

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
February 3, 2020**

CALL TO ORDER

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

ATTENDANCE

Commission: Chairman Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Tim McDonough, Kelly Monaghan-Bass, Kara Anderson and RJ Warren

Absent: Commissioner Sally Davila

Staff: Dave Clements, Planning and Building Director; and Madison Smith, Development Technician

Guests: Josh Burnett, Owner of KC Rim Shop, 100 North Chestnut St., Belton, MO 64012

MINUTES

Councilman Trutzel moved to approve the January 6, 2020, Planning Commission meeting minutes. Commissioner Anderson seconded the motion. All members present voted in favor, and the motion carried.

NON-PUBLIC HEARING – Consideration of a Final Development Plan located at 217 East North Avenue, the southeast corner of East North Avenue and Chestnut Street to permit the redevelopment of the site, to allow a new facility for KC Rim Shop.

Mr. Clements gave a summary of the staff report. The staff report is attached as **Exhibit A**.

The Commission had many questions regarding the demolition of the existing structure, size of new development, and if the plan meets current guidelines.

- All existing buildings at 217 East North Avenue would be demolished.
- The proposed new development would be an 8,800 square foot retail building.
- The proposed building design does not provide for four-sided, 360-degree architecture. The design does not meet the 75 percent requirement for Class I and Class 2 building materials, and the design includes significant use of steel panels, which are prohibited by the design guidelines.
 - Mr. Burnett stated in order to meet the North Scott Corridor Overlay District + Guidelines, it would cost an additional \$100,000 to \$200,000, and as a small business owner this would not be feasible.
 - The Commission would like the applicant to revise the application in order to better meet design guidelines.
 - Mr. Burnett stated he is done searching and is not going to resubmit.

Mayor Davis moved to continue the application for further information and staff discussion.

The motion was seconded by Commissioner Monaghan-Bass. When a vote was taken, the following was recorded:

Ayes: 6 – Chairman Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Kelly Monaghan-Bass, Kara Anderson, and Tim McDonough

Noes: 1 – Commissioner RJ Warren

Absent: 1 – Commissioner Sally Davila

DIRECTOR'S REPORT

- Mr. Clements reported the new Belton Economic Development report is out. He also reported that there is a single user tenant for Building 1 of the Southview Commerce Center. We should be receiving site plans for Building 2 soon, and they hope to begin construction of that building in the spring.

NEXT MEETING DATE: March 2, 2020

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Councilman Trutzel. All voted in favor, and the meeting adjourned at 6:31 p.m.

EXHIBIT A

**FINAL DEVELOPMENT PLAN
KC RIM SHOP
BELTON PLANNING COMMISSION
MONDAY, FEBRUARY 3, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

Property Owner/Applicant-Josh Burnett/KC Rim Shop

Engineer-Huffman Land Surveyors

Location-The property is located at 217 East North Avenue, the southeast corner of East North Avenue and Chestnut Street.

Request-The application was filed for approval of a Final Development Plan to permit the redevelopment of the site, to allow a new facility for KC Rim Shop.

BACKGROUND

The property at 217 East North Avenue is the former location of Benjamin Liquor Store, and currently serves as a service and installation location for KC Rim Shop. The main location of KC Rim Shop is across the street from the subject site. The applicant proposes to demolish the existing structure and construct a new building on the site.

The property is located in the *North Scott Corridor Overlay District*. This overlay district has specific design guidelines and building material alternatives for new development and redevelopment in the corridor. The plan states that *“all new buildings shall employ a 360-degree approach to building architecture and design and shall be constructed using quality building materials.”* New commercial buildings are required to have at least three (3) Class 1 or Class 2 materials as primary materials for at least 75 percent of all façade areas. A complete list of exterior building material finish materials is attached. Generally, Class 1 and Class 2 building materials are clay fired brick masonry, natural stone, glass curtain wall, brick veneer, textured concrete panels and stucco.

The applicant is proposed to construct the building with corrugated steel panels and stone wainscoting with wood accents on the Chestnut Street and East North Avenue elevations. These elevations include a glass storefront and canopies for additional detail. The applicant supplied the attached materials list. Mr. Burnett provided a list of nearby buildings with similar building materials.

It is proposed that the south elevation abutting the alley and the east elevation be constructed with corrugated steel panels without any contracting materials.

The materials selected by the applicant do not meet the building exterior finish requirements of the *North Scott Corridor Overlay District*.

The applicant has prepared the following narrative to provide information on the plan that includes a request for the alternative materials and a justification for the request:

Our redevelopment goal is to tear down what is currently there to help enrich your city. We believe that the materials that we have chosen will be fit for the area. We have included a list of businesses that are built of the same materials that are less than a quarter of a mile in any direction that we are proposing to use as well. Our goal is to use materials we see fit to the cost and ROI due to the geographic income. We have not asked for just a metal pole barn, we have given this great thought and have been working with staff.

We know we are not meeting what you have setup as the North Scott Corridor materials, but we are asking you to give this a chance and see how this will benefit your city. We have been a successful business in your town for almost 10 years. This partnership needs to move forward and not stall as it has for many years. We would like to stay here and contribute to (OUR) city for many years to come. We know this is not typically the way that you do your final development plan, but this is the best way we see that it works for us as a small business do to the overwhelming cost of renderings and site plans and so on. We thank Dave Clements for working hard and giving good guidance on this project and the rest of the planning commission for willing to hear this out. Thank You.

Building materials that we have chosen are corrugated steel on all 4 sides and a manufactured cast stone on the North and West sides of the building stated in your class 2 materials.

We will be using a wood paneling on the North facing and West facing of the building to help break up the monotony and to meet some of your requirements. This wood paneling would also help offset the building due to the length and be spaced away from the main building to help the articulation for the facades.

We are asking to leave off the wainscoting on the south side of the build due to the lack of visibility to the public and the high rate of vandalism in the area. This will help maintain the structure and keep potential damage down.

We will also be adding a glass store front on the north and west side which also meets your class 1 materials. Our awning materials will consist of a metal material suspended by cable.

There will also be a parapet on top to screen all the mechanical and electrical equipment on the roof.

Garage doors will be a textured metal with no glass due to the privacy of our customers and their vehicles as well as some high-profile customers who entrust us to keep their privacy.

Trash enclosures made of the same material as the building and will have gates to match.

Staff requested that the applicant provide material samples for the Planning Commission meeting.

PROPOSED FINAL PLAN/COMPLIANCE WITH OVERLAY STANDARDS AND ZONING REGULATIONS

Subject Property: The property is a .58-acre parcel at the southeast corner of East North Avenue and Chestnut Street. The property is zoned a C-2 General Commercial District.

Proposed Development: The applicant is proposing to construct a new 8,800 square foot retail building for sales and installation of the products of KC Rim Shop. The applicant is the owner of KC Rim Shop and states that the business has been in the City of Belton for 10 years, and this expansion will help grow the business.

Compliance with C-2 Standards: The proposed building is subject to all setback, building coverage and building height and lot area requirements of the C-2 District. On January 23, 2019, the Board of Zoning Adjustment approved a rear yard setback variance of 10 feet abutting the alley, and an interior setback variance of 5 feet for the east side of the building.

Building Design: As explained in an earlier section of the staff report, the *North Scott Corridor and Overlay District* requires certain design elements and building materials with new construction. The proposed building design does not provide for four-sided, 360-degree architecture. The design does not meet the 75 percent requirement for Class I and Class 2 building materials, and the design includes significant use of steel panels, which are prohibited by the design guidelines.

Landscaping: The Final Development Plan is subject to all applicable requirements of Chapter 22 of the UDC, Landscaping and Screening.

Streets/access: Access to the site would be from two existing driveway entrances on Chestnut Street and East North Avenue. No new access is proposed.

Utilities: Staff has determined that there are adequate public facilities for the plan.

Detention: The Final Development Plan is subject to all applicable requirements of Chapter 22 of the UDC, Stormwater Management.

STAFF RECOMMENDATION

The staff supports redevelopment of the site, and the removal of the deteriorating existing structure. However, it is important that redevelopment meet the guidelines and requirements of the *North Scott Corridor and Overlay District*. Staff recommends that the application be continued and that the applicant revise the plan to better meet plan requirements. The recommendation is subject to the following conditions:

1. The Final Development Plan be revised to meet the building design standards of Chapter 2 of the *North Scott Corridor Overlay District*.
2. The Final Development Plan is subject to all applicable requirements of Chapter 22 of the UDC, Landscaping and Screening.
3. The Final Development Plan is subject to all applicable requirements of Chapter 22 of the UDC, Stormwater Management.
4. The Final Development Plan is subject to all applicable requirements of Chapter 26 of the UDC, Parking and Loading.

PLANNING COMMISSION ALTERNATIVES

1. Motion to **approve** a Final Development Plan for KC Rim Shop.
2. Motion to **deny** a Final Development Plan for KC Rim Shop.
3. Motion to continue the application for further information.

ATTACHMENTS

1. KC Rim Shop-Final Development Plan- 8 pages.
2. Applicant's material list.
3. Similar Building Materials
4. North Scott Corridor Overlay District-building finish materials alternatives.
5. Location Map.