



**AGENDA
CITY OF BELTON
PLANNING COMMISSION MEETING
MONDAY, FEBRUARY 3, 2020 - 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET**

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES OF THE JANUARY 6, 2020 PLANNING COMMISSION MEETING**
- IV. NON-PUBLIC HEARINGS**
 - A. Consideration of a Final Development Plan located at 217 East North Avenue, the southeast corner of East North Avenue and Chestnut Street to permit the redevelopment of the site, to allow a new facility for KC Rim Shop.**
- V. DIRECTOR'S REPORT**
- VI. NEXT MEETING DATE: March 2, 2020**
- VII. ADJOURNMENT**

SECTION III.
MEETING MINUTES
JANUARY 6, 2020

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
January 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 Sally Davila, Scott Swaggart, Tim McDonough and RJ Warren

Absent: Commissioners Kelly Monaghan-Bass and Kara Anderson

Staff: Dave Clements, Planning and Building Director; and Ashley Scherer, Development Technician

Guests: Tyler Sallee, Sallee Homes, Inc., 3730 NE Troon Drive, Lee's Summit, Missouri 64064

MINUTES

Councilman Trutzel moved to approve the December 2, 2019, Planning Commission meeting minutes. Commissioner Warren seconded the motion. All members present voted in favor, and the motion carried.

NON-PUBLIC HEARING – Consideration of a Final Development Plan of the Traditions Villas located at the northeast corner of Mullen Road and Sycamore Drive in the Traditions Planned Unit Development.

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

The Commission had many questions regarding the widening of Mullen Road and the Home Owners Association as follows:

- The widening of Mullen Road was incorporated into the plans for the Traditions Villas.
- The Traditions Villas will be included in the Home Owners Association.

Councilman Trutzel moved to approve the plan with the following conditions:

1. The Final Development Plan for Traditions Villas is hereby approved, as shown on Final Site Development Plan by Schlagel & Associates, dated 12/13/19.
2. Trash enclosures shall be masonry construction to match the buildings, with additional landscaping around the enclosures.
3. Submit details of the proposed carports on the Final Development Plan. Roofing materials on the carports shall match the villas.
4. Designate the storm shelters on the rear elevation/patio areas of each unit.

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

Ayes: 7 – Chairman Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Sally Davila, Scott Swaggart, Tim McDonough and RJ Warren

Noes: 0 – None

Absent: 2 – Commissioners Kelly Monaghan-Bass and Kara Anderson

NON-PUBLIC HEARING – Consideration a Final Plat for Traditions Villas – 1st Plat located at the northeast corner of Mullen Road and Sycamore Drive in the Traditions Planned Unit Development.

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

Commissioner Warren moved to approve the plan with the following conditions:

1. The final plat for Traditions Villas, 1st Plat, dated 10/18, 2019, by Schlager & Associates is approved as submitted.
2. The final plat shall be recorded within one year of City Council approval or the approval of the plat shall be considered null and void

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

Ayes: 7 – Chairman Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Sally Davila, Scott Swaggart, Tim McDonough and RJ Warren

Noes: 0 – None

Absent: 2 – Commissioners Kelly Monaghan-Bass and Kara Anderson

The item will be forwarded to City Council.

NON-PUBLIC HEARING – Consideration of the approval of the 2020 Development Review Schedule

Mr. Clements presented the Planning Commission with the 2020 Development Review Schedule. The 2020 Development Review Schedule is attached as Exhibit C.

DIRECTOR'S REPORT

- Mr. Clements reported that many of the code enforcement violations at 230 East North Avenue have been corrected. A court date has been set for February 12, 2020 to address the items that were not corrected within the given timeframe.

NEXT MEETING DATE: February 3, 2020

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Commissioner Warren. All voted in favor, and the meeting adjourned at 6:23 p.m.

EXHIBIT A

**FINAL DEVELOPMENT PLAN
TRADITIONS VILLAS
BELTON PLANNING COMMISSION
MONDAY, JANUARY 6, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

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

Engineer-Schlagel & Associates, PA/Dan Foster

Location-The property is located just east of the northeast corner of Mullen Road and Sycamore Drive, in the Traditions Planned Unit Development.

Request-The application was filed for approval of a Final Development Plan to permit the development of the Traditions Villas, consisting of 36 one-story villa units in six buildings for residents 55 years or older.

BACKGROUND

The Traditions Planned Unit Development 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. In 2017, a revised plan was approved that included the 4.36 acre subject site for the proposed Villa home development.

This application was filed to permit to development of the Traditions Villas, an age restricted community as part of the PUD. The Final Development Plan provides for 36 one-story villa units in six buildings. These are proposed to be two-bedroom units of approximately 868 square feet. The final development plan includes a colored perspective drawing that shows architectural detail, building materials and colors. The development plan also includes a community building of approximately 2000 square feet. The community building design is identical to the villa units.

The applicant has prepared the following narrative to provide information on the plan:

Sallee Development, one of the most solid and reputable developers from the Greater Kansas City Area, is proposing a newly constructed Senior Development in The Traditions community. The proposal to build Traditions Villas, a community for seniors age 55 and older in Belton, MO, is a very exciting opportunity for the senior citizens of your community.

The Traditions Villas community will provide exceptional housing with opportunities and services that allow senior residents to gracefully and comfortably age in place. Senior residents will not only feel at home but they will be at home for many years to come.

The newly constructed garden level spacious, two-bedroom villa will feature low maintenance vinyl siding and trim, Energy Star windows, and eye-catching stone/brick veneer. This community will have covered patios at both the front and rear to encourage neighborhood fellowship and patio gardening. The residents will not only feel at home but they will be at home with many other beautiful touches. The floorplans will offer a front porch and back patio, living area, dining area, bathroom centrally located, modern kitchen with full refrigerator, oven, range and fully equipped laundry area, two spacious bedrooms with ample closet space. Upon entry, residents will find the floor plan to be most accommodating in their two-bedroom villa. The full bath is in equal distance from each room making for ease of everyday use. The bedrooms are soundly separated by the full-bath which allows for a quiet and private setting for each resident or guest. The kitchen will have a space saving layout in close proximity to the laundry area and dining room which will allow for short distances between routinely visited areas throughout the villa. Each villa will also have an enclosed storm shelter located near the rear patio.

The site plan is a mix of 4, 5 and 6-plex garden level residential buildings and a community building to include onsite management and maintenance staff offices and community gathering space. Additional features include ample green space and parking.

Amenities include garden level buildings for ease of access for senior residents in all stages of mobility, fully equipped kitchens and laundry rooms, energy efficiency, water/sewer/trash paid by owner, community gathering space, onsite management staff, and off-street parking. Options for covered parking will also be available to each resident.

This community will complement the growing development in the area perfectly. It will not interfere with homes being built for families because it is catering to seniors that are entering retirement years and prefer maintenance free living. The residents of the Villas will likely be the senior relatives of those families purchasing in neighboring single family home development. There is a proven need for affordable senior housing in Belton. Citizens want to remain in the community they call home. Traditions Villas is located only 3 blocks from the main thoroughfare which takes you to everything in town including all of the local conveniences. The city zoning perspective fits nicely. It's all about housing the people in the community. Traditions Villas will offer something perfectly designed that is new and accessible for the people that need it most.

The Final Development Plan is noted as Phase I on the plan set. Future Phases II and III are shown for informational purposes. These phases will be subject to Planning Commission review and approval at a future date.

PROPOSED FINAL PLAN/COMPLIANCE WITH THE PUD STANDARDS AND ZONING REGULATIONS

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

Subject Property: The property is a 4.36 acre parcel at the northeast corner of Mullen Road and Sycamore Drive. The property is zoned a R-3 Planned Unit Development. The location of the Villas was approved as part of a revised plan in 2017.

Proposed Development: The applicant is proposing to construct 36 one-story, two-bedroom units in six buildings. The plan includes a community center and open space and trails and sidewalks to serve the development. Two future phases of development are shown on the plan to demonstrate the full scope of the Villa concept in the Traditions.

Compliance with PUD Requirements and R-3 Standards: The development meets all setback, building coverage and building height and lot area requirements of the R-3 Multiple-Family Residence District. The net density is 9 units per acre. The UDC requires 1.5 parking spaces per unit for multi-family development or 54 spaces for the 36 units. There are 95 parking spaces proposed, including 12 carport spaces for residents who might opt for covered parking. The parking spaces meet all dimensional requirements for length, width and maneuvering.

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

The Final Development Plan also meets all the requirements of the Traditions PUD. The plan includes sidewalks, trails and open space to meet the PUD standards.

A land-use analysis and site data table is found on Site Plan sheet C-1.

Building Design: There are no specific building design requirements for the R-3 Multiple-Family Residence District. However, the UDC does require certain design elements and amenities in a planned unit development. The original Traditions PUD included photographs of required building materials for multi-family areas of the development. The proposed six-unit buildings and the community building feature pitched roofs, brick and stone veneer on the front and side elevations, maintenance free siding, covered front porches and rear patios. These elements meet the criteria of the original PUD. Storm shelters are provided for each unit on the rear patio.

The proposed design is consistent with existing the four-unit townhomes buildings in the PUD. The design is also compatible with the materials used in the nearby single-family homes.

Landscaping: A landscape plan was submitted with the Final Development Plan. The landscape plan meets the requirements of the UDC. The plan exceeds the required 30 percent total landscape area, and provides the required shade trees, parking lot landscaping, and street trees. The design also includes a landscape buffer behind the Buildings #4 and #6 that provides attractive screening of the abutting utility right-of-way.

Streets/access: Access to the site would be from a driveway entrance on the north side Sycamore Drive, leading to the Villas private roads and parking areas. Future Phases II and III would have access from Mullen Road.

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.

Detention: The Traditions PUD included area-wide stormwater management and detention thru existing and new detention areas. The applicant has designed the stormwater system to meet the detention requirements of the PUD.

STAFF RECOMMENDATION

The staff recommends approval of the request for a Final Development Plan for Traditions Villas, as noted in the staff report and indicated on the final development plan. The recommendation is subject to the following conditions:

5. The Final Development Plan for Traditions Villas is hereby approved, as shown on Final Site Development Plan by Schlagel & Associates, dated 12/13/19.
6. Trash enclosures shall be masonry construction to match the buildings, with additional landscaping around the enclosures.
7. Submit details of the of the proposed carports on the Final Development Plan. Roofing materials on the carports shall match the villas.
8. Designate the storm shelters on the rear elevation/patio areas of each unit.

PLANNING COMMISSION ALTERNATIVES

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

ATTACHMENTS

1. Traditions Villas-Final Development Plan-6 pages.
2. Area Map.

EXHIBIT B

FINAL PLAT

TRADITIONS VILLAS-1st PLAT

BELTON PLANNING COMMISSION

MONDAY, JANUARY 6, 2020 – 6:00 P.M.

CITY HALL ANNEX BUILDING – 520 MAIN STREET

CASE #FP20-01

Property Owner-Sallee Real Estate Investments, LLC

Engineer/Surveyor-Schlagel & Associates P.A./Dan Foster, David Rinne

Location- The property is located just east of the northeast corner of Mullen Road and Sycamore Drive.

Request-The application was filed for approval of a **Final Plat** for Traditions Villas-1st Plat.

BACKGROUND

A final development plan was filed for approval of the Traditions Villas, a development consisting of 36 one-story villa units in six buildings for residents 55 years or older.

The Traditions Planned Unit Development 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. In 2017, a revised plan was approved that included the 4.14-acre subject site for the proposed Villa home development.

The proposed Traditions Villas-1st Plat was filed to accompany review and approval of the Final Development Plan.

PROPOSED FINAL PLAT

The Final Plat is consistent with the final development plan as submitted to the Planning Commission.

Lots and blocks-This is a one-lot final plat of 4.14 acres designed for construction the proposed Villa units. The plat meets all the Final Plat requirements of Section 36-35 of the Unified Development Code.

Access/Streets-Access to the property would be with a new driveway entrance on the north side of Sycamore Drive. This will be a private driveway leading to the parking areas of the first phase Villa units.

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 Traditions Villas, 1st Plat 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.

The recommendation is subject to the following conditions:

3. The final plat for Traditions Villas, 1st Plat, dated 10/18, 2019, by Schlager & Associates is approved as submitted.
4. The final plat shall be recorded within one year of City Council approval or the approval of the plat shall be considered null and void.

PLANNING COMMISSION ALTERNATIVES

4. Motion to **approve** a Final Plat for Traditions Villas, 1st Plat.
5. Motion to **deny** a Final Plat for Traditions Villas, 1st Plat.
6. Motion to continue the application pending additional information.

ATTACHMENTS

1. Final Plat-Traditions Villas-1st Plat
2. Location Map

EXHIBIT C

2020 BELTON PLANNING COMMISSION AND DEVELOPMENT REVIEW SCHEDULE

Schedule	Development Application Deadline Thursday (noon)	Comments to Applicant Thursday	(Optional) Applicants Meeting Wednesday	Applicant's revised plans due Thursday (noon)	Public Notice deadline for newspaper - Friday	Applicant mails letters; Public Notice Posted in Newspaper on Friday	PC Packets Posted Online Wednesday	PC Meeting - Monday, 6:00 p.m.	City Council Meeting - Tuesday, 7:00 p.m. First Reading	City Council Meeting - Tuesday, 7:00 p.m. Second Reading
A	9-Jan	30-Jan	5-Feb	13-Feb	21-Feb	28-Feb	11-Mar	16-Mar	14-Apr	28-Apr
B	23-Jan	13-Feb	19-Feb	27-Feb	13-Mar	20-Mar	1-Apr	6-Apr	28-Apr	12-May
C	13-Feb	5-Mar	11-Mar	19-Mar	27-Mar	3-Apr	15-Apr	20-Apr	12-May	26-May
D	27-Feb	19-Mar	25-Mar	2-Apr	10-Apr	17-Apr	29-Apr	4-May	26-May	9-Jun
E	12-Mar	9-Apr	15-Apr	23-Apr	1-May	8-May	27-May	1-Jun	23-Jun	14-Jul
F	26-Mar	23-Apr	29-Apr	7-May	15-May	22-May	10-Jun	15-Jun	14-Jul	28-Jul
G	9-Apr	7-May	13-May	21-May	29-May	5-Jun	1-Jul	6-Jul	28-Jul	11-Aug
H	23-Apr	21-May	27-May	4-Jun	12-Jun	19-Jun	15-Jul	20-Jul	11-Aug	25-Aug
I	14-May	11-Jun	17-Jun	25-Jun	3-Jul	10-Jul	29-Jul	3-Aug	25-Aug	8-Sep
J	28-May	25-Jun	1-Jul	9-Jul	10-Jul	17-Jul	29-Jul	3-Aug	25-Aug	8-Sep
K	25-Jun	23-Jul	29-Jul	6-Aug	14-Aug	21-Aug	16-Sep	21-Sep	13-Oct	27-Oct
L	9-Jul	6-Aug	12-Aug	20-Aug	28-Aug	4-Sep	16-Sep	21-Sep	13-Oct	27-Oct
M	23-Jul	20-Aug	26-Aug	3-Sep	11-Sep	18-Sep	30-Sep	5-Oct	24-Nov	8-Dec
N	13-Aug	10-Sep	16-Sep	24-Sep	2-Oct	9-Oct	28-Oct	2-Nov	24-Nov	8-Dec
O	27-Aug	24-Sep	30-Sep	8-Oct	16-Oct	16-Oct	28-Oct	2-Nov	24-Nov	8-Dec
P	10-Sep	8-Oct	14-Oct	22-Oct	30-Oct	6-Nov	2-Dec	7-Dec	22-Dec	12-Jan
Q	24-Sep	22-Oct	28-Oct	5-Nov	13-Nov	20-Nov	2-Dec	7-Dec	22-Dec	12-Jan
R	8-Oct	5-Nov	18-Nov	19-Nov	27-Nov	4-Dec	16-Dec	21-Dec	12-Jan	26-Jan
S	22-Oct	19-Nov	25-Nov	3-Dec	11-Dec	18-Dec	30-Dec	4-Jan	26-Jan	9-Feb
T	12-Nov	10-Dec	16-Dec	23-Dec	31-Dec	8-Jan	27-Jan	1-Feb	23-Feb	9-Mar
U	26-Nov	23-Dec	30-Dec	7-Jan	15-Jan	22-Jan	10-Jan	15-Feb	9-Mar	23-Mar
V	10-Dec	7-Jan	13-Jan	21-Jan	29-Jan	5-Feb	24-Feb	1-Mar	23-Mar	13-Apr
W	23-Dec	14-Jan	20-Jan	28-Jan	5-Feb	12-Feb	24-Feb	1-Mar	23-Mar	13-Apr
X	14-Jan	4-Feb	10-Feb	18-Feb	26-Feb	5-Mar	31-Mar	5-Apr	27-Apr	11-May
Y	28-Jan	18-Feb	24-Feb	4-Mar	12-Mar	19-Mar	31-Mar	5-Apr	27-Apr	11-May
Z	11-Feb	4-Mar	10-Mar	18-Mar	26-Mar	2-Apr	14-Apr	19-Apr	11-May	25-May

*Note: The first Planning Commission meeting each month is the primary meeting date.

SECTION IV.
FINAL DEVELOPMENT PLAN
KC RIM SHOP

**FINAL DEVELOPMENT PLAN
KC RIM SHOP
BELTON PLANNING COMMISSION
MONDAY, FEBRUARY 3, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

Property Owner/Applicant-Josh Burnett/KC Rim Shop

Engineer-Huffman Land Surveyors

Location-The property is located at 217 East North Avenue, the southeast corner of East North Avenue and Chestnut Street.

Request-The application was filed for approval of a Final Development Plan to permit the redevelopment of the site, to allow a new facility for KC Rim Shop.

BACKGROUND

The property at 217 East North Avenue is the former location of Benjamin Liquor Store, and currently serves as a service and installation location for KC Rim Shop. The main location of KC Rim Shop is across the street from the subject site. The applicant proposes to demolish the existing structure and construct a new building on the site.

The property is located in the *North Scott Corridor Overlay District*. This overlay district has specific design guidelines and building material alternatives for new development and redevelopment in the corridor. The plan states that *“all new buildings shall employ a 360-degree approach to building architecture and design and shall be constructed using quality building materials.”* New commercial buildings are required to have at least three (3) Class 1 or Class 2 materials as primary materials for at least 75 percent of all façade areas. A complete list of exterior building material finish materials is attached. Generally, Class 1 and Class 2 building materials are clay fired brick masonry, natural stone, glass curtain wall, brick veneer, textured concrete panels and stucco.

The applicant is proposed to construct the building with corrugated steel panels and stone wainscoting with wood accents on the Chestnut Street and East North Avenue elevations. These elevations include a glass storefront and canopies for additional detail. The applicant supplied the attached materials list. Mr. Burnett provided a list of nearby buildings with similar building materials.

It is proposed that the south elevation abutting the alley and the east elevation be constructed with corrugated steel panels without any contracting materials.

The materials selected by the applicant do not meet the building exterior finish requirements of the *North Scott Corridor Overlay District*.

The applicant has prepared the following narrative to provide information on the plan that includes a request for the alternative materials and a justification for the request:

KC Rim Shop

Our redevelopment goal is to tear down what is currently there to help enrich your city. We believe that the materials that we have chosen will be fit for the area. We have included a list of businesses that are built of the same materials that are less than a quarter of a mile in any direction that we are proposing to use as well. Our goal is to use materials we see fit to the cost and ROI due to the geographic income. We have not asked for just a metal pole barn, we have given this great thought and have been working with staff.

We know we are not meeting what you have setup as the North Scott Corridor materials, but we are asking you to give this a chance and see how this will benefit your city. We have been a successful business in your town for almost 10 years. This partnership needs to move forward and not stall as it has for many years. We would like to stay here and contribute to (OUR) city for many years to come. We know this is not typically the way that you do your final development plan but this is the best way we see that it works for us as a small business do to the over whelming cost of renderings and site plans and so on. We thank Dave Clements for working hard and giving good guidance on this project and the rest of the planning commission for willing to hear this out. Thank You

Building materials that we have chosen are corrugated steel on all 4 sides and a manufactured cast stone on the North and West sides of the building stated in your class 2 materials.

We will be using a wood paneling on the North facing and West facing of the building to help break up the monotony and to meet some of your requirements. This wood paneling would also help offset the building due to the length and be spaced away from the main building to help the articulation for the facades.

We are asking to leave off the wainscoting on the south side of the build due to the lack of visibility to the public and the high rate of vandalism in the area. This will help maintain the structure and keep potential damage down.

We will also be adding a glass store front on the north and west side which also meets your class 1 materials. Our awning materials will consist of a metal material suspended by cable.

There will also be a parapet on top to screen all the mechanical and electrical equipment on the roof.

Garage doors will be a textured metal with no glass due to the privacy of our customers and their vehicles as well as some high-profile customers who entrust us to keep their privacy.

Trash enclosures made of the same material as the building and will have gates to match.

Staff requested that the applicant provide material samples for the Planning Commission meeting.

PROPOSED FINAL PLAN/COMPLIANCE WITH OVERLAY STANDARDS AND ZONING REGULATIONS

Subject Property: The property is a .58-acre parcel at the southeast corner of East North Avenue and Chestnut Street. The property is zoned a C-2 General Commercial District.

Proposed Development: The applicant is proposing to construct a new 8,800 square foot retail building for sales and installation of the products of KC Rim Shop. The applicant is the owner of KC Rim Shop and states that the business has been in the City of Belton for 10 years, and this expansion will help grow the business.

Compliance with C-2 Standards: The proposed building is subject to all setback, building coverage and building height and lot area requirements of the C-2 District. On January 23, 2019, the Board of Zoning Adjustment approved a rear yard setback variance of 10 feet abutting the alley, and an interior setback variance of 5 feet for the east side of the building.

KC Rim Shop

Building Design: As explained in an earlier section of the staff report, the *North Scott Corridor and Overlay District* requires certain design elements and building materials with new construction. The proposed building design does not provide for four-sided, 360-degree architecture. The design does not meet the 75 percent requirement for Class I and Class 2 building materials, and the design includes significant use of steel panels, which are prohibited by the design guidelines.

Landscaping: The Final Development Plan is subject to all applicable requirements of Chapter 22 of the UDC, Landscaping and Screening.

Streets/access: Access to the site would be from two existing driveway entrances on Chestnut Street and East North Avenue. No new access is proposed.

Utilities: Staff has determined that there are adequate public facilities for the plan.

Detention: The Final Development Plan is subject to all applicable requirements of Chapter 22 of the UDC, Stormwater Management.

STAFF RECOMMENDATION

The staff supports redevelopment of the site, and the removal of the deteriorating existing structure. However, it is important that redevelopment meet the guidelines and requirements of the *North Scott Corridor and Overlay District*. Staff recommends that the application be continued and that the applicant revise the plan to better meet plan requirements. The recommendation is subject to the following conditions:

1. The Final Development Plan be revised to meet the building design standards of Chapter 2 of the *North Scott Corridor Overlay District*.
2. The Final Development Plan is subject to all applicable requirements of Chapter 22 of the UDC, Landscaping and Screening.
3. The Final Development Plan is subject to all applicable requirements of Chapter 22 of the UDC, Stormwater Management.
4. The Final Development Plan is subject to all applicable requirements of Chapter 26 of the UDC, Parking and Loading.

PLANNING COMMISSION ALTERNATIVES

1. Motion to **approve** a Final Development Plan for KC Rim Shop.
2. Motion to **deny** a Final Development Plan for KC Rim Shop.
3. Motion to continue the application for further information.

ATTACHMENTS

1. KC Rim Shop-Final Development Plan- 8 pages.
2. Applicant's material list.
3. Similar Building Materials
4. North Scott Corridor Overlay District-building finish materials alternatives.
5. Location Map.

KC Rim Shop

ORDERED BY
KC RIM SHOP & AUDIO
ATTN: JOSH BURNETT
100 N CHESTNUT ST
BELTON, MO 64012
OFFICE: (816) 348-8978

KC RIM SHOP & AUDIO SITE PLAN

LOTS 5 THRU 10, BLOCK 13, ORIGINAL TOWN OF BELTON

BELTON, CASS COUNTY, MISSOURI

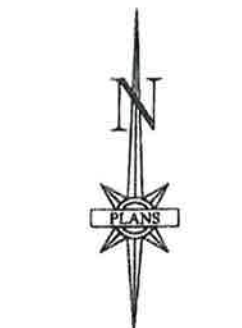
E NORTH AVENUE (58 HWY)

CHESTNUT STREET

"C" STREET (VACATED)

WALNUT STREET

20' ALLEY



20 0 20
SCALE: 1" = 20'

BASIS OF BEARING

ASSUMED NORTH FROM MISSOURI ROUTE 58 HIGHWAY PLANS.

LAND DESCRIPTION

All of Lots 5, 6, 7, 8, 9 and 10, in Block 13 and that part of the South Half of vacated "C" Street North of and adjoining said Lots, in TOWN OF BELTON, Cass County, Missouri, EXCEPT that part deeded to the State of Missouri by Instrument recorded as Document No. 218762, in Book 2060 at Page 32.

Michael J. Huffman
MICHAEL J. HUFFMAN
MO. RLS-2268

November 30, 2018

DATE

HUFFMAN LAND SURVEYORS, LLC
PO Box 661
Raymore, MO 64083
Office: (816) 322-4544 Fax: (816) 331-4030
Email: huffman@swbell.net

REVISIONS:
FILE NAME: Town Belton Block 13 Benjamin.dwg
FILE LOCATION: Y:\Cas\Belton\Town Belton Bk 13 Benjamin
SURVEY CLASSIFICATION: Type "C" Urban Property Survey

SITE PLAN
KC RIM SHOP & AUDIO
217 E NORTH AVE
BELTON, MO 64012

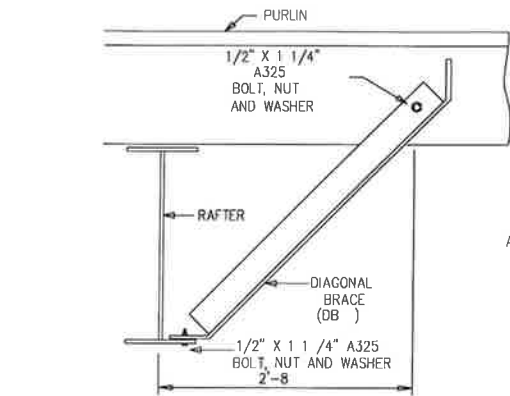
DRAWN BY: RJS
CHECKED BY: MJB
DATE: NOV 16, 2018
SCALE: 1" = 20'
SHEET 1 OF 1



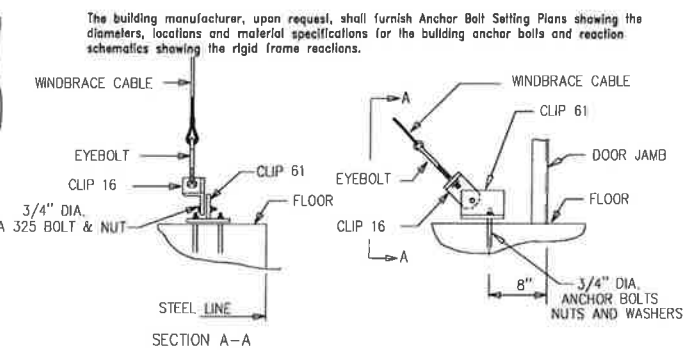
KC RIM SHOP
217 EAST NORTH AVENUE
BELTON, MISSOURI

DATE:	02-04-2019
REVISION	DATE
ISSUED:	PERMIT/CONSTRUCTION

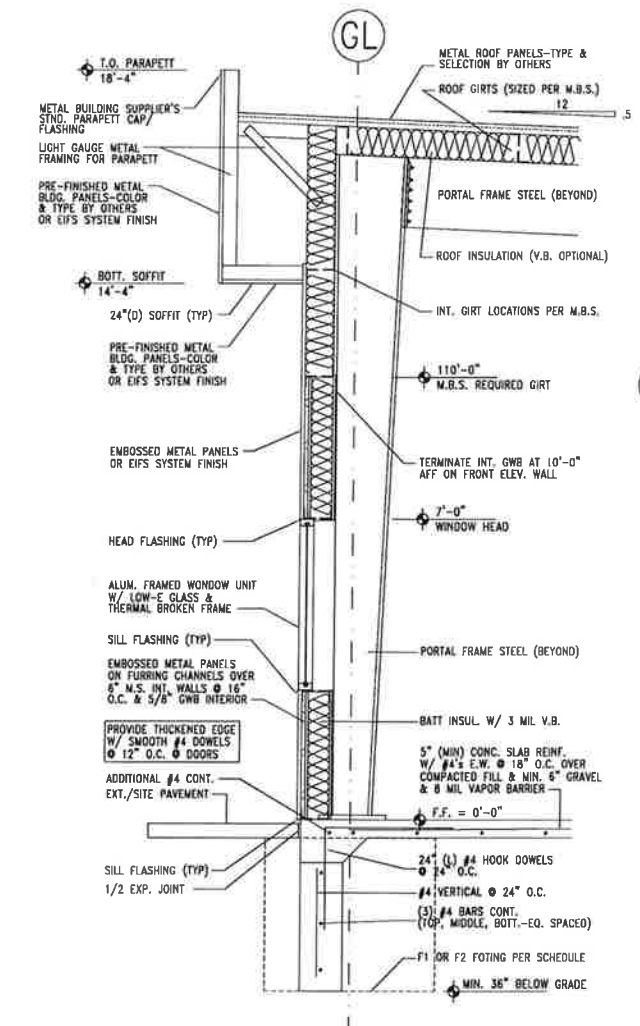
A2



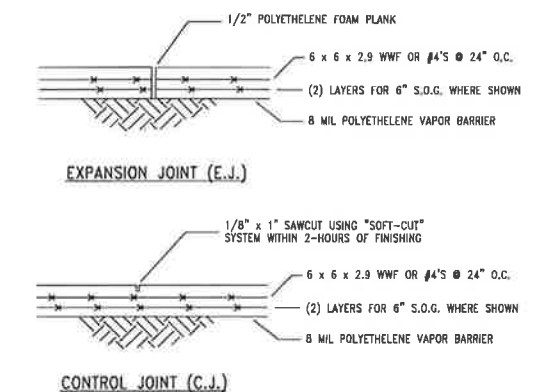
J PURLIN TO RAFTER BRACING DETAIL



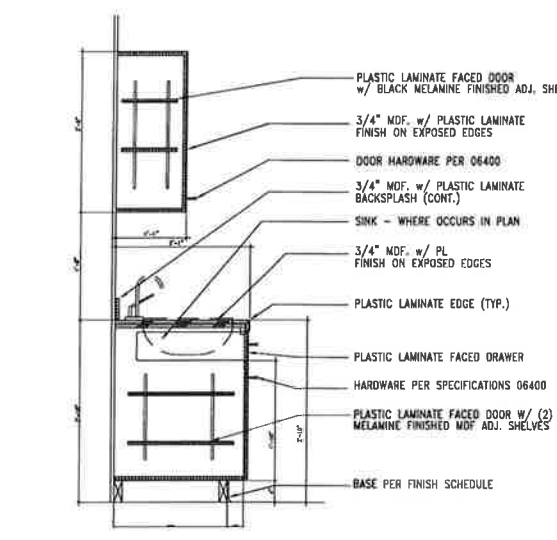
H BRACING ROD TO FLOOR/BASE CONNECTION



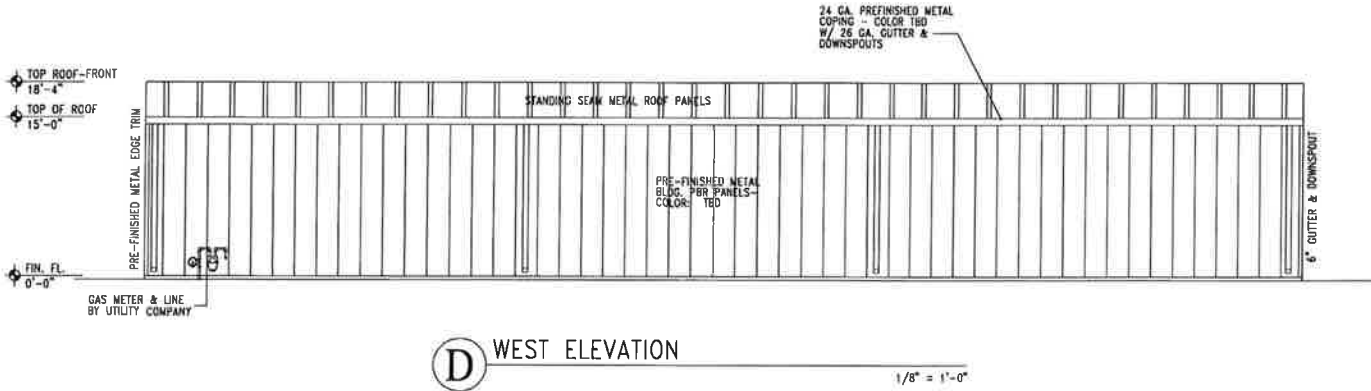
F WALL SECTION



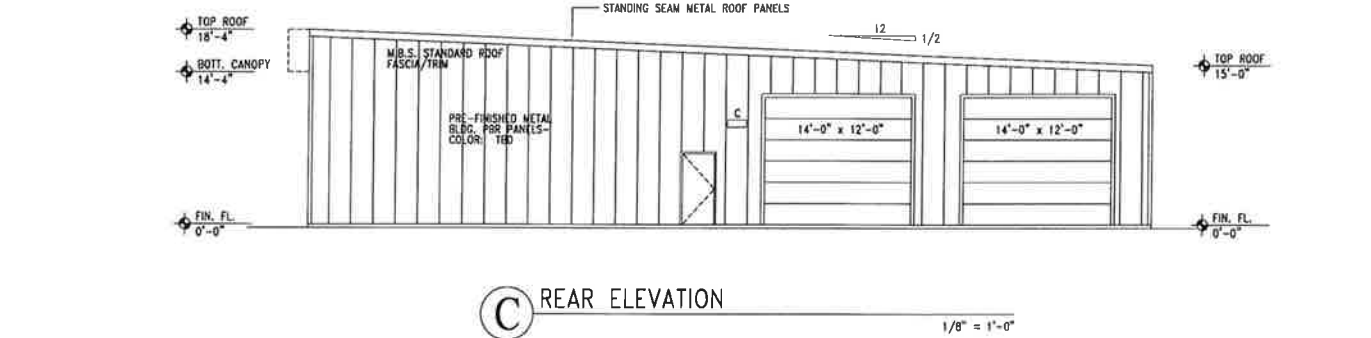
G S.O.G./FOUNDATION PLAN



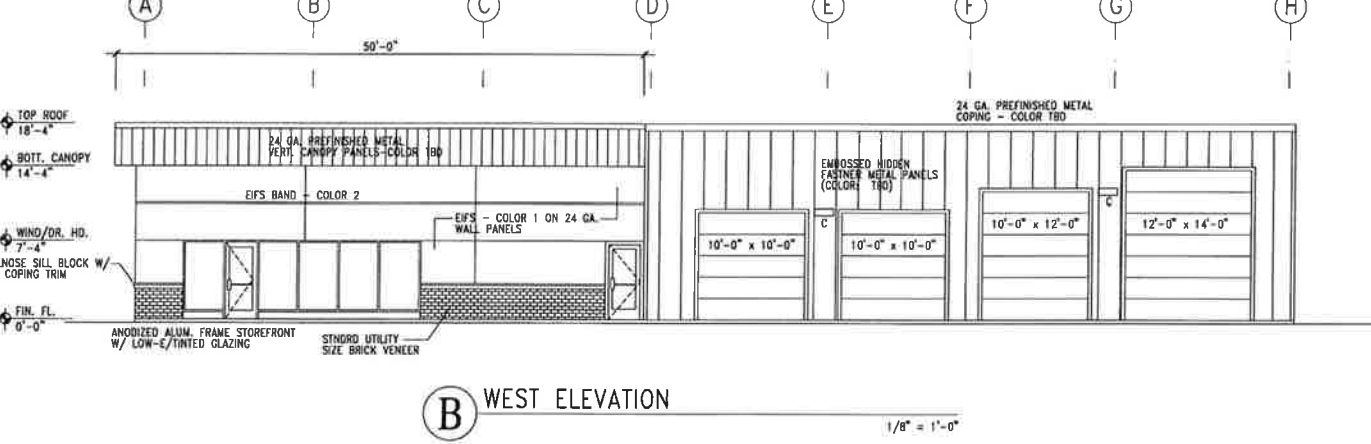
E SECTION @ CABINETS



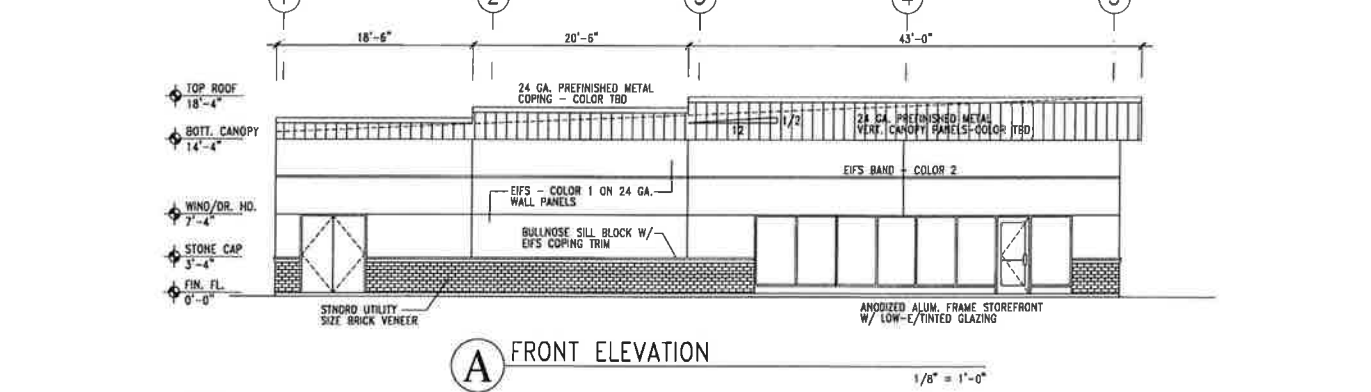
D WEST ELEVATION



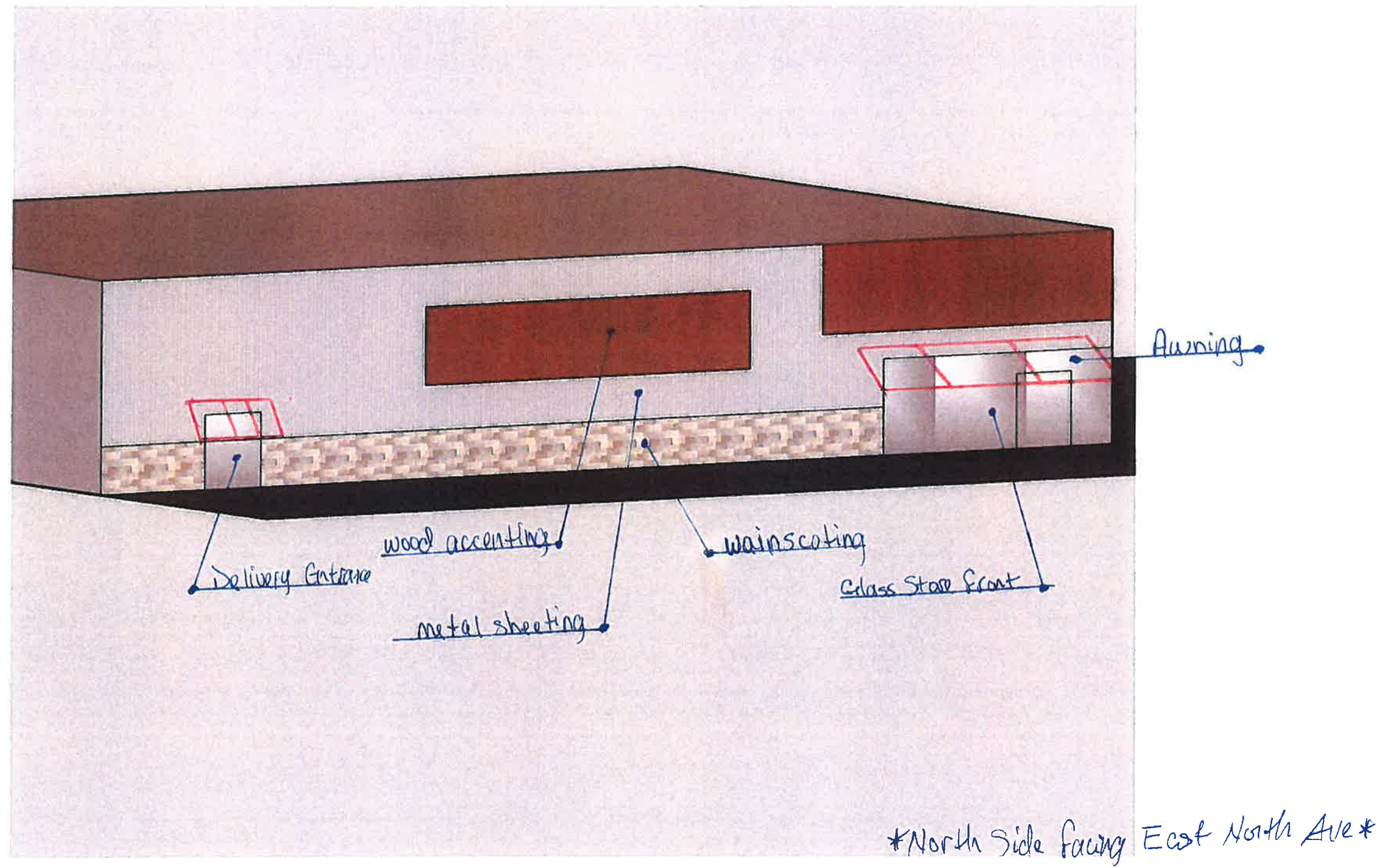
C REAR ELEVATION

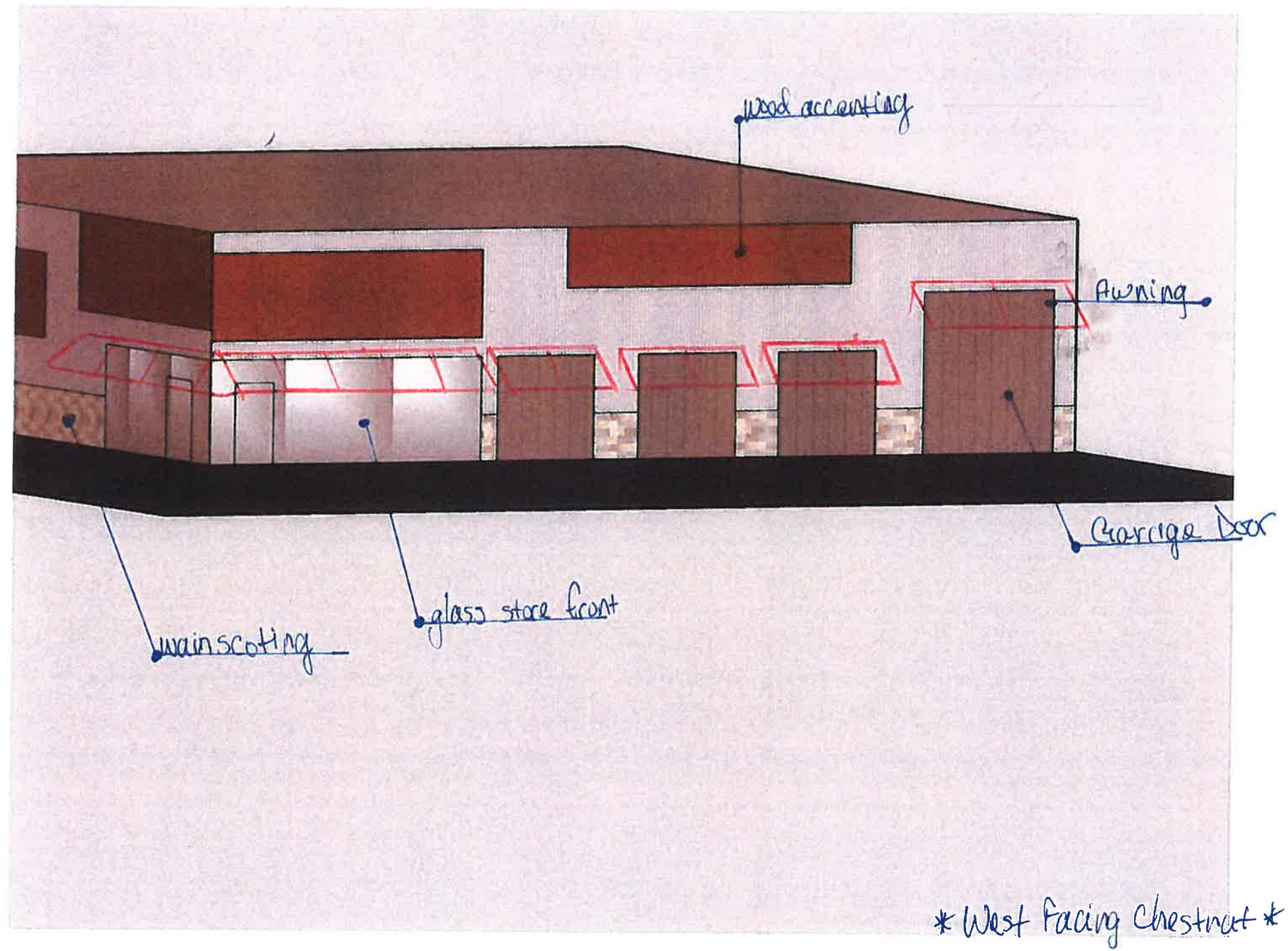


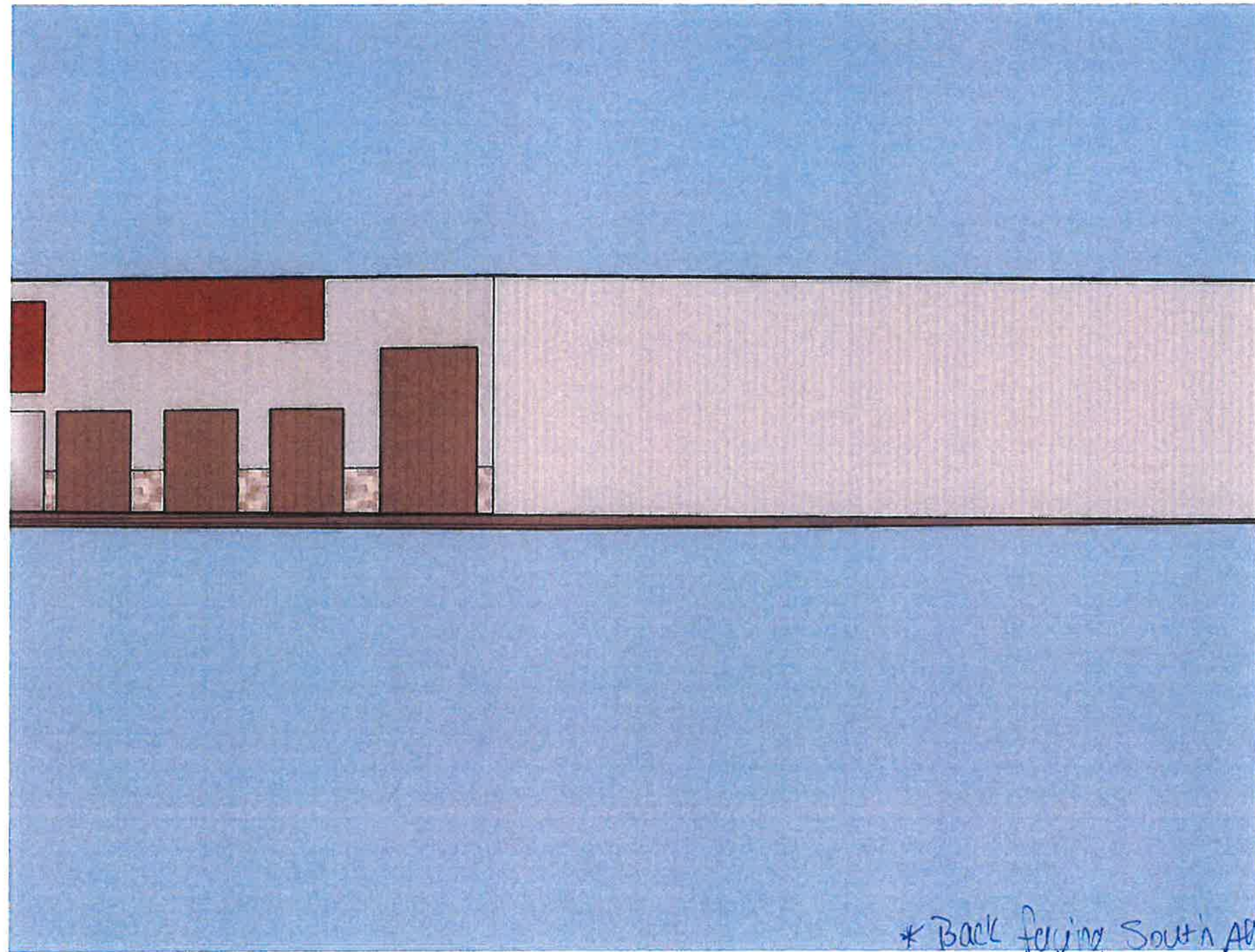
B WEST ELEVATION



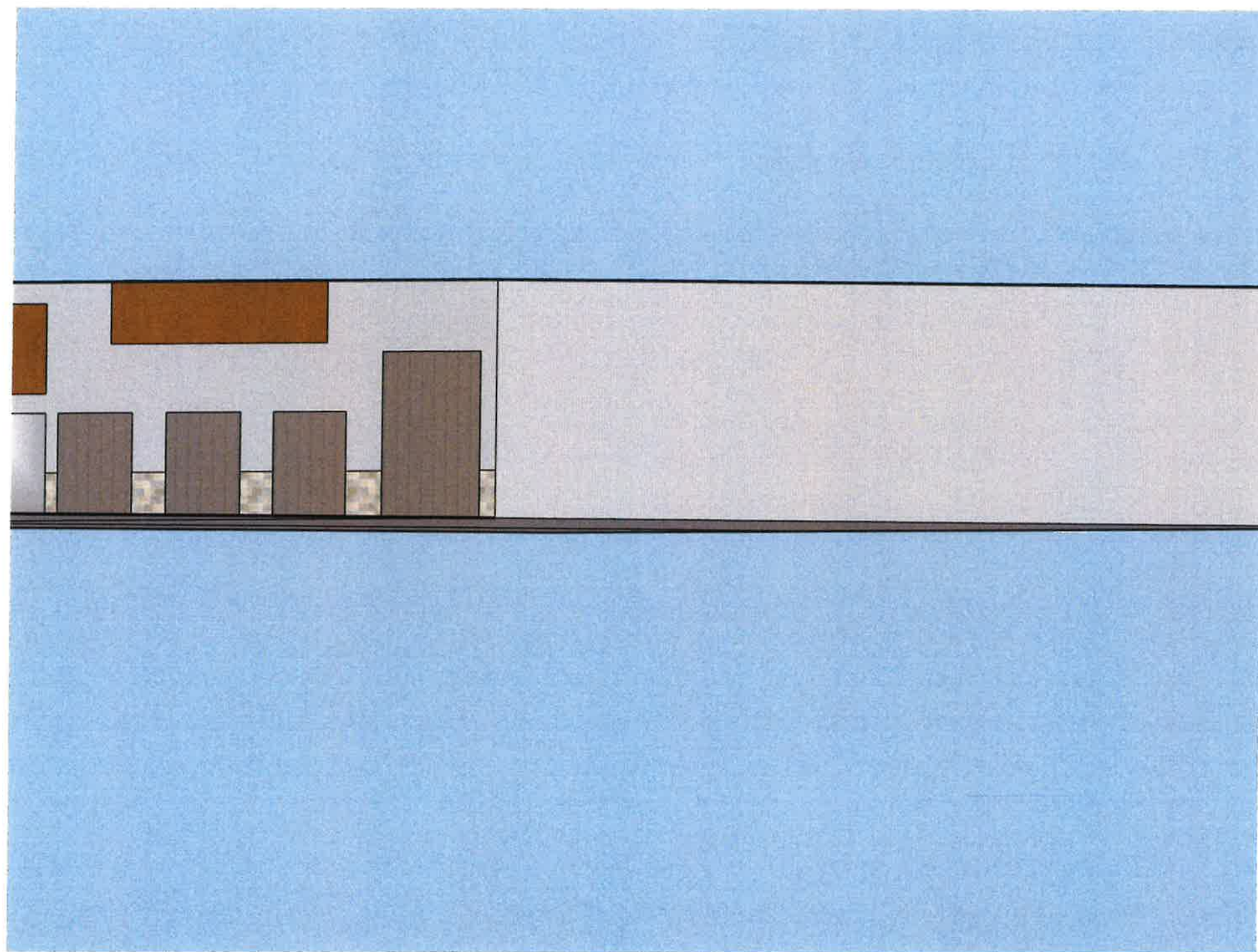
A FRONT ELEVATION













KC RIMSHOP

217 N. EAST AVE BELTON, MO. 64012

OUTSIDE BUILDING MATERIALS:

- 1) CORRUGATED STEEL
- 2) GLASS STORE FRONT
- 3) METAL paneled GARAGE DOORS
- 4) MONO SLOPED STEEL ROOF
- 5) WOOD PANELING ACCENTS
- 6) BRICK/STONE WAINSCOTING
- 7) CABLE ARCHITECTURAL AWNINGS

Similar building Designs

- Dollar General - 302 E North Ave.
- Cass Gazette Printing – 204 Ella St
- Braces by Billings (North Building) – 410 E North Ave.
- C & S Sales (South East Corner) - 305 E North Ave.
- SFE Enterprises – 404 E Walnut St
- Icon Pools – 323 – Commercial St
- Tusays Garage – 124 Commercial St
- Mr. Door Inc. – 415 Cherry St
- Grandview Upholstery – 105 A N Chestnut
- HellRaiser Fabrication – 230 E North Ave.
- Mt Pleasant Township (Roadwork Building) – 200 Commercial
- Twice The Ice – On E North Ave.

BUILDING EXTERIOR FINISH MATERIALS

All new buildings shall employ a 360-degree approach to building architectural design and shall be constructed using quality building material on all sides. All building material shall be appropriately applied to create aesthetically pleasing, long-lasting structures that contribute to the overall character of the area in which they are built.

All new buildings and additions to existing buildings shall be subject to the standards of this section. However, expansions of less than twenty percent (20%) of the floor area of the existing building may use the same or superior materials as the existing structure.

Acceptable, quality building materials shall generally be categorized as high-quality and standard-quality. Materials shall be divided into four (4) classes where Class A and Class B shall be considered high-quality and Class C and Class D shall be considered standard quality. Materials are described as follows:

CLASS 1 MATERIALS (VERY HIGH-QUALITY)

- Fired clay brick, full-veneer masonry wall system
- Natural stone, full-veneer masonry wall system
- Glass, curtain wall and/or glass cladding system
- Other comparable or superior materials

CLASS 2 MATERIALS (HIGH-QUALITY)

- Thin veneer brick (adhered)
- Manufactured or cast stone (adhered)
- Textured architectural concrete panels
- Masonry stucco, traditionally applied
- Other comparable or superior materials

CLASS 3 MATERIALS (STANDARD QUALITY)

- Integrally-colored, specialty concrete block such as textured, burnished block or split-face block, or concrete brick
- Fiber-cement board or panels, irrespective of form
- Decorative opaque panels designed as exterior building finish
- Metal wall panel systems, insulated or rain screen assemblies (this definition does not include metal siding and corrugated or ribbed metal sheets of any type)
- Other comparable or superior materials

CLASS 4 MATERIALS (LOWER-COST, STANDARD QUALITY)

- Vinyl siding or panels, irrespective of form or thickness
- Water-managed Exterior Insulation and Finish System (EIFS)
- Smooth or scored concrete block
- Smooth concrete tilt-up panel systems
- Translucent wall panel systems (Kalwall)
- Ceramic
- Glass block
- Wood
- Other comparable or superior materials

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

1 in. = 49ft.

