



AGENDA
CITY OF BELTON
PLANNING COMMISSION
MONDAY, MARCH 15, 2021 - 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET
www.belton.org/watch

Seating is limited due to social distancing

I. CALL MEETING TO ORDER

II. ROLL CALL

III. APPROVAL OF THE MINUTES OF THE MARCH 1, 2021 PLANNING COMMISSION MEETING

IV. PUBLIC HEARINGS

- A.** Consideration of a Rezoning from the existing R-3 Multiple Family Residential District to an FCI Flex Commercial/Industrial District and a Rezoning from the existing M-1 Light Industrial District to an FCI Flex Commercial/Industrial District with a Preliminary Development Plan for the properties located at 6107 E. 155th Street and 5901 E. 155th Street, to permit the development of Building 4 in the Southview Commerce Center.
- B.** Consideration of a Special Use in an FCI Flex Commercial/Industrial District for warehousing for the property generally located on the South side of East 155th Street.

V. NON-PUBLIC HEARINGS

- A.** Consideration of a Preliminary Plat for Southview Residential located on the South side of 155th Street at Valley Drive and Startimes Drive, extended.

VI. DIRECTOR'S REPORT

VII. NEXT MEETING DATE: April 19, 2021

VIII. ADJOURNMENT

SECTION III.
MEETING MINUTES
MARCH 1, 2021

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
March 1, 2021**

<https://www.youtube.com/watch?v=Gw03pcvf-2A>

CALL TO ORDER

Chairman MacPherson called the meeting to order at 6:02 p.m.

ATTENDANCE

Commission: Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Tim McDonough, Marsha Vest, Todd Christy, and Kara Anderson

Absent: Commissioners RJ Warren and Kelly Monaghan-Bass

Staff: Dave Clements, Planning and Building Director; Madison Smith, Development Technician; Carolyn Yatsook, Economic Development Director; Alexa Barton, City Manager; and Nikia Freiburger, Assistant City Engineer

Guests: David Christie, Y-Belton, LLC, 7217 W. 110th Street, Overland Park, Kansas, 66210; and Russ Ehnen, Architect, 5702 Southwest Maple Ridge, Trimble, Missouri, 64492

MINUTES

Councilman Trutzel moved to approve the January 4, 2021 Planning Commission meeting minutes. Commissioner Anderson seconded the motion. All members present voted in favor, and the motion carried.

PUBLIC HEARING – Consideration of a Rezoning from the existing R-1 Single Family Residence District to a C-2 General Commercial District and a Preliminary Development Plan to permit the development of Apple Valley Crossing, consisting of two (2) retail buildings located at the Southwest corner of East North Avenue and Apple Valley Parkway.

Mr. Clements gave a summary of the staff report. The staff report is attached as **Exhibit A**. The applicant was present to answer any questions.

The Commission had several questions regarding utilities for the site, the setbacks, and the one lane service drive. Russ Ehnen, Architect, explained that all utilities are close for easy connection.

Mr. Clements reminded the Commission of the conditions noted with the approval that could be corrected once the Final Development Plan is submitted.

Councilman Trutzel moved to approve the request for a Rezoning and Preliminary Development Plan for Apple Valley Crossing, 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 Apple Valley Crossing is hereby approved, as shown on Site Development Plan by SM Engineering, dated 2/3/2021, subject to additional conditions.

2. Building elevations Apple Valley Crossing are hereby approved, as shown on plan set by Russ Ehnen Architects, dated 2/4/2021, subject to additional conditions.
3. The elevations shall be revised with the Final Development Plan to include additional brick columns on the rear and side elevations. The elevations shall have materials labeled and shall meet the 50 percent masonry requirements of Section 28 of the UDC.
4. Provide a 25-foot setback on East North Avenue.
5. Trash enclosures shall be masonry construction to match the buildings with a gate, additional landscaping shall be provided the enclosures. Rooftop mechanical equipment shall be screened.
6. The Final Development Plan shall include a final landscape plan sealed by a registered Landscape Architect.
7. The service drive at the rear of the retail building shall be fully addressed at the time of the Final Development Plan when actual users and their service and delivery needs are better known.
8. The Final Development Plan shall include a photometric plan for parking lot and building lighting.
9. A Replat shall be submitted to remove the blanket drainage easement over the lots.
10. The Final Development Plan shall include a stormwater study to address construction in the floodplain, stormwater management provisions, and on-site BMP's.

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

Ayes: 7 – Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Tim McDonough, Marsha Vest, Todd Christy, and Kara Anderson

Noes: 0

Absent: 2 – Commissioners RJ Warren and Kelly Monaghan-Bass

The motion carried and will be forwarded to City Council for approval.

OTHER BUSINESS – Approval of the 2021 Planning Commission and Development Review Schedule.

Mr. Clements gave a summary of the schedule and explained the changes that were made this year. The schedule is attached as Exhibit B.

Councilman Trutzel moved to approve the 2021 Planning Commission and Development Review Schedule. The motion was seconded by Commissioner McDonough.

DIRECTOR'S REPORT

- Our next meeting will be to discuss a Rezoning for the Southview Commerce Center
- NorthPoint will hold a neighborhood meeting on Monday, March 8, 2021 for residents to learn more about the plan before the Planning Commission meeting

NEXT MEETING DATE: March 15, 2021

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Commissioner Anderson. All voted in favor, and the meeting adjourned at 6:37 p.m.

EXHIBIT A

**REZONING AND PRELIMINARY DEVELOPMENT PLAN
APPLE VALLEY CROSSING
BELTON PLANNING COMMISSION
MONDAY, MARCH 1, 2021 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

Applicant/Property Owner-Y-Belton, LLC, David Christie

Engineer-SM Engineering/Sam Malinowsky, P.E.

Architect-Russ Ehnen

Location-The property is located at the southwest corner of East North Avenue and Apple Valley Parkway.

Request-The application was filed for approval of a Rezoning from the existing R-1 Single-Family Residence District to a C-2 General Commercial District, and a Preliminary Development Plan to permit the development of Apple Valley Crossing, consisting of two retail buildings.

BACKGROUND

This application was filed for a rezoning from the existing R-1 Single-Family Residence District to a C-2 General Commercial District, and a related preliminary development plan.

Y-Belton is an experienced commercial development company in Belton. The company developed Belton Gateway, Belton Town Center and recently acquired the Price Chopper shopping center at Cedar Street and Givan Street. With this location abutting East North Avenue, the company believes the site is suited for commercial development.

The preliminary development plan provides for two retail buildings. An 800 square foot drive-through coffee shop is located on the north portion of the site, with a direct sidewalk connection to East North Avenue. A 4,762 square foot speculative retail building is proposed on the south portion of the site.

The site is a partial floodplain that shall be filled and graded in compliance with the UDC to allow the proposed development.

PRELIMINARY DEVELOPMENT PLAN

The subject property is a 1.90-acre site located on the south side of East North Avenue at Apple Valley Parkway. Access to the development would be from a new driveway on the west side of Apple Valley Parkway.

Compliance with C-2 Standards of the Unified Development Code (UDC):

The plan generally meets all requirements of the C-2 General Commercial District. The C-2 district is intended to provide mid-size retail and commercial businesses along commercial corridors.

Parking: The UDC requires 1 parking space for every 300 square feet of retail area, or 17 spaces for the proposed development. Thirty-one spaces are shown on the plan. The surplus spaces are provided for a possible restaurant user. The parking spaces meet all dimensional requirements for length, width, and maneuvering.

Required Yards/Setbacks:

Front yard- 25-foot existing platted setback. 10-foot setback proposed on East North Avenue, 30 feet proposed on Apple Valley Parkway.

Rear yard-20-foot setback required. 20-foot setback proposed.

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

Maximum Building Height-35-foot maximum. 20-foot proposed height for the retail building, the kiosk structure has a height of 15 feet.

Maximum Building Coverage-25% maximum. 6% proposed building coverage.

Required Open Space-30% of total land area required. 66% open space provided.

A land-use analysis and site data table is found on Sheet C1.0, site plan, for project specifics.

Building Design: The UDC requires all new commercial buildings to include 50 percent masonry on the front and side elevations, with articulation and offsets to add architectural detail on all four sides. The buildings include stone and masonry vertical columns across the façade, with a synthetic plaster system on upper portions of the façade. Transparent storefront windows are provided, with canvas canopies. The final development should include additional masonry columns on the rear of the building, and offset dimensions and the actual percent of masonry elements.

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. Rooftop mechanical equipment shall be screened.

Landscaping: A landscape plan was submitted with the Preliminary Development Plan. The landscape plan meets the requirements of the UDC. The plan exceeds the required 30 percent total landscape area, and provides the required shade trees, parking lot landscaping, and street trees. A Type A buffer is provided along the south property line, to provide screening of the adjacent single-family home. The final development plan shall include a landscape architect seal and signature.

Streets/access: Access to the site would be from a new driveway on the east side of Apple Valley Parkway.

The plan includes a "L" shaped, one-way service driveway east of and behind the larger retail building. Staff has concerns about this service drive and utilization by delivery drivers when it requires reverse movements. Additionally, the service drive places delivery traffic closer to the abutting single-family home.

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 should include 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 open space. This is due to the location of the existing floodplain.

Economic Development Considerations: This is a vacant, under-utilized site in an established commercial corridor. With proper engineering and design, the proposed development can be achieved and will result in new commercial construction that will provide increased sales tax and real estate tax for the community.

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. The property is on the south side of East North Avenue, 58 Highway. This arterial street is characterized by retail and commercial uses. The area is primarily zoned a C-2 General Commercial District. The property is at the entrance to Apple Valley, a single-family residential subdivision of 160 lots. West of the site is Carnegie Village, a residential care facility that is zoned a R-3 Planned Unit Development.

(2) Consistency with the goals and objectives of the Comprehensive Plan. The Future Land Use Map of the Comprehensive Plan designates this area as open space. A portion of the site is in the flood-plain of Oil Creek. Development of the site can be accomplished through compliance with Chapter 32 Stormwater Management and Flood Protection of the UDC.

(3) Suitability of the subject property for the uses permitted under the existing zoning district. The property is not ideally suited for development with the existing R-1 zoning classification. It is not likely that single-family homes would be built at this location on a commercial arterial.

(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. Raising Cane's Chicken and the redeveloped QT site are examples of newer development on the south side of East North Avenue. Additionally, new projects are currently under review near the Price Chopper center.

(5) The extent to which the zoning amendment may detrimentally affect nearby property. The proposed rezoning and preliminary plan provide an attractive, well designed commercial development. With building design, landscaping, and buffers meeting requirements of the UDC, detrimental impact on nearby property is reduced.

(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 Apple Valley subdivision was platted in 1991. The subject property was designated as a drainage area for the subdivision, and it has been vacant since that time.

STAFF RECOMMENDATION

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

11. The Preliminary Development Plan for Apple Valley Crossing is hereby approved, as shown on Site Development Plan by SM Engineering, dated 2/3/2021, subject to additional conditions.
12. Building elevations Apple Valley Crossing are hereby approved, as shown on plan set by Russ Ehnen Architects, dated 2/4/2021, subject to additional conditions.
13. The elevations shall be revised with the Final Development Plan to include additional brick columns on the rear and side elevations. The elevations shall have materials labeled and shall meet the 50 percent masonry requirements of Section 28 of the UDC.
14. Provide a 25-foot setback on East North Avenue.
15. Trash enclosures shall be masonry construction to match the buildings with a gate, additional landscaping shall be provided the enclosures. Rooftop mechanical equipment shall be screened.
16. The Final Development Plan shall include a final landscape plan sealed by a registered Landscape Architect.
17. The service drive at the rear of the retail building shall be fully addressed at the time of the Final Development Plan when actual users and their service and delivery needs are better known.
18. The Final Development Plan shall include a photometric plan for parking lot and building lighting.
19. A Replat shall be submitted to remove the blanket drainage easement over the lots.
20. The Final Development Plan shall include a stormwater study to address construction in the floodplain, stormwater management provisions, and on-site BMP's.

PLANNING COMMISSION ALTERNATIVES

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

ATTACHMENTS

1. Preliminary Development Plan
2. Exterior Elevations
3. Area Map

EXHIBIT B

2021 BELTON PLANNING COMMISSION AND DEVELOPMENT REVIEW SCHEDULE

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

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

SECTION IV.
REZONING + PRELIMINARY DEVELOPMENT
PLAN – SOUTHVIEW COMMERCE CENTER
&
SPECIAL USE PERMIT – WAREHOUSING

**REZONING AND PRELIMINARY DEVELOPMENT PLAN
SPECIAL USE PERMIT-WAREHOUSING
BUILDING 4-SOUTHVIEW COMMERCE CENTER
BELTON PLANNING COMMISSION
MONDAY, MARCH 15, 2021 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

Applicant

Property Owner/Agent/Applicant: NorthPoint Development, LLC. /Chris Chancellor

Engineer: Sitepoint, LLC. /Shannon Buster

Architect: studioNorth Architecture

Location- The property is located at 5901 and 6107 East 155th Street, or the South side of 155th Street approximately 600-feet East of South Outer Road.

Request- *A rezoning from M-1 Light Industrial District, and R-3 Multiple-Family Residential District to FCI Flex Commercial/Industrial District of the North Scott Corridor Overlay District + Guidelines, with a Preliminary Development Plan, and a Special Use for warehousing.*

BACKGROUND

NorthPoint is the developer of the Southview Commerce Center, and the applicant in this request. Southview Commerce Center is the redevelopment of the former 148-acre golf course. NorthPoint has completed three buildings of approximately 2,100,00 square feet, and the company has successfully leased these buildings to national users. This plan would provide for the expansion of Southview Commerce Center with a proposed Building 4.

The application pertains to two large parcels of property. The property at 5901 E. 155th Street is the former Century Concrete plant site. This is a blighted 5.76-acre tract that has been vacant for approximately 15 years. This property includes an existing telecommunications tower and ground compound that will remain. This property is zoned a M-1 Light Industrial District.

The second site is a 20.79-acre parcel at 6107 E. 155th Street that is improved with a single-family home and approximately 10 sheds and barns. This property is zoned a R-3 Multiple-Family Residential District.

The applicant is proposing to rezone the properties to the Flex Commercial/Industrial district of the *North Scott Corridor Overlay District + Guidelines*. The Flex Commercial/Industrial District is designed to allow a variety of industrial or commercial uses in a planned environment with a higher degree of architectural design, site planning and landscaping. Building 4 would be identical to the three existing buildings in Southview Commerce Center.

It is important to note that the related application for Southview Residential preliminary plat is an important part of the development proposal, introducing new single-family lots and open space in this area as a buffer to properties to the East.

The applicant has prepared a project narrative that is attached to this staff report.

Building 4-Southview Commerce Center

NEIGHBORHOOD MEETING

NorthPoint scheduled a Neighborhood Meeting on Monday, March 8th, to provide an overview of the development to those property owners that received the required rezoning notification.

PROPOSED PRELIMINARY DEVELOPMENT PLAN

Overall Site Plan- As noted, the preliminary plan provides for one industrial/distribution building of 501,000 square feet on the 27-acre site. The building would be a cross-dock facility, with dock doors on the East and West elevations. The North elevation, facing 155th Street, includes corner office areas with transparent glass and defined entryways. The South elevation also includes these features. Employee parking areas are located on the North and South side of the building, convenient to the office areas. There is truck and trailer parking on the East and West elevations, for access to the dock doors.

The maximum height of the building at corner office areas is 51 feet. The building height varies across the length of the building to meet required articulation of the FCI district. The *North Scott Overlay District* allows a 75-foot building height.

Building 4 and the existing Southview Commerce Center provide an overall 35 percent open space/green space. The *North Scott Overlay District* requires 20 percent open space/green space.

The proposed development also meets all other bulk regulations of the *North Scott Overlay District*, such as lot size and building setbacks.

Building Design Standards- The *North Scott Overlay District* includes architectural design standards, façade articulation and exterior material requirements. These are summarized below:

- a. Ground floor massing and proportion- The office entry/areas at the corners are two-story. The ground level shall be visually differentiated from the upper story by architectural features. The proposed building has an alternating paint color bands and window and recessed door treatments/entryways on the first floor.
- b. Façade articulation- No building elevation shall exceed 40 feet in length without interruption by one of several architectural features. The cross-dock building has articulation offsets at the office/entry areas at 47 feet and 30 feet spacing. Along the length of the buildings, vertical reveals for articulation in the concrete panels are located every 25 feet.
- c. Exterior material requirements- The *North Scott Overlay District* provides a choice of building materials for use with industrial buildings. The design must include the use of Class 1 Materials (very high quality) Class 2 Materials (high quality) for 50 percent of the street facing façade. The proposed building has textured architectural concrete panels and glass for 100 percent of the street facing façade. NorthPoint is not proposing the use of any Class 3 Materials (standard quality) or Class 4 Materials (lower cost).

Landscaping- A preliminary landscape plan was submitted with the application. A major element of the plan is a landscape buffer on the open space tract designed to provide screening and separation from the nearby single-family homes. The buffer details include a 10-foot berm, planted with evergreen trees, shrubs, and sections of 6-foot cedar fencing. This is the same berm design and landscaping found in Southview Commerce Center. The landscape plan also designates areas of existing trees East of the building to remain.

Additionally, the applicant prepared a line of sight drawing that depicts view lines "A-A" from Valley Drive to the building, and "B-B" from White Avenue and Startimes Drive, to the building. These line of sight drawings are on Sheet L-0200. This colored drawing demonstrates that the dock doors and trailer parking are screened from nearby single-family homes. Depending on actual location, residents will see no more than the top one-half of the building.

The landscape plan also shows shade trees in the parking lots, and along driveways. Please note that a landscape plan will be submitted with the final development plan, indicating compliance with all landscaping provisions, signed, and sealed by a registered landscape architect.

Streets/sidewalks/trails- Access to and from the site will be from a new entrance on 155th Street, and a shared driveway providing combined access with Building 3 on the outer road.

The applicant is constructing an 8-foot multi-use trail east of the building, through the open space area, and connecting to the existing trail network in Southview Commerce Center. The trail provides a site amenity and recreational area for employees. The trail will also connect to the residential area to the east. The *North Scott Overlay District* encourages pedestrian connections to adjacent neighborhoods. Also, there are connecting sidewalks from the building to the multi-use trail for convenient ease of use.

Parking- The development approvals for Southview Commerce Center included a parking requirement of 1 space for every .6 employees. This ratio was based on occupancy and employee figures NorthPoint has experienced in other similar developments. There are 250 employees projected for Building 4, and the applicant has provided 252 parking spaces, exceeding the approved parking ratio for Southview Commerce Center.

Detention- Stormwater management for the site will be provided by a detention basin in the open space area East of the building. This detention area will also serve the Southview Residential subdivision. There is an additional detention basin along 155th Street, in front of the building. These basins are designed to meet the stormwater requirements of the Unified Development Code. Final engineering design will be reviewed with the Final Development Plan.

Traffic Impact- A traffic study was submitted with the application. Public Works/Engineering reviewed the traffic study, and generally agrees with findings on traffic volumes and turning movements. The entrance/driveway on 155th Street is offset 75-feet from 153rd Terrace on the North side of the street. It is recommended that the driveway be revised to the 100-foot minimum offset spacing recommended in the traffic study. There is a concern about turning movements on South Outer Road at the shared entrance to Lot 3. The traffic study suggests that line of sight can be improved by reshaping the ditch backslope and hardscaping the sight triangle to prevent weed and tree growth in the ditch.

Building 4-Southview Commerce Center

SPECIAL USE-WAREHOUSING

The *North Scott Overlay District* requires a Special Use permit for warehousing. The applicant has submitted a Special Use application in conjunction with the rezoning filing. NorthPoint would like the ability to lease to a desirable warehouse use if the opportunity becomes available. Having a Special Use permit pre-approved for the building will allow NorthPoint to move quickly on a possible lease, as they would not have to file an application for a specific user. With such a Special Use approved, NorthPoint would have more leasing options available, and they believe they would have greater success in finding users for the building. This is the same Special Use procedure that was established for Southview Commerce Center in 2018.

REZONING CRITERIA/FINDINGS OF FACT

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

(1) The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property. East of the property are existing single-family homes along Valley Drive, Startimes Drive and White Drive, zoned R-1. North of the site are two-family dwellings on 155th Street in the City of Grandview. South of the site is the existing Southview Commerce Center, zoned FCI. West of the property is Public Storage, zoned a M-1 District, and Grand Hills Duplexes, zoned R-3.

(2) Consistency with the goals and objectives of the comprehensive plan and other plans, codes, and ordinances of the City of Belton. The land use map Comprehensive Plan and the Unified Development Code were amended to include the *North Scott Corridor Overlay District + Guidelines*. This area East of I-49 is designated as Flex Commercial/Industrial on the land use map. The proposed development is consistent with the goals of the plan and the land use designation.

(3) Suitability of the subject property for the uses permitted under the existing and proposed zoning districts. The property is currently zoned a M-1 Light Manufacturing District, and an R-3 Multiple-Family Residential District. The M-1 property is the former Century Concrete Plant site, vacant for approximately 15 years. It has been left in a blighted, deteriorating condition. There have been no inquiries to redevelop the site since it became vacant, indicating that the site conditions and location are not suited for development with the existing zoning.

The R-3 property is a large site, improved with a single-family home and several sheds and barns. The location may be suited for multi-family development, but there is no trend to multi-family construction in this general area, and there have been no development inquiries. This indicates a lack of a desirable market at this location.

The site is suitable for development with the flex commercial/industrial district due to its location abutting I-49 and improved access at 155th Street. Thoughtful development with the design guidelines of the *North Scott Overlay District* will create an industrial/distribution/warehouse/office campus that could not be achieved with the city's current zoning districts.

(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 zoning for Southview Commerce Center was approved in 2018. This FCI zoning district allowed the construction of three new buildings in the Southview Commerce Center, consisting of 2,100,000 square feet of new construction, creating approximately 2,000 new jobs. This would indicate a favorable trend of development for this area, abutting the subject site. This is also an indicator that Interstate 49, and its growing importance as a north/south trucking and shipping corridor, should be considered a major factor in land-use decisions.

(5) The extent to which the zoning amendment may detrimentally affect nearby property. The proposed amendment to allow a quality development designed to meet the guidelines of the *North Scott Overlay District* and as such, there should not be any detrimental on nearby property. The proposed building, Building 4, is 159 feet away from the nearest single-family home on Valley Drive, 500 feet from homes on Startimes Drive, and approximately 900 feet from homes on White Drive. Berming, landscaping and preservation of existing trees will help reduce the impact on these properties. Additionally, the proposed Southview Residential preliminary plat provides new lots on Startimes Drive extended, to serve as an additional buffer to homes in this area. Please see the related agenda item, Southview Residential preliminary plat to see the open space concept and new residential lots.

A line of sight drawing submitted by the applicant demonstrates that the loading docks and trailer parking areas will be completely screened from nearby single-family homes on Valley Drive, Startimes Drive and White Drive. Nearby residents will see up to one-half of the building elevation, depending on location.

Additionally, studies and analysis of stormwater detention and traffic demonstrate that the development will not have any adverse 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 (if any) the property has remained vacant as zoned. The former concrete plant site has been vacant for approximately 15 years. The abutting 30-acre site includes a single-family home and several out-buildings. There have been no redevelopment concepts for these properties.

(8) Whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant. The proposed rezoning to the FCI District can be considered in the public interest. The former concrete plant site has been vacant for an extended period of time, and its neglected state is having an adverse impact on nearby properties and the community at this important location near the I-49. It is in the public interest to facilitate redevelopment of the property in a manner that affects the fewest number of people. Upon completion, the project will generate substantial real estate taxes, and new jobs for the community, as has been demonstrated with the existing buildings in Southview Commerce Center.

STAFF RECOMMENDATION

The staff recommends approval of the application to rezone the subject property from the existing M-1 and R-3 Districts, to the FCI Flex Commercial/Industrial District of the *North Scott Corridor Overlay District + Guidelines*, with a Preliminary Development Plan, and a Special Use for warehousing.

The recommendation is subject to the following conditions:

1. The rezoning and preliminary plan, and Special Use permit for warehousing, is approved as shown on Southview Commerce Center Preliminary Plat and Preliminary Development Plan, dated 3/2/21 by Sitepoint, LLC.
2. Building elevations, Southview Commerce Center, Building 4 by studioNorth, dated 2/17/21 are approved as part of the Preliminary Development Plan.
3. A Final Development Plan and Final Plat shall be submitted, as required in Section 20.6 of the UDC.
4. A final landscape plan shall be submitted, indicating compliance with the *North Scott Corridor Overlay District + Guidelines*, signed and sealed by a registered Landscape Architect.
5. Stormwater management/detention is preliminarily approved as described in Fourth Plat Micro Drainage Study, by Olsson Associates, March 2021.
6. Revise the driveway location on 155th Street to provide a 100' intersection offset to 153rd Terrace.
7. The shared driveway entrance at Lot 3 shall be reshaped and finished with hardscape materials to prevent sight distance obstructions.
8. A photometric plan for parking lot lighting shall be submitted with the Final Development plan.
9. Details on exterior building lighting shall be submitted with Final Development plans.
10. Trash containers and outside storage shall only be permitted in a warehouse dock location adjacent to a tenant space, in the internal parking and maneuvering areas in-between the buildings.

PLANNING COMMISSION ALTERNATIVES

1. **Motion to approve a rezoning** from the existing M-1 and R-3 Districts to FCI Flex Commercial/Industrial District of the *North Scott Corridor Overlay District + Guidelines*, with a Preliminary Development Plan, and a motion to approve a Special Use for warehousing.
2. **Motion to deny a rezoning** from the existing M-1 and R-3 Districts to FCI Flex Commercial/Industrial District of the *North Scott Corridor Overlay District + Guidelines*, with a Preliminary Development Plan, and a motion to deny a Special Use for warehousing.
3. Motion to continue the case pending additional information.

ATTACHMENTS

1. Applicants Narrative
2. Preliminary Development Plan/Landscaping/Building Elevations - (11 pages)
3. Concrete Plant Photographs
4. Location Map

Compatibility with North Scott Corridor Overlay:

NorthPoint Development proposes an expansion to the Southview Commerce Center, currently located within the North Scott Corridor Overlay. The existing Southview Commerce Center is currently zoned FCI (Flex Commercial Industrial) and abuts the subject property immediately to the south. The subject expansion property is currently zoned M1 and R3 and we are proposing a change to FCI (Flex Commercial Industrial) with a blanket Special Use to allow for the potential of warehousing and light manufacturing tenants. We believe our proposal will be an excellent addition to the City of Belton through significant capital investment, job creation, and additional tax and economic enhancement to the entire community. The City of Belton has adopted the North Scott Corridor Overlay District for new developments to use as their guidelines. We are committed to working with the City of Belton to provide an expansion of the existing development in conjunction with the North Scott Corridor Overlay.

NorthPoint continues to work closely with the City of Belton to adhere to the standards and guidelines found within the North Scott Overlay and using the underlying regulations as laid out in the BP-R Business Park Restricted District when necessary.

The appropriate zoning districts for properties within this overlay include:

The appropriate zoning district for our proposed use is FCI Flex Commercial / Industrial District that allows for the variety of manufacturing and warehousing uses that will allow us to bring quality tenants to the proposed expansion, just as we have for the existing development within Southview Commerce Center. Within this zoning district we would also propose a Special Use to allow for quality general manufacturing and warehousing tenants. We also propose maintaining the option to allow for outdoor storage should a tenant require it.

BULK REGULATIONS

Our design team continues to work closely with the city regarding the detailed guidelines to produce a development that is compatible with the standards of a quality development for the City of Belton and consistent with the existing development.

Min Lot Size: none

Min Open Space: 20% (open space is defined as any area not covered by a building, structure, parking lot, loading dock or driveway.) With the addition of the subject property and proposal of the fourth building, the overall development will maintain a minimum of 20% open space, proposing an overall open space area in excess of 35%.

BUILDING SETBACKS

- 20 ft Front Setback is required, and approximately 290 ft is provided from 155th Street
- 10 ft Side/Rear, if adjoining a similar zoning district
- 30 ft Side/Rear from existing residential zoning or use is required, and approximately 130' on the east and 170' on the west side is provided

- Max Building Height: Per underlying zoning district. The BP-R has a height maximum of 75 feet, however, the proposed building façade proposed for this site is no higher than 51' above the floor elevation.

LANDSCAPING AND BUFFERING:

Our proposed development is subject to the Large Site Landscaping Requirements below:

LARGE SITE LANDSCAPING REQUIREMENTS: New development within this overlay district on lots 10 acres or greater in size shall comply with the landscape standards as provided for in appendix "A". This large site standard allows for greater creativity and design flexibility in developing a site landscape plan.

NorthPoint is committed to creating a beautiful and inviting development with the use of creative landscaping and design elements, most specifically to buffer the adjacent single family residential to the east. A large berm and landscaping, consistent with that provided within the existing Southview Commerce Center development, has been proposed along the east side of the building.

STORM WATER MANAGEMENT All sites shall provide storm water management and detention facilities as necessary and required by City Code, following the storm water and flood protection regulations contained in the City's Unified Development Code, the City's design criteria for storm drainage systems and facilities, and the adopted "Manual of Best Management Practices for Stormwater Quality." When possible, storm water detention ponds should be designed as a water feature and as a site amenity with appropriate landscaping, walking trails, and site furniture.

Our proposed development provides storm water management and detention facilities as necessary and required by City Code.

Building Placement and Site Design Standards

All buildings and sites shall be designed to be pedestrian friendly by way of connecting walkways. Pedestrian connections shall be made, when feasible, between adjacent and connecting developments and to all adjacent public streets.

As part of our continued conversations with the City of Belton we are committed to the addition of pedestrian connection when feasible in a to be determined implementation. Whether it be through a sidewalk adjacent to public streets or potentially through a multi-use trail circling the perimeter of the Commerce Center. We will continue the conversations as we progress through design to determine a feasible pedestrian friendly plan.

Parking

Parking proposed is based on an estimated number of employees. We estimate that approximately 250 jobs will be added to the Belton community as result of the development expansion. Based on the size and scope of the proposed project, we believe this is a reasonable estimate of employment and subsequent amount of vehicle parking for a building of this size.

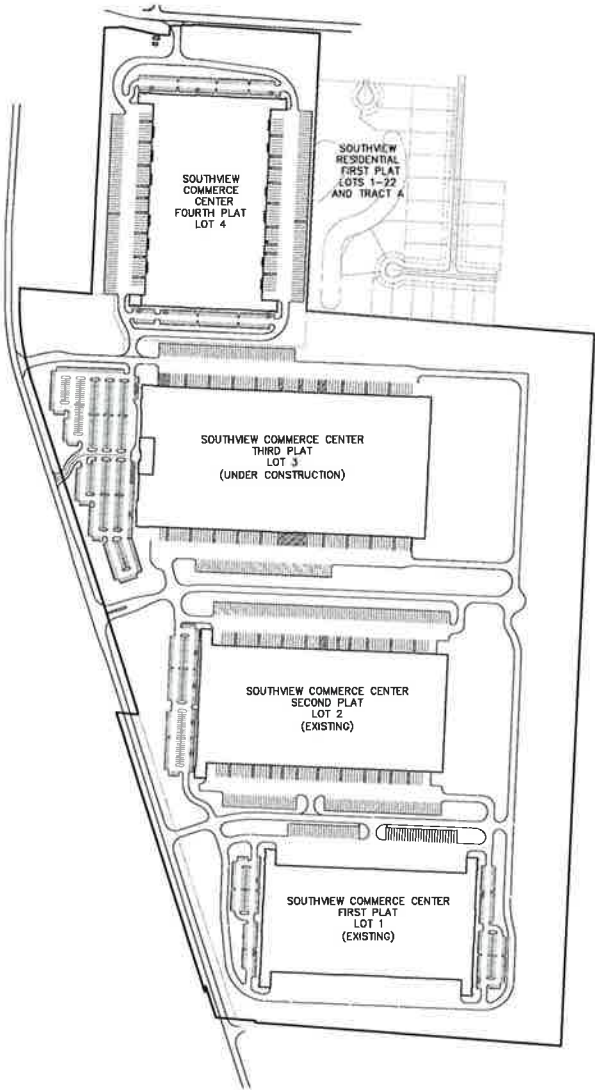
ARTICULATION OF FAÇADES AND BUILDING EXTERIOR FINISH MATERIALS

The proposed building design will be consistent with the three buildings within the existing development. The existing architecture has been coordinated with city staff to meet the requirements of the overlay district. Through changes in texture with paint and color and the addition of glass our high-quality design is consistent across the development. In addition, use of building appendages at each corner of the proposed building will be used to provide additional screening of the truck court areas from 155th Street.

SOUTHVIEW COMMERCE CENTER
PRELIMINARY DEVELOPMENT PLAN AMENDMENT/ PRELIMINARY PLAT/ REZONING
IN BELTON, CASS COUNTY, MO



LOCATION MAP



SHEET LIST	
NO.	TITLE
C-0001	TITLE SHEET
C-0050	PRELIMINARY PLAN DEVELOPMENT AMENDMENT
C-0100	EXISTING CONDITIONS PLAN
C-0200	SITE PLAN
C-0400	GRADING PLAN
C-0800	UTILITY PLAN
L-0100	LANDSCAPE PLAN
L-0200	SECTION
A4.01	ELEVATIONS
A4.02	ELEVATIONS
A4.03	ELEVATIONS

PROPERTY DESCRIPTION:
Two contiguous tracts of land lying in Section 1, Township 46 North, Range 33 West described below as the Building 4 Tract and the Original Southview Commerce Center Tract:
Building 4 Tract:
A tract of land containing an area of 1,157,400 square feet of land lying in Lot 2 of Section 1, Township 46 North, Range 33 West in Belton, Cass County, Missouri, more particularly described as follows: Commencing at the Northwest corner of Section 1, being a point on the township line lying 0.32 feet North of a 2" aluminum monument stamped "15.7000148609"; Thence South 84° 23' 23" East, along said township line, 1274.85 feet to the Northeast corner of Lot 2 of the Northwest quarter of Section 1; Thence South 02° 28' 52" West, along the East line of said Lot 2, 31.42 feet to the South right of way line of 155th Street and the Point of Beginning of the tract herein described; Thence South 02° 28' 52" West 205.78 feet to the common line between the Sunset Hill Addition and Sunset Hill Second Plat; Thence South 02° 28' 52" West 1021.68 feet along the common between Lot 2 of said quarter section and Sunset Hill Second Plat to a point on the Southwest corner of Sunset Hill Second Plat and the Southeast corner of Lot 2 of the Northwest quarter of Section 1 as monumented by a 5/8" bar of unknown origin; Thence North 85° 29' 17" West 600.54 feet to the southeast corner dividing the East and West halves of Lot 2 of said quarter section as monumented by a 1/2" bar with no cap; Thence North 85° 28' 27" West 320.11 feet to the Southwest corner of the East half of the West half of Lot 2 of said quarter section; Thence North 02° 40' 08" East 1175.64 feet along the West line of the East half of the West half of Lot 2 to the South right of way line of 155th Street; Thence North 88° 17' 37" East 83.16 feet along said right of way line; Thence South 08° 01' 44" East 158.16 feet along said right of way line; Thence South 88° 17' 42" East 100.61 feet along said right of way line; Thence North 03° 35' 00" East 41.28 feet along said right of way line; Thence North 89° 23' 23" East 27.51 feet along said right of way line to the common line between the East and West halves of Lot 2; Thence North 87° 49' 52" East 96.64 feet along said right of way line; Thence South 86° 05' 42" East 541.15 feet to the point of beginning.
Original Southview Commerce Center Tract:
Part of Lot 1 of the Northwest Quarter, and part of the Southwest Quarter, all in Section 1, Township 46 North of the Baseline, 33 West of the Fifth Principal Meridian, Belton, Cass County, Missouri, described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 1; thence North 02 degrees 30 minutes 02 seconds East on the East line of said Southwest Quarter, 835.81 feet to the North right of way line of 162nd Street; and the point of beginning, thence North 85 degrees 41 minutes 10 seconds West on said North right of way line, 1,548.87 feet to the East right of way line of U.S. Highway 71; thence North 04 degrees 00 minutes 31 seconds East, on said East right of way line, 8.38 feet to an angle point in said East right of way line, being 380 feet left of Highway 71 centerline Station 77+31; thence North 85 degrees 23 minutes 51 seconds West on said East right of way line, 176.62 feet to an angle point in said East right of way line, being 117 feet left of centerline Station 76+63; thence North 18 degrees 02 minutes 32 seconds West on said East right of way line, 146.04 feet to the East line of a tract described in Book 540, Page 193 at the Cass County Recorder's Office; thence South 03 degrees 17 minutes 45 seconds West on said East right of way line and East line of said tract, 27.28 feet to an angle point in said East right of way line; thence North 18 degrees 02 minutes 32 seconds West on said East right of way line, 1,294.42 feet to the North line of said tract; thence South 85 degrees 34 minutes 06 seconds East on said East right of way line and the North line of said tract, 200.94 feet to an angle point in said East right of way line; thence North 18 degrees 02 minutes 32 seconds West on said East right of way line, 1,556.39 feet to a point of curvature being 200 feet left of centerline Station 47+30, also being 50 feet left of Highway 71 Outer Road Station 47+30; thence Northwestly on a curve to the right on said East right of way line (said curve having a radius of 1,096.00 feet, a chord bearing of North 09 degrees 02 minutes 32 seconds West, a chord distance of 342.90 feet, and an initial tangent bearing of North 18 degrees 02 minutes 32 seconds West), an arc length of 344.32 feet to a point of tangency, being 50 feet left of Highway 71 Outer Road Station 61+70; thence North 00 degrees 02 minutes 12 seconds West on said East right of way line, 63.01 feet to the North line of Lot 1 of the Northwest Quarter of said Section 1; thence South 85 degrees 28 minutes 47 seconds East on said North line, 2,554.63 feet to the Northeast corner of Lot 1; thence South 02 degrees 29 minutes 12 seconds West on the East line of said Lot 1, 3,320.18 feet to the Northeast corner of the Southwest Quarter of said Section 1; thence South 02 degrees 30 minutes 02 seconds West, 1,822.34 feet to the point of beginning.

SITE DATA		
EXISTING ZONING	M-1: LIGHT INDUSTRIAL, R-3: MULTI-FAMILY	
PROPOSED ZONING	FCI: FLEX COMMERCIAL/INDUSTRIAL	
SITE AREA		
TOTAL SITE AREA	1,938,420 SF	44.50 Ac.
LOT 4	1,310,720 SF	30.09 Ac.
NET SITE AREA	1,886,148 SF	43.30 Ac.
USE	MANUFACTURING, WAREHOUSING, DISTRIBUTION, AND RESIDENTIAL	
LOT 1 BUILDING DATA		
NUMBER OF FLOORS/HEIGHT	1 STORY	50'
GROSS FLOOR AREA/RATIO	501,000 SF	25.8%
BUILDING COVERAGE/RATIO	501,000 SF	25.8%
OPEN SPACE		
LOT 4	334,586 SF	17.3%
AMENDED PREL DEVELOPMENT PLAN	2,727,191 SF	35.5%
PARKING DATA		
	REQUIRED	PROVIDED
TYPICAL PARKING STALLS @ 1 SPACE PER 1 EQUIVALENT EMPLOYEE (EE) (250 EMPLOYEES @ 1 EE = 250)	250 STALLS	252 STALLS
ACCESSIBLE PARKING STALLS (INCLUDED IN TYPICAL STALL TOTAL)	8 STALLS	12 STALLS
TRAILER PARKING (NOT REQUIRED BY CODE)	NOT APPLICABLE	129

PROJECT TEAM:

DEVELOPER
NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET, SUITE 500
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RIVERSIDE, MO 64150
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STUDIONORTHARCHITECTURE
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LANDSCAPE ARCHITECT
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RIVERSIDE, MO 64150
CONTACT: BRIAN FROIER
PHONE: 816 888 7380
EMAIL: BFROIER@NORTHPOINTKC.COM

UTILITY CONTACT LIST:

PUBLIC WORKS
CITY OF BELTON PUBLIC WORKS
PHONE: 816.331.6973

TELECOM
AT&T
PHONE: 800.464.7828

ELECTRIC
KC&P
PHONE: 816.471.8275

DOMESTIC GAS
MGE/SPRUE
PHONE: 816.758.5252

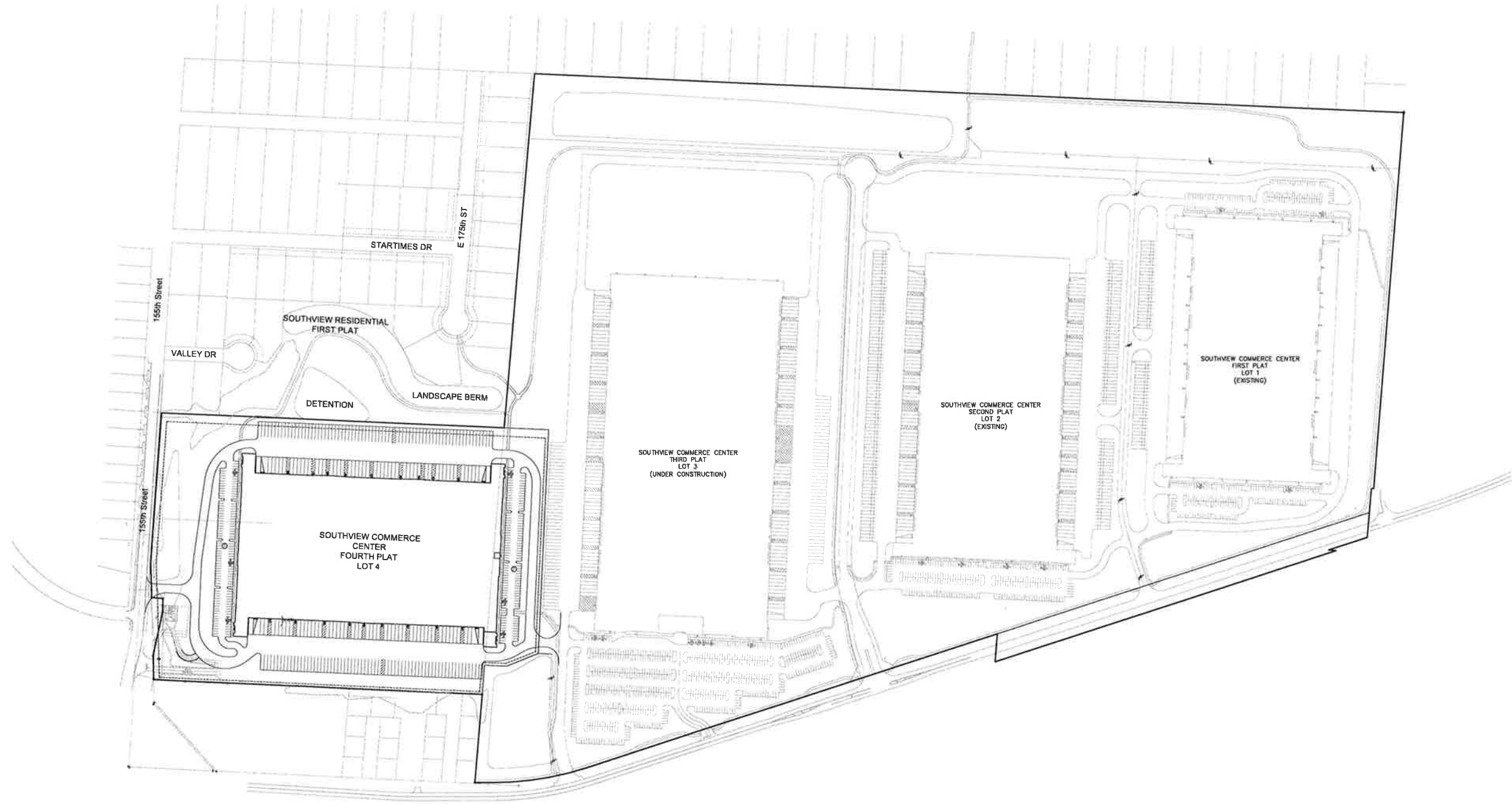
WATER SERVICE
CITY OF BELTON
PHONE: 816.331.4331

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Project No:	3228	
Date:	2021.01.15	
Issued For:	Entirement Submittal	
Revisions		
No.	Date	Description
1	2021.03.02	City Resubmittal

Preliminary
Not For Construction

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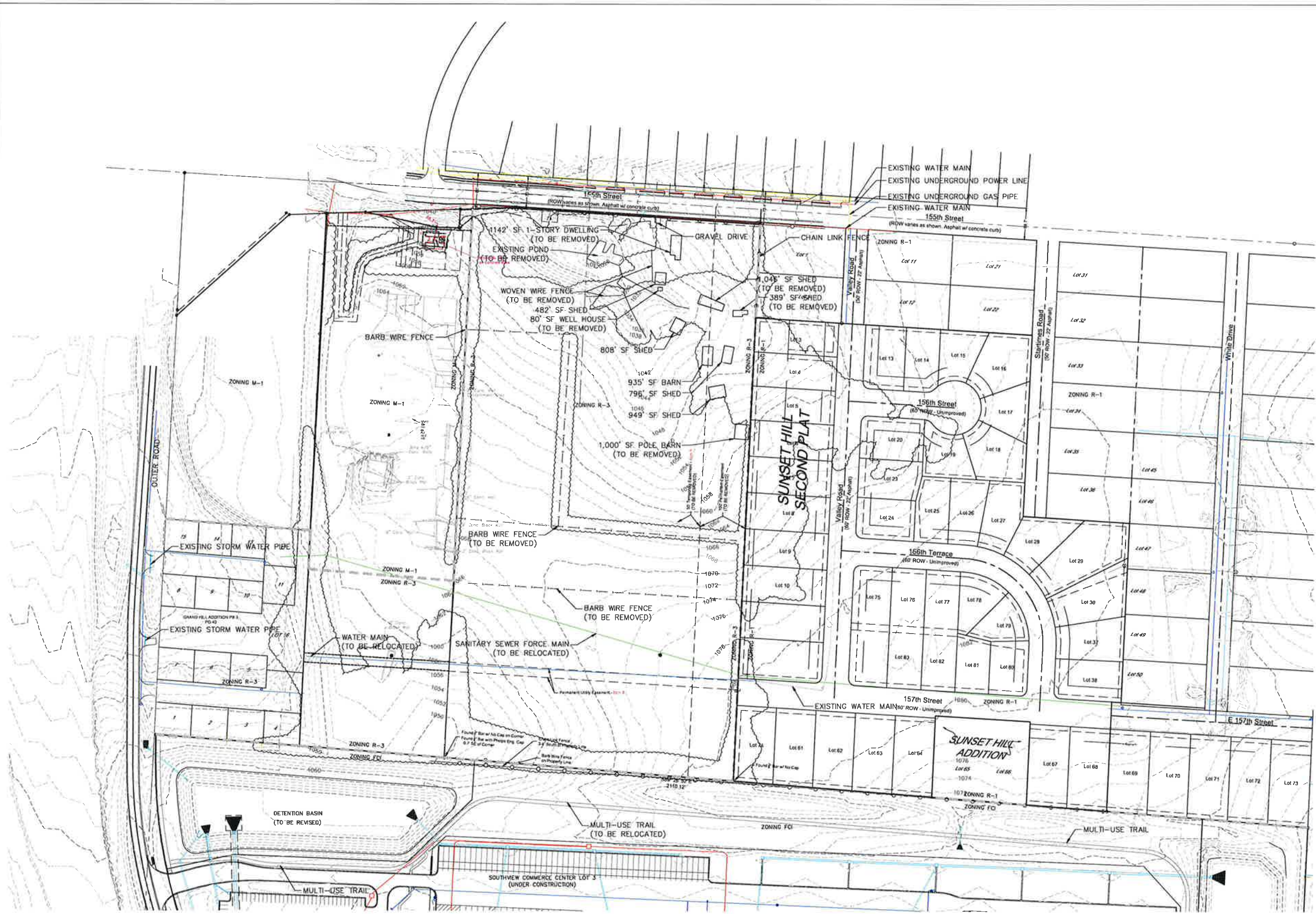


Southview Commerce
Center
BELTON
CASS COUNTY
MO

Project No.	3228	
Date	2021 01 15	
Issued For	Entitlement Submittal	
Revisions		
No.	Date	Description
1	2021.03.02	City Resolution

Preliminary
Not For Construction

C-0050
PRELIMINARY PLAN
DEVELOPMENT
AMENDMENT



LEGEND

- 100 EXISTING INDEX CONTOURS
- 100 EXISTING INTERMEDIATE CONTOURS
- 100 PROPOSED INDEX CONTOURS
- 100 PROPOSED INTERMEDIATE CONTOURS

UTILITY LEGEND

- STORM SEWER
- SANITARY SEWER (FORCE MAIN)
- WATER MAINS
- ELECTRICAL (TRANSMISSION)
- ELECTRICAL (SERVICE)
- TELEPHONE/COMMUNICATION

NOTES

SUNSET HILL SECOND PLAT LOTS AND RIGHT OF WAY ARE DEDICATED NOT CONSTRUCTED

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sitepoint@northpointdc.com

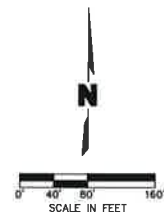


Southview Commerce
Center
BELTON
CASS COUNTY
MO

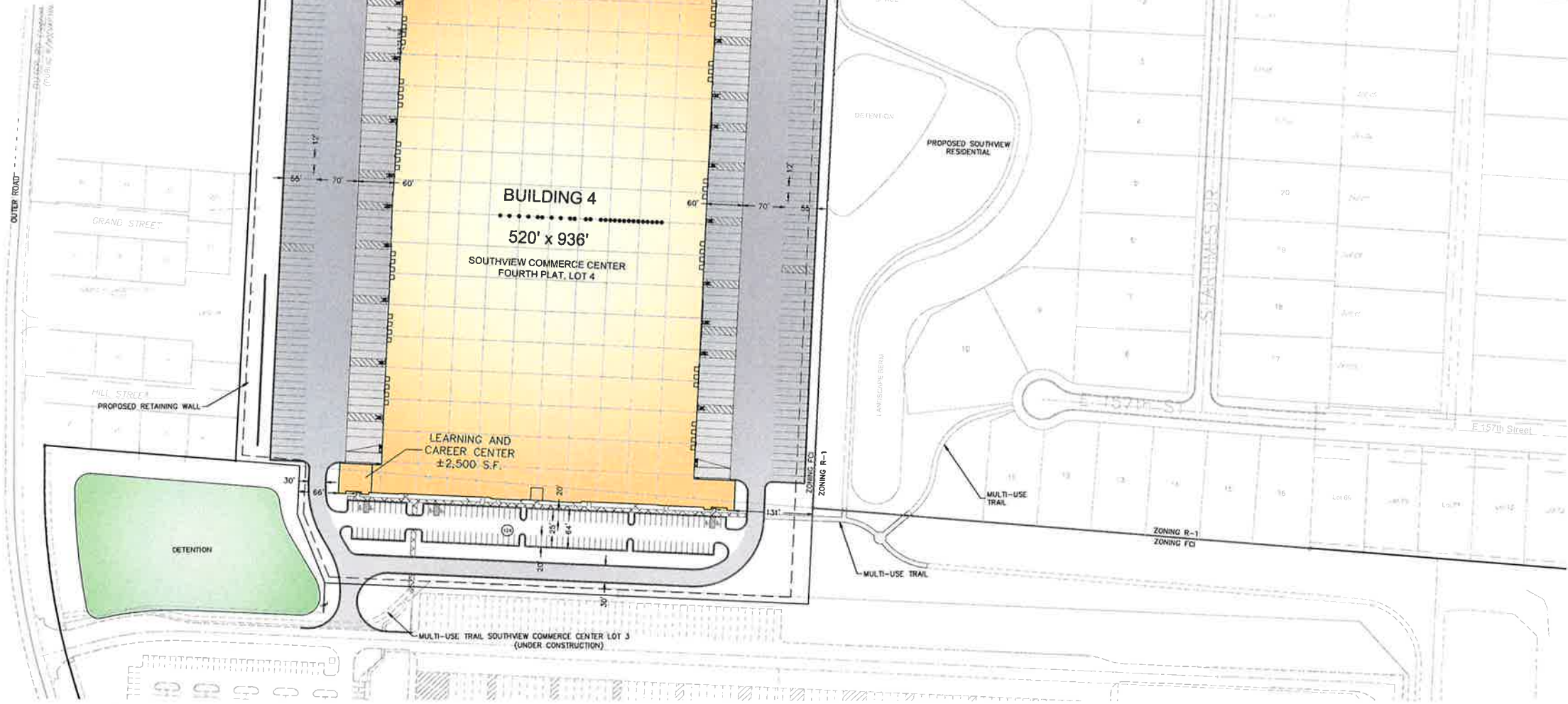
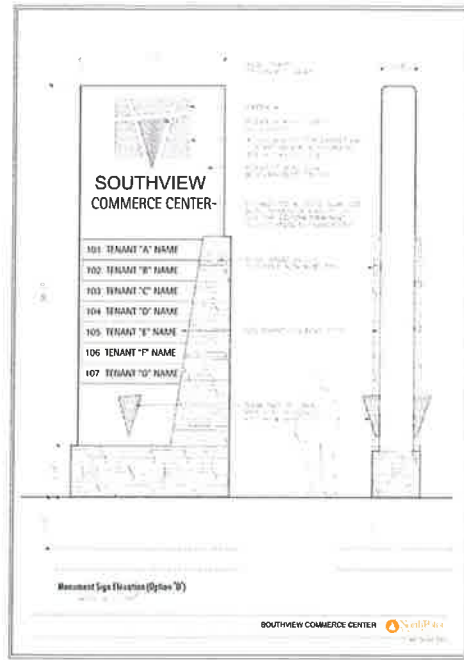
Project No.	3228	
Date	2021.01.15	
Issued For	Endowment Submittal	
Revisions:		
No.	Date	Description
1	2021.03.02	City Resubmittal

Preliminary
Not For Construction

C-0100
EXISTING CONDITIONS
PLAN



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LEGEND	
	CONCRETE SIDEWALK
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	C&G-1 CURB & GUTTER
	# OF PARKING STALLS

- GENERAL NOTES**
1. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAN.
 2. EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON THE EXISTING CONDITIONS PLAN.
 3. GENERAL CONFIGURATION OF PROPOSED LOTS AND TRACTS ARE AS INDICATED IN PLAN SET.
 4. FINAL DEVELOPMENT PLAN TO INCLUDE FINAL DETAILS ON SIGNAGE, BUILDING MATERIALS, BUILDING ELEVATIONS, LANDSCAPING AND LIGHTING PLAN.
 5. PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY CITY, PRIVATE UTILITY COMPANIES AND BUILDING PERMIT PLAN APPROVAL.
 6. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A PUBLIC STREET AND/OR ACCESS EASEMENT.
 7. PRIVATE ACCESS EASEMENT AGREEMENTS FOR EACH LOT SHALL BE RECORDED AGAINST THE PROPERTY AS REQUIRED TO PROVIDE ACCESS.
 8. LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION.
 9. PROJECT PHASES IDENTIFYING BUILDING SEQUENCING IS BASED UPON MARKET DEMAND.
 10. ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED.

- LOT 4 BUILDING SETBACK**
1. FRONT YARD (MIN.): 20'
 2. REAR YARD (MIN.): 10'
 3. WEST SIDE YARD (MIN.): 10'
 4. EAST SIDE YARD (MIN.): 30'



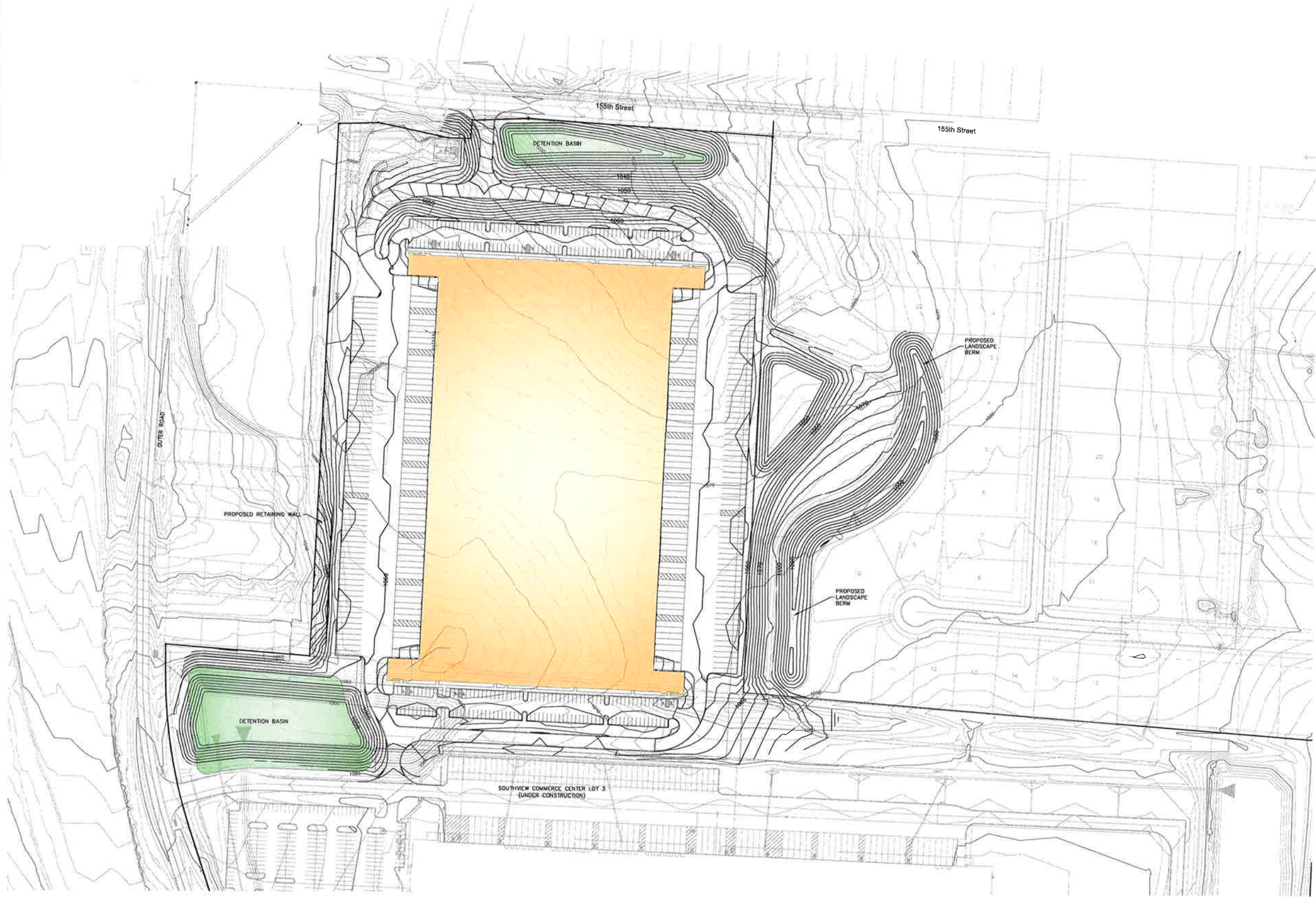
Southview Commerce Center
BELTON
CASS COUNTY
MO

Project No :	3228	
Date:	2021 01 15	
Issued For:	Exclusion Submittal	
Revisions:		
No.	Date	Description
1	2021.03.02	City Resubmittal

Preliminary
Not For Construction

C-0200
SITE PLAN

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Southview Commerce
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BELTON
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Issued For	Entitlement Submittal	
Revisions		
No.	Date	Description
1	2021.03.02	City Resubmittal

Preliminary
Not For Construction

C-0400
GRADING PLAN



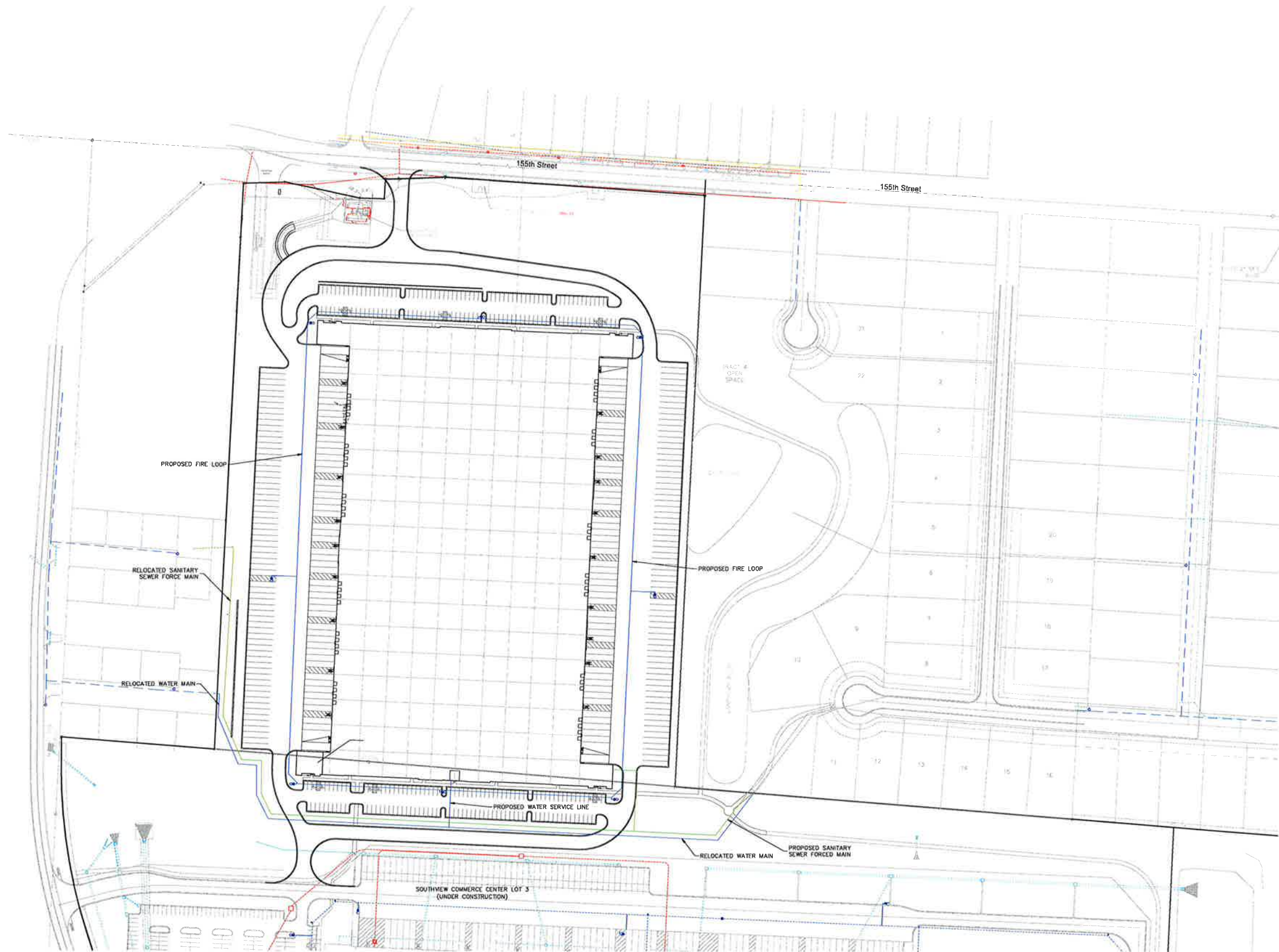
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UTILITY LEGEND	
	STORM SEWER
	SANITARY SEWER (FORCE MAIN)
	WATER MAINS
	ELECTRICAL (TRANSMISSION)
	ELECTRICAL (SERVICE)
	TELEPHONE/COMMUNICATION



Southview Commerce Center
BELTON
CASS COUNTY
MO

Project No.	3228	
Date	2021.01.15	
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1	2021.03.02	City Resubmittal

Preliminary
Not For Construction

C-0900
UTILITY PLAN



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sitepoint@northpointmo.com

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- CONCEPTUAL PLANT LIST:
- EVERGREEN TREES:
 - 6' HEIGHT
 - WHITE PINE, SERBINA SPRUCE
 - DECIDUOUS TREES:
 - 2" CALIPER B&B
 - AUTUMN BLAZE MAPLE
 - AMERICAN HOPHORNBEAM
 - LITTLE LEAF LINDEN
 - SHRUBS:
 - 3-5 GALLON
 - GRO-LOW FRAGRANT SUMAC
 - HICKS YEW
 - MORNING LIGHT MISCANTHUS

GENERAL NOTES
1. FINAL DEVELOPMENT PLAN TO INCLUDE FINAL DETAILS ON LANDSCAPE FOR PLANT QUANTITIES AND PLANT MATERIAL.



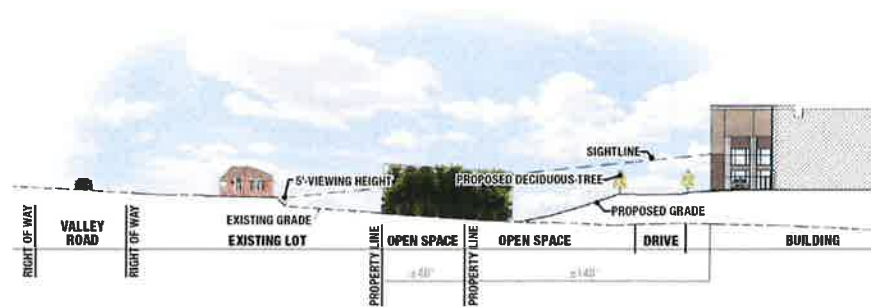
Southview Commerce
Center
BELTON
CASS COUNTY
MO

Project No.:	3228	
Date:	2021.01.15	
Issued For:	Entitlement Submittal	
Revisions		
No.	Date	Description
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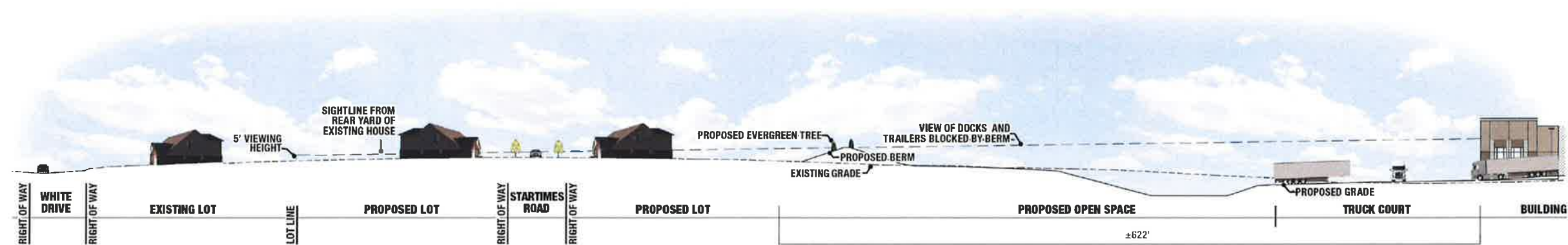
Preliminary
Not For Construction

L-0100
LANDSCAPE PLAN -
OVERVIEW

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SECTION A-A'



SECTION B-B'



KEY MAP

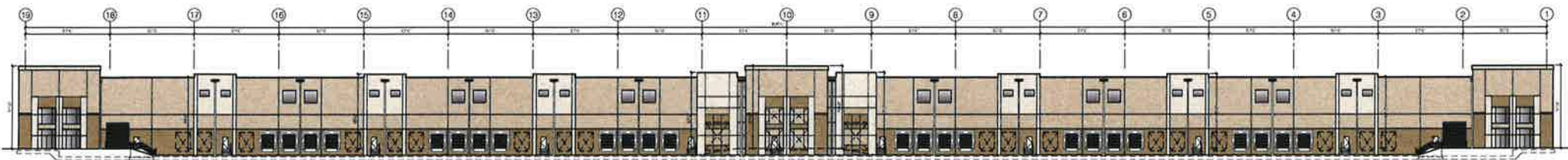


Southview Commerce
Center
BELTON
CASS COUNTY
MO

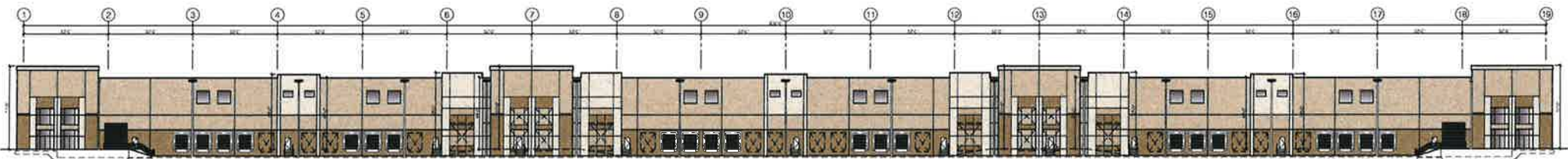
Project No.:	3228	
Date:	2021.01.15	
Issued For:	Entitlement Submittal	
Revisions		
No.	Date	Description
1	2021.03.02	City Resubmittal

Preliminary
Not For Construction

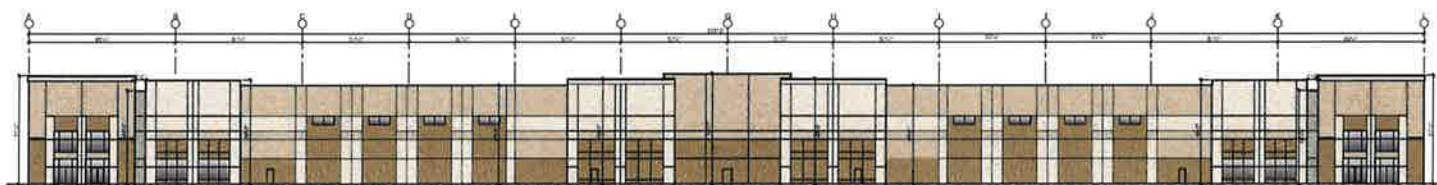
L-0200
SECTION



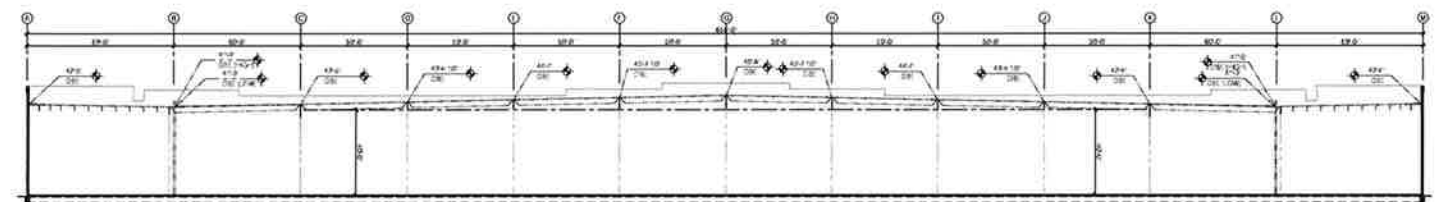
5 OVERALL WEST ELEVATION
Scale: 1/32" = 1'-0"



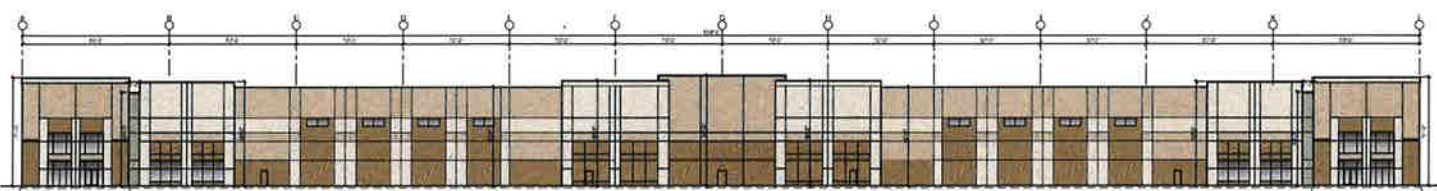
4 OVERALL EAST ELEVATION
Scale: 1/32" = 1'-0"



3 OVERALL SOUTH ELEVATION
Scale: 1/32" = 1'-0"



2 BUILDING SECTION
Scale: 1/32" = 1'-0"



1 OVERALL NORTH ELEVATION
Scale: 1/32" = 1'-0"

COLOR COATING LEGEND

- 1. ALL COPING COLORS TO MATCH ADJACENT PAINT FINISH (U.N.O.)
 - 2. ALL GUTTER, CONDUCTOR HEADS AND DOWNSPOUTS TO MATCH DREXEL METALS SURREY BEIGE
 - 3. COLORS AND REVEALS TO WRAP EXTERIOR EDGES OF LAP PANELS (U.N.O.)
- SHERWIN WILLIAMS SW7047 PORPOISE
 - SHERWIN WILLIAMS SW7032 WARM STONE
 - SHERWIN WILLIAMS MATCH DREXEL METALS SURREY BEIGE
 - SHERWIN WILLIAMS SW7567 NATURAL TAN

studioNorth
ARCHITECTURE

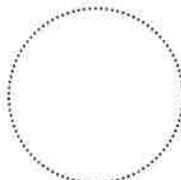
4425 AM 4th Street | Suite 300 | Overland Park, MO 64113
913.881.7260
info@studionorth.com
www.studionorth.com

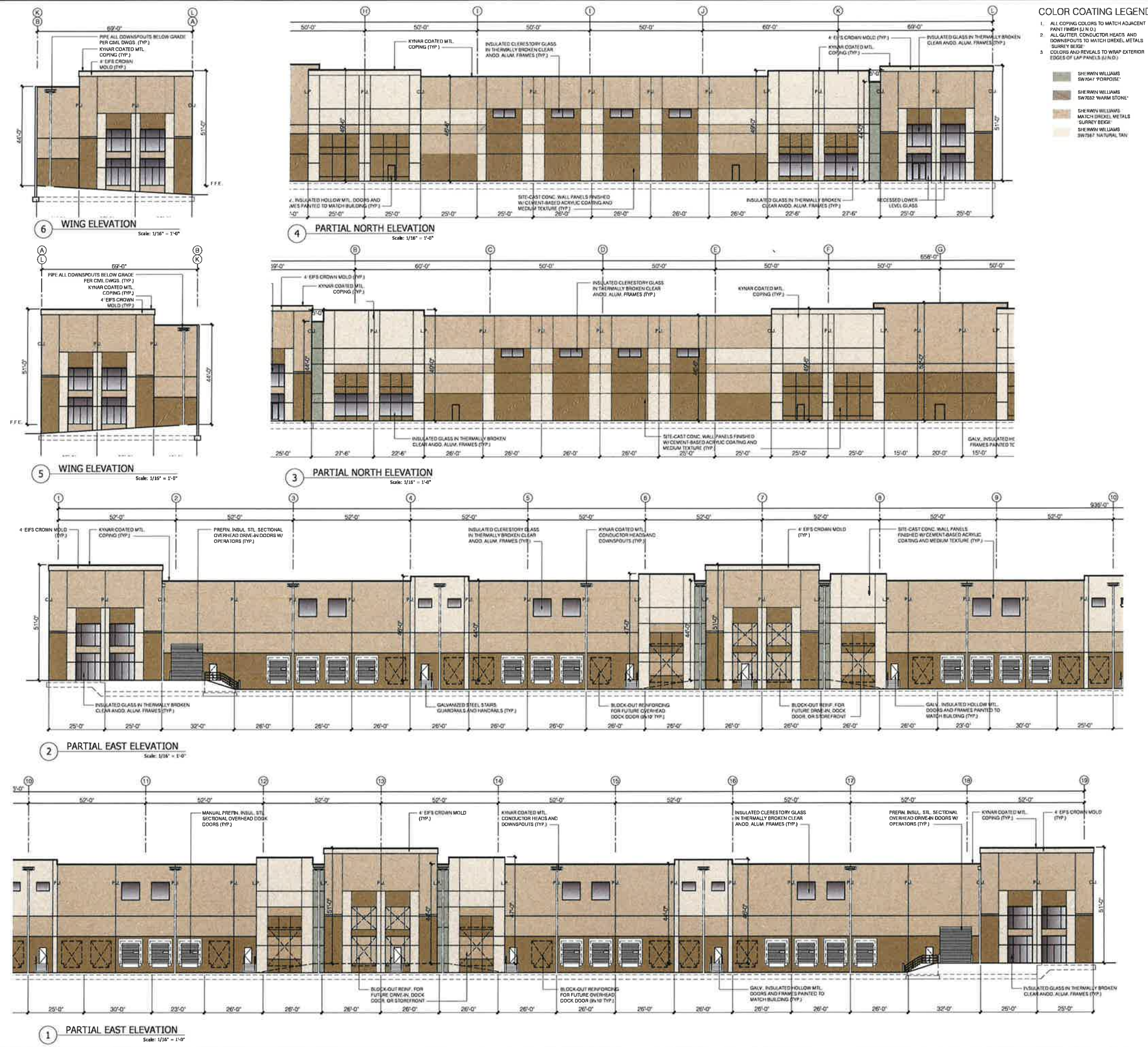
CIVIL	PLANNING ASSOCIATES
LANDSCAPE	LANDSCAPE ASSOCIATES
FOUNDATIONS	FOUNDATION ASSOCIATES
STRUCTURAL	STRUCTURAL ASSOCIATES
PLUMBING	PLUMBING ASSOCIATES
MECHANICAL	MECHANICAL ASSOCIATES
ELECTRICAL	ELECTRICAL ASSOCIATES
FIRE PROTECTION	FIRE PROTECTION ASSOCIATES
CONTRACTOR	CONTRACTOR ASSOCIATES



Southview
Commerce Center
Building 4

Project No.	XXXX	
Date	02.17.21	
Issued For	Preliminary Planning Set	
Revisions		
No.	Date	Description
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____





CIVIL	PLANNING ASSOCIATES
LANDSCAPE	WILSON JENSEN
FOUNDATIONS	KLING STUBBINS (J.N.O.)
STRUCTURAL	KLING STUBBINS (J.N.O.)
PLUMBING	CONVAULT
MECHANICAL	CONVAULT
ELECTRICAL	CONVAULT
FIRE PROTECTION	CONVAULT
CONTRACTOR	SHAWMUT CONSTRUCTION



Project No.	XXXX	
Date	02.17.21	
Issued For	Preliminary Planning Set	
Revisions		
No.	Date	Description



studioNorth
ARCHITECTURE

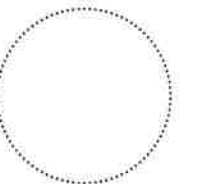
1430 N. 4th Street, Suite 202, Minneapolis, MN 55412
612.338.1788
info@studionorth.com
Minnesota Certificate of Professional No. A-201700348

Civil	PLANNING
LANDSCAPE	DESIGN
FOUNDATIONS	STRUCTURAL
STRUCTURAL	ARCHITECTURAL
PLUMBING	MECHANICAL
MECHANICAL	ELECTRICAL
ELECTRICAL	FIRE PROTECTION
FIRE PROTECTION	CONTRACTOR



Southview
Commerce Center
Building 4
Location: 40 & 10th Street
Baton Rouge, LA 70802

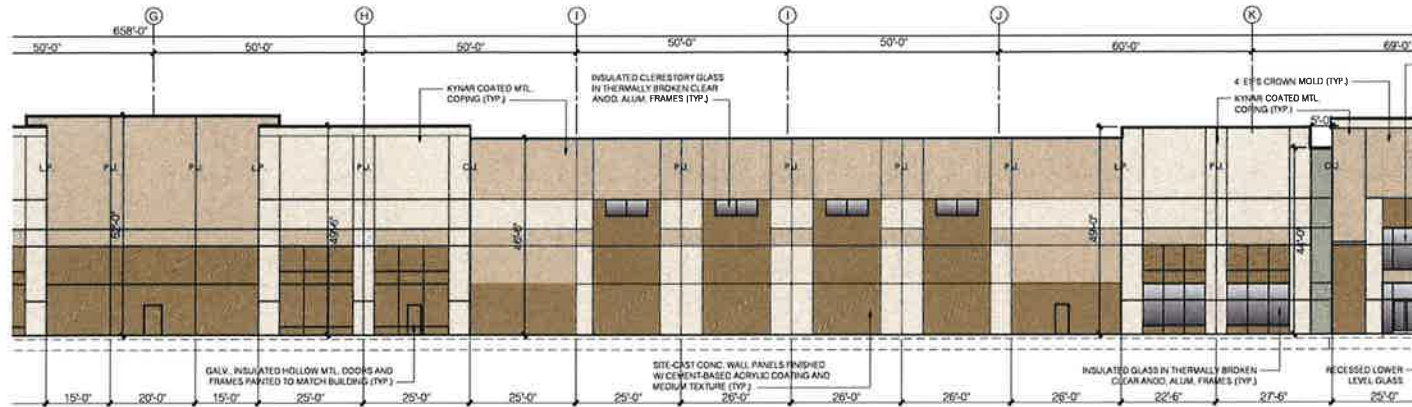
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Date	02.17.21	
Issued For	Preliminary Planning Set	
Revisions		
No.	Date	Description



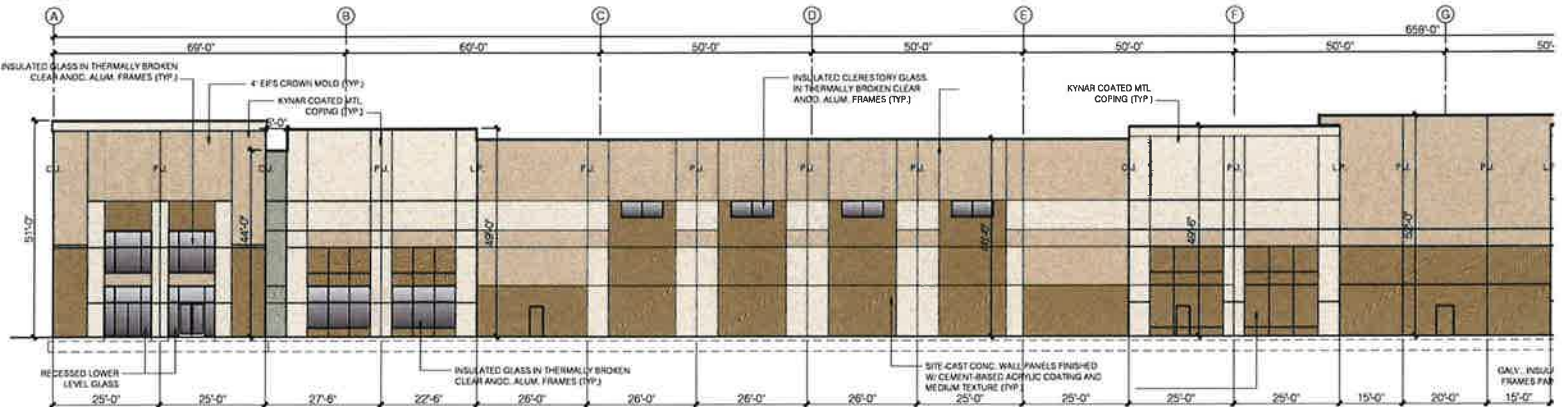
A4.03
BUILDING ELEVATIONS

COLOR COATING LEGEND

- ALL COPING COLORS TO MATCH ADJACENT PAINT FINISH (J.N.O.)
 - ALL GUTTER, CONDUCTOR HEADS, AND DOWNSPOUTS TO MATCH DREXEL METALS SURREY BEIGE. COLORS AND REVEALS TO MATCH EXTERIOR EDGES OF LAP PANELS (J.N.O.)
- | |
|---|
| SHERWIN WILLIAMS SW7017 PORPOISE |
| SHERWIN WILLIAMS SW7032 WARM STONE |
| SHERWIN WILLIAMS MATCH DREXEL METALS SURREY BEIGE |
| SHERWIN WILLIAMS SW7557 NATURAL TAN |

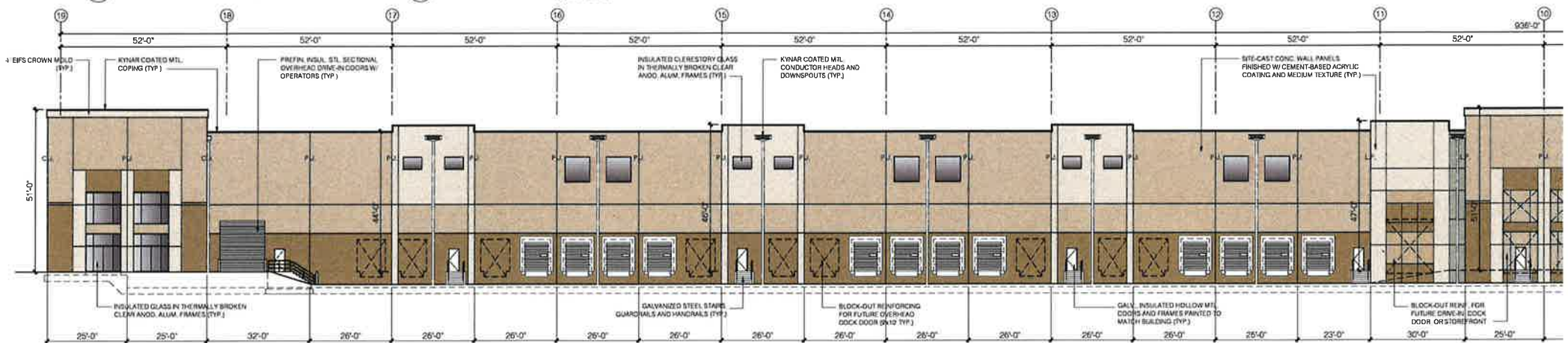


4 PARTIAL SOUTH ELEVATION
PARTIAL SOUTH ELEVATION

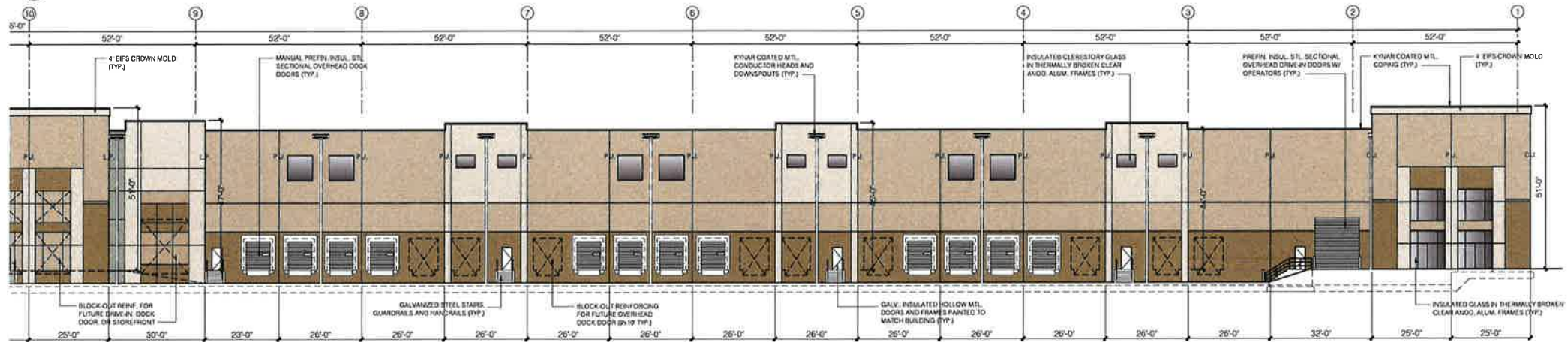


3 PARTIAL SOUTH ELEVATION
PARTIAL SOUTH ELEVATION

5 PARTIAL ELEVATION
Scale: 1/16" = 1'-0"



2 PARTIAL WEST ELEVATION
Scale: 1/16" = 1'-0"



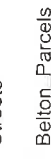
1 PARTIAL WEST ELEVATION
Scale: 1/16" = 1'-0"







ArcGIS Web Map



USDA, AFSA, Maxar | Esri Community Maps Contributors, Kansas City, MO, County of Cass, MO, Missouri Dept. of Conservation, Missouri DNR, BuildingFootprintsUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METAUNSA, USGS, EPA, NPS, US Census Bureau, USDA | ArcGIS Web AppBuilder

SECTION V.
PRELIMINARY PLAT – SOUTHVIEW RESIDENTIAL

**PRELIMINARY PLAT
SOUTHVIEW RESIDENTIAL
BELTON PLANNING COMMISSION
MONDAY, MARCH 15, 2021 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

Property Owner/Applicant: NorthPoint Development, LLC. /Chris Chancellor

Engineer: Sitepoint, LLC. /Shannon Buster

Landscape Architect-Sitepoint, LLC. /Brian Forquer

Request- The application was filed for approval of a **Preliminary Plat** for Southview Residential, located on the south side of 155th Street, at Valley Drive and Startimes Drive, extended.

BACKGROUND

This preliminary plat for Southview Residential was submitted in conjunction with the rezoning and preliminary plan application for Building 4, Southview Commerce Center. The plat provides for the creation of 22 new residential lots, to be developed East of Building 4. The purpose of the subdivision is to provide new residential lots to serve as a buffer for the existing single-family homes on White Drive and Startimes Drive from Building 4.

This property was final platted as Sunset Hills in 2005. The subdivision provided for the extension of Valley Drive and partial extension of Startimes Drive from the existing stub street location, South to 157th Street and East to White Drive. The subdivision included 53 lots. No building permits were ever issued for the construction of new homes in Sunset Hills. The final plat for Sunset Hills is attached for further information.

At this time, NorthPoint is proposing to replat or vacate the existing plat of Sunset Hills, for the purpose of creating the 22 new lots, and an open space tract for tree preservation, detention, landscape berm and trail.

NorthPoint is primarily an industrial and multi-family developer. They may market this approved plan to established residential builders.

PROPOSED PRELIMINARY PLAT

The preliminary plat meets the requirements of Section 36-34 of the Unified Development Code (UDC).

Plat details- The preliminary plat provides 22 lots, generally along Startimes Drive as extended from its existing stub location south of 155th Street. There are also lots platted along East/West 157th Street. The plat includes the dedication of these street extensions, as well as a cul-de-sac at the end of Valley Drive. An open space tract is located West of the proposed lots. This 7-acre tract provides for tree preservation, a landscape berm, a continuation of the existing trail network and area-wide detention for the single-family subdivision and Building 4.

Southview Residential-Preliminary Plat

Zoning- The property is a zoned R-1 Single-Family Residential District.

Single-Family lots- The minimum lot size in the R-1 District is 70' x 120', with a minimum lot area of 8400 square feet. There are 22 single-family lots, with a lot size of generally 90' X 184', approximately 17,000 square feet. The cul-de-sac lots are larger at approximately 22,000 square feet. The proposed lots exceed the minimum lot size 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 setback is provided on all the lots.

Streets/sidewalks- All streets will be public streets, with right-of-way width to match existing dedicated streets. Sidewalks are required on both sides of the street.

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 provided by the detention basin located on the Open Space Tract.

STAFF RECOMMENDATION

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

The recommendation is subject to the following conditions:

1. The Preliminary Plat for Southview Residential, is approved as submitted, dated 3/2/21 by Sitepoint, LLC.
2. Final Plat containing Tract A shall be submitted for approval prior to construction/development of improvements on Tract A Open space.
3. Tract A shall be maintained by owner or Building 4. The Tract shall not be the maintenance responsibility of any Homeowner's Association of Southview Residential.

PLANNING COMMISSION ALTERNATIVES

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

ATTACHMENTS

1. Preliminary Plat- Southview Residential (6 pages)
2. Sunset Hills- Final Plat
3. Location Map

SOUTHVIEW RESIDENTIAL
PRELIMINARY PLAT

IN BELTON, CASS COUNTY, MO



LOCATION MAP

PROJECT TEAM:

DEVELOPER
NORTH-POINT DEVELOPMENT
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: BRENT MILES
PHONE: 816 888 7360
EMAIL: CCHANCELLOR@NORTH-POINTKC.COM

ENGINEER
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: SHANNON BUSTER
PHONE: 816 888 7360
EMAIL: SBUSTER@NORTH-POINTKC.COM

SURVEYOR
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: TOBIN ROBERTS
PHONE: 816 888 7360
EMAIL: TROBERTS@NORTH-POINTKC.COM

LANDSCAPE ARCHITECT
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: BRIAN FROQUER
PHONE: 816 888 7360
EMAIL: BFROQUER@NORTH-POINTKC.COM

UTILITY CONTACT LIST:

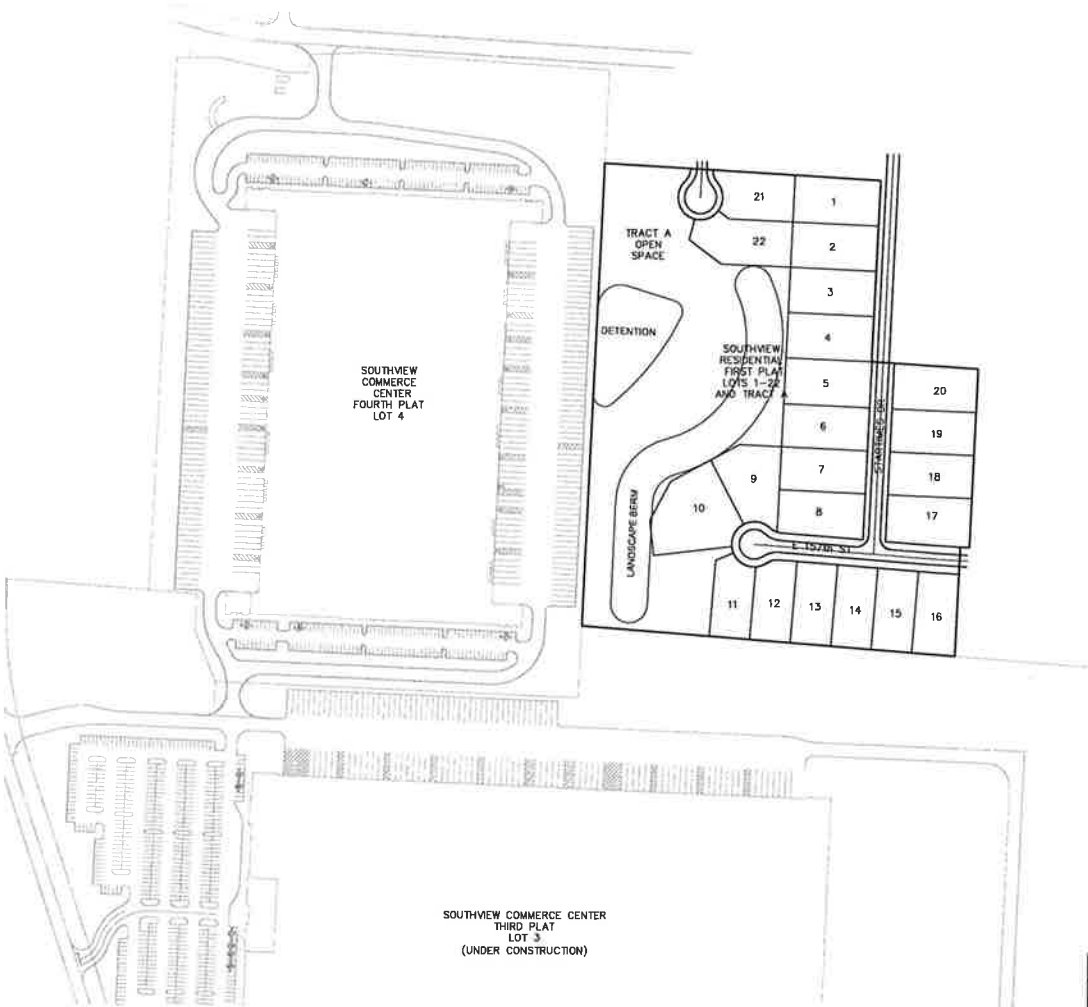
PUBLIC WORKS
CITY OF BELTON PUBLIC WORKS
PHONE: 816 331 6973

TELECOM
AT&T
PHONE: 800 464 7928

ELECTRIC
KCP&L
PHONE: 816 471 5275

DOMESTIC GAS
MOOREPURE
PHONE: 816 756 5252

WATER SERVICE
CITY OF BELTON
PHONE: 816 331 4331



SHEET LIST

NO.	TITLE
C-0001	TITLE SHEET
C-0100	EXISTING CONDITIONS PLAN
C-0200	PRELIMINARY PLAT
C-0400	GRADING PLAN
C-0900	UTILITY PLAN
L-0100	LANDSCAPE PLAN

PROPERTY DESCRIPTION:

Sunset Hill Plats Tract
A tract of land containing an area of 775,000 square feet of land being all of lots 65 and 66 of Sunset Hill Addition and lots 3-10, 13, 20, 23-30, 37-40, 63-64, 67, 68, 74-84, SUNSET HILL ADDITION, 2nd Plat, a subdivision in the City of Belton, Cass County, Missouri, according to the recorded plat thereof, filed in Plat Book 39 at Page 19 along with and those right of ways adjacent to these lots, all lying in Section 1, Township 46 North, Range 33 West in Belton, Cass County, Missouri, more particularly described as follows:
Commencing at the Northwest corner of Section 1, being a point on the township line lying 632 feet North of a 2" aluminum monument stamped "15 2000148619"; Thence South 86° 25' 23" East, along said township line, 1274.85 feet to the Northeast corner of Lot 2 of the Northwest quarter of Section 1; Thence South 02° 28' 52" West, along the East line of said Lot 2, 218.20 feet to the Northwest corner of Lot 3, Sunset Hill Second Plat and the Point of Beginning of the tract herein described; Thence South 86° 32' 03" West 613.33 feet along the common line between the Sunset Hill Addition and Sunset Hill Second Plat; Thence South 02° 31' 31" West 600.11 feet along the common between Sunset Hill Addition and Sunset Hill Second Plat; Thence North 86° 20' 33" West 236.76 feet; Thence South 02° 28' 52" West 395.00 feet to the North line of 157th Street; Thence North 86° 28' 24" East 20.62 feet along the North right of way line of 157th Street; Thence South 02° 28' 48" West 241.02 feet along said common line; Thence North 85° 38' 17" West 176.00 feet along the South line of Sunset Hill Second Plat; Thence North 85° 30' 29" West 210.09 feet along the South line of Lots 66 and 65, Sunset Hill Addition; Thence North 85° 25' 54" East 440.27 feet along the South line of Sunset Hill Second Plat; Thence North 02° 28' 52" East 1021.68 feet to the point of beginning.



A Division of NorthPoint Development
4825 NW 41st Street, Suite 500
Riverside, MO 64150
816.888.7300
stepan@northpointkc.com



Southview Residential

BELTON
CASS COUNTY
MO

Project No.	3228	
Date	2021.01.15	
Issued For:	Entitlement Submittal	
Revisions		
No.	Date	Description
1	2021.03.02	City Resubmittal

Preliminary
Not For Construction

C-0001
COVER SHEET

D:\SitePoint Dropbox\01 Projects\Industrial\3228 Southview Commerce Center - Expansion Property (Belton, MO)\Building 4\Plans\Preliminary Development Plan - Residential\C-0100 Existing Conditions Plan.dwg



LEGEND

100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS

UTILITY LEGEND

	STORM SEWER
	SANITARY SEWER (FORCE MAIN)
	WATER MAINS
	ELECTRICAL (TRANSMISSION)
	ELECTRICAL (SERVICE)
	TELEPHONE/COMMUNICATION

NOTES

SUNSET HILL SECOND PLAT LOTS AND RIGHT OF WAY ARE DEDICATED NOT CONSTRUCTED



SITEPOINT
A Division of NorthPoint Development
4825 NW 41st Street, Suite 500
Pleasanton, MO 64150
216.828.7350
sitepoint@northpointdev.com

NorthPoint DEVELOPMENT

Southview Residential

BELTON
CASS COUNTY
MO

Project No: 3228
Date: 2021.01.15
Issued For: Entitlement Submittal
Revisions:
No. Date Description
1 2021.03.02 City Resubmittal

Preliminary
Not For Construction

C-0100
EXISTING CONDITIONS
PLAN

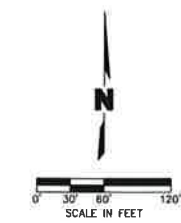
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SOUTHVIEW COMMERCE CENTER
BUILDING 4

- BUILDING SETBACKS:**
1. FRONT YARD (MIN.): 30'
 2. REAR YARD (MIN.): 20' OR 20% OF LOT DEPTH
 3. SIDE YARD (MIN.): 10'

- GENERAL NOTES:**
1. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT.
 2. EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON THE EXISTING CONDITIONS PLAN.
 3. GENERAL CONFIGURATION OF PROPOSED LOTS AND TRACTS ARE AS INDICATED IN PLAN SET.
 4. FINAL DEVELOPMENT PLAN TO INCLUDE FINAL DETAILS ON SIGNAGE, BUILDING MATERIALS, BUILDING ELEVATIONS, LANDSCAPING AND LIGHTING PLAN.
 5. PROPOSED CONTOURS, GRADES AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY CITY, PRIVATE UTILITY COMPANIES AND BUILDING PERMIT PLAN APPROVAL.
 6. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A PUBLIC STREET AND/OR ACCESS EASEMENT.
 7. LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION.



LEGEND	
	CONCRETE SIDEWALK
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CG-1 CURB & GUTTER
	# OF PARKING STALLS



Southview Residential

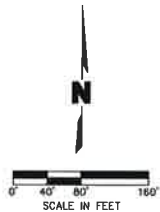
BELTON
CASS COUNTY
MO

Project No.	3228	
Date:	2021.01.15	
Issued For:	Entirement Submittal	
Revisions		
No.	Date	Description
1	2021.03.02	City Resubmittal

Preliminary
Not For Construction

C-0200
PRELIMINARY PLAT

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Southview Residential

BELTON
CASS COUNTY
MO

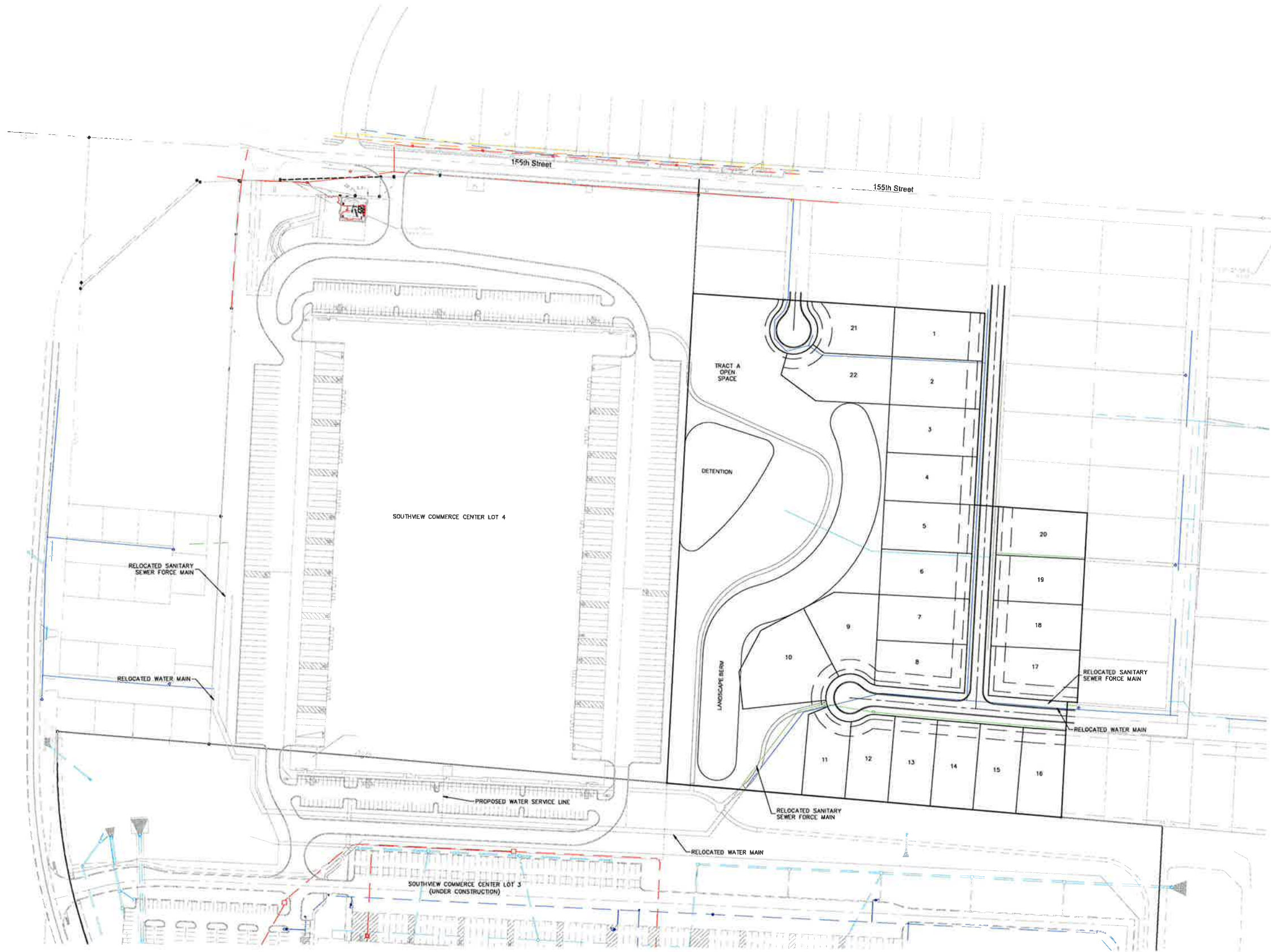
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Date	2021.01.15	
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Revisions		
No.	Date	Description
1	2021.03.03	City Resubmittal

Preliminary
Not For Construction

C-0400
GRADING PLAN

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UTILITY LEGEND	
	STORM SEWER
	SANITARY SEWER (FORCE MAIN)
	WATER MAINS
	ELECTRICAL (TRANSMISSION)
	ELECTRICAL (SERVICE)
	TELEPHONE/COMMUNICATION



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Riverside, MO 64150
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sitepoint@northpointkc.com



Southview Residential

BELTON
CASS COUNTY
MO

Project No.	3228	
Date:	2021.01.15	
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Revisions		
No.	Date	Description
1	2021.03.03	City Resubmittal

Preliminary
Not For Construction

C-0900
UTILITY PLAN

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- CONCEPTUAL PLANT LIST:
- EVERGREEN TREES:
6' HEIGHT
WHITE PINE, SERBINA SPRUCE
 - DECIDUOUS TREES:
2" CALIPER B&B
AUTUMN BLAZE MAPLE
AMERICAN HOPHORNBEAM
LITTLE LEAF LINDEN
 - SHRUBS:
3-5 GALLON
GRO-LOW FRAGRANT SUMAC
HICKS YEW
MORNING LIGHT MISCANTHUS
- GENERAL NOTES
1. FINAL DEVELOPMENT PLAN TO INCLUDE
FINAL DETAILS ON LANDSCAPE FOR PLANT
QUANTITIES AND PLANT MATERIAL.



Project No.	3228	
Date	2021.01.15	
Issued For:	Entitlement Submittal	
Revisions		
No.	Date	Description
1	2021.03.03	City Resubmittal

Sunset Hill - 2nd Plat

A Re-Plat of a portion of Sunset Hill Addition
in Belton, Cass County, Missouri
Section 1, Township 46, Range 33

DESCRIPTION: ALL THAT PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 46, RANGE 33 IN BELTON, CASS COUNTY, MISSOURI, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE SOUTH 0°00'00" EAST, ALONG THE EAST LINE THEREOF, SAID LINE ALSO BEING THE EAST LINE OF A SUBDIVISION IN BELTON, A DISTANCE OF 1040.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 59, SUNSET HILL ADDITION; THENCE CONTINUING SOUTH 0°00'00" EAST, 243.79 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND 1/4-1/4 SECTION; THENCE NORTH 87°58'56" WEST, ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION AND SUBDIVISION, 626.52 FEET TO THE SOUTHEAST CORNER OF LOT 60, SUNSET HILL ADDITION; THENCE NORTH 0°00'23" EAST, 183.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 60; THENCE NORTH 88°56'33" WEST, 210.00 FEET TO THE NORTHEAST CORNER OF LOT 55, SUNSET HILL ADDITION; THENCE SOUTH 0°00'23" WEST, 179.68 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 87°58'56" WEST, ALONG SAID SOUTH LINE OF SAID 1/4-1/4 SECTION AND SUBDIVISION, 440.25 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°00'23" EAST, ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION AND SUBDIVISION, 1022.26 FEET TO THE SOUTHWEST CORNER OF LOT 2, SUNSET HILL ADDITION; THENCE SOUTH 88°56'33" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, 613.06 FEET TO THE SOUTHEAST CORNER OF LOT 22, SUNSET HILL ADDITION; THENCE SOUTH 0°00'23" WEST, 400.00 FEET TO THE SOUTHWEST CORNER OF LOT 50, SUNSET HILL ADDITION; THENCE SOUTH 88°56'33" EAST, 426.67 FEET TO THE POINT OF BEGINNING, CONTAINING 19.39 ACRES, MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE TRACT OF LAND HEREIN DESCRIBED HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREINAFTER BE KNOWN AS "SUNSET HILL 2ND PLAT." IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREIN TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON EACH LOT FOLLOWED BY THE WORDS "SUNSET HILL 2ND PLAT."

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO BELTON, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS 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 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 DRIVEWAYS, PAVED 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 THE AGENTS AND EMPLOYEES OF BELTON, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENTS. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THEREIN WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO ALL EASEMENTS DEDICATED TO THE CITY.

DRAINAGE EASEMENT MAINTENANCE: AREAS DESIGNATED AS DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

STREETS: STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY, ARE HEREBY SO DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THEREOF.

IN TESTIMONY WHEREOF, THE UNDERSIGNED OWNER HAS SUBSCRIBED HIS NAME ON THIS 21st DAY OF JANUARY, 2005.

Glen Bain
GLEN BAIN, PRESIDENT

STATE OF MISSOURI) ss
COUNTY OF CASS)

ON THIS 21st DAY OF JANUARY, 2005, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME GLEN BAIN (PRESIDENT OF BELTON MEADOWS DEVELOPMENT CO., INC.) TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: 1-2-06

CITY PLANNING COMMISSION: THIS PLAT OF "SUNSET HILL 2ND PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE BELTON PLANNING COMMISSION THIS 25th DAY OF DECEMBER, 2004.

CHAIRMAN: PERRY DOUGH
COMMUNITY DEVEL. DIRECTOR: LARRY SHAW

BOARD OF ALDERMAN: THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF BELTON, MISSOURI, BY ORDINANCE NO. 294856, DULY AUTHENTICATED AS PASSED THIS 11th DAY OF JANUARY, 2005.

MAYOR: ROBERT P. GREGORY
CITY CLERK: PAUL LEEFER

NO EASEMENT OR OWNERSHIP INFORMATION OTHER THAN THE RECORDED PLAT WAS FURNISHED TO THE SURVEYOR.

ALL REAR LOT CORNERS SHALL BE MARKED WITH 1/2" IRON BARS WITH CAPS, AND CURBS SHALL BE NOTCHED AT THE EXTENSION OF SIDE LOT LINES UPON COMPLETION OF CONSTRUCTION. IF A CORNER CANNOT BE MONUMENTED, A BAR AND CAP WILL BE PLACED AT AN EVEN FOOT INTERVAL FROM THE CORNER ALONG THE SIDE LOT LINE THEREOF.

SURVEYOR'S NOTE: NUMEROUS ORIGINAL PROPERTY CORNERS WERE FOUND THROUGHOUT THE ORIGINAL SUNSET HILL SUBDIVISION, INCLUDING THE OCCUPIED LOTS AND 155TH STREET, AND IN DIKEWOOD ADDITION TO THE EAST. THE BARS FOUND IN THE REPLATTED PORTION ARE SHOWN. THEY FIT THE ORIGINAL LOT CORNERS, BUT NOT THE NEW CORNERS. BUT ARE SHOWN TO ILLUSTRATE THE AMOUNT OF MONUMENTATION FOUND. AN EXISTING DNR REGISTERED ALUMINUM MONUMENT WAS FOUND AT THE NORTHEAST CORNER OF THE SUBDIVISION AND SECTION 1-40-33, HOWEVER THIS MONUMENT DOES NOT AGREE WITH THE EVIDENCE FOUND IN SAID SUBDIVISIONS. THE BOUNDARY SHOWN HEREIN HOLDS WITH THE FOUND ORIGINAL MONUMENTATION WITHIN THE PLAT AND ASSUMES THE DNR MONUMENT IS IN ERROR.

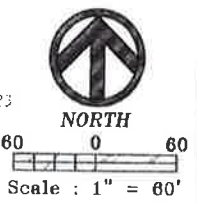
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE WITHIN PLAT OF "SUNSET HILL - 2ND PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY AND MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE EAST LINE OF SECTION 1 HAVING A BEARING OF NORTH 0°00'00" EAST PER THE RECORDED PLAT OF DIKEWOOD ADDITION (LOT 174 THRU 148) 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, LOT LINES, AND STREET CENTERLINES HAVE BEEN MARKED IN ACCORDANCE WITH SAID MINIMUM STANDARDS AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND BELTON STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

RED BYAM, MO. 1540 2579
DATE: 1-20-2005

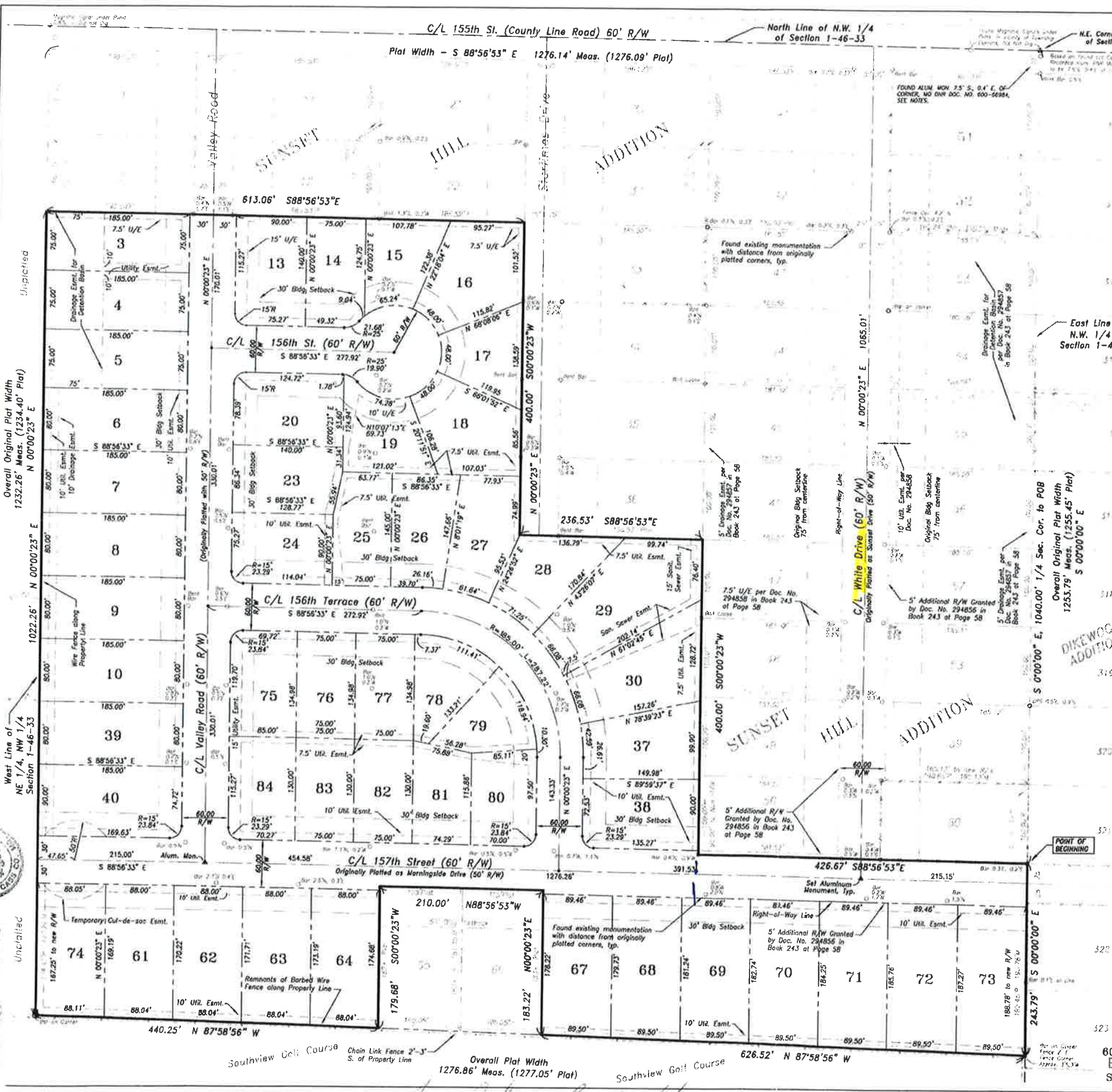
DATE OF SURVEY: FEBRUARY 5, 2003

DEVELOPER:
GLEN BAIN, PRESIDENT
BELTON MEADOWS DEVELOPMENT CO., INC.
15411 TERRY AVENUE
BELTON, MO 64012
(816) 694-4757

LEGEND
--- Property or Right-of-Way (R/W) Line
--- Easement (Easmt.) Line for designated purpose
--- Utility Easement Line (U/E)
--- Building Setback Line (B/L)
--- Street or Easmt. Centerline (C/L)
--- Fence Line
o Found Monument as noted



BYAM ENGINEERING, INC.		
3501 STERLING, OFFICE "D" INDEPENDENCE, MO 64082 (816) 252-3519 (FAX) 252-3168		
FOR: Belton Meadows Development Co., Inc.		
Sunset Hill - 2nd Plat		
DATE	JOB NO.	22107
Aug. 16, 2004		
SHEET 1 OF 1		ISSUE Record Set
NO.	DATE	REVISION
2	11-16-2004	Added Easmt. Doc. No.s
1	9-9-2004	Revised per approved plans



ArcGIS Web Map



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