

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

<https://www.youtube.com/watch?v=pd9Exv46gCs>

**CALL TO ORDER**

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

**ATTENDANCE**

*Commission:* Chairman MacPherson, Mayor Norman Larkey, Councilman Rob Powell, Commissioners Todd Christy, Tim McDonough, Marsha Vest, Kelly Monaghan-Bass and James Pryan

*Absent:* Commissioner Kara Anderson

*Staff:* Dave Clements, Planning and Building Director; Carolyn Yatsook, Economic Development Director; Sheila Ernzen, Assistant City Manager; Nikia Freiburger, Assistant City Engineer; and John Mullane, Stand in City Attorney

*Guests:* Brittany Kirby, Applicant, Cozy Pet Hotel, LLC, 342 North Scott Avenue, Belton, MO 64012; Kenny Watowa, Owner, K Jett Services, 400 North Scott Avenue, Belton, MO 64012; Ron Gardella, Owner, Belton Transmission, 315 North Scott Avenue, Belton, MO 64012; Linda Stanley, NextGen Realty, 8015 E 171<sup>st</sup> Street, Belton, MO 64012; Bonnie Doss, Realtor, Keller Williams Realty, 1006 W Foxwood Drive, Raymore, MO 64083; and Nick Fore, Cross Development, 4336 Marsh Ridge Road, Carrollton, TX 75010;

**MINUTES**

Mayor Larkey moved to approve the June 21, 2021 Planning Commission meeting minutes.

Councilman Powell had a correction regarding the item NON-PUBLIC HEARING – Consideration of a Final Development Plan for Building #4 in Southview Commerce Center located at 5901 East 155th Street and 6107 East 155th Street in regard to his comment regarding the berm. Councilman Powell agreed to email is corrections to Dave Clements, Planning and Building Director.

Commissioner Christy seconded the motion. All other members present voted in favor, and the motion carried.

**PUBLIC HEARING** – Consideration of a Vacation of an existing sanitary easement located East of 163rd Street, North of Bradford Place Second Plat.

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

The public hearing was opened at 6:04 p.m. With no public input, the public hearing was closed at 6:07 p.m.

Mayor Larkey moved to approve the consideration of a Vacation of an existing sanitary easement located East of 163rd Street, North of Bradford Place Second Plat.

The motion was seconded by Commissioner Christy. When a vote was taken, the following was recorded:  
Ayes: 8 – Chairman MacPherson, Mayor Norman Larkey, Councilman Rob Powell, Commissioners Todd Christy, Tim McDonough, Marsha Vest, Kelly Monaghan-Bass and James Pryan  
Noes: 0 – None  
Absent: 1 – Commissioner Kara Anderson

The motion carried and will be forwarded to City Council.

**PUBLIC HEARING** – Consideration of a Special Use Permit for Cozy Pet Hotel, an Animal Services/Kennel, located at 342 North Scott Avenue.

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

The public hearing was opened at 6:09 p.m.

Brittany Kirby, Applicant, Cozy Pet Hotel, LLC, 342 North Scott Avenue, Belton, MO 64012 was present in favor the Cozy Pet Hotel and presented a presentation of the project.

Kenny Watowa, Owner, K Jett Services, 400 North Scott Avenue, Belton, MO 64012 was present to speak against the project. Mr. Watowa voiced concerns regarding the noise while his employees are working on the phone, additional flooding to his business, adequate parking for the Cozy Pet Hotel and their customers making on his lot, and pot holes on his property.

Ron Gardella, Owner, Belton Transmission, 315 North Scott Avenue, Belton, MO 64012 was present and was not in favor or against the project but was present to voice his concerns. Mr. Gardella stated concerns regarding dogs getting lose and potentially biting one of his customers.

Bonnie Doss, Realtor, Keller Williams Realty, 1006 W Foxwood Drive, Raymore, MO 64083 was present to speak in favor of the project. Ms. Doss reminded the Commission of the kennel across the street from City Hall. Ms. Doss questioned if the Special Use Permit was able to be transferred if the business was sold. Mr. Clements stated the Special Use Permit is tied to the property and can be transferred to a new owner.

Linda Stanley, NextGen Realty, 8015 E 171<sup>st</sup> Street, Belton, MO 64012 was present to speak in favor. Ms. Stanley represents the current building owner and believes in the past there was a division made on the parking area and will look into that matter.

Mayor Larkey recommend the applicant, Brittany Kirby, pull her Special Use Permit application and workout the issues with the project with adjacent business owners. Mr. Clements recommended all parties get together and come to an agreement by August 3, 2021 in order for the Special Use Permit be presented to the City Council meeting on August 10, 2021. If Mr. Clements does not receive the agreement by August 3, 2021 the item will come back to the Planning Commission on August 19, 2021.

The public hearing was closed at 6:40 p.m.

Commissioner Monaghan-Bass moved to approve the consideration of a Special Use Permit for Cozy Pet Hotel, an Animal Services/Kennel, located at 342 North Scott Avenue.

The recommendation is subject to the following conditions:

1. The Special Use Permit shall be valid for a period of five years after approval of City Council. Renewal shall be by the filing of a new Special Use application.
2. The Special Use permit is subject to all the standards of Section 40-2 Special Use provisions, including conditions, transferability, and revocations.
3. The applicant shall obtain the appropriate State of Missouri Animal Care Facility license and shall comply with all provisions of state requirements in the operation of the kennel.
4. The applicant shall submit to the Department of Planning and Building, copies of periodic inspection reports by the Missouri Department of Agriculture.
5. All parties must meet and come to an agreement regarding the issues that were brought up at the July 19, 2021 Planning Commission meeting. The agreement must be submitted to City staff by August 3, 2021 in order for the Special Use Permit be presented to the City Council on August 10, 2021.

The motion was seconded by Mayor Larkey. When a vote was taken, the following was recorded:

Ayes: 8 – Chairman MacPherson, Mayor Norman Larkey, Councilman Rob Powell, Commissioners Todd Christy, Tim McDonough, Marsha Vest, Kelly Monaghan-Bass and James Pryan

Noes: 0 – None

Absent: 1 – Commissioner Kara Anderson

The motion carried and will be forwarded to City Council subject to the agreement being submitted to Mr. Clements by August 3, 2021.

**PUBLIC HEARING** – Consideration of a Special Use Permit for an electronic message center on an existing billboard sign located at the Southeast corner of South Outer Road and 162nd Street at 16241 South Outer Road. *(The applicant has requested a continuance to the meeting of August 16, 2021.)*

Mayor Larkey moved to continue the public hearing to August 16, 2021. The motion was seconded by Commissioner Monaghan-Bass.

When a vote was taken, the following was recorded:

Ayes: 8 – Chairman MacPherson, Mayor Norman Larkey, Councilman Rob Powell, Commissioners Todd Christy, Tim McDonough, Marsha Vest, Kelly Monaghan-Bass and James Pryan

Noes: 0 – None

Absent: 1 – Commissioner Kara Anderson

The motion carried.

**NON-PUBLIC HEARING** – Consideration of a Final Development Plan for Caliber Collision located on the West side of Bradford Lane, approximately 400 feet North of East North Avenue at 160 Bradford Lane.

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

Nick Fore, Applicant, Cross Development, 4336 Marsh Ridge Road, Carrollton, TX 75010 presented a presentation of the project.

The Commission had questions regarding deliveries, the type of fencing on the property, the sprinkler system, when the service bay doors would be open, after-hours drop-off of vehicles, permits from other agencies and traffic.

- Mr. Fore stated the largest truck bringing deliveries would be a flatbed truck.
- The aluminum fencing will be open during business hours and closed after hours. Hours for the business are 8:00 a.m. – 6:00 p.m.
- The property will have an underground sprinkler system.
- The Unified Development Code-Section 40-4 (7)(a) states all motor vehicle repair operations that include body and fender repair must conduct the work within a completely enclosed building or room with stationary windows that may be opened only at intervals necessary for ingress and egress.
  - The service bays for the facility are located on the west side of the building near Price Chopper. North of the property are four single-family homes located on Mallory Drive.
  - The facility is air-conditioned.
- Vehicles dropped off before or after the hours of 8:00 a.m. – 6:00 p.m. can be parked in one of the thirteen customer parking spaces in front of the building.
- Councilman Powell had many questions concerning how they would obtain permits from other agencies in regard to noise, hazardous air pollutants, wastewater and solid wastes, and chemical storage.
- Caliber Collision will submit a traffic mitigation strategy plan stating how they will mitigate the traffic going into the Bradford Place subdivision to the north of Caliber Collision.

Mayor Larkey moved to approve the consideration of a Final Development Plan for Caliber Collision located on the West side of Bradford Lane, approximately 400 feet North of East North Avenue at 160 Bradford Lane. The recommendation is subject to the following conditions:

1. The Final Development Plan for Caliber Collision is hereby approved, as shown on Final Development Plan by Freeland and Kaufmann, Inc., dated 4/23/2021, subject to additional conditions.
2. The decorative stone sill on the north elevation shall be revised to proceed across the entire wall.
3. Submit an Agreement specifying details pertaining to utilization of the Markey Regional Detention.
4. Caliber Collision will submit a traffic mitigation strategy plan stating how they will mitigate the traffic going into the Bradford Place subdivision to the north of Caliber Collision. Traffic mitigation strategy plan must be submitted before a building permit will be issued.
5. Caliber Collision will provide information of permits obtained by other agencies regarding noise, hazardous air pollutants, wastewater and solid wastes, and chemical storage.

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

Ayes: 7 – Chairman MacPherson, Mayor Norman Larkey, Commissioners Todd Christy, Tim McDonough, Marsha Vest, Kelly Monaghan-Bass and James Pryan

Noes: 1 – Councilman Rob Powell

Absent: 1 – Commissioner Kara Anderson

The motion carried.

**NON-PUBLIC HEARING** – Consideration of a Final Plat for Martinwood Addition Replat of Lot 3 located on the West side of Harris Avenue, just North of 162<sup>nd</sup> Street at 16110 Harris Avenue.

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

Mayor Larkey moved to approve the consideration of a Final Plat for Martinwood Addition Replat of Lot 3 located on the West side of Harris Avenue, just North of 162<sup>nd</sup> Street at 16110 Harris Avenue. The recommendation is subject to the following conditions:

1. The Final Plat for the Martinwood Addition Replat of Lot 3, by Bryan Hill is approved as submitted.
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 Kelly Monaghan-Bass. When a vote was taken, the following was recorded:

Ayes: 8 – Chairman MacPherson, Mayor Norman Larkey, Councilman Rob Powell, Commissioners Todd Christy, Tim McDonough, Marsha Vest, Kelly Monaghan-Bass and James Pryan

Noes: 0 – None

Absent: 1 – Commissioner Kara Anderson

The motion carried and will be forwarded to City Council.

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

- A public hearing will be held in September for code amendments.

**NEXT MEETING DATE:** August 16, 2021

#### **ADJOURNMENT**

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Mayor Larkey. All voted in favor, and the meeting adjourned at 7:34 p.m.

## **EXHIBIT A**

### **VACATION SANITARY EASEMENT-BRADFORD PLACE BELTON PLANNING COMMISSION MONDAY, JULY 19, 2021 – 6:00 P.M. CITY HALL ANNEX BUILDING – 520 MAIN STREET**

#### **APPLICATION**

*Applicant*-City of Belton/David Clements, Director of Planning and Building

*Engineer*-Renaissance Infrastructure Consulting

*Location*- The easement is located east of 163<sup>rd</sup> Street, north of Bradford Place Second Plat, and meanders in an east/west direction.

*Request*- The application was filed for approval of a **Vacation** of an existing sanitary easement.

#### **BACKGROUND**

This application pertains to a 10-foot-wide dedicated sanitary sewer easement. The easement was dedicated in September of 1963, and no sanitary line was ever constructed within the easement area. The location of the easement is shown on the attached Easement Exhibit.

Bradford Place Second Plat was approved and recorded in February of 1999. The sanitary sewer easement was not located or called out at the time of the approval of Bradford Place Second Plat. As a result, the sanitary sewer easement is located partially on Lots 42, 53, 54 and 55 of the subdivision plat. These lots are now improved with single-family homes.

In June of 2020, a preliminary development plan for Encore Apartments was submitted for approval. A preliminary development plan requires that adjacent utilities and easements be designated on the plan. At that time, it was found that the existing sanitary sewer easement is partially upon Lots 42, 53, 54, and 55.

As required by the Unified Development Code, utility agencies and property owners abutting the easement were advised of the public hearing and the proposed vacation. No protest or objection was received from these utility companies or property owners.

#### **PROPOSED VACATION**

The action to vacate the easement will eliminate/remove the easement from Lots 42, 53, 54 and 55.

There are no utilities in the easement, and there are no plans for sewer installations in this area as the homes in Bradford Place are all served by sewers from within the subdivision.

The easement should be vacated as it should not be located on the existing lots.

#### **STAFF RECOMMENDATION**

The staff recommends approval of the vacation of a sanitary sewer easement generally located north of Bradford Place Second Plat.

#### **PLANNING COMMISSION ALTERNATIVES**

1. Motion to **approve** a Vacation of an existing sanitary sewer easement.
2. Motion to **deny** a Vacation of an existing sanitary sewer easement.
3. Motion to continue the application pending additional information.

**EXHIBIT B**  
**SPECIAL USE PERMIT-KENNEL**  
**342 N. SCOTT AVENUE**  
**BELTON PLANNING COMMISSION**  
**MONDAY, JULY 19, 2021 – 6:00 P.M.**  
**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**APPLICATION:**

*Property Owner-Debra Kincaide*

*Applicant-Cozy Pet Hotel, LLC. /Brittany Kirby*

*Location-The property is an existing building at 342 North Scott Avenue.*

*Request-The application was filed for approval of a Special Use Permit for Animal Services/Kennel.*

**BACKGROUND:**

The applicant has requested a Special Use permit to allow a new business in the vacant, 2,900 square-foot building at 342 North Scott Avenue. The property is zoned a C-2 General Commercial District. The C-2 district is intended to accommodate retail and commercial businesses along commercial corridors.

Certain related service uses, such as animal services/kennel, are listed as allowed with a Special Use Permit in the C-2 district. A Special Use permit is considered on an individual use basis, using approval criteria of Section 40-2 of the Unified Development Code (UDC).

**SPECIAL USE DETAILS:**

Cozy Pet Motel will be open to the public Monday through Saturday, with hours of operation from 8:00am to 6:00pm. Staff will be at the facility on Sunday for pets that are kenneled for the weekend. The business will have five total employees, with two employees at all times during business hours.

The existing building will be remodeled for the proposed use. The new tenant finish will include a reception area with customer lobby, areas for dog grooming, kennels for dogs and cats, and indoor play areas.

Outdoor play areas will be added to the south and west side of the building. These outdoor areas will be fenced and artificial turf will be installed for play activities.

The applicant has been advised to have details on methods to clean-up and dispose of pet waste at the facility. This information will be included in the applicant's presentation.

The UDC requires parking spaces based on areas of office and non-office activities. The total parking requirement for the kennel is three spaces. There are seven parking spaces available on the site, sufficient for employee and customer parking and drop-off.

The Missouri Department of Agriculture provides rules for animal care facilities. The applicant is aware of state license and inspection requirements.

**REQUIRED SPECIAL USE STANDARDS FOR APPROVAL:**

The UDC requires certain findings be made concerning a Special Use Permit application.

Impact on the public welfare or convenience of the public: The kennel can offer a convenience for residents who may need services for grooming, daycare and overnight stays for pets. It is not likely that the public welfare will be negatively impacted by the kennel operation.

Impact on the value of other property in the neighborhood: The proposed kennel is in a commercial area, and not adjacent to any single-family homes, there should be no impact on quality of life in nearby residential areas. The outdoor play area behind the building abuts the Smoky Hill railroad right-of-way, and the single-family homes west along Hawthorne Court are 120 feet from use.

There are two similar businesses in Belton, and there is no record of complaints or issues with those businesses and their locations. It is not believed that such a business would have any impact on the value of other property in the neighborhood.

Nature and intensity of the operation with respect to the immediate neighborhood: A kennel is not an intense operation in a commercial area. The use would have more traffic in the mornings and evenings, and less traffic during the days. The property to the north is an office, and south is a used car dealer. The applicant should demonstrate to the Planning Commission that the outdoor play areas will not cause noise or activities that would be objectionable to these neighboring properties. Findings should also be made concerning thoroughness of cleaning the outdoor play areas.

Adequacy of the street system to carry traffic generated by the use: The street system is adequate to carry and manage the traffic related to the proposed use.

#### **STAFF RECOMMENDATION:**

The staff recommends approval of a Special Use Permit for Animal Services/kennel at 342 N. Scott Avenue. The recommendation is subject to the following conditions:

1. The Special Use Permit shall be valid for a period of five years after approval of City Council. Renewal shall be by the filing of a new Special Use application.
2. The Special Use permit is subject to all the standards of Section 40-2 Special Use provisions, including conditions, transferability and revocations.
3. The applicant shall obtain the appropriate State of Missouri Animal Care Facility license, and shall comply with all provisions of state requirements in the operation of the kennel.
4. The applicant shall submit to the Department of Planning and Building, copies of periodic inspection reports by the Missouri Department of Agriculture.

#### **PLANNING COMMISSION ALTERNATIVES**

1. Motion to **approve** a Special Use Permit at 342 N. Scott Avenue.
2. Motion to **deny** a Special Use Permit at 342 N. Scott Avenue.
3. Motion to continue the application for further information.



**EXHIBIT C**  
**FINAL DEVELOPMENT PLAN**  
**CALIBER COLLISION**  
**BELTON PLANNING COMMISSION**  
**MONDAY, JULY 19, 2021 – 6:00 P.M.**  
**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**APPLICATION**

*Applicant*-Cross Development/Nick Fore

*Property Owner*-Cass County Library District

*Engineer*-Freeland and Kauffman, Inc./Todd Burnett

*Location*-The property is located at 160 Bradford Lane, the west side of Bradford Lane, approximately 400 feet north of East North Avenue.

*Request*-**The application was filed for approval of a Final Development Plan to permit the development of a Caliber Collision**

A Final Development Plan is primarily to be reviewed for compliance with Performance Standards of Chapter 28 of the Unified Development Code (UDC), building design, building materials, building form, and Chapter 22 Landscaping and Screening.

**BACKGROUND**

This application was filed for a Final Development Plan for Caliber Collision. This is an automotive collision repair facility that provides repair from accidents, hail damage, windshield and glass replacement and interior repairs. Caliber Collision has over 1000 locations in 37 states. The location would employ a staff of 15 to 20, with Monday-Friday hours of operation from 8:00am to 6:00pm.

The company has Missouri locations in the St. Louis area and Columbia. The proposed Belton site is the first location in the Kansas City area.

The applicant prepared the attached project narrative providing additional details, and the further information can be found at the company website, <https://calibercollision.com>.

The property is zoned a C-2 General Commercial District. A motor vehicle repair facility is a **permitted use** in this zoning district, with the following conditions:

*Commercial—Motor vehicle repair- Unified Development Code-Section 40-4 (7)*

- a. All motor vehicle repair operations that include body and fender repair must conduct the work within a completely enclosed building or room with stationary windows that may be opened only at intervals necessary for ingress and egress;*
- b. No spray painting may be done except in a building or room specially designed for that purpose;*
- c. Motor vehicle repair shops cannot store vehicles on the site for longer than 30 working days; and*

*d. Every motor vehicle repair business shall submit with each occupational license a submitted parking plan that exhibits vehicles to be repaired, and parking for vehicles that are ready for pickup as well as customer drop-off and pickup. This parking plan will be reviewed by the community development department as part of the occupational license review process.*

The subject property is a 2.91-acre site at 160 Bradford Lane. The Final Development Plan provides for the 11,582-square foot, one-story building for the proposed body shop. Access to the site is from a single driveway on Bradford Lane.

### **FINAL DEVELOPMENT PLAN**

The subject property is a 2.91-acre site located on the west side of Bradford Lane, north of East North Avenue. West of the site is Price Chopper, south of the site is Auto Zone, east is a one-story office building, and north of the property are four single-family homes located on Mallory Drive

#### *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. Caliber Collision meets all the C-2 conditional requirements outlined above.

Parking/vehicle stacking: For a body shop, the UDC requires one parking space per bay with a minimum of six parking spaces. There are twelve interior service bays for the facility. The site plan provides thirteen customer spaces in front of the building and 58 spaces for employee parking and automobile storage spaces on the south side of the building for a total of 71 parking spaces.

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

#### Required Yards/Setbacks:

1. Front yard- 30-foot required setback/77-foot setback proposed.
2. Rear yard- 20-foot required setback/38-foot setback proposed.
3. Side yard-10-foot setback required. It is 190-feet to the property line of the single-family homes to the north. The south side-yard is 180-feet from AutoZone.

Maximum Building Height-35-foot maximum. The height to the parapet is 26-feet.

Maximum Building Coverage-25% maximum. 9% proposed building coverage.

Required Open Space-20% of total land area of open space required. 64% open space provided.

*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 stacked stone, applied stucco and split face block that meet the 50 percent requirement. The elevations also include a stucco effect architectural metal panel, an entry canopy and accent panels of EIFS and concrete caps.

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

The trash enclosure will be constructed of masonry materials to match the building, with the required secure gate. Rooftop mechanical equipment is fully screened, and not visible from the single-family homes to the north.

*Landscaping:* A landscape plan was submitted with the Final Development Plan. The landscape plan meets the requirements of the UDC. The plan provides 67 percent open space, exceeding the required 20 percent total landscape area, and provides the required shade trees, parking lot landscaping, and street trees. A significant element of the landscape plan is the open area north of the building, abutting the four existing single-family homes. This is a 1.4-acre area that includes 28 Norway Spruce and White Pines, 6 to 8 feet in height, along the property line to serve as a year-round landscape screen. The 1.4-acre area also includes plantings of Sugar Maple, Red Buds, additional street trees and grade/topographic changes to provide a larger scale visual landscape amenity separating the commercial building from the adjoining residential uses.

*Streets/access:* As noted, access is provided to the site from one driveway entrance on Bradford Lane. This is a low-volume traffic generator, there is sufficient capacity on Bradford Lane for the proposed use.

*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.

*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.

*Noise:* The applicant indicates that all automobile repair services are inside the building, and that no sound would be recognizable at adjoining property lines. The single-family homes to the north are a distance of 180 feet from the building.

*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, based on impervious surface.

### **STAFF RECOMMENDATION**

The staff recommends approval of the request for a Final Development Plan for Caliber Collision, as noted in the staff report and shown on the Final Development Plan. The recommendation is subject to the following conditions:

1. The Final Development Plan for Caliber Collision is hereby approved, as shown on Final Development Plan by Freeland and Kaufmann, Inc., dated 4/23/2021, subject to additional conditions.
2. The decorative stone sill on the north elevation shall be revised to proceed across the entire wall.
3. Submit an Agreement specifying details pertaining to utilization of the Markey Regional Detention.

### **PLANNING COMMISSION ALTERNATIVES**

1. Motion to **approve** a Final Development Plan for Caliber Collision.
2. Motion to **deny** a Final Development Plan for Caliber Collision
3. Motion to continue the application for further information.

# **EXHIBIT D**

## **FINAL PLAT**

**MARTINWOOD ADDITION REPLAT  
BELTON PLANNING COMMISSION  
MONDAY, JULY 19, 2021 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

### **APPLICANT**

Property Owner-Danny McConnauhay

Surveyor-Bryan Hill

Location- The property is located on the west side of Harris Avenue, just north of 162<sup>nd</sup> Street, at 16110 Harris Avenue.

Request-The application was filed for approval of a **Final Plat** for the Martinwood Addition Replat of Lot 3.

### **BACKGROUND**

This application was filed for a replat of Lot 3 in Martinwood Addition. Lot 3 is an existing vacant lot with dimensions of 150' x 152' for a total lot area of 22,800 square feet. The replat application was filed to create two new lots, and results in the following lot sizes:

Lot 1A- 75' x 152'=11,400 square feet

Lot 1B- 75' x 152'=11,400 square feet

The existing R-1 Single-Family Residence District requires a 70' x 120', 8400 square foot minimum lot size. The proposed lots exceed the 8,400 square foot minimum lot size of the R-1 District.

### **PROPOSED FINAL PLAT**

The Final Plat meets all requirements of the Unified Development Code (UDC).

*Access/Streets*-No new right-of-way is dedicated with the final plat. The two proposed lots will have access from existing Harris Avenue. Right-of-way permits for driveways will be reviewed with building permit applications.

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

*General Plat Information*-The plat includes all required general information including the legal description, lot numbers and dimensions, right-of-way designation, signature certificates, and surveyor credentials.

### **STAFF RECOMMENDATION**

The staff recommends approval of the application for the Martinwood Addition Replat of Lot 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 the Martinwood Addition Replat of Lot 3, by Bryan Hill is approved as submitted.
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 Martinwood Addition Replat of Lot 3.
2. Motion to **deny** a Final Plat for the Martinwood Addition Replat of Lot 3.
3. Motion to continue the application pending additional information.