



AGENDA
CITY OF BELTON
PLANNING COMMISSION MEETING
TUESDAY, MAY 2, 2023 - 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET
www.belton.org/watch

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES OF THE APRIL 18, 2023, PLANNING COMMISSION MEETING**
- IV. PUBLIC HEARINGS**
 - A. Consideration of Unified Development Code (UDC) Text Amendments (UDC-2023-02) for amendments to adopt provisions related to permitted land uses and use-specific standards and associated definitions.**
- V. DIRECTOR'S REPORT**
- VI. NEXT MEETING DATE: Tuesday, May 16, 2023**
- VII. ADJOURNMENT**

Citizens are encouraged to email planning@belton.org if they have questions regarding development projects or current or past Planning Commission agenda items.

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

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
April 18th, 2023**

https://www.youtube.com/watch?v=669_85Ux8aM

CALL TO ORDER

Chairman MacPherson called the meeting to order at 6:00 p.m.

ATTENDANCE

Commission: Chairman MacPherson, Mayor Larkey Sr., Councilmember Pryan, Commissioners Tim McDonough, and Donald Walton

Absent: Commissioner RJ Warren, Kelly Monaghan-Bass, and Marsha Vest

Staff: Matt Wright, Planning and Building Director; Jenna Fernandez, City Planner; Haden Mattke, City Engineer, and Joe Warren, City Manager

MINUTES

Mayor Larkey moved to approve the April 4, 2023, Planning Commission meeting minutes. Councilmember Pryan seconded the motion. All other members present voted in favor and the motion carried.

WORK SESSION – Review of proposed Unified Development Code (UDC) text amendments related to the land use table, special use standards, uses subject to conditions, definitions, and related overlay districts. Chairman MacPherson opened the public hearing at 6:02 P.M.

Mr. Wright, Planning and Building Director, gave a summary of the proposed land use changes. The Planning Department is currently collecting comments and feedback on all proposed land use changes. Round 1 of amendments will be brought forward May 2nd.

Mr. Warren, City Manager, added that the main reason for wanting to add special use provisions to auto-oriented land uses is that currently, oil change businesses are allowed to go into single-family neighborhoods without input from the surrounding residents. Adopting these changes will allow for that input to be considered.

Mr. Wright continues with how these changes affect current businesses. All existing businesses will be allowed to operate normally but will not be able to expand without a special use permit, outside of the North Scott Corridor. The North Scott Corridor Overlay, since it's adoption, has not all auto-oriented uses to expand.

Chair MacPherson asked on the public and civic slide, why are the religious uses permitted in so many districts?

Mr. Wright answers, those uses have been there historically and is consistent with most other communities in the region.

DIRECTOR'S REPORT

- The next meeting is scheduled for Tuesday, May 2nd, 2023. The first round of land use amendments will be brought forward for adoption with a public hearing.
- The March permit report included three new businesses in Belton – Scooter's Coffee, Hillman, and Miracle Ear.

NEXT MEETING DATE: Tuesday, May 2nd, 2023

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Mayor Larkey. All voted in favor, and the meeting adjourned at 6:32 P.M.

CODE AMENDMENTS ***LAND USE UPDATES***

Planning Commission – Work Session

Tuesday, April 18, 2023



UPDATES

- Staff pulled the UDC Text Amendments from the April 4, 2023 Planning Commission agenda and cancelled the public hearing.
- After publication of the agenda on March 31, 2023, staff received concerns from numerous business owners along the N. Scott corridor as to how the code changes would impact them.
- Staff is delaying the full set of amendments to allow additional time to review the code amendments and determine the impact of the amendments on existing and future businesses.
- Staff is proposing to move forward with a first round of amendments to be presented to the Planning Commission on May 2, 2023. This first round of amendments is to expand certain land uses in additional zoning districts.

ROUND 1 AMENDMENTS

Staff is proposing to bring the following amendments forward on May 2, 2023:

- Expanding most public/civic uses to additional commercial and industrial zoning districts, including libraries, public assembly/facilities, and religious assembly.
- Expanding small retail uses to business park and light industrial zoning districts.
- Expanding limited manufacturing/production uses to general and regional commercial zoning districts subject to special use permit and standards (limited – less than 10k sf.)
- Adding the arts and crafts manufacturing and production uses as previously proposed.
- These changes will be made in the existing code format (current land use table will be amended, definitions remain in Sec. 1-5, etc.)
- These uses will be updated in both the overall land use table and in the N. Scott Overlay.

FUTURE AMENDMENTS

- Staff is proposing to bring forward additional amendments in the future after further review to address concerns from citizens, particularly business owners.
- Although most concerns are from business owners in the N. Scott Overlay, there are also concerns as to how some proposed amendments will impact businesses citywide.
- Land uses that are most impacted by the proposed amendments include:
 - Auto-oriented business (car washes, gas stations, auto repair, auto sales, etc.)
 - Storage facilities
 - Contractor uses
 - Outdoor storage in various formats – both principal and accessory uses

AUTO-ORIENTED LAND USES

- Under the current code, most auto-oriented land uses are permitted by right without any conditions or special use standards. Staff is proposing to convert all auto-oriented land uses to special uses, requiring each location to be reviewed and approved subject to special use standards prior to development or expansion.
- Reason: auto-oriented land uses are generally among the most intensive commercial land uses, often generate traffic issues, are not compatible on every property for which they are zoned for, and may have external nuisances that negatively impact adjacent properties (e.g. lighting, noise, outdoor storage, etc.). Furthermore, splitting auto repair into 3 intensity categories is also needed.
- Solution: auto-oriented land uses require a special use permit to ensure that the use is appropriately sited and is compatible with adjacent uses. Limited auto repair (i.e. oil and tire changes) may be more compatible in some locations than a collision repair center.
- Benefit to amendment: based on concerns expressed by numerous citizens, there are concerns with the locations of many auto-oriented land uses, particularly when immediately adjacent to residential housing. These amendments help provide some level of protection and at the very least, a public hearing process that will allow citizens to express concerns they may have with the location of the use. Additional buffering/screening or other design elements may be required to protect certain land uses from any potential nuisances associated with the proposed use.

AUTO-ORIENTED LAND USES (CONTINUED)

- Impacts to existing businesses citywide (outside of N. Scott Overlay): Existing businesses may continue to operate as approved/licensed as legal non-conforming land uses. Any expansions to the use (building or site) will require approval of a Special Use Permit to make the site legal conforming.
- Impacts to existing business in N. Scott Overlay: Existing business may continue to operate as approved/licenses as legal non-conforming land uses. Expansions to the use (building or site) has been prohibited (except for gas stations) in the N. Scott Overlay since 2017 per the adopted land use table. Expansions or new gas stations may be permitted with a Special Use Permit. There is an exception if the land use is permitted in the underlying zoning district and no modifications are required to the building or site to accommodate the use. An example is an auto repair shop going into an existing garage space in a C-2 zoning district. As a new use in the location, a special use permit will be required prior to issuing a business license for operation.
- Impacts to future businesses: All future auto-oriented businesses will be required to obtain special use permit approval prior to approval of any development/building permits or a business license.

AUTO-ORIENTED LAND USES *(CONTINUED)*

- Special Use Standards:
 - Limit impact when adjacent to residential zoning districts and require enhanced landscaping/screening if and where necessary.
 - Access is generally limited to arterial or collector streets to limit traffic through residential neighborhoods.
 - Vacuum stalls for car washes shall be located in the side or rear yard of the car wash facility/building.
 - For vehicle repair and vehicle sales, most of the special use standards are already within the code as current special use standards, conditional standards, or business licensing standards.

STORAGE LAND USES

- Under the current code, self-storage (mini warehouse) is only permitted in industrial zoning districts by right. Staff is proposing to convert all self-storage facilities to special uses, split into 2 categories (“indoor climate-controlled” and “warehouse”), and expand “indoor climate-controlled” storage in the Business Park zoning district. Like auto-oriented land uses, each location will be required to be reviewed and approved subject to special use standards prior to development or expansion.
- Reason: self-storage facilities, particularly in the warehouse-format, can utilize a larger footprint of real estate and may also contain external nuisances, such as outdoor storage. In some locations, these do not represent the “highest and best” land use. Introducing the “indoor climate-controlled” use to Business Park zoning is appropriate as these facilities can be designed to look more office-like and also generally utilize less acreage per unit than a typical warehouse-style storage facility.
- Solution: storage land uses require a special use permit to ensure that the use is appropriately sited and is compatible with adjacent uses. Also limiting uncovered outdoor storage to a maximum of 50% of outdoor storage spaces.
- Benefit to amendment: introduces a public hearing process that will allow citizens to express concerns they may have with the location of the use. Additional buffering/screening or other design elements may be required to protect certain land uses from any potential nuisances associated with the proposed use, which include aesthetics and screening of outdoor storage.

STORAGE LAND USES (CONTINUED)

- Impacts to existing businesses citywide (outside of N. Scott Overlay): Existing facilities may continue to operate as approved/licensed as legal non-conforming land uses. Any expansions to the use (building or site) will require approval of a Special Use Permit to make the site legal conforming.
- Impacts to existing business in N. Scott Overlay: Existing facilities may continue to operate as approved/licenses as legal non-conforming land uses. Expansions to the use (building or site) has been prohibited in the N. Scott Overlay since 2017 per the adopted land use table. Since it is generally difficult to modify an existing building into a storage facility without meeting the definition of “redevelopment” or “development,” it is anticipated that the only new or expansion for storage facilities will be in the “indoor climate-controlled” format after being appropriate rezoned to Flex Commercial-Industrial and obtaining Special Use Permit approval. Areas appropriate for Flex Commercial-Industrial zoning are identified on the N. Scott Overlay Future Land Use Map.
- Impacts to future businesses: All future storage facilities will be required to obtain special use permit approval prior to approval of any development/building permits or a business license.

STORAGE LAND USES (CONTINUED)

- Special Use Standards:
 - Indoor Climate Controlled:
 - Outdoor storage is prohibited
 - Must meet minimum design standards regardless of location
 - Warehouse:
 - Overhead garage doors must be screened from the street and adjacent properties
 - Open outdoor storage limited to maximum of 50% of outdoor storage stalls
 - All other outdoor storage for vehicles and equipment must be covered (such as with carport structure)
 - All outdoor storage areas shall be in rear property and screened from street and adjacent properties
 - All outdoor storage areas, parking, and drive aisles must be paved and meet minimum parking/paving standards

CONTRACTOR LAND USES

- Under the current code, construction sales and services are permitted in C-2, BP, M-1, and M-2 zoning districts by right. Staff is proposing to add a second use (building or ground maintenance services) and split both land uses into with or without outdoor storage with conditions (special use permit not required).
- Reason: the current definition of construction sales and services covers “construction activities and incidental storage on lots other than construction sites.” This definition does not indicate where the incidental storage may be located. Under the N. Scott Overlay, outdoor storage is specifically prohibited except in FCI zoning, including all vehicles.
- Solution: outdoor storage is generally incompatible in C-2 zoning districts, as it is predominantly a zoning district that accommodates a variety of commercial services and retail uses. However, that doesn’t mean that contractor uses are always incompatible, just those with outdoor storage. With the conditions, an exception is made for cars and trucks serving the business in C-2, just not equipment, trailers, and materials and supplies. More intensive BP and industrial zoning districts may have additional items stored outside but are subject to screening requirements (fencing and landscaping).
- Benefit to amendment: allows contractor businesses the ability to continue to operate, however, in a manner that is compatible with adjacent land uses and does not contribute to visual blight.

CONTRACTOR LAND USES (CONTINUED)

- Impacts to existing businesses citywide (outside of N. Scott Overlay): Existing contractor businesses may continue to operate as approved/licensed. Businesses without outdoor storage are legal conforming, but those with outdoor storage that does not meet the screening requirements are considered legal non-conforming. Any expansions to the outdoor storage area will require conditions to be met (e.g. if expanding and outdoor storage allowed, screening must be installed).
- Impacts to existing business in N. Scott Overlay: Existing contractor businesses may continue to operate as approved/licenses, but if there is outdoor storage, it is a legal non-conforming use. Expansions to any outdoor storage areas has been prohibited in the N. Scott Overlay since 2017 per the adopted land use table. Any expanded outdoor storage area will meet the definition of “redevelopment” or “development,” requiring the site to be brought into compliance with the Overlay, including screening requirements. Furthermore, the Overlay standards are more restrictive than the proposed citywide standards and specifically prohibits all outdoor storage of materials and supplies. However, staff is proposing to loosen restrictions on parking of cars and trucks for the business. Areas appropriate for outdoor storage are limited to Flex Commercial-Industrial zoning district as identified on the N. Scott Overlay Future Land Use Map.
- Impacts to future businesses: All future contractor businesses are required to be properly zoned and meet the outdoor storage screening requirements prior to licensing approval.

CONTRACTOR LAND USES *(CONTINUED)*

- Special Use Standards:
 - “No outdoor storage” includes equipment and trailers, supplies, and materials, however, licensed and operable cars and trucks that serve the business may be parked in paved and striped parking spaces.
 - “With outdoor storage” includes any of the items above and requires screening from the street and adjacent properties with a privacy fence or wall and landscaping.

OUTDOOR STORAGE LAND USES

- Under the current code, there are several uses that may consist of outdoor storage (though not always clearly defined), including: construction sales and service, mini warehouse, and vehicle, RV, and boat storage/towing. These uses are currently permitted in industrial zoning district (construction sales and services may also be permitted in less intensive zoning districts as listed in previous slides).
- Reason: as stated in the contractor land uses slides, these land uses are not clearly defined and clarification is needed. The N. Scott Overlay also specifically prohibits outdoor storage outside of the FCI zoning district.
- Solution: outdoor storage is generally incompatible outside of industrial zoning districts. Furthermore, outdoor storage can quickly become a permanent nuisance if left without any restrictions. Staff is proposing to add “vehicle and equipment storage and towing” and “outdoor storage yard” land uses to provide a distinction between these two uses. There is currently not a land use that accommodates outdoor storage other than related to vehicles and towing, which needs to be addressed. These uses would be subject to special use permit approval and standards and include screening requirements.
- Benefit to amendment: these amendments are intended to reduce the visual blight that is often created by outdoor storage areas.

OUTDOOR STORAGE LAND USES *(CONTINUED)*

- Impacts to existing businesses citywide (outside of N. Scott Overlay): Existing outdoor storage may continue to operate as approved/licensed, though those that were never approved may be subject to nuisance violations. Any expansions to the outdoor storage area will require special use permit approval as required and conditions to be met (e.g. if expanding and outdoor storage allowed, screening must be installed). This also impacts storage facilities with outdoor storage areas for parking of vehicles and equipment, which would require at least 50% of parking spaces to be covered.
- Impacts to existing business in N. Scott Overlay: Existing outdoor storage areas may continue to operate as approved/licenses, but if there is outdoor storage, it is a legal non-conforming use. Non-permitted outdoor storage areas may be subject to nuisance violations. Outdoor storage areas have been prohibited in the N. Scott Overlay since 2017 per the adopted land use table. Accessory outdoor storage may be permitted in FCI zoning for certain types of storage (vehicles and equipment, but not materials/supplies). New tow lots, outdoor storage yards, etc. are prohibited.
- Impacts to future businesses: All future outdoor storage areas are subject to the appropriate approval and licensing processes, which may vary based on type of outdoor storage.

OUTDOOR STORAGE LAND USES *(CONTINUED)*

- Special Use Standards:
 - For vehicle and equipment storage, tow lots, and outdoor storage yards, the following apply:
 - All outdoor storage areas shall be paved, and if used for parking of vehicles or equipment, shall meet minimum parking lot design standards. Gravel is not permitted.
 - All outdoor storage areas shall be screened from view of the street and adjacent properties with a privacy fence or wall and landscaping.
 - All vehicles and equipment stored on the premises shall be operable, except for tow lots, which may include inoperable vehicles stored temporarily for up to 30 days (this distinguishes tow lots from junk/salvage yards).



PROJECT: **UDC TEXT AMENDMENTS**

APPLICATION:

Applicant – City of Belton / Planning & Building

PROJECT SUMMARY

DESCRIPTION:

The application was filed to consider certain amendments to the Unified Development Code related to permitted land uses and use-specific standards.

STAFF RECOMMENDATION

STAFF RECOMMENDS APPROVAL

PROPOSED AMENDMENTS

Amendments are periodically proposed to the Unified Development Code (UDC) to advance new regulations/land use techniques, address conflicts, and revise wording to help with administrative situations that arise through use of the code.

The following is a summary of proposed amendments to the UDC:

1. Amendments to Sec. 1-5 (Definitions)
2. Amendments to Sec. 18-8 (North Scott Corridor Overlay District)
3. Amendments to Chapter 40 (Use-Specific Standards – Residential, Commercial, Other)
 - a. Sec. 40-1 (Use-Specific Standards)
 - b. Sec. 40-3 (Special Uses)

Staff had initially proposed bringing forward a complete repeal and replace of Chapter 40, however, has put that on hold to allow additional time for review and consideration of those changes. In the meantime, staff is bringing forward a smaller amendment to expand certain land uses in commercial and industrial zoning districts.

Sec. 1-5 – Definitions – proposed amendments:

- a. Add definitions of arts and crafts manufacturing and production uses.

Sec. 18-8 – North Scott Corridor Overlay District – proposed amendments:

- a. Expand most Public and Civic Uses to all commercial and FCI zoning districts in the N. Scott Corridor Overlay.
- b. Add all Arts and Crafts Manufacturing and Production uses to the N. Scott Corridor Overlay and allow them by right in all commercial and FCI zoning districts.

- c. Expand “Limited” Manufacturing and Production uses to allow the opportunity to be permitted with Special Use Permit approval in the C-2 and C-3 zoning districts in the N. Scott Corridor.

Sec. 40-1 – Use Specific Standards – proposed amendments:

- a. Amend (h) table of uses to include the following:
 1. Expand cultural exhibits and libraries to be permitted in C-1, C-2, and C-3 zoning districts.
 2. Expand government buildings and properties, places of public assembly, public safety services, religious assembly, and schools to be permitted in all commercial, business park, and industrial zoning districts.
 3. Add arts and crafts manufacturing and production uses and be permitted in all office, commercial, business park, and light industrial zoning districts. Additionally, allow arts and crafts studios/galleries and business incubators/makerspace/co-working spaces to be permitted in the Parks and Recreation zoning district.
 4. Expand small retail sales (up to 100,000 gfa) to be permitted in the M-1 zoning district.
 5. Expand “limited” manufacturing and production uses to allow the opportunity to be permitted with Special Use Permit in the C-2 and C-3 zoning districts.

Sec. 40-3 – Special Use Standards – proposed amendments:

- a. Add special use standards for “limited” manufacturing and production uses when proposed in C-2 and C-3 zoning districts. Total manufacturing/production square footage is limited to 10,000-sf. and the operations must comply with all performance standards and not create a nuisance to other uses on the property or adjacent properties.

REVIEW CRITERIA / FINDINGS OF FACT

Section 20-3, provides certain criteria that must be addressed with a Text Amendment to the Unified Development Code. These criteria are summarized below, with analysis for consideration of the Planning Commission:

(1) Whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Belton. The proposed amendments are consistent with the intent and purpose of the Code. The introduction of new uses and modifications to existing uses are intended to preserve and protect property values in the City; promote orderly development; create a comprehensive and stable pattern of land uses; and promote the health, safety, and general welfare of the City. In addition to the intent and purpose of the Code, the proposed amendments meet other initiatives and goals of the City, including supporting economic development, tourism, and the arts.

(2) Whether the proposed text amendment corrects an error or inconsistency in the Code. The proposed amendments are not for the purpose of addressing any errors or inconsistencies in the Code.

(3) The areas which are most likely to be directly affected by such change and in what way they will be affected. The proposed amendments are limited to non-residential zoning districts and will accommodate additional location options for public/civic land uses, new arts and crafts manufacturing and production uses, and an expansion to limited manufacturing and production uses into more-intensive commercial zoning districts. These amendments increase the number of uses that may be permitted in commercial and industrial zoning districts.

(4) Whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it. The proposed amendments expand public/civic land uses to be permitted in commercial and industrial zoning districts. There are numerous examples of public/civic land uses that were previously permitted in commercial and industrial zoning districts, which were likely permitted not knowing the land use prohibited these uses. Most cities in the region permit public/civic land uses in commercial and industrial zoning districts. Additionally, the proposed amendments add arts and crafts manufacturing and production uses and expands the limited manufacturing and production use, which fit well within the community and the local economy.

(5) Whether the proposed text amendment is in the best interests of the city as a whole. The proposed amendments are in the best interests of the city as a whole. The proposed amendments accommodate a wider range of land uses and businesses, which help support the community and economic development.

STAFF RECOMMENDATION

Staff recommends approval of the UDC Text Amendments.

The Planning Commission is tasked with considering the UDC Text Amendments recommended by staff. The Commission may recommend modifying any recommendations by staff or add additional recommendations for the City Council's consideration.

PLANNING COMMISSION ALTERNATIVES

1. Motion to **recommend approval** of the UDC Text Amendments, with or without conditions.
2. Motion to **recommend denial** of the UDC Text Amendments.
3. Motion to continue the application for further information.

ATTACHMENTS

1. UDC Text Amendments (Ordinance Language) – 4 pages

UDC Text Amendments – May 2023

Section 1. That Section 1-5 – General definitions is hereby amended with the additions in **print** and deletions with ~~strikethrough~~ notation as follows:

~~*Art gallery.* Uses dedicated to the showing or sale of art, including art galleries and studios.~~

Arts and Crafts Studio or Gallery. A use involving the production of works of art by individuals and assistants produced by the use of hand tools or domestic mechanical equipment and includes the displaying, loaning, and selling of art books, paintings, sculptures, or other works of art and accessory supplies.

Artisan Micro-Manufacturing. On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts of very small-scale manufacturing uses that have no negative external impacts on surrounding properties. Showrooms and sales of goods produced on-site are permitted.

Artisan Food and Beverage Production. On-site production or preparation of food made on site with limited to no automated processes involved and may include direct sales to or consumption by consumers on premise. Typical uses include small-batch bakeries, small-batch non-alcoholic beverage producers, small-batch candy or chocolate shops, local cheese makers and other specialty food production services. Total production areas typically occupy less than ten thousand square feet (10,000-sf.) in commercial zoning districts, but may be larger in business park, flex commercial/industrial, and industrial zoning districts.

Artisan Alcoholic Beverage Production. On-site production of alcoholic beverages and may include direct sales to or consumption by customers on premise. Typical uses include micro-breweries, micro-wineries, and micro-distilleries. Sites may include tasting rooms. Total production areas typically occupy less than ten thousand square feet (10,000-sf.) in commercial zoning districts, but may be larger in business park, flex commercial/industrial, and industrial zoning districts.

Business Incubator / Makerspace / Co-Working. A commercial or non-profit organization providing multiple individuals and small firms access to shared office, meeting, and production spaces for small businesses. Shared spaces may include small assembly spaces for education and training. Production spaces may include commercial kitchens that can be shared by multiple artisan food and beverage producers.

Section 3. That Section 40-1 (h) – Use specific standards – Table of uses is hereby amended with the additions in **bold underlined print** and deletions with ~~striketrough~~ notation as follows:

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	M-1	M-2
PUBLIC AND CIVIC USES															
Cultural exhibit or library	C	C	C	C	C	C	C	P	S	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-
Government buildings and properties	C	C	C	C	C	C	C	P	S	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Place of public assembly	C	C	C	C	C	C	C	C	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Public safety services	C	C	C	C	C	C	C	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Religious assembly	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
School	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
COMMERCIAL USES															
<u>Arts and Crafts Manufacturing and Production</u>															
<u>Arts and Crafts Studio or Gallery</u>	=	=	=	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Artisan Micro-Manufacturing</u>	=	=	=	=	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Artisan Food and Beverage Production</u>	=	=	=	=	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=
<u>Artisan Alcoholic Beverage Production</u>	=	=	=	=	=	=	=	=	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=

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	M-1	M-2
<u>Business Incubator / Makerspace / Co-Working</u>	-	-	-	-	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
Retail Sales															
Small (up to 100,000 gfa)	-	-	-	-	-	-	-	-	P	P	P	P	<u>P</u>	<u>P</u>	-
INDUSTRIAL USES															
Manufacturing, production & industrial services															
<u>Limited</u>	-	-	-	-	-	-	-	-	-	-	<u>S</u>	<u>S</u>	P	P	P

Section 4. That Section 18-8 – North Scott Corridor Overlay District + Guidelines, Chapter 3 – Permitted Uses is hereby amended with the additions in **bold underlined print** and deletions with ~~striketrough~~ notation as follows:

USES	ZONING DISTRICTS						
PUBLIC AND CIVIC USES	R-3	R-3A	PO-NS	C-1-NS	C-2-NS	C-3-NS	FCI
Cultural exhibit or library	C	C	S	<u>P</u>	<u>P</u>	<u>P</u>	-
Government buildings and properties	C	C	S	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Place of public assembly	C	C	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Public safety services	C	C	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Religious assembly	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
School	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

COMMERCIAL USES	R-3	R-3A	PO-NS	C-1-NS	C-2-NS	C-3-NS	FCI
<u>Arts and Crafts Manufacturing and Production</u>							
<u>Arts and Crafts Studio or Gallery</u>	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Artisan Micro-Manufacturing</u>	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Artisan Food and Beverage Production</u>	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Artisan Alcoholic Beverage Production</u>	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Business Incubator / Makerspace / Co-Working</u>	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
INDUSTRIAL USES	R-3	R-3A	PO-NS	C-1-NS	C-2-NS	C-3-NS	FCI
Manufacturing, production & industrial services							
<u>Limited</u>	-	-	-	-	<u>S</u>	<u>S</u>	P

Section 2. That Section 40-3 (10) – Special Uses is hereby added with the additions in **bold underlined print** and deletions with ~~strikethrough~~ notation as follows:

- (10) Manufacturing, production & industrial services – limited. A special use permit may be permitted subject to the following requirements:**
- a. The total manufacturing, production, and/or service area does not exceed ten thousand square feet (10,000-sf.). The square footage calculation does not include office, showroom, or retail floor area.**
 - b. The operations of the business and any external impacts shall be reviewed for compliance with all performance standards within this Code and will not constitute a nuisance to other uses on the subject property or adjacent properties.**

Public Notice for
hearing on 5/22/23 w/
Planning Commission -
amend UDC

1st Insertion: Vol. 11 No. 40 day of April 2023
2nd Insertion: Vol. ___ No. ___ day of ___ 20___
3rd Insertion: Vol. ___ No. ___ day of ___ 20___
4th Insertion: Vol. ___ No. ___ day of ___ 20___

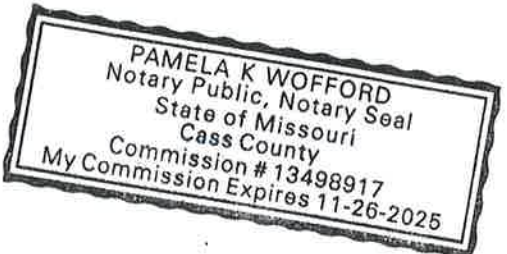
AFFIDAVIT OF PUBLICATION

Date: 4/12/23 (Space above for recording information)

STATE OF MISSOURI)
COUNTY OF Cass) ss.

I, Laurie Bassett, being duly sworn according to law, state that I am the Publisher of North Cass Herald, a weekly/daily newspaper of general circulation in the County of Cass, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Bellton, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2004, and Section 59.310, Revised Statutes of Missouri 2004. The affixed notice appeared in said newspaper in the following consecutive issues:

1st Insertion: Vol. 11 No. 40 day of April 2023
2nd Insertion: Vol. ___ No. ___ day of ___ 20___
3rd Insertion: Vol. ___ No. ___ day of ___ 20___
4th Insertion: Vol. ___ No. ___ day of ___ 20___



Laurie Bassett
Publisher's Signature

Subscribed and sworn to before me on this 12 day of April, 2023
Pamela K Wofford
Notary Public

My commission expires 11/26/2025

23-081

BELTON PLANNING COMMISSION PUBLIC HEARING NOTICE

The Belton Planning Commission will hold a public hearing on Tuesday, May 2, 2023, at 6:00 P.M., at Belton City Hall Annex, located at 520 Main Street, Belton, MO, 64012 to receive input concerning the following matters:

- A. Text amendments to the Unified Development Code, adopted as Ordinance No. 2011-3772, and as subsequently amended, to modify or create new regulations deemed necessary to adopt provisions related to permitted land uses and use-specific standards and associated definitions.

Additional information on the above requests can be requested at the City Hall Annex, 520 Main St., Belton, MO, by phone at 816-892-1268, or by email at planning@belton.org.

PUBLISHED ON APRIL 12, 2023