



**AGENDA
CITY OF BELTON
PLANNING COMMISSION MEETING
MONDAY, JANUARY 6, 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 DECEMBER 2, 2019 PLANNING COMMISSION MEETING**

- IV. NON-PUBLIC HEARINGS**
 - A.** 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.

 - B.** Consideration of 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.

 - C.** Approval of the 2020 Development Review Schedule

- V. DIRECTOR'S REPORT**

- VI. NEXT MEETING DATE:** January 20, 2020

- VII. ADJOURNMENT**

SECTION III.
MEETING MINUTES
DECEMBER 2, 2019

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
December 2, 2019**

CALL TO ORDER

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

ATTENDANCE

Commission: Chairman Girgin, Councilman Chet Trutzel, Commissioners Sally Davila, Kelly Monaghan-Bass, Scott Swaggart, Kara Anderson, Tim McDonough and RJ Warren

Absent: Mayor Jeff Davis

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

Guests: Eric Collins, Collins & Jones, 1010 W. Foxwood Drive, Raymore, MO 64083; and Cynthia Jones, 1201 W. 67th Terrace, Kansas City, MO 64113

MINUTES

Councilman Trutzel moved to approve the October 21, 2019, Planning Commission meeting minutes. Commissioner Swaggart seconded the motion. All members present voted in favor, and the motion carried.

PUBLIC HEARING – Consideration of a Special Use Permit for body art services, specifically being a tattoo studio/service in a C-2 General Commercial District at 230 A East North Avenue.

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

The public hearing was opened at 6:06 p.m.

Mr. Collins was present representing the applicant and gave an overview of the project. General hours for the tattoo studio will be 10:00 a.m. to 7:00 p.m.

Cynthia Jones, 1201 W. 67th Terrace, Kansas City, MO 64113 was also present. Ms. Jones is a partial owner of J&L Diner. J&L Diner hours are 7:00 a.m. to 2:00 p.m. Ms. Jones expressed concerns regarding the patrons of the tattoo studio parking in the J&L Diner parking lot and any liability J&L Diner may incur if someone was to have an accident in their parking lot, such as falling. Ms. Jones stated the motorcycle business is busy and there is not enough parking for an additional business.

The Commission had many questions regarding the maintenance of the building, traffic and parking, why the applicant chose Belton, the number of booths, and code enforcement in that area as follows:

- Currently, the applicant does not have a formal lease due to not having approval from the City to proceed. Mr. Jones stated a general lease would not include the aesthetics of the building or any structural items on the building. The lease would require them to take care of landscaping and snow removal.

- The applicant agreed to fix the roof on the building.
- The applicant has agreed to stripe the parking lot to help customers know where to park. There will be four parking spaces. Additionally, management will not park in those spots. Management will park behind the building.
 - The Commission also suggested J&L Diner install signs in their parking lot stating "J&L Diner Parking Only".
 - The applicant stated if their customers park in the J&L Diner parking lot that they will ask them to move their vehicles.
- The applicant chose Belton because they have family here.
- The business will have two tattoo booths and one piercing booth.
- Staff agreed to investigate code enforcement issues in the area and report back to the Commission at the January 6, 2020 meeting.

Commissioner Monaghan-Bass moved to approve the plan with the following conditions:

1. The Special Use Permit shall be valid for a period of five years after approval of City Council. Renewal shall be by the filing of a new Special Use application.
2. The Special Use permit is subject to all the standards of Section 40-2 Special Use provisions, including conditions, transferability and revocations.
3. The applicant shall stripe the parking lot as shown in the parking exhibit.

The motion was seconded by Commissioner Warren. When a vote was taken, the following was recorded:
 Ayes: 8 – Chairman Girgin, Councilman Chet Trutzel, Commissioners Sally Davila, Kelly Monaghan-Bass, Scott Swaggart, Kara Anderson, Tim McDonough and RJ Warren
 Noes: 0 – None
 Absent: 1 – Mayor Jeff Davis

The item will be forwarded to City Council.

DIRECTOR'S REPORT

- At the January 6, 2020 meeting a Final Development Plan of the Traditions will be presented along with the 2020 Planning Commission and Development Review Schedule.

NEXT MEETING DATE: January 6, 2020

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Commissioner Monaghan-Bass. All voted in favor, and the meeting adjourned at 6:31 p.m.

EXHIBIT A

**SPECIAL USE PERMIT-BODY ART SERVICES
230 A. EAST NORTH AVENUE
BELTON PLANNING COMMISSION
MONDAY, DECEMBER 2, 2019 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION:

Applicant/Attorney-Mandi Harvey, Tattoo Therapy, LLC/Eric Collins, Collins & Jones, P.C.

Location-The property is located at 230 A. East North Avenue, just east of Chestnut

Request-The application was filed for approval of a Special Use Permit for body art services, specifically being a tattoo establishment, Tattoo Therapy, LLC.

BACKGROUND:

The property is zoned a C-2 General Commercial District. This is a retail zoning classification that is located along commercial corridors in the City of Belton. The subject property is an approximate 800 square foot building on a large parcel with other uses, with access from E. North Avenue. The most recent occupant of the property was a consumer loan establishment.

The C-2 zoning district includes Body Art Services as a Special Use Permit. The Unified Development Code (UDO) includes a definition of Body Art Services as follows:

Body art services: Provision of any of the following procedures: body piercing, tattooing, cosmetic tattooing, branding, and scarification. This definition does not include practices that are considered medical procedures by the Missouri Medical Board, which may not be performed in a body art services establishment.

The proposed use would comply with this definition of the UDO. Attorney Eric Collins has prepared the following narrative which provides information on the applicant's experience and business details:

Tattoo Therapy, LLC ("Applicant") is requesting a special use permit in order to operate a tattoo and body piercing business located at 230A E. North Avenue, Belton, Missouri 64012. Applicant's tattooist, John Harvey, received college training in the arts and has been working as a tattoo artist for more than a decade. Images of his artwork have been published in magazines, and he has received awards for tattoos he has created. In Gillette, Wyoming, Applicant's sole member, Mandi Harvey, utilizing the tattooist services of, among others, John Harvey, established a business just like the one Applicant would like to open here, and it is still thriving. Applicant would like to bring that expertise to Belton to create a business that will benefit the community just as the Gillette business has benefitted its community. The business in Gillette has supported its surrounding community in a variety of ways, including by raising money to support causes such as the Boys and Girls Club, suicide awareness and breast cancer awareness and by sponsoring youth and other athletic organizations. Applicant believes this community involvement is a key factor of its success, and Applicant intends to operate its business in Belton in the same way.

Applicant proposes to open the shop in an approximately 800 square foot building situated on the north side of North Avenue. The location is adjacent to a four-lane road that is fully capable of handling the traffic burden Applicant's business will create. The parking adjacent to the building is adequate to serve customers of Applicant's business without causing any inconvenience to the public. Applicant intends to maintain a clean business and building with classy design that will contribute to the aesthetics of the neighborhood. Applicant does not tolerate and actively discourage any use of drugs on or around Applicant's business. Applicant's vision for this business is to create a safe environment that celebrates excellent art and self-expression while striving to promote good in the surrounding community.

The applicant has submitted supplemental information in support of the application. Those items are attached, and include State of Missouri Tattooist Professional Registration certificate, sample interior photographs, building exterior photograph, and parking lot striping plan.

REQUIRED SPECIAL USE STANDARDS FOR APPROVAL:

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

Impact on the public welfare or convenience of the public: The proposed tattoo studio would have no negative impact on the public welfare or convenience at this location. East North Avenue and nearby North Scott Avenue include a variety of personal consumer services such as barbershops/stylists, nail salons, physical therapists and two other tattoo establishments. The proposed use is similar to these other personal consumer uses.

Impact on the value of other property in the neighborhood: The proposed location is in an established commercial corridor, and it is not out of character for the area. It is not likely that the operation would have any impact on the market value or assessed valuation of other property in the neighborhood.

Nature and intensity of the operation with respect to the immediate neighborhood: Tattoo Therapy would be a small studio with limited staffing, it will not be an intense commercial use that would have any negative impact on the immediate neighborhood. The use would not generate any environmental conditions that would impact the area.

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

NOTICE REQUIREMENTS:

A Notice of Public Hearing was published on November 15, 2019.

The applicant sent certified letters to all property owners within 185 feet of the property advising them of the Planning Commission public hearing.

STAFF RECOMMENDATION:

The staff recommends approval of a Special Use Permit for Body Art Services.

The recommendation is subject to the following conditions:

4. The Special Use Permit shall be valid for a period of five years after approval of City Council. Renewal shall be by the filing of a new Special Use application.

5. The Special Use permit is subject to all the standards of Section 40-2 Special Use provisions, including conditions, transferability and revocations.
6. The applicant shall stripe the parking lot as shown in the parking exhibit.

PLANNING COMMISSION ALTERNATIVES

1. Motion to **approve** a Special Use Permit for Body Art Services at 230 A E. North Avenue
2. Motion to **deny** a Special Use Permit for Body Art Services at 230 A E. North Avenue.
3. Motion to continue the application for further information.

ATTACHMENTS

1. Location Map
2. Supplemental Information/photographs.

SECTION IV.
FINAL DEVELOPMENT PLAN
TRADITIONS VILLAS

**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.

Traditions Villas

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:

Traditions Villas

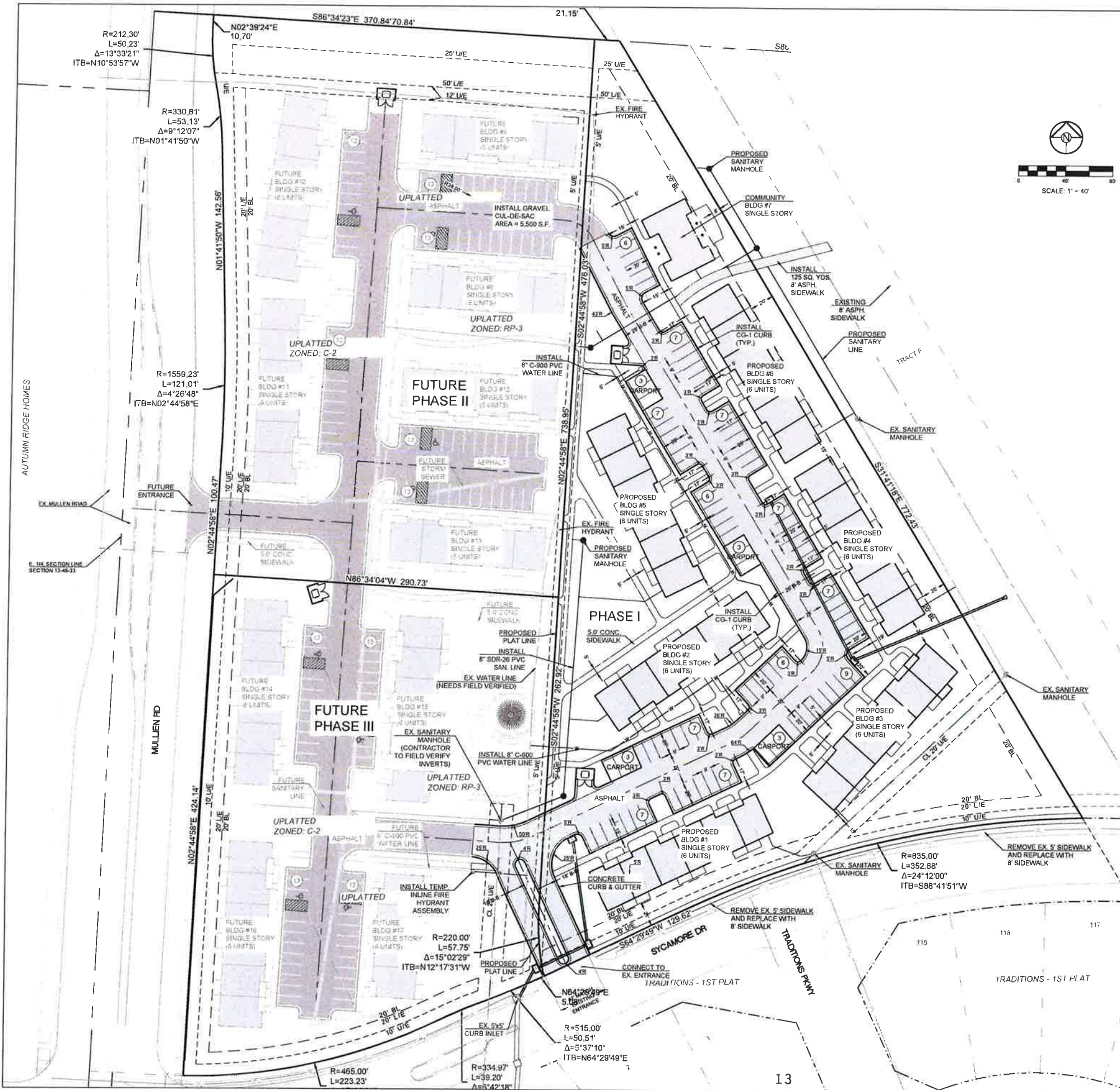
1. The Final Development Plan for Traditions Villas is hereby approved, as shown on Final Site Development Plan by Schlagel & Associates, dated 12/13/19.
2. Trash enclosures shall be masonry construction to match the buildings, with additional landscaping around the enclosures.
3. Submit details of the 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.

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.

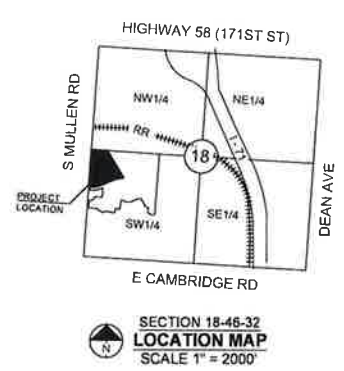
ATTACHMENTS

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



PAVEMENT LEGEND:

[Symbol]	ASPHALT PAVEMENT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	TYPE "CG-1" - CURB & GUTTER
[Symbol]	TYPE "CG-1" - CURB & GUTTER - DRY
[Symbol]	CONC. RIBBON CURB
[Symbol]	EXISTING CURB & GUTTER



OWNER/DEVELOPER:
SALLEE DEVELOPMENT
TYLER SALLEE
3730 NE TROODAN DRIVE
LEE'S SUMMIT, MO 64084
P: (816) 525-2891
E: tyler@salleedevelopment.com

Site Information

Legal Description:
Belton, Cass County, Missouri.
Lot Area: 435,593.72 Square Feet (10.0 Ac.)

Property Address:
No Address Assigned
Belton, Missouri 64012

Phase I:

Phase Area =	180,319.55 Sq. Ft. (4.14 Ac.)
Single Unit Area =	868 Sq. Ft.
36 Units Area =	37,490 Sq. Ft. (20.79%)
Comm. Bldg Area =	2,735 Sq. Ft. (1.52%)
Total Bldg Area =	40,225 Sq. Ft. (21.1%)
Parking and Drive Area =	44,155 Sq. Ft. (24.49%)
Total Coverage =	124,605 Sq. Ft. (69.10%)
Open Space Area =	55,714 Sq. Ft. (30.90%)

Future Phase II:

Phase Area =	142,878.28 Sq. Ft. (3.28 Ac.)
32 Units Area =	33,323 Sq. Ft. (23.3%)
Parking and Drive Area =	37,805.68 Sq. Ft. (28.66%)
Total Coverage =	71,128.68 Sq. Ft. (49.78%)
Open Space Area =	71,749.61 Sq. Ft. (50.22%)

Future Phase III:

Phase Area =	102,690.90 Sq. Ft. (2.36 Ac.)
22 Units Area =	22,910 Sq. Ft. (22.3%)
Parking and Drive Area =	23,181.66 Sq. Ft. (22.57%)
Total Coverage =	46,091.66 Sq. Ft. (44.88%)
Open Space Area =	56,599.24 Sq. Ft. (55.12%)

Totals:

Lot Area =	425,888.74 Sq. Ft. (10.0 Ac.)
Building Area =	96,458 Sq. Ft. (22.65%)
Parking and Drive Area =	105,142.34 Sq. Ft. (24.69%)
Total Coverage =	201,600.34 Sq. Ft. (47.34%)
Open Space Area =	224,288.40 Sq. Ft. (52.66%)
Proposed Floor Area Ratio (F.A.R.) =	22.1%

Current Zoning: C-2: General Commercial &
R-3 PUD: Multiple Family Planned Unit Development

Proposed Zoning: R-3 PUD: Multiple Family Planned Unit Development

Current Use: Vacant
Proposed Use: Multiple Family Residential

Required Parking: Multifamily Dwelling (3+ Units) = 135 Stalls
Community Building = 7 Stalls
ADA Required = 7 Stalls
TOTAL PARKING REQUIRED = 145 Stalls

Proposed Parking: Multifamily Dwelling (3+ Units) = 208 Stalls
Community Building = 6 Stalls
TOTAL PARKING PROPOSED = 214 Stalls

(Note: ADA Parking Stall Locations To Be Determined)

- GENERAL NOTES:**
- Boundary and easement data is from an ALTA survey prepared by Schlager & Associates, P.A.
 - Topography and adjacent plat and improvements from Schlager & Associates, P.A.
 - Existing utilities have been shown to the greatest extent possible based upon field locates by utility companies and information provided to the engineer.
 - All parking lot lighting shall comply with the city codes and ordinances.
 - All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
 - All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards unless the planning official approves the placement of the cabinets in the front or corner yard as outlined in the city code.
 - All wall and monument signs will require a sign permit through the codes division.
 - All parking spaces shall meet the requirements in the UDC.
 - All improvements must meet the City of Belton design criteria, standards and codes.
 - Approval of this plan does not result in generating a building permit. A separate building permit approval process must be completed.
 - Approval of this plan does not constitute a complete review of the project for compliance with the City building codes. A full code analysis shall be submitted with the building permit. Revisions may be required to make the project building code compliant.
 - Approval of this plan does not constitute a complete review of the project for compliance with the ADA regulations. The project shall comply with all applicable regulations of the ADA.
 - Approval of this plan does not constitute compliance with the Fire Code. Complete fire sprinkler and fire alarm plans are required to obtain a building permit.

FLOOD NOTE:
According to the Flood Insurance Rate Map of FEMA, Panel 17 of 480, Map # 29037C0017F, Dated January 02, 2013 the site is an area of minimal flooding.

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#200200280-F #L200200287 #L200200285-F

**TRADITIONS VILLAS
FINAL SITE DEVELOPMENT PLAN
MULLEN RD. & SYCAMORE DR.
BELTON, MISSOURI**

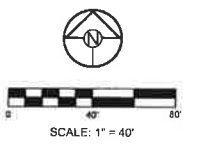
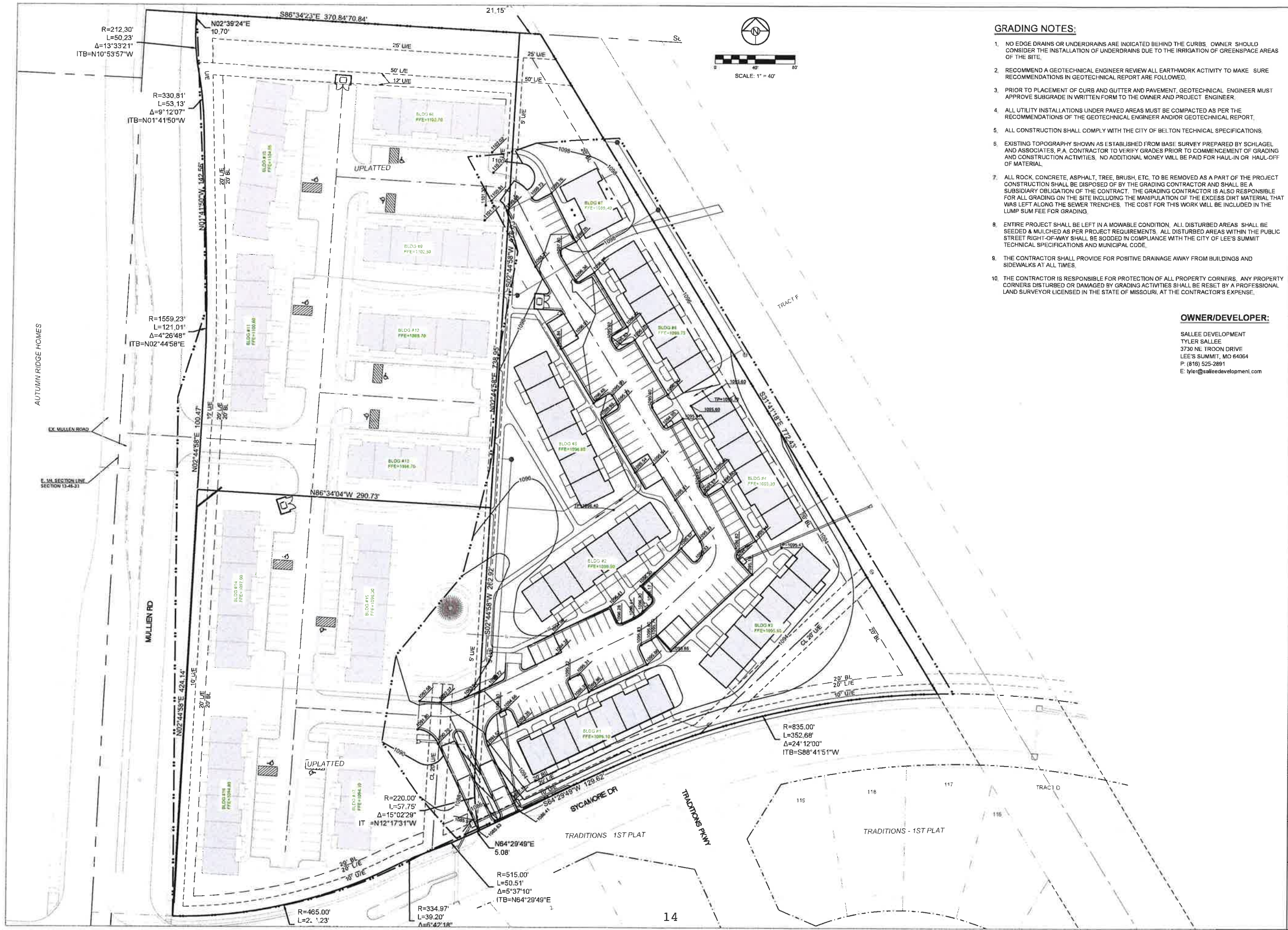
DATE	REVISION/DATE	DESCRIPTION
12/12/2015		CITY COMMENTS

SITE PLAN

SHEET
C1.0

PROJECT: 15001918-10743.0 Design & CMDC Plans 15-1074-FDP-SITE PLAN.dwg, 12/20/2015 6:36:53 AM, 1:1

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- GRADING NOTES:**
- NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
 - RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
 - PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
 - ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BELTON TECHNICAL SPECIFICATIONS.
 - 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.
 - 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 MANIPULATION 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.
 - ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SEEDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
 - THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
 - 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.

OWNER/DEVELOPER:

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 #C200200005F #LAC20100217 #LS20000854F

TRADITIONS VILLAS
 FINAL SITE DEVELOPMENT PLAN
 MULLEN RD. & SYCAMORE DR.
 BELTON, MISSOURI

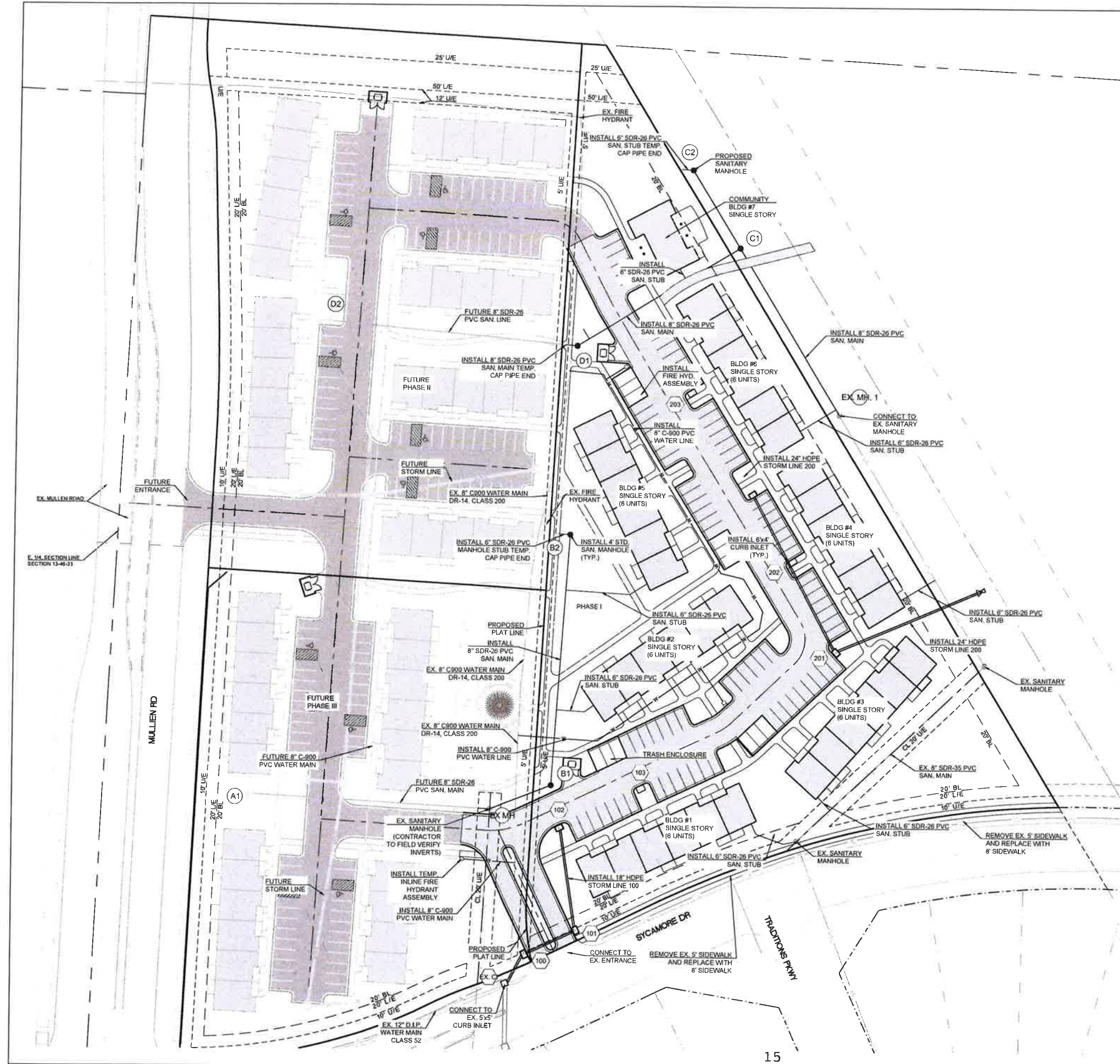
DATE	DESCRIPTION
1/27/2023	CITY COMMENTS

DRAWN BY	CHECKED BY	DATE PREPARED	PROJ. NUMBER
RFM	DSF	10/24/2018	18-0703

GRADING PLAN

SHEET

C2.0



OWNER/DEVELOPER:

SALLEE DEVELOPMENT
 TYLER SALLEE
 3730 NE TROON DRIVE
 LEE'S SUMMIT, MO 64064
 P: (816) 525-2891
 E: tyler@salleedevelopment.com

UTILITY INFORMATION & CONTACTS:

Missouri Gas Energy
 Attn: Lucas Walls
 3025 Southeast Clover Drive
 Lee's Summit, Missouri 64082
 Phone: (816) 958-2218
 Email: lucas.walls@sug.com

Kansas City Power & Light
 Attn: Phillip Ingram
 1300 Hamblen Road
 Lee's Summit, Missouri 64081
 Phone: (816) 347-4339
 Email: phillip.ingram@kcpl.com

Sewer and Water - City of Belton
 506 Main Street
 Belton, Missouri 64012
 Phone: (816) 331-4331

AT&T
 Attn: Herb Upshaw
 9444 Nail Avenue
 Overland Park, Kansas 66207
 Phone: (913) 383-4929
 Email: hu4112@att.com

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



1-800-344-7483 or 811
 mo1call.com

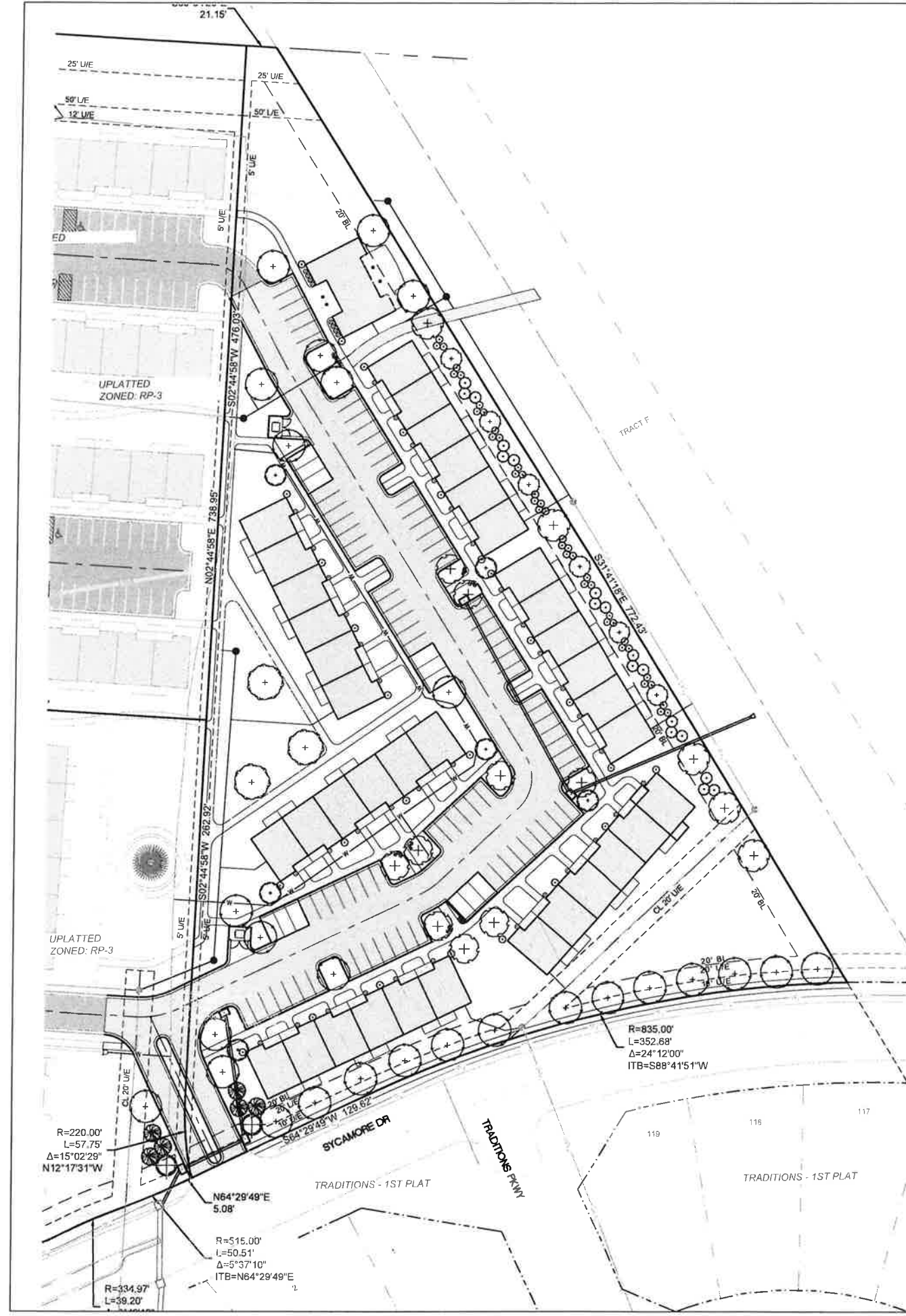


SCHLAGEL
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
 14020 West 107th Street, Suite 100
 Overland Park, MO 66209
 (913) 482-5155 • Fax: (913) 482-8480
 WWW.SCHLAGELASSOCIATES.COM
 Missouri State Certified Public Engineer
 #200000892.F #A/C200100927 AL520020085.F

**TRADITIONS VILAS
 FINAL SITE DEVELOPMENT PLAN
 MULLEN RD. & SYCAMORE DR.
 BELTON, MISSOURI**

REVISION DATE	DESCRIPTION
12/13/2018	CITY COMMENTS

UTILITY PLAN
 SHEET
C3.0



OWNER/DEVELOPER:
 SALLEE DEVELOPMENT
 TYLER SALLEE
 3730 NE TROON DRIVE
 LEE'S SUMMIT, MO 64084
 P: (816) 525-2891
 E: tyler@salleedevelopment.com

SHADE TREES	
ARV	27 EA. Acer rubrum 'Sun Valley' Sun Valley Red Maple 2.5" Cal. B&B
LSW	6 EA. Liquidambar styraciflua 'Slender Silhouette' Slender Silhouette Sweetgum 2.5" Cal. B&B
NSW	3 EA. Nyssa sylvatica 'Wildfire' Wildfire Black Gum 2.5" Cal. B&B
OS	5 EA. Quercus shumardi Shumard Oak 2.5" Cal. B&B
UXF	9 EA. Ulmus x Frontier Frontier Elm 2.5" Cal. B&B
ZSM	6 EA. Zelkova serrata 'Musashino' Musashino Columnar Zelkova 2.5" Cal. B&B
ORNAMENTAL TREES	
MRR	2 EA. Malus sp. 'Royal Raindrops' Royal Raindrops Crabapple 2" Cal. & 8' ht. B&B
EVERGREEN TREES	
JCK	18 EA. Juniperus chinensis 'Keteleeri' Keteleeri Juniper 6' ht. B&B
PPC	6 EA. Picea pungens Colorado Spruce 6' ht. B&B
SHRUBS	
CR	10 EA. Cornus racemosa Gray Dogwood 5 gal. B&B
IML	44 EA. Ilex x 'Mondo' (Male) Little Rascal® Holly 5 gal. Cont.
RAG	24 EA. Rhus aromatica 'Gro-Low' Gro-Low Fragrant sumac 5 gal. Cont.
VCK	30 EA. Viburnum carlesii 'Korean Spice' Koreanspice Viburnum 5 gal. Cont.
VPS	26 EA. Viburnum plicatum tomentosum 'Summer Snowflake' Summer Snowflake Viburnum 5 gal. Cont.

LANDSCAPE DATA

STREET TREES (SEC. 22-3.C.1)
 SYCAMORE DRIVE STREET TREES
 STREET TREES REQUIRED (1 PER 30')(400/ 30') 13 TREES
 STREET TREES PROVIDED 13 TREES

TREES PER DWELLING (SEC. 22-3.A.1)
 TREES PER DWELLING UNIT REQUIRED (0.75 PER UNIT)(36X0.75) 27 TREES
 TREES PER DWELLING UNIT PROVIDED 27 TREES

PARKING LOT TREES (SEC. 22-3.A.1)
 INTERIOR PARKING LOT TREES REQUIRED (1 PER 10 SPACES)(80/10) 8 TREES
 TREES PROVIDED 8 TREES
 INTERIOR PARKING LOT SHRUBS REQUIRED (3 PER 10 SPACES)(80/10X3) 24 SHRUBS
 INTERIOR PARKING LOT SHRUBS PROVIDED 25 SHRUBS

BUFFER LANDSCAPE (SEC. 22-6.b)
 TYPE A BUFFER (OPAQUE SCREEN) (CONTINUOUS SCREEN FROM GROUND TO 6' HT. WITH INTERMITTENT VISUAL OBSTRUCTIONS TO A HEIGHT OF AT LEAST 12 FEET. NO SPECIFIC QUANTITIES REQUIRED)
 ACCEPTABLE LANDSCAPE TO MEET REQUIREMENT PER THE UDO EXAMPLES
 1. SMALL TREES 30' O.C. AND 6' HIGH EVERGREEN SHRUBS PLANTED 4' O.C.
 2. LARGE SHADE TREES PLANTED 40' O.C. & HIGH FENCE
 3. EVERGREEN TREES PLANTED IN A STAGGERED TRIANGLE PATTERN
 BUFFER LANDSCAPE PROVIDED
 INTENT IS TO PROVIDE A BUFFER BUT STILL ALLOW RESIDENTS TO VIEW THE LARGE OPEN SPACE BETWEEN THE USES
 1. EXTRA WIDTH OF GREEN SPACE BETWEEN USES 14 TREES
 2. LARGE SHADE TREES PLANTED 40' O.C. 18 TREES
 3. EVERGREEN TREES INSTEAD OF SOME SHRUBS 40 SHRUBS
 4. SHRUBS

- NOTES:**
- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
 - QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
 - ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
 - ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
 - ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
 - ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
 - ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
 - ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY, PRIOR TO INSTALLATION.
 - THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
 - INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS.
 - ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE (4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB) FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
 - AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
 - AN IRRIGATION SYSTEM OR HOSE BIBS MUST BE WITHIN 100 FEET OF ANY LANDSCAPE AREA IS REQUIRED BY CITY CODES. CONTRACTOR TO PROVIDE IRRIGATION/WATERING PLAN AS DESIGN BUILD.
 - ALL DISTURBED AREAS TO BE SODDED.
 - ALL ABOVE GROUND UTILITIES STRUCTURES SHALL BE SCREENED AS REQUIRED BY THE CITY CODE.
 - ALL ISLANDS SHALL BE LANDSCAPED WITH TREES, SOD AND KANSAS RIVER ROCK.

SCHLAGEL & ASSOCIATES, P.A.
 Engineers • Planners • Surveyors • Landscape Architects
 14920 West 107th Street • Lenexa, Kansas 66215
 (913) 482-5158 • Fax: (913) 482-8400
 WWW.SCHLAGELASSOCIATES.COM
 Michael Schlagel, P.E., P.L.S., P.S.
 #E200203086P FLAC201005037 AL200203086P

**TRADITIONS VILLAS
 FINAL SITE DEVELOPMENT PLAN
 MULLEN RD. & SYCAMORE DR.
 BELTON, MISSOURI**

REVISION DATE	DESCRIPTION	CITY COMMENTS
10/13/2015		

LANDSCAPE PLAN

SHEET

L1.0

I:\PROJECTS\15-1073-D Design\3-D DWG\Plan\3-D Final\15-1073-D Final.dwg, 1/2/2020 8:37:44 AM, 1:1



6-PLEX BUILDING ELEVATION

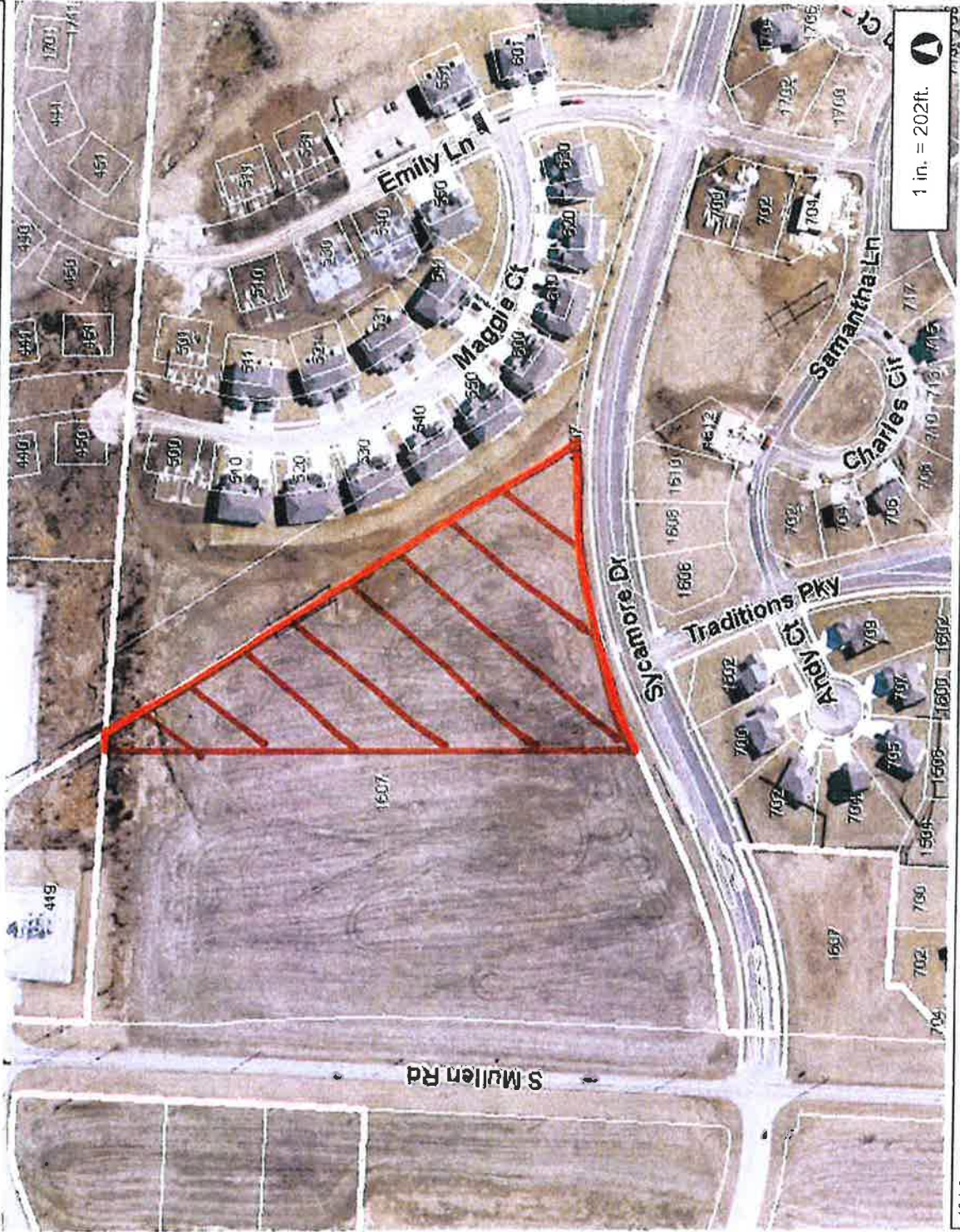
AUGUST 2017



COMMUNITY BUILDING ELEVATION

AUGUST 2017

Belton, MO



1 in. = 202ft.



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



SECTION IV.
FINAL PLAT FOR TRADITIONS VILLAS 1ST PLAT
TRADITIONS VILLAS

**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.

Final Plat-Traditions Villas-1st Plat.

The recommendation is subject to the following conditions:

1. The final plat for Traditions Villas, 1st Plat, dated 10/18, 2019, by Schlagel & 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.

PLANNING COMMISSION ALTERNATIVES

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

ATTACHMENTS

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

FINAL PLAT OF TRADITIONS VILLAS - 1ST PLAT

PART OF THE SOUTHWEST 1/4 OF SEC. 18-46N-32W
IN THE CITY OF BELTON, CASS COUNTY, MISSOURI

POINT OF COMMENCEMENT
W 1/4, CORNER
SECTION 18-46-32
FND. 5/8" REBAR
W/ 1.5" ALUM. CAP

KC BELTON COM. IND. PK.
S86°34'23"E 370.84'0.84'

BLOCK 6
DEAN CO. DEVELOPMENT PARK
(BK 11, PG. 29)

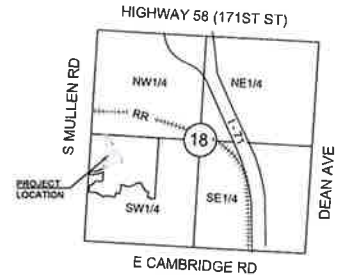
OVERALL SECTION LENGTH 5,651.90'
NORTH LINE, SW 1/4, SEC. 18-46N-32W

E 1/4 CORNER
SECTION 18-46-32
5/8" REBAR

UPLATTED



SCALE: 1" = 50'



SECTION 18-46-32
LOCATION MAP
SCALE 1" = 2000'

LEGEND:

- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT BOX
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND RAW LINES
- B/B - BACK TO BACK
- BL - BUILDING LINE
- RAW - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- LE - LANDSCAPE EASEMENT

DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF SAID SW 1/4, OF SAID SECTION 18 SOUTH 86 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 370.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 21.15 FEET TO THE NORTHWEST CORNER OF TRADITIONS - 1ST PLAT CORRECTED, AS RECORDED IN BOOK 22, PAGE 81 IN THE OFFICE OF RECORDER, CASS COUNTY, MISSOURI; THENCE ALONG THE WESTERLY LINE OF SAID TRADITIONS - 1ST PLAT CORRECTED, FOR THE FOLLOWING THREE COURSES, SOUTH 31 DEGREES 41 MINUTES 18 SECONDS EAST, A DISTANCE OF 772.43; THENCE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 88 DEGREES 41 MINUTES 51 SECONDS WEST, A CENTRAL ANGLE OF 24 DEGREES 12 MINUTES 00 SECONDS, A RADIUS OF 835.00 FEET AND AN ARC DISTANCE OF 352.68 FEET; THENCE SOUTH 84 DEGREES 29 MINUTES 49 SECONDS WEST, A DISTANCE OF 128.62 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 12 DEGREES 17 MINUTES 31 SECONDS EAST, A CENTRAL ANGLE 15 DEGREES 02 MINUTES 29 SECONDS, A RADIUS OF 220.00 FEET AND AN ARC LENGTH OF 57.75 FEET; THENCE NORTH 02 DEGREES 44 MINUTES 58 SECONDS EAST, A DISTANCE OF 738.95 TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES MORE OR LESS.

DEDICATIONS:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "TRADITIONS VILLAS - 1ST PLAT". It shall be sufficient description of each lot, platted hereon to be designated by the number which appears on said lot followed by the words "TRADITIONS VILLAS - 1ST PLAT".

The proprietors, successors, and assigns, of property described on this plat hereby dedicate for public use all land described on this plat as streets or public ways not heretofore dedicated.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E," is hereby granted to the City of Belton, Missouri, and other governmental entities as may be authorized by state law to use such easement for said purposes.

RESTRICTIONS:

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to any and all covenants and restrictions recorded in the office of the Register of Deeds of Cass County, Missouri and shall hereby become a part of the dedication of this plat as though fully set forth hereon.

ACKNOWLEDGEMENTS:

IN TESTIMONY WHEREOF, the undersigned proprietors have caused this instrument to be executed this ____ day of _____

SALLEE DEVELOPMENT

By: Tyler Sallee, Owner

STATE OF)
) ss.
COUNTY OF)

Be It Remembered, that on this ____ day of _____, before me, the undersigned, a Notary Public in and for said County and State came Tyler Sallee owner of Sallee Development, known to me to be the same persons who executed the foregoing instrument of writing on behalf of said Company, and such persons duly acknowledged the execution of same to be the act and deed of said company.

Notary Public My Appointment Expires

APPROVALS:

This plat of "TRADITIONS VILLAS" has been submitted to and approved by the Planning Commission of the City of Belton, Cass County, Missouri, this ____ day of _____

Holly Girgin, Chairman ATTEST Secretary

These easements and Right-of-Ways accepted by the city council of Belton, Cass County, Missouri, this ____ day of _____

Jeff Davis, Mayor ATTEST Andrea Cunningham, City Clerk

Entered on transfer record this ____ day of _____

Mike Madaker, County Recorder



David Allen Rinne, P.L.S.
MO# PLS-201400198

NOTES:

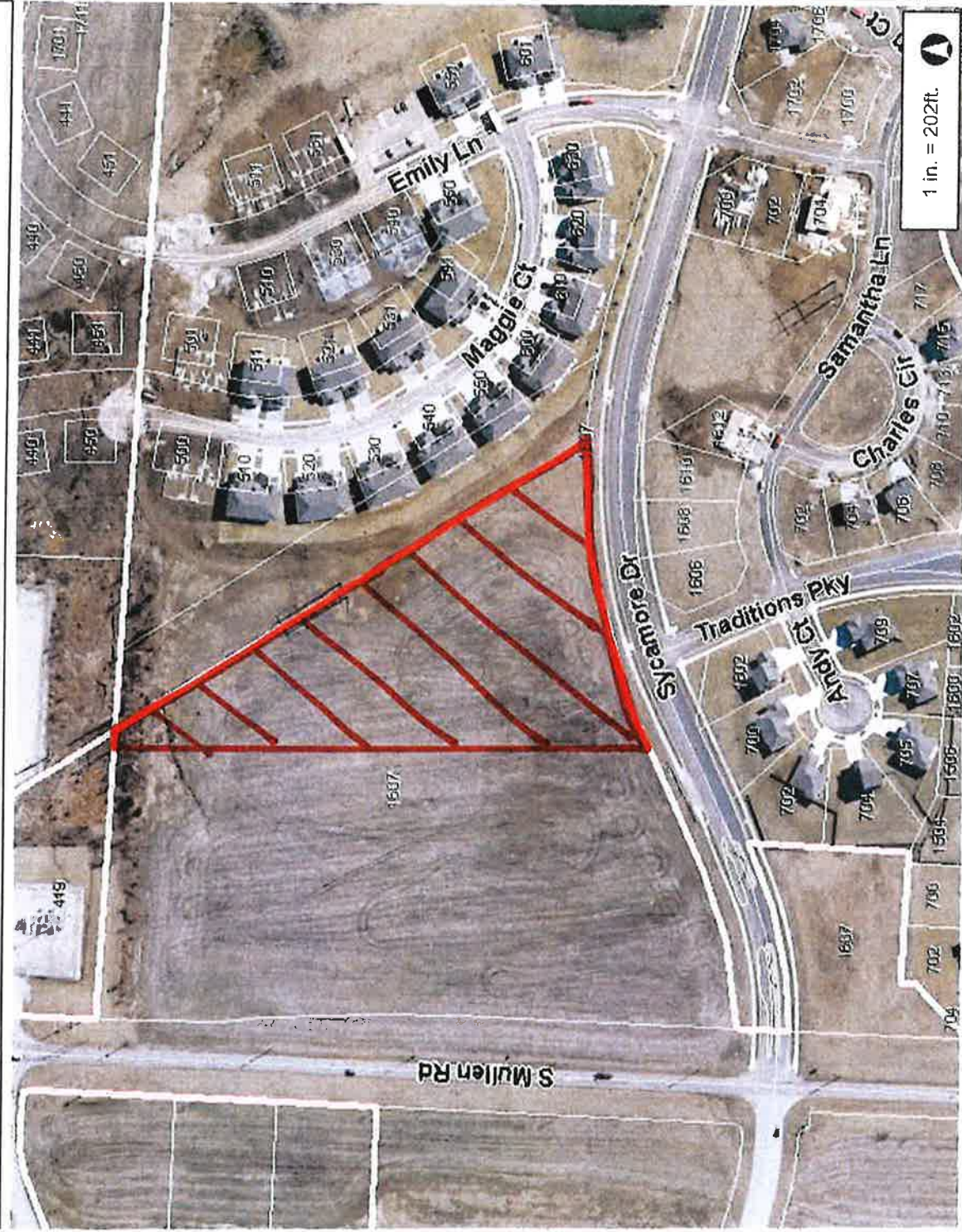
- Easement information was furnished by OLD REPUBLIC National Title Insurance Company, issued through the office of Coffelt Land Title, Inc., 262 NE Tudor Rd., Lee's Summit, MO, in their report number: 15006496, Dated December 7, 2015.

I HEREBY CERTIFY; that the within plat of "TRADITIONS VILLAS" Lot 1, subdivision is based on an actual survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors of the State of Missouri; I further certify that bearings shown on this plat are based upon the record description of the parent tract and that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners and street centerlines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Belton statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

day of _____ 2016.

I:\PROJECTS\2016\18-171020\18-171020_Sallee\18-171020 Plat 1S-1ST.dwg, 1/2/2020 6:38:58 AM, 1:1

Belton, MO



1 in. = 202ft.



Legend

- Street
- Parcel
- Subdivision
- Parks
- Cemetery

Notes

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SECTION IV.
2020 DEVELOPMENT REVIEW SCHEDULE

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	27-Oct	10-Nov
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-Mar	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.