



**AGENDA  
CITY OF BELTON  
PLANNING COMMISSION MEETING  
MONDAY, AUGUST 17, 2020 - 6:00 P.M.  
CITY HALL ANNEX, 520 MAIN STREET  
[www.belton.org/watch](http://www.belton.org/watch)**

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- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES OF THE JULY 6, 2020 PLANNING COMMISSION MEETING**
- IV. NON-PUBLIC HEARINGS**
  - A.** Consideration of a Preliminary Plat for Autumn Ridge located on the West side of South Mullen Road and Sycamore Drive.
  - B.** Consideration of a Final Plat for Autumn Ridge, Third Plat, located on the West side of South Mullen Road and Sycamore Drive.
- V. DIRECTOR'S REPORT**
- VI. NEXT MEETING DATE: September 21, 2020**
- VII. ADJOURNMENT**

**SECTION III.**  
**MEETING MINUTES**  
**JULY 6, 2020**

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
July 6, 2020**

**CALL TO ORDER**

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

**ATTENDANCE**

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

*Absent:* Commissioners Tim McDonough and Kara Anderson

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

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

**MINUTES**

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

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

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

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

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

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

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

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

Noes: 0 – None

Absent: 2 – Commissioners Kara Anderson and Tim McDonough

The motion passed.

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

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

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

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

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

Noes: 0 – None

Absent: 2 – Commissioners Kara Anderson and Tim McDonough

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

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

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

#### **ELECTION OF OFFICERS**

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

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

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

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

#### **ADJOURNMENT**

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

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

**APPLICATION**

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

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

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

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

**BACKGROUND**

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

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

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

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

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

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

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

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

### **PROPOSED FINAL PLAN**

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

#### ***Building Design Criteria:***

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

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

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

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

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

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

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

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

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

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

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

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

#### **STAFF RECOMMENDATION**

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

The recommendation is subject to the following conditions:

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

#### **PLANNING COMMISSION ALTERNATIVES**

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

## **EXHIBIT B**

### **FINAL PLAT**

#### **SOUTHVIEW COMMERCE CENTER SOUTH-3<sup>rd</sup> PLAT**

#### **BELTON PLANNING COMMISSION**

**MONDAY, JULY 6, 2020 – 6:00 P.M.**

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

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

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

Engineer-Olsson Associates, Inc./Nelson Willoughby

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

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

#### **BACKGROUND**

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

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

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

#### **PROPOSED FINAL PLAT**

The Final Plat is consistent with the revised preliminary plan.

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

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

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

*Detention-* Tract D is dedicated with the plat, and provides an area for stormwater management for the 3<sup>rd</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 Lot 3, as the final plat is consistent with the revised preliminary plan submitted with Building 3. The plat meets all final plat requirements of Section 36.35 of Unified Development Code.



The recommendation is subject to the following conditions:

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

**PLANNING COMMISSION ALTERNATIVES**

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

**SECTION IV.**  
**PRELIMINARY PLAT – AUTUMN RIDGE**

**REVISED PRELIMINARY PLAT  
AUTUMN RIDGE  
BELTON PLANNING COMMISSION  
MONDAY, AUGUST 17, 2020 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**APPLICATION**

Property Owner-Ward Development/Autumn Ridge Homes, LLC.

Engineer-Quist Engineering/Robert Wahlquist

Location-The property is located on the west side of South Mullen Road, west of existing Sycamore Drive.

Request-The application was filed for approval of a revised **Preliminary Plat** for Autumn Ridge.

**BACKGROUND**

The original preliminary plat for Autumn Ridge Subdivision was approved in 2004. A final plat for Autumn Ridge First Plat was recorded in March Of 2006. The First Plat consisted of 112 single-family lots, primarily along the interior streets of Fall Creek Drive and Hibiscus Drive.

A final plat for Autumn Ridge Second Plat was recorded in May of 2006, and consisted of twenty-four two-family lots, adjoining the First Plat.

In February of 2016, a revised preliminary plat for the undeveloped vacant land adjacent to Autumn Ridge was submitted for Planning Commission consideration. This revised preliminary plat was approved. The preliminary plat included the location of a neighborhood pool as privately dedicated recreation space.

No final plats were filed since that approval of the preliminary plat in 2016, and that revised preliminary plat lapsed.

Provisions in the Unified Development Code (UDC), state that a new preliminary plat must be submitted if no final plat is filed within two years. The UDC provides that *“the approval of a preliminary plat shall be effective for two years. If a final plat for any part of the area covered by the preliminary plat has not been submitted for approval within this period, a preliminary plat must be resubmitted for approval”*.

This application was filed to effectively reinstate the lapsed preliminary plat approved by the Planning Commission in 2016.

**PROPOSED PRELIMINARY PLAT**

The preliminary plat is similar to the preliminary plat approved by the Planning Commission in 2016.

*Plat details*-The preliminary plat is proposed for four future phases totaling 137 single-family and 10 two-family lots. The total land area is 46.78 acres. The proposed subdivision will provide important connectivity from Mullen Road west to Emerson Park, with neighborhood street connections at Sycamore Drive and Fall Meadow Lane.

*Zoning*-The property is primarily a zoned R-1 Single-Family Residential District. There is a small area zoned R-2 Two-Family Residential District on the northern portion of the preliminary plat.

*Single-Family lots*-There are 137 single-family lots ranging in area from 8,400 square feet to 12,000 square feet. The larger cul-de-sac lots are approximately 15,000 square feet. These lots are similar to lot sizes in the First plat, and the plat meets the 8,400 square footage minimum requirement 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 applicant is requesting that this 30-foot setback be reduced to 25 feet along all lots abutting Sycamore Drive.

*Two-family lots*-The 10 duplex lots ranging in area from 10,000 square feet to 12,000 square feet. These lot sizes exceed the 6000 square footage minimum requirement of the R-2 District and are similar to the existing two-family lots in the Second Plat. The lots and blocks meet the minimum design standards of the Unified Development Code.

*Streets/sidewalks*-All streets will be public streets, with 60-foot right-of-way width, 28-foot pavement width, and 5-foot sidewalks on both sides of the street. East/West Sycamore Street is designed as a residential collector with a 40-foot pavement width. A dedicated bike lane is proposed for Sycamore Street, as was approved with the 2016 preliminary plat request.

*Utilities*-The preliminary plat makes adequate provisions for public utilities and drainage.

*Easements*-The preliminary plat includes all necessary easements for utilities and drainage.

*Detention*-Stormwater management will be with the existing detention basin Tract A in the First Plat.

*Open Space*-The preliminary plat includes the dedication of Tract B as open space for the subdivision. This 1.87-acre tract will include the construction of a neighborhood playground and trail for the subdivision. This amenity is proposed to replace the neighborhood pool that was discussed with the 2016 preliminary plat. The applicant is proposing that the trail be constructed of a compacted crushed aggregate base and surface.

Development conditions for the neighborhood park and trail on Tract B are listed below.

*Maintenance of Common Areas*- A property owners association will be created and is responsible for the maintenance and control of recreational facilities and common areas within the subdivision.

#### **STAFF RECOMMENDATION**

The staff recommends approval of the application for a Preliminary Plat for Autumn Ridge, as the preliminary plat meets all requirements of Section 36.34 of the UDC.

Autumn Ridge-Revised Preliminary Plat (2020)

The recommendation is subject to the following conditions:

1. The Preliminary Plat for Autumn Ridge, is approved as submitted, dated 2/14/20 by Quist Engineering Inc.
2. Per Section 36-24, the approval of the preliminary plat shall be for two years. If a final plat is approved and filed for any portion of the preliminary plat, the preliminary plat shall be effective for six years.
3. The neighborhood park shall be constructed with Phase 3. The park shall be completed prior to submittal of a final plat for Phase 4. The park shall include the features and amenities as shown on the preliminary plat.
4. As required by the UDC, outdoor recreation spaces such as the neighborhood park shall include off-street parking for residents. The parking plan shall be submitted with the final plat for Phase 3, and the off-street parking completed prior to the submittal of a final plat for Phase 4.
5. The trail on Tract B shall be an asphalt surface, 8-feet in width. The asphalt surface is a more appropriate surface for a neighborhood park than compacted gravel, and better suited for a variety of users such as walkers, children's bikes and strollers.
6. The trail shall be constructed with Phase 3. The trail shall be completed prior to submittal of a final plat for Phase 4.
7. The final plat for Phase 7 shall include a trail easement on the west side of Lot 91 for a connection to a future trail on the railroad right-of-way.
8. As required in Section 36-38 of the UDC, documents providing for the establishment of a property owners association must be submitted prior to approval of a final plat.

#### **PLANNING COMMISSION ALTERNATIVES**

1. Motion to **approve** a Preliminary Plat for Autumn Ridge.
2. Motion to **deny** a Preliminary Plat for Autumn Ridge.
3. Motion to continue the application pending additional information.

#### **ATTACHMENTS**

1. Preliminary Plat-Autumn Ridge
2. Location Map



# PRELIMINARY PLAT FOR "AUTUMN RIDGE" LOTS 87 THRU 96, 114 THRU 250 & TRACT B BELTON, CASS COUNTY MISSOURI

DEVELOPER:  
AUTMN RIDGE HOMES LLC  
1300 N JEFFERSON STREET  
GRAIN VALLEY, MISSOURI 64029  
Ph.# 816-229-8115

BOUNDARY DESCRIPTION  
ALL OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND  
PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER,  
ALL IN SECTION 13, TOWNSHIP 46 NORTH OF THE BASELINE  
33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BELTON, CASS  
COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH WEST CORNER OF TRACT A OF  
AUTUMN RIDGE FIRST PLAT A SUBDIVISION IN BELTON, CASS  
COUNTY, MISSOURI BEING THE POINT OF BEGINNING  
THENCE NORTH 86°00'44" WEST ON THE SOUTH LINE OF SAID  
HALF, 1495.26 FEET THE THE SOUTHWEST CORNER OF SAID  
HALF; THENCE NORTH 02°45'56" EAST ON THE WEST LINE OF  
SAID NORTH HALF, 1271.15 FEET TO THE SOUTH  
RIGHT-OF-WAY LINE OF ST. LOUIS & SAN FRANCISCO  
RAILROAD; THENCE NORTHEASTERLY ON A CURVE TO THE  
LEFT ON SAID SOUTH RIGHT-OF-WAY LINE, HAVING A RADIUS  
OF 1564.43 FEET, AN ARC LENGTH OF 83.75 FEET, A CHORD  
BEARING OF NORTH 81°24'43" EAST, A CHORD DISTANCE OF  
83.74 FEET TO A POINT OF TANGENCY OF SAID  
RIGHT-OF-WAY LINE; THENCE NORTH 79°52'42" EAST ON SAID  
RIGHT-OF-WAY LINE, 328.85 FEET TO THE NORTH WEST  
CORNER OF LOT 86 OF AUTUMN RIDGE SECOND PLAT A  
SUBDIVISION IN BELTON, CASS COUNTY, MISSOURI; THENCE  
SOUTH 10°01'39" EAST 185.57 FEET; THENCE NORTH 79°58'21"  
EAST 38.49 FEET; THENCE SOUTH 10°01'39" EAST 120.00 FEET;  
THENCE NORTH 79°58'21" EAST 1253.61 FEET; THENCE SOUTH  
02°45'07" WEST 814.77 FEET; THENCE NORTH 87°20'28" WEST  
137.07 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A  
RADIUS OF 460 FEET AND A CURVE LENGTH OF 85.93 FEET;  
THENCE SOUTH 04°07'00" WEST 557.93 FEET TO THE POINT  
OF BEGINNING, CONTAINING APPROXIMATELY 46.78 ACRES.

## SYMBOL LEGEND

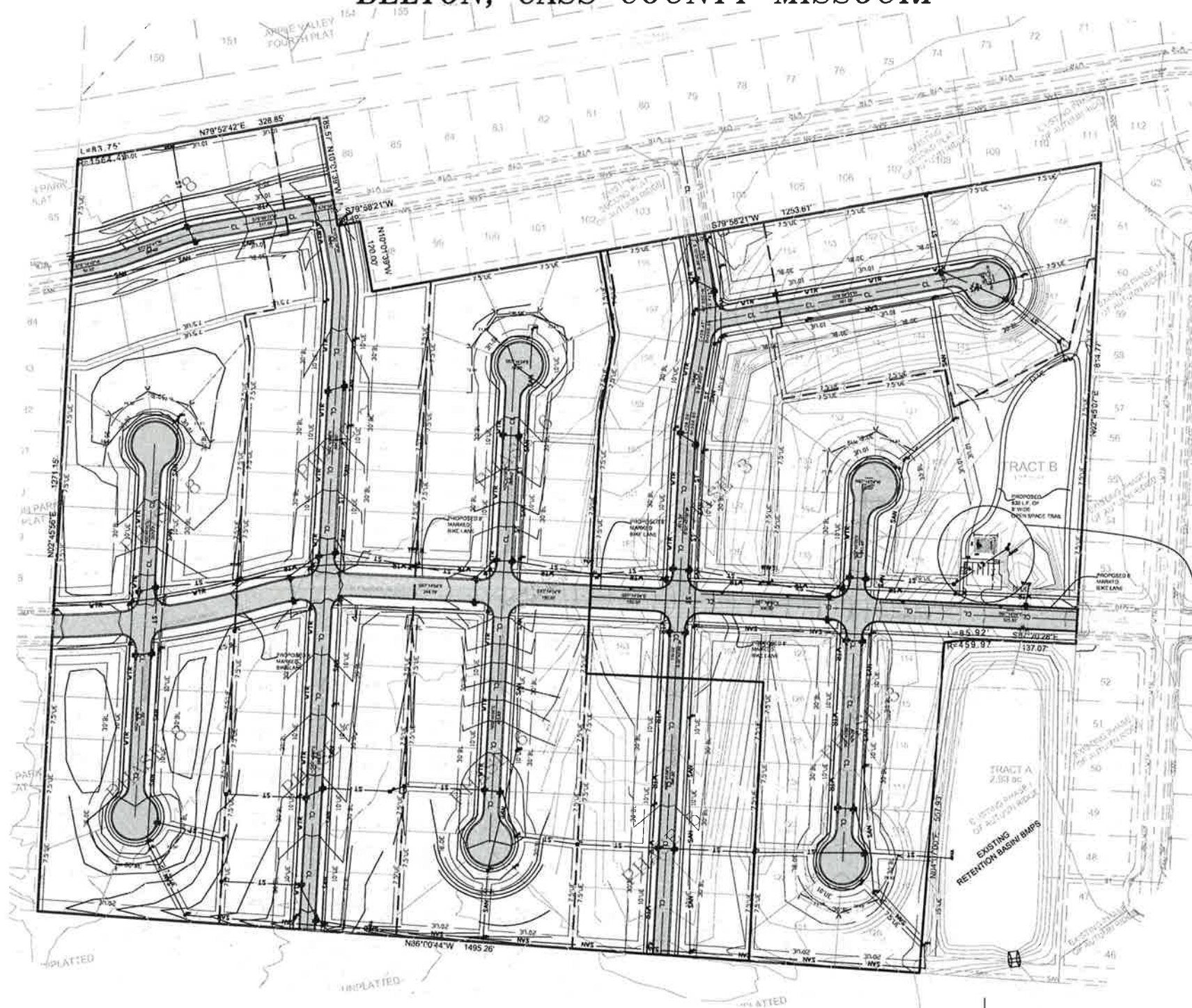
PROPOSED	EXISTING
MAN	Manhole
CL	Curb Inlet
JBI	Junction Box
FI	Field Inlet
FES	Flared End Section
PH	Fire Hydrant
BO	Blow Off
WM	Water Meter
WS	Water Valve
ST	Street
UT	Utility Pole
GT	Gas Valve
ET	Electric Transformer
TP	Telephone Pedestal
CP	Cable Pedestal
CO	Clean Out

## LINE LEGEND

PROPOSED	EXISTING
SL	Storm Line
SL	Sanitary Line
WL	Water Line
BL	Building Line
EL	Easement Line
SL	4" Sidewalk
SL	2" Curb
CL	Centerline
TL	Tree Line
FL	Fence Line
GL	Gas Line
OTL	Overhead Telephone Line
UTL	Underground Telephone Line
OE	Overhead Electrical Line
UE	Underground Electrical Line



LOCATION MAP



- NOTE:
1. TOTAL AREA OF PLAT 46.78ac
  2. TOTAL NUMBER OF PROPOSED TWO FAMILY LOTS = 10
  3. TOTAL NUMBER OF SINGLE FAMILY LOTS = 137
  4. TOTAL PROPOSED OPEN SPACE = 1.87ac + 2.98ac = 4.85ac
  5. TOTAL PROPOSED DEDICATED ROW = 7.04ac
  6. TOTAL OPEN SPACE TRIAL = 830 L.F.

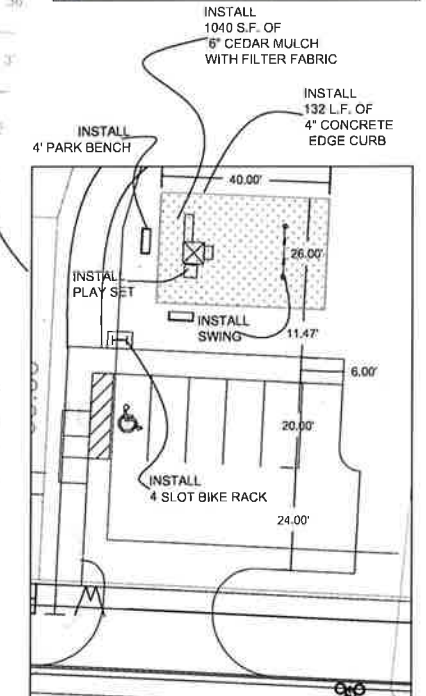
Scale In Feet  
1" = 100'



Meets National Standards for: ASTM F1487-17 CPSC Guidelines #325



Meets National Standards for: ASTM F1487-17 CPSC Guidelines #325



Scale In Feet  
1" = 20'

GEOTEXTILE / WEED  
BLOCKER / FABRIC

2" OF 1/2" COMPACTED  
AGGREGATE

4" OF 1" COMPACTED  
AGGREGATE BASE

6" COMPACTED SOIL

OPEN SPACE TRAIL

Quist Engineering Inc.  
Civil Engineering for Residential & Commercial Site Development

PRELIMINARY PLAT  
FOR AUTUMN RIDGE  
LOTS 87 THRU 96, 114 THRU 250 & TRACT B  
AUTUMN RIDGE SUBDIVISION  
REVISED PRELIMINARY PLAT  
BELTON, CASS COUNTY MISSOURI

DRAWN BY RAW  
CHECKED BY RAW  
DATE 6-4-20  
PROJECT NO. E15-322  
SCALE



# Belton, MO



## Legend

- Street
- Parcel
- Subdivision
- Parks
- Cemetery



1 in. = 404ft.

## Notes

808.6 0 404.32 808.6 Feet

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 IV.**

**FINAL PLAT – AUTUMN RIDGE THIRD PLAT**



**FINAL PLAT  
AUTUMN RIDGE-THIRD PLAT  
BELTON PLANNING COMMISSION  
MONDAY, AUGUST 17, 2020 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**APPLICATION**

Property Owner-Ward Development/Autumn Ridge Homes, LLC.

Engineer-Quist Engineering/Robert Wahlquist

Location-The property is located on the west side of South Mullen Road, west of existing Sycamore Drive.

Request-*The application was filed for approval of a Final Plat for Autumn Ridge-Third Plat.*

**BACKGROUND**

This is the third phase of single-family and two-family lots proposed for Autumn Ridge. Phase I was approved in 2005, and Phase II was approved in 2006. Related to this application for the Third Plat, the Planning Commission considered a revised Preliminary Plat that addressed the requirement for privately dedicated recreation space.

Autumn Ridge is zoned a R-1 Single-Family Residence District.

The Third Plat provides for fifty single-family lots, and Tract C for the neighborhood amenity.

**PROPOSED FINAL PLAT**

The Final Plat is consistent with the Preliminary Plat as approved by the Planning Commission.

*Lots and blocks*-The plat includes fifty single-family lots. All the lots meet or exceed the 8,400 square foot minimum of the R-1 zoning district. The cul-de-sac lots meet the dimension and design criteria of the Unified Development Code (UDC). The plat meets all additional requirements of Section 36-35, Minimum Design Requirements, of the Unified Development Code.

*Access/Streets*-Access to the Third Plat will be with an extension of existing Sycamore Drive, west of Mullen Road. Sycamore Drive is a neighborhood collector with an 80-foot width with a dedicated bike lane. The interior streets meet the residential local street standards.

Sidewalks will be constructed on both sides of the street, as required by the UDC.

*Dedicated Recreation Space*-The UDC requires "all new subdividing and platting activities" to include community open space/trails. Tract C on the Final Plat includes a small neighborhood park with equipment, a multi-use trail and off-street parking. This improvement will be constructed by the developer and maintained by the Home-Owners Association.

*Detention*-Stormwater management for the Third Plat will be in the existing detention area in Tract A in the First Plat. A Stormwater Water Drainage study was submitted to demonstrate that there was Final Plat-Autumn Ridge Third Plat.

sufficient capacity in the existing detention pond for the additional lots in the Third Plat. Upon review, it was found that certain revisions will have to be made to the study.

*Easements*-The final plat includes locations and appropriate language for public utility easements and landscape 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 a Final Plat for Autumn Ridge Third Plat, as the final plat is consistent with the 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:

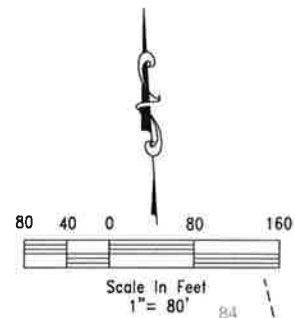
1. The final plat for Autumn Ridge Third Plat, dated July 17, 2020, by Boundary & Construction Surveying, Inc, is approved as submitted.
2. The neighborhood park shall be constructed with Phase 3. The park shall be completed prior to submittal of a final plat for Phase 4. The park shall include the features and amenities as shown on the preliminary plat.
3. The trail shall be constructed with Phase 3. The trail shall be completed prior to submittal of a final plat for Phase 4.
4. The trail shall be 8 feet in width, with an asphalt surface.
5. Revise the Stormwater Drainage Study to meet comments of the City Engineer, prior to recording the Third Plat.
6. 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 Autumn Ridge Third Plat.
2. Motion to **deny** a Final Plat for Autumn Ridge Third Plat.
3. Motion to continue the application pending additional information.

#### **ATTACHMENTS**

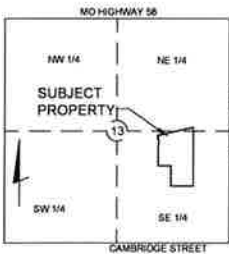
1. Final Plat-Autumn Ridge Third Plat
2. Location Map



SET 1/2" REBAR AND CAP  
@ ALL REAR LOT CORNERS  
RLS-2134, MO.  
RLS-1069, KS.

CURB NOTCHES ARE ON AN  
EXTENSION OF THE SIDE LOT  
LINES.

MONUMENTATION WILL BE  
COMPLETED WITHIN 6 MONTHS  
AFTER COMPLETION OF ALL  
STREETS AND UTILITIES.

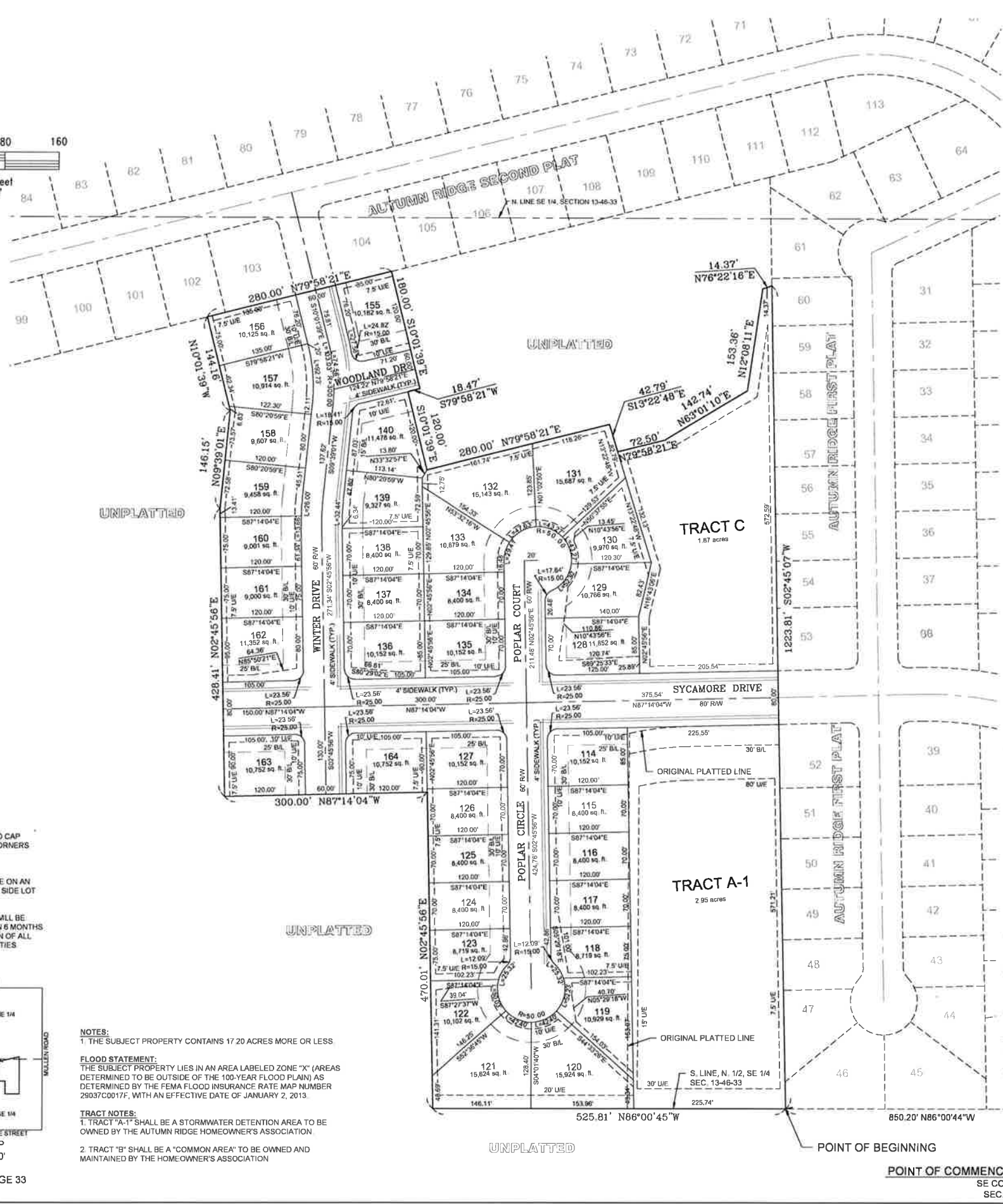


LOCATION MAP  
SCALE=1"=2000'  
SECTION 13  
TOWNSHIP 46 RANGE 33

**NOTES:**  
1. THE SUBJECT PROPERTY CONTAINS 17.20 ACRES MORE OR LESS.

**FLOOD STATEMENT:**  
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0017F, WITH AN EFFECTIVE DATE OF JANUARY 2, 2013.

**TRACT NOTES:**  
1. TRACT "A-1" SHALL BE A STORMWATER DETENTION AREA TO BE OWNED BY THE AUTUMN RIDGE HOMEOWNER'S ASSOCIATION.  
2. TRACT "B" SHALL BE A "COMMON AREA" TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



# FINAL PLAT

## AUTUMN RIDGE THIRD PLAT

LOTS 114 THRU 164, TRACTS A-1 AND C, ALSO  
ALL OF TRACT 1, AUTUMN RIDGE FIRST PLAT  
PART OF E. 1/2,  
SECTION 13 TOWNSHIP 46 RANGE 33  
BELTON, CASS COUNTY, MISSOURI

**PLAT DEDICATION:**  
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "AUTUMN RIDGE THIRD PLAT."

**BUILDING LINES:**  
BUILDING LINES OR SETBACK LINES WILL BE ESTABLISHED BY THE DEVELOPMENT PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

**EASEMENT DEDICATION:**  
AN EASEMENT IS HEREBY GRANTED TO BELTON, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (UE) WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WILL INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES; WITH THE EXCEPTION OF DRAINAGE EASEMENTS (DE) WHERE NO FENCES SHALL BE ERECTED) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF BELTON, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED TO THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO ALL EASEMENTS DEDICATED TO THE CITY.

**STREET DEDICATION:**  
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

**LEGAL DESCRIPTION:**  
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 46, RANGE 33, IN BELTON, CASS COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, NORTH 02 DEGREES 45 MINUTES 07 SECONDS EAST, 1321.76 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13, ALONG BEING ALONG THE SOUTH LINE OF "AUTUMN RIDGE FIRST PLAT," NORTH 86 DEGREES 00 MINUTES 44 SECONDS WEST, 850.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 00 MINUTES 45 SECONDS WEST, 525.81 FEET; THENCE NORTH 02 DEGREES 45 MINUTES 58 SECONDS EAST, 470.01 FEET; THENCE NORTH 87 DEGREES 14 MINUTES 04 SECONDS WEST, 300.00 FEET; THENCE NORTH 02 DEGREES 45 MINUTES 58 SECONDS EAST, 428.41 FEET; THENCE NORTH 09 DEGREES 39 MINUTES 01 SECONDS EAST, 146.15 FEET; THENCE NORTH 10 DEGREES 01 MINUTES 38 SECONDS WEST, 144.15 FEET TO A POINT ON THE SOUTH LINE OF "AUTUMN RIDGE SECOND PLAT"; THENCE ALONG SAID SOUTH LINE, NORTH 79 DEGREES 58 MINUTES 21 SECONDS EAST, 280.00 FEET; THENCE SOUTH 10 DEGREES 01 MINUTES 39 SECONDS EAST, 180.00 FEET; THENCE SOUTH 79 DEGREES 58 MINUTES 21 SECONDS WEST, 18.47 FEET; THENCE SOUTH 10 DEGREES 01 MINUTES 39 SECONDS EAST, 120.00 FEET; THENCE NORTH 79 DEGREES 58 MINUTES 21 SECONDS EAST, 280.00 FEET; THENCE SOUTH 13 DEGREES 22 MINUTES 48 SECONDS EAST, 42.79 FEET; THENCE NORTH 79 DEGREES 58 MINUTES 21 SECONDS EAST, 72.50 FEET; THENCE NORTH 63 DEGREES 01 MINUTES 10 SECONDS EAST, 142.74 FEET; THENCE NORTH 12 DEGREES 08 MINUTES 11 SECONDS EAST, 163.36 FEET; THENCE NORTH 76 DEGREES 22 MINUTES 16 SECONDS EAST, 14.37 FEET TO A POINT ON THE WEST LINE OF "AUTUMN RIDGE FIRST PLAT"; THENCE ALONG SAID WEST LINE, SOUTH 02 DEGREES 45 MINUTES 07 SECONDS WEST, 1223.81 FEET TO THE POINT OF BEGINNING, CONTAINING 17.20 ACRES, MORE OR LESS.

**ACKNOWLEDGEMENT:**  
IN WITNESS WHEREOF, AUTUMN RIDGE HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

MEMBER -

STATE OF MISSOURI  
JSS  
COUNTY OF JACKSON

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, BEFORE ME APPEARED \_\_\_\_\_ MEMBER OF AUTUMN RIDGE HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE  
IN \_\_\_\_\_ THE DAY AND YEAR LAST ABOVE WRITTEN

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES \_\_\_\_\_

**ACKNOWLEDGEMENT (OWNER OF TRACT A, AUTUMN RIDGE FIRST PLAT):**  
IN WITNESS WHEREOF, AUTUMN RIDGE HOMEOWNERS ASSOCIATION, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

MEMBER -

STATE OF MISSOURI  
JSS  
COUNTY OF JACKSON

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, BEFORE ME APPEARED \_\_\_\_\_ MEMBER OF AUTUMN RIDGE HOMEOWNERS ASSOCIATION, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE  
IN \_\_\_\_\_ THE DAY AND YEAR LAST ABOVE WRITTEN

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES \_\_\_\_\_

**CITY ACKNOWLEDGEMENT:**  
THIS PLAT OF "AUTUMN RIDGE THIRD PLAT", HAS BEEN SUBMITTED TO AND APPROVED BY THE BELTON PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CHAIRMAN - TOM MACPHERSON

SECRETARY -

THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE CITY COUNCIL OF BELTON, MISSOURI THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

MAYOR - JEFF DAVIS

CITY CLERK - ANDREA CUNNINGHAM

**COUNTY ACKNOWLEDGEMENT:**

ENTERED ON TRANSFER RECORD THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

COUNTY RECORDER

### FINAL PLAT

AUTUMN RIDGE THIRD PLAT  
A SUBDIVISION IN  
BELTON, CASS COUNTY, MISSOURI

**BOUNDARY & CONSTRUCTION  
SURVEYING, INC.**

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO 64063  
PH # 816/554-9798, FAX # 816/554-0337

PROJECT NO. 20-230

SHEET 1 OF 1

AUTUMN RIDGE THIRD PLAT



# Belton, MO



## Legend

- Street
- Parcel
- 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

808.6 0 404.32 808.6 Feet

## PLANNING COMMISSION

Terms are 4 years

August 1, xxxx

	EXP. OF TERM
RJ Warren 7910 Kevin Ln 913.601.2863 <a href="mailto:rjwarren81@icloud.com">rjwarren81@icloud.com</a> appt. 12/11/2018	8/1/2021
Kara Anderson 417 Shawn Dr 816.797.5513 <a href="mailto:KaraAnderson@ReeceNichols.com">KaraAnderson@ReeceNichols.com</a> appt. 11/28/2017	8/1/2022
Kelly Monaghan-Bass 16013 Valentine Avenue 816.668.9630 <a href="mailto:kmonaghanbass@gmail.com">kmonaghanbass@gmail.com</a> appt. 09/25/2018	8/1/2022
Tim McDonough 1001 Sherman Parkway 816.916-5764 <a href="mailto:tmctile@att.net">tmctile@att.net</a> appt. 9/25/2007	8/1/2023
Todd Christy 412 Bradford Lane 816.785.8835 <a href="mailto:flylikeaneagle78@yahoo.com">flylikeaneagle78@yahoo.com</a> appt 7/28/2020	8/1/2023
Tom MacPherson 7801 Lonnie Ct 816.588-8271 <a href="mailto:tom.macpherson@twc.com">tom.macpherson@twc.com</a> appt. 02/11/2020	8/1/2024
Marsha Vest 501 London Way 816.536.7369 <a href="mailto:pnbpeb@yahoo.com">pnbpeb@yahoo.com</a> appt. 7/28/2020	8/1/2024

Mayor Jeff Davis  
Councilman Representative-Chet Trutzel