

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
July 6, 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 Tom MacPherson, Kelly Monaghan-Bass, and RJ Warren

*Absent:* Commissioners Tim McDonough and Kara Anderson

*Staff:* Dave Clements, Planning and Building Director; Carolyn Yatsook, Economic Development Director; and Alexa Barton, City Manager.

*Guests:* John Thomas, NorthPoint Development, 4825 NW 41<sup>st</sup> St, Suite 500, Riverside, Missouri 64150

**MINUTES**

Councilman Trutzel moved to approve the June 8, 2020, Planning Commission meeting minutes. Commissioner MacPherson seconded the motion. All members present voted in favor, and the motion carried.

**NON-PUBLIC HEARINGS** – Consideration of a Final Development Plan for Southview Commerce Center, Building 3, located on South Outer Road, just north of 162nd Street.

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

The Commission had several questions regarding detention, traffic and a future expansion of Building 3 as follows:

- A Preliminary and Supplemental Stormwater Management Study was submitted with the application. The overall site plan for Southview Commerce Center proposes two large interconnected detention basins on the east side of the property and a smaller detention basin on the northwest corner of the property. The proposed basins meet comprehensive detention for the 2-year, 10-year, and 100-year storm in accordance with City regulations.
- Building 3 is oriented in an east/west fashion with no loading areas facing east towards the homes on Allen Street. Additionally, a traffic study was submitted and is currently under review by City staff.
- A 215,760 square feet future expansion is planned for Building 3. The expansion is not expected to bring any additional trucks into the commerce center.

Councilman Trutzel moved to approve the Final Development Plan for Southview Commerce Center, Building 3, located on South Outer Road, just north of 162nd Street.

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 RJ Warren, Tom MacPherson and Kelly Monaghan-Bass

Noes: 0 – None

Absent: 2 – Commissioners Kara Anderson and Tim McDonough

The motion passed.

**NON-PUBLIC HEARINGS** – Consideration of a Final Plat for Southview Commerce Center South, 3rd Plat, located on South Outer Road, just north of 162nd Street

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

Councilman Trutzel moved to approve the Final Development Plan for Southview Commerce Center, Building 3, located on South Outer Road, just north of 162nd Street.

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

Ayes: 6 – Chairman Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners RJ Warren, Tom MacPherson and Kelly Monaghan-Bass

Noes: 0 – None

Absent: 2 – Commissioners Kara Anderson and Tim McDonough

The motion passed and will be forwarded to the City Council for final approval.

#### **CHAIRMAN'S REPORT**

- Chairman Girgin announced her resignation after serving as Chairman of the Planning Commission for eleven years, for a total of fifteen years on the Planning Commission.

#### **ELECTION OF OFFICERS**

Chairman Girgin nominated Tom MacPherson as Chairman. Mayor Davis seconded the motion. All members voted for Mr. MacPherson to serve as Chairman of the Planning Commission and the motion passed. Tom MacPherson is now the Chairman of the Planning Commission.

#### **DIRECTOR'S REPORT**

- City Council approved the plans for the NorthPoint Apartments and construction is planned to start in 2021.
- At the next meeting date, the Planning Commission will see revised plans for Autumn Ridge.

**NEXT MEETING DATE:** To be determined.

#### **ADJOURNMENT**

Commissioner Monaghan-Bass moved to adjourn the meeting. The motion was seconded by Councilman Trutzel. All voted in favor, and the meeting adjourned at 6:29 p.m.

# **EXHIBIT A**

**FINAL DEVELOPMENT PLAN  
SOUTHVIEW COMMERCE CENTER-BUILDING 3  
BELTON PLANNING COMMISSION  
MONDAY, JULY 6, 2020 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

## **APPLICATION**

Property Owner-NP Southview Industrial, LLC./Brett Gross

Architect/Engineer-Studio North Architecture/Olsson Associates, Nick Heiser

Location-The property is located on South Outer Road, just north of 162nd Street.

Request-The application was filed for approval of a **Final Development Plan** for Southview Commerce Center, Building 3.

## **BACKGROUND**

The rezoning and preliminary plan for Southview Commerce Center was approved by the City Council in June of 2018 after the Planning Commission public hearing of May 21, 2018. The rezoning and preliminary plan were approved with conditions.

The preliminary plan is a part of the rezoning of the property to the FCI Flex Commercial/Industrial zoning district of the North Scott Corridor Overlay District + Guidelines (*NSCOD*). The preliminary plan provided five lots and five buildings of various sizes designated for development in the Southview Commerce Center by NorthPoint Development.

The final plan for Building 1 was reviewed and approved by the Planning Commission on October 15, 2018. Building 2 was reviewed by the Planning Commission on April 22, 2019. This included a revision to the preliminary plan, changing the location of Building 2 to an east/west configuration. This change resulting in loading areas being relocated so they did not face the homes on Allen Street, east of the building.

This Final Development Plan application is for Building 3, north of 160<sup>th</sup> Street. The request includes a revision to the preliminary plan. The original preliminary plan included three individual buildings north of 162<sup>nd</sup> Street. These buildings were all oriented in a north/south fashion, with building 5 having loading areas facing east, oriented toward the homes on Allen Street.

The revised plan combines buildings 3, 4 and 5 into one building. The new Building 3 is 796,000 square foot cross-dock building, with an expansion area of 215,760 square feet on the 60.36-acre lot. The floor area of Building 3 is equal to the original floor area of buildings 3, 4 and 5. Building 3 is also oriented in an east/west fashion, similar to Building 2 with no loading areas facing east.

Combining buildings 3, 4 and 5 into the proposed Building 3, and changing the orientation of the building is a minor change to the preliminary plan, and permitted by the Unified Development Ordinance.

Building 3 will be occupied by a single tenant, the user has yet to be announced.

The applicant has provided the attached narrative to provide additional details about the request and summarizing the request.

### **PROPOSED FINAL PLAN**

The Final Development Plan is consistent with the Preliminary Development Plan as revised, and meets the requirements of the plan as approved by the City Council. The summary below includes compliance with all conditions of the final ordinance approved by the City Council.

#### *Building Design Criteria:*

- a. *Materials*-The building will be constructed with concrete panels produced on site, and finished with cement based acrylic coating. This material is defined as a Class 2 Material (High Quality) in the *NSCOD*. An additional Class 1 material of transparent glass in anodized aluminum frames is prominent on the west elevation, facing I-49.
- b. *Façade articulation*-Vertical reveals for articulation in the concrete panels are located every 25 feet. Additionally, there are projections in the wall planes of at least two feet in depth at the main entrance. The long east and west elevations include two-foot projection for additional articulation.
- c. *Massing and proportion*-The main entrance in the west elevation has the appearance of a two-story feature by using transparent glass and insulated glass. This design feature is also included at the north and south portions of the west wall. This ground floor/entrance is visually differentiated with a recessed glass entryway. The upper portions include a 4-inch crown molding at the roof line to distinguish the top line of the elevation.

These architectural features and materials meet the guidelines of the *NSCOD*.

*Open Space*-The final plan provides 28 percent open space. This figure includes the future expansion space. The *NSCOD* requires a minimum of 20 percent open space.

*Parking*-There are 646 parking spaces provided for Building 3. During discussions of the rezoning and preliminary plan, NorthPoint presented information based on their development and leasing experience that parking is better provided at a rate of .67 jobs per 1000 square feet. The Planning Commission approved the preliminary plan with this parking justification. The proposed parking approximates this ratio.

*Landscaping*-A final landscape plan was submitted with the Final Development Plan application. The plan meets all requirements of the Unified Development Code for street trees, on-lot landscaping, and parking lot landscaping. The features a berm along the north and east property line. There are sections of 6-foot board-on-board fence that have been added for additional screening. Plantings along the length of the berm include skyrocket junipers, Serbian spruce, and white pines trees planted at a 6-foot height. These tree plantings are supplemented by smaller white oaks, burr oaks, little leaf lindens and shrubs to provide a well-designed screening element.

Additionally, the applicant prepared a line of sight drawing "B-B" that depicts view lines from the single-family homes on Allen Street east of Building 3. This drawing indicates that the northern part of the building will not be readily visible. The structure at full build-out will be 357 feet from the rear property line of homes on Allen Street. Again, there are no overhead doors or semi-trailer parking in this area.

*Traffic/access*-Employee access/parking for Building 3 will be with from the outer road of I-49. Truck access will also be from the outer road, and from 160<sup>th</sup> Street, on the south side of the building.

A Traffic Study was submitted for a determination of driveway locations and turning movements. The traffic study utilized projected trip generation figures. The traffic study should be revised to reflect the actual number of employees projected by the tenant and a better evaluation of employee arrival times. This revision may impact automobile stacking and sight distance at the driveways.

*Utilities*-The final plan includes a utility plan for water and sanitary sewer to serve the site. Staff has reviewed the utility plan and determined that the plan provides adequate public facilities. Sanitary sewer will be treated by the Little Blue Valley sewer district.

*Detention*- A Preliminary and Supplemental Stormwater Management Study was submitted with the application. The overall site plan for Southview Commerce Center proposes two large interconnected detention basins on the east side of the property and a smaller detention basin on the northwest corner of the property. The proposed basins meet comprehensive detention for the 2-year, 10-year, and 100-year storm in accordance with City regulations.

*Multi-Use Trail*-The final plan includes an 8-foot multi-use asphalt trail around the site that is part of the overall trail design for Southview Commerce Center. The trail is on private property and will be maintained by the property owner. There are direct connections to the trail from the building.

*Site/Building Lighting*-A photometric site lighting plan was submitted with the application. The plan indicates zero-foot candles at the property line meeting the parking lot and building lighting standards of the Unified Development Code.

### **STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Development Plan for Southview Commerce Center Building 3, as the final development plan is consistent with the preliminary plan submitted with the rezoning application, as revised.

The recommendation is subject to the following conditions:

1. The Final Development Plan for the Southview Commerce Center Building 3 is approved as shown on plans by Olsson Associates, dated 6/24/2020.
2. The Final Development Plan includes approval of elevation drawings by Studio North Architecture dated 5/15/2020.
3. Submit a revised traffic study prior to issuance of the building permit. The revised traffic study shall include the projected number of employees in Building 3 and their work arrival times in order to better analyze traffic stacking and sight distance.
4. Submit an overall landscape maintenance program for on-going and perpetual maintenance of all open space at Southview Commerce Center, including detention areas, berms, trees and shrubs, landscaping and turf areas.

### **PLANNING COMMISSION ALTERNATIVES**

1. Motion to **approve** a Final Development Plan for Southview Commerce Center Building 3.
2. Motion to **deny** a Final Development Plan for Southview Commerce Center Building 3.
3. Motion to continue the application pending additional information.

## **EXHIBIT B**

### **FINAL PLAT**

**SOUTHVIEW COMMERCE CENTER SOUTH-3<sup>rd</sup> PLAT  
BELTON PLANNING COMMISSION  
MONDAY, JULY 6, 2020 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

### **CASE #FP18-03**

Property Owner-NP Southview Industrial, LLC./Bret Gross

Engineer-Olsson Associates, Inc./Nelson Willoughby

Location-The property is located on South Outer Road, just north of 162nd Street.

Request-The application was filed for approval of a **Final Plat** for Southview Commerce Center South, 3rd Plat.

### **BACKGROUND**

The preliminary plat for Southview Commerce Center was approved by the City Council in June of 2018. The preliminary plat was a part of the rezoning of the property to an FCI Flex Commercial/Industrial zoning district of the North Scott Corridor Overlay District + Guidelines (NSCOD).

The preliminary plan provided five lots of various sizes designated for development in the Southview Commerce Center by NorthPoint Development.

Lot 1 in the Southview Commerce Center was reviewed and approved by the Planning Commission on October 15, 2018. Lot 2 was reviewed and approved by the Planning Commission on April 22, 2019.

### **PROPOSED FINAL PLAT**

The Final Plat is consistent with the revised preliminary plan.

*Lot sizes-* The 3rd Plat is a 60.364 acre parcel (2,629,470 square feet). The plat includes Tracts D for open space/detention. There is no minimum lot size in the NSCOD.

*Streets-* The 3rd Plat is adjacent to the South Outer Road of Interstate 49, and 160<sup>th</sup> Street, an east/west street in the Southview Commerce Center. All required right-of-way was previously dedicated.

*Easements-* The final plat includes appropriate language for utility easements.

*Detention-* Tract D is dedicated with the plat, and provides an area for stormwater management for the 3rd Plat. This detention area is a portion of the overall stormwater detention facilities for Southview Commerce Center. The tract will be maintained by the property owner as part of the overall management of Southview Commerce Center.

### **STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Plat for Southview Commerce Center Lot 3, as the final plat is consistent with the revised preliminary plan submitted with Building 3. The plat meets all final plat requirements of Section 36.35 of Unified Development Code.

The recommendation is subject to the following conditions:

1. The Final Plat for Southview Commerce Center South, 3rd<sup>d</sup> Plat as submitted by Olsson, dated May 28, 2020, is hereby approved.
2. The final plat shall be recorded within one year of City Council approval or the approval of the plat shall be considered null and void.

**PLANNING COMMISSION ALTERNATIVES**

1. Motion to **approve** a Final Plat for Southview Commerce Center South, 3rd Plat
2. Motion to **deny** a Final Plat for Southview Commerce Center South, 3rd Plat
3. Motion to continue the application pending additional information.