



**AGENDA  
CITY OF BELTON  
PLANNING COMMISSION MEETING  
MONDAY, MARCH 2, 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. PUBLIC HEARINGS**

- A.** Consideration of a rezoning from the existing C-2 General Commercial District to a R-3 Planned Unit Development and a preliminary development plan for Traditions Villas, Phases 2 and 3, as part of the Traditions Planned Unit Development for the property generally located at the northeast corner of Mullen Road and Sycamore Drive.

**V. NON-PUBLIC HEARINGS**

- A.** Consideration of a Preliminary Plat for Traditions Villas 2nd and 3rd Plat, located east of the northeast corner of Mullen Road and Sycamore Drive.
- B.** Consideration of a Lot Split for Lot 4 in Block 2 of J.V.Robinson & Sons Addition, located at the southwest corner of Central Avenue and Lillard Avenue.
- C.** Consideration of a Final Plat for the Shady Lane Community Building, an amenity located in the Shady Lane Planned Unit Development, located north of East North Avenue at Hargis Street and Sunny Drive.
- D.** Consideration of a Preliminary Plat for Autumn Ridge located on the west side of South Mullen Road, west of existing Sycamore Drive.

**VI. DIRECTOR'S REPORT**

**VII. NEXT MEETING DATE: April 20, 2020**

**VIII. ADJOURNMENT**

**SECTION III.**  
**MEETING MINUTES**  
**FEBRUARY 3, 2020**

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
February 3, 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 Tim McDonough, Kelly Monaghan-Bass, Kara Anderson and RJ Warren

*Absent:* Commissioner Sally Davila

*Staff:* Dave Clements, Planning and Building Director; and Madison Smith, Development Technician

*Guests:* Josh Burnett, Owner of KC Rim Shop, 100 North Chestnut St., Belton, MO 64012

**MINUTES**

Councilman Trutzel moved to approve the January 6, 2020, Planning Commission meeting minutes. Commissioner Anderson seconded the motion. All members present voted in favor, and the motion carried.

**NON-PUBLIC HEARING** – 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.

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

The Commission had many questions regarding the demolition of the existing structure, size of new development, and if the plan meets current guidelines.

- All existing buildings at 217 East North Avenue would be demolished.
- The proposed new development would be an 8,800 square foot retail building.
- 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.
  - Mr. Burnett stated in order to meet the North Scott Corridor Overlay District + Guidelines, it would cost an additional \$100,000 to \$200,000, and as a small business owner this would not be feasible.
  - The Commission would like the applicant to revise the application in order to better meet design guidelines.
  - Mr. Burnett stated he is done searching and is not going to resubmit.

Mayor Davis moved to continue the application for further information and staff discussion.

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 Kelly Monaghan-Bass, Kara Anderson, and Tim McDonough

Noes: 1 – Commissioner RJ Warren

Absent: 1 – Commissioner Sally Davila

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

- Mr. Clements reported the new Belton Economic Development report is out. He also reported that there is a single user tenant for Building 1 of the Southview Commerce Center. We should be receiving site plans for Building 2 soon, and they hope to begin construction of that building in the spring.

**NEXT MEETING DATE:** March 2, 2020

#### **ADJOURNMENT**

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

**EXHIBIT A**  
**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:

*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 overwhelming 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.

*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.

**SECTION IV.**  
**REZONING & PRELIMINARY DEVELOPMENT**  
**PLAN**  
**TRADITIONS VILLAS, PHASES 2 AND 3**



**REZONING AND PRELIMINARY DEVELOPMENT PLAN  
TRADITIONS VILLAS  
BELTON PLANNING COMMISSION  
MONDAY, MARCH 2, 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 at the northeast corner of Mullen Road and Sycamore Drive, in the Traditions Planned Unit Development.*

*Request-The application was filed for approval of a **Rezoning** from the existing C-2 General Commercial District to a R-3 Planned Unit Development District, and a **Preliminary Development Plan** to permit the development of the Phases II and III of Traditions Villas, consisting of 54 one-story villa units in ten buildings for residents 55 years or older.*

**BACKGROUND**

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

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

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

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

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

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

*Sallee Development is requesting to rezone approximately 2 acres of the parcel located on the NE corner of Mullen Road and Sycamore Drive from C-2 to R-3 PUD to allow for a senior community. The property characteristics do not meet the selection criteria used today by many real estate developers for commercial properties. With the expansion of online shopping and the increased competition many areas originally planned for secondary commercial are no longer attractive to commercial users. The location, nearby competition, low density trade area, low traffic flow and pattern and low visibility make the property less attractive for commercial developers. Sallee Development is proposing to expand the senior community that was approved adjacent to this parcel onto this property. The proposed senior housing use is compatible with the adjacent residential uses and will provide additional households to support the existing commercial uses in the region.*

*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 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.*

#### **REZONING CRITERIA/FINDINGS OF FACT**

The Unified Development Code, Section 20-3, provides certain approval criteria that must be addressed with a rezoning application. These criteria are summarized below, with staff analysis for consideration of the Planning Commission:

Rezoning and Preliminary Plan-Traditions Villas II and III

(1) The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property. East and south of the subject property are residential areas of the Traditions PUD. This development includes single-family homes south of Sycamore Street, and four-unit townhomes north of Sycamore Street. West of the site is the R-1 single-family subdivision of Autumn Ridge.

Traditions is a growing residential area and the proposed zoning and preliminary plan will offer another residential option that will be compatible with surrounding properties.

(2) Consistency with the goals and objectives of the Comprehensive Plan. The Future Land Use Map of the Comprehensive Plan designates this area as **commercial**. The proposed rezoning is not consistent with the Future Land Use Map. While the proposed plan is not consistent with the Future Land Use Map, staff would note that subject property is not likely to develop with tax generating commercial/retail uses.

(3) Suitability of the subject property for the uses permitted under the existing zoning district. The property is not ideally suited for development with the existing C-2 District. The site is not near an established commercial corridor or retail area, and it is not likely that this area will develop with new commercial uses given the distant location from competing vacant commercial land near I-49. Additionally, the areas south of the site along Mullen Road are primarily vacant residential and agricultural areas and it is not expected that future residential density would be sufficient to support commercial users at this location.

(4) The trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district. The area near the subject property is characterized by single-family homes. At this time, 11 single-family homes are under construction in Traditions, and construction will start soon for Phase II of the four-unit townhomes. Also, a revised preliminary plat with 137 lots for Autumn Ridge is under consideration. This indicates a trend towards residential development in the area.

(5) The extent to which the zoning amendment may detrimentally affect nearby property. The proposed amendment to allow a PUD designation is similar to other areas of Traditions. This will allow development to be consistent with the area. Additional residential development will not have a detrimental impact on nearby property.

(6) Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment. All required public infrastructure and services are available to serve the development. Existing utilities and public streets are sufficient for the proposed development.

(7) The length of time the property has remained vacant as zoned. The property has been vacant since it was originally zoned C-2 in 2006. There have been no inquiries for commercial development at the site in recent years.

(8) Whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant. The proposed rezoning to the R-3 PUD classification can be considered in the public interest as the development will provide new housing options for Belton residents 55 years and older. This will allow residents to choose to stay in the community, and perhaps create availability of existing single-family homes for new families. The project will generate increased real estate taxes and help support existing businesses.

#### **PRELIMINARY DEVELOPMENT PLAN**

The subject property is a 5.8-acre site located at the northeast corner of Mullen Road and Sycamore Drive. This intersection serves as the main entrance to Traditions. The preliminary development plan is designed as Phases II and III of Traditions Villas and is identical to the Final Development Plan for Phase I approved earlier this year.

*Proposed Development:* The applicant is proposing to construct 54 one-story, two-bedroom units in ten buildings. The overall plan for the Villas, with Phase I, includes a community center, open space, trails and sidewalks to serve the development.

*Compliance with PUD Requirements and R-3 Standards:* The development meets all setback, building coverage, building height and lot area requirements of the R-3 Multiple-Family Residential District. The net density is 9 units per acre. The UDC requires 1.5 parking spaces per unit for multi-family development or 81 spaces for the 54 units. There are 85 parking spaces proposed, including 15 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 an appropriate screening/landscaping.

The Preliminary 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 are 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 the existing four-unit townhome 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 Preliminary 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. Phase III includes an open space/amenity area for residents. A final design for this feature will be part of the Final Development Plan. The landscape design also includes a buffer along Mullen Road that provides attractive screening abutting the right-of-way.

*Streets/access:* Access to the site would be from a driveway entrance on the north side of Sycamore Drive, leading to the Villas private roads and parking areas. There will also be a new driveway entrance from Mullen Road.

*Utilities:* The 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 rezoning and Preliminary Development Plan for Traditions Villas, Phases II and III, as noted in the staff report and shown on the development plan. The recommendation is subject to the following conditions:

1. The Preliminary Development Plan for Traditions Villas is hereby approved, as shown on Site Development Plan by Schlagel & Associates, dated 1/17/20.
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 on the Final Development Plan.

#### **PLANNING COMMISSION ALTERNATIVES**

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

#### **ATTACHMENTS**

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







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

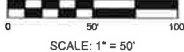
SALLEE DEVELOPMENT  
TYLER SALLEE  
3730 NE TROON DRIVE  
LEE'S SUMMIT, MO 64064  
p 816-525-2891  
f ~  
TYLER@SALLEEDEVLOPMENT.COM

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.

PRELIMINARY  
GRADING PLAN

**C2.0**  
OF

PROJECTS2019\19-1073\3.0 DWG Plans\2.0 PDP\19-107-PDP GRADING.dwg 1/9/2020 12:48:45 PM 1/1



QF



SHADE TREES					
	ARV	28 EA.	<i>Acer rubrum</i> 'Sun Valley'	Sun Valley Red Maple	2.5" Cal. B&B
	ATS	21 EA.	<i>Acer truncatum</i>	Shantlung Maple	2.5" Cal. B&B
	QRC	8 EA.	<i>Quercus robur</i> 'Crimson Spire'	Crimson Spire Oak	2.5" Cal. B&B
	QS	4 EA.	<i>Quercus shumardii</i>	Shumard Oak	2.5" Cal. B&B
	TTS	6 EA.	<i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linden	2.5" Cal. B&B
	UXF	12 EA.	<i>Ulmus x Frontier</i>	Frontier Elm	2.5" Cal. B&B
	ZSM	15 EA.	<i>Zelkova serrata</i> 'Musashino'	Musashino Columnar Zelkova	2.5" Cal. B&B
ORNAMENTAL TREES					
	MRR	2 EA.	<i>Malus sp.</i> 'Royal Raindrops'	Royal Raindrops Crabapple	2" Cal. & 8' HB&B
EVERGREEN TREES					
	JVC	36 EA.	<i>Juniper virginiana</i> 'Canaertii'	Canaert Juniper	6' ht. B&B
	PPC	6 EA.	<i>Picea pungens</i>	Colorado Spruce	6' ht. B&B
SHRUBS					
	IML	55 EA.	<i>Ilex x 'Mondo'</i> (Male)	Little Rascal® Holly	5 gal. Cont.
	RAG	45 EA.	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant sumac	5 gal. Cont.
	VPS	35 EA.	<i>Viburnum plicatum tomentosum</i> 'Summer Snowflake'	Summer Snowflake Viburnum	5 gal. Cont.

STREET TREES (SEC. 22-3.C.1)

## SYCAMORE DRIVE STREET TREES

SYCAMORE DRIVE STREET TREES

STREET TREES REQUIRED (1 PER 30')(318/ 30')  
STREET TREES PROVIDED

11 TREES  
11 TREES

## MULLEN ROAD STREET TREES

STREET TREES REQUIRED (1 PER 30')(802/ 30')  
STREET TREES PROVIDED

27 TREES  
20 SHADE TREES  
36 EVERGREEN

## TREES

TREES PER DWELLING (SEC. 22-3.C.1)

TREES PER DWELLING UNIT REQUIRED (0.75 PER UNIT)(54X0.75)  
TREES PER DWELLING UNIT PROVIDED

41 TREES  
41 TREES

PARKING LOT TREES (SEC. 22-3.1)

INTERIOR PARKING LOT TREES REQUIRED (1 PER 10 SPACES)(108/10)  
TREES PROVIDED

11 TREES  
11 TREES

INTERIOR PARKING LOT SHRUBS REQUIRED(3 PER 10 SPACES)(10B/10X3)  
INTERIOR PARKING LOT SHRUBS PROVIDED

32 SHRUBS  
33 SHRUBS

NOTES:

1. 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.
2. 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.
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY. ALL TREES SHALL BE CALLIPERED AND UNCERISED TREES SHALL BE REJECTED.
5. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
6. 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.
7. TREES SHALL HAVE A MIN 3" FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL TUBS AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY. PRIOR TO INSTALLATION.
10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS
12. 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. 2 FT. CLEARANCE (4 FEET MIN BAGS OF COMPOST) TO THE CENTER OF SHRUB/GRASS OVERHANGS IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
13. 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 INSTALLATIONS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
14. AN IRRIGATION SYSTEM FOR HOSE BIDS MUST BE WITHIN 100 FEET OF ANY LANDSCAPE AREA IS REQUIRED BY CITY CODES. CONTRACTOR TO PROVIDE IRRIGATION/WATERING PLAN AS DESIGN BUILD.
15. ALL DISTURBED AREAS TO BE SODDED
16. ALL ABOVE GROUND UTILITIES STRUCTURES SHALL BE SCREENED AS REQUIRED BY THE CITY CODE.
17. ALL ISLANDS SHALL BE LANDSCAPED WITH TREES, SOD AND KANSAS RIVER ROCK.

**OWNER/DEVELOPER:**

SALLEE DEVELOPMENT  
TYLER SALLEE  
3730 NE TROON DRIVE  
LEE'S SUMMIT, MO 64064  
p 816-525-2891  
f -  
TYLER@SALLEEDEVLOPMENT.COM



## 6-PLEX BUILDING ELEVATION

AUGUST 2017



# 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

404.3 0 202.16 404.3 Feet

1 in. = 202ft.

**SECTION V.**  
**PRELIMINARY PLAT**  
**TRADITIONS VILLAS 2<sup>ND</sup> AND 3<sup>RD</sup> PLAT**

**PRELIMINARY PLAT  
TRADITIONS VILLAS 2<sup>ND</sup> AND 3<sup>RD</sup> PLAT  
BELTON PLANNING COMMISSION  
MONDAY, MARCH 2, 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 Preliminary Plat for Traditions Villas 2<sup>nd</sup> and 3<sup>rd</sup> Plat.

**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 4.14-acre subject site for the proposed Villa home development.

The Traditions Villas 1<sup>st</sup> Plat and final development plan was approved in January 2020 consisting of 36 one-story villa units in six buildings for residents 55 years or older.

The proposed Preliminary Plat for Traditions Villas 2<sup>nd</sup> and 3<sup>rd</sup> Plat was filed to accompany review and approval of the Preliminary Development Plan.

**PROPOSED FINAL PLAT**

The Preliminary Plat is consistent with the preliminary development plan as submitted to the Planning Commission.

*Lots and blocks* – This is a two-lot preliminary plat. Lot 2 is 3.28 acres and Lot 3 is 2.58 acres designed for construction the proposed Villa units. The Preliminary Plat meets all the requirements of Section 36-34 of the Unified Development Code.

*Access/Streets* – Access to the property would be from the private driveway entrance on the north side of Sycamore Drive that was approved with Traditions Villas 1<sup>st</sup> Plat, and a new driveway entrance from Mullen Road.

*Easements*-The preliminary 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 Preliminary Plat for Traditions Villas 2<sup>nd</sup> and 3<sup>rd</sup> Plat as the preliminary plat meets all requirements of Section 36-34 of Unified Development Code.

The recommendation is subject to the following conditions:

1. The Preliminary Plat for Traditions Villas 2<sup>nd</sup> and 3<sup>rd</sup> Plat, dated 10/18/2019, by Schlagel & Associates is approved as submitted.
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.

**PLANNING COMMISSION ALTERNATIVES**

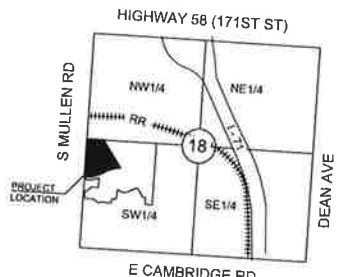
1. Motion to **approve** the Preliminary Plat for Traditions Villas 2<sup>nd</sup> and 3<sup>rd</sup> Plat.
2. Motion to **deny** the Preliminary Plat for Traditions Villas 2<sup>nd</sup> and 3<sup>rd</sup> Plat.
3. Motion to continue the application pending additional information.

**ATTACHMENTS**

1. Preliminary Plat for Traditions Villas 2<sup>nd</sup> and 3<sup>rd</sup> Plat.
2. Location Map

PRELIMINARY PLAT OF  
TRADITIONS VILLAS 2ND AND 3RD PLAT

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



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
- BL - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- L/E - LANDSCAPE EASEMENT
- RAW - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- SMW - SIDEWALK
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND RAW LINES
- SANITARY SEWER MAIN
- SANITARY SEWER MAIN - EXIST.
- STORM SEWER
- STORM SEWER - EXISTING
- CABLE TV - EXISTING
- FIBER OPTIC CABLE - EXISTING
- TELEPHONE LINE - EXIST.
- ELECTRIC LINE - EXISTING
- OVERHEAD POWER LINE - EXIST.
- UNDERGROUND ELECTRIC - EX.
- GAS LINE - EXISTING
- WATERLINE - EXISTING
- LIGHT - EXISTING
- EXISTING MANHOLE
- CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE



SCALE: 1" = 50'

Site Information:

Location:

Belton, Cass County, Missouri.

Property Address:

No Address Assigned  
Belton, Missouri 64012

Lot Area: 435593.72 Square Feet (10.0 Ac.)

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

Proposed Number of Lots: 3 Lots

Tract 1:

That part of the Southwest Quarter of Section 18, Township 46, Range 32, in the City of Belton, Cass County, Missouri, described as being that part of said Lot 1 lying Southwest of the Northeast edge of the 100 feet Missouri Public Service Company Electric Line Easements as recorded in Book 506 at Page 84, in the office of Recorder of Deeds, Cass County, Missouri.

Tract 2:

That part of Lot 2 of the Southwest Quarter of Section 18, Township 46, Range 32, in the City of Belton, Cass County, Missouri, described as beginning at the Northwest corner of Lot 2 thereof and running thence South 88 degrees 49 minutes 50 seconds East, 1651.23 feet to the Northeast corner of said Lot 2; thence South 1 degree 15 minutes 45 seconds West, along the East line of Lot 2, aforesaid, 2346.90 feet, thence North 88 degrees 26 minutes 00 seconds West, 1620.53 feet to a point on the West line of Lot 2; thence North 0 degrees 30 minutes 30 seconds East, 2335.62 feet to the point of beginning, EXCEPT that part in roads.

And

That part of DEAN-CO DEVELOPMENT PARK, a subdivision in the City of Belton, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 11 at Page 28, described as follows:

Block 5 and Block 6, EXCEPT that part of Block 6 conveyed in Deed Book 2218, Page 132, described as follows: Part of Block 6, DEAN-CO DEVELOPMENT PARK, a subdivision of land in Section 18, Township 46, Range 32, in the City of Belton, Cass County, Missouri, described as follows:

Beginning at the Southwest corner of Block 6, aforesaid, said point being on the South line of the Northwest Quarter of said Section 18, run thence North 88 degrees 49 minutes 03 seconds East along the South line thereof, 231.71 feet, thence North 00 degrees 54 minutes 49 seconds West, 608.17 feet to a point on the North line of said Block 6; thence following said North line on a curve to the left having a radius of 1850.22 feet, a chord bearing of South 87 degrees 00 minutes 18 seconds West, and an arc distance of 300.52 feet, thence following the Westerly boundary lines of said Block 6 on the following described courses: South 00 degrees 54 minutes 49 seconds East, 73.89 feet; thence South 89 degrees 05 minutes 11 seconds West, 150.00 feet; thence South 00 degrees 54 minutes 49 seconds East, 201.67 feet; thence North 89 degrees 05 minutes 11 seconds East, 41.00 feet; thence South 00 degrees 54 minutes 49 seconds East 60.00 feet; thence South 35 degrees 20 minutes 02 seconds East, 313.67 feet to the point of beginning, together with the East 41 feet of the North Half of the vacated portion of 175th Street adjoining the previously described tract of land, as vacated by Ordinance No. 2002-2810, a copy of which is recorded in Book 2165 at Page 40.

NOTES:

- BOUNDARY INFORMATION PREPARED BY SCHLAGEL AND ASSOCIATES, P.A.
- TOPOGRAPHY PROVIDED BY SCHLAGEL AND ASSOCIATES, P.A.
- LAND USE, ROAD AND LOT LAYOUT BASED ON PLAN PROVIDED BY SCHLAGEL AND ASSOCIATES, P.A.
- ADJACENT PLAT INFORMATION IS BASED ON RECORDED FINAL PLATS AND RECORDER OF DEEDS OF CASS COUNTY, MISSOURI.
- ALL STREETS ARE PUBLIC AND SHALL MEET THE CITY DESIGN STANDARDS.
- PROPOSED USE OF PROPERTY IS MULTI-FAMILY RESIDENTIAL.

OWNER/DEVELOPER:

SALLEE DEVELOPMENT  
TYLER SALLEE  
3730 NE TROON DR.  
LEE'S SUMMIT, MO 64064  
p (816) 525-2891  
TYLER@SALLEEDEVELOPMENT.COM

PRELIMINARY PLAT FOR  
TRADITIONS VILLAS

MULLEN ROAD & SYCAMORE DRIVE  
BELTON, CASS COUNTY, MISSOURI

PRELIMINARY  
PLAT

SHEET

1

SCHLAGEL & ASSOCIATES, P.A.  
Engineers - Planners - Surveyors - Landscape Architects  
14920 West 10th Street • Lenexa, Kansas 66215  
(913) 492-5159 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificate of Authority  
#S200203000-F #A200100237 #LS20020895-F



1 in. = 202 ft.



### Legend

Street

Parcel

Subdivision

## Parks

## Cemetery



## Notes

404.3	0	202.16	404.3 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 V.**  
**LOT SPLIT**  
**J.V. ROBINSON 1<sup>ST</sup> ADDITION LOT 4**

**LOT SPLIT  
J.V. ROBINSON 1<sup>st</sup> ADDITION LOT 4  
BELTON PLANNING COMMISSION  
MONDAY, MARCH 2, 2020 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**CASE #LS20-01**

Property Owner-Belton Assembly of God Church

Surveyor-Atlas Surveyors/Brent Thompson

Location- The property is located at the southwest corner of Central Avenue and Lillard Avenue.

Request-The application was filed for approval of a Lot Split for Lot 4 in Block 2 of J.V. Robinson & Sons Addition.

**BACKGROUND**

Belton Assembly of God Church owns the two lots at the southwest corner of Central Avenue and Lillard Avenue. These are lots 3 and 4 in Block 2 of J.V. Robinson & Sons Addition. There is an existing house on Lot 4, addressed as 509 Central Avenue. There is also an existing house on Lot 3, addressed as 122 Lillard Avenue. The church uses this structure for meeting space and equipment storage for the main church, across the street. Belton Assembly would like to renovate and expand this existing structure. The expansion to the north would encroach on the lot line between Lots 3 and 4.

In order to allow the expansion of the existing house, the applicant is requesting that Lots 3 and 4 be combined, and the existing house on Lot 4, 509 Central, be split from Lot 4 to create a new tract.

It is necessary to create the split of Lot 4, 509 Central, so there is only one principal structure on each lot.

**PROPOSED LOT SPLIT**

The Lot Split meets all requirements of the Unified Development Code, Section 36-105.

The UDC states that no lot split shall be granted if a sub-standard lot is created, if appropriate right-of-way is not dedicated, or easements not sufficient for public services.

*Lot Dimensions:* The existing R-1 Single-Family Residence District requires a 70' x 120' minimum lot size, and an 8400 square foot lot. Proposed lot/tract sizes are:

Tract A (509 Central)-75' x 120', 9004 square feet.

Tract B (122 Lillard)-irregular shape, exceeds requirements, 45,516 square feet,

*Access/Streets*-No new right-of-way is required to be dedicated. No new access if proposed, the driveways for the two existing houses will remain.

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

Lot Split-Lot 4 Block 2 Robinson Addition.

*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 Lot Split for J.V Robinson & Son Addition, Lot 4, as the Lot Split meets all the requirements of Article IV of Unified Development Code, Lot Splits. The recommendation is subject to the following conditions:

1. The Lot Split for J.V Robinson & Sons Addition Lot 4, dated December 23, 2019, by Atlas Surveyors approved as submitted.

**PLANNING COMMISSION ALTERNATIVES**

1. Motion to **approve** a Lot Split for Lot 4 Block 2 Robinson Addition.
2. Motion to **deny** a Lot Split for Lot 4 Block 2 Robinson Addition.
3. Motion to continue the application pending additional information.

**ATTACHMENTS**

1. Lot Split survey-Lot 4 Block 2 J.V. Robinson & Son Addition
2. Location Map

DESCRIPTION

TRACT A

THE WEST 75 FEET OF LOT 4 BLOCK 2, J.V. ROBINSON & SONS 1ST ADDITION, A SUBDIVISION OF LAND IN THE CITY OF BELTON, CASS COUNTY, MISSOURI.

Containing 9,004.70 SQUARE FEET MORE OR LESS OR 0.21 ACRES

TRACT B

ALL OF LOT 3 AND LOT 4, BLOCK 2, J.V. ROBINSON & SONS 1ST ADDITION, A SUBDIVISION OF LAND IN THE CITY OF BELTON, CASS COUNTY, MISSOURI.

LESS THE WEST 75.00 FEET OF SAID LOT 4.

Containing 45,516.24 SQUARE FEET MORE OR LESS OR 1.04 ACRES

NOTES:

1. BASIS OF BEARING IS MISSOURI STATE PLAN WEST ZONE.
2. NO TITLE WORK WAS DONE ON THIS SURVEY.
3. UTILITY LOCATE WAS NOT CONTACTED FOR THIS PROJECT.
4. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL 29037C0009F, EFFECTIVE 01/02/2013, THESE TRACTS ARE LOCATED IN ZONE "X", AND AS DETERMINED TO BE LOCATED IN "AREA OF MINIMAL FLOOD HAZARD"

IN TESTIMONY WHEREOF,  
I, the undersigned owner of the tract split shown hereon, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

OWNER BELTON ASSEMBLY OF GOD CHURCH \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY CERTIFICATE:  
State of Missouri, County of Cass, SS

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, a notary public in and for said County and State came BELTON ASSEMBLY OF GOD CHURCH, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ (seal)

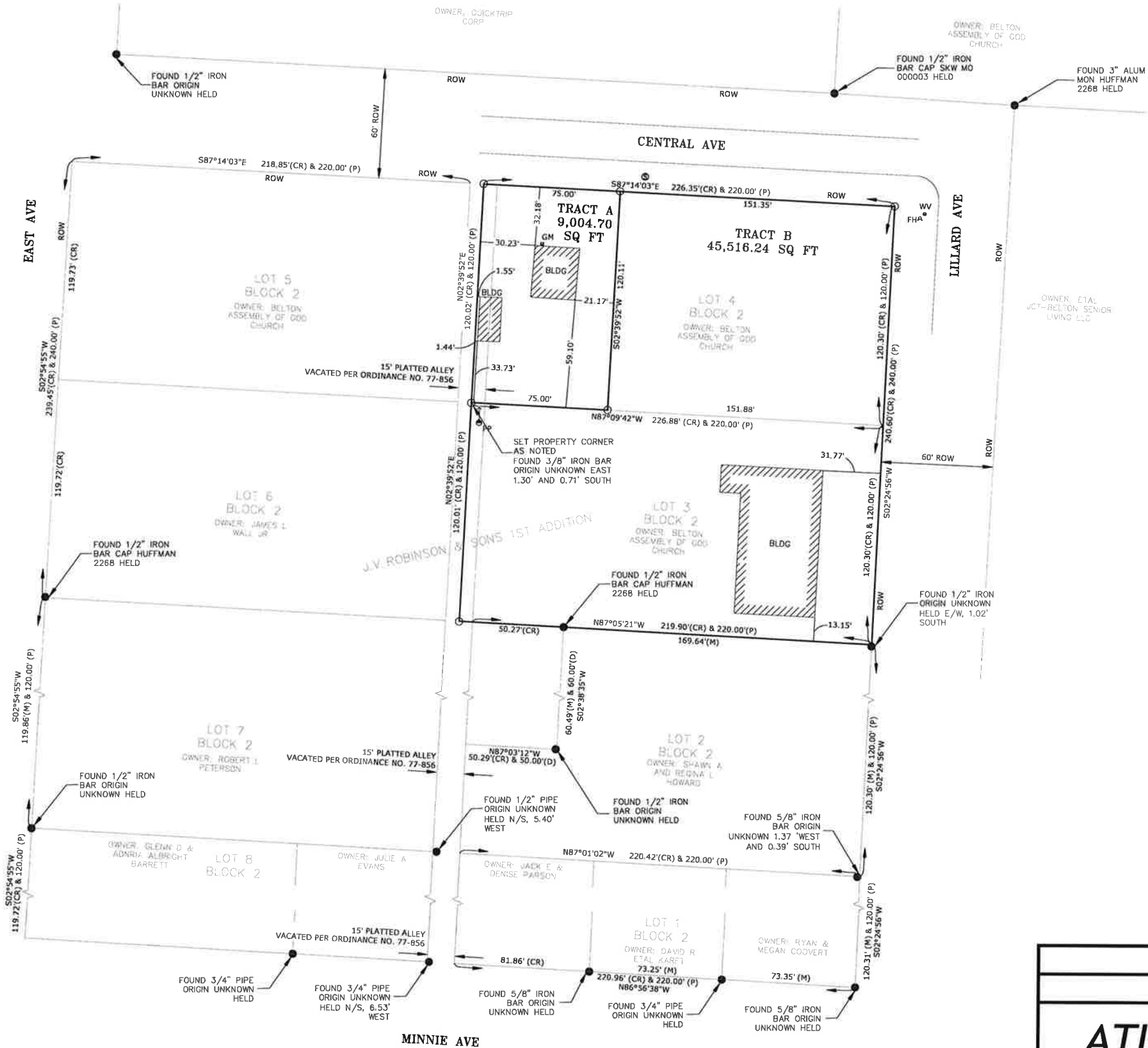
APPROVED by the Planning Commission of the City of Belton, Cass County, Missouri, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Holly Girgin, Planning Commission Chairman \_\_\_\_\_

# LOT SPLIT

## J.V. ROBINSON & SONS 1ST ADDITION LOT 4 BLK 2

### BELTON, CASS COUNTY, MISSOURI



LEGEND:

- FOUND PROPERTY CORNER AS NOTED
- SET PROPERTY CORNER CAP PLS 20060001 G1
- ⊙ SANITARY MANHOLE
- FH FIRE HYDRANT
- WV WATER VALVE
- GM GAS METER
- PP POWER POLE
- ROW RIGHT OF WAY
- BLDG BUILDING
- (P) PLATTED
- (M) MEASURED
- (CR) CALCULATED FROM RECORD
- (D) DEED



VICINITY MAP  
NOT TO SCALE

I certify that I, Brent E. Thompson, having during January, 2020, made a survey as shown hereon, and the results of said survey are shown hereon and are in accordance with the current standards for property boundary surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey and that said survey meets the minimum requirements of an urban class survey.

Date of Plat or Map: 01/02/2020



Prepared For:  
BELTON ASSEMBLY OF GOD CHURCH

Date of Preparation:  
DECEMBER 23, 2019

LOT SPLIT

BELTON, CASS COUNTY, MISSOURI

# ATLAS SURVEYORS

207 South 5th Street | Leavenworth, Kansas 66048 | 913.682.8600 | 913.682.8606 (F)

# 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

**SECTION V.**  
**FINAL PLAT**  
**SHADY LANE COMMUNITY BUILDING**

**FINAL PLAT  
SHADY LANE COMMUNITY BUILDING  
BELTON PLANNING COMMISSION  
MONDAY, MARCH 2, 2020 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**CASE #FP20-01**

Property Owner-IDC Ventures

Engineer-Renaissance Infrastructure Consulting/Craig Chaney

Location- The property is located north of East North Avenue at Hargis Street and Sunny Drive.

Request-The application was filed for approval of a **Final Plat** for the Shady Lane Community Building, an amenity located in the Shady Lane Planned Unit Development.

**BACKGROUND**

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

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

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

**PROPOSED FINAL PLAT**

The Final Plat is consistent with the PUD development plan as approved by the Planning Commission.

*Lot Dimensions:* The proposed lot is 50' X 110' with a total land area of 5,508 square feet. The lot is similar in size to other residential lots in Shady Lane. The location of the community center was approved as part of the Planned Unit Development.

*Access/Streets-*The proposed plat creates a new lot for development of the community center on former public right-of-way. Parking for the community center will be on the existing parking aprons, no new driveways or access are proposed.

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

*General Plat Information-*The plat includes all required general information including the legal description, lot number and dimensions, right-of-way designation, signature certificates, and surveyor credentials.

Final Plat-Shady Lane Community Building.

### **STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Plat for Shady Lane Community Building as the final plat is consistent with the final development plan of the Planned Unit Development. 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 Shady Lane Community Building, dated January 7, 2020, by Renaissance Infrastructure Consulting 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 Shady Lane Community Building.
2. Motion to **deny** a Final Plat for Shady Lane Community Building.
3. Motion to continue the application pending additional information.

### **ATTACHMENTS**

1. Final Plat-Shady Lane Community Building
2. Location Map



FINAL PLAT

# SHADY LANE COMMUNITY BUILDING

A SUBDIVISION IN THE CITY OF BELTON, CASS COUNTY, MISSOURI

DESCRIPTION

All that part of Hargis Street Right-of-way, now vacated per Ordinance No. 2019-4544, in TWIN OAKS, a subdivision in the City of Belton, Cass County, Missouri, being more particularly described as follows:

Beginning at the Northwest Corner of Lot 14 of said TWIN OAKS, also being a point on the East Right-of-way line of Sunny Drive, now vacated by said Ordinance; thence N02°57'23"E along the northerly prolongation of the West line of said Lot 14, a distance of 50.01 feet to the Southwest Corner of Lot 15 of said TWIN OAKS; thence S86°01'37"E along the South line of said Lot 15, a distance of 110.16 feet to the Southeast corner of said Lot 15; thence S02°56'00"W along the East Right-of-way line of Hargis Street, now vacated by said Ordinance, a distance of 50.01 feet to the Northeast Corner of said Lot 14; thence N86°01'37"W along the North line of said Lot 14, a distance of 110.18 feet to the Point of Beginning

Containing 5,508.63 Square Feet or 0.126 Acres, more or less

DEDICATION

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 and plat shall hereafter be known as "SHADY LANE COMMUNITY BUILDING"

The undersigned proprietor of said property shown on this plat does hereby dedicate over, under and through all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways and avenues not heretofore dedicated, a perpetual easement for the purpose of constructing, using, replacing, and maintaining public roadways, public ways and thoroughfares, including storm sewer, street lighting, sidewalks, trails, and appurtenant work in any part of the easement, including the right to clean, repair, maintain and replace the roadway and for any future expansion of such facilities within the area of the easement together with the right of access to the easement and over the easement for these purposes. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated in accordance with proposed improvements all now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Belton, Missouri, from any expense incident to the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "UE" is hereby granted to the City of Belton, Missouri with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

IDC Ventures, LLC

Amin Rezvani, Manager

STATE OF MISSOURI )  
COUNTY OF CASS ) SS

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, a notary public in and for said County and State,

came \_\_\_\_\_ to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

Notary Public My Appointment Expires \_\_\_\_\_

APPROVALS

This plat of SHADY LANE COMMUNITY BUILDING has been submitted to and approved by the Belton Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Holly Girgin, Chairman Secretary

These easements and rights-of-way accepted by the Board of Aldermen of Belton, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST

Jeff Davis, Mayor Andrea Cunningham, City Clerk

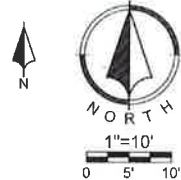
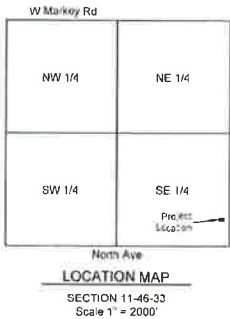
Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

I HEREBY CERTIFY, that the within plat of SHADY LANE COMMUNITY BUILDING subdivision is based on an actual survey and 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 the bearings shown on this plat are based on Missouri State Plane Coordinate System, NAD 83, West Zone (using Missouri Department of Natural Resources Monument CA-95 with a grid factor of .9999942), 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 this subdivision to the best of my professional knowledge and belief.



Brent E. Thompson, Missouri LS-2905000161

18-3257



LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REDAR WITH R/C
- MOCLSD011003572 KSCLS224 CAP
- (M) MEASURED
- (P) PLATTED
- (CR) CALCULATED FROM RECORD
- U/E UTILITY EASEMENT
- B/L BUILDING LINE

NOTES

CLOSURE CALCULATIONS:  
Precision: 1 part in: 800,000.00'  
Error distance: 0.0004'  
Error direction: S22°25'06"W  
Perimeter: 320.36'

All bearings and distances shown on this plat are plotted and measured unless otherwise noted.

According to the F E M A Flood Insurance Rate Map Number 29037C0009F, revised January 2, 2013 and Rate Map Number 29037C0010F, revised January 2, 2013, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

TWIN OAKS COMMUNITY BUILDING

Prepared For:  
AMIN REZVANI  
IDC VENTURES, LLC  
2847 INGRAM MILL ROAD, SUITE A100  
SPRINGFIELD, MO 65804

Date of Preparation: JANUARY 07, 2020  
Revised: FEBRUARY 19, 2020



132 Abbie Avenue  
Kansas City, Kansas 66103

913.317.9500  
www.irc-consult.com

# Belton, MO



1 in. = 25ft.



50.5 0 25.27 50.5 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



## Legend

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

## Notes

**SECTION V.**  
**PRELIMINARY PLAT**  
**AUTUMN RIDGE**

**PRELIMINARY PLAT  
AUTUMN RIDGE  
BELTON PLANNING COMMISSION  
MONDAY, MARCH 2, 2020 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**CASE #PP20-01**

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 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 portions of Autumn Ridge was submitted for Planning Commission consideration. This revised preliminary plat was approved. However, no final plats were filed since that approval, and the 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 147 single-family and two-family lots. The total land area is 46.78 acres. The proposed subdivision will provide important connectivity west to Emerson Park, with neighborhood street connections at Sycamore Drive and Fall Meadow Lane.

*Zoning*-The property is primarily 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.

Autumn Ridge-Preliminary Plat (2020)

*Single-Family lots*-There are 137 single-family lots ranging in area from 8,400 square feet to 12,000 square feet to approximately 15,000 square feet for the larger cul-de-sac lots. 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 yard 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 6,000 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.

*Stormwater Management-*

The storm drainage systems shall be designed in accordance with APWA Section 5600 and the Belton Design and Construction Manual. The preliminary plat reflects the use of an enclosed storm sewer system to collect the runoff from the front yards and the street. The preliminary plat also reflects the use of swales to collect runoff from the rear yards.

This development is subject to the provisions of APWA Section 5608 and the Belton Design and Construction Manual which pertains to the construction and maintenance of on-site stormwater detention facilities. The preliminary plat reflects the use of Tract A as a storm water retention area.

This development is subject to the provisions of the MARC BMP Manual with respect to stormwater treatment facilities. The preliminary plat reflects the use of Tract A as a stormwater treatment facility.

*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 for the subdivision. This neighborhood playground is proposed to replace the neighborhood pool that was discussed with the 2016 preliminary plat. Development conditions for the neighborhood park and 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, including the stormwater detention and the stormwater treatment facilities within the subdivision.

**STAFF RECOMMENDATION**

Autumn Ridge-Preliminary Plat (2020)



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.

The recommendation is subject to the following conditions:

1. The Preliminary Plat for Autumn Ridge, is approved as submitted, dated 2/14/2020 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. As required by the UDC, Section 36-71 (g), submit design details for the neighborhood park on Tract B with the final plat for Phase 3. The park details shall include a list and product information for recreational equipment, playground surfaces, a covered picnic shelter, bike racks and bench seating, and landscaping.
4. The neighborhood park shall be constructed with Phase 3 and completed prior to submittal of a final plat for Phase 4.
5. As required by the UDC, Section 26-2, outdoor recreation spaces such as the neighborhood park shall include off-street parking for residents. The number of parking spaces shall be determined by the Director of Planning. 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.
6. Development of Tract B shall include an asphalt surface 8' bike trail as a neighborhood amenity. The trail shall be constructed with Phase 3 and 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

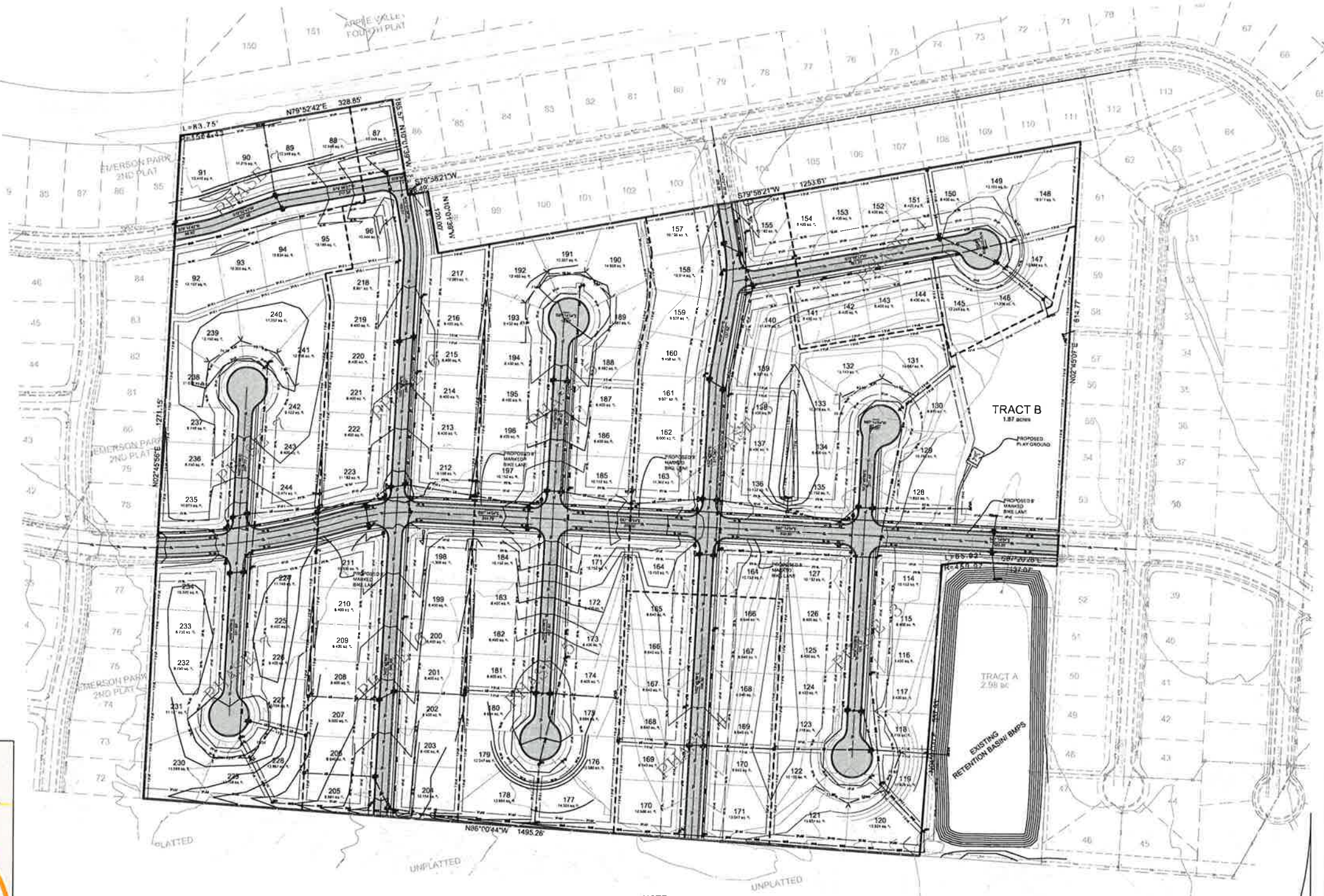
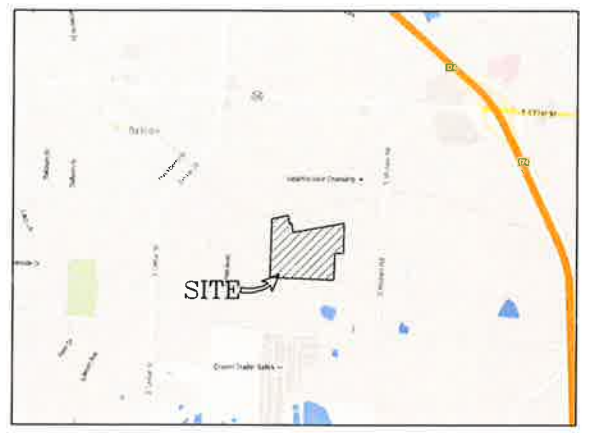
PRELIMINARY PLAT FOR  
"AUTUMN RIDGE"  
LOTS 87 THRU 96, 114 THRU 250 & TRACT B  
BELTON, CASS COUNTY MISSOURI

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

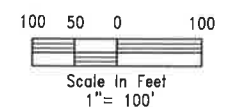
BOUNDARY DESCRIPTION  
ALL OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND  
PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER,  
ALL IN SECTION 13, TOWNSHIP 46 NORTH OF THE BASELINE  
33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BELTON, CASS  
COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH 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 480 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		LINE LEGEND	
PROPOSED	EXISTING	PROPOSED	EXISTING
MH	Manhole	ST	Storm Line
CD	Curb Inlet	SW	Sanitary Line
JB	Junction Box	WL	Water Line
FL	Field Inlet	BL	Building Line
FES	Front End Section	EL	Easement Line
PH	Fire Hydrant	SL	4" Sidewalk
BO	Blow Off	C	2" Curb
WV	Water Valve	CL	Contour
WM	Water Meter	TL	Tree Line
SR	Straddle	FL	Fence Line
UP	Utility Pole	GL	Gas Line
OW	Day Wire	OTL	Overhead Telephone Line
DT	Electric Transformer	UDL	Underground Telephone Line
TP	Telephone Pedestal	ODL	Overhead Electrical Line
CP	Cable Pedestal	UDL	Underground Electrical Line
CO	Clean Out		

LEGEND  
INDICATES NO BUILD EASEMENT



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



DATE	REVISION	BY
12-15-19	UPDATED CITY DETAILS	
12-19-19	RE SUBMITTAL OF PRELIMINARY PLAT	
2-14-20	PER CITY COMMENTS	
2-24-20	PER CITY COMMENTS	

**Quist Engineering Inc.**  
Civil Engineering for Residential & Commercial Site Development  
821 NE Columbus St.  
Grain Valley, MO 64029  
Phone: (816) 550-3675  
e-mail = rquast@quistengineering.com

PRELIMINARY PLAT  
FOR AUTUMN RIDGE  
LOTS 87 THRU 96, 114 THRU 250 & TRACT B  
CIVIL PLANS FOR PHASE 3 OF AUTUMN RIDGE  
LOTS 114 THRU 164 AND TRACTS A & B  
BELTON, CASS COUNTY MISSOURI

DRAWN BY RAW  
CHECKED BY RAW  
DATE 3-15-16  
PROJECT NO. E-15-322  
SCALE  
23



# 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