

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
April 19, 2021**

[https://www.youtube.com/watch?v=s2Qim\\_pZmNM](https://www.youtube.com/watch?v=s2Qim_pZmNM)

**CALL TO ORDER**

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

**ATTENDANCE**

*Commission:* Chairman MacPherson, Mayor Norman Larkey, Councilman Chet Trutzel, Commissioners Todd Christy, Tim McDonough, Kelly Monaghan-Bass and Kara Anderson

*Absent:* Commissioners Marsha Vest and RJ Warren

*Staff:* Dave Clements, Planning and Building Director; Carolyn Yatsook, Economic Development Director; Alexa Barton, City Manager; and Haden Mattke, Engineer One

*Guests:* Will Dubois, Davidson Architecture & Engineering, 4301 Indian Creek Parkway, Overland Park, KS 66207; David Christie, Christie Development Associates, LLC, 7217 W. 110th Street, Overland Park, KS 66210

**MINUTES**

Councilman Trutzel moved to approve the March 15, 2021 Planning Commission meeting minutes. Commissioner Monaghan-Bass seconded the motion. All members present voted in favor, and the motion carried.

**NON-PUBLIC HEARING** – Consideration of a Final Plat Replat for Lot 8, Belton Gateway, located on the North side of Turner Road, East of 163<sup>rd</sup> Street, for the purpose of splitting the existing Lot 8 into Lots 8A and 8B.

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

Councilman Trutzel moved to approve the consideration of a Final Plat Replat for Lot 8, Belton Gateway, located on the North side of Turner Road, East of 163<sup>rd</sup> Street, for the purpose of splitting the existing Lot 8 into Lots 8A and 8B. The recommendation is subject to the following conditions:

1. The Final Plat-Replat of Lot 8 as submitted by Engineering Solutions, dated October 16, 2019, 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.

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

Ayes: 7 – Chairman MacPherson, Mayor Norman Larkey, Councilman Chet Trutzel, Commissioners Todd Christy, Tim McDonough, Kelly Monaghan-Bass and Kara Anderson

Noes: 0

Absent: 2 – Commissioners Marsha Vest and RJ Warren

The motion carried and will be forwarded to City Council.

**NON-PUBLIC HEARING** – Consideration of a Final Plat for Traditions 5<sup>th</sup> Plat located on the North side of Cambridge Road, East of Mullen Road, in the Traditions Planned Unit Development.

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

Commissioner Monaghan-Bass moved to approve the consideration of a Final Plat for Traditions 5<sup>th</sup> Plat located on the North side of Cambridge Road, East of Mullen Road, in the Traditions Planned Unit Development. The recommendation is subject to the following conditions:

1. The Final Plat for Traditions 5th Plat, dated 3/8/2021, by Schlagel & Associates is approved as submitted.
2. A copy of the applicable homeowner's association documents shall be submitted prior to recording of the final plat.
3. Change Mayor's signature line to "Norman Larkey."
4. 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.

The motion was seconded by Councilman Trutzel. When a vote was taken, the following was recorded:  
Ayes: 7 – Chairman MacPherson, Mayor Norman Larkey, Councilman Chet Trutzel, Commissioners Todd Christy, Tim McDonough, Kelly Monaghan-Bass and Kara Anderson

Noes: 0

Absent: 2 – Commissioners Marsha Vest and RJ Warren

The motion carried and will be forwarded to City Council.

**NON-PUBLIC HEARING** – Consideration of a Final Development Plan to permit the development of McBee's Coffee N' Carwash, located at 510 East North Avenue.

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

Mr. Dubois, Davidson Architecture & Engineering was present to answer any questions regarding McBee's Coffee N' Carwash.

The Commission had questions regarding turning onto Missouri State Highway 58 from the private drive. The property owner David Christie, Christie Development Associates, LLC, was present and stated he would be happy to discuss this issue with Price Chopper.

Councilman Trutzel moved to approve the consideration of a Final Development Plan to permit the development of McBee's Coffee N' Carwash, located at 510 East North Avenue. The recommendation is subject to the following conditions:

1. The Final Development Plan for McBee's Coffee 'N Carwash is hereby approved, as shown on Final Development Plan by Davidson A+E, dated 3/13/2021, subject to additional conditions.
2. A reduction of the 30-foot required front yard is approved as an exception with the final development plan. A 27-foot front yard is approved, as the building cannot be relocated to meet the required setback due to an underground electric easement.

3. City Staff to work with all parties involved on the access issues of exiting the private drive onto Missouri Highway 58.

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

Ayes: 7 – Chairman MacPherson, Mayor Norman Larkey, Councilman Chet Trutzel, Commissioners Todd Christy, Tim McDonough, Kelly Monaghan-Bass and Kara Anderson

Noes: 0

Absent: 2 – Commissioners Marsha Vest and RJ Warren

The motion carried.

**NON-PUBLIC HEARING** – Consideration of a Final Development Plan to permit the development of Center 301 Apartments, consisting of 306 units on 17.15 acres located at the Southeast corner of Towne Center Drive and Markey Parkway.

Mr. Clements gave a summary of the staff report. The staff report is attached as **Exhibit D**. The project is estimated to be completed within 18 months of the start date.

Councilman Trutzel moved to approve the consideration of a Final Development Plan to permit the development of Center 301 Apartments, consisting of 306 units on 17.15 acres located at the Southeast corner of Towne Center Drive and Markey Parkway. The recommendation is subject to the following conditions:

1. The Final Development Plan for Center 301 Apartments is hereby approved, as shown on Site Development Plan by Tanner Consulting, including building elevations, materials, and floor plans by Architects Collective, dated 2/12/2021.
2. Landscape Ordinance Plan LSO-1, by PDG, dated 3/21/2021.
3. The ornamental perimeter fence is limited to a 4-height.

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

Ayes: 7 – Chairman MacPherson, Mayor Norman Larkey, Councilman Chet Trutzel, Commissioners Todd Christy, Tim McDonough, Kelly Monaghan-Bass and Kara Anderson

Noes: 0

Absent: 2 – Commissioners Marsha Vest and RJ Warren

The motion carried.

**NON-PUBLIC HEARING** – Consideration of a Final Plat for Center 301 Apartments located at the Southeast corner of Towne Center Drive and Markey Parkway.

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

Commissioner Monaghan-Bass moved to approve the consideration of a Final Plat for Center 301 Apartments located at the Southeast corner of Towne Center Drive and Markey Parkway. The recommendation is subject to the following conditions:

1. The Final Plat for Center 301 as submitted by Loveland & Associates, dated December 4, 2020, is hereby approved.
2. Change Mayor's signature line to "Norman Larkey."
3. 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.

The motion was seconded by Councilman Trutzel. When a vote was taken, the following was recorded:  
Ayes: 7 – Chairman MacPherson, Mayor Norman Larkey, Councilman Chet Trutzel, Commissioners Todd Christy, Tim McDonough, Kelly Monaghan-Bass and Kara Anderson

Noes: 0

Absent: 2 – Commissioners Marsha Vest and RJ Warren

The motion carried and will be forwarded to City Council.

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

- All items for Building 4 of the Southview Commerce Center were approved by City Council. Building 4 will be coming back to the Planning Commission in June for the Final Development Plan and Final Plat.

**NEXT MEETING DATE:** To be determined

#### **ADJOURNMENT**

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Commissioner Anderson. All voted in favor, and the meeting adjourned at 6:47 p.m.

# **EXHIBIT A**

## **FINAL PLAT**

**REPLAT OF LOT 8 BELTON GATEWAY  
BELTON PLANNING COMMISSION  
MONDAY, APRIL 19, 2021 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

### **APPLICANTS**

Property Owner-Y Belton, LLC. /David Christie

Engineer/Surveyor-Engineering Solutions/Matt Schlicht

Location-The property is located on the north side of Turner Road, east of 163<sup>rd</sup> Street, in Belton Gateway.

Request-The application was filed for approval of a Final Plat-Replat for Lot 8 Belton Gateway, for the purpose of splitting existing Lot 8 into Lots 8A and 8B.

### **PROPOSED FINAL PLAT**

Lot 8 is an existing 5.53-acre (241,188 square feet) lot. Lot 8 was originally platted with the Belton Gateway shopping area, and it is the location of Ulta Beauty.

The purpose of the replat is to “right-size” the Ulta Beauty lot for the building and parking and create a new buildable lot for future development.

*Lot sizes-* The plat provides for the creation of two new lots from the existing Lot 8:

1. Lot 8A- 3.80-acres (165,729 square feet)
2. Lot 8B- 1.73-acres (75,459 square feet)

*Streets/access:* Access to the site would be from driveway entrances on Turner Road.

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

*Detention-* The property is in the Markey Regional Detention Watershed. Payment of a fee in lieu of providing on-site detention is provided in the UDC.

### **STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Plat-Replat Lot 8 Belton Gateway. 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-Replat of Lot 8 as submitted by Engineering Solutions, dated October 16, 2019, 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-Replat of Lot 8 Belton Gateway.
2. Motion to **deny** a Final Plat-Replat Lot 8 Belton Gateway.
3. Motion to continue the application pending additional information.

**EXHIBIT B**  
**FINAL PLAT**  
**TRADITIONS 5th PLAT**  
**BELTON PLANNING COMMISSION**  
**MONDAY, APRIL 19, 2021 – 6:00 P.M.**  
**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**Application**

Property Owner-Sallee Real Estate Investments, LLC. /Tyler Sallee

Engineer-Schlagel & Associates/David Rinne, PLS

Location-The property is located on the north side of Cambridge Road, east of Mullen Road, in the Traditions Planned Unit Development.

Request-The application was filed for approval of a **Final Plat** for Traditions 5th Plat. This plat will provide for the construction of an additional phase of single-family homes in the Traditions Planned Unit Development.

**BACKGROUND**

The Traditions is a R-3 mixed-use Planned Unit Development initially approved in 2006. A revised preliminary plat for Traditions was approved by the City Council in May of 2018. The original plan and the 2018 revision provided for new single-family homes in the area of the proposed 5th Plat.

There are 97 lots in two existing single-family phases of Traditions. This application will provide 19 new lots for future construction, adding to the new home inventory of the subdivision.

**PROPOSED FINAL PLAT**

The Final Plat is consistent with the revised preliminary plat as approved by the City Council.

*Lots and Blocks*-The plat provides for 19 lots and four tracts, to allow the construction of additional single-family homes in the planned unit development. The lots range in size from 8,200 square feet to 12,000 square feet. All the lots meet the minimum lot sizes specified in the revised Planned Unit Development from 2018.

*Streets*- The plat includes the dedication of right-of-way for Shane Lane, the main north/south street connecting to Cambridge Road, east/west Maci Lane, and a new cul-de-sac Shane Court. At the intersection with Cambridge Road, Shane Lane includes a divided median to provide a landscape tract at the subdivision entrance, as required with the original PUD plan.

These new streets will provide access to the lots, and the proposed streets meet the local residential right-of-way requirements approved with the PUD, and the Unified Development Code.

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

*Tracts/Open Space*- The plat includes the dedication of Tracts 5A, 5B, 5C, and 5D for open space in the subdivision. Tract 5C will be a landscape area that includes a section multi-use trail that is a requirement of the PUD.

These tracts will be maintained by the homeowner's association.

*Detention*-Stormwater detention is provided in area-wide basins in the PUD. Existing detention areas may need to be increased in capacity as a result of these additional lots.

### **STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Plat for Traditions 5th Plat as the final plat is consistent with the revised preliminary plat. 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 Traditions 5th Plat, dated 3/8/2021, by Schlagel & Associates is approved as submitted.
2. A copy of the applicable homeowner's association documents shall be submitted prior to recording of the final plat.
3. Change Mayor's signature line to "Norman Larkey."
4. 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 Traditions 5th Plat.
2. Motion to **deny** a Final Plat for Traditions 5th Plat.
3. Motion to continue the application pending additional information.

## **EXHIBIT C**

**FINAL DEVELOPMENT PLAN  
McBEE'S COFFEE 'N CARWASH  
BELTON PLANNING COMMISSION  
MONDAY, APRIL 19, 2021 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

### **APPLICATION**

*Applicant/Property Owner-Galyna Saltkovska, Steve McBee*

*Engineer-Quist Engineering/Robert Walquist, P.E.*

*Architect-Davidson A+E/Johnathon Phillips*

*Location-The property is located at 510 East North Avenue, at the entrance to the Price Chopper shopping center.*

***Request-The application was filed for approval of a Final Development Plan to permit the development of a McBee's Coffee N' Carwash.***

### **BACKGROUND**

This application was filed for a Final Development Plan for a McBee's Coffee 'N Carwash. This is a "high-end express tunnel carwash" that offers coffee to ride-thru customers and memberships that include coffee with a wash. The company is also developing a new facility in Liberty, Mo., and will further expand in the Kansas City and Midwest markets.

The applicant prepared the attached project narrative providing additional details.

The property is zoned a C-2 General Commercial District. A car wash is a permitted use in this zoning district, with certain conditions pertaining to drive-through facilities and vehicle stacking.

The subject property is a 37,597-square foot property on East North Avenue. The Final Development Plan provides for the 6,378-square foot tunnel carwash oriented toward East North Avenue. Access to the carwash is from the east/west access road to Price Chopper. Customer stacking and the pay kiosk are on the west side of the building, a vacuum and detail area are on the east side of the building. Exiting traffic will use the north/south access driveway.

### **FINAL DEVELOPMENT PLAN**

The subject property is a .86-acre site located on the north side of East North Avenue at the entrance to the Price Chopper shopping center. Access to the site would be from existing private driveways, no new access is proposed to East North Avenue.

*Compliance with C-2 Standards of the Unified Development Code (UDC):*



The plan generally meets all requirements of the C-2 General Commercial District. The C-2 district is intended to provide mid-size retail and commercial businesses along commercial corridors.

Parking/vehicle stacking: For a carwash, the UDC requires 1 parking space for every wash bay. This requirement is not applicable for the tunnel wash. The plan provides six parking spaces, primarily for employees. Four employees work per shift, so parking is sufficient for this number of employees.

Four vehicle stacking spaces are required for a carwash. There are 18 spaces in the customer queue on the west side of the building.

All parking spaces meet all dimensional requirements for length, width, and maneuvering.

Required Yards/Setbacks:

1. Front yard- 30-foot required setback/27-foot setback proposed.  
Due to the location of an underground electric easement on the north side of the parcel, the applicant is requesting an exception to the 30-foot required setback. Please see the attached letter detailing the 3-foot required front yard reduction.
2. Rear yard-20-foot setback required. 37-foot setback proposed.
3. Side yard-10-foot setback required. The east and west side-yards exceed requirements.

Maximum Building Height-35-foot maximum. 26-foot proposed height for the proposed building.

Maximum Building Coverage-25% maximum. 17% proposed building coverage.

Required Open Space-20% of total land area required. 23% open space provided.

A land-use analysis and site data table are found on Sheet A1.1, for overall project specifics.

*Building Design:* The UDC requires all new commercial buildings to include 50 percent masonry on the front and side elevations, with articulation and offsets to add architectural detail on all four sides. The primary materials on the building are brown and grey split-face block with a brick soldier course, and insulated glass windows with decorative canopies. There is a smooth architectural metal panel across the top of the structure.

The north and south elevations of the building include tower elements designed to provide a focal feature with contrasting materials of face brick and decorative metal.

This design and building materials meet the requirements of the Unified Development Code.

There is a trash enclosure on the plan. The enclosure will be constructed of masonry materials to match the building, with and appropriate screening/landscaping. There is no rooftop mechanical equipment on the building, units are ground-mounted and landscaped.

*Landscaping:* A landscape plan was submitted with the Final Development Plan. The landscape plan meets the requirements of the UDC. The plan provides 23 percent open space, exceeding the required 20 percent total landscape area, and provides the required shade trees, parking lot landscaping, and street trees.

*Streets/access:* As noted, access is provided to the site from existing private driveways. There is no new access proposed for East North Avenue.

*Utilities:* The 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.

*Detention:* The property is in the Markey Regional Detention Watershed. Payment of a fee in lieu of providing on-site detention is provided in the UDC.

### **STAFF RECOMMENDATION**

The staff recommends approval of the request for a Final Development Plan for McBee's Coffee 'N Carwash, as noted in the staff report and shown on the development plan. The recommendation is subject to the following conditions:

1. The Final Development Plan for McBee's Coffee 'N Carwash is hereby approved, as shown on Final Development Plan by Davidson A+E, dated 3/13/2021, subject to additional conditions.
2. A reduction of the 30-foot required front yard is approved as an exception with the final development plan. A 27-foot front yard is approved, as the building cannot be relocated to meet the required setback due to an underground electric easement.

### **PLANNING COMMISSION ALTERNATIVES**

1. Motion to **approve** a Final Development Plan for McBee's Coffee 'N Carwash.
2. Motion to **deny** a Final Development Plan for McBee's Coffee 'N Carwash
3. Motion to continue the application for further information.

**EXHIBIT D**  
**FINAL DEVELOPMENT PLAN**  
**CENTER 301 APARTMENTS**  
**BELTON PLANNING COMMISSION**  
**MONDAY, APRIL 19, 2021 – 6:00 P.M.**  
**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**APPLICATION**

*Property Owner/Applicant*-Case Development Services, LLC. /Scott Case

*Engineer*-Tanner Consulting/Dan Tanner

*Architect*-Architects Collective/Larry Kester

*Location*-The property is located at the southeast corner of Towne Center Drive and Markey Parkway.

*Request*-**The application was filed for approval of a Final Development Plan to permit the development of the Center 301 Apartments, consisting of 306 units on 17.15 acres.**

**BACKGROUND**

This application was filed for a Final Development Plan, as a follow-up to the rezoning and preliminary development plan application reviewed by the Planning Commission on September 21, 2020.

The proposed Final Development Plan is in full compliance with the preliminary plan.

Case & Associates are an experienced apartment developer, having constructed over 13,000 units in the past 20 years, throughout Kansas, Texas, and Oklahoma. For more information on the company and to see examples of their apartment communities, please see [www.caseuse.com](http://www.caseuse.com).

The Final Development Plan provides for 306 apartments on the 17.15-acre site. There are several different styles of buildings proposed on the site, summarized below:

- Five (5), three story enclosed walkups with 24 units.
- Six (6), three story enclosed walkups with first floor garages, with 22 units.
- Two (2), three story enclosed walkups with first floor garages, 11 units.
- Ten (10), two-and three-story walkups with first floor garages, 2 and 4 units each, arranged around the perimeter of the site.

There will be 154 one bedroom/one bath units with four different floor plans, and 152 two bedroom/two baths units with five different floor plans. The architectural plan set includes floor plans and building elevations.

The site plan also includes a 3,600 square foot clubhouse that features an outdoor swimming pool, cabana with outdoor kitchen, business center and fitness facility. There is also a dog exercise area.

The applicant states that rental rates will range from approximately \$965.00 for a smaller one-bedroom unit to \$1420.00 for the larger two-bedroom homes, depending on actual market conditions upon completion.

The applicant believes the property is well suited for multi-family development. The development will provide luxury rental units that will offer new housing choices for residents of Belton and surrounding communities. The location is along two arterial streets with nearby highway access. The site is not directly adjacent to any existing single-family homes. Development of the site will help support existing retail and nearby employment centers.

**FINAL DEVELOPMENT PLAN**

The subject property is a 17.15-acre site located the southeast corner of Towne Center Drive and Markey Parkway.

*Compliance with R-3A Standards and Planned Unit Development (PUD) requirements of the Unified Development Code (UDC):*

The plan generally meets all requirements of the R-3A Community Residential District. The R-3A district is intended for multiple-family residential development adjacent to arterial streets, to and serve as a transition from commercial development to lower density residential development.

Parking: 1.5 parking spaces per unit for multi-family development or 459 spaces are required for the 306 units. There are 476 parking spaces proposed, including 96 first floor garage spaces. The parking spaces meet all dimensional requirements for length, width and maneuvering.

Required Yards/setbacks:

Front yard- 30-foot setback required. Varies, exceeds minimum requirement.

Rear yard-30-foot setback required. Varies, generally exceeds minimum requirement.

A 27-foot setback is proposed for the rear yard of buildings 118 and 119 on the east portion of the plan.

Side yard-5-foot setback required. Varies, exceeds minimum requirement.

Maximum Building Height-35-foot maximum. The plan indicates a mean height of 37-feet mean height of tallest structure.

Maximum Building Coverage-25% maximum. The plan provides 19% total building coverage.

Required Open Space-30% of total land area required. 48.82% open space provided.

A land-use analysis and site data table are found on Sheet P-1, Development Plan, for all project specifics.

*Building Design:* There are no specific building design requirements for the R-3A Multiple-Family Residence District. The building design proposed by the developer provides a quality mix of building materials and an attractive architectural design. The ground floor is differentiated from other the upper stories by changes in building materials, columns, balconies, offsets, and other methods of articulation that provide a variety of design. The buildings are designed to have a visually distinct top, middle and first floor.

Primary materials are full masonry brick and stone, cement siding and transparent glass.

The clubhouse will be of an architectural style with materials compatible with the apartment buildings.

There are locations of shared trash enclosures on the plan. These enclosures will be constructed of masonry materials to match the buildings, with appropriate screening/landscaping.

*Landscaping:* A landscape plan was submitted with the Final Development Plan. The landscape plan meets the requirements of the UDC. The plan provides 48.82 percent open space, exceeding the required 30 percent total landscape area. The property abuts the Towne Center Shopping Center and a Type A buffer is provided to provide dense screening from these adjoining commercial uses. The proposed buffer includes 10-foot full screen evergreens. The landscape plan also provides the required shade trees, parking lot landscaping, and street trees.

The landscape plan and site plan also include a 5-foot ornamental perimeter fence and controlled access gates at the main entries. The fence height should be revised to 4-feet, as was shown with the preliminary plan.

*Trails and sidewalks:* The Final Plan includes an extensive sidewalk and trail system. Sidewalks are provided to and from all buildings with pedestrian access to all areas of the plan including the clubhouse, dog park and main open space areas. An 8-foot trail from Markey Parkway west to Towne Center Drive provides connectivity to the Nexus Trail and access to Memorial Park, Wallace Park, and the High View Wellness Center. The sidewalk plan also provides a more direct pedestrian connection to Towne Center Drive and the Towne Center Shopping Center.

*Streets/access:* Access to the site would be from two existing driveway entrances on Towne Center Drive. There is also an existing driveway entrance on Markey Parkway. These entrances were designed and constructed along with the Markey Parkway and Towne Center Drive road improvements.

*Utilities:* The 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.

*Detention:* The property is in the Markey Regional Detention Watershed. Payment of a fee in lieu of providing on-site detention is provided in the UDC. The site plan also provides areas of stormwater best management practices (BMP) to lessen run-off and filter storm drainage.

#### **STAFF RECOMMENDATION**

The staff recommends approval of the request for a Final Development Plan for Center 301 Apartments, as the plan fully complies with the preliminary development plan. The recommendation is subject to the following conditions:

1. The Final Development Plan for Center 301 Apartments is hereby approved, as shown on Site Development Plan by Tanner Consulting, including building elevations, materials, and floor plans by Architects Collective, dated 2/12/2021.
2. Landscape Ordinance Plan LSO-1, by PDG, dated 3/21/2021.
3. The ornamental perimeter fence is limited to a 4-height.
4. The Final Development Plan shall include a Development Agreement to be executed between the applicant and the City of Belton.

**PLANNING COMMISSION ALTERNATIVES**

1. Motion to **approve** a Final Development Plan for Center 301 Apartments.
2. Motion to **deny** a Final Development Plan for Center 301 Apartments.
3. Motion to continue the application for further information.

# **EXHIBIT E**

**FINAL PLAT**

**CENTER 301**

**BELTON PLANNING COMMISSION**

**MONDAY, APRIL 19, 2021 – 6:00 P.M.**

**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

## **APPLICANTS**

Property Owner-Case Development Services, LLC. /Mike Case

Engineer-Tanner Consulting/Kevin Norton

Surveyor-Loveland & Associates/Jeffrey Loveland

Location-The property is located at the southeast corner of Towne Center Drive and Markey Parkway.

Request-The application was filed for approval of a **Final Plat** for Center 301, to permit the development of 306 apartment units on 17.15 acres.

## **BACKGROUND**

The preliminary development plan and preliminary plat for Center 301 Apartments was reviewed and recommended for approval by the Planning Commission on September 21, 2020. The plan provided for development of 306 apartments. This application is the Final Plat for the proposed development.

## **PROPOSED FINAL PLAT**

The Final Plat is consistent with the preliminary plan submitted with the rezoning application, as approved by the City Council:

*Lot sizes-* The plat provides for one lot, a 17.1582-acre parcel (747,411 square feet).

*Streets/access:* Access to the site would be from two existing driveway entrances on Towne Center Drive. There is also an existing driveway entrance on Markey Parkway. These entrances were designed and constructed along with the Markey Parkway and Towne Center Drive road improvements.

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

*Detention-* The property is in the Markey Regional Detention Watershed. Payment of a fee in lieu of providing on-site detention is provided in the UDC. The site plan also provides areas of stormwater best management practices (BMP) to lessen run-off and filter storm drainage.

## **STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Plat for Center 301, as the final plat is consistent with the preliminary plat submitted with the rezoning application. 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 Center 301 as submitted by Loveland & Associates, dated December 4, 2020, is hereby approved.
2. Change Mayor's signature line to "Norman Larkey."

3. 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 Center 301.
2. Motion to **deny** a Final Plat for Center 301.
3. Motion to continue the application pending additional information.