented for each participant for clinics.

Visits:

Visits are a representation of the total amount of players and spectators at each event multiplied by the length of each event in days. This number does not represent staff at each location such as field crew, concessions staff, umpires and referees or tournament organizers.

Out of Area and Kansas City Area Visitors (OOAV vs. KCAV):

Out of Area Visitors are a representation of the average amount of total visitors per tournament or rental that travel to Belton from outside of the Kansas City Metro Area. These visitors are traveling too great of a distance to drive to Belton each day of the event. Midwest Sports Productions estimates that 30% of teams that attend tournaments in Belton are from Outside of the Kansas City Metro Area. Only 10% of soccer tournament teams are estimated to be Out of Area Visitors, and no adult softball, adult baseball, adult kickball or clinic participants are represented as Out of Area Visitors.

Total Potential Spending (TPS):

Total Potential Spending is a representation of the potential spending of all Out of Area and Kansas City Area Visitors. Out of Area Visitors are estimated to spend \$35 per day per visitor. This estimate is based on 2 meals per day of \$10 per meal, \$10 per day of basic shopping related to the rental or tournament, and \$5 per day in fuel or misc. expenses. Out of Area Visitors are estimated to spend \$70 per day including \$30 per day on meals, \$10 per day of basic shopping related to the rental or tournament, \$10 per day of fuel or misc. expenses, and \$20 per day of hotel room or lodging related expenses. This information matches the amounts used by the Branson Economic Development CBB.

In Progress Data

With a total of 39 total rental/tournament events, there is an estimated 121,644 visitors with a total potential spending in the city of Belton of \$5,287,259.25. The table will continue to be updated as rentals and tournaments are completed with updated data.

2017 Tournament/Rental Potential Economic Spending Study

Date(s)	Organization	Tournament/Rental Name	Sport	Park/Complex	Teams/Participants	Players	Spectators	Days	Visits	OOAV	KCAV	TPS
March 18	Sports America	1 Day Baseball Tournament	Baseball	Markey	19 teams	247	617.5	1	864.5	259.35	605.15	\$39,334.75
March 24-26	Midwest Sport Productions	Bownet Softball	Fastpitch	Markey	24 teams	288	720	2	2016	604.8	1411.2	\$91,728.00
March 31-April 2	Midwest Sport Productions	Swing for the Rings	Fastpitch	Markey	30 teams	360	900	3	3780	1134	2646	\$171,990.00
April 7-9	Midwest Sport Productions	6 Game Spring Spectacular	Fastpitch	Markey	32 teams	384	960	3	4032	1209.6	2822.4	\$183,456.00
April 15	Sports America	1 Day Baseball Tournament	Baseball	Markey	23 teams	299	747.5	1	1046.5	313.95	732.55	\$47,615.75
April 22-23	Midwest Sport Productions	Top Gun 16U Invite	Fastpitch	Markey	22 teams	264	660	3	2772	831.6	1940.4	\$126,126.00
April 28-30	Midwest Sport Productions	JDRF Benefit Softball	Fastpitch	Markey/Memorial	40 teams	430	1075	3	4515	1354.5	3160.5	\$205,432.50
May 6-7	Midwest Sport Productions	Top Gun 14U Invite	Fastpitch	Markey	22 teams	264	660	2	1848	554.4	1293.6	\$84,084.00
May 13-14	Midwest Sport Productions	Top Gun 12U Invite	Fastpitch	Markey	22 teams	264	660	2	1848	554.4	1293.6	\$84,084.00
May 19-21	Midwest Sport Productions	Charlie Brown Softball	Fastpitch	Markey	42 teams	504	1260	3	5292	1587.6	3704.4	\$240,786.00
May 19-21	KC Prime Soccer Club	H8 Cancer Spring Tournament	Soccer	Wallace	120 teams	1440	3600	3	15120	1512	13608	\$582,120.00
May 26-29	Midwest Sport Productions	Memorial Day NIT	Fastpitch	Markey/Memorial	54 teams	648	1620	3	6804	2041.2	4762.8	\$309,582.00
June 2-4	Sports America	Baseball Tournament	Baseball	Markey	28 teams	364	910	3	3822	1146.6	2675.4	\$173,901.00
June 4th	KC Amateur Baseball Assoc.	Adult Baseball League	Adult Baseball	Memorial Field 1	8 teams	80	120	1	200	0	200	\$7,000.00
June 9-11	Midwest Sport Productions	C Goliath Softball	Fastpitch	Markey/Memorial	54 teams	648	1620	3	6804	2041.2	4762.8	\$309,582.00
June 16-18	Midwest Sport Productions	Top Gun Invite	Fastpitch	Markey	22 teams	264	660	3	2772	831.6	1940.4	\$126,126.00
June 18th	KC Amateur Baseball Assoc.	Adult Baseball League	Adult Baseball	Memorial Field 1	8 teams	80	120	1	200	0	200	\$7,000.00
June 23-25	Midwest Sport Productions	Lumberjack Wood Bat	Baseball	Markey/Memorial	42 teams	546	1365	3	5733	1719.9	4013.1	\$260,851.50
June 30-July 2	Midwest Sport Productions	Freedom Festival	Baseball	Markey	30 teams	375	937.5	2	2625	787.5	1837.5	\$119,437.50
July 7-9	Midwest Sport Productions	Missouri USSSA State	Fastpitch	Markey/Memorial	40 teams	480	1200	3	5040	1512	3528	\$229,320.00
July 15	Benefit Tournament	Alanna's Charity Tournament	Slowpitch	Markey	8 teams	80	120	1	200	0	200	\$7,000.00
July 15	Dirtdevils Softball Club	Dirtdevil Softball Clinic	Fastpitch	Memorial 3 and 4	200 Participants	200	200	2	800	0	400	\$14,000.00
July 16	KC Amateur Baseball Assoc.	Adult Baseball League	Adult Baseball	Markey 1 and 5	12 teams	120	180	1	300	0	300	\$10,500.00
July 23	KC Amateur Baseball Assoc.	Adult Baseball League	Adult Baseball	Markey 1 and 5	12 teams	120	180	1	300	0	300	\$10,500.00
July 30	KC Amateur Baseball Assoc.	Adult Baseball League	Adult Baseball	Markey 1 and 5	12 teams	120	180	1	300	0	300	\$10,500.00
Aug. 11-13	Global Softball League	GSL State Tournament	Slowpitch	Markey	30 teams	240	360	3	1800	0	1800	\$63,000.00
Aug. 19	Sports America	Youth Baseball 1 day	Baseball	Markey	15 teams	195	487.5	1	682.5	204.75	477.75	\$31,053.75
Aug. 26	Benefit Tournament	Kickball Tournament	Kickball	Markey	8 teams*	80	120	1	200	0	200	\$7,000.00
Sept. 8-10	Midwest Sport Productions	Markey Park Fall Opener	Fastpitch	Markey	30 teams*	360	900	2	2520	756	1764	\$114,660.00
Sept. 15-17	Midwest Sport Productions	Fall Classic	Fastpitch	Markey	30 teams*	360	900	3	3780	1134	2646	\$171,990.00
Sept 22-24	Midwest Sport Productions	Fall Swing for the Rings	Fastpitch	Markey	40 teams*	480	1200	3	5040	1512	3528	\$229,320.00
Sept. 30-Oct. 1	Benefit Tournament	Breast Cancer Awareness Group	Slowpitch	Markey	12 teams*	120	180	1	300	0	300	\$10,500.00
Sept. 29 -Oct. 1	KC Prime Soccer Club	Southside Fall Shootout	Soccer	Wallace	80 teams*	960	2400	3	10080	1008	9072	\$388,080.00
Oct 6-8	Midwest Sport Productions	Monster Bash	Baseball	Markey	40 teams*	520	1300	3	5460	1638	3822	\$248,430.00
Oct 13-15	Midwest Sport Productions	Fall Shootout	Fastpitch	Markey	30 teams*	360	900	3	3780	1134	2646	\$171,990.00
Oct 20-22	Midwest Sport Productions	Wood Bats & Bones	Baseball	Markey	30 teams*	390	975	3	4095	1228.5	2866.5	\$186,322.50
Oct 27-29	Midwest Sport Productions	Old Man Winter	Fastpitch	Markey	24 teams*	288	720	2	2016	604.8	1411.2	\$91,728.00
Nov 3-5	Midwest Sport Productions	Tom Turkey	Fastpitch	Markey	24 teams*	288	720	2	2016	604.8	1411.2	\$91,728.00
Nov 10-12	Benefit Tournament	Haybale Classic	Slowpitch	Markey	24 teams*	240	600	1	840	0	840	\$29,400.00

Total Events:

39

Total Visits:

121643.5

TPS:

\$5,287,259.25

*Team numbers are estimates based on previous year attendance.

Attendance per events estimates provided by Midwest Sports Productions

Spending per attendee estimates provided by Branson Economic Development CBB

SECTION II

C



CITY OF BELTON
CITY COUNCIL INFORMATION FORM

MEETING DATE: September 5, 2017

ASSIGNED STAFF: Jay C. Leipzig, AICP- Director- Community and Economic Development

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Consent Item	<input type="checkbox"/> Change Order
<input type="checkbox"/> Agreement	<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> FYI/Update	<input type="checkbox"/> Public Hearing

ISSUE

The General Partners of 58-71 Limited Partnership, Gilbert Pena, Senecca and Teresa Marquez, and James and Mary Jo Bush generously donated ten acres of land for street right of way that today comprises Towne Center Drive and Markey Parkway. City leadership wanted to memorialize the donation of this land by creating a monument that would provide a public memorial, and began to explore possible options. In addition, staff was aware that Blake Reed, an Eagle Scout Candidate from Troop 510 in Belton, Missouri was in search of an Eagle Scout Service Project which is one of the final requirements to complete the award. As part of the Eagle Scout Service Project the candidate is charged with developing a project or activity that will provide a lasting benefit to the community as a whole. After further discussion, Mr. Reed was able to obtain approval from the Boy Scout Council to utilize the preparation and construction of the monument sign dedication as his Eagle Service Project. Staff began working with Mr. Reed to assist in the preparation of the documents necessary to construct a monument sign to be located in City Right of Way that would permanently recognize the contribution of property owners for the construction of Markey Parkway. During the September 5, 2017, Blake Reed will be providing an overview of the project.. Mr. Reed will be requesting approval of the attached Memorandum of Understanding and Resolution for the monument sign during the City Council meeting on September 26, 2017.

All work will be completed in a professional manner and is supervised by Mike Stegner, owner of MSE Hardscapes, and Dave Olson, PE with Christie Development Associates. In addition, the material for the sign will be donated by Semco Outdoors, and labor for the installation and construction will be provided by the Boy Scouts and MSE Hardscapes.

REQUESTED COUNCIL ACTION

None at this time. However, during the September 26, 2017 meeting, Mr. Reed will be requesting approval of the Memorandum of Agreement.

BACKGROUND

IMPACT/ANALYSIS:

None

STAFF RECOMMENDATION

Although no action is necessary on September 5th at the Work Session, staff is recommending approval of the Memorandum of Understanding during the City Council meeting on September 26, 2017.

ATTACHMENTS

Markey Parkway Dedication Sign MOU
Resolution- Markey Parkway Monument Sign.

MARKEY ROAD DEDICATION SIGN
MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made this _____ day of _____, 2017, between the CITY OF BELTON, a Municipal Corporation, and DAVID CHRISTIE, President of Christie Development, Inc. and developer of commercial properties at Towne Center and Belton Gateway, collectively known as the PARTIES for the development, planning, design and placement of the Dedication Sign described herein.

WHEREAS, the General Partners of 58-71 Limited Partnership, Gilbert Pena, Senecca Marquis and Jim Bush, generously donated ten acres of land for street right-of-way that today comprises Town Center Drive and Markey Parkway; and

WHEREAS, this gift was instrumental in building a transportation connection from Highway 58 to the new interchange at 163rd Street and Interstate 49 and supporting visionary commercial and residential development along the way; and

WHEREAS, as a way of thanking and remembering the graciousness of this meaningful gift to the community of Belton, the City of Belton and David Christie have partnered to place the Dedication Sign as shown in the Monument Sign Elevation and the Cast Plaque attached and incorporated herein as **Exhibit “A” and Exhibit “B”**; and

WHEREAS, David Christie purchased the Sign and the City provided the right-of-way and in-kind services including the traffic control plan and coordination to safely place the Dedication Sign along Markey Parkway; and

WHEREAS, in order to keep the installation costs at a minimum for the citizens of Belton, the following persons and companies have stepped forward, at no cost, to contribute to the project:

- a. Dave Olson, Christie Development, to design the Sign and prepare design plans for the installation;
- b. Blake Reed, Boy Scout with Troop No. 510 in Belton, Missouri, has volunteered to coordinate the project for his Eagle Scout Project, including obtaining City Council approval and the Right-of -Way Permit;
- c. Mike Stegner, Owner of MSC Hardscapes, has volunteered to supervise and build the base, set and secure the sign within the structure; and

d. SEMCO is donating the rock for the columns on each side of the Sign.

WHEREAS, the City Council believes the City ownership and placement of the Dedication Sign on City right-of-way along the street that the partners of the 58-71 Limited Partnership had the foresight to donate is in the best interest of the City of Belton.

THEREFORE, it is understood and approved by the Parties as follows, that:

1. **PLACEMENT.** The Markey Road Dedication Sign, hereinafter "Sign", will be placed upon the City Right-of-Way on Markey Parkway, in the following described location in City of Belton, County of Cass, State of Missouri, to-wit:

TWENTY FEET NORTHWEST OF THE CURB INLET JUST NORTHWEST OF THE REX SPENCER ENTRANCE OF THE CITY OF BELTON, ALL BEING IN RANGE 33 WEST, SECTION 12, TOWNSHIP 46 NORTH, OF BELTON, CASS COUNTY, MISSOURI.

A Map of the Sign location is attached to and incorporated in this MOU as **Exhibit "C"**.

2. **CONSTRUCTION.** The Sign will be constructed by the volunteers listed above.
3. **ACCEPTANCE, MAINTENANCE, AND REPAIR:** The City of Belton will own the Sign upon completion of installation and will maintain and repair the Sign and its base in perpetuity.
4. **UTILITIES AND SERVICES:** There are no utilities or services to the Sign.
5. **INSURANCE:** The City of Belton will have the Sign covered as a City asset for general liability and property casualty insurance.
6. **ENTIRE AGREEMENT:** This MOU contains the entire agreement between the parties, and no modification of this MOU shall be binding upon the parties unless evidenced by an agreement in writing signed by the Parties after the date hereof.

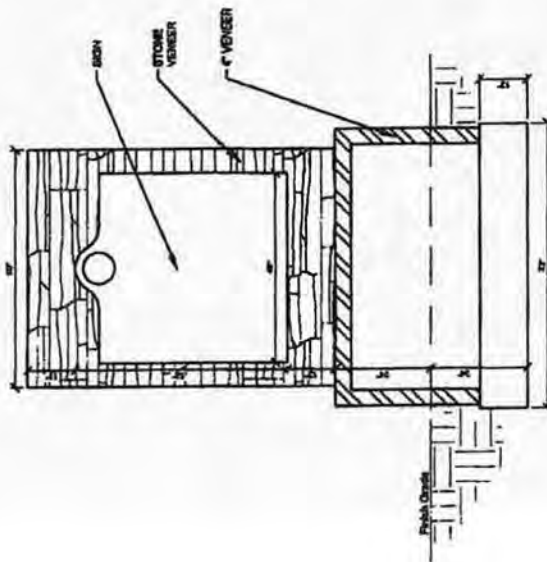
CITY OF BELTON, MO

Jeff Davis, Mayor

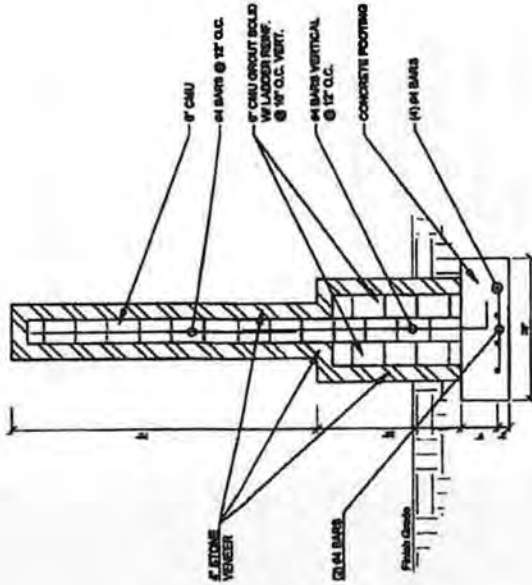
DEVELOPER/CHRISTIE DEVELOPMENT, INC.

David Christie, President

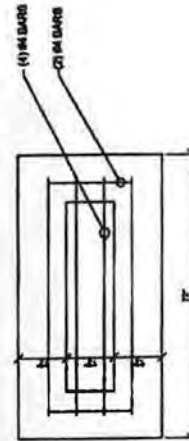
Exhibit A



1] FRONT ELEVATION



2] SIDE ELEVATION



3] FOUNDATION PLAN

ORDER #: 38323

RTF #: 14873

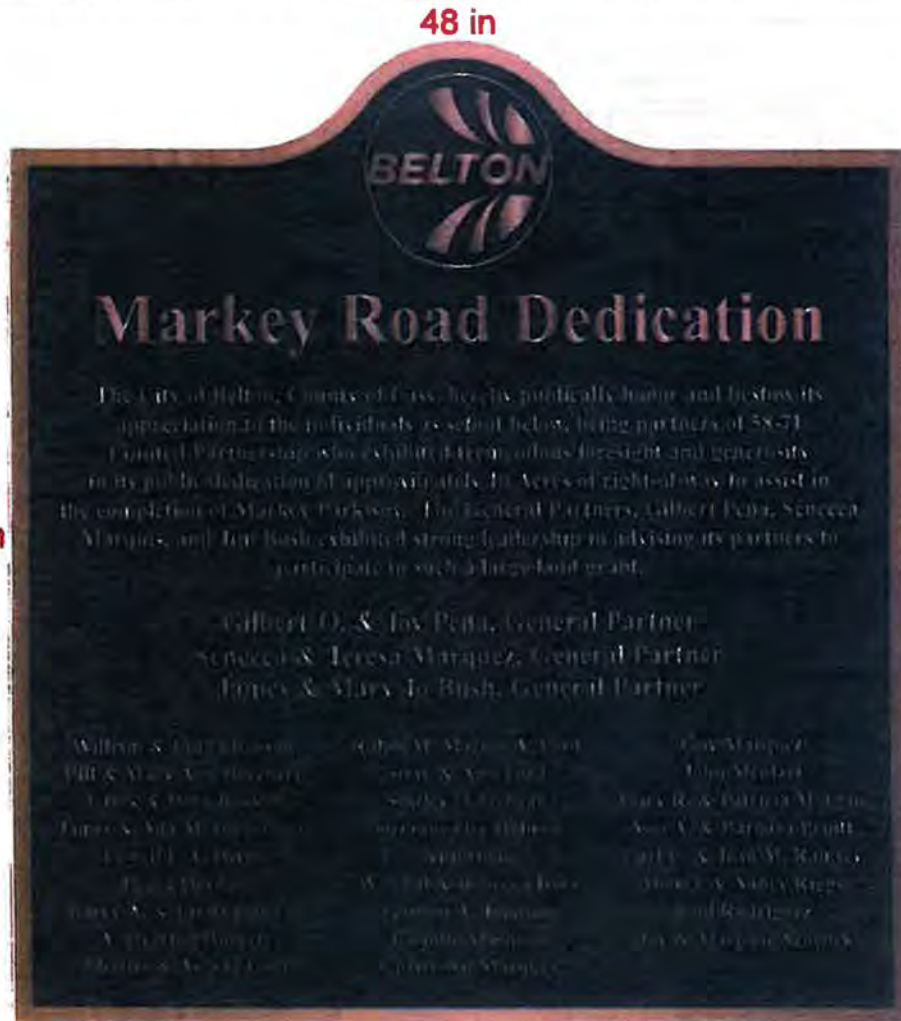
CUSTOMER PO #: MARKEY

Exhibit B

DATE: 1/12/2017

LAYOUT ARTIST: CRAIG EASTLEY

SALESPERSON: CRAIG / JAMESON



48 in

52 in

40

Cast PLAQUE

MATERIAL - BRONZE

SIZE - 48"Wx52"H

QTY - 1

DEPTH - 3/4"

SHAPE - Custom Shape

COPY - Raised Copy-Horizontal Stroke

FINISH - Leatherette-w/Brushed Surface

BORDER - Single Line Border

COLOR - 2025 Black Painted

STYLE - Per Artfile Supplied

CLEAR CO - Semi-Gloss

MOUNT - Blind Mount-Standard Studs

RETURNS/EDGES - painted background color

RAISED



RECESSED



PLEASE NOTE THE FOLLOWING:

Currently no alterations

VERSION: 2

Exhibit C

Markey Parkway Dedication Sign



SECTION II

D



CITY OF BELTON CITY COUNCIL INFORMATION FORM

AGENDA DATE: September, 5 2017

DIVISION: Community & Economic Development

COUNCIL: Regular Meeting Work Session Special Session

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Consent Item	<input type="checkbox"/> Change Order	<input checked="" type="checkbox"/> Motion
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> FYI/Update	<input type="checkbox"/> Presentation	<input type="checkbox"/> Both Readings

ISSUE/RECOMMENDATION:

Sallee Development is proposing to construct a thirty-six unit Senior Living project in the Traditions subdivision adjacent to Mullen Road. The proposal to construct the Traditions Villas will be an age restricted development for senior citizens ages fifty-five and over. Sallee is requesting a Letter of Support to accompany their application for Low Income Housing Tax Credits to the Missouri Housing Development Commission. Applications are submitted in late fall of 2017 with award announcements expected in December 2017 or January 2018. The Sallee Development Team made an initial presentation on this item during the City Council Work Session on August 1, 2017. The proposed exhibits include comments received from the Council during this meeting. The Sallee Development Team will be making a formal presentation before the City Council in regard to this request.

PROPOSED CITY COUNCIL MOTION:

No motion is required at this time. However, if the project is favorable received the Development Team will ask for a Resolution and a Letter of Support to be sent to the Missouri Housing Development Commission on behalf of the project. The proposed motion of support for the project will be included in the September 26, 2017 City Council agenda packet.

BACKGROUND:

The Salle Development Team has enclosed some revised information for the City Council to review based upon comments received during the August 1, 2017 City Council meeting. As a reference, staff recommends reviewing the items included in the August 1, 2017 City Council agenda. If the application is approved by the Missouri Housing Development Commission, the project will be formally presented and review before the Planning Commission and the City Council in spring 2018.

IMPACT/ANALYSIS: N/A

STAFF RECOMMENDATION, ACTION, AND DATE:

None at this time.

LIST OF REFERENCE DOCUMENTS ATTACHED:

Packet following this communication sheet.

Jay-

Attached are the revised Traditions Villas preliminary drawings. Revisions are based upon feedback received at and before the 8/1 Work Session meeting and consist of:

- 1) Community Building relocated to a more central location
- 2) Parking count increased from 64 to 74 total spaces
- 3) Vinyl fence added along the Southern and Western property lines
- 4) Storm shelters added to the rear porch of each Unit
- 5) Exterior finishes revised from stone to brick

Thank you,

Randy Porter, AIA, NCARB, LEED AP
o 573.256.7200
c 660.281.0366


Wallace
ARCHITECTS, LLC
660-828-7000

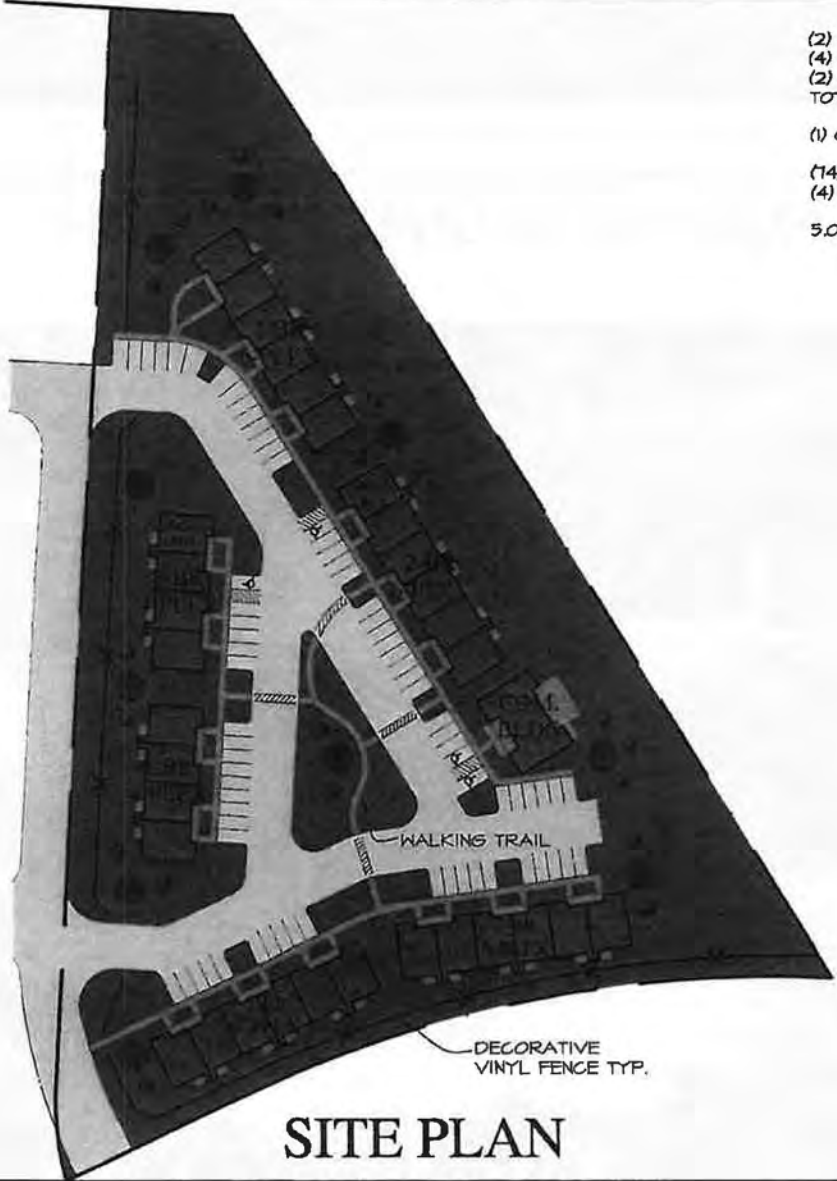
www.wallacearchitects.com

(2) 4-PLEX BUILDINGS = (8) 2-BR APTS.
(4) 6-PLEX BUILDINGS = (24) 2-BR APTS.
(2) ACCESSIBLE APTS.
TOTAL = (32) 2-BR APTS.

(1) COMMUNITY BLDG.

(14) TOTAL PARKING SPACES INCLUDING
(4) ACCESSIBLE PARKING SPACES

5.09 ACRES



SITE PLAN

SCALE: 1" = 120'-0"

AUGUST 2017



6-PLEX BUILDING ELEVATION

AUGUST 2017



COMMUNITY BUILDING ELEVATION

AUGUST 2017



TYPICAL 2-BR UNIT

868 SF MEASURED
 OUTSIDE OF STUD WALL
 AND CENTERLINE OF
 PARTY WALL
 SCALE: 3/16" = 1'-0"

AUGUST 2017

SECTION II

E



CITY OF BELTON
CITY COUNCIL INFORMATION FORM

MEETING DATE: September 5, 2017

ASSIGNED STAFF: Jay C. Leipzig, AICP- Director- Community and Economic Development

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Consent Item	<input type="checkbox"/> Change Order
<input type="checkbox"/> Agreement	<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> FYI/Update	<input type="checkbox"/> Public Hearing

ISSUE

The North Scott Corridor served as a vital part of the City’s economy for numerous years. Many of the buildings which remain are directly linked to the era when the North Scott Corridor was initially developed. Today this area is reflective of an aged commercial corridor which contains a variety of mixed use groups and land uses. Many of the remaining buildings are not compatible with the newer commercial standards and zoning requirements. As you are aware, City Council approved the North Scott Corridor Plan in December of 2014. Confluence, a landscape architecture and planning consultant has been working on Phase two of the North Scott Corridor Plan, which is the creation of the North Scott Overlay District and Design Guidelines. Chris Shires, AICP; Principal of Confluence, will present this plan at the September 5, 2017 City Council Work Session.

REQUESTED COUNCIL ACTION

No action requested. This is a discussion item.

BACKGROUND

- June 2014, city staff issued a Request for Qualifications (RFQ) for professional consulting services to evaluate previous and existing trends, desirable goals and objectives.
- September 2014, Confluence, a landscape architecture, planning and urban design consultant was selected to provide the City with a community driven plan for the North Scott Corridor.
- December 2014, the North Scott Revitalization Plan was approved by the City Council.
- August, 2016, the City Council approved a Professional Services Agreement with Confluence to begin working on Phase 2 of the plan which emphasizes design guidelines and appropriate text amendments to support the newly formed overlay district.
- August 21, 2017, the Planning Commission made a recommendation for approval of the North Scott Overlay District and Guidelines.

Staff has worked closely with Confluence throughout this project. The North Scott Overlay District and Guidelines will serve to help establish North Scott Avenue as a gateway to the City, support and attract businesses, encourage redevelopment, and promote well-designed buildings, streetscapes and landscapes for many years to come.

STAFF RECOMMENDATION

Staff recommends approval of the North Scott Overlay District and Design Guidelines with a first read of the Ordinance at the September 26, 2017 City Council regular meeting.

ATTACHMENTS

North Scott Overlay District and Design Guidelines
Proposed Implementation Steps



51



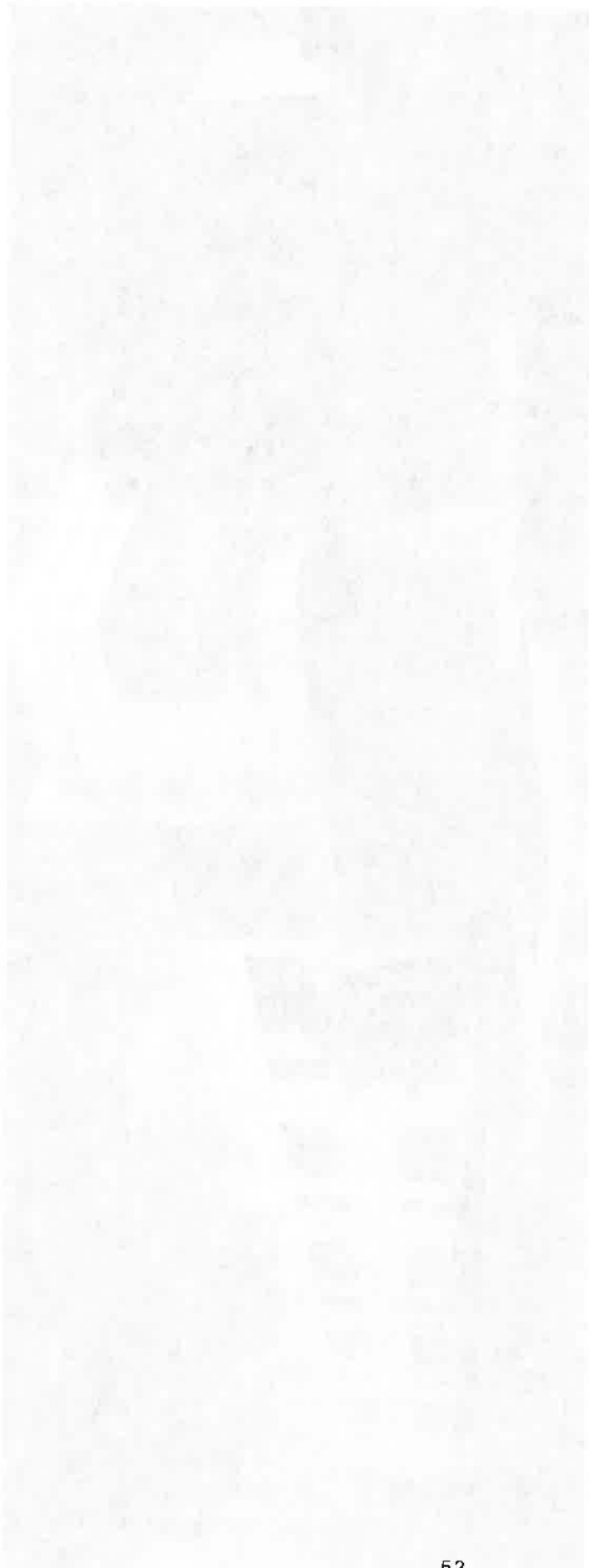
NORTH SCOTT CORPORA OVERLAY DISTRICT - GUIDELINES

CITY OF BELTON, MISSOURI

CONFLUENCE
JULY 27, 2017

DRAFT

DRAFT



ACTIVITY

CITY OFFICIALS



- JEFF DAVIS, MAYOR
- JEFF FLETCHER, WARD 1, MAYOR PRO TEM
- RYAN FINN, WARD 1
- CHET TRUTZEL, WARD 2
- DEAN VAN WINKLE, WARD 2
- LORRIE PEEK, WARD 3
- ROBERT NEWELL, WARD 3
- GARY LATHROP, WARD 4
- TIM SAVAGE, WARD 4

CITY STAFF



- ALEXA BARTON, CITY MANAGER
- JAY LEIPZIG, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
- CAROLYN YATSOOK, ECONOMIC DEVELOPMENT SPECIALIST
- JIM BROWN, CHIEF BUILDING OFFICIAL

PLANNING TEAM

- CONFLUENCE
- CHRIS SHIRES
- CAITLIN HENRICKSEN

Strategically located along Interstate 49/Highway 71, the North Scott Corridor is an important growth corridor for Belton providing an opportunity for the development of a wide mix of quality uses to the benefit of the entire community. The following report defines a new overlay district for the properties within the previously defined North Scott Corridor within the City of Belton. This overlay district and guidelines shall be adopted as part of the City's Unified Development Code by reference.

Overlay Description: The North Scott Corridor Overlay District is designated as an area to accommodate a wide mix of quality multi-family residential, commercial business, and light industrial uses that are compatible in a highly visible, urban setting. Allowable uses include multi-family residential, retail, research and development parks, light manufacturing, shipping and distribution, corporate campuses, professional offices, general retail, restaurants, and hotels. New heavy manufacturing, heavy equipment repair, sales lots, contractor yards, outdoor storage, and uses that produce noxious smells, fumes, dust, or substantial noise are discouraged within this overlay district.

Sites shall be well landscaped and employ storm water management techniques that address storm water quality and create storm water facilities that are site amenities through the use of rain gardens, bio-swales and water retention ponds. Building architecture shall include a wide variety of styles and convey value and permanence through good building design and the use of durable, low-maintenance exterior building materials. Exterior lighting and signage shall be uniform and of a high quality. In addition to accommodating vehicle and truck traffic, sites shall be designed for pedestrian circulation.

Overlay Intent and Application: The intent of this new overlay district is to provide a uniform and enhanced set of design standards that are above and beyond the base standards found within the City's current zoning districts. The requirements and guidelines contained herein this overlay shall apply to all property located within the overlay boundaries. When a standard or code requirement is not covered by this overlay, the regulations contained elsewhere within City Code and within the regulations for the underlying zoning district for which the property is zoned shall apply. The underlying regulations for the FCI Flex Commercial / Industrial District shall refer to the BP-R Business Park Restricted District when necessary.

Prior to the development or redevelopment of any site within the overlay district, the property should be zoned consistent with the land use designation identified in the North Scott Corridor Plan (see Figure 0.01 on page 5).

The appropriate zoning districts for properties within this overlay include:

- R-2 Single and Two-Family Residential District
- R-3 Multiple-Family Residential District
- R-3A Apartment Community Residential District
- PO Professional Office District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District
- C-3 Regional Commercial District
- New: FCI Flex Commercial / Industrial District

The following table lists the zoning district or districts appropriate for each identified land use category.

ZONING / LAND USE COMPATIBILITY TABLE						
NORTH SCOTT CORRIDOR ZONING / LAND USE COMPATIBILITY MATRIX		LAND USE CATEGORIES				
		LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	OFFICE	GENERAL COMMERCIAL	INDUSTRIAL
ZONING DISTRICTS	R-2 Single and Two-Family Residential District	C				
	R-3 Multiple-Family Residential District		C			
	R-3A Apartment Community Residential District		C			
	PO Professional Office District			C	C	C
	C-1 Neighborhood Commercial District				C	
	C-2 General Commercial District				C	
	C-3 Regional Commercial District				C	C
	NEW: FCI Flex Commercial / Industrial District					C

C = Compatible Zoning District Per Land Use Category

FIGURE 0.01 NORTH SCOTT CORRIDOR FUTURE LAND USE MAP

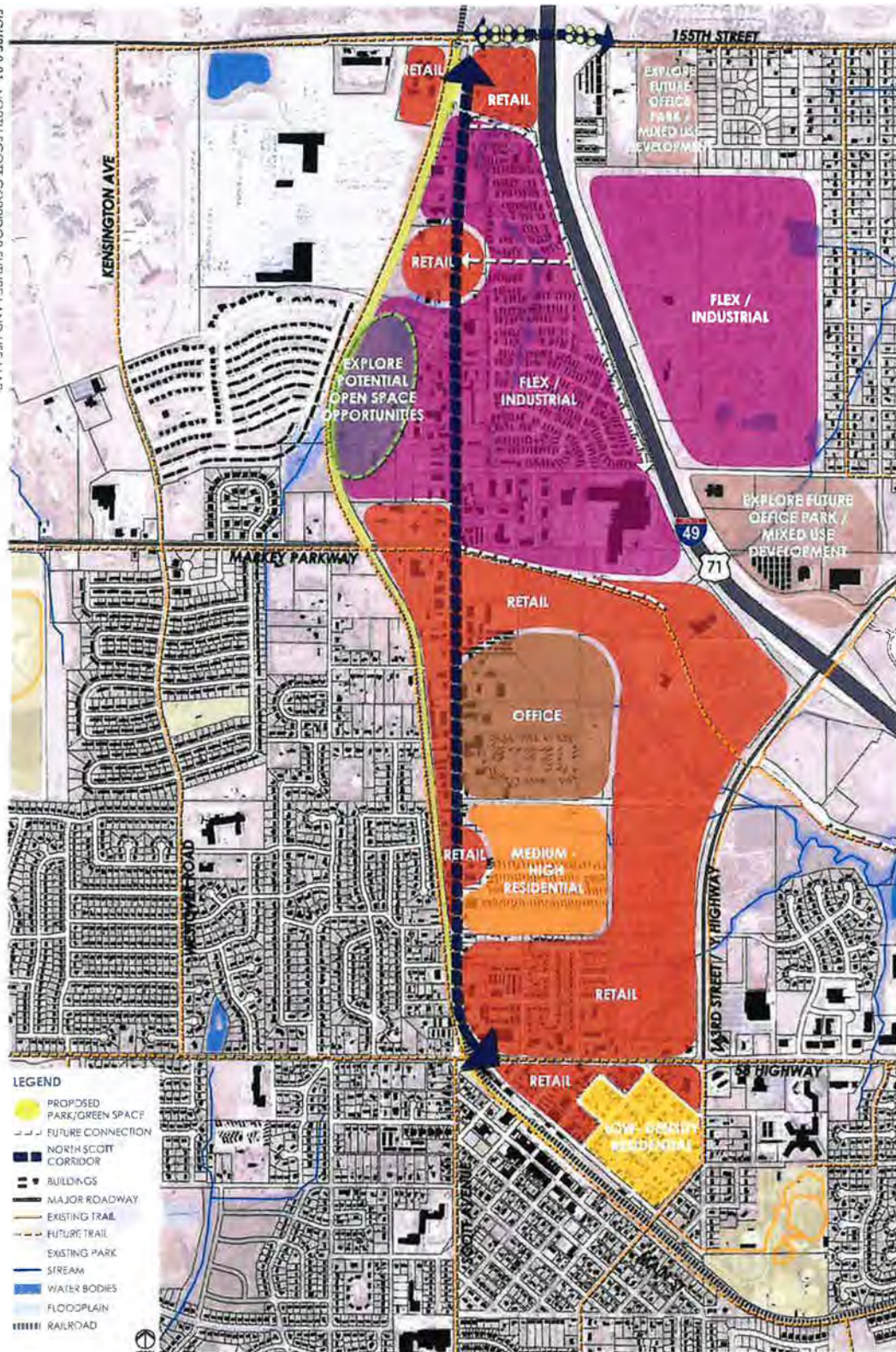




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The following chapter provides guidance for the general layout and design of sites within the overlay district. Details not covered or contained within this chapter shall revert to current city regulations for the relevant underlying zoning district.

BULK REGULATIONS

- Min Lot Size: none
- Min Open Space: 20% (open space is defined as any area not covered by a building, structure, parking lot, loading dock or driveway.)

BUILDING SETBACKS

- 20 ft Front
- 10 ft Side/Rear, if adjoining a similar zoning district
- 30 ft Side/Rear from existing residential zoning or use
- Max Building Height: Per underlying zoning district.

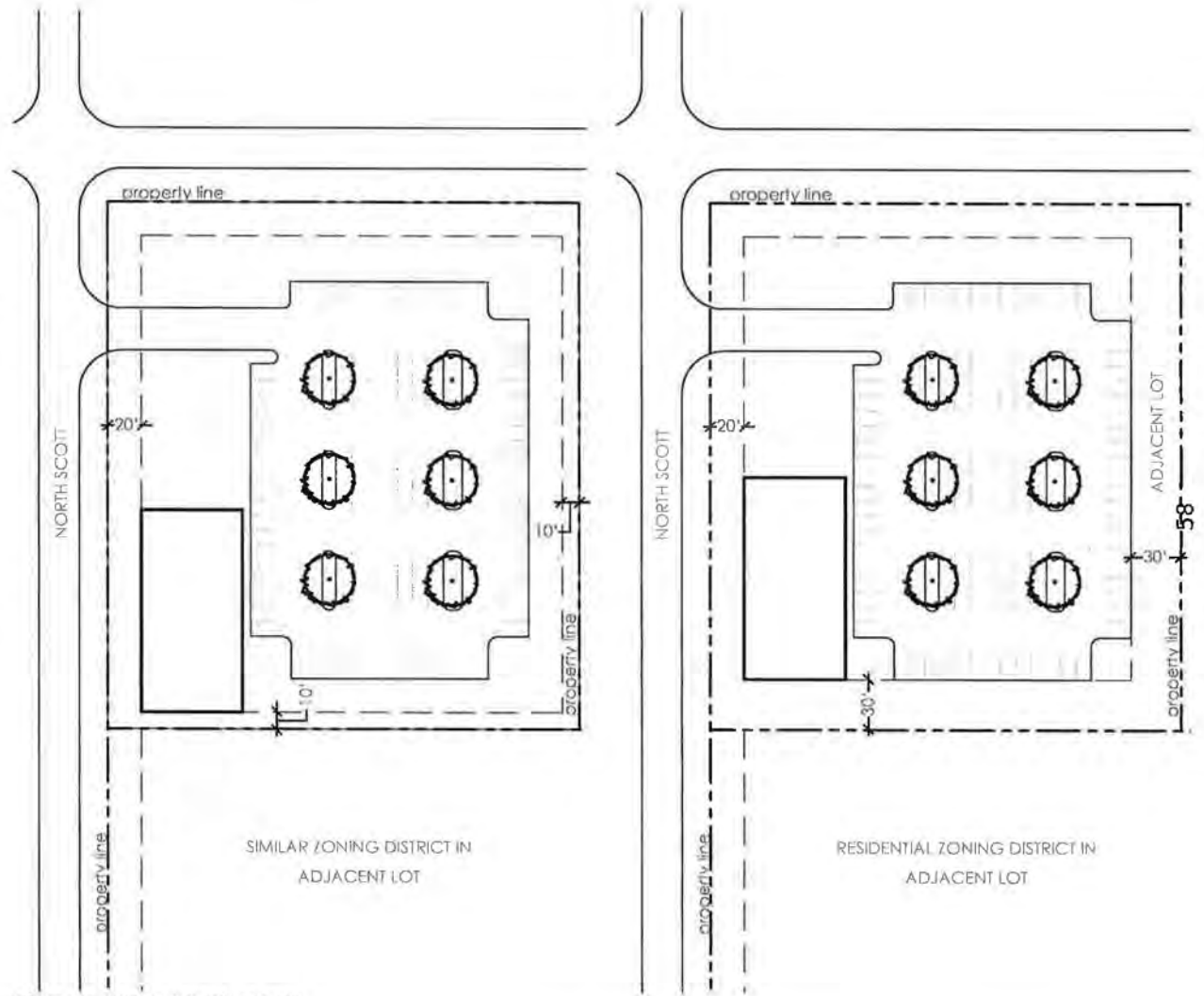


FIGURE 1.01 BUILDING SETBACK DIAGRAM



FIGURE 1.02 PERMITTED PARKING AND CIRCULATION SURFACE EXAMPLES

PARKING AND CIRCULATION

All parking lots, driveways, and outdoor storage areas shall be hard surfaced with either PCC or HMA paving. Gravel surfacing shall not be permitted. The use of permeable paving is encouraged.

All uses shall follow the off-street parking standards per City Code.

Credit for shared parking between uses that are off-peak from each other may be allowed at the discretion of the City. The construction of required parking may be deferred at the discretion of the City.

Parking lots for adjoining retail and/or office uses shall be interconnected and driveways on North Scott Avenue should be shared when possible to limit the number of access points along the corridor.

Parking lots and driveways shall otherwise conform to the designed standards contained within City Code.



FIGURE 1.03 NON-PERMITTED PARKING AND CIRCULATION SURFACE EXAMPLE

LANDSCAPING AND BUFFERING

All new structures, buildings and parking lots and all building additions and parking lot and paving expansions shall comply with the City's Landscaping and Screening requirements contained within the City's Unified Development Code, except as modified herein below.

- The minimum landscaped area for all properties is 20% of the total lot area, not including public street rights-of-way.
- All areas not paved or covered by structures shall be landscaped with a combination of turf grass, prairie grass, plant beds, shrubs and trees. Wood mulch shall be used around all plantings and in all plant beds. Large areas of wood mulch that does not contain plantings is not permitted, except when used around play structures. Rock and chip brick are not allowable ground covers except in limited applications.

ALTERNATE SITE AND PARKING LOT LANDSCAPING REQUIREMENTS

As an alternative to the landscaping requirements contained within the City's Unified Development Code, new development within this overlay district may choose to adhere to the following site and parking lot landscaping standards. This alternate standard allows for greater creativity in developing a site landscape plan and provides credit and better recognition of the use of preferred storm water management practices.

All areas not paved or covered by structures shall be landscaped according to the standard contained herein below. The standard Street Trees and Screening Requirements found in the City's Unified Development Code shall still apply to all sites.

Landscape Plan Required Elements

The following landscape plan elements shall be provided within all site plan submittals:

1. Pre-Design Site Assessment

- Storm water analysis of pre-developed site including discharge points, swale locations, and existing wetlands,
- Documentation of existing topsoil depths,
- Documentation of existing trees.

2. Landscape Plan

- Plan detailing proposed landscaping, ground-cover, site features and furniture, existing trees to be removed, and existing trees to be preserved and protected during construction,
- Planting schedule detailing plant species, quantity, and size,
- Plant installation standards,
- Irrigation system if planned,
- Soil management plan – soil stockpiling, removal, and/or import,
- Finish topsoil depth,
- Other details as necessary to provide verification of compliance with these regulations.

3. As-Built Plans (provided prior to approval of any final occupancy permit to verify and certify compliance with the approved landscape plan)

Landscape Plan Ranking

As a part of any application for the development of a site or building, a landscape plan shall be submitted to the City that reaches a minimum score of 65 points as determined by the City Zoning Administrator based upon the scoring options shown on the following pages.



FIGURE 1.04 PLANTING MATERIAL EXAMPLES

SOIL MANAGEMENT PLAN (MINIMUM SCORE - 8 POINTS)	
Stockpile existing topsoil on site.	1 point
Verify removal of all construction debris from soil.	1 point
Verify removal of gravel in planting areas.	1 point
Protect drip line of all existing trees of significance.	1 point
Rip sub-surface to 18-inch depth, prior to re-spread of topsoil.	1 point
Restore topsoil to recorded pre-development depth.	4 points
Replace the topsoil to a minimum 6-inch depth.	2 points
Till the soil to a minimum 18-inch depth.	3 points
ENVIRONMENTAL DESIGN (MINIMUM SCORE - 8 POINTS)	
Save 65% of existing 'Trees of Significance.'	2 points
Or save 25% of existing 'Trees of Significance.'	1 point
Minimize hard surface parking lot area:	
* Use of permeable paving (minimum of 1,000sf)	2 points
* Maximize green space (over 25% of the site).	1 point
* Parking islands at the end of all parking rows.	1 point
* No more than 10 continuous parking stalls in any row.	1 point
Install bio-swales, bio-retention cells, infiltration trenches, etc.	3 points
Install rain barrels or cistern for roof/storm water capture and reuse.	2 points
Reduce and/or eliminate the use of storm water intakes and piping.	2 points
Minimum of 1 overstory tree in every parking lot island.	1 point
GRADING / BERMING (MINIMUM SCORE - 7 POINTS)	
Provide 30-inch tall berming between the parking area and the street.	3 points
Provision of a water feature (retention basin/wet pond).	2 points
Provide documentation of a balanced site (import or export under 1,000cy).	2 points
Provide added visual interest with finish site grading.	2 points

PLAZA DESIGN (MINIMUM SCORE - 8 POINTS TO QUALIFY FOR SCREENING REDUCTION)	
Provide a public hardscape plaza (minimum of 200SF)	3 points
Provide public seating opportunities (bench, cut stone, seat wall) (1 point for every 3 benches)	2 points max
Use of an alternate paving material for 80% of the designated plaza space. (Accepted materials: cut stone, flag stone, clay brick, stamped concrete, concrete pavers. Gravel or rock is not acceptable.)	2 points
Incorporation of art piece (must be approved by Zoning Administrator)	2 points
Addition of publicly accessible bike parking.	2 points
Use of decorative pedestrian scale LED lighting. (Non-LED lighting will not receive the credit.)	2 points
PARKING LOT SCREENING (MINIMUM SCORE - 10 POINTS)	
Diversity of species - no more than 25% of any species of plant.	2 points
Leave a 36-inch wide zone with no plantings directly in front of all parking stalls.	1 point
Provide an average of 1 Overstory tree for every 100LF of street frontage.	2 points
Provide an average of 2 Understory trees for every 100LF of street frontage.	2 points
Provide an average of 6 shrubs for every 100 LF of street frontage.	2 points
Provide an average of 20 ornamental grasses for every 100LF of frontage.	2 points
Use of clustered thoughtful plantings. The intent of this portion of the plantings is to provide the developer and their consultants the necessary flexibility, to be creative with the design of these spaces. The City does not want trees placed on 50' centers, shrubs in a line, or random single ornamental grasses. These points will be rewarded to those that do not create repetitive planting zones, create planting clusters of appropriate species, and generally make an effort to design the space provided.	4 points
PLANTING DESIGN (MINIMUM SCORE - 10 POINTS)	
Diversity of species - no more than 25% of any species of plant.	2 points
Provide an average of 0.4 Overstory tree for every 1000SF of Open Space.	2 points
Provide an average of 0.8 Understory trees for every 1000SF of Open Space.	2 points
Provide an average of 6 shrubs for every 1000SF of Open Space.	2 points
Provide an average of 20 ornamental grasses for every 1000SF of Open Space.	2 points
Provide thoughtful clustering of building foundation plantings.	1 point
Use of clustered thoughtful plantings.	1 point
Designer Choice: Thoughtful planting plan that generally meets the intent of the items listed above, but goes beyond the basic requirements. It would include signature green spaces, outdoor gardens, rain gardens, seating areas, etc. This item will require additional submittal and documentation than the previous items, but will allow for design flexibility. Plantings plans, perspectives, and details will be required during submittal to get these points approved.	7 points

GROUNDCOVER (MINIMUM SCORE - 11 POINTS)

Pave all planting areas less than 48-inches in width.	1 point
Rock mulch groundcover limited to select areas and less than 5% of the site.	1 point
Use of hardwood mulch beneath all trees and shrubs.	1 point
Use of stone edger to enclose larger planter beds.	1 point
Clustering of shrubs and grasses.	2 points
Six-foot diameter mulch bed around all overstory trees, 4-foot on understory, 3-foot on shrubs and grasses.	1 point
Turf grass / lawn to cover less than 50% of the open space provided.	2 points
Or turf grass / lawn to cover less than 25% of the open space provided.	3 points
Use of shortgrass prairie grasses to cover 50% of the open space provided.	3 points
Or use of shortgrass prairie grasses to cover 25% of the open space provided.	1 point
Addition of plantings to attract pollinator species in select areas.	3 points



FIGURE 1.05 PLANTING MATERIAL EXAMPLES

Plant Size Requirements

All plant sizes shall meet the following size and design requirements:

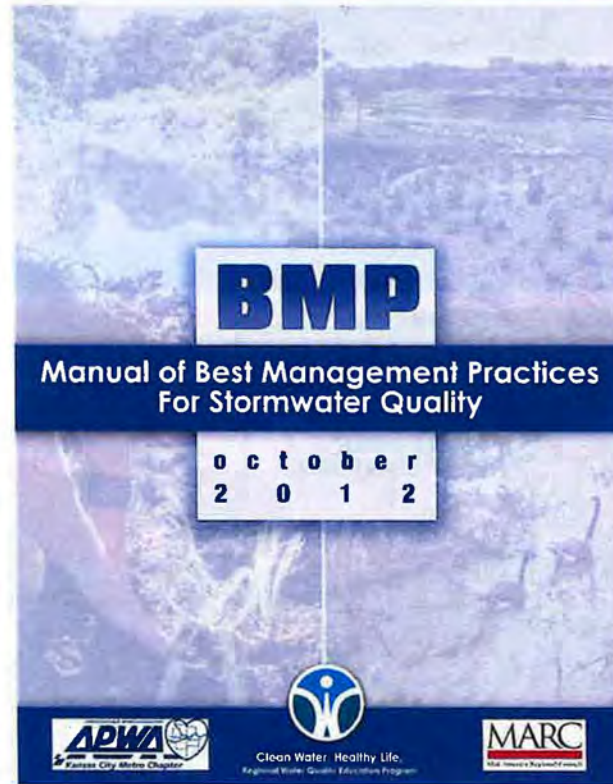
- Overstory Trees – minimum 2-inch caliper
- Understory Trees – minimum 1.5-inch caliper
- Evergreen or Coniferous Tree – minimum 5-feet in height
- Shrubs – minimum three (3) gallon container
- Ornamental Grasses – minimum one (1) gallon container
- Prairie Plantings – Must use at least three (3), but no more than five (5) varieties of short grass prairie species native to Missouri. Can be combined with similar height native wildflowers, but is limited to 10 additional species per development.
- Pollinator Species Planting – Must use the US Governments' required species mix for the Conservation Reserve Program - (CP42).
- Trees of Significance – Defined as an overstory tree with a minimum age of 15 years and of a desired species including Oak, Maple, Hickory, Walnut, Elm, Alder, Hackberry, Cottonwood, Pine, and Spruce. Mulberry, all varieties of Ash, and Cedar shall not be considered Trees of Significance.



FIGURE 1.06 PLANTING MATERIAL EXAMPLES



FIGURE 1.07 STORM WATER MANAGEMENT EXAMPLES



STORM WATER MANAGEMENT

All sites shall provide storm water management and detention facilities as necessary and required by City Code, following the storm water and flood protection regulations contained in the City's Unified Development Code, the City's design criteria for storm drainage systems and facilities, and the adopted "Manual of Best Management Practices for Stormwater Quality."

When possible, storm water detention ponds should be designed as a water feature and as a site amenity with appropriate landscaping, walking trails, and site furniture.

Sites that participate in a regional detention facility may receive an open space credit based upon the size of their share of the facility.



EXTERIOR LIGHTING

All site and building lighting shall be LED of a soft-white or bright-white quality.

All light fixtures shall be downcast in nature and must possess sharp, cut-off qualities to limit off-site glare. Wall-pack type light fixtures are prohibited.

Buildings and signage may be up-cast or downcast illuminated provided said lighting does not shine or glare off or past the sign or building wall.

A photometric plan and cut-sheets of all light fixtures shall be provided to the City during the site plan and/or building permit review process.

All exterior lighting shall comply with the requirements for outdoor lighting contained within the City's Unified Development Code.



FIGURE 1.08 EXTERIOR LIGHTING EXAMPLES





FIGURE 1.09 QUIK TRIP DISTRIBUTION CENTER, BELTON, MISSOURI

OUTDOOR STORAGE

Outdoor storage shall be prohibited; however, storage of operable and licensed cars, buses, trucks, trailers and construction equipment shall be permitted within areas zoned as Flex Commercial / Industrial. All construction equipment, trailers, and buses and all trucks over 24 feet in length shall be stored in the rear of the property or behind the principal building and screened from view of all public streets with a combination of landscaping, earth berming, masonry walls, and solid fencing. No goods, materials, shipping containers, debris, refuse or salvage items may be stored outside of a fully enclosed building.

The outdoor display of retail goods for sale may be permitted within any Commercial or Flex Commercial / Industrial Zoning District subject to site plan review and approval.

WALLS AND FENCES

All walls and fencing shall comply with the City's fence regulations and the following design standards:

Allowed Materials:

Fences are to be constructed of customarily used materials such as chain-link, welded wire mesh, wrought iron, aluminum, wood, polyvinyl chloride (PVC), ornamental woven wire and other similar materials, unless specified otherwise herein. Any fence, as determined by the City, not be a standard or customarily styled or constructed fence is prohibited.

The use of materials such as sheet metal, chicken wire, temporary construction fencing, snow fencing, woven wire commonly used for the penning of livestock or other animals or similar materials shall not be permitted for permanent fencing.

Wood fences shall be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay.

Chain-link or woven wire type fences shall not include plastic or wood slats or strips, bamboo, or reed. A fence shall not be constructed or covered with: paper sheets or strips; cloth or fabric tarps, sheets, or strips; plastic or vinyl tarps, sheets, mesh, or strips; bamboo; reed; or plywood sheeting. An exception may be approved by the City for sun and/or wind screen material applied to fences directly associated with a sports or recreation facility such as tennis court fences, baseball field fences, or basketball courts.

Walls are to be constructed of brick, stone, textured concrete, precast concrete, tile block, etc.

All walls and fences must be of an earth tone, neutral, or natural color such as white, black, gray (silver), tan, brown, green. Bright or fluorescent colors are not permitted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on fences.

Minimum Design Standards:

No chain-link, woven wire, or similar type fence or barbed wire shall be permitted where visible from a public street. Any fence over four (4) feet tall and located in any yard adjacent to a public street or located closer a public street than the closest corner of any structure shall meet one of the following conditions:

- Columned: Masonry columns with a minimum cross section of 16 inches by 16 inches placed at a maximum interval of 24 feet on-center along the length of the fence. Additional columns shall also be required at all fence corners and turning points and at all fence termination points.
- Capped and Trimmed: Upgraded wood fences, including exposed wood posts, top caps, and trim boards.
- Decorative Metal: Wrought iron and decorative metal style fencing.



FIGURE 1.10 DECORATIVE METAL FENCES

FIGURE 1.11 COLUMNED FENCES



FIGURE 1.12 CAPPED AND TRIMMED WOOD FENCE



FIGURE 1.13 RETAINING WALLS

Retaining Walls:

Retaining walls shall be set back from the property line one foot (1') for every one-foot (1') of height, unless a mutual written agreement on the height and location of the retaining wall has been made with the adjoining property owner.

Retaining walls which are more than four feet (4') in height shall be structurally engineered. The design specifications, elevations and site plan showing the exact location of the wall shall be provided along with the required permit.

No single retaining wall face shall be greater than six feet (6') in height without terraces to break up the wall expanse. A minimum one foot (1') of terrace shall be used for each two feet (2') of wall height. Each terrace shall contain vegetation.

EQUIPMENT AND TRASH SCREENING

All ground mounted and all roof-top building HVAC and mechanical equipment, vents, piping and utility meters shall be screened from view from adjacent public street and residential property. Screening shall be accomplished via a combination of landscaping, walls, and building structure.

All outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates for disposal truck access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick or stone. Colors shall be compatible with the dominant architectural materials of buildings on site and shall be integral to a building on site whenever possible. The enclosure shall be located out of public view and constructed to visibly screen the views from the adjoining properties.



FIGURE 1.14 EQUIPMENT AND TRASH SCREENING EXAMPLES

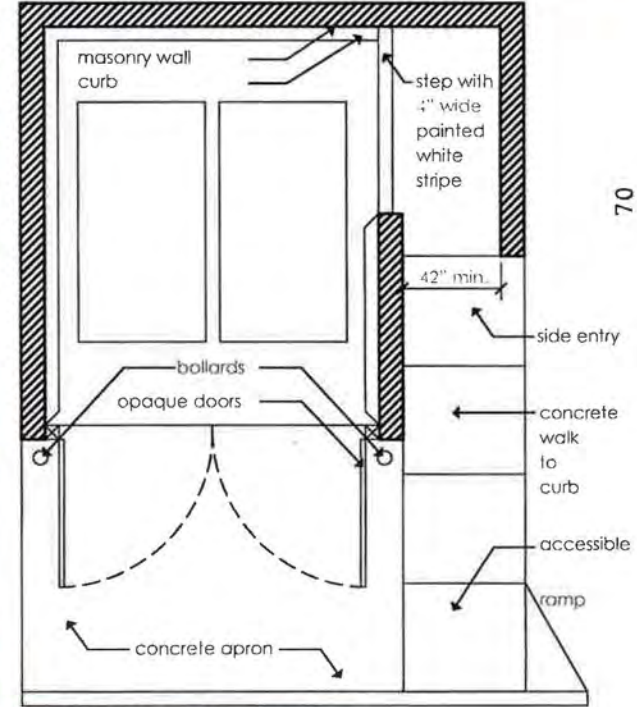


FIGURE 1.15 TRASH ENCLOSURE EXAMPLE PLAN

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FIGURE 1.16 PAN STYLE RACEWAY SIGN MOUNTING



FIGURE 1.17 MONUMENT SIGN DIMENSIONS

SIGNAGE

Permanent signage for all non-residential properties within this overlay district shall be restricted to the following sign types and regulations. Temporary and non-commercial signage and signage for residential properties shall revert to current city code.

BUILDING SIGNS

Building signs are defined as any sign which is in any way attached to a building or an appurtenance of a building and includes awning signs, canopy signs, fascia signs, parapet signs, painted signs and window signs. Internally illuminated color panels, strips, or bands and neon lighting shall be considered building signs.

Building signs shall not be attached to a roof or roof element of any structure or building.

All building signs, with the exception of awning and window signs, shall consist of solid individual letters and symbols made of anodized aluminum or similar materials or shall consist of individual illuminated self-contained letters and symbols made of anodized aluminum or similar materials with translucent plastic faces. Signs with exposed neon or expose florescent tubes or light bulbs are prohibited. Painted signs, including any lettering, graphics, images, and logos, are prohibited except as may be permitted on awnings and windows.



FIGURE 1.18 SMALL LOGO PANEL SIGN

All letters and symbols shall be individually attached to the building wall. Raceways are prohibited. In any situation where it is not physically practical to mount a wall sign without a raceway, a pan style raceway may be utilized, subject to the submittal of documentation of such physical impracticality to the Zoning Administrator. No individual letter or symbol shall exceed six (6) feet in height and six (6) feet in width.

Panel signs are prohibited; however, a panel type sign with an individual logo or graphic may be permitted as part of a building sign provided the panel area does not exceed six (6) feet in height and six (6) feet in width and is designed as if it were an individual illuminated self-contained letter or symbol.

One (1) square foot of signage is permitted for each linear foot of building face that fronts along a public street. Building signage may be placed along any building wall face provided the total square footage of allowed signage is not exceeded. Sign area for each sign is calculated by the area of a rectangle that incorporates the extreme points or edges of all text, symbols, and logos of the sign.

Prior to installation of any signage on a multi-tenant building, the building owner shall provide a signage plan detailing the general design and location of all signage and how and where signage will be allocated to each individual tenant space. This plan shall be adhered to unless an alternate plan is provided to the City by the building owner.

Window signs are defined as a building sign or other sign, picture, graphic or color band affixed to the interior of a window, embedded in a window, painted on the interior of a window or hanging adjacent to a window or close to a window and obviously intended to be viewed in part or totally through the window by the public. Window signs shall cover no more than 20% of the surface area of any individual window unit and shall not be internally or directly illuminated. Window signs shall be counted against the total allowable building signage.

MONUMENT SIGNS

Monument signs are defined as a freestanding sign monument which is anchored to the ground and has a monolithic or columnar line and which maintains essentially the same contour from grade to top with the base of the sign. Signage is affixed to the monument face and said sign monument may be double-sided with two (2) sign faces, perpendicular or parallel to the adjoining roadway, but in no case shall consist of more than two (2) sign faces. Pole signs are prohibited.

Monument signs shall be considered permanent signs for the purpose of these regulations and only on-premise monument signs shall be permitted. On-premise signs are defined as sign which has the primary purpose of identifying or directing attention to commercial activity on the lot on which the sign is located. Off-premise signs, signs which directs attention to a commercial use conducted off the lot on which the sign is located, shall be prohibited.

Each building lot is permitted one (1) monument sign per public street frontage.

Monument signs may be double-sided with a single sign face on each side of the monument for a total of no more than 2 sign faces. Each monument sign face may have up to one square foot (1 sq. ft.) of sign area for each linear foot of street frontage contained by the lot of record on which the sign is located for the frontage on which the sign is facing (or may follow the table below). The maximum sign area is 150 square feet per sign face. Sign area is calculated by the area of a rectangle that incorporates the extreme points or edges of all text, symbols, and logos of the sign.

The monument sign setback from all property lines is equal to the total monument sign height including any sign structure. The maximum monument sign height is 15 feet. However, in no case shall a monument be installed within a street or driveway intersection sight triangle as defined by City code.

All signage affixed to sign monuments (monument signs) shall consist of solid individual letters and symbols made of anodized aluminum or similar materials or shall consist of individual illuminated self-contained letters and symbols made of anodized aluminum or similar materials with translucent plastic faces. Signs may also consist of routed face signs. Painted signs are prohibited. Signs with exposed neon or exposed florescent tubes or light bulbs are prohibited.

No individual letter or symbol shall exceed four (4) feet in height and four (4) feet in width. All letters and symbols shall be individually attached to the sign monument surface. Raceways are prohibited.

Panel signs are prohibited; however, a panel sign with an individual logo or graphic may be permitted as part of a monument sign provided the panel area does not exceed four (4) feet in height and four (4) feet in width and is designed as if it were an individual illuminated self-contained letter or symbol.

Min. Setback from all Property Lines	Max. Sign Height	Max. Monument Sign Area per Sign Face*	Min. Street Frontage Requirement
5 FT.	5 FT.	35 SQ. FT.	40 FT.
7 FT.	7 FT.	70 SQ. FT.	280 FT.
15 FT.	15 FT.	150 SQ. FT.	600 FT.

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BUILDING DESIGN STANDARDS

It is the intent of these standards to establish basic parameters for building design that have the effect of producing structures that preserve and enhance building and property values, are long-lasting, resistant to deterioration, and maintain their visual appeal over time. It is further the intent of these standards to establish and promote a community image of permanence, quality, authenticity, and consistency through building design. It is not the intent of these standards to unduly restrict design freedom or apply a particular architectural style to all structures.

Buildings constructed within this overlay district shall be subject to the following requirements for the application of exterior finish materials and other design elements.

BUILDING PLACEMENT AND SITE DESIGN STANDARDS

PEDESTRIAN ACCESS

All site developments and new buildings shall be oriented and placed to prioritize pedestrian movements over those of the automobile. All buildings and sites shall be designed to be pedestrian friendly by way of connecting walkways. Pedestrian connections shall be made, when feasible, between adjacent and connecting developments and to all adjacent public streets.

ARCHITECTURAL SCREENING

Screening shall be required to obscure the view of all appurtenances of buildings, listed below, from any adjoining residential property and all public streets:

- Rooftop equipment;
- Roof access ladders and walkways;
- Ground-mounted HVAC equipment;
- Utility meters;
- Major utility conduits, pipes, and cables;
- Outdoor storage areas;
- Loading areas, berths or docks;
- Areas and equipment for the storage, collection and compaction of refuse and recyclables.

Screening shall be consistent with the overall design of the building utilizing the same materials and detailing wherever practical.

FUEL PUMP ISLAND CANOPIES

All fuel pump islands shall be provided with a canopy regardless of the quantity of pumps.

The minimum height of any fuel pump canopy shall be fourteen feet (14') clear measured from the lowest point of the canopy to a point on the pavement directly below. The maximum canopy height shall not exceed twenty feet (20').

Canopies attached to the principal structure shall meet the setback requirements for said structure. Detached canopies shall have a minimum front yard setback of fifteen feet (15') and a minimum side yard setback of ten feet (10').

All structural and supporting columns shall be wrapped in a material consistent with or complementary to the primary building material of the principal structure. Exposed steel structural columns shall not be permitted. Canopies clad in any architectural metal panel shall be of one color.

DELIVERY, SERVICE AND LOADING DOCKS

Buildings designed with loading docks and overhead doors shall be oriented to screen their view from any adjoining residential property and public streets.

NATIONAL TENANT AND FRANCHISE ARCHITECTURE

Franchise architecture is defined as any architectural design which is prototypical or identifiable with a national or regional chain or corporation and includes specific iconographic and architectural elements that are repeated in each franchise location. Franchise architecture is discouraged and shall not be permitted unless it complies with all the requirements and standards set forth in this overlay district.



BUILDING ARCHITECTURAL DESIGN STANDARDS

MASSING AND PROPORTION

The ground level of any multi-story building shall be designed in such a way as to be pedestrian friendly while promoting and enhancing activity along the street. The ground level shall be visually differentiated from any upper story through the use of architectural features including intermediate cornice lines, sign bands (friezes), awnings, porchicos, and/or changes in building materials and/or changes in window shape and size.

All buildings shall be designed so as to have a visually distinct top, middle, and bottom.



PRIMARY FAÇADES AND ENTRY

Every building shall be designed with a primary façade as designated by its relationship to the public street and the location of the main point of entry into the structure. The main front (primary) entry of any building shall face the nearest public street. Primary entryways may be elevated from the street elevation provided all state or federally mandated access requirements (ADA) are met for the building type and use.

All entryway access components including stairs, ramps, landings, and such shall be constructed of durable materials complementary to and consistent with the materials used on the principal structure. Acceptable materials include poured-in-place concrete, precast concrete, brick and stone. Wood shall not be deemed an acceptable material.



ARTICULATION OF FAÇADES

No building façade shall exceed forty (40) feet in length without interruption by one or more of the following architectural features:

- Projection or recess in the wall plane of at least two feet (2') in depth;
- Change in material, texture, or pattern;
- Columns, piers, pilasters or other equivalent structural and/or decorative elements;
- Changes in fenestration pattern.

WINDOWS AND DOORS

Windows shall be provided in each façade of any new building unless deemed technically or programmatically infeasible. Windows shall be appropriately sized to the scale of the building.

In commercial, office and retail buildings, all glass shall be clear with a minimum light transmittance of 65%.



BUILDING EXTERIOR FINISH MATERIALS

All new buildings shall be designed and constructed using quality building materials appropriately applied to create aesthetically pleasing, long-lasting structures that contribute to the overall character of the area in which they are built.

All new buildings and additions to existing buildings shall be subject to the standards of this section. However, expansions of less than twenty percent (20%) of the floor area of the existing building may use the same or superior materials as the existing structure.

Acceptable, quality building materials shall generally be categorized as high-quality and standard-quality. Materials shall be divided into four (4) classes where Class A and Class B shall be considered high-quality and Class C and Class D shall be considered standard quality. Materials are described as follows:

CLASS 1 MATERIALS (VERY HIGH-QUALITY)

- Fired clay brick, full-veneer masonry wall system
- Natural stone, full-veneer masonry wall system
- Glass, curtain wall and/or glass cladding system
- Other comparable or superior materials

CLASS 2 MATERIALS (HIGH-QUALITY)

- Thin veneer brick (adhered)
- Manufactured or cast stone (adhered)
- Textured architectural concrete panels
- Masonry stucco, traditionally applied
- Other comparable or superior materials





CLASS 3 MATERIALS (STANDARD QUALITY)

- Integrally-colored, specialty concrete block such as textured, burnished block or split-face block, or concrete brick
- Fiber-cement board or panels, irrespective of form
- Decorative opaque panels designed as exterior building finish
- Metal wall panel systems, insulated or rain screen assemblies (this definition does not include metal siding and corrugated or ribbed metal sheets of any type)
- Other comparable or superior materials

CLASS 4 MATERIALS (LOWER-COST, STANDARD QUALITY)

- Vinyl siding or panels, irrespective of form or thickness
- Water-managed Exterior Insulation and Finish System (EIFS)
- Smooth or scored concrete block
- Smooth concrete tilt-up panel systems
- Translucent wall panel systems (Kalwall)
- Ceramic
- Glass block
- Wood
- Other comparable or superior materials

BUILDING EXTERIORS

Buildings shall incorporate classes 1, 2, 3, and 4 exterior finish materials in the following manner:

Single-Family Detached and Two-Family (Duplex) Dwellings

All single-family and two-family dwellings, including manufactured homes and factory-built homes, and accessory structures including detached garages and sheds, shall be residential in character and must incorporate class 1, class 2, class 3, or class 4 materials on 100% of their facade area.

Multi-Family and Single-Family Attached Residential Buildings

The street-facing facade(s) of any residential building constructed in this overlay district must use at least two (2) class 1 or class 2 materials as primary materials together composing at least 50% of the street-facing facade area. Class 3 materials shall not exceed 50% of the street-facing facade area, and class 4 materials shall not exceed 10% of the street-facing facade area.

Commercial and Mixed-Use Buildings

All non-industrial retail, office, mixed-use, and other commercial buildings constructed in this overlay district must use at least three (3) class 1 or class 2 materials as primary materials together composing at least 75% of all facade areas. Class 3 materials shall not exceed 25% of the facade area, and class 4 materials shall not exceed 10% of the facade area. At least one street-facing building facade and the facade containing the main building entry, if different from the street facade, shall consist of no less than 30% glass windows and full glass doors on the first level.

Industrial Buildings

The street-facing facade(s) of any industrial building constructed in this district must use at least two (2) class 1 or class 2 materials as primary materials together composing at least 50% of the street-facing facade area. Class 3 materials shall not exceed 50% of the street-facing facade area, and class 4 materials shall not exceed 10% of the street-facing facade area.





GENERAL REGULATIONS

Primary materials shall be those covering at least 5% of a building's façade area.

Façade area shall be the total exterior wall area of all vertical or near-vertical faces of a building four (4) feet in width or greater when viewed in elevation. Façade area shall be calculated to exclude the wall area resulting from minor projections and recessions from the predominant wall plane less than four (4) feet in depth. Façade area shall be calculated to include the area of parapets, cornices, and similar wall extensions and trim.

A distinctly different color of fired clay brick may be considered as an additional class I material. However, minor blended color variations shall not be considered as a separate material.

Except where architecturally unsuitable, appropriately-scaled trim of at least three (3) inches in width shall be included around all windows and door openings, building corners, roof lines, and façade material transitions.

Brick and stone exterior finishes shall not be painted.

No EIFS or translucent wall panel shall be permitted within the lower three (3) feet of any building wall façade.

Roofing Materials

When appropriate for the building design, the use of standing seam metal roofing, architectural grade metal roofing shingles, and other architectural metal roofing panel systems are encouraged. Asphalt shingles, if used, must be laminate style. Corrugated or ribbed metal sheets and similar lower quality roofing materials are not permitted.

PERMITTED USES

The Table of Uses contained herein identifies those uses, for each of the underlying zoning districts, that are compatible with the goals and intent of the North Scott Corridor Plan. These uses should be encouraged and permitted within this overlay.

This table is intended to match and be identical to the Table of Uses contained in Chapter 40 of the City's Unified Development Code (UDC) except that not all zoning districts and not all uses are identified. Uses not listed should be discouraged within this overlay district. Should a conflict arise between these tables, the table contained in Chapter 40 of the UDC shall prevail.

Uses identified with a "P" are permitted by right within the designated zoning district. Uses identified with a "C" are permitted by right subject to compliance with all relevant conditions contained within the City's Unified Development Code. Uses identified with an "S" may be allowed within the designated zoning district upon approval of a special use permit as defined in the City's Unified Development Code. Uses not identified with a "P", "C", or an "S" are not permitted.

INCOMPATIBLE USES

The following uses are not compatible with the goals and intent of the North Scott Corridor Plan and the North Scott Corridor Overlay District and Guidelines. These uses should be discouraged within this overlay district.

- Adult entertainment businesses.
- All automotive, truck, boat and camper oriented uses including sales, repair, and parts.
- Body art establishments.
- Pawnshops.
- Liquor stores, tobacco shops, vape shops, and any business with 50% or more of its gross sales in alcohol, tobacco products, and/or nicotine products.
- Delayed deposit credit institutions (payday loan, check cashing, car title loan establishments).
- Manufactured home park.
- Restaurants with drive-thru service.
- Self-storage facilities.
- Smoking lounges and Hookah lounges.

NORTH SCOTT CORRIDOR OVERLAY - TABLE OF USES

USES	ZONING DISTRICTS						
	R-3	R-3A	PO	C-1	C-2	C-3	FCI
RESIDENTIAL USES							
Single-family dwelling, attached	P	P					
Multifamily dwelling (3+ units)	P	P					
Apartment community	P	P					
Dwelling units located above the ground floor				P	P	P	
Group living							
◦ Assisted living	C	C					
◦ Halfway house	S	S					
◦ Nursing care facility	C	C					
PUBLIC AND CIVIC USES							
College or university			S		S	S	
Cultural exhibit or library	C	C	S				
Government buildings and properties	C	C	S				
Hospital			P	S	P	P	
Place of public assembly	C	C	P				
Public safety services	C	C	P				
Religious assembly	P	P	P				
School	P	P	P				
Social club or lodge			P	P	P	P	P
Utilities							
◦ Major	S	S	S				
◦ Minor	S	S	S				

NORTH SCOTT CORRIDOR OVERLAY - TABLE OF USES

USES	ZONING DISTRICTS						
	R-3	R-3A	PO	C-1	C-2	C-3	FCI
COMMERCIAL USES							
Art Gallery			P	P	P	P	
Banks and financial services							
• Banks and credit unions (not including delayed deposit credit institutions such as payday loan, check cashing, car title loan, pawn shops, and similar businesses)			P	P	P	P	P
Business support service			P	P	P	P	P
Construction sales and service (no outdoor storage)					P		P
Day care							
• Day care center or home	S	S	S	S	S	S	S
• Day care home with less than 4 children	C	C					
Eating and drinking establishment							
• Restaurant (Any establishment with 50% or more of total gross sales in alcoholic beverages shall be defined as and considered a tavern or bar and not a restaurant.)				C	P	P	P
• Tavern and bar				C	P	P	P
Entertainment and spectator sports							
• Indoor	C	C			P	P	P
• Outdoor	C	C			P	P	P
Funeral and interment services							
• Funeral home				S	P	P	P
Lodging							
• Hotel or motel (Defined as a building containing guest rooms in which lodging is provided and offered to the public on a temporary basis for compensation, and which is open to transient guests, in contrast to a bed and breakfast inn, boarding house, or rooming house. For establishments to be considered a hotel or motel, versus an apartment house/building, all rooms must be available for rent for as little as one (1) night and no more than 30 days, no rental contract or similar agreement is involved, and the establishment must be licensed as a hotel and collect and pay hotel/motel tax.)			P		P	P	P
Medical or dental clinic			P	P	P	P	P
Office			P	P	P	P	P
Personal and consumer service			P	P	P	P	P
Retail sales							
• Large (single or multi-tenant buildings over 100,000 sq. ft. gross floor area)					P	P	P
• Small (single or multi-tenant buildings no greater than 100,000 sq. ft. gross floor area)			P	P	P	P	P

NORTH SCOTT CORRIDOR OVERLAY - TABLE OF USES

USES	ZONING DISTRICTS						
	R-3	R-3A	PO	C-1	C-2	C-3	FCI
COMMERCIAL USES, CONT'D.							
Sports and recreation, participant							
* Outdoor				S	P	P	S
* Indoor					P	P	P
Vehicle sales and service							
* Car wash					C	C	C
* Gas station and convenience store (min. 5,000 sq. ft. gross floor area retail store)					C	C	C
INDUSTRIAL USES							
Limited Manufacturing, production & industrial services (no outdoor storage)							P
Research laboratory							P
Trucking/freight terminal							S
Warehousing and wholesaling							S
OTHER USES							
Accessory uses	C	C	C	C	C	C	C
Home occupation	C	C					
Accessory parking	P	P	P	P	P	P	P
Wireless communication facility							
* Freestanding					S	S	S
* Co-located	S	S	S	S	S	S	S

LEGAL NON-CONFORMING PROPERTIES

It is the intent for those buildings and uses that do not currently comply with the overlay district design standards will over time be brought into compliance with these guidelines. All property within this overlay district shall comply with the nonconforming uses chapter of the City's Unified Development Code.

Any building addition or site expansion shall comply with the standards established for this overlay district.

Building façade modifications and site modifications shall comply with the standards of this overlay district. However, building façade maintenance (painting and window replacement) and site maintenance (patching or repaving of existing paving, replacing existing landscaping) are not required to comply with the standards of this overlay district.



CITY OF BELTON - OVERLAY DISTRICT NORTH SCOTT CORRIDOR

ADOPTION OF THE NORTH SCOTT CORRIDOR OVERLAY DISTRICT + GUIDELINES AS A NEW OVERLAY DISTRICT AND AS A SUPPLEMENT TO THE CITY'S COMPREHENSIVE PLAN

In order to enact the North Scott Corridor Overlay District + Guidelines, the following 4 steps should be completed:

1. The Overlay District + Guidelines should be officially received and adopted by the City Council and a copy kept on file with the City Clerk;
2. The official Zoning Map should be amended to identify the boundaries of this Overlay District;
3. The Overlay District + Guidelines should be approved as a supplement to the City's Comprehensive Plan; and,
4. The City's Unified Development Code should be amended to include this new North Scott Corridor Overlay District and the new FCI Flex Commercial/Industrial zoning district as detailed within the Overlay District + Guidelines.

UNIFIED DEVELOPMENT CODE AMENDMENTS

The following details the proposed amendments to the Unified Development Code of the City of Belton necessary to complete the implementation of the North Scott Corridor Overlay District + Guidelines. Language to be added to City's Unified Development Code is marked in red.

Chapter 18 – General Use Regulations

Sec. 18-1 – Overlay and special purpose districts.

(a) General.

- (1) *Special purpose districts.* Special purpose districts are established to address land uses that are not easily addressed by the agricultural, residential, business, commercial and industrial district regulations. Special purpose districts are base zoning districts, not overlays. The following special purpose districts are included in this Unified Development Code:
 - a. PUD Planned Unit Development District; and

- b. PR Parks, Recreation and Public Use Districts.

(2) *Overlay districts.*

- a. Overlay districts deal with special situations or accomplish specific city goals that cannot be easily or efficiently addressed through the use of "base" or regular zoning districts. As the name implies, overlay districts "overlay" applicable base district classifications to alter some or all of the zoning regulations that apply to particular sites.
- b. Overlay district regulations supplement the zoning regulations of the applicable base district. When overlay district standards conflict with the applicable base district standards or other regulations of this Code, the regulations of the overlay district always govern. When no special overlay district standards are specified, the base district standards and all other applicable regulations of the Code will govern. The following overlay districts are included in this Unified Development Code:
 1. OTB Old Town Belton Overlay District;
 2. GCO Gateway Commercial Overlay District;
 3. Planned District Overlay.
 4. North Scott Corridor Overlay District

Sec. 18-7. – North Scott Corridor Overlay District

(a) *General purpose and description.*

The North Scott Corridor Overlay District is designated as an area to accommodate a wide mix of quality multi-family residential, commercial business, and light industrial uses that are compatible in a highly visible, urban setting. Allowable uses include multi-family residential, retail, research and development parks, light manufacturing, shipping and distribution, corporate campuses, professional offices, general retail, restaurants, and hotels. New heavy manufacturing, heavy equipment repair, sales lots, contractor yards, outdoor storage, and uses that produce noxious smells, fumes, dust, or substantial noise are discouraged within this overlay district.

Sites shall be well landscaped and employ storm water management techniques that address storm water quality and create storm water facilities that are site amenities through the use of rain gardens, bio-swales and water retention ponds. Building architecture shall include a wide variety of styles and convey value and permanence through good building design and the use of durable, low-maintenance exterior building materials. Exterior lighting and signage shall be uniform and of a high quality. In addition to accommodating vehicle and truck traffic, sites shall be designed for pedestrian circulation.

(b) *Intent and application.*

The intent of North Scott Corridor Overlay District is to provide a uniform and enhanced set of design standards that are above and beyond the base standards found within the City's current zoning districts.

The requirements and guidelines as contained within the North Scott Corridor Overlay District + Guidelines (*official copy dated ???, 2017, and on file with the City Clerk of the City of Belton, Missouri*) shall apply to all property located within the North Scott Corridor Overlay District boundaries as shown in the Future Land Use Map contained within the North Scott Corridor Overlay District + Guidelines.

Prior to the development or redevelopment of any property within the overlay district, the property should be zoned consistent both with the land use designation identified in the Future Land Use Map and with the Zoning/Land Use Compatibility Table as contained within North Scott Corridor Overlay District + Guidelines.

When a standard or code requirement is not covered by the North Scott Corridor Overlay District + Guidelines, the regulations contained elsewhere within City Code and within the regulations for the underlying zoning district for which the property is zoned shall apply.

Chapter 12 - Commercial, Industrial, Parks, Recreation and Public Use Zoning Districts

Sec. 18-1 – Overlay and special purpose districts.

(a) *General.*

- (1) *Special purpose districts.* Special purpose districts are established to address land uses that are not easily addressed by the agricultural, residential, business,

commercial and industrial district regulations. Special purpose districts are base zoning districts, not overlays. The following special purpose districts are included in this Unified Development Code:

- a. PUD Planned Unit Development District; and
- b. PR Parks, Recreation and Public Use Districts.

(2) *Overlay districts.*

- a. Overlay districts deal with special situations or accomplish specific city goals that cannot be easily or efficiently addressed through the use of "base" or regular zoning districts. As the name implies, overlay districts "overlay" applicable base district classifications to alter some or all of the zoning regulations that apply to particular sites.
- b. Overlay district regulations supplement the zoning regulations of the applicable base district. When overlay district standards conflict with the applicable base district standards or other regulations of this Code, the regulations of the overlay district always govern. When no special overlay district standards are specified, the base district standards and all other applicable regulations of the Code will govern. The following overlay districts are included in this Unified Development Code:
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The North Scott Corridor Overlay District is designated as an area to accommodate a wide mix of quality multi-family residential, commercial business, and light industrial uses that are compatible in a highly visible, urban setting. Allowable uses include multi-family residential, retail, research and development parks, light manufacturing, shipping and distribution,

corporate campuses, professional offices, general retail, restaurants, and hotels. New heavy manufacturing, heavy equipment repair, sales lots, contractor yards, outdoor storage, and uses that produce noxious smells, fumes, dust, or substantial noise are discouraged within this overlay district.

Sites shall be well landscaped and employ storm water management techniques that address storm water quality and create storm water facilities that are site amenities through the use of rain gardens, bio-swales and water retention ponds. Building architecture shall include a wide variety of styles and convey value and permanence through good building design and the use of durable, low-maintenance exterior building materials. Exterior lighting and signage shall be uniform and of a high quality. In addition to accommodating vehicle and truck traffic, sites shall be designed for pedestrian circulation.

(b) *Intent and application.*

The intent of North Scott Corridor Overlay District is to provide a uniform and enhanced set of design standards that are above and beyond the base standards found within the City's current zoning districts.

The requirements and guidelines as contained within the North Scott Corridor Overlay District + Guidelines (*official copy dated ???, 2017, and on file with the City Clerk of the City of Belton, Missouri*) shall apply to all property located within the North Scott Corridor Overlay District boundaries as shown in the Future Land Use Map contained within the North Scott Corridor Overlay District + Guidelines.

Prior to the development or redevelopment of any property within the overlay district, the property should be zoned consistent both with the land use designation identified in the Future Land Use Map and with the Zoning/Land Use Compatibility Table as contained within North Scott Corridor Overlay District + Guidelines.

When a standard or code requirement is not covered by the North Scott Corridor Overlay District + Guidelines, the regulations contained elsewhere within City Code and within the regulations for the underlying zoning district for which the property is zoned shall apply.

Sec. 12-2. - Bulk and dimensional standards table.

	PO	C-1	C-2	C-3	BP	FCI	M-1	M-2
Minimum lot area								
Per lot	10,000	10,000	10,000	10,000	1 acre	None	None	2 acres
Minimum lot width (feet)	100	100	100	100	100	100	100	200
Minimum lot depth (feet)	100	100	100	100	100	100	100	200
Yards, minimum (feet)								
Front	30	30	30	30	30	20	30	30
Rear	20	20	20	20	20	10	20	20
Side	10	10	10	10	10	10	10	10
Side, abutting residential district	20	15	20	20	20	30	20	20
Maximum building height (feet)	35	35	75	75	75	75	75	75
Maximum building coverage (%) of lot	30	30	40	50	50	50	50	50

Chapter 40 - USE-SPECIFIC STANDARDS—RESIDENTIAL, COMMERCIAL, OTHER

Sec. 40-1. - Use-specific standards.

- (a) Use groups. The use table classifies land uses into five major groupings: Residential, Public and Civic, Commercial, Industrial and Other. These are referred to as "use groups."
- (b) Use categories. Each use group is further divided into "use categories." These categories classify land uses based on common characteristics, such as the type of products sold, site conditions or the amount of activity on the site.
- (c) Determination of land use category. When a land use cannot be classified into a use category or appears to fit into multiple categories, the community development director is authorized to determine the most appropriate use category.

- (d) Permitted uses. Uses identified with a "P" in the use table are permitted by right in the designated zoning districts, subject to compliance with all other applicable provisions of this Code.
- (e) Uses subject to conditions. Uses identified with a "C" in the use table are permitted by-right in the designated zoning districts, subject to compliance with all conditions of this chapter and with all other applicable provisions of this Code.
- (f) Special use permits. Uses identified with an "S" in the use table may be allowed in the designated zoning districts if approved with the granting of a special use permit. Approved special uses are subject to compliance with all other applicable provisions of this Code.
- (g) Prohibited uses. Uses identified with a "—" in the use table are expressly prohibited. Uses not listed in the use table are also prohibited unless the community development director determines that the use fits into an existing use category.
- (h) Table of uses.

TABLE OF USES																
USE	ZONING DISTRICT															
	A	R-1	R1A	R1B	R-2	R-3	R-3A	PR	PO	C-1	C-2	C-3	BP	FCI	M-1	M-2
RESIDENTIAL USES																
Household living																
Single-family dwelling, detached (conventional)	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Manufactured home residential design	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-
Single-family dwelling, attached	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Two-family dwelling (duplex)	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Multifamily dwelling (3+ units)	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Apartment community	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-
Cluster residential development	-	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Manufactured home park	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
Employee living quarters	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Dwelling units located above the ground floor	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-
Group living																
Assisted living	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-
Halfway house	-	-	-	-	-	S	S	-	-	-	-	-	-	-	-	-
Nursing care facility	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-
Residential care facility	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-
Group living not otherwise classified	-	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-
Foster home	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
PUBLIC AND CIVIC USES																
College or university	-	-	-	-	-	-	-	S	S	-	S	S	-	-	-	-
Cultural exhibit or library	C	C	C	C	C	C	C	P	S	-	-	-	-	-	-	-
Government buildings and properties	C	C	C	C	C	C	C	P	S	-	-	-	-	-	-	-
Hospital	-	-	-	-	-	-	-	S	P	S	P	P	-	-	-	-
Place of public assembly	C	C	C	C	C	C	C	C	P	-	-	-	-	-	-	-
Public safety services	C	C	C	C	C	C	C	P	P	-	-	-	-	-	-	-
Religious assembly	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
School	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Social club or lodge	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Utilities																
Major	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-
Minor	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
COMMERCIAL USES																
Adult business	-	-	-	-	-	-	-	-	-	-	C	-	C	-	C	C
Animal services																
Kenel	-	-	-	-	-	-	-	-	-	S	S	-	-	-	S	S
Veterinary services	-	-	-	-	-	-	-	-	-	S	P	P	-	-	P	P
Art gallery	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	-
Banks and financial services																
Banks	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-
Payday loan store	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-
Consumer loan establishment	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-
Pawn shop	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-
Body art services	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-
Business support service	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Construction sales and service	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P
Day care																
Day care center or home	S	S	S	S	S	S	S	-	S	S	S	S	S	S	S	-
Day care home with less than 4 children	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-
Eating and drinking																

establishment																	
Restaurant	-	-	-	-	-	-	-	-	-	-	C	P	P	-	P	-	-
Tavern	-	-	-	-	-	-	-	-	-	-	C	P	P	-	P	-	-
Entertainment and spectator sports																	
Indoor	C	C	C	C	C	C	C	C	P	-	-	P	P	P	P	-	-
Outdoor	C	C	C	C	C	C	C	C	P	-	-	P	P	P	P	P	-
Funeral and interment services																	
Cemetery	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-
Cremating	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	S	S
Funeral home	-	-	-	-	-	-	-	-	-	-	S	P	P	P	P	P	P
Lodging																	
Bed and breakfast	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-
Hotel or motel	-	-	-	-	-	-	-	-	-	P	-	P	P	P	P	-	-
Medical or dental clinic	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-
Mini warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Office	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Personal and consumer service	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-
Retail sales																	
Large (100,000+ gfa)	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-
Small (up to 100,000 gfa)	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-
Sports and recreation, participant																	
Outdoor	-	-	-	-	-	-	-	-	P	-	S	P	P	S	S	S	-
Indoor	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-
Vehicle sales and service																	
Car wash	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C
Gas station	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C
Motor vehicle repair	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	C	C
Commercial motor vehicle sales	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-
Light equipment sales or rental	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-
Heavy equipment sales or rental	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-	P	P
Vehicle, recreational vehicle or boat storage/towing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
INDUSTRIAL USES																	
Manufacturing, production & industrial services																	
Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P
General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P
Intensive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S

Research laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Trucking/freight terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	P
Warehousing and wholesaling	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	P
Waste-related use																	
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Recycling facility	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	S
Sanitary landfill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
OTHER USES																	
Accessory uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Agricultural uses																	
Farming	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boarding stables and riding schools	P	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-
Drive-thru facilities	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-
Home occupation	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-
Parking																	
Accessory parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Non-accessory parking	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C
Wireless communication facility																	
Freestanding	-	-	-	-	-	-	-	S	-	-	S	S	S	S	S	S	S
Co-located	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

SECTION II

F

City of Belton, Missouri

Accepting Applications for Charter Review Commission

The City of Belton, Missouri, is accepting applications from qualified volunteers desiring to serve on the Charter Review Commission for up to one (1) year. According to Belton Charter, Section 15.8: From time to time, but no less often than every ten years, the City Council shall provide for a Charter Review Commission to review the Charter and to recommend to the voters of the city proposed amendments, if any, to the Charter. The members of the Charter Review Commission shall be selected as provided by the City Council. The Charter Review Commission shall consist of at least eight qualified voters of the city, none of whom shall be an elected official of the city. No more than thirty percent of the commission members shall reside in any one City Council ward. The Charter Review Commission shall, within twelve months of its first meeting, report to the voters as many amendments to the Charter as it shall deem advisable.

Applications are available online at www.belton.org or in the City Clerk's office at 506 Main Street, Belton, MO. The application deadline for the Charter Review Commission is September 28, 2017, 5:00 pm.

Please return applications to Belton City Hall, City Clerk's Office, Charter Review Commission, 506 Main St, Belton MO 64012 or pledford@belton.org.



506 Main Street • Belton, MO 64012
(816) 331-4331 • www.belton.org

Application to Serve on Belton Charter Review Commission

I, _____, wish to be considered for one of the positions on the Belton Charter Review Commission.

I currently reside at: _____

My telephone number(s) is (are): _____

My email address is: _____

I have been a resident of Belton for _____ years.

I have been a resident of Ward _____ since _____.

I am registered to vote in this Ward (provide copy of voter registration card).

Brief summary of education, training or experience I have that would be of benefit to the Belton Charter Review Commission: _____

Brief statement of why I want to serve on the Belton Charter Review Commission: _____

I certify that the information set forth is true and correct to my best knowledge and belief.

Date: _____ Signature: _____

Please return applications to Belton City Hall, City Clerk's Office, Charter Review Commission, 506 Main St, Belton MO 64012 or pledford@belton.org.

The application deadline for the Charter Review Commission is September 28, 2017, at 5:00 pm.

