

### AGENDA CITY OF BELTON

### PLANNING COMMISSION MEETING MONDAY, SEPTEMBER 21, 2020 - 6:00 P.M.

**CITY HALL ANNEX, 520 MAIN STREET** 

www.belton.org/watch

- I. CALL MEETING TO ORDER
- II. ROLL CALL
- III. APPROVAL OF THE MINUTES OF THE AUGUST 17, 2020 PLANNING COMMISSION MEETING
- IV. PUBLIC HEARINGS
  - **A.** Consideration of a Rezoning from the existing C-2 General Commercial District to an R-3A Planned Unit Development District and a Preliminary Development Plan for Center 301 Apartments located at the Southeast corner of Towne Center Drive and Markey Parkway.

#### V. NON PUBLIC HEARINGS

- **A.** Consideration of a Final Development Plan for Traditions Villas Phase II located at the Northeast corner of Mullen Road and Sycamore Drive.
- **B.** Consideration of a Final Plat for Traditions Villas 2<sup>nd</sup> Plat located at the Northeast corner of Mullen Road and Sycamore Drive.
- **C.** Consideration of a Preliminary Plat for Autumn Ridge located on the West side of South Mullen Road, West of existing Sycamore Drive.
- **D.** Consideration of a Final Plat for Autumn Ridge Third Plat located on the West side of South Mullen Road, West of existing Sycamore Drive.
- VI. DIRECTOR'S REPORT
- VII. NEXT MEETING DATE: To Be Determined
- VIII. ADJOURNMENT

# **SECTION III.**MEETING MINUTES AUGUST 17, 2020

#### Minutes of Meeting Belton Planning Commission City Hall Annex, 520 Main Street August 17, 2020

#### **CALL TO ORDER**

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

#### **ATTENDANCE**

Commission: Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Tim

McDonough, RJ Warren, Marsha Vest, and Todd Christy

Absent:

Commissioners Kelly Monaghan-Bass and Kara Anderson

Staff:

Dave Clements, Planning and Building Director; Alexa Barton, City Manager; and Nikia

Freiberger, Assistant City Engineer.

#### MINUTES

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

**NON-PUBLIC HEARINGS** – Consideration of a Preliminary Plat for Autumn Ridge located on the West side of South Mullen Road and Sycamore Drive.

Applicant was not present at the meeting; the item will be presented at the September 21, 2020 meeting.

**NON-PUBLIC HEARINGS** – Consideration of a Final Plat for Autumn Ridge, Third Plat, located on the West side of South Mullen Road and Sycamore Drive.

Applicant was not present at the meeting; the item will be presented at the September 21, 2020 meeting.

New Planning Commissioners Marsha Vest and Todd Christy introduced themselves.

**NEXT MEETING DATE:** September 21, 2020

#### **ADJOURNMENT**

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Mayor Davis. All voted in favor, and the meeting adjourned at 6:18 p.m.

## SECTION IV. REZONING AND PRELIMINARY DEVELOPMENT PLAN – CENTER 301 APARTMENTS

## REZONING AND PRELIMINARY DEVELOPMENT PLAN CENTER 301 APARTMENTS BELTON PLANNING COMMISSION MONDAY, SEPTEMBER 21, 2020 – 6:00 P.M. CITY HALL ANNEX BUILDING – 520 MAIN STREET

#### **APPLICATION**

Property Owner-Pavilion Properties, LLC.

Applicant-Case Development, LLC./Rouse Frets White Goss/Patricia Jensen, Esq.

Engineer-Tanner Consulting/Dan Edwin

Architect-Architects Collective/Larry Kester

Location-The property is located at the southeast corner of Towne Center Drive and Markey Parkway.

Request-The application was filed for approval of a Rezoning from the existing C-2 General Commercial District to a R-3A Planned Unit Development District, and a Preliminary Development Plan to permit the development of the Center 301 Apartments, consisting of 306 units on 17.15 acres.

Please note that this development has been renamed Center 301 Apartments, the former name of Cottages of Towne Center found on the plan set will be changed with the Final Development Plan.

#### **BACKGROUND**

This application was filed for a rezoning from the existing C-2 General Commercial District to a R-3A Planned Unit Development, and a related preliminary development plan.

Case & Associates are an experienced apartment developer, having constructed over 13,000 units in the past 20 years, throughout Kansas, Texas, and Oklahoma. For more information on the company and to see examples of their apartment communities, please see <a href="https://www.caseuse.com">www.caseuse.com</a>.

The applicant also provided the attached narrative that provides specifics on the proposed plan, the rezoning request and details on the apartment floorplans and interior finishes.

The preliminary development plan provides for 306 apartments on the 17.15-acre site. There are several different styles of buildings proposed on the site, summarized below:

- Five (5), three story enclosed walkups with 24 units.
- Six (6), three story enclosed walkups with first floor garages, with 22 units.
- Two (2), three story enclosed walkups with first floor garages, 11 units.
- Ten (10), two-and three-story walkups with first floor garages, 2 and 4 units each, arranged around the perimeter of the site.

Rezoning and Preliminary Plan-Center 301 Apartments

There will be 154 one bedroom/one bath units with four different floor plans, and 152 two bedroom/two baths units with five different floor plans. The architectural plan set includes floor plans and building elevations.

The site plan also includes a 3600 square foot clubhouse that features an outdoor swimming pool, cabana with outdoor kitchen, business center and fitness facility. There is also a dog exercise area.

The applicant states that rental rates will range from approximately \$965.00 for a smaller one-bedroom unit to \$1420.00 for the larger two-bedroom homes, depending on actual market conditions upon completion.

The applicant believes the property is well suited for multi-family development. The development will provide luxury rental units that will offer new housing choices for residents of Belton and surrounding communities. The location is along two arterial streets with nearby highway access. The site is not directly adjacent to any existing single-family homes. Development of the site will help support existing retail and nearby employment centers.

#### PRELIMINARY DEVELOPMENT PLAN

The subject property is a 17.15-acre site located the southeast corner of Towne Center Drive and Markey Parkway.

Compliance with R-3A Standards and Planned Unit Development (PUD) requirements of the Unified Development Code (UDC):

The plan generally meets all requirements of the R-3A Community Residential District. The R-3A district is intended for multiple-family residential development adjacent to arterial streets, to and serve as a transition from commercial development to lower density residential development.

<u>Parking</u>: 1.5 parking spaces per unit for multi-family development or 459 spaces are required for the 306 units. There are 476 parking spaces proposed, including 96 first floor garage spaces. The parking spaces meet all dimensional requirements for length, width and maneuvering.

#### Required Yards/setbacks:

Front yard- 30-foot setback required. Varies, exceeds minimum requirement.

Rear yard-30-foot setback required. Varies, generally exceeds minimum requirement.

A 27-foot setback is proposed for the rear yard of buildings 118 and 119 on the east portion of the plan.

Side yard-5-foot setback required. Varies, exceeds minimum requirement.

<u>Maximum Building Height</u>-35-foot maximum. The plan indicates a mean height of 37-feet mean height of tallest structure.

Maximum Building Coverage-25% maximum. The plan provides 19% total building coverage.

Required Open Space-30% of total land area required. 48.82% open space provided.

A land-use analysis and site data table is found on Sheet P-1, Development Plan, for all project specifics.

Rezoning and Preliminary Plan-Center 301 Apartments

<u>Planned Unit Development Criteria</u>-The *UDC* includes provisions for the approval of a PUD designation for certain types of development. A PUD is intended to encourage creative development with unified design, features and amenities. A PUD provides for flexibility in the design of buildings, yards, and other regulations in a manner that cannot be provided in other zoning districts.

A PUD also requires a Development Agreement be entered approved between the developer and the City Council. The agreement provides a basis for requiring all improvements as shown on the development plan, specifics for timing of development, and other important milestones and commitments.

Building Design: There are no specific building design requirements for the R-3A Multiple-Family Residence District. The building design proposed by the developer provides a quality mix of building materials and an attractive architectural design. The ground floor is differentiated from other the upper stories by changes in building materials, columns, balconies, offsets and other methods of articulation that provide a variety of design. The buildings are designed to have a visually distinct top, middle and first floor.

Primary materials are full masonry brick and stone, cement siding and transparent glass.

The clubhouse will be of an architectural style with materials that is compatible with the apartment's buildings.

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

The staff requested that the applicant provide storm shelters as part of the development plan. Case Development states that they do not provide storm shelters in their apartment communities as shelters for all residents of the apartments would be prohibitively expensive, and smaller storm shelters would create a liability.

Landscaping: A landscape plan was submitted with the Preliminary Development Plan. The landscape plan meets the requirements of the UDC. The plan provides 48.82 percent open space, exceeding the required 30 percent total landscape area. The property abuts the Towne Center Shopping Center and a Type A buffer is provided to provide dense screening from these adjoining commercial uses. The proposed buffer includes 10-foot full screen evergreens. The landscape plan also provides the required shade trees, parking lot landscaping, and street trees.

The landscape plan and preliminary plan also include a 4-foot metal perimeter fence and controlled access gates at the main entries.

Trails and sidewalks: The preliminary plan also have an extensive sidewalk and trial system. Sidewalks are provided to and from all buildings with pedestrian access to all areas of the plan including the clubhouse, dog park and main open space areas. An 8-foot trail from Markey Parkway west to Towne Center Drive provides desirable connectivity to the Nexus Trail and access to Memorial Park, Wallace Park and the High View Wellness Center.

Rezoning and Preliminary Plan-Center 301 Apartments

The sidewalk plan was also revised to provide a more direct pedestrian connection to Towne Center Drive and the Towne Center Shopping Center.

Streets/access: Access to the site would be from two existing driveway entrances on Towne Center Drive. There is also an existing driveway entrance on Markey Parkway. These entrances were designed and constructed along with the Markey Parkway and Towne Center Drive road improvements.

*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 property is in the Markey Regional Detention Watershed. Payment of a fee in lieu of providing on-site detention is provided in the UDC. The site plan also provides areas of stormwater best management practices (BMP) to lessen run-off and filter storm drainage.

Compliance with Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan designates this site as commercial and business park/office/hotel. Apartments at this specific location do not meet the guidelines of the Land Use Map. However, the Comprehensive Plan also has a housing goal of encouraging high quality residential development and locating medium and high-density residential development near employment centers along major arterials.

Housing Study, Needs and findings: In 2019, the City conducted a <u>Community Housing Assessment</u> that resulted in a detailed look at existing housing and needs for the future. One conclusion of the study is that one of our housing challenges is "lack in diversity of housing choices". The study also found a "lack of contemporary high-quality rental and apartment development..." The proposed apartment development would help address findings and goals of the 2019 Community Housing Assessment.

#### **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 analysis for consideration of the Planning Commission:

(1) The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property. Towne Center Drive and Markey Parkway in the vicinity of the subject site are primarily zoned a C-2 General Commercial District. The area is characterized by retail development. West of the site is the Markey Regional Detention Basin. There are no nearby single-family residential areas near the property.

(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 and business park/office/hotel. The proposed rezoning is not consistent with the Future Land Use Map. Staff would point out that the proposed apartment community meets the housing goals and objectives of the Comprehensive Plan. Additionally, and related to the Comprehensive Plan, the proposed apartments would address needs identified in the 2019 Housing Study.

- (3) Suitability of the subject property for the uses permitted under the existing zoning district. The property is suited for development with the existing C-2 District. However, there are numerous vacant commercial parcels in the Markey Parkway/163<sup>rd</sup> Street corridors and the trend to commercial development can be considered somewhat slow. Apartments on the subject property would not have an adverse impact nor impede the potential of future commercial/retail development in the vicinity. New residential density in the area would serve as an incentive for further new development.
- (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 has experienced recent commercial development. Fairfield Inn is a new hotel near the apartment site, and Menards's and nearby Belton Gateway are examples of new commercial development. It should be noted that a similar multi-family apartment project for Belton Northpoint Apartments was recently approved at 163<sup>rd</sup> Street and Turner Road, indicating a new trend toward multi-family units.
- (5) The extent to which the zoning amendment may detrimentally affect nearby property. The proposed rezoning and PUD designation will create an attractive, well designed apartment community. Center 301 Apartments will be developed by Case Development, managed under single ownership and unified control. The PUD approval will assure that the project will be constructed as proposed to the Planning Commission, without substantial changes. These factors all contribute to the apartment community not having any 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 zoned C-2 in approximately 2006. The staff has not had any inquiries for commercial development at the site in recent years.

#### STAFF RECOMMENDATION

The staff recommends approval of the request for a rezoning and Preliminary Development Plan for Center 301 Apartments, as noted in the staff report and shown on the development plan. The recommendation is subject to the following conditions:

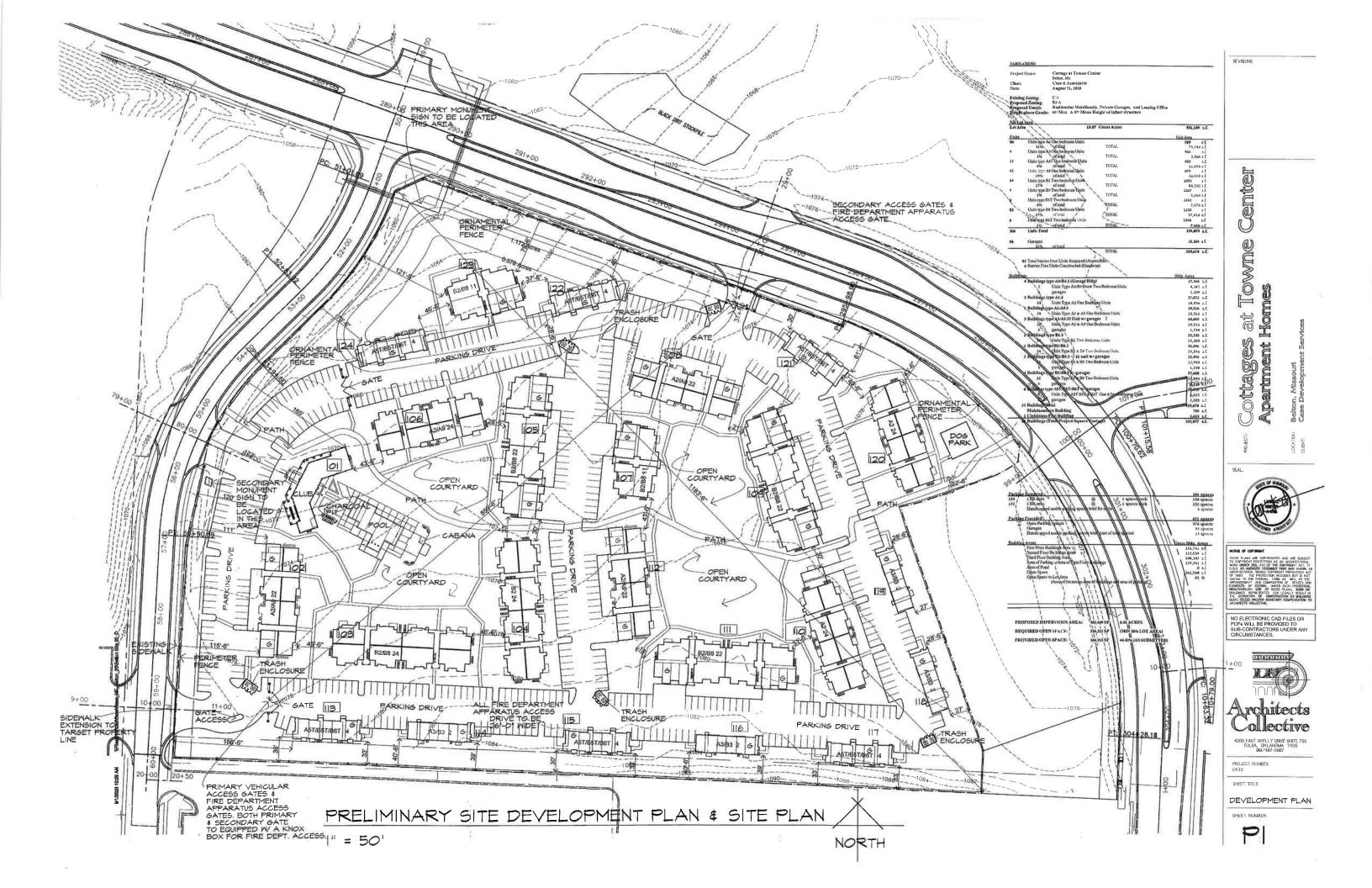
- 1. The Preliminary Development Plan for Center 301 Apartments is hereby approved, as shown on Site Development Plan by Architect's Collective, including building elevations, materials and floor plans, dated 8/31/2020.
- 2. Preliminary Site Development Plan (engineering, utilities, drainage) as shown on plans by Tanner Consulting, dated 9/02/2020.
- Landscape Ordinance Plan LSO-1, by PDG, dated 9/02/2020.
- 4. The PUD includes exceptions for building height, and rear yard setback as indicated on the plan.
- 5. The Tabulation information on page P-1 shall be revised for the corrected lot area.
- 6. Revise all page titles to Center 301 Apartments.
- 7. Trash enclosures shall be masonry construction to match the buildings with a gate.
- 8. The Final Development Plan shall include a photometric plan for any parking lot lighting and building lighting.
- 9. The Final Development Plan shall include a Development Agreement to be executed between the applicant and the City of Belton.

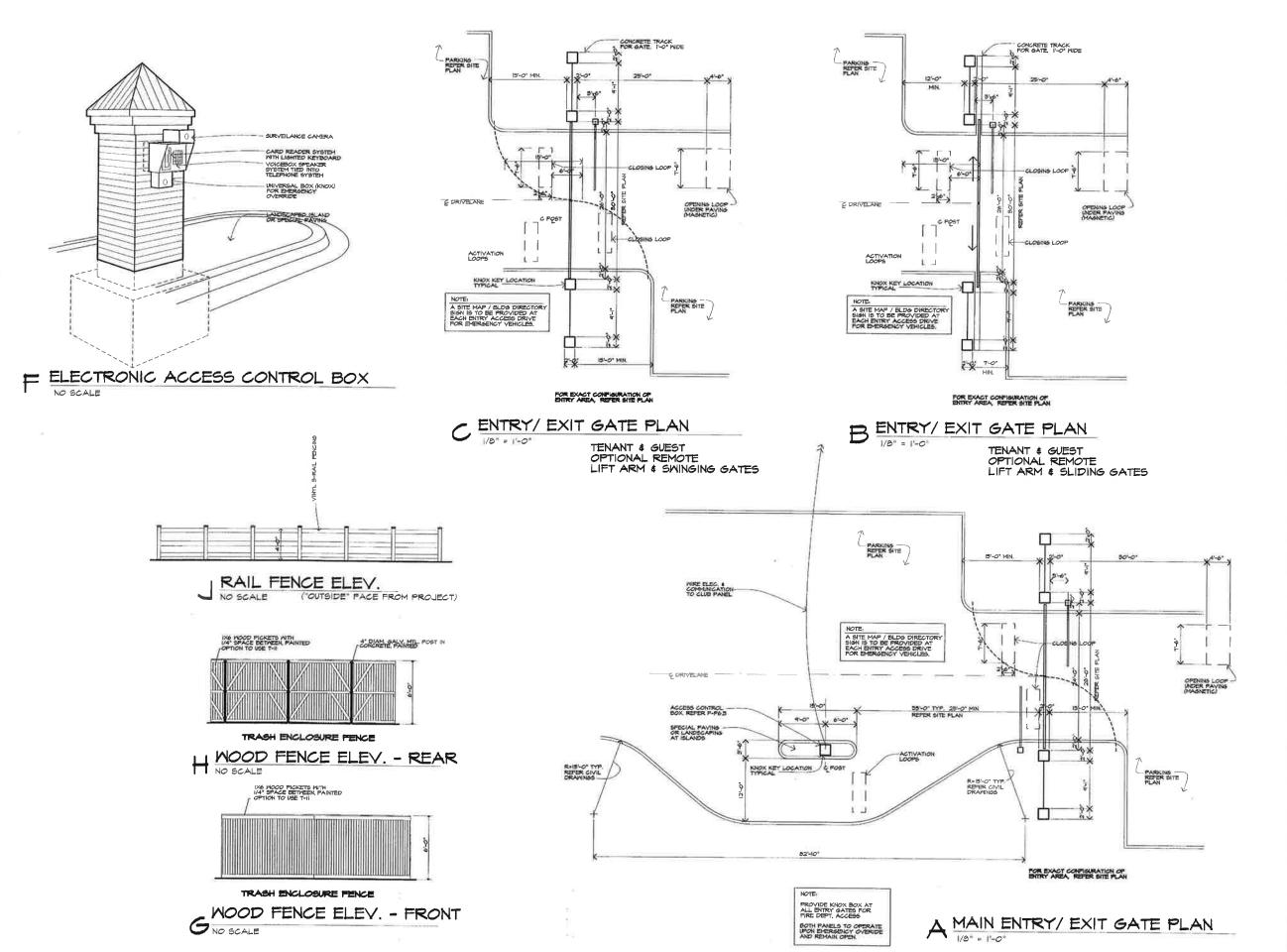
#### PLANNING COMMISSION ALTERNATIVES

- 1. Motion to approve a rezoning and Preliminary Development Plan for Center 301 Apartments.
- 2. Motion to deny a rezoning and Preliminary Development Plan for Center 301 Apartments.
- 3. Motion to continue the application for further information.

#### **ATTACHMENTS**

- 1. Preliminary Development Plan- 27 pages
- 2. Preliminary Development Plan (engineering)- 11 pages
- 3. Landscape Ordinance Plan
- 4. Applicant's narrative Architect
- 5. Applicant's narrative Attorney
- 6. Colored elevations
- 7. Colored rendering/sidewalk plan 5 pages
- 8. Colored photographs 21 pages
- 9. Area Map.





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Cottages at Towne Center Apartment Homes

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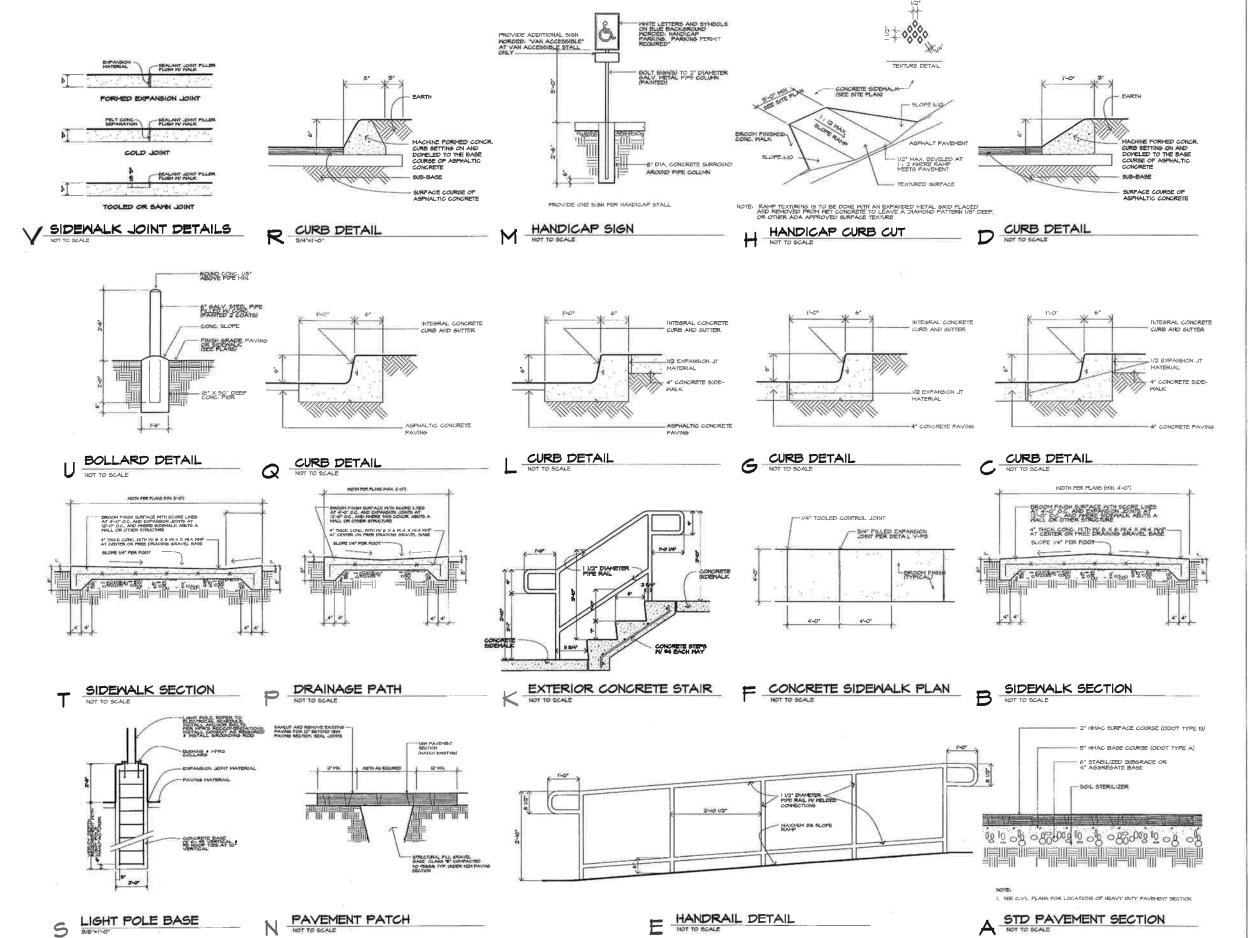
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Architects Collective

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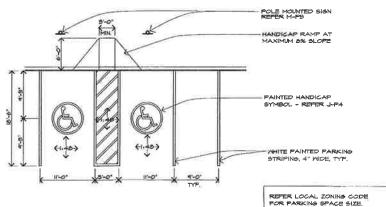
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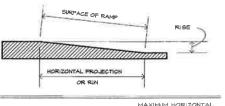
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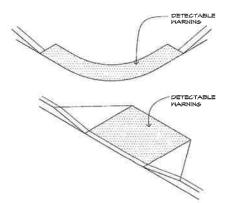
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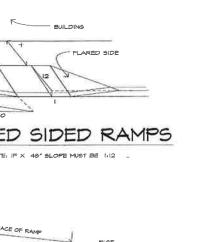


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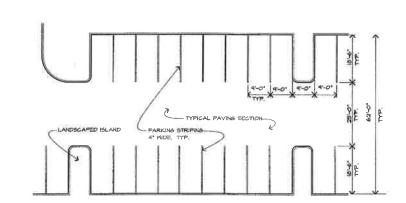
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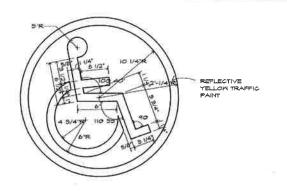
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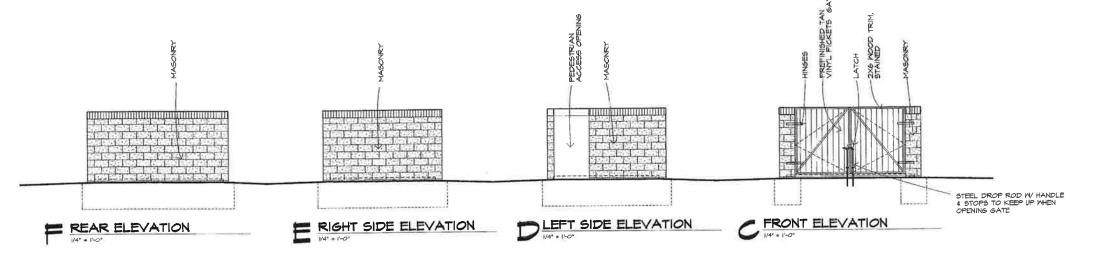
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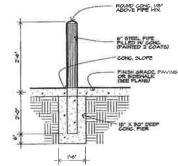


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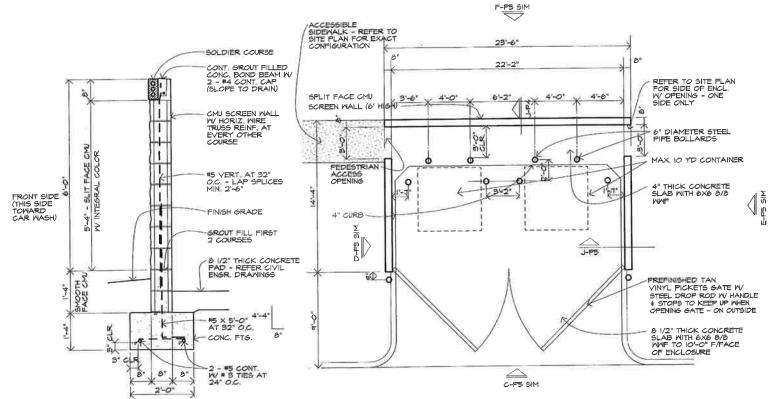




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THREE YARD	6'-0"	3'-6"	4'-0-1/2"		
FOUR YARD (TOP LOADING)	6'-0"	4'-6"	4'-0-1/2"		
FOUR YARD (APARTMENT)	6'-0"	3'-6"	5'-3"		
FIVE YARD (TOP/END LOADING)	6'-0"	4"-6"	5'-0-3/4'		
SIX YARD (LOW TOP/END LOADING)	6'-0"	5'-6"	5'-0"		
SIX YARD (HIGH TOP/END LOADING)	6'-0"	4'-6"	6'-0-1/2"		
EIGHT YARD (TOP/END LOADING)	6'-0"	5'-6"	6'-8"		
TEN YARD (TOP/END LOADING)	6'-0"	6'-0"	7'-8"		



6 TRASH ENCLOSURE PLAN

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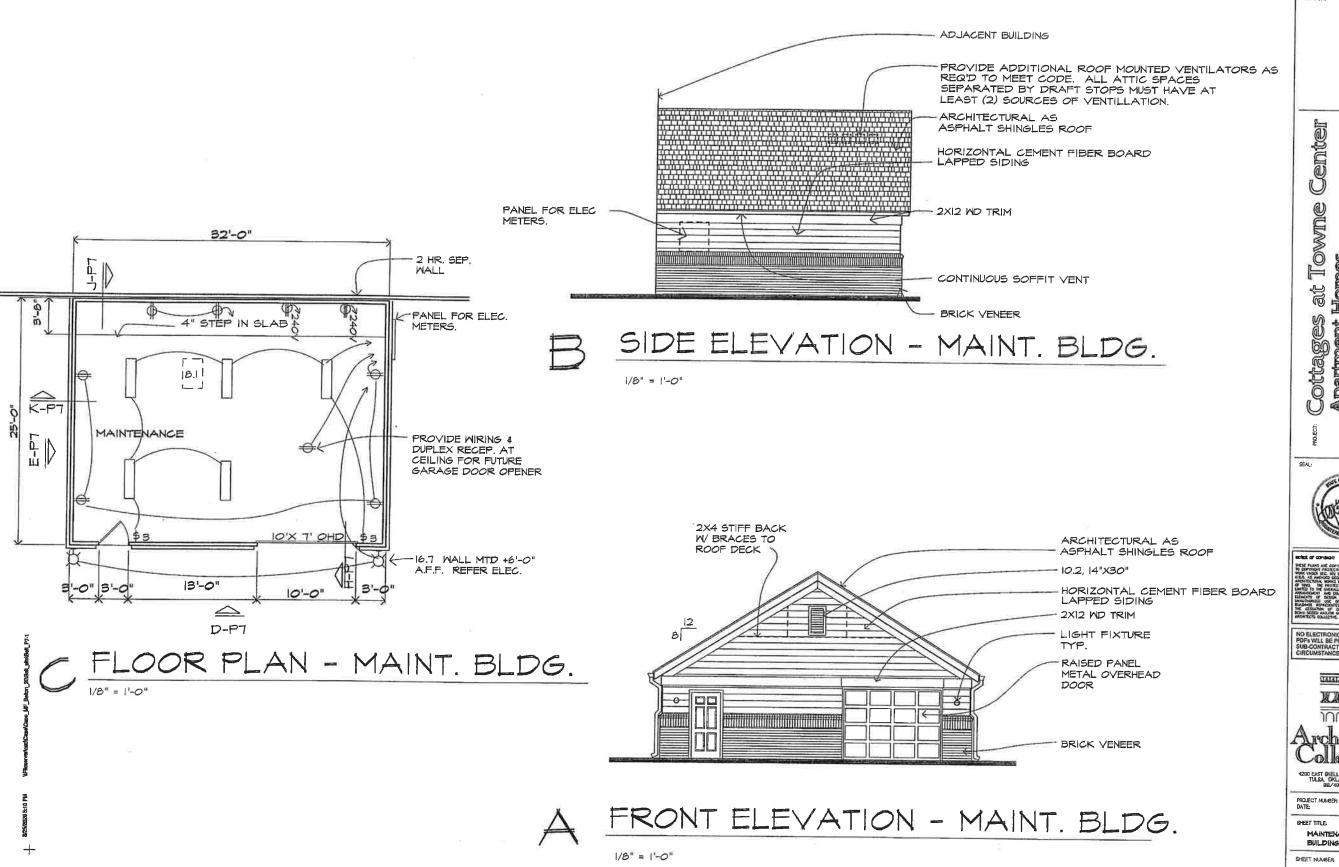
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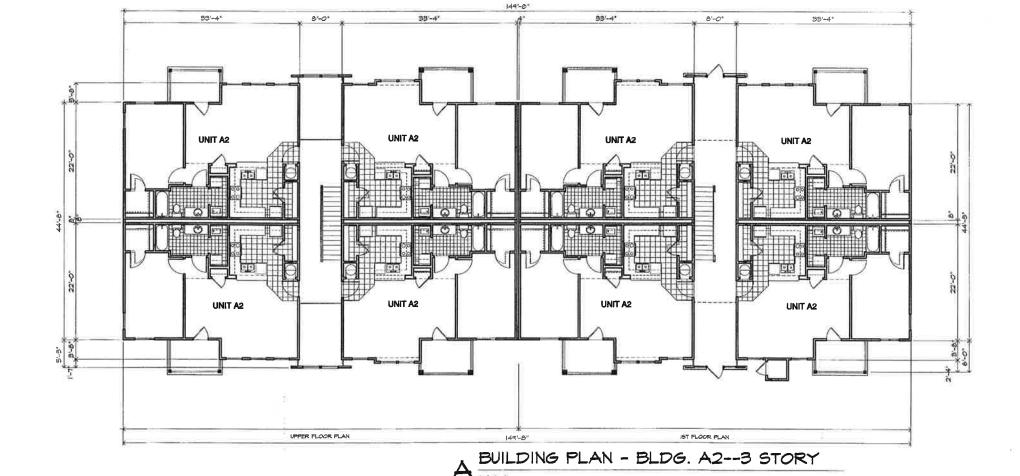


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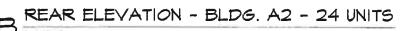
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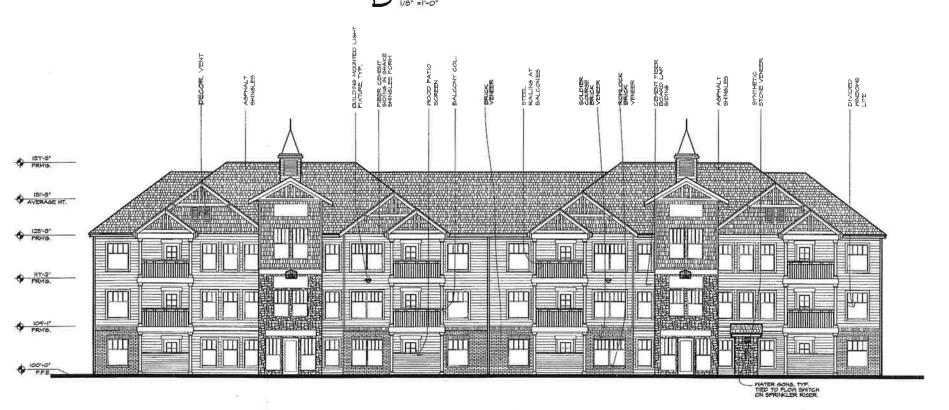


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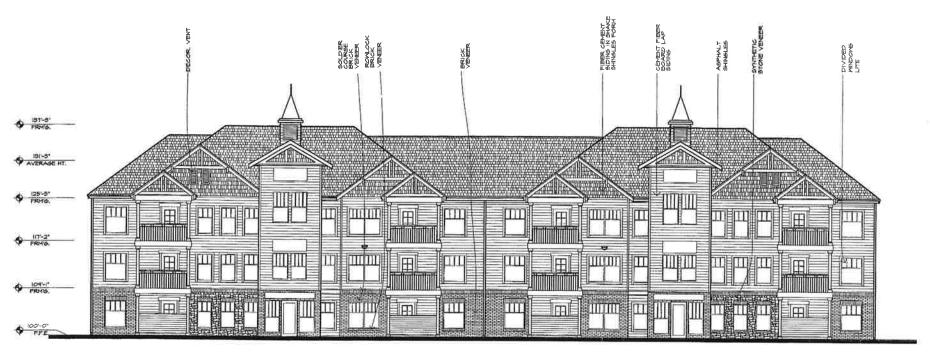
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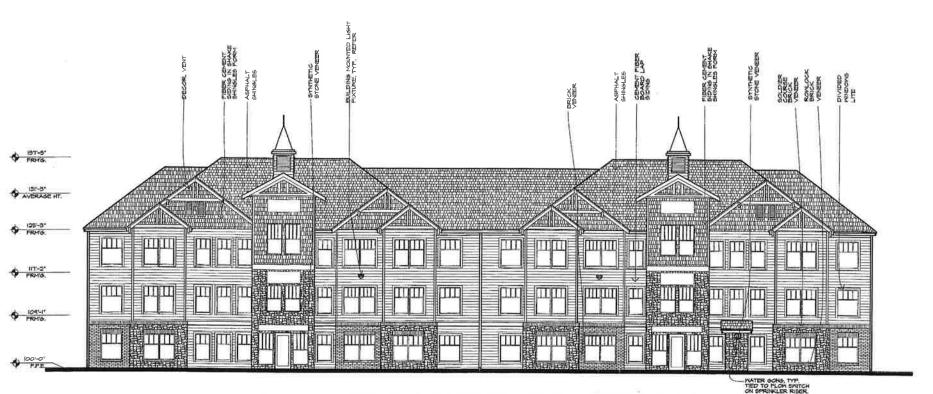
PROJECT NUMBER: DATE:

SHEET TITLE: BUILDING PLAN

SHEET NUMBER: A3.



REAR ELEVATION - BLDG TYPE A2-A9 - 24 UNITS B 1/8" =1'-0"



FRONT ELEVATION - BLDG TYPE A2-A9 - 24 UNITS

KEYED NOTES

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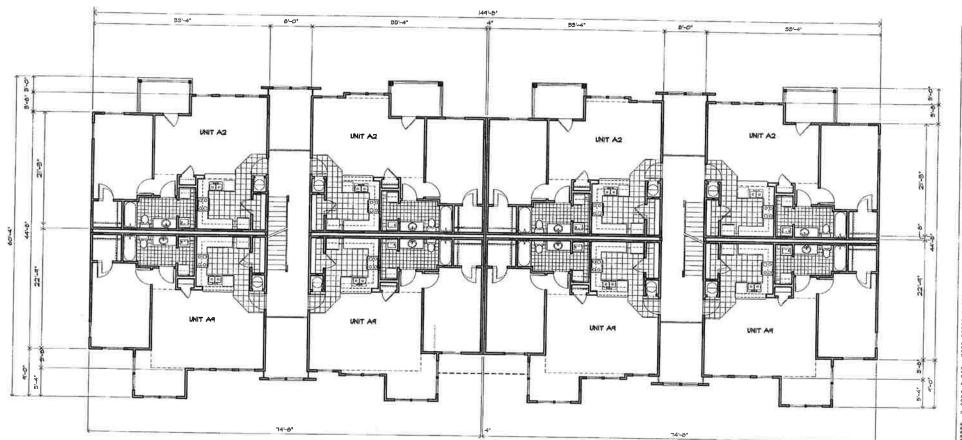


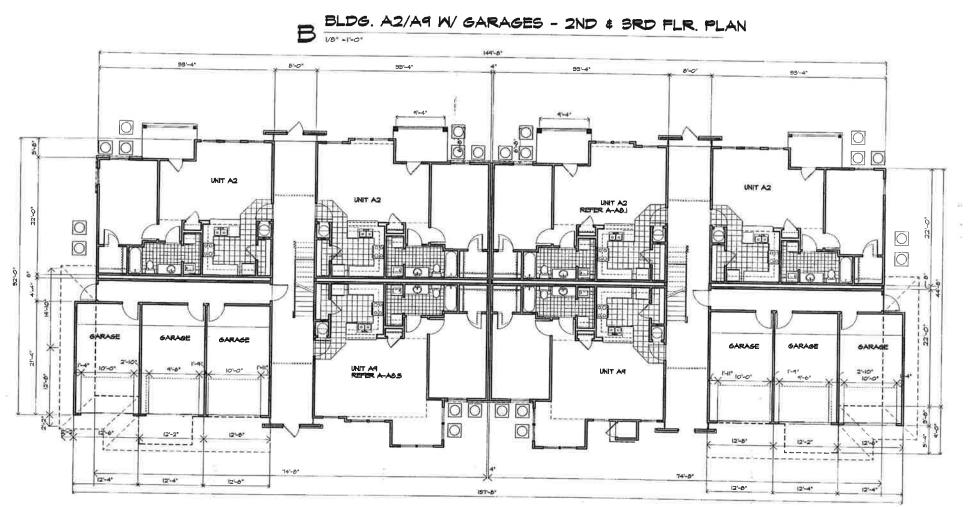
PHOJECT NUMBER: DATE:

SHEET DILE: ELEVATIONS BLDG. A2-A9

SHEET NUMBER

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## KEYED NOTES

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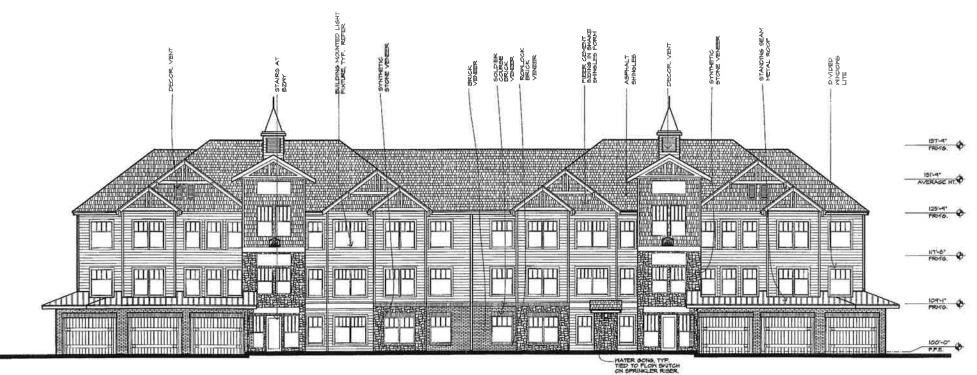
PROJECT NUMBER DATE:

BUILDING PLAN A2/A9-GARAGE

SHEET NUMBER

A3.3

BLDG. A2/A9 W/ GARAGES - IST FLR. PLAN A 1/8' =1'-0'



FRONT ELEVATION - BLDG TYPE A2-A9 - 22 UNITS A 1/6° #1'-0°

KEYED NOTES

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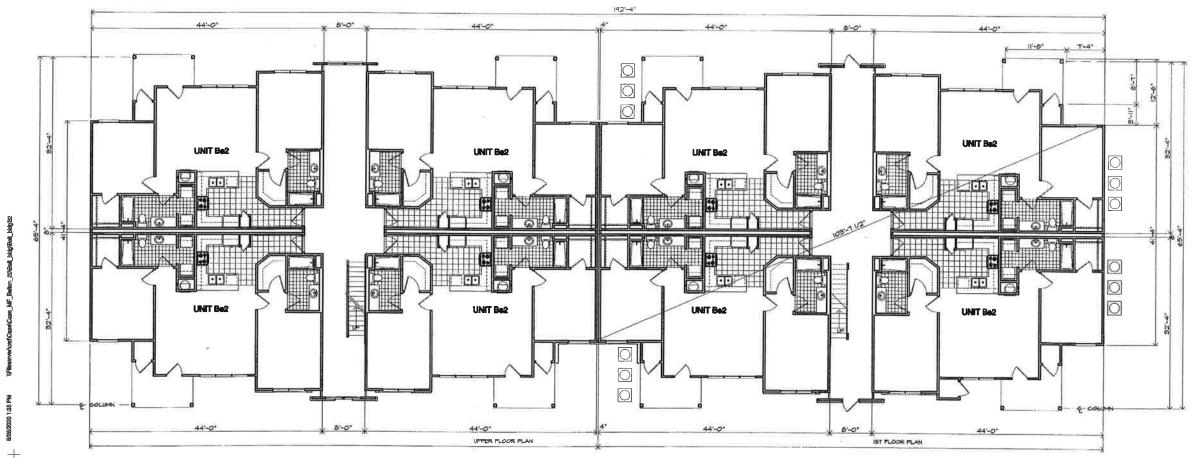
4200 EAST SKELLY DRIVE SUITE 750 TULSA, OKLAHOMA 74135 988/492-2987

PROJECT NUMBER DATE:

SHEET TITLE

ELEVATIONS BLDG. A2-A9

SHEET NUMBER A3.4



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KEYED NOTES

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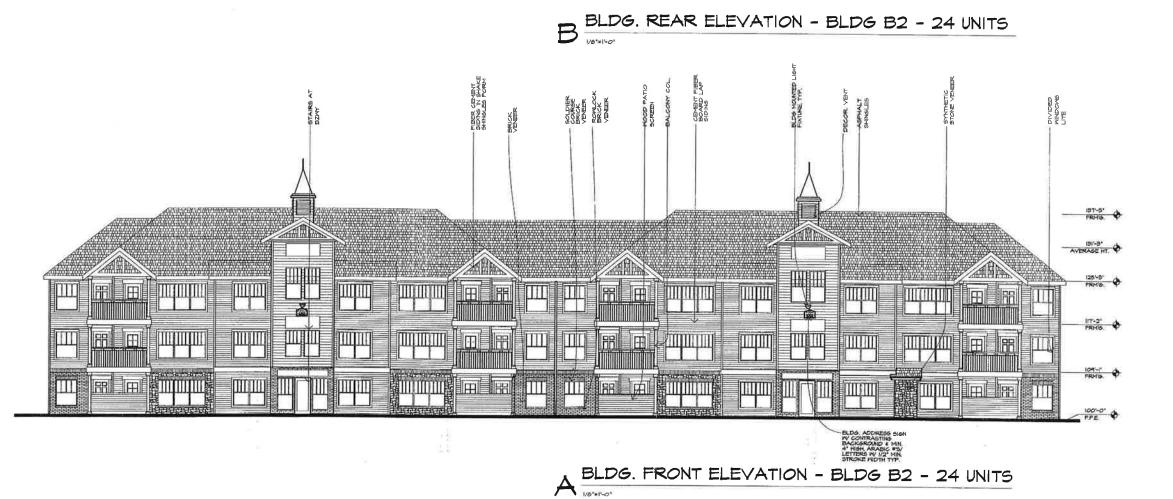
OJECT NUMBER

PROJECT NUMBER DATE:

SHEET TITLE: BLDG, PLAN

SHEET NUMBER

A BUILDING PLAN - BLDG BE2-3 STORY



KEYED NOTES

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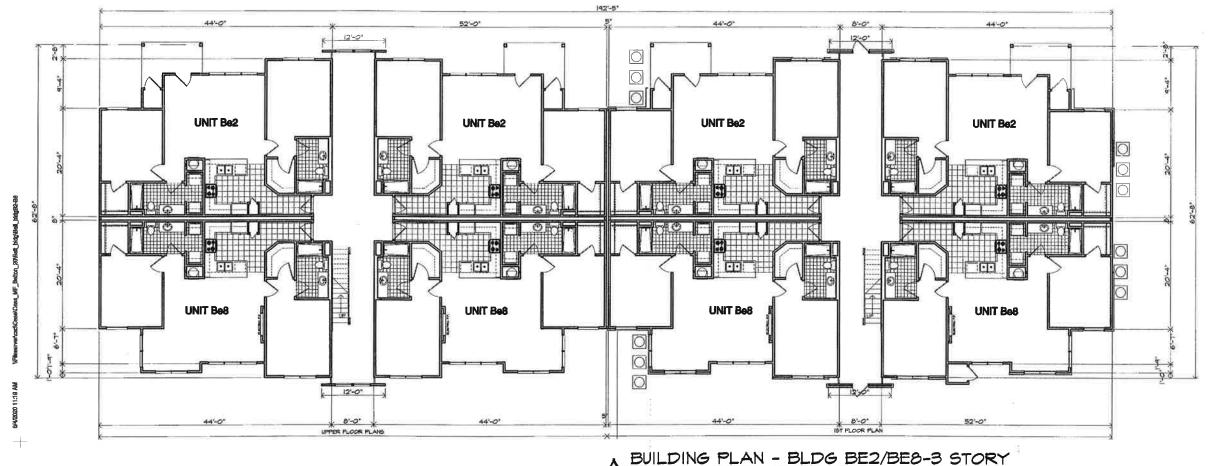
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PROJECT NUMBER: DATE:

ELEVATIONS BLDG B2

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KEYED NOTES:

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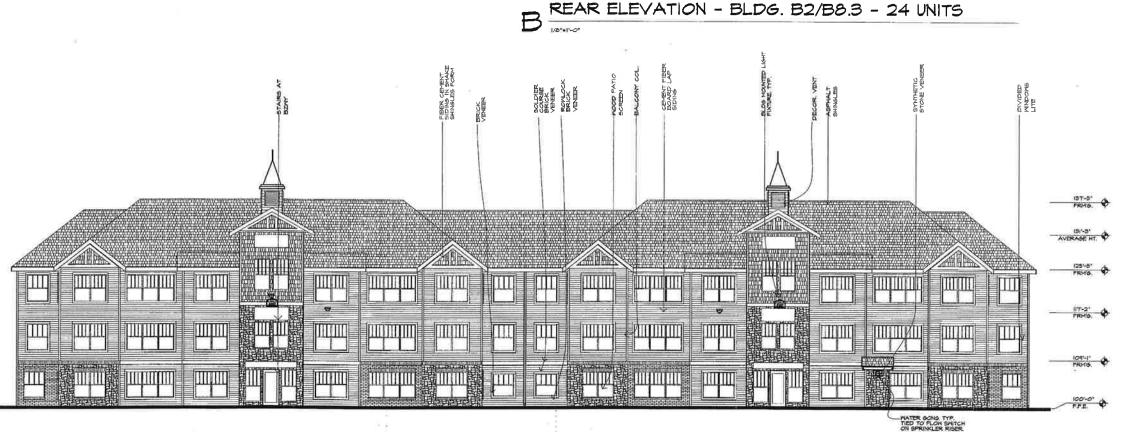


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PROJECT NUMBER: DATE:

SHEET TITLE: BLDG. PLAN

SHEET NUMBER



FRONT ELEVATION - BLDG. B2/B8.3 -24 UNITS

KEYED NOTES

REVISIONS

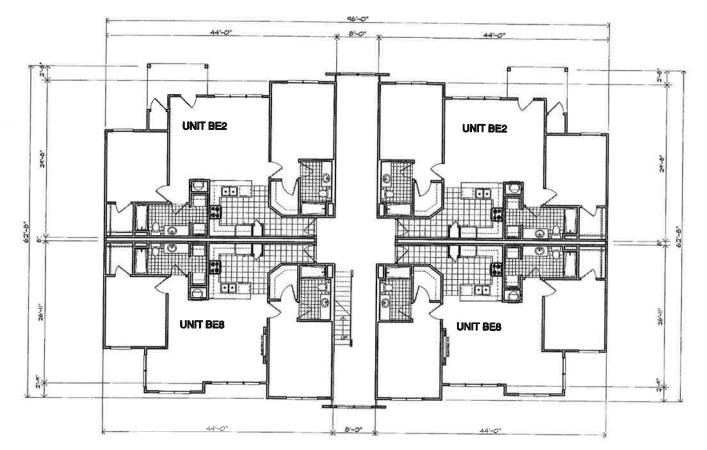
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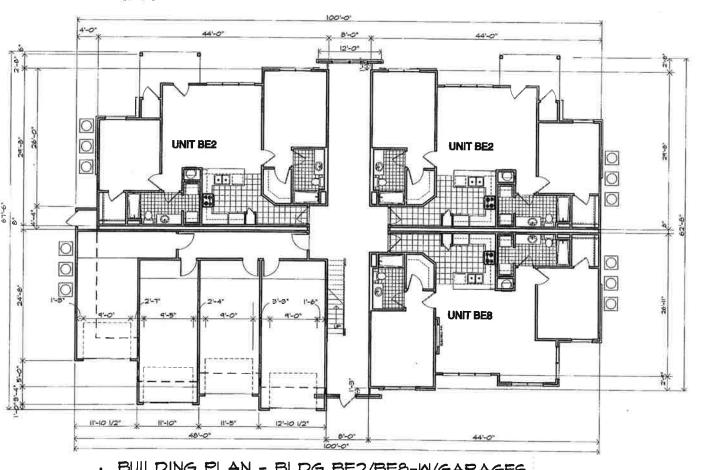


PROJECT NUMBER: DATE:

SHEET TITLE: ELEVATIONS B2/B8



## BUILDING PLAN - BLDG BE2/BE8-W/GARAGES



BUILDING PLAN - BLDG BE2/BE8-W/GARAGES A 1/8"=1"-0"

KEYED NOTES:

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SHEET TITLE: BLDG. PLAN

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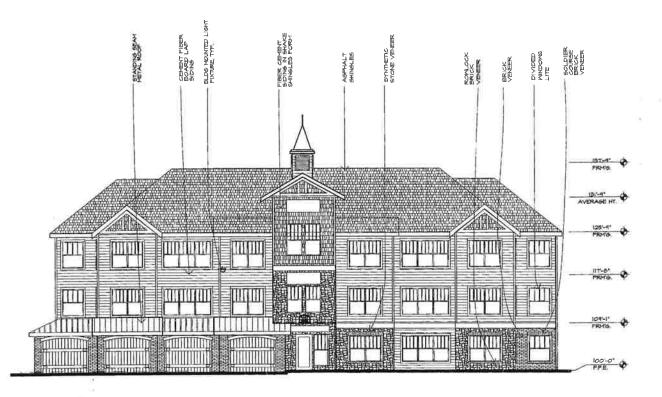
SIDE ELEVATION - BLDG. B2/B8.3 -- II UNITS

REAR ELEVATION - BLDG. B2/B8.3 -- II UNITS B

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AVERAGE HT. 125'-4" PRMG. • PRHO.

SIDE ELEVATION - BLDG. B2/B8.3 -- II UNITS



FRONT ELEVATION - BLDG. B2/B8.3 -- II UNITS 1/8"=1"-0"

KEYED NOTES:

AVERAGE HT.

125'-4" PRIME.

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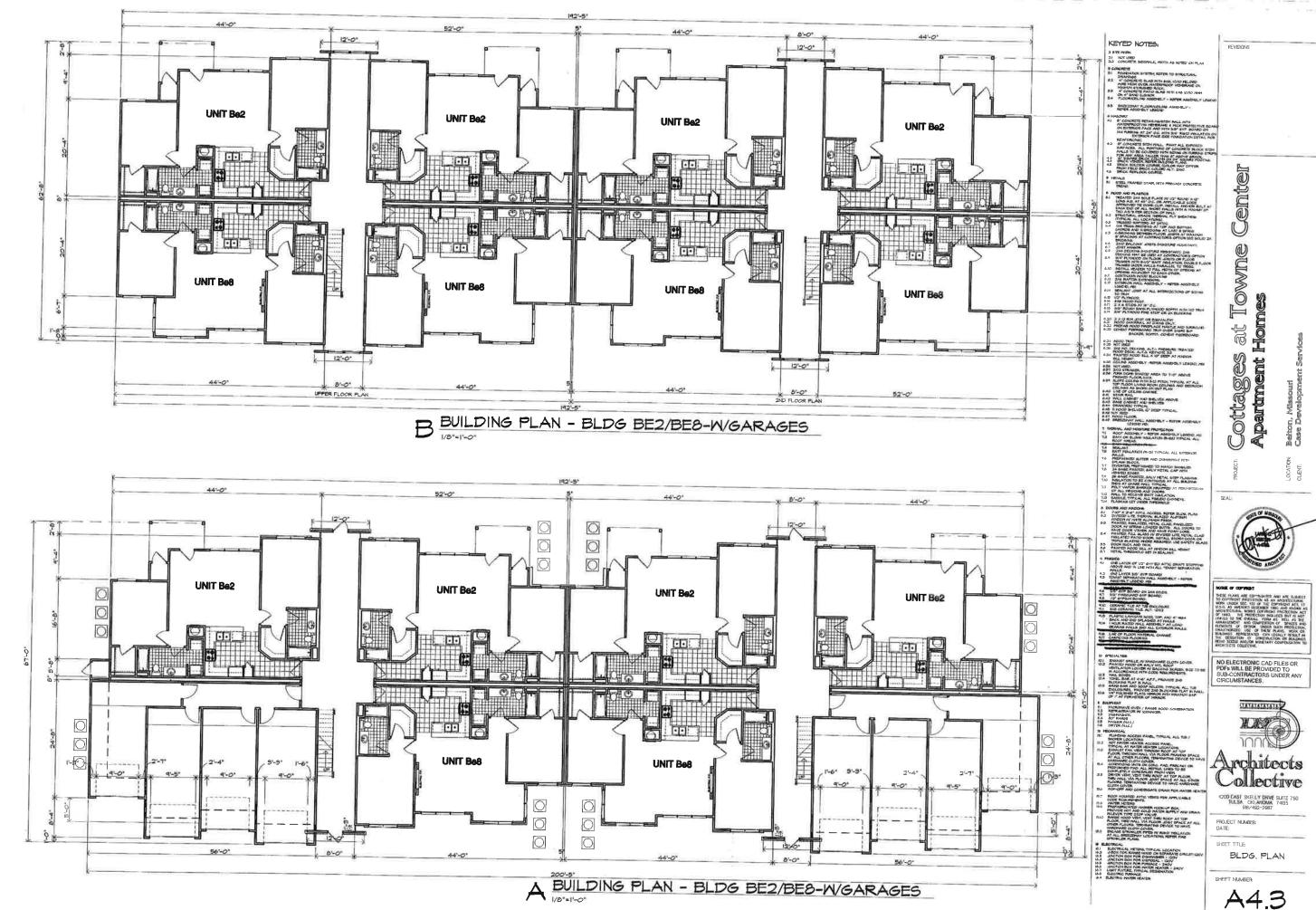
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ELEVATIONS B2/B8 - II UNITS SHEET NUMBER

A4.6

1/8"=1"-0"





KEYED NOTES:

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42CO EAST SKELLY DRIVE SUITE 750 TULSA, OKLAHOMA 74/35 9/8/492-2987

PROJECT NUMBER: DATE:

SHEET TITLE:

SHEET NUMBER

ELEVATIONS 82/86 - 22 UNITS



KEYED NOTES

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4200 FAST SKELLY DRIVE SUITE 750 TULSA, OKLAHOMA 74135 919/492-2967

PROJECT NUMBER: DATE:

SHEET TOTALE:

BUILDING PLANS & ELEVS A3/B3 SHEET NUMBER

**A5** 

\$ 125'-4" FR01'6.

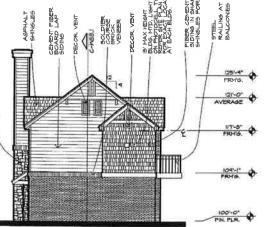
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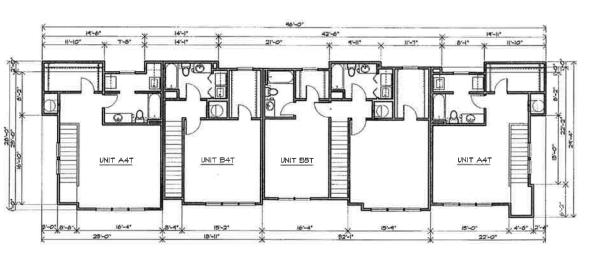
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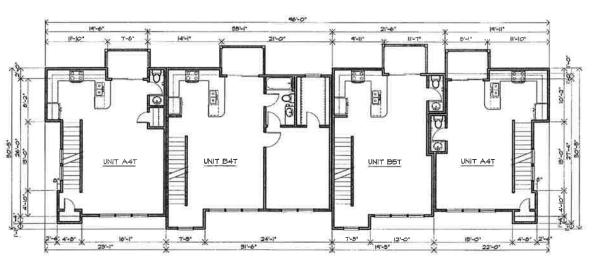
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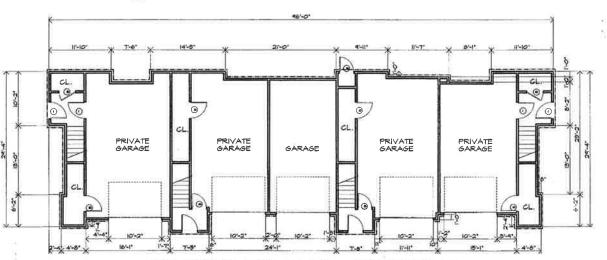
END ELEV. - A3/B3.2



## CTHIRD FLOOR PLAN - A5T/B5T/B6T



## BSECOND FLOOR PLAN - A5T/B5T/B6T



AGROUND FLOOR PLAN - A5T/B5T/B6T

KEYED NOTES

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BUILDING PLAN -

SHEET NUMBER

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1 122 MIN. LIGHT WEIGHT CONCRETE ON SHEAT MEMB WATER PROOFING ON 34" PLYMODO ON 2X10 JOSTE AS RHIMM ON FRAMENCA PLANS WE'RE TYPE X SYP. DE

3 ROOF CELLING ASSUMBLY:

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4 BASECHMAY WALLS & EXTER WALLS OF EACH SICE

IDING ON ONE LAYER OF 5/5" FIREQUARD GYP BOARD HEATHING ON 22M STUDS WITH R-13 SATT MISULATION NO WITH ONE LAYER OF BIT "IN SULUCY SYP BOARD ON SIDE FACE, STUDS AT GRADE FLOOR WALLS IN ALL HERE STORY BUILDINGS TO BE AT 18" CAO CHE HOUR ATTER ASSETS YELL BUILDING OR A MER SING.

6 TENANT REPARATION WALL ASSESSED.

ONE LAYER SHE"TYPE X GYP. BD. ON OUTBIDE FACE EACH OF DOUBLE ZW. BITLDS WITH 3-1/2" BATT RESULATION AS ONE SIZE OF DAY FULLWARMS OF LOUR FOR FULLWARMS OWNED FOR FULLWARMS OWNED FOR FULLWARMS OWNED FOR ALL OTHER TEMPOR STANKING NAME STANKING NAME OF THE STANKING

8 NON-HATED EXTERIOR WALL ASSESSED.

BONG (OR MASONRY VENEER) ON ONE LAYER OF THE HIR MASON RY OBB BREATHING ON 2X4 BTUDS AT 16" OR WITH A 15 BATT INBULATION AND WITH 122" GYP BOARD ON INSIDE FACE OF WALL STUDB, STUDB AT CARDE FLOOR WALLS IN ALL THREE STORY BUILDINGS TO BE AT 12" CIC.

7 EXTERIOR PATED WALL ASSUME

BIDNIG (OR MASONAY VILHEIR) ON ONE LAYER OF THRUCTURAL (GADAE, HIERARMACI ON 12° COSS BHEATHEN ON 2% STUDE AT 18° CO WITH R-13 BATT ROBLATION ARE WITH HET THYSE 'C 'CT', DIG ON HIS DIE FACES OF THALL, STUDE AT STAKES R-1004 WALLS HE ALL THREE STORY BULLONGS TO SEAT 12° CO.C. COSE HOUR NATES ASSEMBLES. - BRLOOD REPORT 7187 (ASTM TEST

8 INTERIOR NON-LOAD BEARING WALL ASSEMBLY:
18F GYP BOARD ON EACH PACE OF 2M BTURS AT 16\*

B INTERIOR LOAD BEARING WALL ASSESSED.

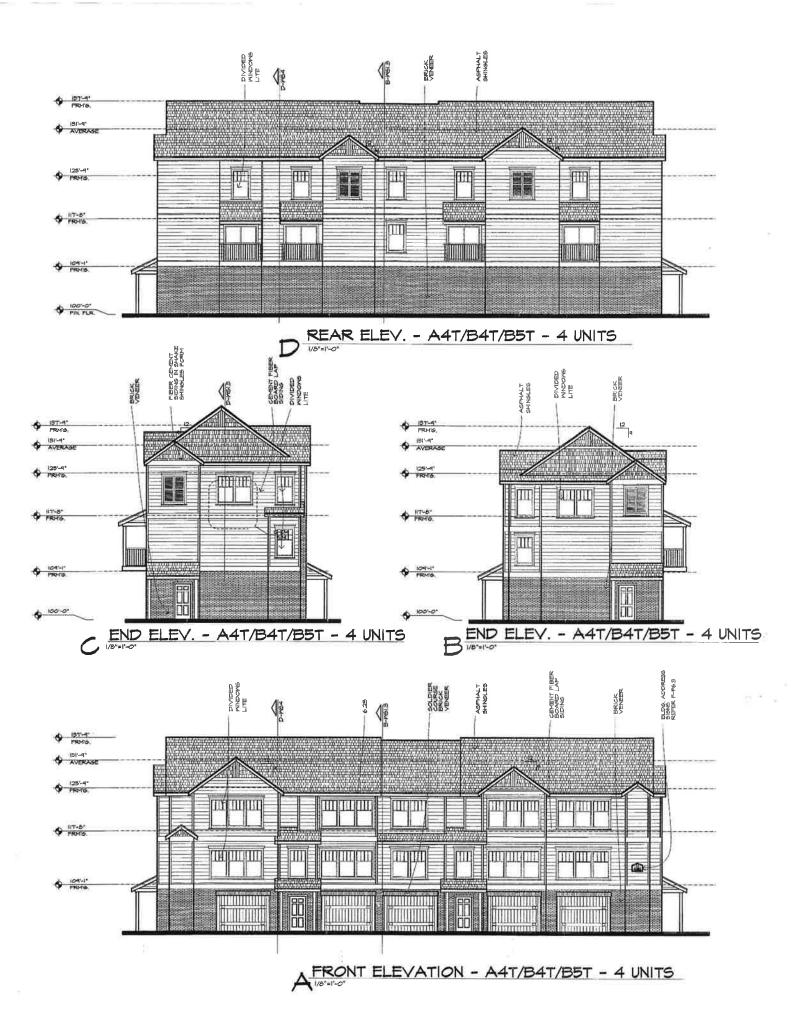
EVER FINE QUAND OVER DOARD ON EACH FACE OF 204 STUDS AT 16' C/O. STUDS IN GRADE FLOOR WALLE IN THREE STORY BUILDINGS TO BE AT 16' C/O. ONE HOU

10 TWO HOUR PATED WALL ASSESSED

TWO LAYERS OF 1" SHAFTLINER GYP SQARD FORM FIT IN H-SHAPED METAL STUDS WITH ALAM, STABLITY CLIPS TO

	Unit. Area	Attic	Attic Vent	Lower Roof Clear Vent Area (1/600)	Vent Cir. Area	LOWER Vent Quant	Vent Quant
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A3 One Bedroom units	860	891	2,97	1.48	1.48	4	4
All One Bedroom units	856	94D	3,13	1,56	1.58	4	4
B2 Two Bodroom units	1050	1134	3,78	1,89	1,88	4	4
B3 Two Bedroom units	1176	1211	4.03	2.02	2.02	5	5
88 Two Bedroom units	1108	1192	3.97	1,96	1.96	6	5

Cote: Aftic Venillation must be accommodated on a per unit basts with maintain two venit per seperate area. Half of Roof vents must be located in the upper 130 of the attic space and the other half in the lower third All persas given in schedule are integrated in our quarter feet.



REVISIONS

Cottages at Towne Center Apartment Homes

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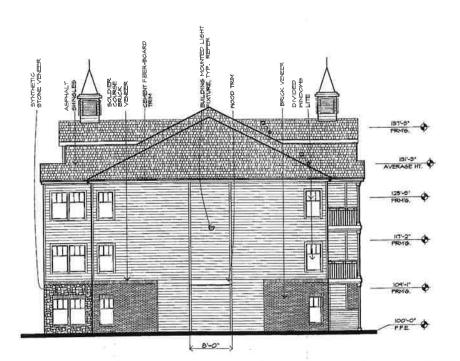
PROJECT NUMBER: DATE:

SHEET TITLE: GARAGE / CON. BLDG BLDG. A4T/B4T/B5T

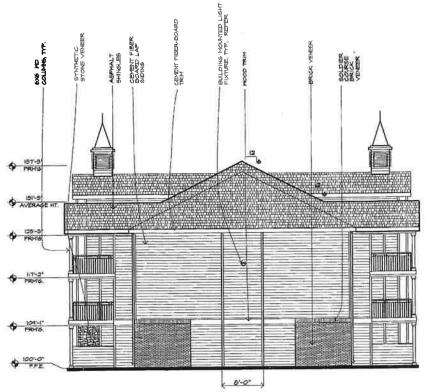
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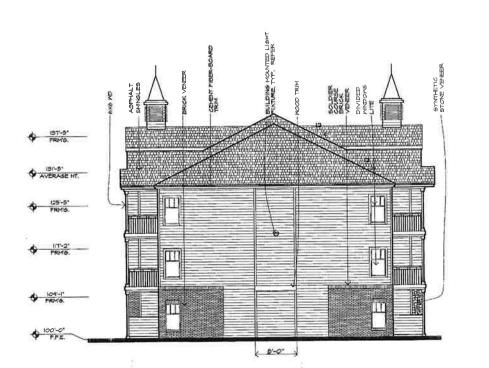




END ELEVATION - BLDG. A2/A9 (3 STORY)



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A END ELEVATION - BLDG. A2 (3 STORY)

KEYED NOTES

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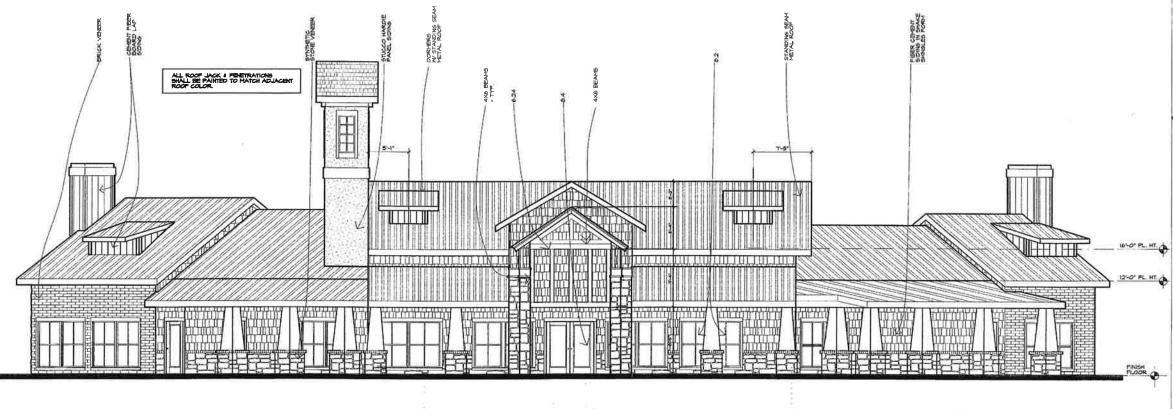
PROJECT NUMBER: DATE:

SHEET TITLE

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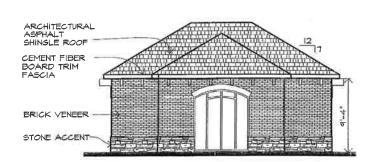
PROJECT NUMBER DATE:

SHEET TITLE: CLUBHOUSE ELEVATIONS

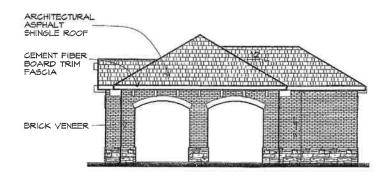
SHEET NUMBER: C4

A CLUB FRONT ELEVATION

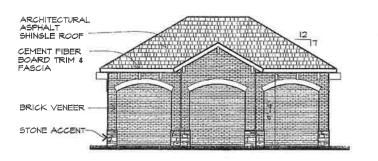




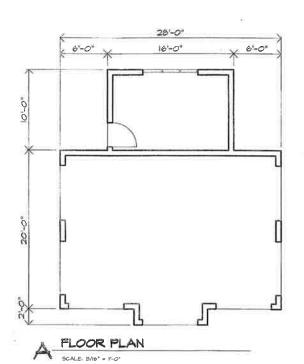














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PROJECT NUMBER: DATE:

SHEET NUMBER:

SHEET TITLE:

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**ENGINEER:** Case Development, LLC Tanner Consulting, LLC

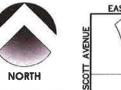
4200 East Skelly Dr Tulsa, Oklahoma 74135 Phone: (918) 492-1983

CONTACT: DAN TANNER 5323 South Lewis Avenue Tulsa, Oklahoma 74105 Phone: (918) 745-9929

#### Preliminary Site Development Plans for

### COTTAGES AT TOWNE CENTER

Belton, Cass County, Missouri







5323 SOUTH LEWIS AVENUE TULSA OKLAHOMA 74105-6539 OFFICE: 918 745,9929 www.tannerbaltshop.com MISSOURI CERTIFICATE OF AUTH 2007025524 EXP. 12/31/2021

Tanner

Consulting

CIVIL ENGINEERING I

PLOT DATE: 9/02/20

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF BELTON STANDARDS AND SPECIFICATIONS

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PROJECT: ISSUE DATE

1" = 80"

Development **Plan Cover** 

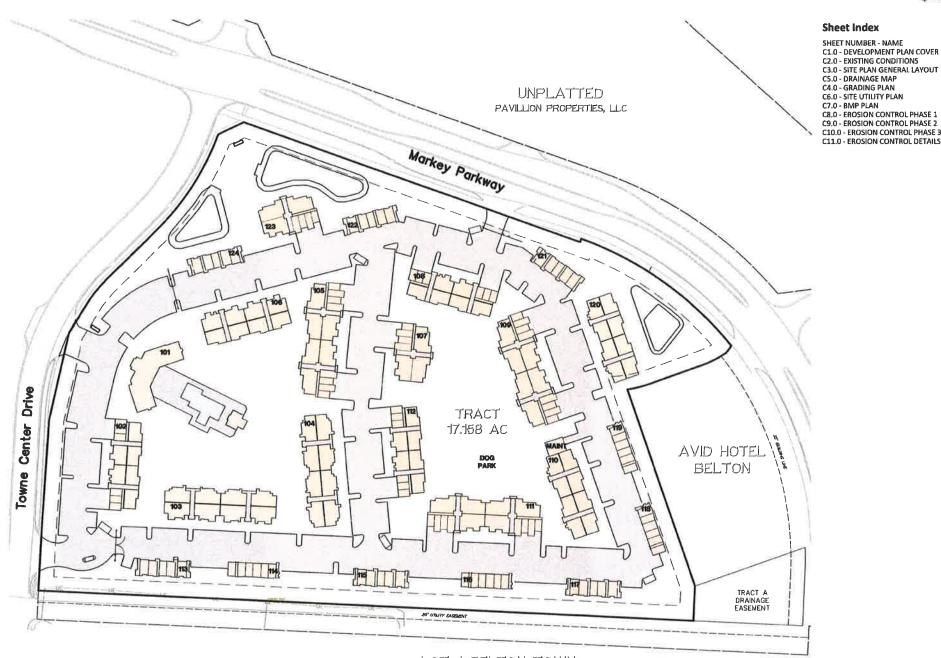
**Legal Description** 

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER: THENCE NORTH 02" 35" 24" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 02" 35" 24" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,179.01 FEET; THENCE NORTH 87" 24' 39" WEST, A DISTANCE OF 25.1.59 FEET TO THE SOUTHEAST CORNER OF TRACT "A", AVID HOTEL BELTON, A SUBDIVISION RECORDED APRIL 29, 2019 AS INSTRUMENT #843766 IN PLAT BOOK 23 AT PAGE 75, CASS COUNTY RECORDER OF DEEDS, BELTON, CASS COUNTY, MISSOURI, SAID CORNER ALSO BEING ON THE NORTH BELLION, CASS COUNTY, MISSOURI, SAID CURRER ALSO BEING ON THE NORTH LINE OF LOT 1, BLOCK 1, BELTON TOWN CENTRE ADDITION, A SUBPINISION RECORDED NOVEMBER 20, 2001, AS INSTRUMENT #216688 IN PLAT BOOK 17 AT PAGE 43, CASS COUNTY RECORDER OF DEEDS, SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 87° 24' 39" WEST, ALONG THE NORTH LINE OF THENCE CONTINUIS NORTH BY 24 39 WEST, ALDING THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 2, SAID BLOCK 1, BELTON TOWN CENTRE ADDITION, A DISTANCE OF 1331.40 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TOWN CENTRE DRIVE, AS NOW ESTABLISHED; THENCE NORTH 03" 03" 35" EAST, ALDING SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 115.20 FEET; THENCE NORTH 03' 45' 58"
EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE
OF 181.18 FEET; THENCE NORTH 12' 28' 56' EAST, CONTINUING ALONG SAID
EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 154.41 FEET; THENCE NORTH 31° 41' 40" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A 31\* 41\* 40\* EAST, CONTINUING ALONG SAID EAST BRLY RIGHT-OF-WAY LINE, A DISTANCE OF 72.06 FEET; THENCE ON A CURVE TO THE RIGHT, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING AN INITIAL TANGENT BEARING OF NORTH 36\* 57\* 38\* EAST, WITH A RADIUS OF 365.00 FEET, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AN ARC LENGTH OF 54.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 45\* 28\* 19\* EAST, CONTINUING TO A POINT OF TANGENCY; THENCE NORTH 45' 28' 19" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 111.58 FEET; THENCE ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 435.00 FEET, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AN ARC LENGTH OF 197.17 FEET; THENCE NORTH 64' 29' S2" EAST, NOT BEING TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 49.10 FEET TO A POINT ON THE SOUTHWESTERLY PROPERTY OF WAY LINE OF WASHING TO SERVICE OF THE SOUTHWESTERLY DISTANCE OF WASHING OF WASHING OF THE SOUTHWESTERLY DISTANCE OF WASHING OF WASHING OF THE SOUTHWESTERLY DISTANCE. RIGHT-OF-WAY LINE OF MARKEY PARKWAY, AS NOW ESTABLISHED; THENCE SOUTH 70° 30' 08" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 622.91 FEET; THENCE NORTH 19° 34' 36" EAST, A DISTANCE OF 6.00 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 70° 25° 24° EAST, WITH A RADIUS OF 589.00 FEET, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AN ARC LENGTH OF 324.43 FEET TO THE NORTHEASTERLY COMER OF LOT 1, SAID AVID HOTEL BELTON; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 22° 22° 41" WEST, WITH A RADIUS OF 39.00 FEET, ALONG THE NORTHERLY LINE OF HERETOFORE SAID LOT 1, AN ARC LENGTH OF 16.58 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 55° 54' 05" WEST, WITH A RADIUS OF 179.50 FEET, CONTINUING ALONG SAID NORTHERLY LINE, AN ARC LENGTH OF 45.00 FEET TO A POINT OF TANGENCY, THENCE SOUTH 70° 15° 51" WEST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 94.84 FEET; THENCE ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 229.50 FEET, CONTINUING ALONG SAID NORTHERLY LINE, TO THE LOST DESCRIBED COURSE, WITH A RADIUS OF 229.50 FEET, CONTINUING ALONG SAID NORTHERLY LINE, AN ARC LENGTH OF 42.73 FEET TO THE NORTHWEST CORNER OF HERETOFORE SAID LOT 1; THENCE SOUTH 19° 11' 07" EAST, NOT OF 6.00 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE NORTHERLY LINE, AN ARC LENGTH OF 42.73 FEET TO THE NORTHWEST CORNER OF HERETOFORE SAID LOT 1; THENCE SOUTH 19° 11' 07" EAST, NOT TANGENT TO THE LAST DESCRIBED COURSE, ALONG THE WESTERLY LINE OF HERETOFORE SAID LOT 1, A DISTANCE OF 360.45 FEET TO THE SOUTHWEST CORNER OF HERETOFORE SAID LOT 1; THENCE SOUTH 02"33"4"S" WEST, AND ALONG THE WEST LINE OF SAID TRACT "A", AVID HOTEL BELTON, FOR A DISTANCE OF 60.29 FEET TO THE POINT OF BEGINNING:

CONTAINING 747,409 SQUARE FEET OR 17.158 ACRES, MORE OR LESS.



LOT 2 BELTON TOWN CENTER ADDITION TARGET CORP T-1538

LOT I BELTON TOWN CENTER ADDITION HD DEV OF MARYLAND INC C/O HOME DEPOT USA





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Cottages At Towne 0000 Town Centre Drive Belton, MO

PROJECT: ISSUE DATE:

20007

1" = 50' N/A

Existing Conditions





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MLESTONE

PLOT DATE: 9/01/20

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Cottages At Towne 0000 Town Centre Drive Belton, MO

20007 PROJECT: ISSUE DATE:

1" = 50' N/A

Site Plan

**General Layout** C3.0





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MILESTONE.

PLOT DATE: 9/01/20

Center

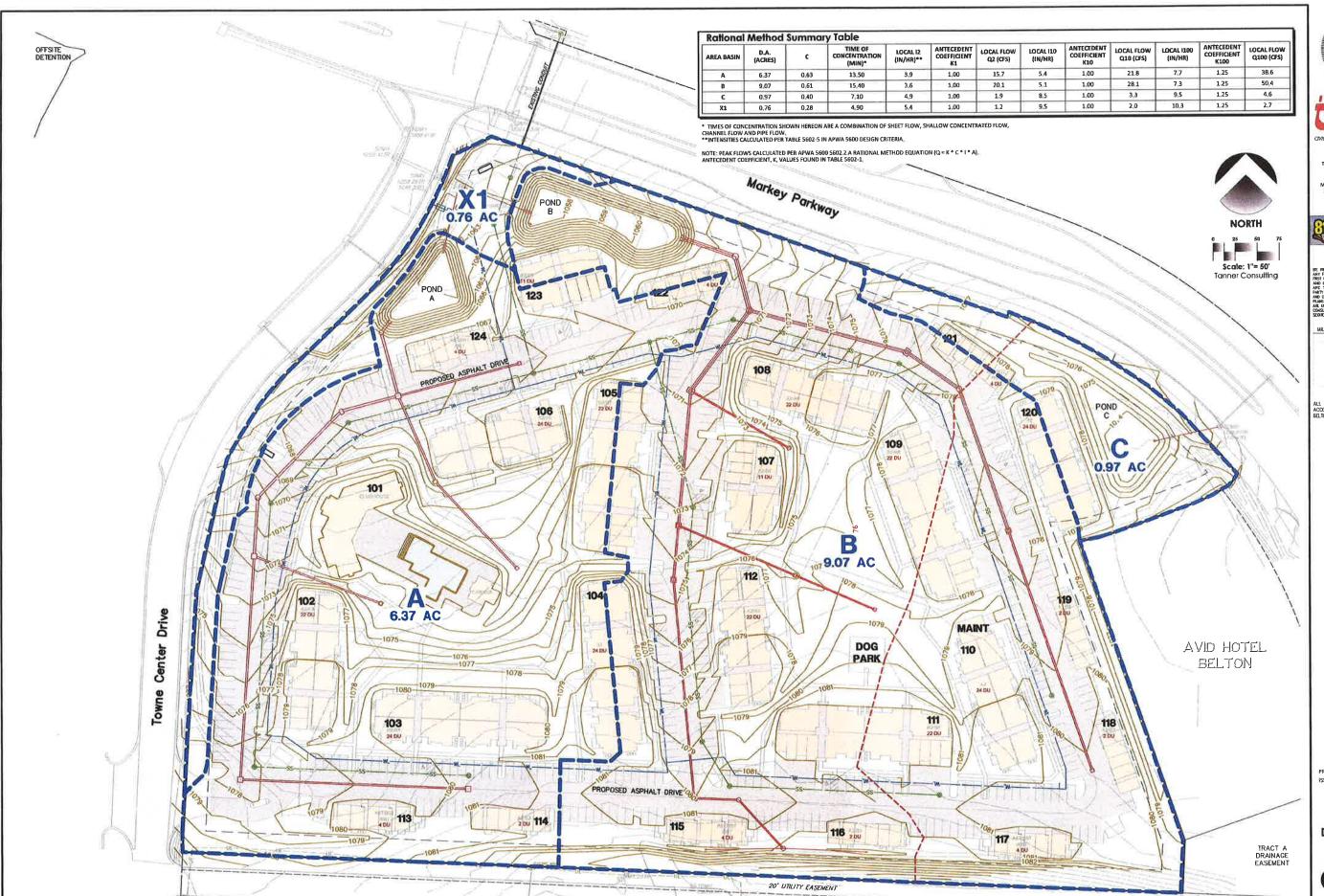
Cottages At Towne 0000 Town Centre Drive Belton, MO

PROJECT: ISSUE DATE:

20007

1" = 50' N/A

**Grading Plan** 







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Drainage Map

C5.0





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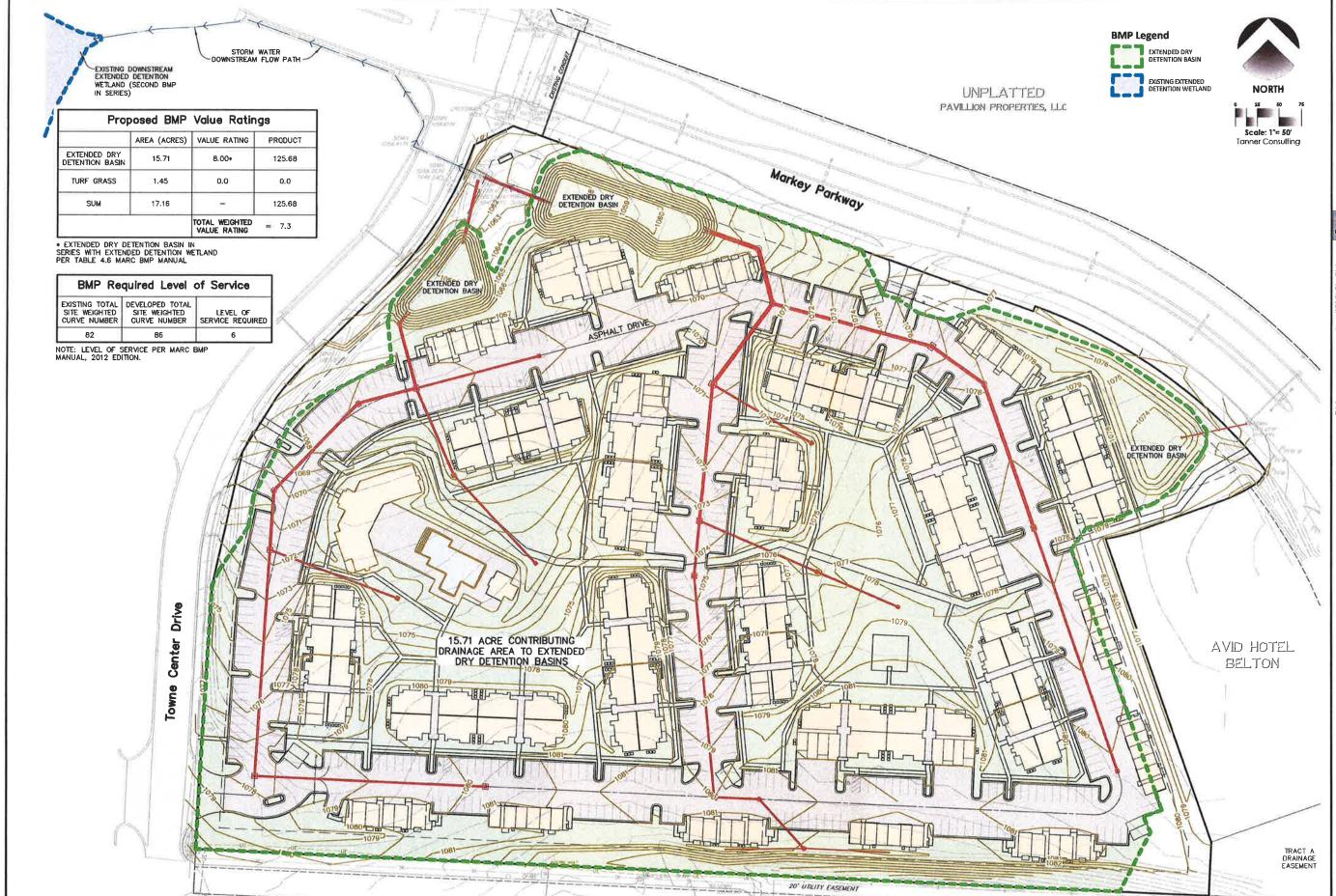
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1" = 50"

Site Utility Plan

C6.0







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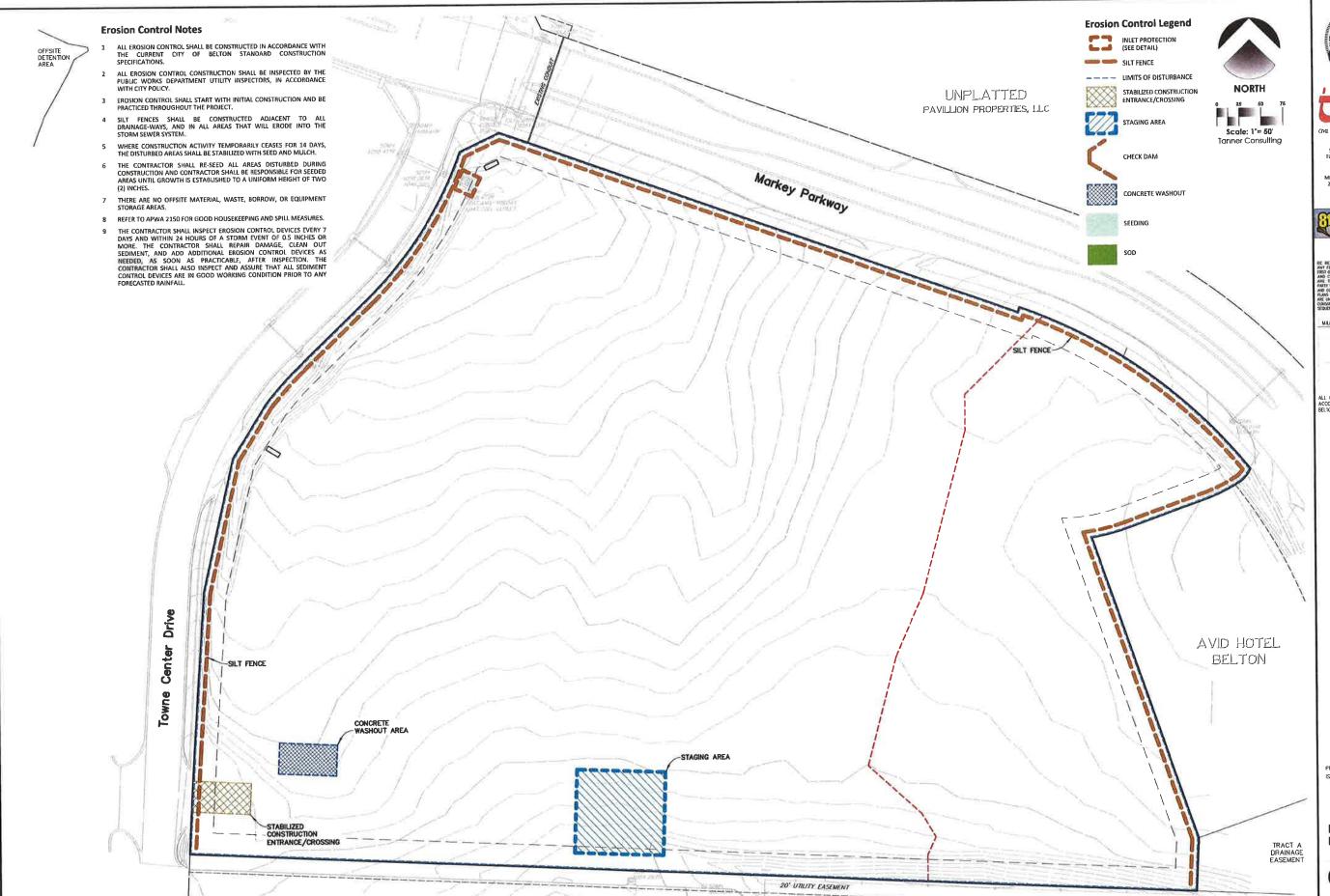
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PROJECT: ISSUE DATE:

20007

1" = 50' N/A

**BMP Plan** 





CIVIL ENGINEERING |

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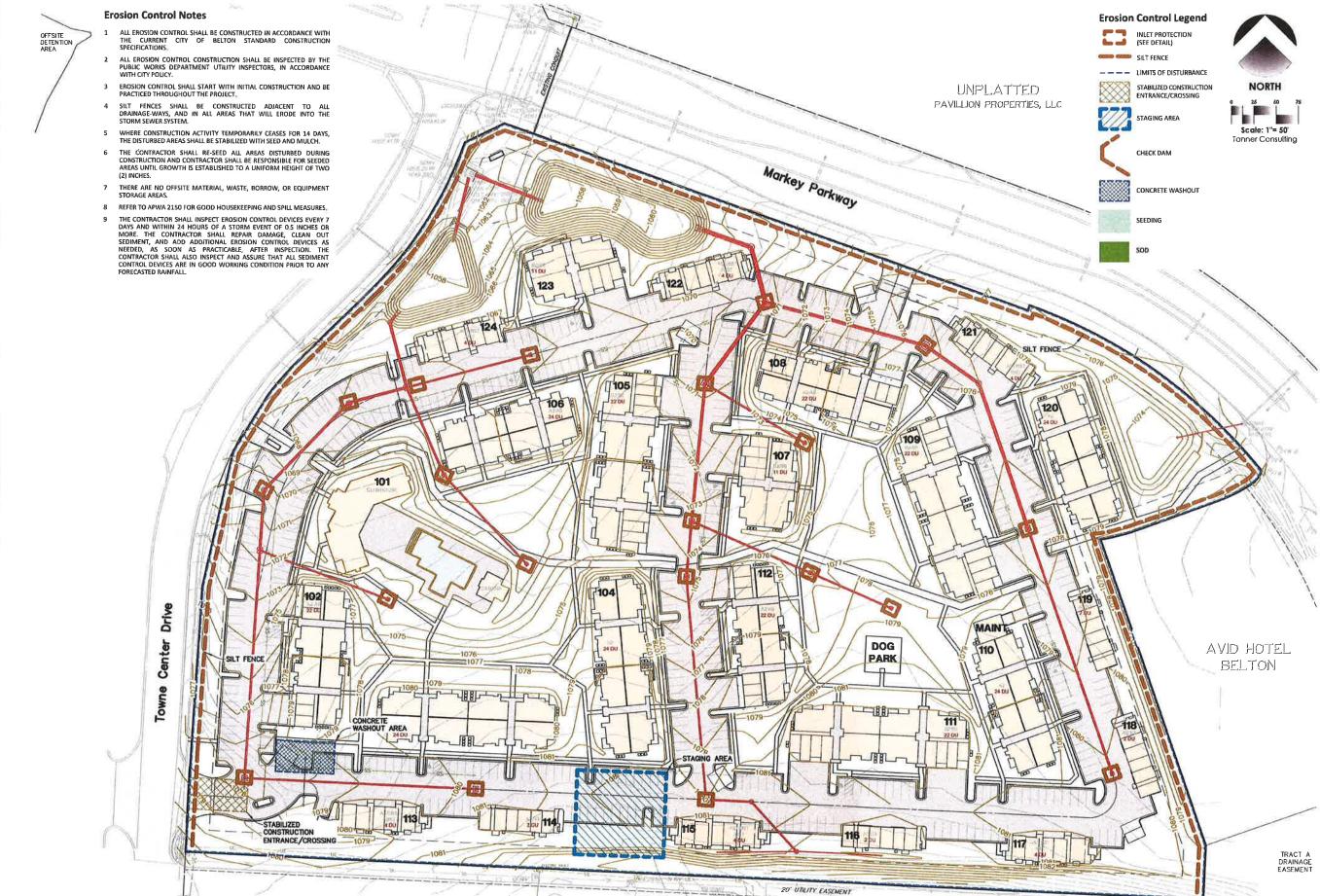
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1" = 50'

**Erosion Control** Phase 1

C8.0







CIVIL ENGINEERING 1

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PLOT DATE: 9/01/20

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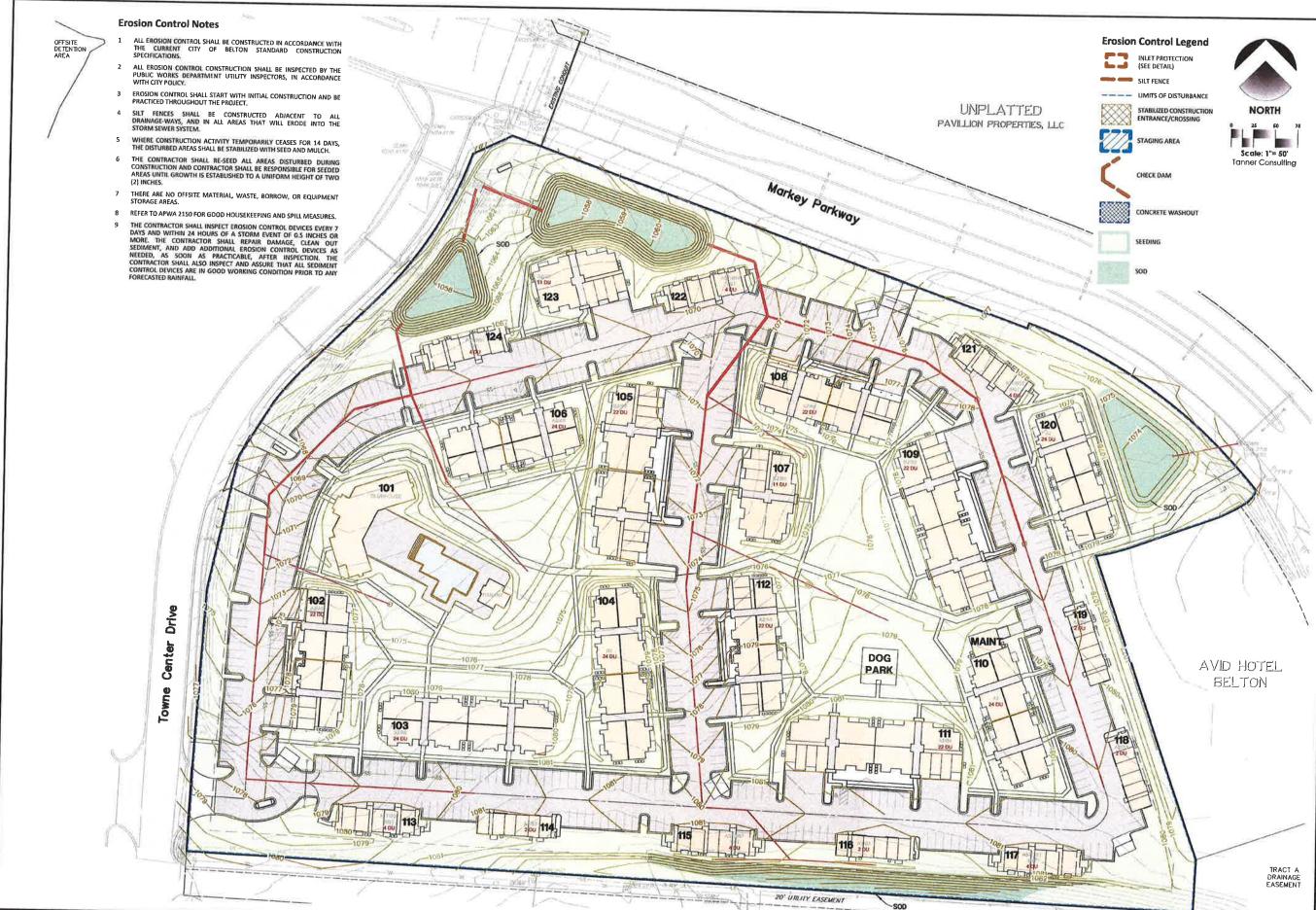
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**Erosion Control** Phase 2

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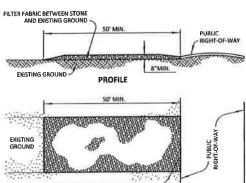
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Erosion Control Phase 3

C10.0

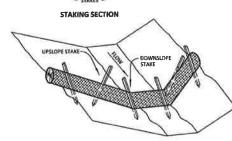
8"MIN. PROFILE GROUND PLAN VIEW

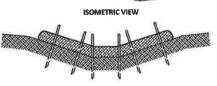


- STONE SIZE AASHTO DESIGNATION M43, SIZE NO.2 (2-1/2" TO 1-1/2"), USE CRUSHED STONE.
- 2. LENGTH AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- 3. THICKNESS NOT LESS THAN EIGHT(8) INCHES.
- 4. WIDTH NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING WHEN INCESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
- 6. MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE OWNER.



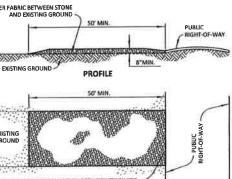






- DITCH SECTION
- 2. USE 2 FT. WOODEN STAKES WITH A 2 IN, BY 2 IN, NOMINAL CROSS SECTION.
- INSTALL A MINIMUM OF 2 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.

Mattle Check Dam Detail









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PLOT DATE: 9/01/20

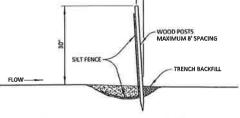
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At Towne Centre Drive Cottage 0000 Town C Belton, MO

PROJECT: ISSUE DATE:

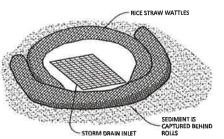
**Erosion Control Details** 



APPROX. 4"

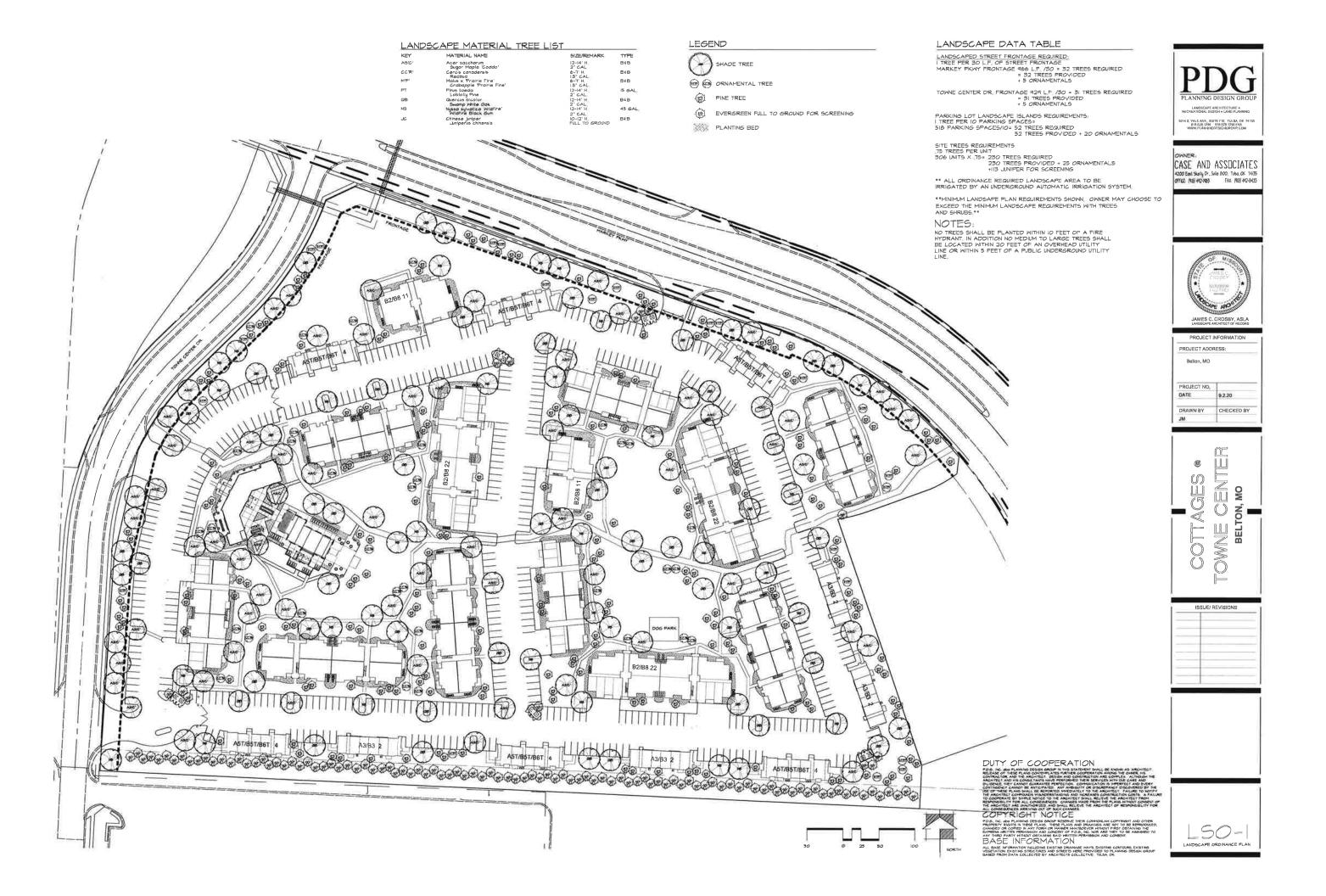
- 1. POSTS SHALL BE ANGLED SLIGHTLY TOWARD RUNOFF SOURCE.
- 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN AND BACKFILLED.
- THE TRENCH SHOULD BE 6° DEEP BY 3' TO 4' WIDE TO ALLOW SILT FENCE TO BE LAID IN AND BACKFILLED. 4. SILT FENCE SHALL BE FASTENED TO POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE POSTS.
- 5. INSPECTION SHALL BE FREQUENT & REPAIR OR REPLACEMENT PROMPT.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO IMPEDE STORMWATER FLOW.
- 7. TRAPPED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND LOCATION WHICH WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- 8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" TO 9" AND DISPOSED OF AS IN NOTE 7 ABOVE.

#### D Silt Fence Detail



- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 2. FIBER ROLLS SHOULD BE INSPECTED AFTER EVERY SIGNIFICANT STORM EVENT TO CLEAR AND DISPOSE OF SEDIMENT AND DEBRIS.

C Straw Inlet Control Filter



#### **AT**

#### BELTON, MISSOURI PLANNED UNIT DEVELOPMENT

PUD#

**JULY 2020** 

PREPARED BY:



4200 E. Skelly Dr. Suite 750 Tulsa, OK 74135 918-492-2987 918-493-6149 fax

#### PREPARED FOR:

Case and Associates
4200 E. Skelly Dr. Suite 800
Tulsa, OK 74135
918-492-1983
918-492-4446 fax

#### BELTON, MISSOURI PLANNED UNIT DEVELOPMENT

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DEVELOPMENT STANDARDS
EXHIBITS

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#### BELTON, MISSOURI PLANNED UNIT DEVELOPMENT

#### **Outline Development Plan**

COTTAGES at TOWNE CENTER is a proposed planned unit development (PUD) herein filed under the city of Belton Zoning Ordinance. It is a 17.59 Acre tract of land intended for the development of a multifamily apartment development by Case & Associates, based in Tulsa, Oklahoma

#### **Legal Description** - See attached exhibit H.

The site's access is excellent via the perimeter street system, existing curb cuts and nearby freeways.

Development within this PUD will be separated from adjacent retail properties by the addition of screening fences along that property boundary. The boundaries which are on street frontage will also include ornamental fences. These fences are described below and will be in accordance with the applicable ordinances.

COTTAGES at TOWNE CENTER will provide apartment living at densities not exceeding that which is allowed under the Zoning Ordinance. This development will provide a diverse system of buildings, some containing a number of individual garages for use by tenants.

Case & Associates proposes to provide a quality development, which offer apartment units, parking and amenities that surpass their livability needs and which can be observed in a multitude of cities throughout the mid-west.

All buildings and site systems and facilities will be regularly maintained and kept clean of debris.

#### BELTON, MISSOURI PLANNED UNIT DEVELOPMENT

#### **Development Standards**

All provisions of the Belton City Zoning Ordinance shall apply to this PUD except as modified by the Development Standards below.

Lot Area:

17.59 acres, 766,137 sf

#### **Proposed Permitted Uses:**

All uses permitted under Multifamily zoning provisions and the customary uses which are normally an accessory to the permitted uses, such as the clubhouse, the pool pavilion, the garages and the maintenance building.

**Maximum Number of Dwelling Units:** 306

#### Maximum Building Height:

Multifamily Dwelling/Garages 3 story Bldgs. 45 FT to the highest roof ridgeline Multifamily Dwelling 2 story Bldgs 25 FT to the highest roof ridgeline Multifamily Dwellings 3 story Bldgs. 45 FT to the highest roof ridgeline 45 FT to the highest roof ridgeline

#### **Off-Street Parking:**

1.65 per dwelling unit off-street parking spaces & garage parking spaces for the Dwelling Units.

#### Minimum Building Setbacks and Buffers:

All setbacks to be in accordance with the zoning ordinance.

	Required:	Proposed
Front yard	25'	25'
Side yard	25'	25'
Rear yards	20'	25'

Air conditioning condensing units shall be allowed to be located within a Building Setback or Landscape Buffer, provided that they are screened from a public right-of-way by landscaping materials.

Minimum Distance Between Buildings:	<b>20 ft</b>
Minimum Open Space: (open space not utilized for parking or drives)	65%
Lot Coverage: (area covered by building ground floors)	18%

#### BELTON, MISSOURI PLANNED UNIT DEVELOPMENT

#### Landscaping and Screening:

#### Landscaping:

As required & regulated by the Zoning Ordinance.

Landscape screening tree requirements per the zoning ordinance shall apply along the bordering street. Additional Landscaping provided for the parking islands and all necessary plant materials. Project landscaping, as needed shall to be replaced in accordance with the attached landscape plan.

Sidewalk pathways are located throughout the site with connection to buildings and a continuous NEXUS trail through the site.

#### Screening/Fencing:

An articulated architectural open vinyl rail fence or ornamental metal fence, shall be provided along the abutting street frontage boundary. The maximum continuous segments of fence, abutting streets, shall not exceed 50 feet and each segment shall be offset.

Along all other property street boundaries, an opaque wood fence of at least 6 feet in height shall be provided. All bracing and metal posts shall be installed on the interior face of the property. The required screening fences shall be maintained by the owner of the lot on which located.

#### Signs:

As permitted and regulated by zoning ordinance. Signs permitted for this PUD shall be a Monument sign to be maximum of 64 square feet of sign surface area and limited to 30' in height. All signs shall not be located in the public right-of-way or utility easement.

Additional incidental signage is allowed, for parking lot drive names, building mounted identification signs, pool signs and similar other signs.

#### Lighting:

As permitted and regulated zoning ordinance. Site lighting for the this PUD will be provided by building mounted light fixtures that have cutoffs to control light broadcast beyond the boundaries of the site.

#### BELTON, MISSOURI PLANNED UNIT DEVELOPMENT

#### **Building Facades:**

As required and regulated Multi-family Building Design Standards except: See attached examples in Exhibits D1 and D2.

1. The maximum length of a continuous multi-family roofline shall be limited to 100 feet; Exterior building materials of the clubhouse, multi-family buildings, garages, and accessory buildings shall be as shown in attached example elevations.

The building exteriors and materials provide a diversity of forms, shapes and materials. These materials consist of variations of brick, stone, cement fiber board siding in three different patterns, metal rails and cement fiber board trim. The Clubhouse/Leasing Center will have standing seam metal roof.

#### Access:

There are three gated points of vehicular access and two points of pedestrian access. All vehicular access shall also serve as access for emergency vehicles. All buildings will provide access to responders in accordance with Appendix "D" of the International Fire Code. See Exhibit J.

Pedestrian access is provided continuously through the site, which is designed to provide accessible routes to and from buildings and common use amenities and services.

#### Paved Areas:

All parking areas, drives and paved areas are to be bordered by concrete curb and gutter or by standing concrete curb. All pedestrian crossings in the parking areas will be distinguished by texture, color or pattern that differs from vehicular paved areas.

#### Services;

There are 5 trash enclosures located throughout the site, which accommodate 2 eight yard trash containers.

#### BELTON, MISSOURI PLANNED UNIT DEVELOPMENT

#### **Environmental Analysis**

#### Topography:

The site generally slopes 26 vertical feet from the south boundary to the northwest and north east. Approximately 13.3 acres drains westerly to the intersection of Town Centre Drive with Markey Parkway. The remaining 3.8 acres drains east to Markey Parkway. Boundaries and topographic features are shown on Exhibit E, Site Map, Topography, Existing and Proposed Utilities.

#### **Storm Water:**

Storm water will be conveyed through the property in a series of storm sewers to the northwest and easterly outfalls. It is anticipated that the project will pay a fee-in-lieu of detention however the development will provide onsite Best Management Practices and Water Quality Volumes in accordance with MARC Chapter 6. A stormwater design goal will be to shift as much of the easterly drainage area to the west so as to divert stormwater to the regional drainage facility.

The storm water drainage concept is shown on Exhibit D, Drainage.

Utilities:
Utilities:
Electric:
Water:
A publicly maintained 12-inch water main runs along the easterly right of way line of Towne Center Drive. A fire flow meter and backflow preventors will be installed at the north west corner of the site. Interior 6-inch and 8-inch water lines will provide domestic and fire service.

Fire protection for the residential buildings will consist of NFPA 13R sprinkler systems. Fire hydrants and fire department connections will be subject to approval of the Belton Fire Department.

The water service concept layout is shown on Exhibit E.

### COTTAGES @ TOWNE CENTER BELTON, MISSOURI PLANNED UNIT DEVELOPMENT

#### Sanitary Sewer:

The development will extend a publicly maintained 8-inch sanitary sewer main from a manhole located on the northeast corner of the Menards to serve the subject property. The Markey Parkway project has provided a conduit under the Markey paving in anticipation of the sanitary sewer extension. Within the project, 8-inch mains will be extended along the driving lanes and 6-inch service lines will branch off to serve each building. The interior sanitary sewer lines will be privately maintained. The sanitary sewer concept layout is shown on Exhibit E.

Electric power, natural gas, telephone and cable television services are presently at the site and will be extended internally to serve the project.

The area zoning and land uses are shown on Exhibit F, Zoning Map.

#### Preliminary and Final Development Plans

No development shall take place on the property until a new final development plan has been approved.

#### BELTON, MISSOURI PLANNED UNIT DEVELOPMENT

#### **Platting**

No building permit shall be granted for any lot or parcel within CITY OF BELTON until the property within CITY OF BELTON is platted in accord with the requirements of the CITY OF BELTON Subdivision Code.

#### **Site Plan Review**

No building permit shall be issued for any building or sign to be constructed within CITY OF BELTON until a site plan and detail sign plan have been submitted to and approved by the City of Belton in accord with the approved planned unit development and the provisions of the Broken Arrow Zoning Code.

#### Applicant's Response to Comment #5 Contained in Plan Review Staff Comments (8/21/20)

5. Please provide an applicant's narrative in word format that generally talks about the project, the site plan design and address the main rezoning criteria of Section 20-3.

#### A. Project and Developer Background:

Case & Associates Properties, Inc. ("Case"), headquartered in Tulsa, Oklahoma, is excited to develop the apartment community at Markey Parkway and Towne Center Drive. Case is a full-service property management, development and investment company with ownership in an over 100 asset portfolio consisting of over 30,000 apartment units in 5 states, over 1,000,000 square feet of office, retail & industrial developments that collectively employ nearly 1,000 people. In the past 22 years, Case has constructed and developed over 50 apartment communities in 11 cities. Case's goal is to provide successful professionals of all ages and retirees an upscale place to call home with an abundance of amenities. Case's residents desire high amenities, security, luxury, safety, and a quiet environment without having to worry about routine household maintenance. Most of Case's residents are renters by choice.

Case's proposed Belton development located immediately east of Target at the intersection of Markey Parkway and Towne Center Road is a 306 unit high-end Class A apartment community with total development and construction costs at about \$34,000,000. It is a market rate development. The development complemented with Craftsman-styled architecture will be constructed with a combination of brick & stone, hardi concrete siding and trim.

#### B. Site Plan and Design:

The site plan shows the development of the approximately 17.158 acre property with the apartment community development. There is one access from Markey Parkway and two accesses from Towne Center Drive. There are 306 total apartment homes proposed for this apartment community in 23 apartment buildings and one community building. Construction of this apartment community will occur in one phase.

This development is a "garden" style apartment community with a combination of one, two and three story buildings. In addition to a variety of building heights, the development also includes a diversity building types. The entry to the development faces the front of the community building, which will principally be used for leasing, management, resident social activities and continuing maintenance. The apartment buildings include one bedroom and two bedroom apartments (ranging from 789 sq. ft. to 1,267 sq. ft.) in three story walkups and over garage loft units. The dwellings include large kitchens with subway tile backsplash, side by side refrigerators, large living areas and feature vaulted ceilings on the top floors. One of the most important features in the dwelling units is the number of windows allowing abundant natural light which yields a bright and cheerful environment. The interior unit finishes are carpeting in the living room and bedrooms, with ceramic tile kitchen and bathroom floors. The counter tops are a simulated stone pattern in a laminated Formica material.

This facility also includes a connecting swimming pool, an outdoor cooking area, dog park and a pavilion for outdoor tenant activities. The community center also includes an indoor fitness facility, a kitchen area, business center with Wi-Fi internet access, game room and great room for indoor tenant group activities. There will be green areas along with sidewalks throughout the community connecting to the Nexus Trail.

The three story buildings have 24 apartment units with 8 units per floor. Further, there are three story buildings which have 22 apartment units and ground floor garages with 6 and 8 garages per building. The garages are connected to the dwellings via a common corridor, which leads to breezeways so that the garages can be accessed without going out into bad weather.

The loft unit buildings are one and two story buildings with garages on the first floor and dwelling units above. The two story loft buildings include two flats on the second floor, with a one and two bedroom unit. The three story loft buildings have garages on the ground floor and 4 townhouse dwelling units on the second/third floors. The loft building units are accessed by a ground floor unit entry door, with a private interior stair. These units also have a direct connection to their garage.

#### C. Rezoning Criteria of Section 20-3.

The proposed rezoning of the property for this development meets the criteria contained in Section 20-3 as it: 1) is consistent with the character of the surrounding area including the approved Avid Hotel development located immediately adjacent to the property; 2) the physical character of the property is vacant undeveloped land which lends itself to the proposed development and complements the physical character of the surrounding area; 3) the Belton Comprehensive Plan recommends Commercial/Office in this area; 4) the property is suitable for the apartment community development; 5) there is a demand for high quality apartment communities for this area while the retail and commercial market faces challenges in the recent environment; 6) the rezoning to R-3A PUD will not detrimentally affect nearby property and will instead enhance the surrounding properties; 7) pubic facilities and infrastructure are adequate to serve this development; 8 & 9) the existing commercial zoning has not resulted in any development of this property to date and the property has not developed; 10) the rezoning is in the public interest as it will provide quality housing and housing choice for Belton citizens; and 11) the rezoning will serve the public health, safety and welfare by providing for development of this property, providing for quality housing choices for citizens and residents, continuing to assist in the growth of the community, including the tax base, and providing quality green and recreation space for residents of the apartment community. If denied, the existing property owner would have a hardship since no development of the property could occur without the rezoning given the current commercial market and environment.



**EXTERIOR VIEW** 

#### NOTICE OF COPYRIGHT

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL YORK UNDER SECTION OF THE COPYRIGHT ACT. 17 U.S.O. AS AMERICAD DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLIBE. "I IS BUT IS NOT LIMITED TO THE DIVERTILL FORMAS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF DESIGN UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS WORK OR BUILDINGS PERFES SETTED CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEZED AND/OR MONETARY COMPENSATION TO ARCHITECTS COLLECTIVE.





### EXTERIOR VIEW NO SCALE

#### NOTICE OF COPYRIGHT





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**EXTERIOR VIEW** 

NO SCALE





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EXTERIOR VIEW NO SCALE





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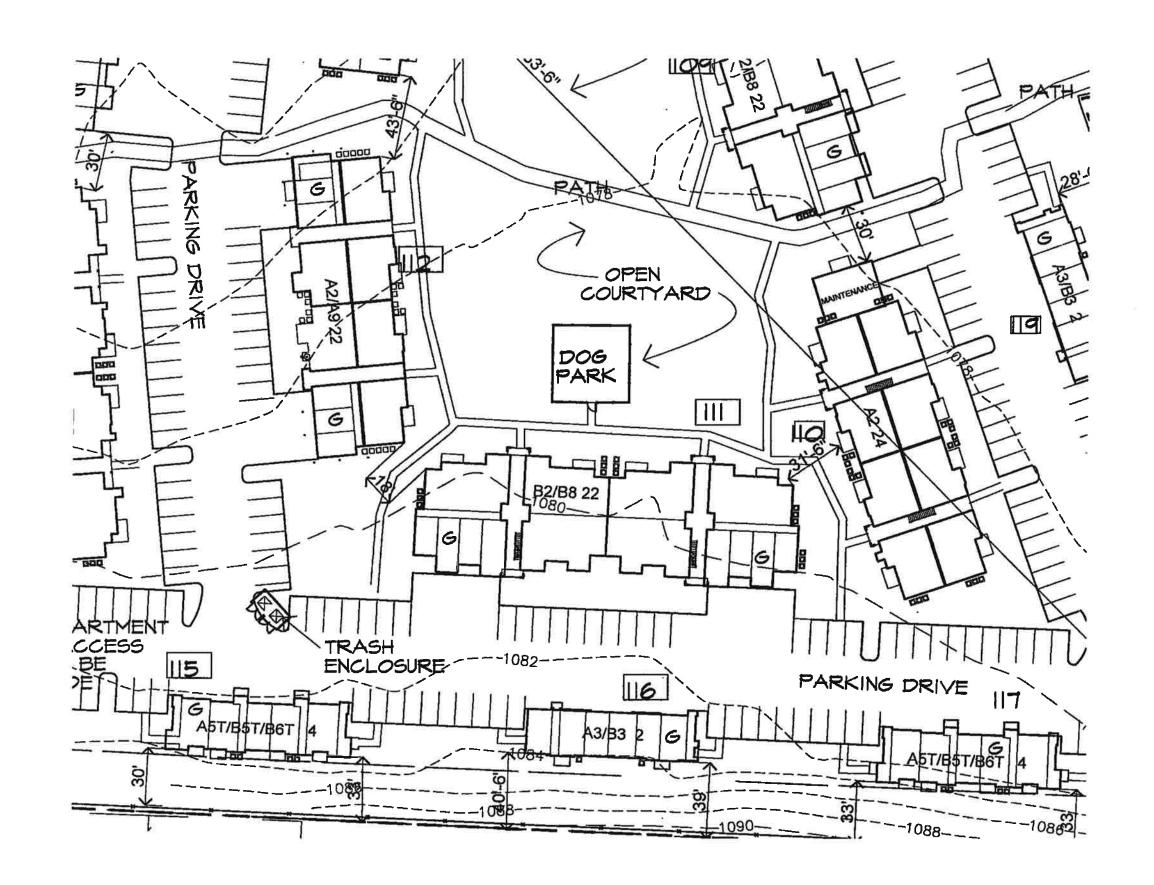


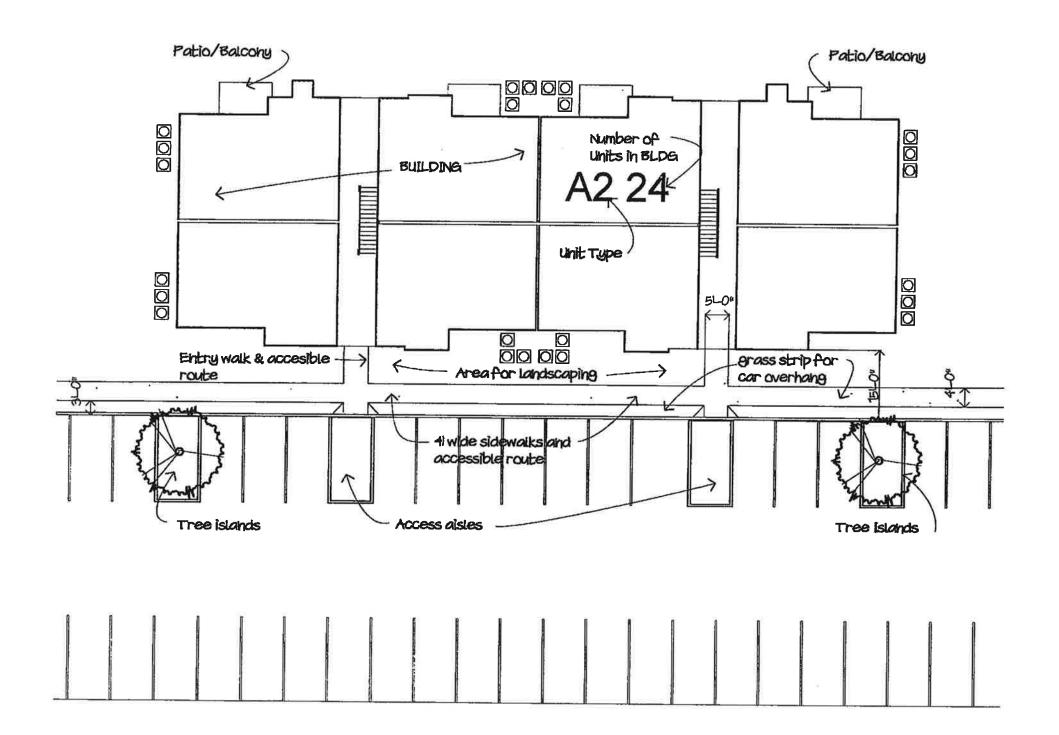


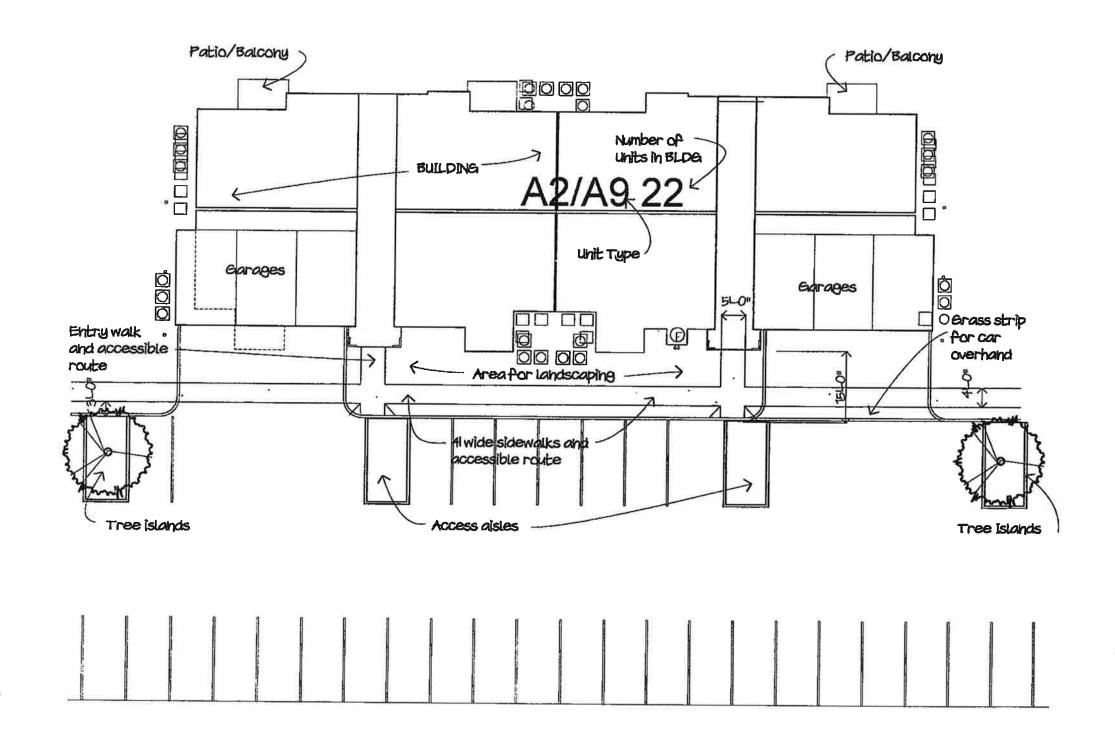
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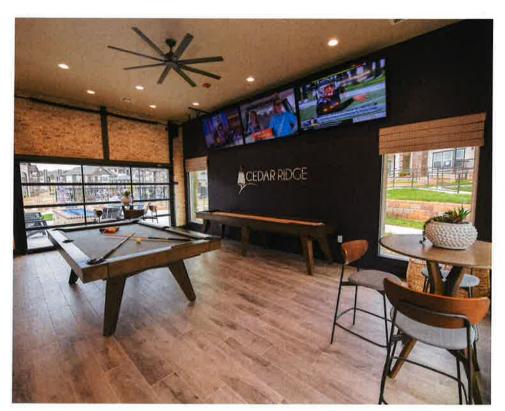














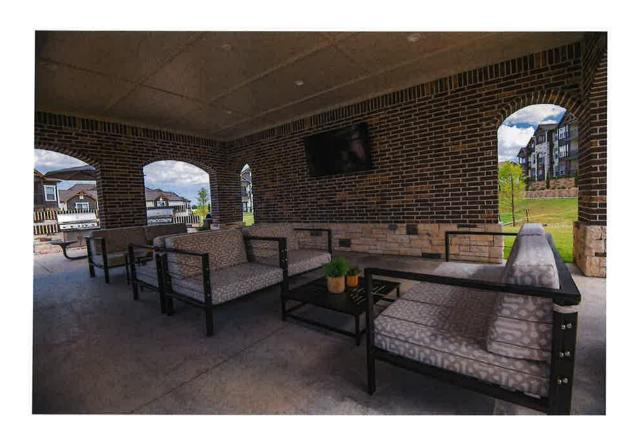






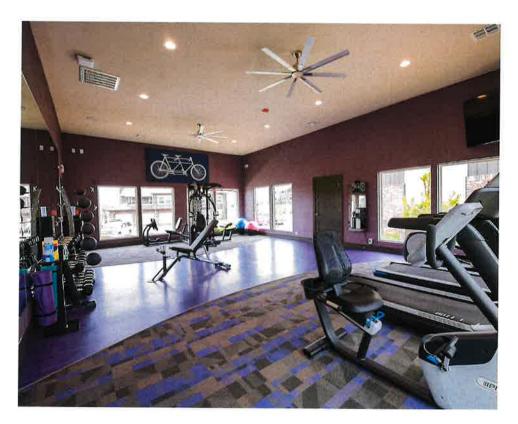




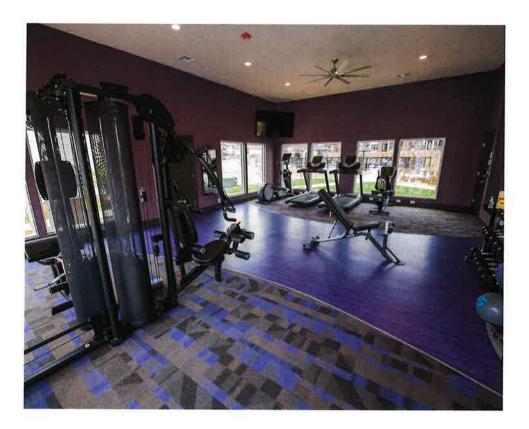


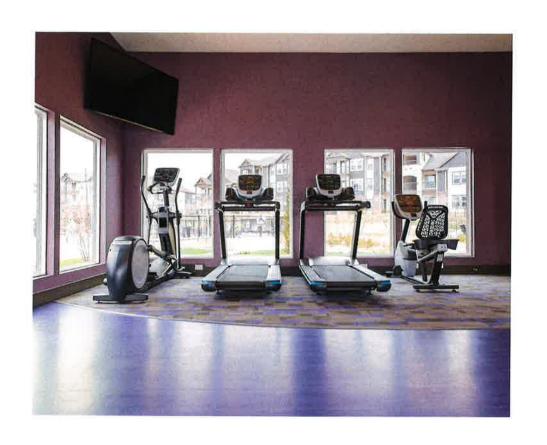




























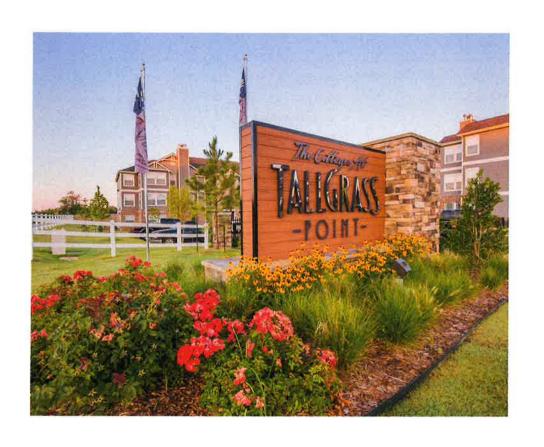


























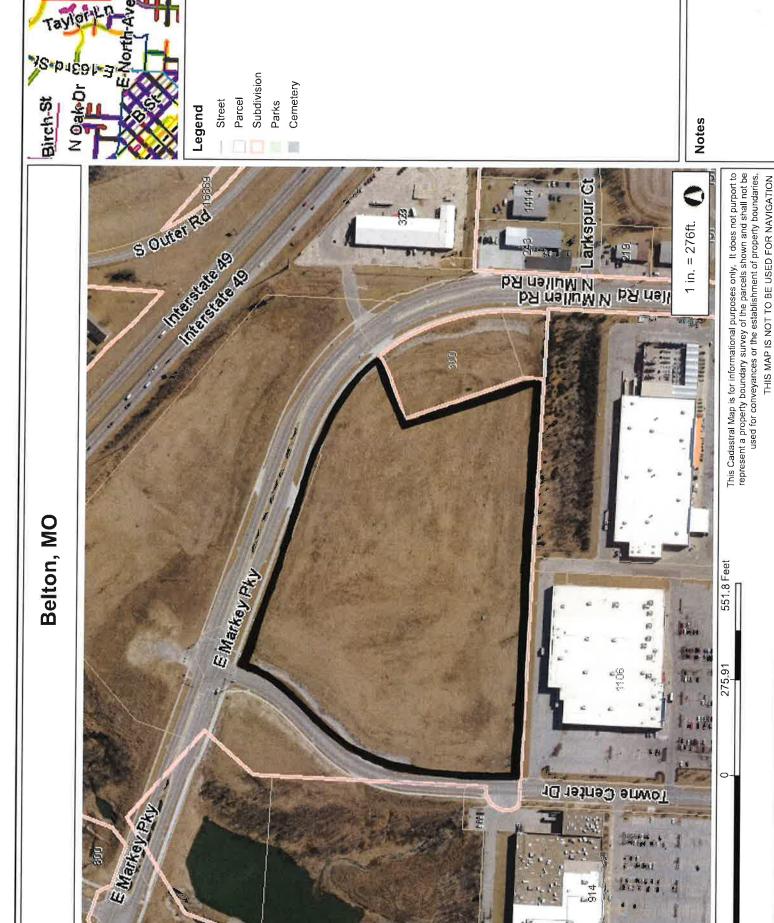












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# SECTION V. FINAL DEVELOPMENT PLAN – TRADITIONS VILLAS PHASE II

## FINAL DEVELOPMENT PLAN TRADITIONS VILLAS-PHASE II BELTON PLANNING COMMISSION MONDAY, SEPTEMBER 21, 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, PLA

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

Request-<u>The application was filed for approval of a Final Development Plan to permit the development of the Traditions Villas Phase II, consisting of 53 one-story villa units in ten buildings for residents 55 years or older.</u>

## **BACKGROUND**

The Traditions Planned Unit Development was approved in 2006. This is a 113-acre mixed-use R-3 PUD, originally approved to include single-family homes, multi-family units and future commercial development. A Final Development Plan for Traditions Villas, Phase I, was approved on January 6, 2020.

A rezoning from C-2 General Commercial to R-3 PUD and a preliminary plan for Traditions Villas Phase II was approved on March 2, 2020.

This application was filed to process and review the final development plan for the Phase II area. The Planning Commission will recall that Traditions Villas is a 55 years and older age restricted community. This Final Development Plan provides for 53 one-story villa units in ten 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 applicant prepared the following narrative with the rezoning application, and it is included with the final development plan as background:

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.

## 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 5.86-acre parcel at the northeast corner of Mullen Road and Sycamore Drive. The property is zoned a R-3 Planned Unit Development.

*Proposed Development:* The applicant is proposing to construct 53 one-story, two-bedroom units in 10 buildings.

Compliance with PUD Requirements and R-3 Standards: The development meets all appropriate setback, building coverage and building height and lot area requirements of the R-3 Multiple-Family Residence District. The density is 9.5 units per acre.

The UDC requires 1.5 parking spaces per unit for multi-family development or 79 spaces for the 53 units. There are 118 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 and appropriate screening/landscaping.

Traditions Villas-Phase II

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-1.0

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 multifamily 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 plan also includes an open space/amenity area that provides a gathering area with benches and gardens.

The design also includes a landscape buffer along the east side of Mullen Road.

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. There is also 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:

- 1. The Final Development Plan for Traditions Villas is hereby approved, as shown on Final Site Development Plan by Schlagel & Associates, dated 8/3/20.
- 2. The Final Landscape Plan shall be sealed by a registered Landscape Architect.
- 3. Trash enclosures shall be masonry construction to match the buildings, with additional landscaping around the enclosures.
- 4. Carports on shall be of materials to match the villas.

## **PLANNING COMMISSION ALTERNATIVES**

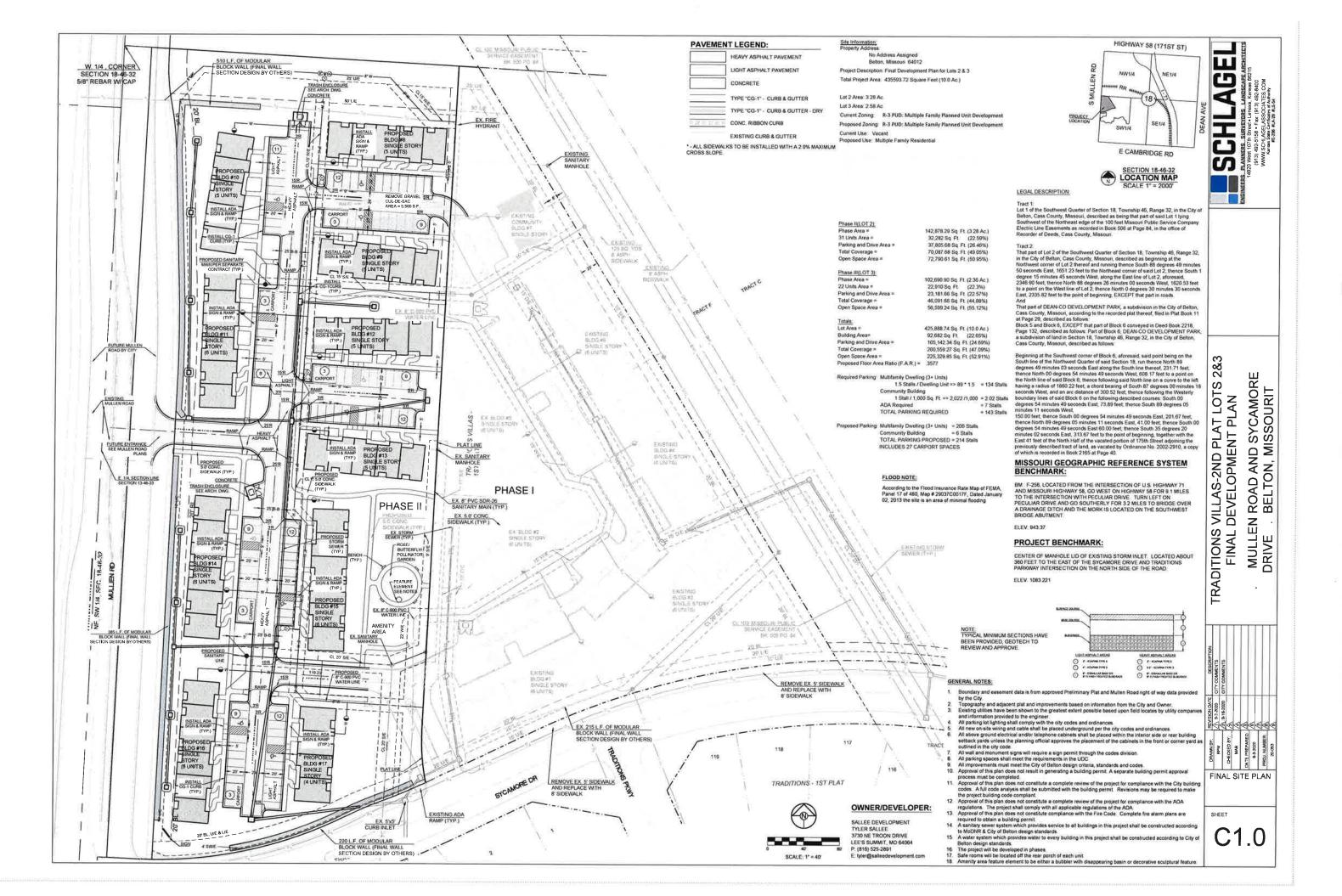
- 1. Motion to approve a Final Development Plan for Traditions Villas Phase II.
- 2. Motion to deny a Final Development Plan for Traditions Villas Phase II.

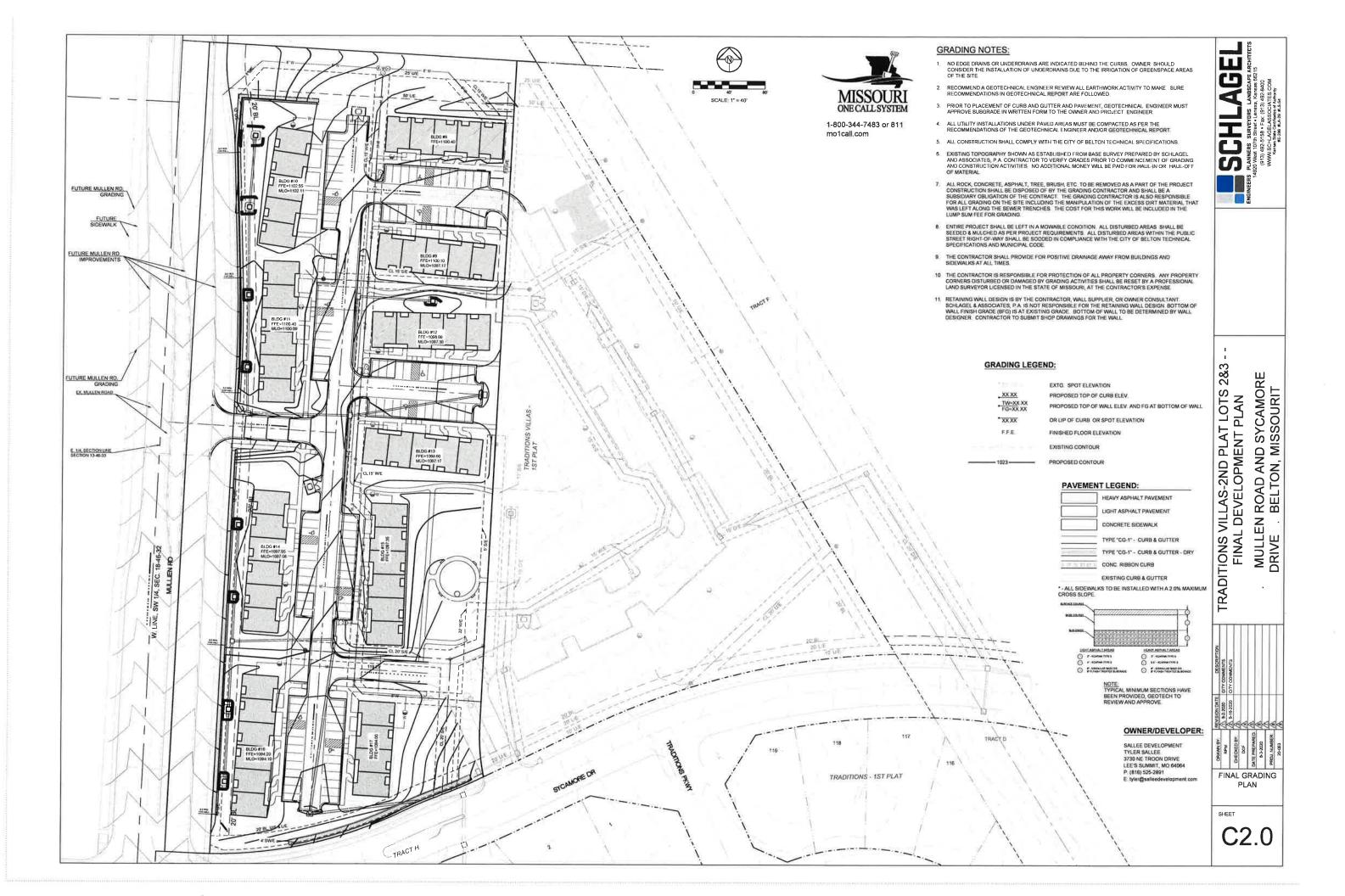
Traditions Villas-Phase II

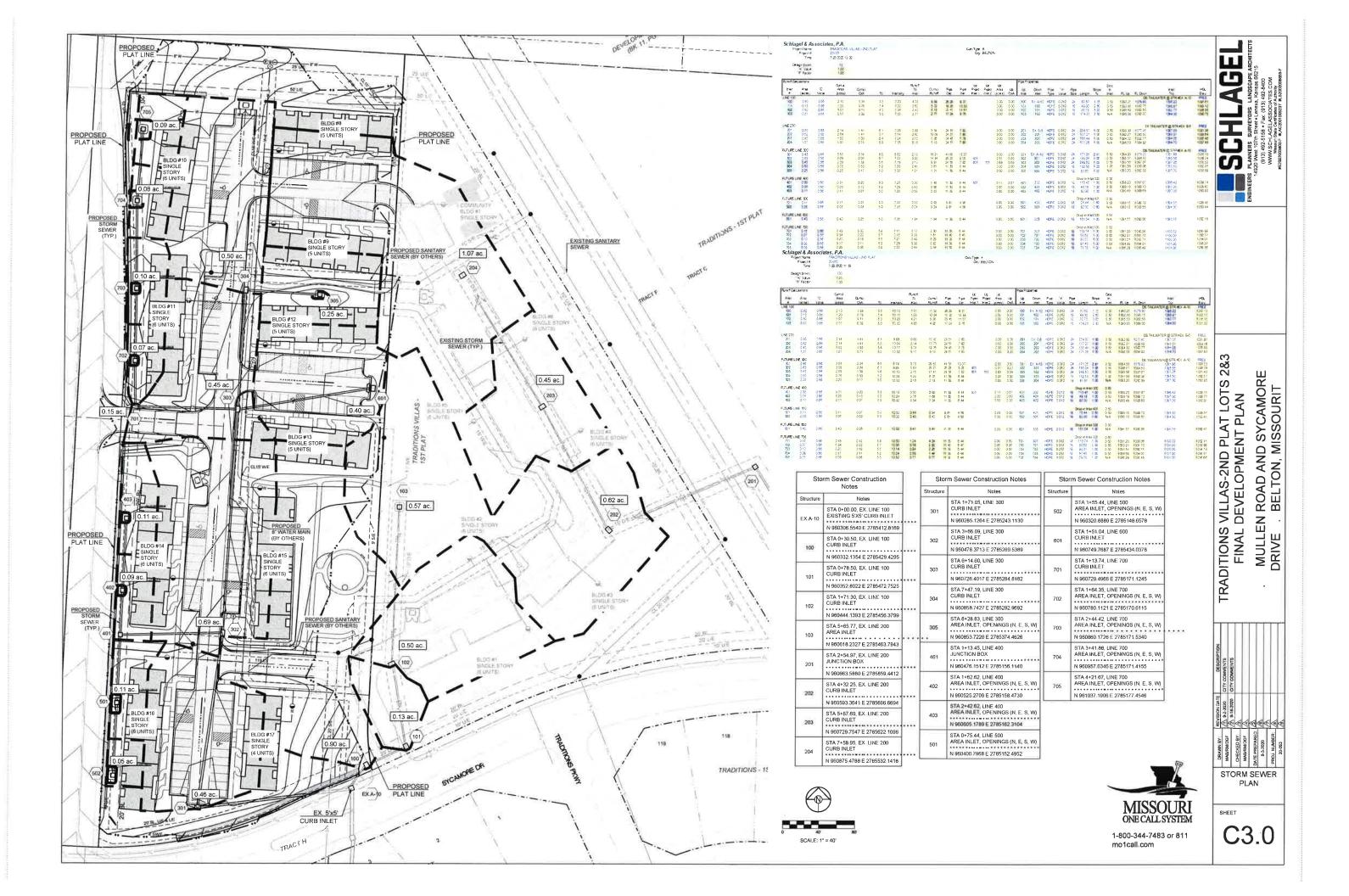
3. Motion to continue the application for further information.

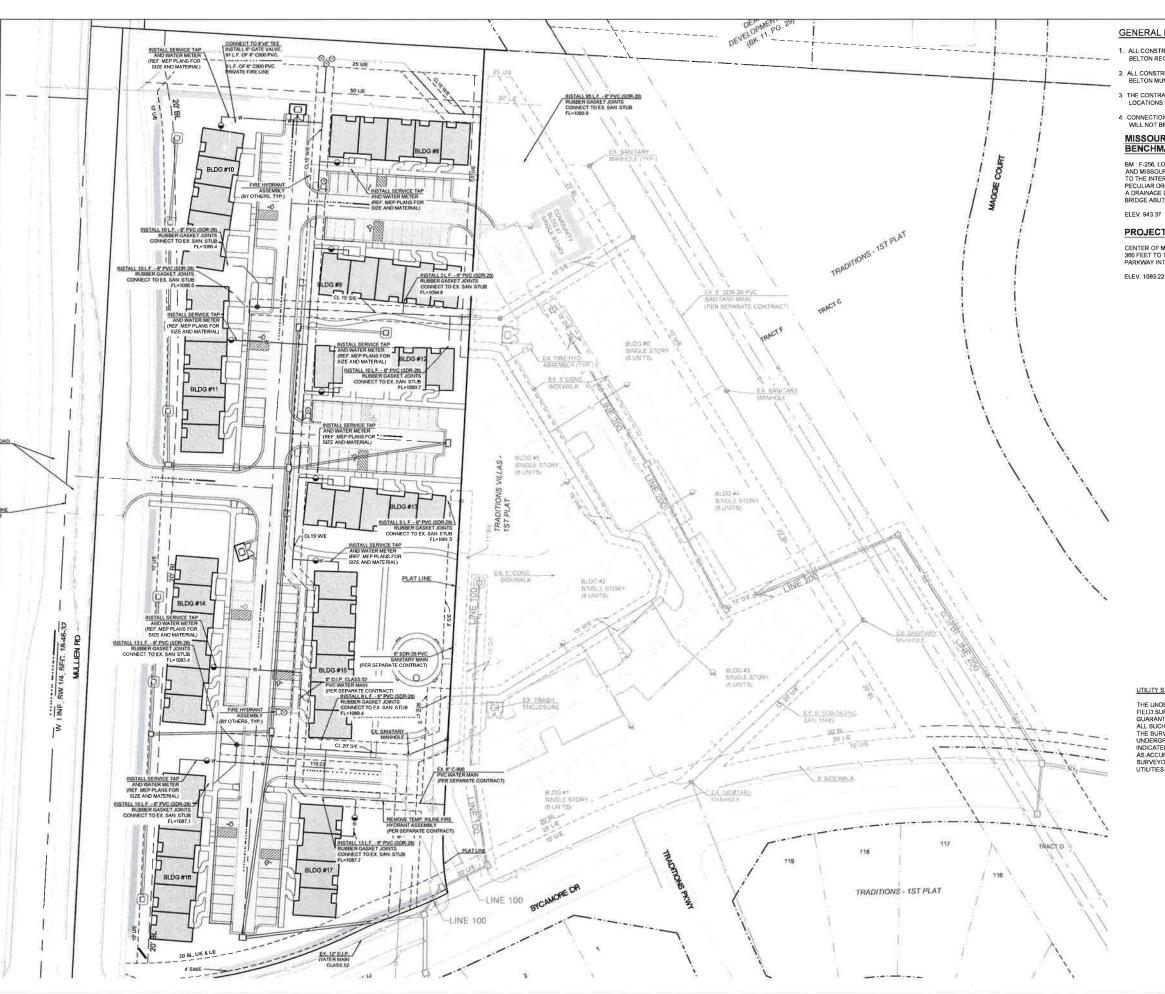
## **ATTACHMENTS**

- 1. Traditions Villas Phase II-Final Development Plan-6 pages.
- 2. Building elevations.
- 3. Area Map.









## GENERAL NOTES:

1. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF BELTON REQUIREMENTS AND SPECIFICATIONS.  $\Box$ 

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TRADITIONS VILLAS-2ND PLAT LOTS FINAL DEVELOPMENT PLAN

ROAD AND SYCAMORE BELTON, MISSOURIT

MULLEN F

- 2 ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF BELTON MUNICIPAL CODE
- 3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION
- 4. CONNECTIONS TO THE PUBLIC STORM SEWER BETWEEN STRUCTURES WILL NOT BE PERMITTED.

## MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:

BM: F-256, LOCATED FROM THE INTERSECTION OF U.S. HIGHWAY 71
AND MISSOURI HIGHWAY 58, GO WEST ON HIGHWAY 58 FOR 9.1 MILES
TO THE INTERSECTION WITH PECULIAR DRIVE. TURN LEFT ON
PECULIAR DRIVE AND GO SOUTHERLY FOR 3.2 MILES TO BRIDGE OVER
A DRAINAGE DITCH AND THE MORK IS LOCATED ON THE SOUTHWEST BRIDGE ABUTMENT.

## PROJECT BENCHMARK:

CENTER OF MANHOLE LID OF EXISTING STORM INLET. LOCATED ABOUT 360 FEET TO THE EAST OF THE SYCAMORE DRIVE AND TRADITIONS PARKWAY INTERSECTION ON THE NORTH SIDE OF THE ROAD.

## 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) 969-2218
Email: lucas.walls@sug.com

Kansas City Power & Light Aftir 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 Nall Avenue
Overland Park, Kansas 66207
Phone: (913) 383-4929
Email: hu4112@att com

## UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM 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 WARRANTY 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.



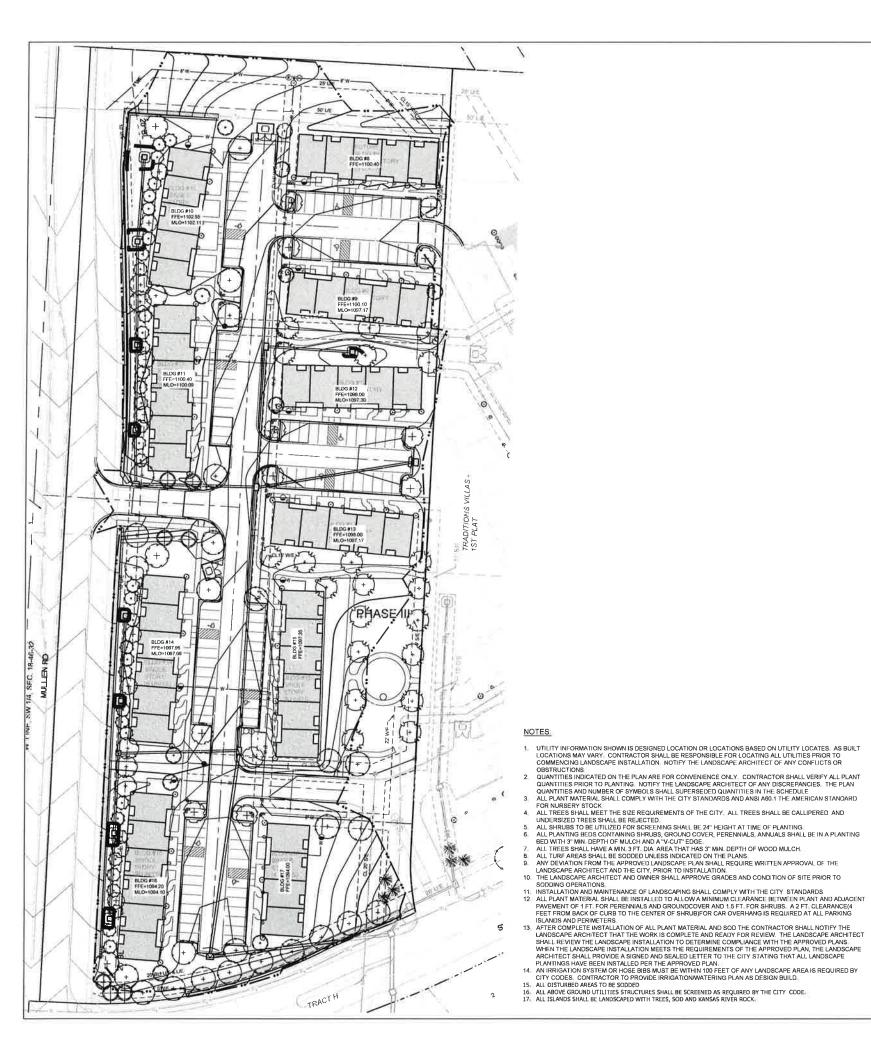
1-800-344-7483 or 811 mo1call.com





FINAL UTILITY PLAN

C4.0



SHADE TREES					
(+)ARV	25 EA	Acer rubrum 'Sun Valley'	Sun Valley Red Maple	2 5" Cal	B&B
(+)-ATS	21 EA	Acer Iruncatum	Shanlung Maple	2 5" Cal	888
(+) QRC	8 EA	Quercus rabur 'Crimson Spire'	Crimson Spire Oak	2 5" Cal	B&B
(+)-as	4 EA	Quercus shumardii	Shumard Oak	2 5" Cal	B&B
(+) = TTS	6 EA	Tilia tomentosa 'Sterling'	Sterling Linden	2.5" Cal.	B&B
(+)-UXF	12 EA	Ulmus x Frontier	Frontier Elm	2.5" Cal.	888
⊙ —zsм	11 EA	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B
ORNAMENTAL TREES  MRR	5 EA	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	2" Cal. & 8' ht	B&B
EVERGREEN TREES					
① —— Jvc	36 EA	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht	B&B
SHRUBS					
O	0 EA	Cornus racemosa	Gray Dogwood	5 gal.	B&B
⊚ −IML	53 EA	llex x 'Mondo' (Male)		5 gal	Cont
• —— RAG	48 EA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant surnac	5 gal.	Conl
⊙ - VCK	0 EA	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	5 gal	Cont
⊙ VPS	39 E.A	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	5 gal.	Cont

## LANDSCAPE DATA PHASE 2 & 3

## STREET TREES(SEC. 22-J.C.1)

MULLEN DRIVE STREET TREES

STREET TREES REQUIRED (1 PER 30')(871/30') STREET TREES PROVIDED

SYCAMORE DRIVE STREET TREES

STREET TREES REQUIRED (1 PER 30')(313/30') STREET TREES PROVIDED

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

TREES PER DWELLING UNIT REQUIRED (0.75 PER UNIT)(53X0.75) TREES PER DWELLING UNIT PROVIDED

PARKING LOT TREES(SEC. 22-3.a.1)

INTERIOR PARKING LOT TREES REQUIRED (1 PER 10 SPACES)(118/10) INTERIOR PARKING LOT SHRUBS REQUIRED(3 PER 10 SPACES)(118/10X3)
INTERIOR PARKING LOT SHRUBS PROVIDED

## 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 THE UDO EXAMPLES

MALL TREES 30 O.C. AND 6 HIGH EVERGREEN SHRUBS PLANTED 4' O.C.

LARGE SHADE TREES PLANTED 4'D.C. 6' HIGH FENCE

EVERGREEN TREES PLANTED IN A STAGGERED TRIANGLE PATTERN

BUFFER LANDSCAPE NOT REQUIRED FOR THIS PHASE

## 2&3 ROAD AND SYCAMORE BELTON, MISSOURIT TRADITIONS VILLAS-2ND PLAT LOTS FINAL DEVELOPMENT PLAN MULLEN F DRIVE . E

ASSOCIATES,

SCHLAGEL GENGINEERS Planners

Daniel G. Foster Landscape Architect KS# 523

SCALE: 1" = 40"

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

11 TREES 11 TREES

40 TREES 40 TREES

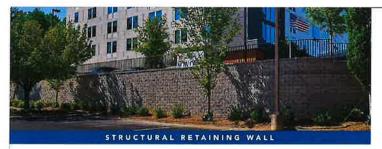
12 TREES 12 TREES 35 SHRUBS 35 SHRUBS

OWNER/DEVELOPER:

FINAL

LANDSCAPE PLAN





## **REGAL STONE PRO® - ROCKFACE**

A full one square loot face complemented by a natural testure makes the Regal Stone Pro - RockFace a keauch I addition to any landscape. Behind the handsome ringged existion is a hollow core that lightens the stone for easy handling and installation. Rear lip installation and engineering innovation make Regal Stone Post height those for even the most challenging valid designs.





PRODUCI	NORMAL GIUDIS ON	WENSHID THRU	PRESDUCT #
OCKFACE	8"H + 1E"W + 12"D	80	219

## **FEATURES & BENEFITS**

## Maximum Versatility and Performance

- See in particular settlement of the control of the
- Able to build engineered walls in excess of
   60 tall

Note: One color dimensions, weight, and aparability values by manufactures

- Rugged rocklace linish evokes the look and feel of naturally weathered stone Cap and corner units evallable









## INSTALLATION INSTRUCTIONS

STEP 1: Layout - Stake out the wall's placement according to lines and grades on approved plant. Eccentre for the leveling pad to the lines and grades shown. Excepted sold to a dimension behind the wall for placement of gnd and confurred units.

STEP 2: Laveling Pad. The leveling pad consists of a muched aggregate compactive base malarial. The pad more valend in measurem as (6) inches in front and behind the first consists of line. I and it a minimum so (6) inches in depth. Compact the aggregate and check ray of www.on for level.

STEP 3 Base Course. Place a stong live along one bask of the unit to pligor the end unit. Begin laying out at the lowest devotion of lite wall. Place wall unit's little on the leveling per dark heaps alonged according to plant. If necessary, remove that I be of the unit so that it will be fit in or the leveling paid. Place of several per per and only the course of the course of

STEP 4: Wall Construction Cone any debus of the con of the visit. Place and the control of the c

STEP 6: Install Fift and Compaction - Piace the drainage aggregate and tent core fit as directed Piace reinforced backfit sub-baked the drainage aggregate in majorium 68.11 fits and compact to an insulum 6795% standard Proctor detailty with the appropriate compaction equipment.

STEP 7: Geogrid Reinforcement Placement - Check approved was construction plan for guld placement lengths, elevations and strengths whostered not the orientering enought on the deeper length in the plans. The design strength direction of the geograd shell be to diperported utal to



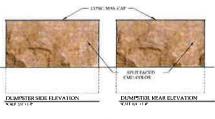
the wall. Place the finnt edge of the geograf on the designated course a maximum of one if the first the face of the work. Apply the next course of what to secure if in place full the reinforcement but and secure in place. A maximum of isk (8) inches of listch fill over the grid is required print to whicklast operation.

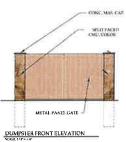
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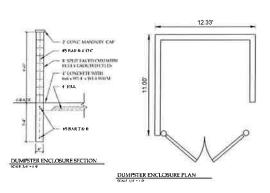
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**CARPORT DETAIL** 







TYP. TRASH ENCLOSURE DETAIL

NO SCALE

TRADITIONS VILLAS-2ND PLAT LOTS 2&3 FINAL DEVELOPMENT PLAN DRIVE ROAD AND SYCAMORE BELTON, MISSOURIT MULLEN

SCHLAGEL & ASSOCIATES, P.A. Engineers-Planners-Surveyors-Landscape Architects (1930 West 107th Street - Lienva, Kenses 66215 (1934 462-5168 - Fax (1931) 462-8400 www.schladelassociates.com

FINAL PLAN DETAILS

C5.0

WALL COLOR IS PEWTER TO MATCH PHASE 1 WALL COLOR APPROVED BY CITY



## 6-PLEX BUILDING ELEVATION

AUGUST 2017





## Subdivision Cemetery Parcel Parks Street Legend 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 B00 1810 1 in, = 202ft. 1906 1610 Sycamore Dr 1602 404.3 Feet 202.16 S Mullen Rd 40 solotos Fall Creek Dr 404,3

Belton, MO

## **SECTION V.**FINAL PLAT – TRADITIONS VILLAS PHASE II

## FINAL PLAT TRADITIONS VILLAS-2nd PLAT BELTON PLANNING COMMISSION MONDAY, SEPTEMBER 21, 2020 – 6:00 P.M. CITY HALL ANNEX BUILDING – 520 MAIN STREET

## APPLICATION

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-2nd 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.

The proposed Traditions Villas-2nd 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 5.85 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 Villa units. There is also a new driveway on Mullen Road.

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, 2nd 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-2nd Plat.

The recommendation is subject to the following conditions:

- 1. The final plat for Traditions Villas, 2nd Plat, dated 8/11/20, 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.

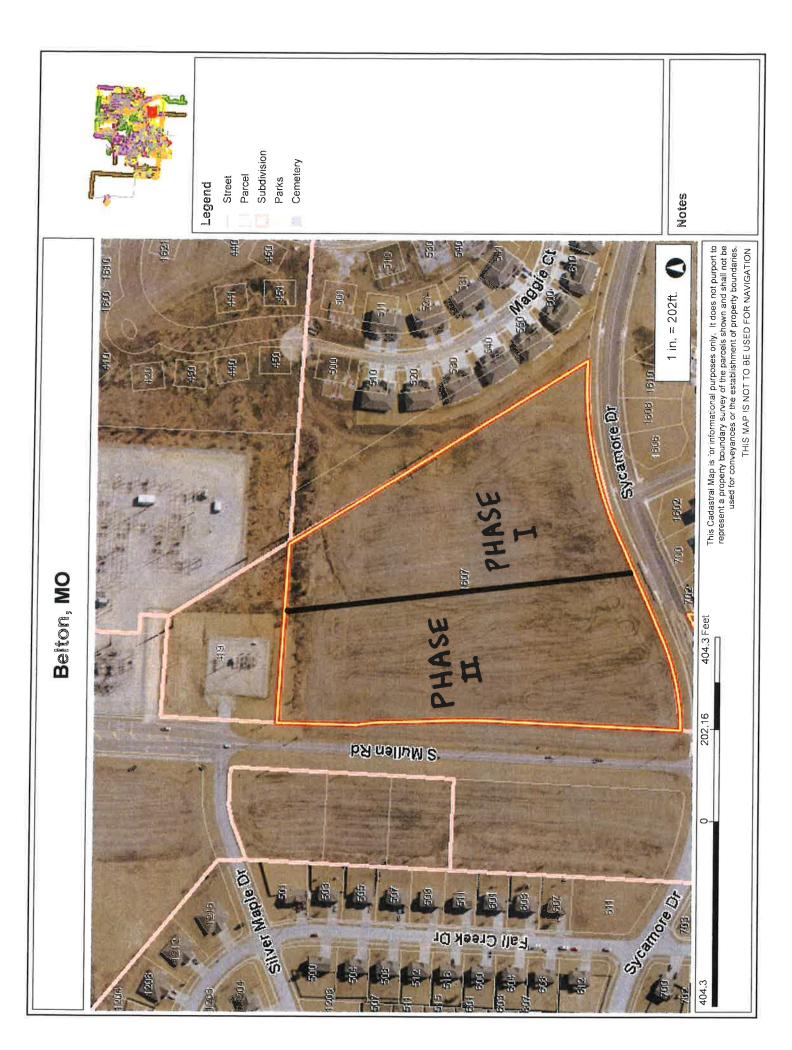
## **PLANNING COMMISSION ALTERNATIVES**

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

## **ATTACHMENTS**

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

## FINAL PLAT OF TRADITIONS VILLAS - 2ND PLAT HIGHWAY 58 (171ST ST) PART OF THE SOUTHWEST 1/4 OF SEC. 18-46N-32W IN THE CITY OF BELTON, CASS COUNTY, MISSOURI 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 LOT 32 KC BELTON COMM. IND. PRK. LOT 32 (PLATTED S89\*49'03"E, KC Belton Comm. Ind. Prk.) BLOCK SIX the North, Kange 32 Veets, in the City of Bellon, Case County, Missouri and being more particularly described as follows: Commencing at the Northwest corner of the said Southwest One-Quarter; thence South 86 degrees 36 minutes 44 seconds East, along the North line the of said Southwest One-Quarter a distance of 30.00 Teet to the Point of Beginning, said point being on the East right-of-way line of Mullen Road as it now exist; thence confluing South 86 degrees 36 minutes 44 seconds East, along said North line, a distance of 340.84 feet to the Northwest corner of TRADITIONS VILLAS - 15T PLAT for the following two courses, South 02 degrees 44 minutes 58 seconds Weet, a distance of 739.20 feet to a point of curvature; thence along a curve to the left, langent to the previous course and thaving a radius of 220,00 feet, a central angle of 14 degrees 45 minutes 59 seconds and an arc length of 55,70 feet to a point on the North right-of-way line of Sycamore Drive as plated in TRADITIONS - 13T PLAT, a subdivision in the said City of Belton, thence along south of the North right-of-way line of Sycamore Drive as plated in TRADITIONS - 13T PLAT, a subdivision in the said City of Belton, thence along south of the North right-of-way for the following five courses, South 64 degrees 29 minutes 59 seconds Weet), a distance of 4,80 feet to a point of curvature; thence along a curve to the right, lingent to the previous course and having a radius of 515,00 feet, a central angle of 05 degrees 37 minutes 10 seconds and an arc length of 50,51 feet to a point of reverse curvature; thence along a curve to the right, lingent to the previous course and having a radius of 515,00 feet, a central angle of 05 degrees 27 minutes 10 seconds and an arc length of 50,51 feet to a point of reverse curvature; thence along a curve to the right, hence along a curve to the right, heaving an initial tangent bearing o DEAN-CO DEVELOPMENT PARK \$86"36'44"E 340.84" (21.15 Calculated, Traditions - 1st Plat Corrected) 25' U/E \$86'36'44'E 2979.80' 50' L/F \_\_\_\_\_<u>Δ</u>=13°33'21" E CAMBRIDGE RD NE CORNER, SW 1/4, SECTION 18-46-32 ALUMINUM CAP E 1/4, CORNER SECTION 13-46-33 COPPERWELD ROD 1/2" REBAR W/ LS2134 CAP SECTION 18-46-32 LOCATION MAP CL 15' W/E 587'1502'E 30.02 LS 1476 TRADITIONS - 1ST PLAT TRACTIF DEDICATIONS: LEGEND: 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 - 2ND 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 - 2ND PLAT". SET 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED SET 2" ALUMINUM CAP W/ MO LS20022008859 IN 4" MIN\_DIAMETER CONCRETE 1 3 ACKNOWLEDGEMENTS: FOUND 2" ALUMINUM CAP W/ MO LS20022008859 IN 4" MIN. DIAMETER CONCRETE 30' R/W Streets and roads shown on this plat and not heretofore dedicated, for public use as street IN TESTIMONY WHEREOF, the undersigned proprietors have caused this instrument to be executed this \_\_\_\_\_ day of FOUND 1/2" REBAR W/LS-8859-F CAP UNLESS OTHERWISE NOTED An easement is hereby granted to Belton, Missouri, for the purpose of locating, constructing SALLEE DEVELOPMENT FOUND MONUMENT BOX operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage including but not limited to, underground pipes and conduits, pad mounted EXISTING LOT AND PROPERTY LINES transformers, service predestals, any or all of them upon, over, under and along the strips of land dosignated utility easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above EXISTING PLAT AND RAW LINES BUILDING LINE DRAINAGE FASEMENT periodical polyose, the use there is no man or limited to that pulpose thisy. At the soover easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except LANDSCAPE EASEMENT STATE OF RIGHT-OF-WAY uses and specifically there shall not be built thereon or thereover any structure (except driveways, powed areas, grass, shrubs and fences, with the exception of drainage easements (D/E) where no fences shall be erected; nor shall there be any obstruction to interfere with he agents and employees of Belton, Miseourl and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted to the easements. No execution or fill shall be made or operation of any kind or nature shall be performed which would reduce or increase the earth coverage over utilities above asled or the apputreanness thereto without the written approval of the Director of Public Works, as to all essements dedicated to the City. STREET EASEMENT LOT 2 - UTILITY EASEMENT Be it remembered, that on this <u>day of 20</u> before me, the undersigned, a Notary Public in and for said County and State came Tyler Sallee owner of Saltee Development, known to me to be the same persons who executed the foreigning 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. WATERLINE EASEMENT 254974.99 SQ FT 5.8534 ACRES LOF1 A 50 foot wide Landscape Easement or "L/E" off of the North line of Lot 2 and a 20 foot "L/E" off of the South line of Lot 2 along Sysamore Drive as shown are hereby dedicated to the City of Belton, Ceas County, Missouri, Maintenance of this "L/E" shall be the responsibility of the owner of the lot. My Appointment Expires An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of sidewalks, upon and over those areas outlined and designated on this plat as "Sidewalk Easement" or "SWE" is hereby granted to the City of Belton, Missouri. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "LIVE" that crosses or intersects with a "SWE". This plat of "TRADITIONS VILLAS" has been submitted to and approved by the Planning Commission of the City of CL 15 D/E A perpetual easement of access upon, over and under access drives or through the parking lobs is hereby granted to all lobs within this subdivision and to all future lots within this subdivision to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of private drives and similar facilities. Said areas are also reserved for the ingress and access of all owners within this plat, and the owners of future lots within this subdivision and their occupants, guests and invitees. The private drives and parking areas shall be maintained as set forth in the Easements, Covenants and Restriction Agreement (the "ECR"). If an ECR is not in place or disbanded, then maintenance shall be the responsibility of owner of the lot. Holly Girgin, Chairman SCALE: 1" = 50" These easements and Right-of-Ways accepted by the city council of Belton, Cass County, Missouri, this BASIS OF BEARINGS: STYCL IS DE NAD 1983, West Zone ATTEST Jeff Davis, Mayor Andrea Cunningham, City Clerk R=220 00' L=56.70' CL 15' D/E Δ=14°45'59' Enlered on transfer record this ITB=S12°01'01"E 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 Mike Medsker, County Recorder 30 R/W LATTED S64°29'49'W) \_S64°29'53"W C 15.05 R=515.00<sup>o</sup> 20 BL LIE & UIE \_ \_ \_ \_ \_ \_ I HEREBY CERTIFY; that the within plat of "TRADITIONS VILLAS-2ND PLAT", subdivision is based on an actual survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as adopted by the Miseouri Board of Architects, Professional Engineers and Land Surveyors of the State of Miseouri. 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 centerines have been marked with permanent monumentation as indicated on this plat, the! I have complied with all State and Belton statutes, ordinances and regulations governing the practice of surveying and the pletting of subdivisions to the best of my professional knowledge and belief. NOTES: -L=50.51 K=485.00' L=238.11' A=29\*20'21' ITB=583\*24'47\*W Easement information was furnished by OLD REPUBLIC National Title Insurance Company, issued lihrough the office of: Coffelt Land Title, Inc., 262 NE Tudor Rd., Lee's Summit, MO, in Missouri State Certificates of Authority #E2002003800.F #LAC2001005237 #L62002005658-4 TRADITIONS 1ST PLAT (PLATTED N87°15'02"W) \_N87"14'58"W SCHLAGEL & ASSOCIATES, P. A. R=335.00 their report number: 15006495, Dated December 7, 2015 TRADITIONS - 1ST PLAT 1=39.20 Engineers - Planners - Surveyors - Landscape Architects 14920 West 107th Street - Lenexo, Kansos 56215 35.11 ITB=\$70°07'03"W (913) 492-5158 = Fax: (913) 492-8400 SYCAMORE DR UNPLATTED DATE 8/11/2020 FINAL PLAT OF David Allen Rinne, P.L.S MO# PLS-2014000198 TRADITIONS VILLAS DRAWN BY RPM CHECKED BY JT 2ND PLAT \_\_\_\_\_day of \_\_\_\_\_\_ 2020 SHEET NO. 1 OF



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

# REVISED PRELIMINARY PLAT AUTUMN RIDGE BELTON PLANNING COMMISSION MONDAY, SEPTEMBER 21, 2020 – 6:00 P.M. CITY HALL ANNEX BUILDING – 520 MAIN STREET

## APPLICATION

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

Engineer-Quist Engineering/Robert Wahlquist

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

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

## **BACKGROUND**

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

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

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

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

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

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

## PROPOSED PRELIMINARY PLAT

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

Autumn Ridge-Revised Preliminary Plat (2020)

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

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

Single-Family lots-There are 137 single-family lots ranging in area from 8,400 square feet to 12,000 square feet. The larger cul-de-sac lots are approximately 15,000 square feet. These lots are similar to lot sizes in the First plat, and the plat meets the 8,400 square footage minimum requirement of the R-1 District. The lots and blocks meet the minimum design standards of the Unified Development Code.

The UDC requires a 30-foot front setback on all lots. The applicant is requesting that this 30-foot setback be reduced to 25 feet along all lots abutting Sycamore Drive.

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

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

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

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

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

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

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

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

## **STAFF RECOMMENDATION**

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

Autumn Ridge-Revised Preliminary Plat (2020)

The recommendation is subject to the following conditions:

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

## **PLANNING COMMISSION ALTERNATIVES**

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

## **ATTACHMENTS**

- 1. Preliminary Plat-Autumn Ridge
- 2. Location Map

## BOUNDARY DESCRIPTION ALL OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER. ALL IN SECTION 13, TOWNSHIP 46 NORTH OF THE BASELINE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BELTON, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF TRACT A OF AUTUMN RIDGE FIRST PLAT A SUBDIVISION IN BELTON. CASS COUNTY, MISSOURI BEING THE POINT OF BEGINNING THENCE NORTH 86°00'44" WEST ON THE SOUTH LINE OF SAID HALF, 1495.26 FEET THE THE SOUTHWEST CORNER OF SAID HALF; THENCE NORTH 02°45'56" EAST ON THE WEST LINE OF SAID NORTH HALF, 1271,15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ST, LOUIS & SAN FRANCISCO RAILROAD; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT ON SAID SOUTH RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1564.43 FEET, AN ARC LENGTH OF 83.75 FEET, A CHORD BEARING OF NORTH 81°24'43" EAST, A CHORD DISTANCE OF 83.74 FEET TO A POINT OF TANGENCY OF SAID RIGHT-OF-WAY LINE; THENCE NORTH 79°52'42" EAST ON SAID RIGHT-OF-WAY LINE, 328,85 FEET TO THE NORTH WEST CORNER OF LOT 86 OF AUTUMN RIDGE SECOND PLAT A SUBDIVISION IN BELTON, CASS COUNTY, MISSOURI; THENCE SOUTH 10°01'39" EAST 185,57 FEET; THENCE NORTH 79°58'21" EAST 38,49 FEET; THENCE SOUTH 10°01'39" EAST 120,00 FEET; THENCE NORTH 79°58'21" EAST 1253.61 FEET: THENCE SOUTH 02°45'07" WEST 814,77 FEET; THENCE NORTH 87°20'28" WEST

137.07 FEET: THENCE ALONG A CURVE TO THE LEFT WITH A

RADIUS OF 460 FEET AND A CURVE LENGTH OF 85,93 FEET; THENCE SOUTH 04°07'00" WEST 557.93 FEET TO THE POINT

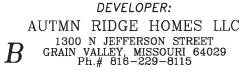
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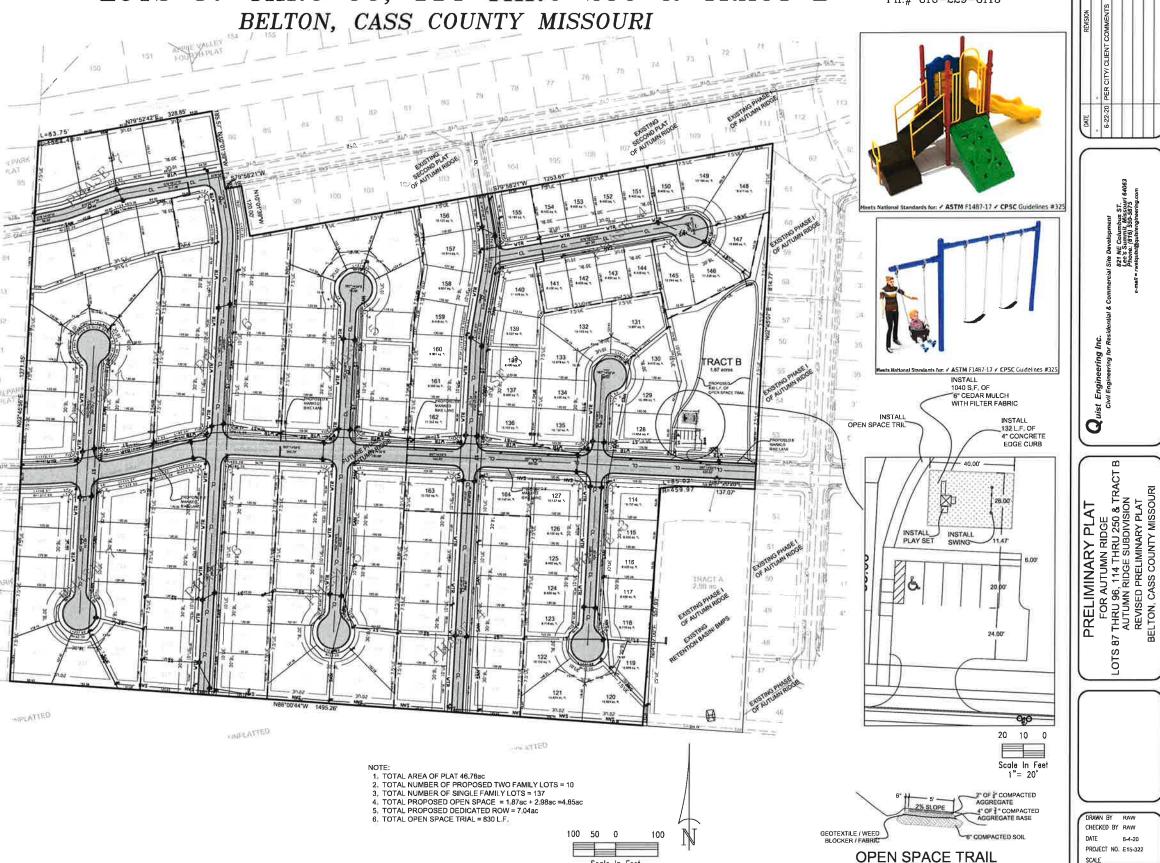


LOCATION MAP

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



l Site Development 821 NE Columbus ST. Lee's Summit, Missouri t Phone: (816) 559-5675



Scale In Feet 1"= 100'



## **SECTION V.**FINAL PLAT – AUTUMN RIDGE THIRD PLAT

# FINAL PLAT AUTUMN RIDGE-THIRD PLAT BELTON PLANNING COMMISSION MONDAY, SEPTEMBER 21, 2020 – 6:00 P.M. CITY HALL ANNEX BUILDING – 520 MAIN STREET

## **APPLICATION**

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

Engineer-Quist Engineering/Robert Wahlquist

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

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

## **BACKGROUND**

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

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

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

## **PROPOSED FINAL PLAT**

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

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

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

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

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

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

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

Easements-The final plat includes locations and appropriate language for public utility easements and landscape easements.

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

## STAFF RECOMMENDATION

The staff recommends approval of the application for a Final Plat for Autumn Ridge Third Plat, as the final plat is consistent with the preliminary plat. The plat meets all final plat requirements of Section 36-35 of Unified Development Code.

The recommendation is subject to the following conditions:

- 1. The final plat for Autumn Ridge Third Plat, dated July 17, 2020, by Boundary & Construction Surveying, Inc, is approved as submitted.
- The neighborhood park shall be constructed with Phase 3. The park shall be completed prior to submittal of a final plat for Phase 4. The park shall include the features and amenities as shown on the preliminary plat.
- 3. The trail shall be constructed with Phase 3. The trail shall be completed prior to submittal of a final plat for Phase 4.
- 4. The trail shall be 8 feet in width, with an asphalt surface.
- 5. Revise the Stormwater Drainage Study to meet comments of the City Engineer, prior to recording the Third Plat.
- 6. The final plat shall be recorded within one year of City Council approval or the approval of the plat shall be considered null and void.

## **PLANNING COMMISSION ALTERNATIVES**

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

## **ATTACHMENTS**

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

### FINAL PLAT **AUTUMN RIDGE THIRD PLAT** LOTS 114 THRU 164, TRACTS A-1 AND C PART OF E. 1/2. SECTION 13 TOWNSHIP 46 RANGE 33 80 40 0 111 BELTON, CASS COUNTY, MISSOURI AUTUMNU RILOGE SECONO PLAT PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVIDED IN SHALL BE HEREAFTER KNOWN AS 'AUTUMN RIDGE THIRD PLAT." Scale In Feet 1"= 80' BUILDING LINES; BUILDING LINES OR SETBACK LINES WILL BE ESTABLISHED BY THE DEVELOPMENT PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO BELTON, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINFAGE INCLUDING BUT NOT LIMITED TOO UNDERGROUND PIPES AND CONDITIES, AND MOUNTED THANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER UNDER AND ALONG THE STRIPES OF LAND DESIGNATED UTILITY EASEMENTS, UN PHERE PERSONERS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREO'S SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WILL INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION BUILT THEREON OR THEREOYER ANY STRUCTURE (EXCEPT PION ANY AND ALL OBSTRUCTIONS WHICH WILL INTERFERE WITH THE CONSTRUCTION OF THE PROPERTY OF THE STRUCTURE (EXCEPT PION ANY AND ALL OBSTRUCTION SHOULD 151 8,400 sq 1 152 g 154 STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED. LEGAL DESCRIPTION; COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 48, RANGE 33, IN BELTON, CASS COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF THE SOUTHEAST CORNER OF THE MORTH HALF OF THE SOUTHEAST CORNER OF THE MORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13, ALONG BEING ALONG THE SOUTH LINE OF THE MORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13, ALONG BEING ALONG THE SOUTH LINE OF "AUTUMN RIDGE FIRST PLAT", NORTH SE DEGREES ON MINUTES 48 SECONDS WEST, 302.0 FEET TO THE POINT OF BEGINNING, THENCE NORTH SE DEGREES ON MINUTES 48 SECONDS WEST, 325.8 FEET; THENCE NORTH 102 DEGREES 45 MINUTES 55 SECONDS EAST, 470 OI FEET, THENCE NORTH 67 DEGREES 14 MINUTES 03 SECONDS WEST, 144 FEET TO A POINT ON THE SOUTH LINE OF "AUTUMN RIDGE SCOND PLAT". THENCE HORTH 402 DEGREES 45 MINUTES 35 SECONDS SEAST, 486 IF FEET, THENCE NORTH 402 DEGREES 36 MINUTES 30 SECONDS WEST, 144 IF FEET TO A POINT ON THE SOUTH LINE OF "AUTUMN RIDGE SECOND PLAT". THENCE ALONG SAID SOUTH LINE, NORTH 70 DEGREES 58 MINUTES 21 SECONDS SEAST, 486 IF FEET, THENCE NORTH 102 DEGREES 30 MINUTES 30 SECONDS WEST, 144 IF FEET TO A POINT ON THE WEST LINE OF "AUTUMN RIDGE SECOND PLAT". THENCE ALONG SAID SOUTH LINE, NORTH 70 DEGREES 58 MINUTES 21 SECONDS SEAST, 581, 14 FEET TO A POINT ON THE WEST LINE OF "AUTUMN RIDGE SECOND SEAST, 486 IF FEET, THENCE NORTH 102 DEGREES 30 MINUTES 30 SECONDS WEST, 144 IF FEET TO A POINT ON THE WEST LINE OF "AUTUMN RIDGE SECOND SEAST, 486 IF FEET, AND POINT ON THE WEST LINE OF "AUTUMN RIDGE SECOND SEAST, 486 IF FEET TO A POINT ON THE WEST LINE OF "AUTUMN RIDGE SECOND SEAST, 486 IF FEET TO A POINT ON THE WEST LINE OF "AUTUMN RIDGE SECOND SEAST, 486 IF FEET TO A POINT ON THE WEST LINE OF "AUTUMN RIDGE SECOND SEAST, 486 IF FEET TO A POINT ON THE WEST LINE OF "AUTUMN RIDGE SECOND SEAST, 486 IF FEET TO A POINT ON THE WEST LINE OF "AUTUMN RIDGE SECOND SEAST, 486 IF FEET TO A POINT ON THE WEST LINE OF "AUTUMN RIDGE SECOND SEAST, 486 IF FEET TO A POINT ON THE WEST LINE OF "AUTUMN RIDGE SEC WOODLAND DRIVE 58 ACKNOWLEDGEMENT: IN WITNESS WHEREOF, AUTUMN RIDGE HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_DAY OF \_\_\_\_\_ 20\_\_ MEMBER 132 15 143 sq. R 56 139 9,327 sq. ft STATE OF MISSOURI UNPLATTED 120.00 -120 00°- U/E TRACT C 160 9,001 sq N 130 mg 138 8,400 sq ft ON THIS \_\_DAY OF \_\_\_\_, 20 \_, BEFORE ME APPEARED \_\_\_\_, MEMBER OF AUTUMN RIDGE HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED. 120.30 120.001 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN \_\_\_\_\_\_, THE DAY AND YEAR LAST ABOVE WRITTEN 161 5 9,000 sq. R 25 \$ 137 \$ 8,400 sq. ft. 120.00 \$87"14"04"8 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE 68 162 1,352 sq ft 136 10,152 sq. ft. 128 11,852 sq ft ACKNOWLEDGEMENT (OWNER OF TRACT A, AUTUMN RIDGE FIRST PLAT): IN WITNESS WHEREOF, AUTUMN RIDGE HOMEOWNER'S ASSOCIATION, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_DAY S80\*29'02'E 105.00 105.00 SYCAMORE DRIVE PRINEWALK/TVP) L=23.56 R=25.00 150.00 N8F14'04" 80' R/W L=23.56 R=25.00 \_ 105.00 TO UKE STATE OF MISSOURI ) 10 UE 105.00 -\_105.00, 30 U.E. COUNTY OF JACKSON 163 h ON THIS DAY OF 20\_ BEFORE ME APPEARED MEMBER OF AUTUMN RIDGE HOMEOWNERS ASSOCIATION, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED ORIGINAL PLATTED LINE IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN \_\_\_\_\_\_\_, THE DAY AND YEAR LAST ABOVE WRITTEN. 300.00' N87°14'04"W 126 8,400 sq ft 120.00 SET 1/2" REBAR AND CAP \$87"14"04"E #5 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE @ ALL REAR LOT CORNERS RLS-2134, MO... 125 0.400 sq. ft. 116 8,400 sq. ft MY TERM EXPIRES \_ 120.00 CURB NOTCHES ARE ON AN TRACT A-1 HS87"14"DC"E CITY ACKNOWLEDGEMENT: THIS PLAT OF "AUTUMN RIDGE THIRD PLAT", HAS BEEN SUBMITTED TO AND APPROVED BY THE BELTON PLANNING COMMISSION THIS \_\_ DAY OF \_\_\_\_ EXTENSION OF THE SIDE LOT 117 8,400 sq h 124 8,400 sq ft 42 49 MONUMENTATION WILL BE 120.00 CHAIRMAN - HOLLY GIRGIN UNPLATTED THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE CITY COUNCIL OF BELTON, MISSOURI THIS \_\_\_ DAY OF \_\_\_\_\_, 202\_ 123 8,719 sq. ft. 48 MAYOR - JEFF DAVIS CITY CLERK - ANDREA CUNNINGHAM COUNTY ACKNOWLEDGEMENT ENTERED ON TRANSFER RECORD THIS \_\_\_ \_ DAY OF \_\_ 119 10,929 sq ft NE 1/4 122 10,102 sq. ft. 44 SUBJECT NOTES: 1. THE SUBJECT PROPERTY CONTAINS 21.08 ACRES MORE OR LESS. ORIGINAL PLATTED LINE PROPERTY FINAL PLAT FLOOD STATEMENT: THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS 120 15,924 sq ft AUTUMN RIDGE THIRD PLAT 45 S. LINE, N. 1/2, SE 1/4 DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0017F, WITH AN EFFECTIVE DATE OF JANUARY 2, 2013. SEC 13-46-33 A SUBDIVISION IN BELTON, CASS COUNTY, MISSOURI DATE:JULY 17, 2020 TRACT NOTES: 1 TRACT "A-1" SHALL BE A STORMWATER DETENTION AREA TO BE 525.81' N86°00'45"W 850.20' N86'00'44"W **BOUNDARY & CONSTRUCTION** SURVEYING, INC. DEVELOPER: LOCATION MAP 2. TRACT "B" SHALL BE A "COMMON AREA" TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION UNPLATTED POINT OF BEGINNING 821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO 64063 PH # 816/554-9798, FAX # 816/554-0337 SCALE=1"=2000" AUTUMN RIDGE HOMES 1101 C NW PAMELA BLVD POINT OF COMMENCEMENT TOWNSHIP 46 RANGE 33 GRAIN VALLEY, MO 64029 PROJECT NO. 20-230 SHEET 1 OF 1 AUTUMN RIDGE 3RD PLAT

