



**Agenda of the Belton City Council  
Special Electronic Meeting  
March 19, 2020 – 5:45 p.m.**

<https://youtu.be/FTB2tr58-6I>

- I. CALL SPECIAL MEETING TO ORDER
- II. ROLL CALL
- III. ORDINANCES

- A. Motion approving both readings of Bill No. 2020-14

**An ordinance approving and ratifying certain actions taken by the Mayor of the City of Belton, Missouri pursuant to Chapter 2, Article V of the Code of Ordinances, of the City of Belton; amending Section 2-926 of the Code of Ordinances; and authorizing the Mayor and City Manager to take necessary actions.**

Page 4

- B. Motion approving both readings of Bill No. 2020-15

**An ordinance amending Ordinance No. 2020-4558 to defer water and sewer rates effective date to June 1, 2020.**

Page 12

- C. Motion approving both readings of Bill No. 2020-16

**An ordinance approving the Final Plat for Shady Lane Community building a Subdivision in the City of Belton, Cass County, Missouri and authorizing the Mayor and City Clerk to sign the plat for recording with the Cass County Recorder's Office.**

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- D. Motion approving both readings of Bill No. 2020-17

**An ordinance approving an amendment to the City's Zoning Map from C-2 (General Commercial) District to R-3 Planned Unit Development District, for approximately 6.3 acres of the parcel located on the Northeast Corner of Mullen Road and Sycamore Drive, Belton, Cass County, Missouri.**

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IV. RESOLUTIONS

V. CITY COUNCIL LIAISON REPORTS

VI. MAYOR'S COMMUNICATIONS

VII. CITY MANAGER'S REPORT

April 2020 meetings

4/28 work session & regular meetings – 6:00 p.m.

VIII. OTHER BUSINESS

IX. ADJOURN SPECIAL MEETING

# **SECTION III**

## **A**

**AN ORDINANCE APPROVING AND RATIFYING CERTAIN ACTIONS TAKEN BY THE MAYOR OF THE CITY OF BELTON, MISSOURI PURSUANT TO CHAPTER 2, ARTICLE V OF THE CODE OF ORDINANCES, OF THE CITY OF BELTON; AMENDING SECTION 2-926 OF THE CODE OF ORDINANCES; AND AUTHORIZING THE MAYOR AND CITY MANAGER TO TAKE NECESSARY ACTIONS.**

**WHEREAS**, the spread of a novel coronavirus, COVID-19, has necessitated the President of the United States of America, the Governor of the State of Missouri, and the Mayor of the City of Belton, Missouri to declare a state of emergency; and

**WHEREAS**, the Center for Disease Control has issued certain guidance to mitigate the spread of COVID-19, including taking actions such as social distancing; and

**WHEREAS**, on March 17, 2020, the Mayor issued a Proclamation Declaring a Local Emergency and corresponding Order that, in part, declared a state of emergency in the City of Belton, Missouri and ordered residents and businesses to take certain actions to mitigate the spread of COVID-19; and

**WHEREAS**, Section 2-1040 of the Code of Ordinances, City of Belton, Missouri requires that the Mayor call a meeting of the City Council as soon as possible after the declaration of a state of emergency or disaster to provide the City Council the opportunity to approve and ratify the actions of the Mayor; and

**WHEREAS**, the City Council desires to protect the life, health, and safety of Belton residents and to ensure the continued operations of the City during this state of emergency.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, AS FOLLOWS:**

**Section 1.** The City Council hereby approves and ratifies the actions of the Mayor of the City of Belton in issuing the Proclamation of Declaration of Local Emergency and accompanying Order both dated March 17, 2020.

**Section 2.** That Section 2-929 of the Code of Ordinances, City of Belton is hereby repealed in its entirety and replaced with the following:

**Sec. 2-929 - Purchasing and contracting during declared state of emergency.**

During a state of emergency as declared by the President of the United States of America, the Governor of the State of Missouri, or the Mayor, the City Manager or his or her designee is authorized to make purchases and enter into contracts necessary to ensure the continued operations of the city and to protect the health, safety, and welfare of the residents of the city.

**Section 3.** The Mayor, City Manager, Police Chief/Director of Emergency Management and other officials of the City are hereby authorized to take any and all actions necessary to carry out purpose of this Ordinance, to ensure the continued operations of the City, and to protect the health, safety, and welfare of Belton residents.

**Section 4.** That this Ordinance shall take effect and be in full force from and after its passage and approval.

Read for the first time: March 19, 2020

Read for the second time and passed:

\_\_\_\_\_  
Mayor Jeff Davis

Approved this \_\_\_\_ day of \_\_\_\_, 2020.

\_\_\_\_\_  
Mayor Jeff Davis

ATTEST:

\_\_\_\_\_  
Andrea Cunningham, City Clerk  
of the City of Belton, Missouri

STATE OF MISSOURI    )  
CITY OF BELTON        ) ss.  
COUNTY OF CASS       )

I, Andrea Cunningham, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton, Missouri, and that the foregoing ordinance was regularly introduced for first reading at a meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_, 2020, and thereafter adopted as Ordinance No. 2020-\_\_\_\_ of the City of Belton, Missouri, at a meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_, 2020, after the second reading thereof by the following vote, to wit:

AYES: COUNCILMEN:  
NOES: COUNCILMEN:  
ABSENT: COUNCILMEN:

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Andrea Cunningham, City Clerk  
of the City of Belton, Missouri

## **Proclamation Declaring a State of Local Emergency in the City of Belton, Missouri**

**WHEREAS**, Chapter 2, article V of the Code of Ordinances, City of Belton, Missouri, Article IV of Charter of the City of Belton, Missouri, and applicable Missouri law grants the Mayor, the authority to proclaim and declare a state of emergency or disaster when the Mayor determines that there exists an emergency or disaster is imminent;

**WHEREAS**, the Centers for Disease Control and Prevention activated its Emergency Operations Center to better provide ongoing support to the COVID-19 response on January 21, 2020; and

**WHEREAS**, the U.S. Secretary of Health and Human Services declared a public health emergency to aid the nation's healthcare community in responding to COVID-19 on January 31, 2020; and

**WHEREAS**, on March 11, 2020, the WHO declared COVID-19 a global pandemic;

**WHEREAS**, on March 13, 2020, the President of the United States declared a national state of emergency due to the spread of COVID-19 in the United States of America;

**WHEREAS**, on March 13, 2020, the Governor of the State of Missouri declared a state of emergency and invoked the provisions of Sections 44.100 and 44.110, RSMo, to ensure the protection of the safety and welfare of the citizens of Missouri;

**WHEREAS**, the continued spread of COVID-19 constitutes and presents an imminent threat of widespread illness, which requires emergency action;

**WHEREAS**, the proclamation of a state of emergency provides the City the ability to take measures to reduce the possibility of exposure to disease, control the risk, and promote the health and safety of Belton residents; and

**WHEREAS**, the City wishes to employ all means available under the law to protect public life, health, safety and property to limit the development, contraction and spread of COVID-19 creating this emergency;

**NOW, THEREFORE, IT IS HEREBY PROCLAIMED BY THE MAYOR OF THE CITY OF BELTON, MISSOURI AS FOLLOWS:**

**THAT** a State of Emergency exists in the City of Belton, Missouri, beginning at 12:00 a.m. on Wednesday, March 18, 2020 and lasting until such a time as the Mayor of the City of Belton, Missouri determines otherwise.



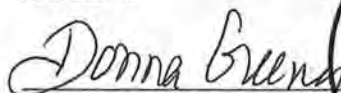
**FURTHER, THAT,** in addition to all other powers granted by the the Charter, Code of Ordinances, or applicable Missouri law, the Mayor is authorized, to take the following actions to protect life and property:

- (1) To appropriate and expend funds, make contracts, obtain and distribute equipment, materials, and supplies for emergency management purposes;
- (2) To provide for the health and safety of persons, including emergency assistance to victims of any disaster;
- (3) To provide for the safety of property;
- (4) To direct and coordinate the development of disaster plans and programs in accordance with the policies and plans of federal and state disaster and emergency planning, including any natural or other type of disaster;
- (5) To appoint, provide, or remove rescue teams, auxiliary fire and police personnel and other emergency operations teams, units or personnel who may serve without compensation; and
- (6) In the event of disaster, to waive the provisions of statutes requiring advertisements for bids for the performance of public work or entering into contracts.

This 17<sup>th</sup> day of March, 2020

  
\_\_\_\_\_  
Mayor Jeff Davis

ATTEST



Donna Greener, Deputy City Clerk







## **ORDER**

**WHEREAS**, on March 17, 2020, a Proclamation Declaring a State of Local Emergency was issued to authorize the City of Belton, Missouri to take necessary measures to reduce the possibility of exposure to COVID-19 and to promote the health, safety, and welfare of Belton residents;

**WHEREAS**, on March 17, 2020 the Cass County Health Department Director issued a Public Health Emergency Order declaring the COVID-19 pandemic a public health emergency in Cass County and ordering businesses and residents of Cass County to take certain actions to reduce the possibility of exposure to COVID-19; and

**WHEREAS**, the Center of Disease Control has issued certain guidance regarding steps and actions necessary to reduce the possibility of exposure to COVID-19; and

**WHEREAS**, the Code of Ordinances, City of Belton, the City Charter of the City of Belton, and applicable Missouri law authorize the Mayor to, under certain circumstances, take certain steps to provide for the health and safety of persons; and

**WHEREAS**, pursuant to the Proclamation Declaring a State of Local Emergency, the Code of Ordinances, City Charter, and applicable Missouri law the Mayor desires to take all necessary action to protect Belton residents from the spread of COVID-19.

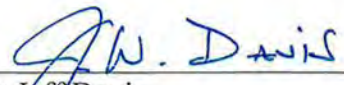
**NOW, THEREFORE, IT IS SO ORDERED BY THE MAYOR OF THE CITY OF BELTON, MISSOURI, AS FOLLOWS:**

**Section 1.** For the purposes of this Order, the term "Public Gathering" means any gathering of 10 or more people at any restaurant, tavern, professional, social, cultural, entertainment, or other special event where people are not separated by physical space of at least six feet. The term "Public Gathering" shall not include retail outlets, including grocery stores and or pharmacies, as long as the same continue operations with appropriate social distancing precautions and adhere to applicable Center of Disease Control guidelines.

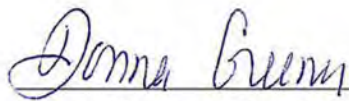
**Section 2.** In order to reduce the possibility of exposure to COVID-19, a severe, novel coronavirus that lacks a vaccine or antiviral treatment options, all Public Gatherings are prohibited from taking place in the City of Belton, Missouri during the duration of the Proclamation Declaring a State of Local Emergency dated March 17, 2020, unless such Public Gathering can demonstrate to the satisfaction of the Police Chief/Director of Emergency Management that sufficient mitigation plans for infectious disease are in place.

**Section 3.** That the City Manager and Police Chief/Director of Emergency Management are directed to immediately make and adopt rules and regulations for the evaluation of approval of sufficient mitigation plans for infectious disease for Public Gatherings.

This 17<sup>th</sup> day of March, 2020

  
\_\_\_\_\_  
Mayor Jeff Davis

ATTEST

  
\_\_\_\_\_  
Donna Greener, Deputy City Clerk



# **SECTION III**

## **B**

**BILL NO. 2020-15**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING ORDINANCE NO. 2020-4558 TO DEFER WATER AND SEWER RATES EFFECTIVE DATE TO JUNE 1, 2020.**

**WHEREAS**, on March 10, 2020, the City Council passed Ordinance No. 2020-4558 (the “Ordinance”); and

**WHEREAS**, following the passage of the Ordinance the spread of COVID-19 necessitated the President of the United States of America, the Governor of the State of Missouri, and the Mayor of the City of Belton, Missouri to declare states of emergency; and

**WHEREAS**, the City Council desires to delay the imposition of the Ordinance until such time as the spread of COVID-19 does not present a local health emergency.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, AS FOLLOWS:**

**SECTION 1.** That Section 7 of Ordinance No. 2020-06 is hereby amended to read as follows:

**SECTION 7.** This ordinance shall be in full force and effect from June 1, 2020.

**SECTION 2.** This Ordinance shall take effect and be in full force from and after its passage and approval.

Read for the first time: March 19, 2020

Read for the second time and passed:

\_\_\_\_\_  
Mayor Jeff Davis

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor Jeff Davis

ATTEST:

\_\_\_\_\_  
Andrea Cunningham, City Clerk  
of the City of Belton, Missouri  
STATE OF MISSOURI    )  
CITY OF BELTON        ) ss.  
COUNTY OF CASS      )

I, Andrea Cunningham, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton, Missouri, and that the foregoing ordinance was regularly introduced for first reading at a meeting of the City Council held on the \_\_\_\_\_ day of March, 2020, and thereafter adopted as Ordinance No. 2020-\_\_\_\_\_ of the City of Belton, Missouri, at a meeting of the City Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, after the second reading thereof by the following vote, to wit:

AYES: COUNCILMEN:  
NOES: COUNCILMEN:  
ABSENT: COUNCILMEN:

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Andrea Cunningham, City Clerk  
of the City of Belton, Missouri

# **SECTION III**

## **C**

**BILL NO. 2020-16**

**ORDINANCE NO.**

**AN ORDINANCE APPROVING THE FINAL PLAT FOR SHADY LANE COMMUNITY BUILDING A SUBDIVISION IN THE CITY OF BELTON, CASS COUNTY, MISSOURI AND AUTHORIZING THE MAYOR AND CITY CLERK TO SIGN THE PLAT FOR RECORDING WITH THE CASS COUNTY RECORDER'S OFFICE.**

**WHEREAS**, the Planning Commission is authorized pursuant to Section 36-35 of the Unified Development Code to review and approve, approve conditionally or disapprove final plats within a reasonable time after submission; and

**WHEREAS**, the Planning Commission convened a meeting on March 2, 2020, and reviewed and recommended approval of the final plat of Shady Lane Community Building to the City Council; and

**WHEREAS**, the City Council finds that this plat meets the standards for platting as set forth in the Unified Development Code and is in the best interest of the City to approve the plat for recording.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, CASS COUNTY, MISSOURI, AS FOLLOWS:**

- Section 1.** That the City Council of the City of Belton hereby concurs with the recommendation of the Planning Commission and approves the Final Plat of Shady Lane Community Building attached hereto as **Exhibit A** and incorporated as if fully set forth herein.
- Section 2.** The Mayor and the City Clerk are hereby authorized to sign the plat, acknowledging that the plat meets all requirements of the Unified Development Code.
- Section 3.** The plat shall be recorded at the Cass County Recorder of Deeds, and a copy kept on permanent file at the City of Belton.
- Section 4.** The final plat shall be recorded within one year of City Council approval or the approval shall be considered null and void.
- Section 5.** That this Ordinance shall take effect and be in full force from and after its passage and approval.

READ FOR THE FIRST TIME: March 19, 2020

READ FOR THE SECOND TIME AND PASSED:



\_\_\_\_\_  
Mayor Jeff Davis

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor, Jeff Davis

ATTEST:

\_\_\_\_\_  
Andrea Cunningham, City Clerk  
of the City of Belton, Missouri

STATE OF MISSOURI )  
CITY OF BELTON )SS  
COUNTY OF CASS )

I, Andrea Cunningham, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton, Missouri, and that the foregoing ordinance was regularly introduced for first reading at a meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2020, and thereafter adopted as Ordinance No. 2020-\_\_\_\_ of the City of Belton, Missouri, at a meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2020, after the second reading thereof by the following vote, to wit:

AYES:	COUNCILMEN:
NOES:	COUNCILMEN:
ABSENT:	COUNCILMEN:

\_\_\_\_\_  
Andrea Cunningham, City Clerk  
of the City of Belton, Missouri



## CITY OF BELTON CITY COUNCIL INFORMATION FORM

**AGENDA DATE:** March 19, 2020

**DIVISION:** Planning and Building Department

**COUNCIL:** ☒ **Regular Meeting** ☐ **Work Session** ☐ **Special Session**

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Consent Item	<input type="checkbox"/> Change Order	<input type="checkbox"/> Motion
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> FYI/Update	<input type="checkbox"/> Presentation	<input type="checkbox"/> Both Readings

**ITEM FOR CONSIDERATION:**

Approval of a Final Plat of Shady Lane Community Building a subdivision in the City of Belton, Cass County, Missouri

**PROPOSED CITY COUNCIL MOTION:**

Concur with the Planning Commission recommendation of approval.

**BACKGROUND:**

A Planned Unit Development (PUD) for the Shady Lane duplexes was reviewed and approved by the Planning Commission on October 21, 2019. The PUD permitted the renovation of the existing Shady Lane duplexes to an age-restricted, 55 and older, rental community. The PUD included amenities for residents such as a community center, carports, community gardens, a trail network and security gates at the main entrances to the community.

The PUD also included the vacation of the existing public streets to allow the proposed security gates. A portion of unimproved Hargis Street, east of Sunny Drive was vacated as part of this request. At this location, the applicant proposed a 2000 square foot community center. The community center includes an office, meeting room, and exercise room for residents.

This request is necessary to plat the vacated right-of-way to create a lot for the proposed community center.

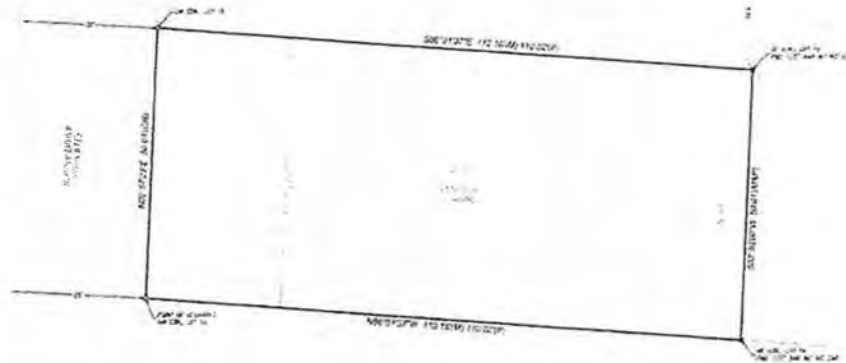
**PLANNING COMMISSION RECOMMENDATION, ACTION, AND DATE:**

The Planning Commission considered the request at their meeting on March 2, 2020. The Planning Commission recommended approval of the application for a Final Plat of Shady Lane Community Building as the final plat is consistent with the final development plan. The plat meets all final plat requirements of Section 36.35 of Unified Development Code.

**LIST OF REFERENCE DOCUMENTS ATTACHED:**

1. Ordinance
2. Final Plat
3. Location Map

**Te**



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1. **QUESTION** : What is the difference between a **strong** and a **weak** type?  
 2. **ANSWER** : A **strong** type is a type that is **immutable** and **primitive**. A **weak** type is a type that is **mutable** and **reference**.  
 3. **QUESTION** : What is the difference between a **primitive** and a **reference** type?  
 4. **ANSWER** : A **primitive** type is a type that is **immutable** and **primitive**. A **reference** type is a type that is **mutable** and **reference**.  
 5. **QUESTION** : What is the difference between a **primitive** and a **reference** type?  
 6. **ANSWER** : A **primitive** type is a type that is **immutable** and **primitive**. A **reference** type is a type that is **mutable** and **reference**.

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Consistency is built into the design of the system, and is maintained throughout the system.

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DOI: 10.1002/anie.201100000

2000-01-01

As of November 15, 2014, I am 65 years old. I am Male and my date of birth is 11/15/1949.

only to the increasing of the density of the network, but also to the increasing of the number of nodes, which is not possible, and so the algorithm is not applicable.

Stacy Feltz      Department of Psychology

For more information, visit [www.ams.org](http://www.ams.org) or contact your local AMS office. For more information, visit [www.ams.org](http://www.ams.org) or contact your local AMS office.

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For more information and copies of any order, log on the Council of American of Eastern Medicine, Inc. [www.cacem.org](http://www.cacem.org)

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STATE OF NEW YORK  
PRINTED  
1914




 ҚАЗАҚСТАН РЕСПУБЛИКАСЫНЫҢ БІЛІМ ЖӘНЕ ҒЫЛЫМ МИНИСТРЛІГІ  
 ҚАЗАҚСТАН РЕСПУБЛИКАСЫНЫҢ БІЛІМ ЖӘНЕ ҒЫЛЫМ МИНИСТРЛІГІ

TWIN OAKS COMMUNITY BUILDING

Presented By  
AMBY KETZNER  
GC VENTURES, LLC

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SPRINGFIELD, MASSACHUSETTS 01104

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proportion of jobs	percentage of jobs	future CO <sub>2</sub> savings (tCO <sub>2</sub> e)	cost (tCO <sub>2</sub> e/£)
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0.85			



# Belton, MO



## Legend

- Street
- Parcel
- Lot
- Subdivision
- Parks
- Cemetery

## Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# **SECTION III**

## **D**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY'S ZONING MAP FROM C-2 (GENERAL COMMERCIAL) DISTRICT TO R-3 PLANNED UNIT DEVELOPMENT DISTRICT, FOR APPROXIMATELY 6.3 ACRES OF THE PARCEL LOCATED ON THE NORTHEAST CORNER OF MULLEN ROAD AND SYCAMORE DRIVE, BELTON, CASS COUNTY, MISSOURI.**

**WHEREAS**, a request was submitted to rezone approximately 6.3 acres of the parcel located on the NE corner of Mullen Road and Sycamore Drive from C-2 (General Commercial) District to R-3 Planned Unit Development District; and

**WHEREAS**, under the Unified Development Code Section 20-1- Land Use Applications and Procedures provides that the City Council may, by ordinance, amend, supplement, change or modify zoning district boundaries; and

**WHEREAS**, notice of the public hearing was published in the Cass County Democrat on February 7, 2020; and

**WHEREAS**, a public hearing was held before the Belton Planning Commission on March 2, 2020 in accordance with the provisions of the Unified Development Code Section 20-2- Procedure for Zoning Map and Text Amendments; and

**WHEREAS**, the Unified Development Code Section 20-3- Findings of Fact, provides criteria for findings of fact to be used with zoning map amendments; and

**WHEREAS**, the Belton Planning Commission voted to recommend approval of the application to the City Council by an eight to zero vote; and

**WHEREAS**, the City Council believes it is in the best interest of the City to rezone this tract of land to R-3 Planned Unit Development District.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF BELTON, CASS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** That the City Council of the City of Belton hereby concurs with the recommendation of the Planning Commission and approves the rezoning of the subject property from C-2 (General Commercial) District to R-3 Planned Unit Development District.

**Section 2.** That the City Planner shall take all necessary actions to supplement the Comprehensive Plan and Zoning map of the City.

**Section 3.** That all ordinances or parts of ordinances in conflict with the provisions hereof are hereby repealed.



**Section 4.** That this Ordinance shall take effect and be in full force from and after its passage and approval.

READ FOR THE FIRST TIME: March 19, 2020

READ FOR THE SECOND TIME AND PASSED:

\_\_\_\_\_  
Mayor Jeff Davis

Approved this \_\_\_\_ day of \_\_\_\_, 2020.

\_\_\_\_\_  
Mayor Jeff Davis

ATTEST:

\_\_\_\_\_  
Andrea Cunningham, City Clerk  
of the City of Belton, Missouri

STATE OF MISSOURI)  
CITY OF BELTON ) SS  
COUNTY OF CASS )

I, Andrea Cunningham, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton and that the foregoing ordinance was regularly introduced for first reading at a meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_, 2020, and thereafter adopted as Ordinance No. 2020-\_\_\_\_ of the City of Belton, Missouri, at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_, 2020, after the second reading thereof by the following vote, to-wit:

AYES: COUNCILMEN:

NOES: COUNCILMEN:

ABSENT: COUNCILMEN:

\_\_\_\_\_  
Andrea Cunningham, City Clerk  
of the City of Belton, Missouri





## CITY OF BELTON CITY COUNCIL INFORMATION FORM

**AGENDA DATE:** March 19, 2020

**DIVISION:** Planning and Building Department

**COUNCIL:** ☒ **Regular Meeting**      ☐ **Work Session**      ☐ **Special Session**

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Consent Item	<input type="checkbox"/> Change Order	<input type="checkbox"/> Motion
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> FYI/Update	<input type="checkbox"/> Presentation	<input type="checkbox"/> Both Readings

**ISSUE/RECOMMENDATION:**

An amendment to the City's Zoning Map from C-2 (General Commercial) District to R-3 Planned Unit Development District for approximately 6.3 acres of the parcel located on the NE corner of Mullen Road and Sycamore Drive.

**BACKGROUND:**

The Traditions Planned Unit Development (PUD) was approved in 2006. This is a 113-acre mixed-use R-3 PUD including single-family homes, multi-family units and future commercial development along the east side of Mullen Road.

On January 6, 2020, the Planning Commission approved a Final Development Plan for Phase I of the Traditions Villas. The Phase I plan is abutting the area of this rezoning application and is shown on the preliminary development plan. Phase I consisted of 36 villa units in 6 buildings.

This application was filed to rezone the existing C-2 General Commercial District along the Mullen Road frontage to a R-3 Planned Unit Development, to be consistent with the other residential areas of the Traditions PUD.

The related Preliminary Development Plan requests the approval of Phases II and III of Traditions Villas. The Preliminary Development Plan provides for 54 one-story villa units in 10 buildings. These are proposed to be two-bedroom units of approximately 868 square feet. The preliminary development plan includes a colored perspective drawing that shows architectural detail, building materials and colors.

These units are identical to those approved in the Phase I Final Development Plan.

**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission convened a public hearing March 2, 2020. At the conclusion of the public hearing, the Planning Commission recommended approval of the rezoning from C-2 (General Commercial) District to R-3 Planned Unit Development District. The Planning Commission vote was 8 to 0 in support of the application.

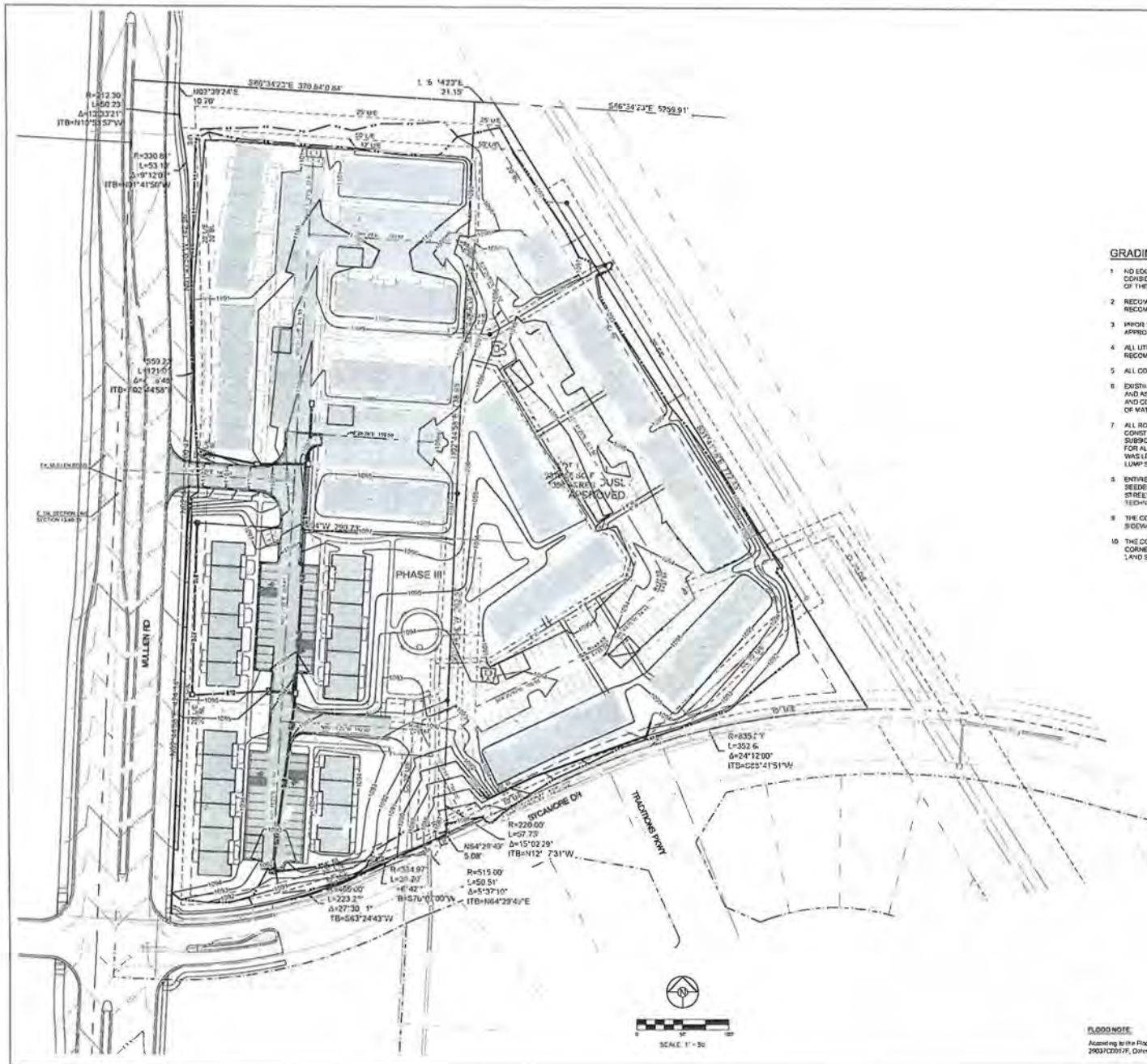
**LIST OF REFERENCE DOCUMENTS ATTACHED:**

1. Traditions Villas-Phases II and III-Preliminary Development Plan-4 pages
2. Colored elevations
3. Area map





PROJECT: TRADITIONS VILLAS, 3720 NE TROON DRIVE, LEE'S SUMMIT, MO 64062, SHEET 17 OF 400, DATE: 01/02/2013



#### GRADING NOTES:

1. NO EDDT DRAIN OR UNDERDRAIN ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAIN DUE TO THE IRRIGATION OF OVERSPACE AREAS OF THE SITE.
2. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
3. PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
4. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BELTON TECHNICAL SPECIFICATIONS.
6. EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY SCHLAGEL AND ASSOCIATES, P.A. CONTRACTOR TO VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL IN OR HAUL OFF OF MATERIAL.
7. ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT. CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE REMOVAL OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
8. ENTIRE PROJECT SHALL BE LEFT IN A WORKABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDDED AND MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SEEDDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
9. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

#### FLOOD NOTE:

According to the Flood Insurance Rate Map of FEMA, Panel 17 of 400, Map # 26037C02017, dated January 02, 2013 the site is in area of minimal flooding.

#### OWNER/DEVELOPER:

SALLER DEVELOPMENT  
TYLER SALLER  
3720 NE TROON DRIVE  
LEE'S SUMMIT, MO 64062  
P. 918.550-2881  
TYLER@SALLERDEVELOPMENT.COM

### TRADITIONS VILLAS PRELIMINARY DEVELOPMENT PLAN MULLEN ROAD AND STYCAMORE DRIVE BELTON, MISSOURI

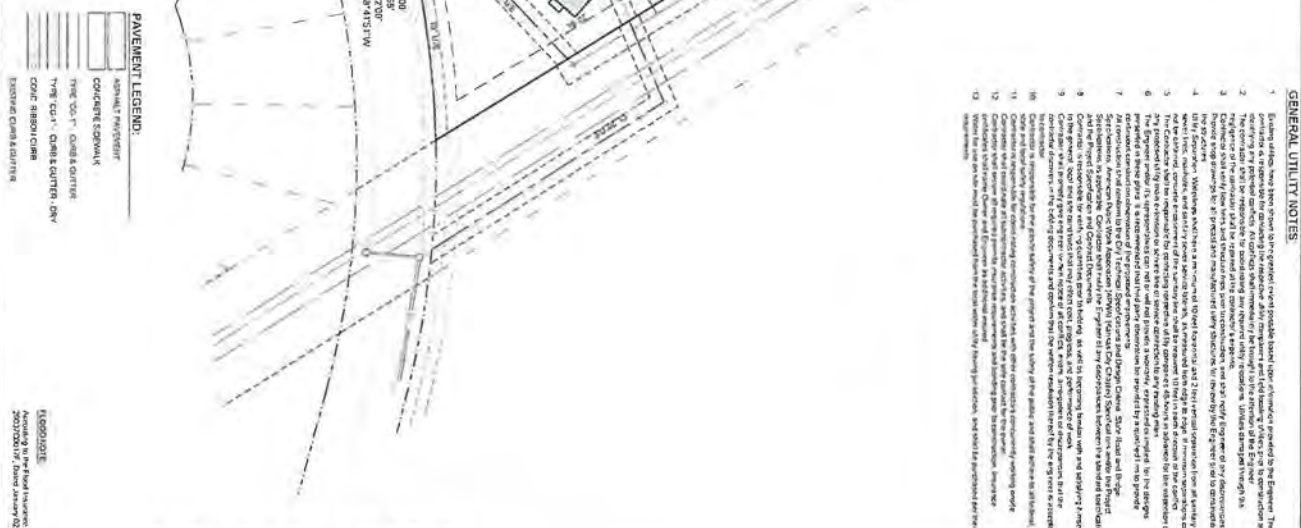
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1	01/02/2013	JTS	ISSUED FOR PERMIT
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8	01/02/2013	JTS	REVISIONS
9	01/02/2013	JTS	REVISIONS
10	01/02/2013	JTS	REVISIONS

#### PRELIMINARY GRADING PLAN

SHEET

**C2.0**  
OF



[illegible]

**SCHLAGEL & ASSOCIATES, P.A.**  
Engineers • Planners • Surveyors • Landscape Architects  
14320 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
[WWW.SCHLAGELASSOCIATES.COM](http://WWW.SCHLAGELASSOCIATES.COM)  
Kansas State Certified Surveyors

S VILLAS  
ELOPMENT PLAN  
26  
SCYAMORE DRIVE  
WOOD

DATE: 12-15-10  
BY: [Signature]  
PRELIMINARY UTILITY PLAN  
C3.0  
OF 5









## 6-PLEX BUILDING ELEVATION

AUGUST 2017

TRADITIONS VILLAS  
Belton, Missouri

SH SALLEE  
HOMES INC.

Wallace  
ARCHITECTS P.C.  
DESIGN & BUILD



# Belton, MO



## Legend

- Street
- Parcel
- Subdivision
- Parks
- Cemetery

## Notes

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