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Belton Planning Commission Recommends Rezoning for Multi-Family Development Northpoint Apartments Would Build on Site Vacant for 25 Years

June 8, 2020 – BELTON, Mo. – The Belton Planning Commission voted 6 - 1 to recommend approval to City Council rezoning an 11.6-acre site between Markey Parkway and Givan Avenue from commercial to a community residential district to make way for NorthPoint Development’s six-building, four-story luxury apartment complex. The site has sat vacant since it was originally zoned commercial in 1995.

The preliminary development plan includes a pool, clubhouse, a public dog park and walking trail that connects to Markey Parkway. Residents will have access to a mix of garage spaces, carports and surface parking and all the buildings will have elevators and interior corridors. There will be a range of choices among the 322 apartments, from studios to those with two bedrooms, two baths plus den. The developer expects rates to range from \$850 to \$1,600, depending on market conditions.

“NorthPoint is a local and proven developer and manager of quality multi-family projects throughout the metropolitan area,” said Carolyn Yatsook, Belton’s director of economic development. “This development brings a new, high-quality housing choice for residents and will help to meet a market demand for everyone from young professionals to empty nesters. It also will help support nearby retail and employment centers.”

NorthPoint Development’s industrial division built Southview Commerce Center on the former Southview Golf Course which had been vacant for more than a decade. The development located just east of I-49 between 155th Street and 162nd Street, broke ground in late 2018 and is anticipated to be fully leased by year end.

“This apartment development responds to a finding in the city’s 2017 housing study – a lack of diversity in housing choices,” said Belton Planning Commission Chair Holly Girgin. “The study points out that a lack of contemporary, high-quality apartments can lead to the conversion of single-family homes to rental property. Northpoint Apartments will deliver a product that fills a void for renters by choice and will help ensure that homeowners remain as occupants of our single-family stock.”

The Northpoint Apartments development plan meets all the requirements to be rezoned as a Community Residential District and would serve as an attractive transition from commercial development to lower density, single-family residential development.

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