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Belton Trifecta – Planning Commission Advances Residential Development

Three Projects Totaling Over 500 Units to Serve Young Professionals, Families and Seniors

September 21, 2020 – BELTON, Mo. – The Belton Planning Commission voted to recommend approval to City Council rezoning from C-2 to R-3A and a Preliminary Development Plan for the 17.15-acre, 306-unit – Center 301 Apartment – project at the southeast corner of Towne Center Drive and East Markey Parkway. In the same session, the Commission approved 137 lots for single-family and 10 lots for single-family attached homes in the Autumn Ridge subdivision. It also approved the addition of 53 senior living units to the Traditions subdivision.

“Growth in the development of single-family homes as we’ve seen today with the Autumn Ridge plan continues at a remarkable pace for the city of Belton,” said Dave Clements, director of planning and building. “Combined with the 53 new Traditions units, which will help relieve the pressing demand our citizens have for quality senior living options, and the Center 301 multi-family units, we are adding capacity for what could be 1,000 or more Belton citizens depending on how many occupy each residence.”

The preliminary plan for Case Development’s \$34 million **Center 301 Apartments** includes 306 Class A units with a mix of one bedroom/one bath or two bedrooms/two baths, many with first-floor garages. All residents will have access to a dog exercise area, walking trail, swimming pool and cabana as well as a clubhouse that features a fitness facility, business center and outdoor kitchen. The developer expects rates to range from \$965 to \$1,420, depending on market conditions.

The City Council will make final determination on the rezoning for the Center 301 project from C-2 General Commercial District to a R-3A Planned Unit Development, and on its Preliminary Development Plan, at its October 13, 2020, meeting.

In the third phase of the single-family development **Autumn Ridge** located on the west side of South Mullen Road, 137 single-family and 10 lots for single-family attached homes are proposed for this project which also will include the development of a neighborhood playground and trail.

Traditions Villas, a 55 years and older restricted community on the northeast corner of Mullen Road and Sycamore Drive, proposed an addition of 53 garden-level, 868-square-foot, one-story villas with two bedrooms across a total of 10 buildings. Each will feature a front porch and back patio and laundry and has access to a community building which will have onsite management and maintenance offices and provide space for resident gatherings.

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