

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
June 21, 2021**

<https://www.youtube.com/watch?v=exyTY4SctL8>

**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 and Kara Anderson

*Absent:* Commissioners Kelly Monaghan-Bass and RJ Warren

*Staff:* Dave Clements, Planning and Building Director; Carolyn Yatsook, Economic Development Director; Alexa Barton, City Manager; Nikia Freiburger, Assistant City Engineer; and Padraic Corcoran, City Attorney

*Guests:* Chris Chancellor, NorthPoint Development, 4825 NW 41st St, Suite 500, Riverside, MO 64150

**MINUTES**

Commissioner Anderson moved to approve the April 19, 2021 Planning Commission meeting minutes. Commissioner McDonough seconded the motion. Councilman Powell abstained. All other members present voted in favor, and the motion carried.

**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.

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

The Commission had questions regarding the noise survey from 2018 and the berm as follows:

- The noise survey from 2018 is applicable. The setbacks of the current plans are greater than the original plans from 2018 and the land use has not changed.
  - Councilman Powell stated he believes the noise survey from 2018 will be exceeded.
- The berm will be 10-feet from existing grade.
  - Councilman Powell noted that most of the berm will not reduce noise as described in the noise study since it is not positioned near either the source or the receiver of the noise. With the berm in this position, even mature trees and fences on the berm will have almost no impact on the noise level at residents' homes.

Commissioner McDonough moved to approve the consideration of a Final Development Plan for Building #4 in Southview Commerce Center located at 5901 East 155th Street and 6107 East 155th Street. The recommendation is subject to the following conditions:

1. The Final Development Plan for the Southview Commerce Center Building 4 is approved as shown on plans by Olsson Associates, dated 6/9/2021.

2. The Final Development Plan includes approval of elevation drawings by Studio North Architecture dated 4/20/2021.
3. Revise the photometric site plan to indicate zero-foot candles at the property line, to be submitted with the building permit application.
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.

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

Ayes: 5 – Chairman MacPherson, Mayor Norman Larkey, Commissioners Tim McDonough, Marsha Vest and Kara Anderson

Noes: 1 – Councilman Rob Powell

Absent: 2 – Commissioners Kelly Monaghan-Bass and RJ Warren

Abstained: 1 – Commissioner Todd Christy

The motion carried.

**NON-PUBLIC HEARING** – Consideration of a Final Plat for Southview Commerce Center South 4<sup>th</sup> Plat located at 5901 East 155<sup>th</sup> Street and 6107 East 155<sup>th</sup> Street.

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

Mayor Larkey moved to approve the consideration of a Final Plat for Southview Commerce Center South 4<sup>th</sup> Plat located at 5901 East 155<sup>th</sup> Street and 6107 East 155<sup>th</sup> Street. The recommendation is subject to the following conditions:

1. The Final Plat for Southview Commerce Center South 4<sup>th</sup> Plat, as submitted by Olsson, dated June 15, 2021, 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 Rob Powell, Commissioners Todd Christy, Tim McDonough, Marsha Vest and Kara Anderson

Noes: 0

Absent: 2 – Commissioners Kelly Monaghan-Bass and RJ Warren

The motion carried and will be forwarded to City Council.

**NON-PUBLIC HEARING** – Consideration of a Final Plat for Southview Commerce Center South 5<sup>th</sup> Plat located approximately at 6107 East 155<sup>th</sup> Street.

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

Mayor Larkey moved to approve the consideration of a Final Plat for Southview Commerce Center South 5<sup>th</sup> Plat located approximately at 6107 East 155<sup>th</sup> Street. The recommendation is subject to the following conditions:

1. The Final Plat for Southview Commerce Center 5<sup>th</sup> Plat, as submitted by Olsson, dated June 14, 2021, 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 Vest. When a vote was taken, the following was recorded:  
Ayes: 7 – Chairman MacPherson, Mayor Norman Larkey, Councilman Rob Powell, Commissioners Todd Christy, Tim McDonough, Marsha Vest and Kara Anderson  
Noes: 0  
Absent: 2 – Commissioners Kelly Monaghan-Bass and RJ Warren

The motion carried and will be forwarded to City Council.

**NON-PUBLIC HEARING** – Consideration of a Final Plat for Sunset Hills 3<sup>rd</sup> Plat located on the South side of 155<sup>th</sup> Street at Valley Road and Startimes Drive, extended.

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 Sunset Hills 3<sup>rd</sup> Plat located on the South side of 155<sup>th</sup> Street at Valley Road and Startimes Drive, extended. The recommendation is subject to the following conditions:

1. The Final Plat for Sunset Hills 3<sup>rd</sup> Plat, is approved as submitted, dated 6/7/21 by Olsson Associates.
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 Rob Powell, Commissioners Todd Christy, Tim McDonough, Marsha Vest and Kara Anderson  
Noes: 0  
Absent: 2 – Commissioners Kelly Monaghan-Bass and RJ Warren

The motion carried and will be forwarded to City Council.

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

- The Case apartments behind Target are underway.
- The NorthPoint apartments are underway on 163<sup>rd</sup> Street.
- Carolyn Yatsook, Economic Development Director at the City of Belton was named the 2021 Professional Economic Developer of the Year by the Missouri Economic Development Council.

**NEXT MEETING DATE:** July 19, 2021

#### **ADJOURNMENT**

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Commissioner Anderson. All voted in favor, and the meeting adjourned at 6:45 p.m.

**EXHIBIT A**  
**FINAL DEVELOPMENT PLAN**  
**BUILDING 4- SOUTHVIEW COMMERCE CENTER**  
**BELTON PLANNING COMMISSION**  
**MONDAY, JUNE 21, 2021 – 6:00 P.M.**  
**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**Applicant**

Property Owner/Agent/Applicant: NorthPoint Development, LLC./Chris Chancellor

Engineer: Olsson Associates/Nick Heiser

Architect: studioNorth Architecture

Location- The property is located at 5901 and 6107 East 155<sup>th</sup> Street, or the south side of 155<sup>th</sup> Street approximately 600-feet east of South Outer Road.

Request- *The application was filed for approval of a Final Development Plan for Southview Commerce Center, Building 4.*

**BACKGROUND**

NorthPoint is the developer of the Southview Commerce Center, and the applicant in this request. Southview Commerce Center is the redevelopment of the former 148-acre golf course. NorthPoint has completed three buildings of approximately 2,100,00 square feet, and the company has successfully leased these buildings to national users. This plan would provide for the expansion of Southview Commerce Center with a proposed Building 4.

The application pertains to two large parcels of property. The property at 5901 E. 155<sup>th</sup> Street is the former Century Concrete plant site. This is a blighted 5.76-acre tract that has been vacant for approximately 15 years. This property includes an existing telecommunications tower and ground compound that will remain.

The second site is a 20.79-acre parcel at 6107 E. 155<sup>th</sup> Street that is improved with a single-family home and approximately 10 sheds and barns.

The Final Development Plan is in the Flex Commercial/Industrial district of the *North Scott Corridor Overlay District + Guidelines*. The Flex/Commercial Industrial District is designed to allow a variety of industrial or commercial uses in a planned environment with a higher degree of architectural design, site planning and landscaping. Building 4 would be identical to the three existing buildings in Southview Commerce Center.

Also, it is important to note that the related application for Sunset Hills 3<sup>rd</sup> Final Plat is a major part of the development proposal, introducing new single-family lots and open space in this area as a buffer to properties to the east.

**PROPOSED FINAL DEVELOPMENT PLAN**

The Final Development Plan is consistent with the Preliminary Development Plan, and the plan meets the requirements of the rezoning as approved by the City Council.

*Overall Site Plan-* As noted, the Final Plan provides for one industrial/distribution building of 501,000 square feet on the 27-acre site. The building would be a cross-dock facility, with dock doors on the east and west elevations. The north elevation, facing 155<sup>th</sup> Street, includes corner office areas with transparent glass and defined entryways. The south elevation also includes these features. Employee parking areas are located on the north and south side of the building, convenient to the office areas. There is truck and trailer parking on the east and west elevations, for access to the dock doors.

The maximum height of the building at corner office areas is 51 feet. The building height varies across the length of the building to meet required articulation of the FCI district. The *North Scott Overlay District* allows a 75-foot building height.

Building 4 and the existing Southview Commerce Center provide an overall 25 percent open space/green space. The *North Scott Overlay District* requires 20 percent open space/green space.

The proposed development also meets all other bulk regulations of the *North Scott Overlay District*, such as lot size and building setbacks.

*Building Design Standards-* The *North Scott Overlay District* includes architectural design standards, façade articulation and exterior material requirements. These are summarized below:

- a. Ground floor massing and proportion- The office entry/areas at the corners are two- story. The ground level shall be visually differentiated from the upper story by architectural features. The proposed building has an alternating paint color bands and window and recessed door treatments/entryways on the first floor.
- b. Façade articulation- No building elevation shall exceed 40 feet in length without interruption by one of several architectural features. The cross-dock building has articulation offsets at the office/entry areas at 47 feet and 30 feet spacing. Along the length of the buildings, vertical reveals for articulation in the concrete panels are located every 25 feet.
- c. Exterior material requirements- The *North Scott Overlay District* provides a choice of building materials for use with industrial buildings. The design must include the use of Class 1 Materials (very high quality) Class 2 Materials (high quality) for 50 percent of the street facing façade. The proposed building has textured architectural concrete panels and glass for 100 percent of the street facing façade. Northpoint is not proposing the use of any Class 3 Materials (standard quality) or Class 4 Materials (lower cost).

All rooftop mechanical equipment is screened.

*Landscaping-* A final landscape plan was submitted with the application. A major element of the plan is a landscape buffer on the adjoining Lot 5 designed to provide screening and separation from the nearby single-family homes. The buffer details include a 10-foot berm, planted with evergreen trees, shrubs, and sections of 6-foot cedar fencing. This is the same berm design and landscaping found in Southview Commerce Center. The landscape plan also designates areas of existing trees east of the building to remain.

The landscape plan also provides required shade trees in the parking lots, and along driveways.

*Multi-Use Trail-* The final plan includes an 8-foot multi-use asphalt trail south and east of the site that is part of the overall trail design for Southview Commerce Center. The trail also connects to the proposed residential subdivision, providing additional desirable connectivity for the area. The trail is on private property and will be maintained by the property owner. There are direct connections to the trail from the building.

*Parking-* The development approvals for Southview Commerce Center included a parking requirement of 1 space for every .6 employees. This ratio was based on occupancy and employee figures NorthPoint has experienced in other similar developments. There are 250 employees projected for Building 4, and the applicant has provided 253 parking spaces, exceeding the approved parking ratio for Southview Commerce Center.

*Site/Building Lighting-* A photometric site lighting plan was submitted with the application. The plan indicates light levels at the edge of paved surfaces. The site lighting plan should be revised to indicate zero-foot candles at the property line to meet parking lot and building lighting standards of the Unified Development Code.

*Detention-* Stormwater management for the site will be provided by a detention basin in the open space area east of the building, and a detentions basin on the north side of the lot. These detention areas are similar to other facilities in Southview Commerce Center and are designed to meet the stormwater requirements of the Unified Development Code.

*Traffic Impact-* A traffic study was submitted with the application. Public Works/Engineering reviewed the traffic study, and generally agrees with findings on traffic volumes and turning movements.

#### **STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Development Plan for Southview Commerce Center Building 4, as the final development plan is consistent with the preliminary plan submitted with the rezoning application.

The recommendation is subject to the following conditions:

1. The Final Development Plan for the Southview Commerce Center Building 4 is approved as shown on plans by Olsson Associates, dated 6/9/2021.
2. The Final Development Plan includes approval of elevation drawings by Studio North Architecture dated 4/20/2021.
3. Revise the photometric site plan to indicate zero-foot candles at the property line, to be submitted with the building permit application.
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 4.
2. Motion to deny a Final Development Plan for Southview Commerce Center Building 4.
3. Motion to continue the application pending additional information.

# **EXHIBIT B**

## **FINAL PLAT**

### **SOUTHVIEW COMMERCE CENTER SOUTH-4th PLAT**

#### **BELTON PLANNING COMMISSION**

**MONDAY, JUNE 21, 2021 – 6:00 P.M.**

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

#### **APPLICATION**

Property Owner-NP Southview Industrial, LLC./Chris Chancellor

Engineer-Olsson, Inc./Nicholas Heiser

Location- The property is located at 5901 and 6107 East 155th Street, or the south side of 155th Street approximately 600-feet east of South Outer Road.

Request- The application was filed for approval of a **Final Plat** for Southview Commerce Center South, 4th Plat.

#### **BACKGROUND**

The preliminary plat for Southview Commerce Center 4<sup>th</sup> Plat was approved by the City Council on March 30, 2021. 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).

#### **PROPOSED FINAL PLAT**

The Final Plat is consistent with the revised preliminary plat.

*Lot sizes-* The 4th Plat is a 29.94-acre parcel (1,304,189 square feet). The lot size is consistent with other Lots in Southview Commerce Center, designed to facilitate development of the approved industrial and distribution facility approved with the preliminary plan.

*Streets-* The 4th Plat is adjacent to 155<sup>th</sup> Street, just east of Interstate 49. All required right-of-way was previously dedicated.

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

*Detention-* Stormwater management will be provided Tracts A on the north side of the lot. Detention is also provided in the adjoining Tract A in the 5<sup>th</sup> 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 4<sup>th</sup> Plat, as the final plat is consistent with the final plan submitted with Building 4. 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 4<sup>th</sup> Plat, as submitted by Olsson, dated June 15, 2021, 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, 4th Plat
2. Motion to **deny** a Final Plat for Southview Commerce Center South, 4th Plat
3. Motion to continue the application pending additional information.

# **EXHIBIT C**

## **FINAL PLAT**

**SOUTHVIEW COMMERCE CENTER - 5th PLAT  
BELTON PLANNING COMMISSION  
MONDAY, JUNE 21, 2021 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

### **APPLICATION**

Property Owner-NP Southview Industrial, LLC./Chris Chancellor

Engineer-Olsson, Inc./Patrick Ward

Location- The property is located approximately 6107 East 155th Street, or the south side of 155th Street approximately 800-feet east of South Outer Road.

Request- The application was filed for approval of a **Final Plat** for Southview Commerce Center 5th Plat.

### **BACKGROUND**

The preliminary plat for Southview Commerce Center 5<sup>th</sup> Plat was approved by the City Council on March 30, 2021. The preliminary plat was related to the rezoning of the property to an FCI Flex Commercial/Industrial zoning district of the North Scott Corridor Overlay District + Guidelines (NSCOD).

This 5<sup>th</sup> Plat provides for the creation of Tract A, which serves as an open space tract to provide a buffer from the single-family homes to the east. The buffer area includes a landscaped detention area, a 10-foot berm planted with evergreen trees, shrubs, and sections of 6-foot cedar fencing, and a preservation area of existing trees.

### **PROPOSED FINAL PLAT**

The Final Plat is consistent with the preliminary plan.

*Lot sizes-* The 5th Plat is a 6.34-acre parcel (276,319 square feet). The lot size is consistent with other lots in Southview Commerce Center, and the plat is designed to provide detention and an open space buffer for properties to the east, as was approved with the preliminary plan.

*Streets-* The 5th Plat is adjacent to 155<sup>th</sup> Street, just east of Interstate 49. No right-of-way or new streets are proposed with the Final Plat.

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

*Detention-* Stormwater management will be provided in Tract A for the proposed single-family subdivision and Building 4. 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 5<sup>th</sup> Plat, as the final plat is consistent with the revised preliminary plan submitted with Building 4. 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 5<sup>th</sup> Plat, as submitted by Olsson, dated June 14, 2021, 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 5th Plat.
2. Motion to **deny** a Final Plat for Southview Commerce Center 5th Plat.
3. Motion to continue the application pending additional information.

**EXHIBIT D**  
**FINAL PLAT**  
**SUNSET HILLS 3<sup>rd</sup> PLAT**  
**BELTON PLANNING COMMISSION**  
**MONDAY, JUNE 21, 2021 – 6:00 P.M.**  
**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**APPLICATION**

Property Owner/Applicant: NorthPoint Development, LLC./Chris Chancellor

Engineer: Olsson Inc./Nicholas Heiser

*Request- The application was filed for approval of a **Final Plat** for Sunset Hills 3<sup>rd</sup> Plat, located on the south side of 155<sup>th</sup> Street, at Valley Road and Startimes Drive, extended.*

**BACKGROUND**

This Final Plat for Sunset Hills 3<sup>rd</sup> Plat was submitted in conjunction with the Final Development Plan for Building 4, Southview Commerce Center. The plat provides for the creation of 26 new residential lots, to be developed east of Building 4. The purpose of the subdivision is to provide new residential lots to serve as a buffer for the existing single-family homes on White Drive and Startimes Drive from Building 4. Please note that this area was referred to as Southview Residential at the time of the preliminary plan.

This property was final platted as Sunset Hills in 2005. The subdivision provided for the extension of Valley Road and partial extension of Startimes Road from the existing stub street location, south to 157<sup>th</sup> Street and east to White Drive. The subdivision included 53 lots. No building permits were ever issued for the construction of new homes in Sunset Hills. The final plat for Sunset Hills is attached for further information.

At this time, NorthPoint is proposing to replat or vacate the existing plat of Sunset Hills, for the purpose of creating the 26 new lots. At the time of the review of the Southview Residential preliminary plat, 22 lots were proposed. The 26 lots are the result of adding a lot at the cul-de-sac and revising lot widths on the west side of Startimes Drive. The applicant explains that 26 lots makes the subdivision more marketable to prospective builders.

**PROPOSED PRELIMINARY PLAT**

The preliminary plat meets the requirements of Section 36-34 of the Unified Development Code (UDC).

*Plat details-* The Final Plat provides 26 lots, generally along Startimes Drive as extended from its existing stub location south of 155<sup>th</sup> Street. There are also lots platted along east/west 157<sup>th</sup> Street. The plat includes the dedication of these street extensions, as well as a cul-de-sac at the end of Valley Road.

An open space Tract in the adjoining 5<sup>th</sup> Plat provides for tree preservation, a landscape berm, a continuation of the existing trail network and area-wide detention for the single-family subdivision and Building 4.

*Zoning-* The property is a zoned R-1 Single-Family Residential District.

*Single-Family lots-* The minimum lot size in the R-1 District is 70' x 120', with a minimum lot area of 8400 square feet. There are 26 single-family lots, with a lot sizes ranging from a 75' and 80' width and 184' depth, providing lot area of approximately 14,000 to 19,000 square feet.

The proposed lots exceed the minimum lot size of the R-1 District.

The lots and blocks meet the minimum design standards of the Unified Development Code.

The UDC requires a 30-foot front setback on all lots. The setback is provided on all the lots.

*Streets/sidewalks-* All streets will be public streets, with right-of-way width to match existing dedicated streets. Sidewalks are required on both sides of the street.

*Utilities-* The Final Plat makes adequate provisions for public utilities and drainage.

*Easements-* The Final Plat includes all necessary easements for utilities and drainage.

*Detention-* Stormwater management will be provided by the detention basin located on Tract A in the adjoining 5<sup>th</sup> Plat.

#### **STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Plat for Sunset Hills 3<sup>rd</sup> Plat, as the plat meets all requirements of Section 36.34 of the UDC.

The recommendation is subject to the following conditions:

1. The Final Plat for Sunset Hills 3<sup>rd</sup> Plat, is approved as submitted, dated 6/7/21 by Olsson Associates.
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 Sunset Hills 3<sup>rd</sup> Plat.
2. Motion to **deny** a Final Plat for Sunset Hills 3<sup>rd</sup> Plat.
3. Motion to continue the application pending additional information.