



**AGENDA  
CITY OF BELTON  
PLANNING COMMISSION  
MONDAY, JUNE 21, 2021 - 6:00 P.M.  
CITY HALL ANNEX, 520 MAIN STREET  
[www.belton.org/watch](http://www.belton.org/watch)**

Seating is limited due to social distancing

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- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES OF THE APRIL 19, 2021 PLANNING COMMISSION MEETING**
- IV. NON-PUBLIC HEARINGS**
  - A. Consideration of a Final Development Plan for Building #4 in Southview Commerce Center located at 5901 East 155<sup>th</sup> Street and 6107 East 155<sup>th</sup> Street.
  - B. Consideration of a Final Plat for Southview Commerce Center South 4<sup>th</sup> Plat located at 5901 East 155<sup>th</sup> Street and 6107 East 155<sup>th</sup> Street.
  - C. Consideration of a Final Plat for Southview Commerce Center South 5th Plat located approximately at 6107 East 155<sup>th</sup> Street.
  - D. Consideration of a Final Plat for Sunset Hills 3<sup>rd</sup> Plat located on the South side of 155<sup>th</sup> Street at Valley Road and Startimes Drive, extended.
- V. DIRECTOR'S REPORT**
- VI. NEXT MEETING DATE: July 19, 2021**
- VII. ADJOURNMENT**

**SECTION III.  
MEETING MINUTES  
APRIL 19, 2021**

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
April 19, 2021**

[https://www.youtube.com/watch?v=s2Qim\\_pZmNM](https://www.youtube.com/watch?v=s2Qim_pZmNM)

**CALL TO ORDER**

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

**ATTENDANCE**

*Commission:* Chairman MacPherson, Mayor Norman Larkey, Councilman Chet Trutzel, Commissioners Todd Christy, Tim McDonough, Kelly Monaghan-Bass and Kara Anderson

*Absent:* Commissioners Marsha Vest and RJ Warren

*Staff:* Dave Clements, Planning and Building Director; Carolyn Yatsook, Economic Development Director; Alexa Barton, City Manager; and Haden Mattke, Engineer One

*Guests:* Will Dubois, Davidson Architecture & Engineering, 4301 Indian Creek Parkway, Overland Park, KS 66207; David Christie, Christie Development Associates, LLC, 7217 W. 110th Street, Overland Park, KS 66210

**MINUTES**

Councilman Trutzel moved to approve the March 15, 2021 Planning Commission meeting minutes. Commissioner Monaghan-Bass seconded the motion. All members present voted in favor, and the motion carried.

**NON-PUBLIC HEARING** – Consideration of a Final Plat Replat for Lot 8, Belton Gateway, located on the North side of Turner Road, East of 163<sup>rd</sup> Street, for the purpose of splitting the existing Lot 8 into Lots 8A and 8B.

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

Councilman Trutzel moved to approve the consideration of a Final Plat Replat for Lot 8, Belton Gateway, located on the North side of Turner Road, East of 163<sup>rd</sup> Street, for the purpose of splitting the existing Lot 8 into Lots 8A and 8B. The recommendation is subject to the following conditions:

1. The Final Plat-Replat of Lot 8 as submitted by Engineering Solutions, dated October 16, 2019, is hereby approved.
2. The final plat shall be recorded within one year of City Council approval or the approval of the plat shall be considered null and void.

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

Ayes: 7 – Chairman MacPherson, Mayor Norman Larkey, Councilman Chet Trutzel, Commissioners Todd Christy, Tim McDonough, Kelly Monaghan-Bass and Kara Anderson

Noes: 0

Absent: 2 – Commissioners Marsha Vest and RJ Warren

The motion carried and will be forwarded to City Council.

**NON-PUBLIC HEARING** – Consideration of a Final Plat for Traditions 5<sup>th</sup> Plat located on the North side of Cambridge Road, East of Mullen Road, in the Traditions Planned Unit Development.

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

Commissioner Monaghan-Bass moved to approve the consideration of a Final Plat for Traditions 5<sup>th</sup> Plat located on the North side of Cambridge Road, East of Mullen Road, in the Traditions Planned Unit Development. The recommendation is subject to the following conditions:

1. The Final Plat for Traditions 5<sup>th</sup> Plat, dated 3/8/2021, by Schlagel & Associates is approved as submitted.
2. A copy of the applicable homeowner's association documents shall be submitted prior to recording of the final plat.
3. Change Mayor's signature line to "Norman Larkey."
4. The final plat shall be recorded within one year of City Council approval or the approval of the plat shall be considered null and void.

The motion was seconded by Councilman Trutzel. When a vote was taken, the following was recorded:  
Ayes: 7 – Chairman MacPherson, Mayor Norman Larkey, Councilman Chet Trutzel, Commissioners Todd Christy, Tim McDonough, Kelly Monaghan-Bass and Kara Anderson

Noes: 0

Absent: 2 – Commissioners Marsha Vest and RJ Warren

The motion carried and will be forwarded to City Council.

**NON-PUBLIC HEARING** – Consideration of a Final Development Plan to permit the development of McBee's Coffee N' Carwash, located at 510 East North Avenue.

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

Mr. Dubois, Davidson Architecture & Engineering was present to answer any questions regarding McBee's Coffee N' Carwash.

The Commission had questions regarding turning onto Missouri State Highway 58 from the private drive. The property owner David Christie, Christie Development Associates, LLC, was present and stated he would be happy to discuss this issue with Price Chopper.

Councilman Trutzel moved to approve the consideration of a Final Development Plan to permit the development of McBee's Coffee N' Carwash, located at 510 East North Avenue. The recommendation is subject to the following conditions:

1. The Final Development Plan for McBee's Coffee 'N Carwash is hereby approved, as shown on Final Development Plan by Davidson A+E, dated 3/13/2021, subject to additional conditions.
2. A reduction of the 30-foot required front yard is approved as an exception with the final development plan. A 27-foot front yard is approved, as the building cannot be relocated to meet the required setback due to an underground electric easement.

3. City Staff to work with all parties involved on the access issues of exiting the private drive onto Missouri Highway 58.

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

Ayes: 7 – Chairman MacPherson, Mayor Norman Larkey, Councilman Chet Trutzel, Commissioners Todd Christy, Tim McDonough, Kelly Monaghan-Bass and Kara Anderson

Noes: 0

Absent: 2 – Commissioners Marsha Vest and RJ Warren

The motion carried.

**NON-PUBLIC HEARING** – Consideration of a Final Development Plan to permit the development of Center 301 Apartments, consisting of 306 units on 17.15 acres located at the Southeast corner of Towne Center Drive and Markey Parkway.

Mr. Clements gave a summary of the staff report. The staff report is attached as Exhibit D. The project is estimated to be completed within 18 months of the start date.

Councilman Trutzel moved to approve the consideration of a Final Development Plan to permit the development of Center 301 Apartments, consisting of 306 units on 17.15 acres located at the Southeast corner of Towne Center Drive and Markey Parkway. The recommendation is subject to the following conditions:

1. The Final Development Plan for Center 301 Apartments is hereby approved, as shown on Site Development Plan by Tanner Consulting, including building elevations, materials, and floor plans by Architects Collective, dated 2/12/2021.
2. Landscape Ordinance Plan LSO-1, by PDG, dated 3/21/2021.
3. The ornamental perimeter fence is limited to a 4-height.

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

Ayes: 7 – Chairman MacPherson, Mayor Norman Larkey, Councilman Chet Trutzel, Commissioners Todd Christy, Tim McDonough, Kelly Monaghan-Bass and Kara Anderson

Noes: 0

Absent: 2 – Commissioners Marsha Vest and RJ Warren

The motion carried.

**NON-PUBLIC HEARING** – Consideration of a Final Plat for Center 301 Apartments located at the Southeast corner of Towne Center Drive and Markey Parkway.

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

Commissioner Monaghan-Bass moved to approve the consideration of a Final Plat for Center 301 Apartments located at the Southeast corner of Towne Center Drive and Markey Parkway. The recommendation is subject to the following conditions:

1. The Final Plat for Center 301 as submitted by Loveland & Associates, dated December 4, 2020, is hereby approved.
2. Change Mayor's signature line to "Norman Larkey."
3. The final plat shall be recorded within one year of City Council approval or the approval of the plat shall be considered null and void.

The motion was seconded by Councilman Trutzel. When a vote was taken, the following was recorded:  
Ayes: 7 – Chairman MacPherson, Mayor Norman Larkey, Councilman Chet Trutzel, Commissioners Todd Christy, Tim McDonough, Kelly Monaghan-Bass and Kara Anderson

Noes: 0

Absent: 2 – Commissioners Marsha Vest and RJ Warren

The motion carried and will be forwarded to City Council.

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

- All items for Building 4 of the Southview Commerce Center were approved by City Council. Building 4 will be coming back to the Planning Commission in June for the Final Development Plan and Final Plat.

**NEXT MEETING DATE:** To be determined

#### **ADJOURNMENT**

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Commissioner Anderson. All voted in favor, and the meeting adjourned at 6:47 p.m.

# **EXHIBIT A**

**FINAL PLAT  
REPLAT OF LOT 8 BELTON GATEWAY  
BELTON PLANNING COMMISSION  
MONDAY, APRIL 19, 2021 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

## **APPLICANTS**

Property Owner-Y Belton, LLC. /David Christie

Engineer/Surveyor-Engineering Solutions/Matt Schlicht

Location-The property is located on the north side of Turner Road, east of 163<sup>rd</sup> Street, in Belton Gateway.

Request-The application was filed for approval of a Final Plat-Replat for Lot 8 Belton Gateway, for the purpose of splitting existing Lot 8 into Lots 8A and 8B.

## **PROPOSED FINAL PLAT**

Lot 8 is an existing 5.53-acre (241,188 square feet) lot. Lot 8 was originally platted with the Belton Gateway shopping area, and it is the location of Ulta Beauty.

The purpose of the replat is to “right-size” the Ulta Beauty lot for the building and parking and create a new buildable lot for future development.

*Lot sizes-* The plat provides for the creation of two new lots from the existing Lot 8:

1. Lot 8A- 3.80-acres (165,729 square feet)
2. Lot 8B- 1.73-acres (75,459 square feet)

*Streets/access:* Access to the site would be from driveway entrances on Turner Road.

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

*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.

## **STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Plat-Replat Lot 8 Belton Gateway. 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-Replat of Lot 8 as submitted by Engineering Solutions, dated October 16, 2019, is hereby approved.
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-Replat of Lot 8 Belton Gateway.
2. Motion to **deny** a Final Plat-Replat Lot 8 Belton Gateway.
3. Motion to continue the application pending additional information.

**EXHIBIT B**  
**FINAL PLAT**  
**TRADITIONS 5th PLAT**  
**BELTON PLANNING COMMISSION**  
**MONDAY, APRIL 19, 2021 – 6:00 P.M.**  
**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**Application**

Property Owner-Sallee Real Estate Investments, LLC. /Tyler Sallee  
Engineer-Schlagel & Associates/David Rinne, PLS

Location-The property is located on the north side of Cambridge Road, east of Mullen Road, in the Traditions Planned Unit Development.

Request-The application was filed for approval of a **Final Plat** for Traditions 5th Plat. This plat will provide for the construction of an additional phase of single-family homes in the Traditions Planned Unit Development.

**BACKGROUND**

The Traditions is a R-3 mixed-use Planned Unit Development initially approved in 2006. A revised preliminary plat for Traditions was approved by the City Council in May of 2018. The original plan and the 2018 revision provided for new single-family homes in the area of the proposed 5th Plat.

There are 97 lots in two existing single-family phases of Traditions. This application will provide 19 new lots for future construction, adding to the new home inventory of the subdivision.

**PROPOSED FINAL PLAT**

The Final Plat is consistent with the revised preliminary plat as approved by the City Council.

*Lots and Blocks*-The plat provides for 19 lots and four tracts, to allow the construction of additional single-family homes in the planned unit development. The lots range in size from 8,200 square feet to 12,000 square feet. All the lots meet the minimum lot sizes specified in the revised Planned Unit Development from 2018.

*Streets*- The plat includes the dedication of right-of-way for Shane Lane, the main north/south street connecting to Cambridge Road, east/west Maci Lane, and a new cul-de-sac Shane Court. At the intersection with Cambridge Road, Shane Lane includes a divided median to provide a landscape tract at the subdivision entrance, as required with the original PUD plan.

These new streets will provide access to the lots, and the proposed streets meet the local residential right-of-way requirements approved with the PUD, and the Unified Development Code.

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

*Tracts/Open Space*- The plat includes the dedication of Tracts 5A, 5B, 5C, and 5D for open space in the subdivision. Tract 5C will be a landscape area that includes a section multi-use trail that is a requirement of the PUD.

These tracts will be maintained by the homeowner's association.



*Detention*-Stormwater detention is provided in area-wide basins in the PUD. Existing detention areas may need to be increased in capacity as a result of these additional lots.

**STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Plat for Traditions 5th Plat as the final plat is consistent with the revised 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 Traditions 5th Plat, dated 3/8/2021, by Schlagel & Associates is approved as submitted.
2. A copy of the applicable homeowner's association documents shall be submitted prior to recording of the final plat.
3. Change Mayor's signature line to "Norman Larkey."
4. The final plat shall be recorded within one year of City Council approval or the approval of the plat shall be considered null and void.

**PLANNING COMMISSION ALTERNATIVES**

1. Motion to **approve** a Final Plat for Traditions 5th Plat.
2. Motion to **deny** a Final Plat for Traditions 5th Plat.
3. Motion to continue the application pending additional information.

## **EXHIBIT C**

**FINAL DEVELOPMENT PLAN  
McBEE'S COFFEE 'N CARWASH  
BELTON PLANNING COMMISSION  
MONDAY, APRIL 19, 2021 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

### **APPLICATION**

*Applicant/Property Owner-Galyna Saltkovska, Steve McBee*

*Engineer-Quist Engineering/Robert Walquist, P.E.*

*Architect-Davidson A+E/Johnathon Phillips*

*Location-The property is located at 510 East North Avenue, at the entrance to the Price Chopper shopping center.*

*Request-The application was filed for approval of a Final Development Plan to permit the development of a McBee's Coffee N' Carwash.*

### **BACKGROUND**

This application was filed for a Final Development Plan for a McBee's Coffee 'N Carwash. This is a "high-end express tunnel carwash" that offers coffee to ride-thru customers and memberships that include coffee with a wash. The company is also developing a new facility in Liberty, Mo., and will further expand in the Kansas City and Midwest markets.

The applicant prepared the attached project narrative providing additional details.

The property is zoned a C-2 General Commercial District. A car wash is a permitted use in this zoning district, with certain conditions pertaining to drive-through facilities and vehicle stacking.

The subject property is a 37,597-square foot property on East North Avenue. The Final Development Plan provides for the 6,378-square foot tunnel carwash oriented toward East North Avenue. Access to the carwash is from the east/west access road to Price Chopper. Customer stacking and the pay kiosk are on the west side of the building, a vacuum and detail area are on the east side of the building. Exiting traffic will use the north/south access driveway.

### **FINAL DEVELOPMENT PLAN**

The subject property is a .86-acre site located on the north side of East North Avenue at the entrance to the Price Chopper shopping center. Access to the site would be from existing private driveways, no new access is proposed to East North Avenue.

*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/vehicle stacking: For a carwash, the UDC requires 1 parking space for every wash bay. This requirement is not applicable for the tunnel wash. The plan provides six parking spaces, primarily for employees. Four employees work per shift, so parking is sufficient for this number of employees.

Four vehicle stacking spaces are required for a carwash. There are 18 spaces in the customer queue on the west side of the building.

All parking spaces meet all dimensional requirements for length, width, and maneuvering.

Required Yards/Setbacks:

1. Front yard- 30-foot required setback/27-foot setback proposed.  
Due to the location of an underground electric easement on the north side of the parcel, the applicant is requesting an exception to the 30-foot required setback. Please see the attached letter detailing the 3-foot required front yard reduction.
2. Rear yard-20-foot setback required. 37-foot setback proposed.
3. Side yard-10-foot setback required. The east and west side-yards exceed requirements.

Maximum Building Height-35-foot maximum. 26-foot proposed height for the proposed building.

Maximum Building Coverage-25% maximum. 17% proposed building coverage.

Required Open Space-20% of total land area required. 23% open space provided.

A land-use analysis and site data table are found on Sheet A1.1, for overall 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 primary materials on the building are brown and grey split-face block with a brick soldier course, and insulated glass windows with decorative canopies. There is a smooth architectural metal panel across the top of the structure.

The north and south elevations of the building include tower elements designed to provide a focal feature with contrasting materials of face brick and decorative metal.

This design and building materials meet the requirements of the Unified Development Code.

There is a trash enclosure on the plan. The enclosure will be constructed of masonry materials to match the building, with and appropriate screening/landscaping. There is no rooftop mechanical equipment on the building, units are ground-mounted and landscaped.

*Landscaping:* A landscape plan was submitted with the Final Development Plan. The landscape plan meets the requirements of the UDC. The plan provides 23 percent open space, exceeding the required 20 percent total landscape area, and provides the required shade trees, parking lot landscaping, and street trees.

*Streets/access:* As noted, access is provided to the site from existing private driveways. There is no new access proposed for East North Avenue.

*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.

#### **STAFF RECOMMENDATION**

The staff recommends approval of the request for a Final Development Plan for McBee's Coffee 'N Carwash, as noted in the staff report and shown on the development plan. The recommendation is subject to the following conditions:

1. The Final Development Plan for McBee's Coffee 'N Carwash is hereby approved, as shown on Final Development Plan by Davidson A+E, dated 3/13/2021, subject to additional conditions.
2. A reduction of the 30-foot required front yard is approved as an exception with the final development plan. A 27-foot front yard is approved, as the building cannot be relocated to meet the required setback due to an underground electric easement.

#### **PLANNING COMMISSION ALTERNATIVES**

1. Motion to **approve** a Final Development Plan for McBee's Coffee 'N Carwash.
2. Motion to **deny** a Final Development Plan for McBee's Coffee 'N Carwash
3. Motion to continue the application for further information.

**EXHIBIT D**  
**FINAL DEVELOPMENT PLAN**  
**CENTER 301 APARTMENTS**  
**BELTON PLANNING COMMISSION**  
**MONDAY, APRIL 19, 2021 – 6:00 P.M.**  
**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**APPLICATION**

*Property Owner/Applicant-Case Development Services, LLC. /Scott Case*

*Engineer-Tanner Consulting/Dan Tanner*

*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 Final Development Plan to permit the development of the Center 301 Apartments, consisting of 306 units on 17.15 acres.***

**BACKGROUND**

This application was filed for a Final Development Plan, as a follow-up to the rezoning and preliminary development plan application reviewed by the Planning Commission on September 21, 2020.

The proposed Final Development Plan is in full compliance with the preliminary 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 [www.caseuse.com](http://www.caseuse.com).

The Final 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.

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 3,600 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.

**FINAL 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.

Parking: 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.

Maximum Building Height-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 are found on Sheet P-1, Development Plan, for all project specifics.

*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 compatible with the apartment buildings.

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

*Landscaping:* A landscape plan was submitted with the Final 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 site plan also include a 5-foot ornamental perimeter fence and controlled access gates at the main entries. The fence height should be revised to 4-feet, as was shown with the preliminary plan.

*Trails and sidewalks:* The Final Plan includes an extensive sidewalk and trail 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 connectivity to the Nexus Trail and access to Memorial Park, Wallace Park, and the High View Wellness Center. The sidewalk plan also provides 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.

#### **STAFF RECOMMENDATION**

The staff recommends approval of the request for a Final Development Plan for Center 301 Apartments, as the plan fully complies with the preliminary development plan. The recommendation is subject to the following conditions:

1. The Final Development Plan for Center 301 Apartments is hereby approved, as shown on Site Development Plan by Tanner Consulting, including building elevations, materials, and floor plans by Architects Collective, dated 2/12/2021.
2. Landscape Ordinance Plan LSO-1, by PDG, dated 3/21/2021.
3. The ornamental perimeter fence is limited to a 4-height.
4. 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 Final Development Plan for Center 301 Apartments.
2. Motion to **deny** a Final Development Plan for Center 301 Apartments.
3. Motion to continue the application for further information.



**EXHIBIT E**  
**FINAL PLAT**  
**CENTER 301**  
**BELTON PLANNING COMMISSION**  
**MONDAY, APRIL 19, 2021 – 6:00 P.M.**  
**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**APPLICANTS**

Property Owner-Case Development Services, LLC. /Mike Case

Engineer-Tanner Consulting/Kevin Norton

Surveyor-Loveland & Associates/Jeffrey Loveland

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 Final Plat for Center 301, to permit the development of 306 apartment units on 17.15 acres.

**BACKGROUND**

The preliminary development plan and preliminary plat for Center 301 Apartments was reviewed and recommended for approval by the Planning Commission on September 21, 2020. The plan provided for development of 306 apartments. This application is the Final Plat for the proposed development.

**PROPOSED FINAL PLAT**

The Final Plat is consistent with the preliminary plan submitted with the rezoning application, as approved by the City Council:

*Lot sizes-* The plat provides for one lot, a 17.1582-acre parcel (747,411 square feet).

*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.

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

*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.

**STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Plat for Center 301, as the final plat is consistent with the preliminary plat submitted with the rezoning application. 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 Center 301 as submitted by Loveland & Associates, dated December 4, 2020, is hereby approved.
2. Change Mayor's signature line to "Norman Larkey."

3. 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 Center 301.
2. Motion to **deny** a Final Plat for Center 301.
3. Motion to continue the application pending additional information.

**SECTION IV.**  
**FINAL DEVELOPMENT PLAN – BUILDING 4,**  
**SOUTHVIEW COMMERCE CENTER**

**FINAL DEVELOPMENT PLAN  
BUILDING 4- SOUTHVIEW COMMERCE CENTER  
BELTON PLANNING COMMISSION  
MONDAY, JUNE 21, 2021 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**Applicant**

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

Engineer: Olsson Associates/Nick Heiser

Architect: studioNorth Architecture

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

Request- *The application was filed for approval of a Final Development Plan for Southview Commerce Center, Building 4.*

**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. 155<sup>th</sup> 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.

The second site is a 20.79-acre parcel at 6107 E. 155<sup>th</sup> Street that is improved with a single-family home and approximately 10 sheds and barns.

The Final Development Plan is in 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.

Also, it is important to note that the related application for Sunset Hills 3<sup>rd</sup> Final Plat is a major part of the development proposal, introducing new single-family lots and open space in this area as a buffer to properties to the east.

### **PROPOSED FINAL DEVELOPMENT PLAN**

The Final Development Plan is consistent with the Preliminary Development Plan, and the plan meets the requirements of the rezoning as approved by the City Council.

*Overall Site Plan-* As noted, the Final 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 155<sup>th</sup> 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 25 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).

All rooftop mechanical equipment is screened.

*Landscaping-* A final landscape plan was submitted with the application. A major element of the plan is a landscape buffer on the adjoining Lot 5 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.

The landscape plan also provides required shade trees in the parking lots, and along driveways.

*Multi-Use Trail-* The final plan includes an 8-foot multi-use asphalt trail south and east of the site that is part of the overall trail design for Southview Commerce Center. The trail also connects to the proposed residential subdivision, providing additional desirable connectivity for the area. The trail is on private property and will be maintained by the property owner. There are direct connections to the trail from the building.

*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 253 parking spaces, exceeding the approved parking ratio for Southview Commerce Center.

*Site/Building Lighting-* A photometric site lighting plan was submitted with the application. The plan indicates light levels at the edge of paved surfaces. The site lighting plan should be revised to indicate zero-foot candles at the property line to meet parking lot and building lighting standards of the Unified Development Code.

*Detention-* Stormwater management for the site will be provided by a detention basin in the open space area east of the building, and a detentions basin on the north side of the lot. These detention areas are similar to other facilities in Southview Commerce Center and are designed to meet the stormwater requirements of the Unified Development Code.

*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.

#### **STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Development Plan for Southview Commerce Center Building 4, as the final development plan is consistent with the preliminary plan submitted with the rezoning application.

The recommendation is subject to the following conditions:

1. The Final Development Plan for the Southview Commerce Center Building 4 is approved as shown on plans by Olsson Associates, dated 6/9/2021.
2. The Final Development Plan includes approval of elevation drawings by Studio North Architecture dated 4/20/2021.

Building 4- Final Development Plan Southview Commerce Center

3. Revise the photometric site plan to indicate zero-foot candles at the property line, to be submitted with the building permit application.
4. Submit an overall landscape maintenance program for on-going and perpetual maintenance of all open space at Southview Commerce Center, including detention areas, berms, trees and shrubs, landscaping, and turf areas.

**PLANNING COMMISSION ALTERNATIVES**

1. Motion to approve a Final Development Plan for Southview Commerce Center Building 4.
2. Motion to deny a Final Development Plan for Southview Commerce Center Building 4.
3. Motion to continue the application pending additional information.

**ATTACHMENTS**

1. Final Development Plan/Landscaping/Building Elevations/Photometric Plan (16 pages)
2. Location Map



# ArcGIS Web Map



Southview Commerce  
Center #4  
4th Plat

6/18/2021, 10:32:43 AM

Aerial\_MARC\_2020\_gin.tif

-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3

Streets  
Belton\_Parcels

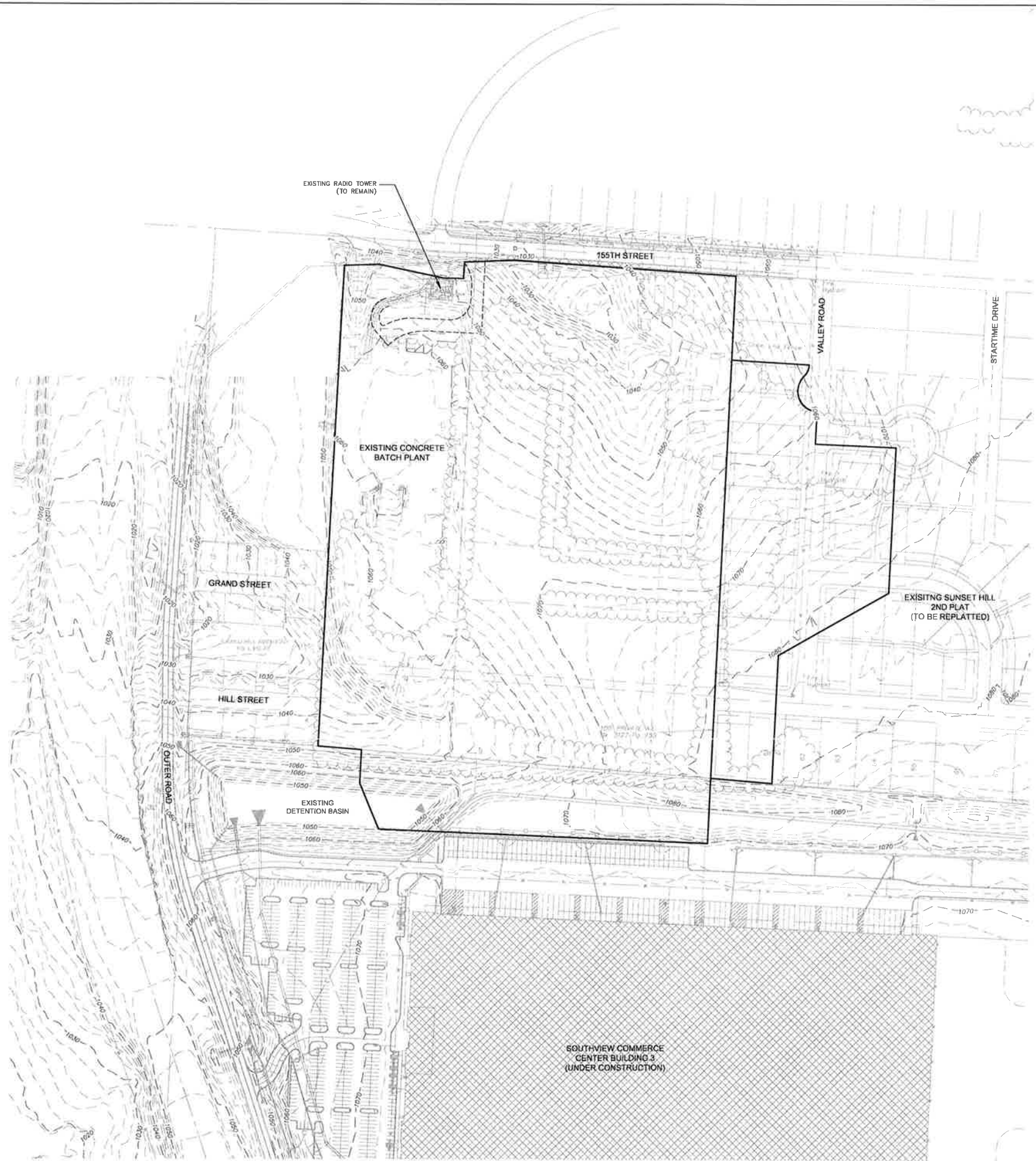


Esri Community Maps Contributors, Kansas City, MO, County of Cass, MO, Jackson County, MO, Missouri Dept. of Conservation, Missouri DNR, BuildingFootprintsUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METNIASA, USGS, EPA, NPS, US





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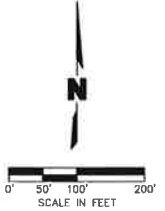


**EXISTING CONDITIONS LEGEND**

\*THIS LEGEND APPLIES TO ALL SHEETS UNLESS EXPLICITLY SHOWN OTHERWISE ON EACH SHEET.

- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING UNDERGROUND POWER
- EXISTING SANITARY SEWER
- EXISTING WATER PIPE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND FIBER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND TELECOM
- EXISTING STREET CENTERLINE
- EXISTING BARB WIRE FENCE
- EXISTING ACCESS EASEMENT
- EXISTING TEMPORARY EASEMENT
- EXISTING UTILITY EASEMENT
- EXISTING DRAINAGE EASEMENT
- EXISTING BUILDING SETBACK

NOTE: REFER TO SOUTHWEST COMMERCE CENTER 4TH PLAT SITE GRADING & SITE DISTURBANCE PLANS FOR DEMOLITION PLAN.



**olsson**



NICHOLAS HABER, P.E.  
 No. 201900059

REV	DATE	DESCRIPTION
1	06/08/2021	ISSUED FOR CITY COMMENTS

EXISTING CONDITIONS  
 FINAL DEVELOPMENT PLAN  
 SOUTHWEST COMMERCE CENTER  
 4TH PLAT  
 KANSAS CITY, MO

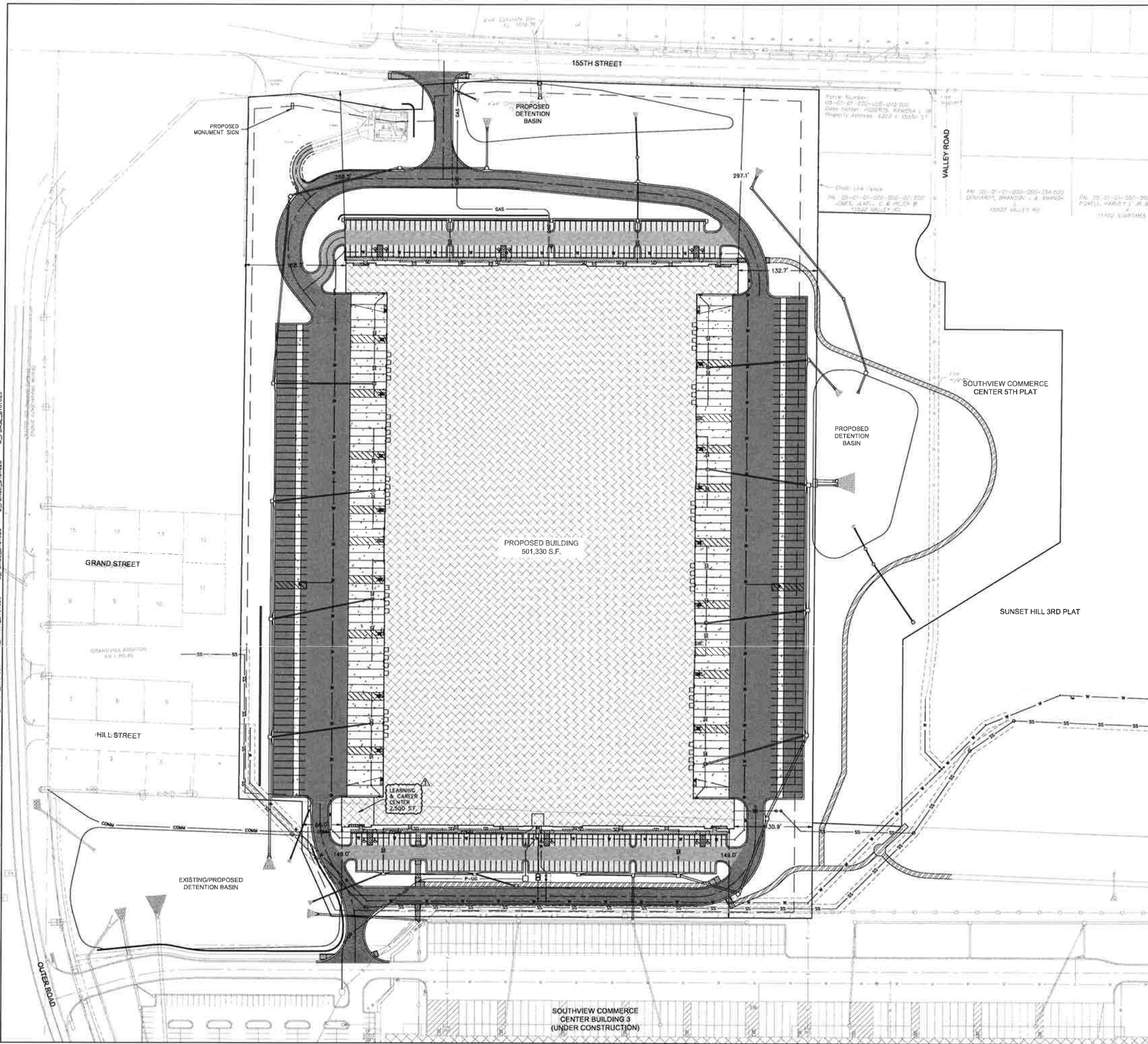
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 Checked by: M.P.F.  
 DATED by: M.P.F.  
 Project No: 1001-1000  
 Date: 2/08/21

SHEET  
 C200

REVISIONS


2021

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**LEGEND**  
 FOR EXISTING CONDITIONS SEE SHEET C102.

---	PROPERTY LINE
W	PROPOSED WATER MAIN
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM SEWER
---	INSTALL STRAIGHT BACK "WET" CURB & GUTTER
---	INSTALL STRAIGHT BACK "DRY" CURB & GUTTER
---	INSTALL 4" THICK PCC SIDEWALK
---	INSTALL HEAVY DUTY CONCRETE. SEE DETAIL ON SHEET C207.
---	INSTALL HEAVY DUTY ASPHALT. SEE DETAIL ON SHEET C207.
---	INSTALL STANDARD DUTY ASPHALT. SEE DETAIL ON SHEET C207.
---	INSTALL LIGHT DUTY ASPHALT. SEE DETAIL ON SHEET C207.
---	INSTALL ASPHALT TRAIL PAVEMENT. SEE DETAIL ON SHEET C207.



OLSSON - CIVIL ENGINEERING  
 135 BURLINGTON AVENUE, SUITE 200  
 NORTH ANDOVER, MA 01854  
 TEL: 978.681.1777  
 www.olsson.com



NICHOLAS HOFFA, P.E.  
 MOW 0015005515

REV.	DATE	REVISION DESCRIPTION

**GENERAL LAYOUT PLAN**  
**FINAL DEVELOPMENT PLAN**  
**SOUTHVIEW COMMERCE CENTER**  
**4TH PLAT**

BELTON, MO

2021

Drawn by: _____	Checked by: _____	P.L.
Designed by: _____	Reviewed by: _____	M.P.
Project no: 016-1000-02	Date: 21.01.21	

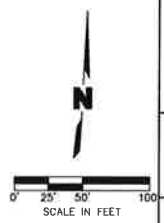
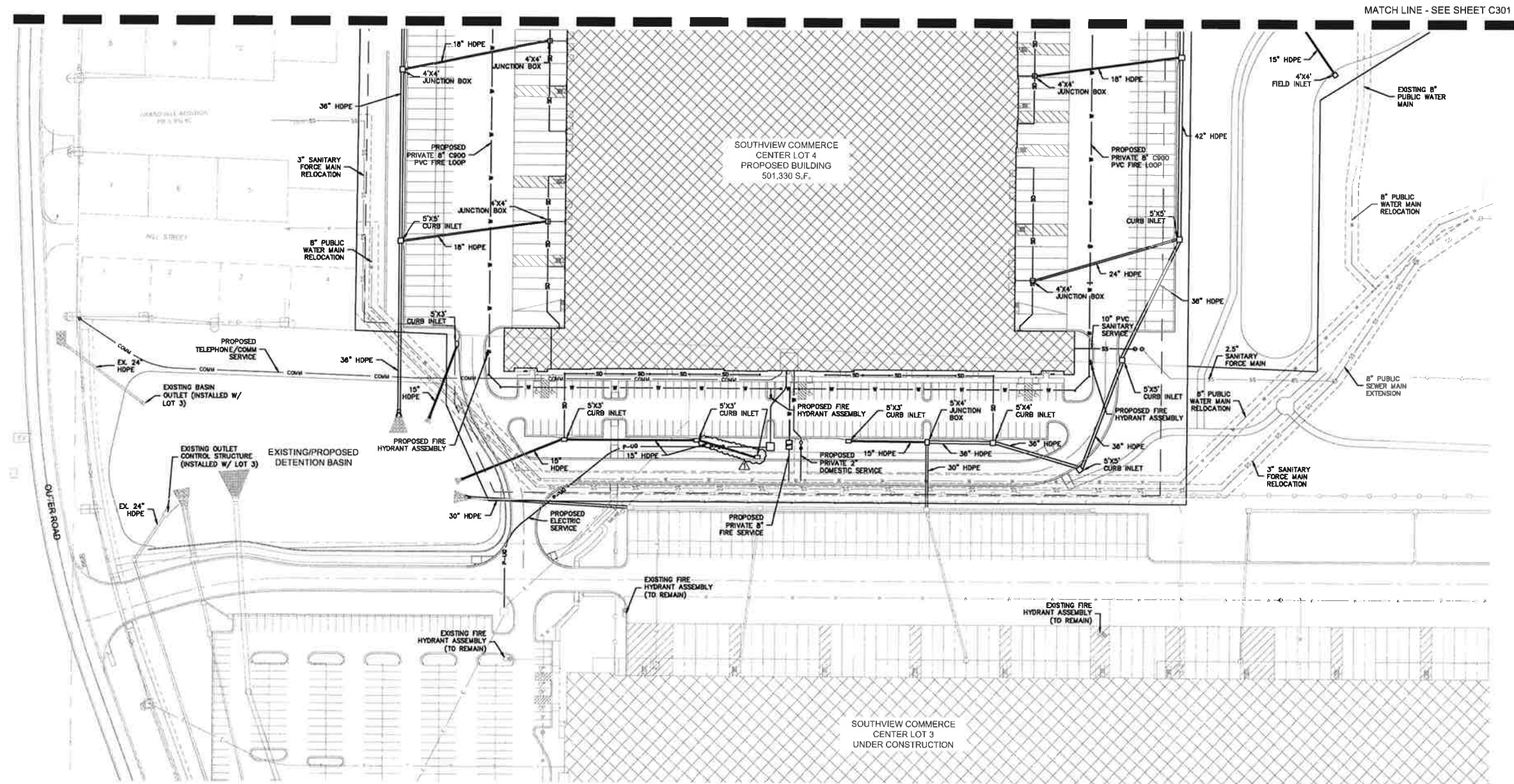
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OLSSON - CIVIL ENGINEERING  
 1501 BRIMLEY AVENUE, SUITE 100  
 NORTH KANSAS CITY, MO 64116  
 TEL: 816.381.1177  
 WWW.OLSSON.COM



NCHS AS 48179 P.E.  
 MCR 2018000355

REVISIONS	
NO.	DESCRIPTION

UTILITY PLAN  
 FINAL DEVELOPMENT PLAN  
 SOUTHVIEW COMMERCE CENTER  
 4TH PLAT  
 BELTON, MO

2021

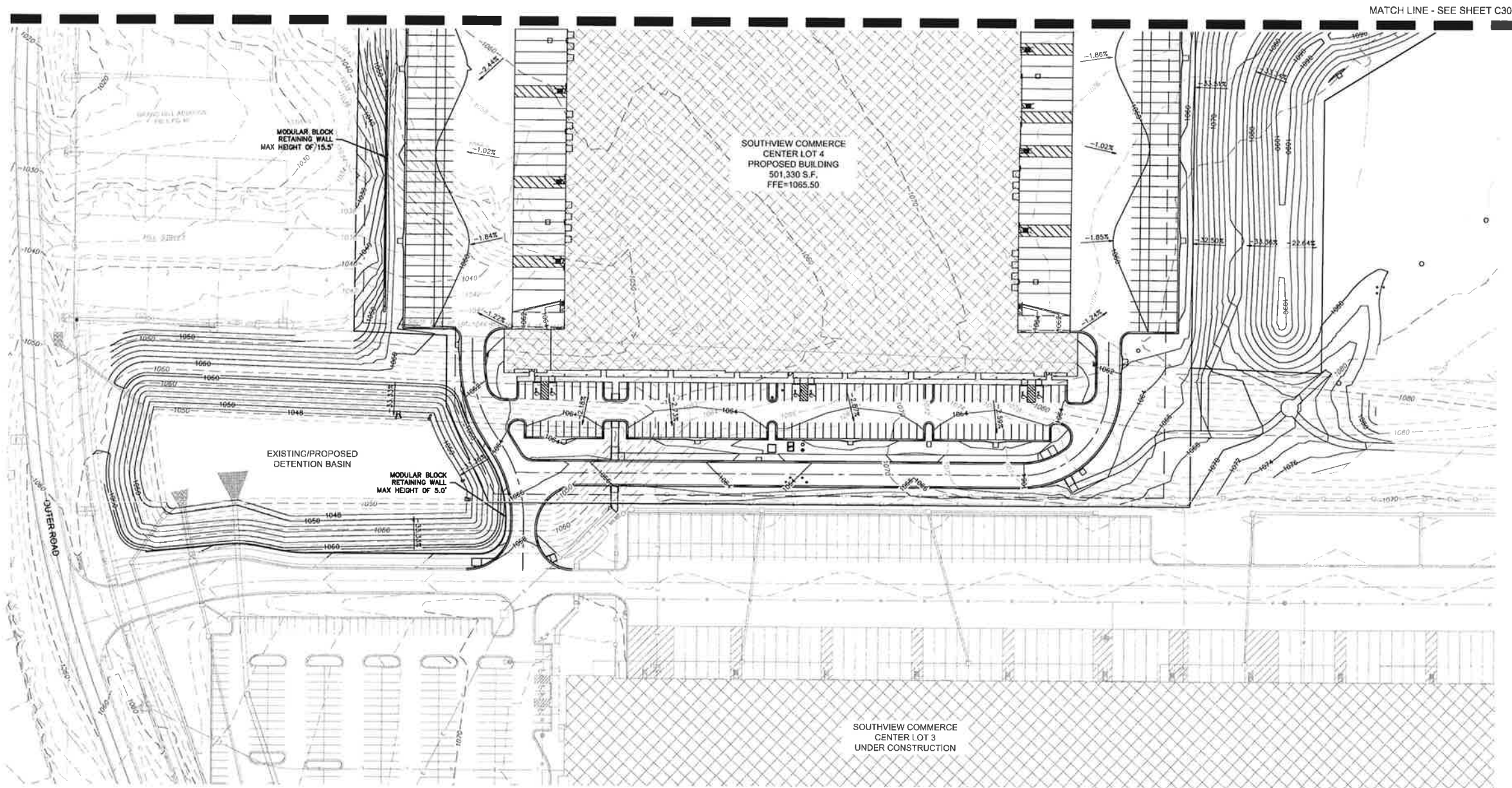
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 checked by: M.D.  
 designed by: A.C.  
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 date: 2/28/21

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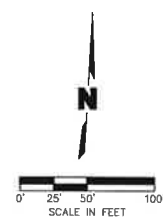


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- - -	PROPOSED INTERMEDIATE CONTOURS
- - -	EXISTING INDEX CONTOURS
- - -	EXISTING INTERMEDIATE CONTOURS

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**olsson**



NICHOLAS HIGH, P.E.  
 NO. 06082021

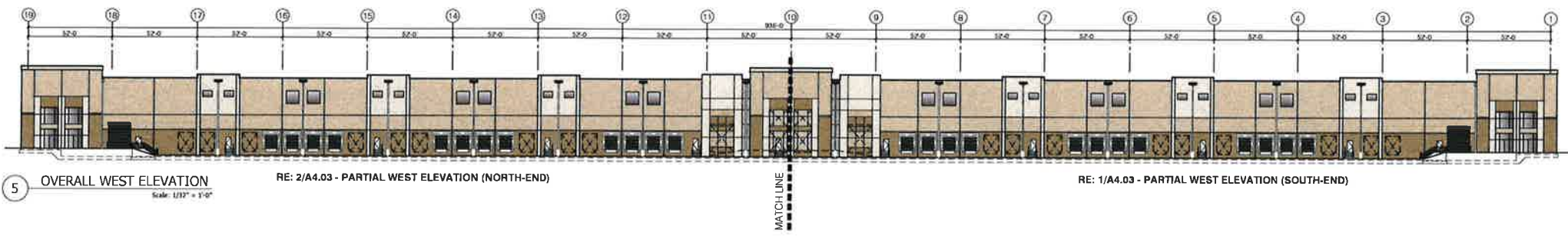
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GRADING PLAN  
 FINAL DEVELOPMENT PLAN  
 SOUTHVIEW COMMERCE CENTER  
 4TH PLAT  
 BELTON, MO

drawn by: [blank] P  
 checked by: [blank] M.E.  
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 date: 21.06.21

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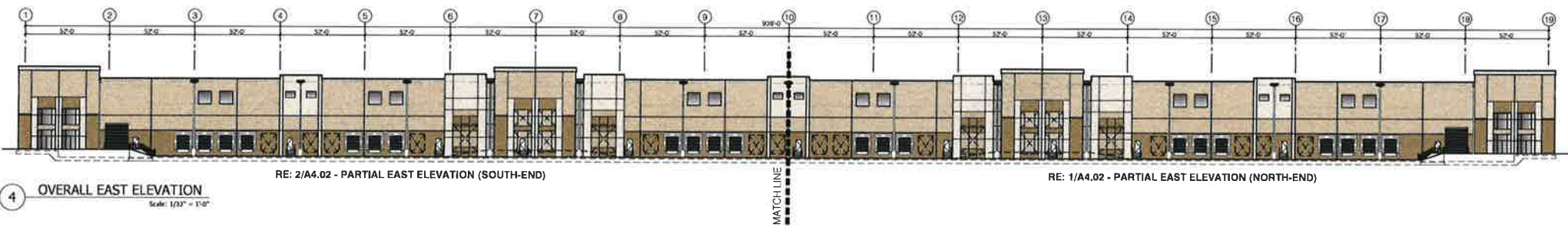




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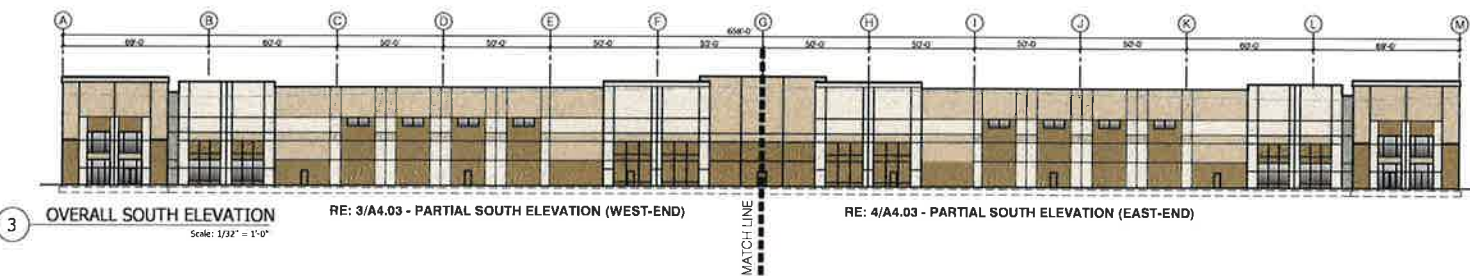
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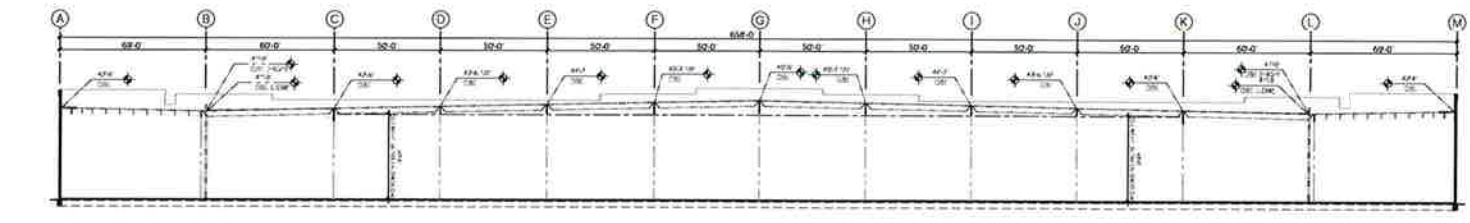
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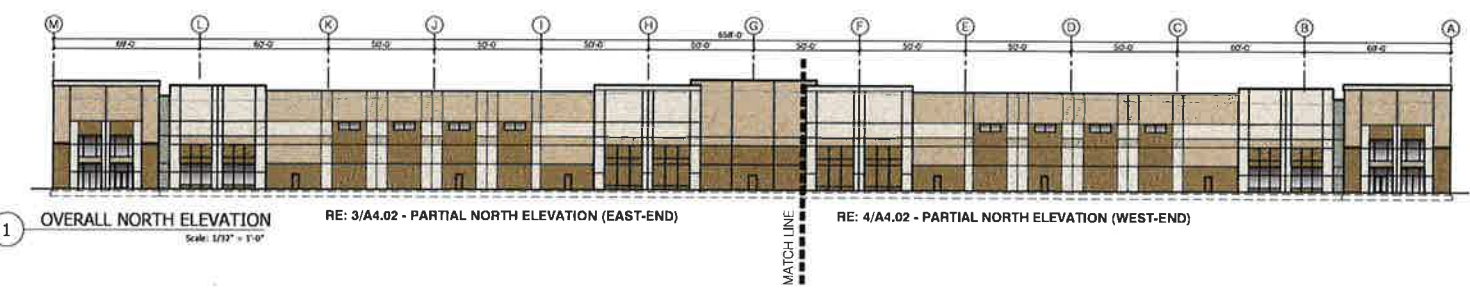
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RE: 4/A4.03 - PARTIAL SOUTH ELEVATION (EAST-END)



2 BUILDING SECTION  
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1 OVERALL NORTH ELEVATION  
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RE: 3/A4.02 - PARTIAL NORTH ELEVATION (EAST-END)

RE: 4/A4.02 - PARTIAL NORTH ELEVATION (WEST-END)

**COLOR COATING LEGEND**

- ALL COPING COLORS TO MATCH ADJACENT PAINT FINISH (U.N.O.)
- ALL GUTTER, CONDUCTOR HEADS AND DOWNSPOUTES TO MATCH DREXEL METALS SURREY BEIGE
- EDGES AND REVEALS TO MATCH EXTERIOR EDGES OF LAP PANELS (U.N.O.)

- SHERWIN WILLIAMS SW767 PORPOISE
- SHERWIN WILLIAMS SW762 WARM STONE
- SHERWIN WILLIAMS MATCH DREXEL METALS SURREY BEIGE
- SHERWIN WILLIAMS SW767 NATURAL TAN



CIVIL	OSCAR ASSOCIATES
LANDSCAPE	OSCAR ASSOCIATES
FOUNDATIONS	WILSON ENGINEERING CONSULTANTS
STRUCTURAL	WILSON ENGINEERING CONSULTANTS
PLUMBING	CHRYSLER
MECHANICAL	CHRYSLER
ELECTRICAL	CHRYSLER
FIRE PROTECTION	CHRYSLER
CONTRACTOR	BRUNNEN



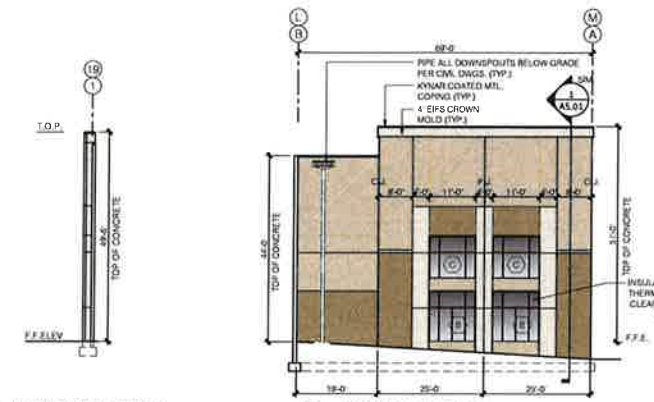
Southview  
Commerce Center  
Building 4  
Intersecting 45th St. & 18th Street  
Buckner, MO 63003

Project No: 2021-28  
Date: 04/20/21  
Issued For: PERMIT SUBMITTAL

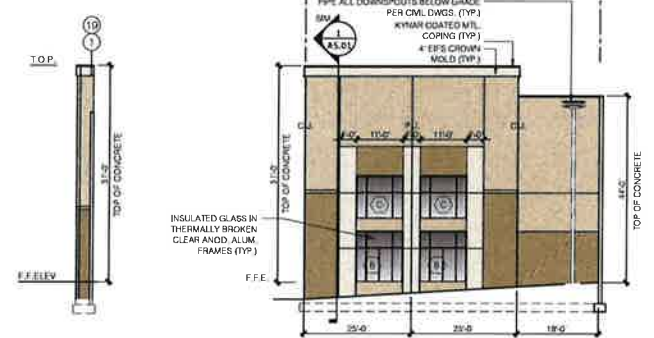
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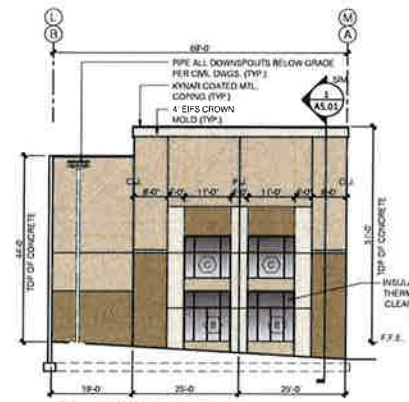




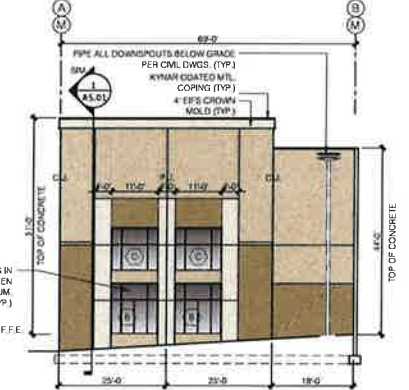
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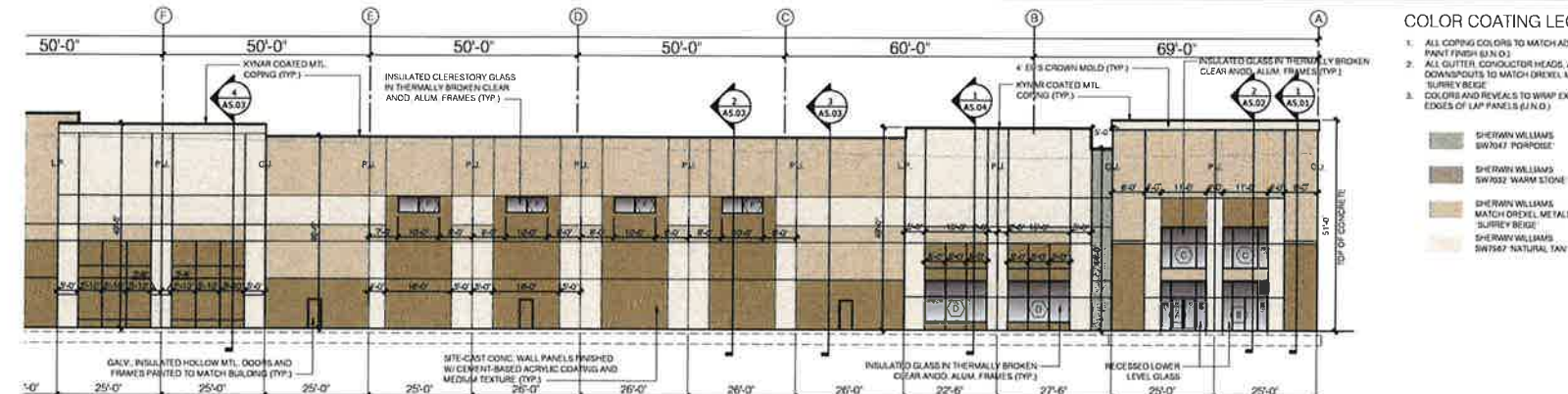
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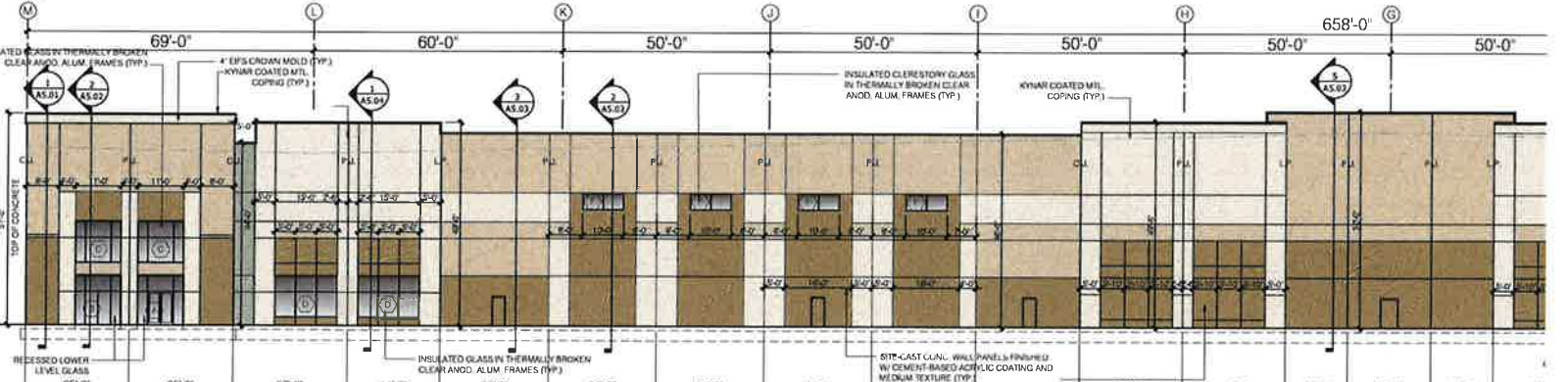
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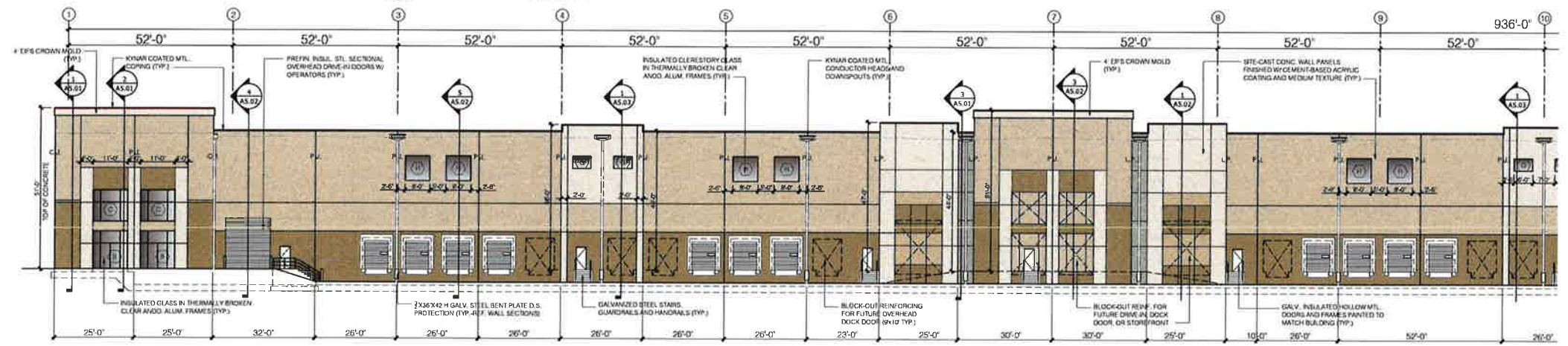
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3 PARTIAL NORTH ELEVATION  
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1 PARTIAL EAST ELEVATION  
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**COLOR COATING LEGEND**

- ALL COPING COLORS TO MATCH ADJACENT PAINT FINISH (S.N.O.)
- ALL GUTTER, CONDUCTOR HEADS, AND DOWNSPOUTS TO MATCH DREXEL METALS SUPPLY BEGE
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- SHERWIN WILLIAMS SW7032 WARM STONE
- SHERWIN WILLIAMS MATCH DREXEL METALS SUPPLY BEGE
- SHERWIN WILLIAMS SW7567 NATURAL TAN



**studioNorth**  
ARCHITECTURE

4800 Hill & Elm Street | Suite 200 | Bethesda, MD 20814  
301.463.1880  
407 Shady Lane, LLC  
Member: Certificate of Incorporation No. A-00100046

CIVIL	REXENBERGER
LANDSCAPE	O'SON ASSOCIATES
FOUNDATIONS	KLEINFELDER ASSOCIATES
STRUCTURAL	KLEINFELDER ASSOCIATES
PLUMBING	PERKINS+KILLAM
MECHANICAL	PERKINS+KILLAM
ELECTRICAL	PERKINS+KILLAM
FIRE PROTECTION	PERKINS+KILLAM
CONTRACTOR	PERKINS+KILLAM



**Southview  
Commerce Center  
Building 4**

Intersecting 49 & 18th Street  
Bethesda, MD 20814

Project No. 2021-28  
Date: 04.20.21  
Issued For: PERMIT SUBMITTAL

Revisions:

No.	Date	Description



**A4.02**  
BUILDING ELEVATIONS



studio North ARCHITECTURE

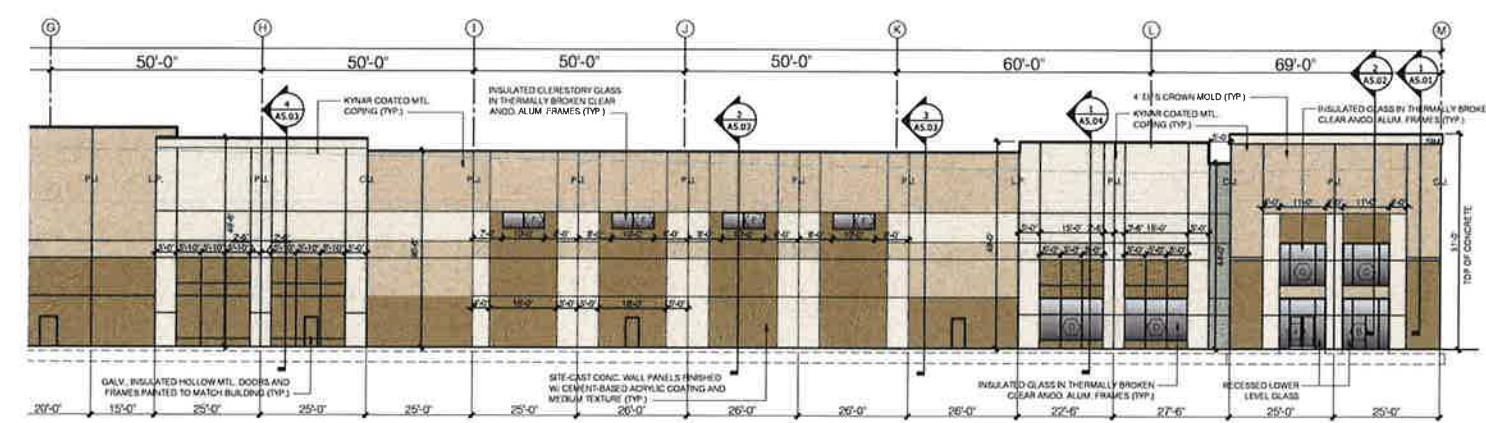
4125 NW 41st Street | Suite 200 | Fort Lauderdale, FL 33309  
305.561.7880  
1875 NW 11th Street, Suite 100  
Miami, FL 33136

DIS.	ELLEN ANDERSON
LANDSCAPE	ELLEN ANDERSON
FOUNDATIONS	ELLEN ANDERSON
STRUCTURAL	ELLEN ANDERSON
PLUMBING	ELLEN ANDERSON
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FIRE PROTECTION	ELLEN ANDERSON
CONTRACTOR	SPRINKLE CONSTRUCTION

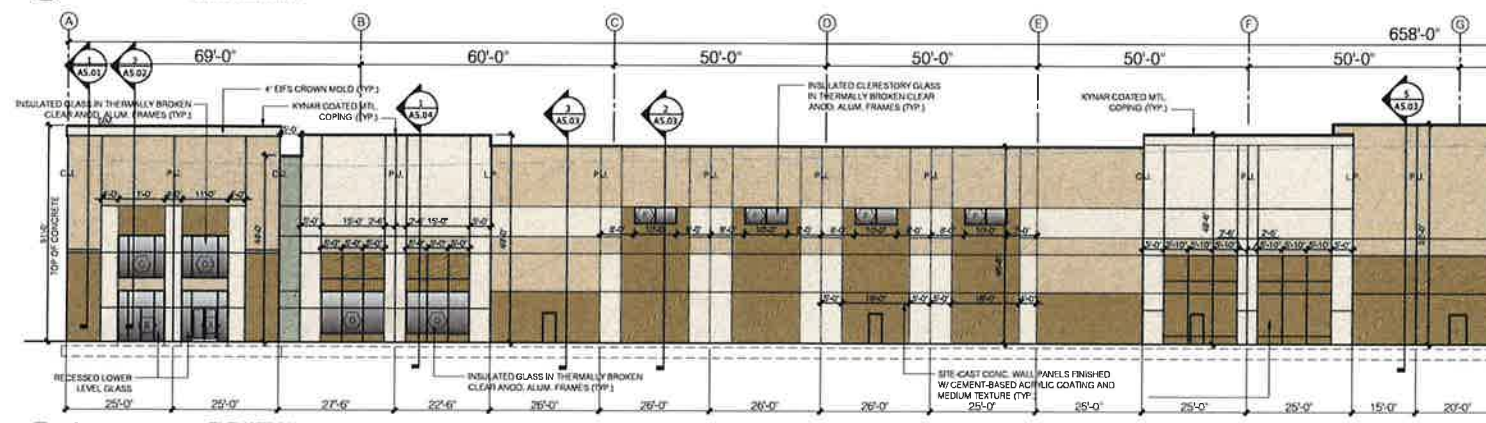
**COLOR COATING LEGEND**

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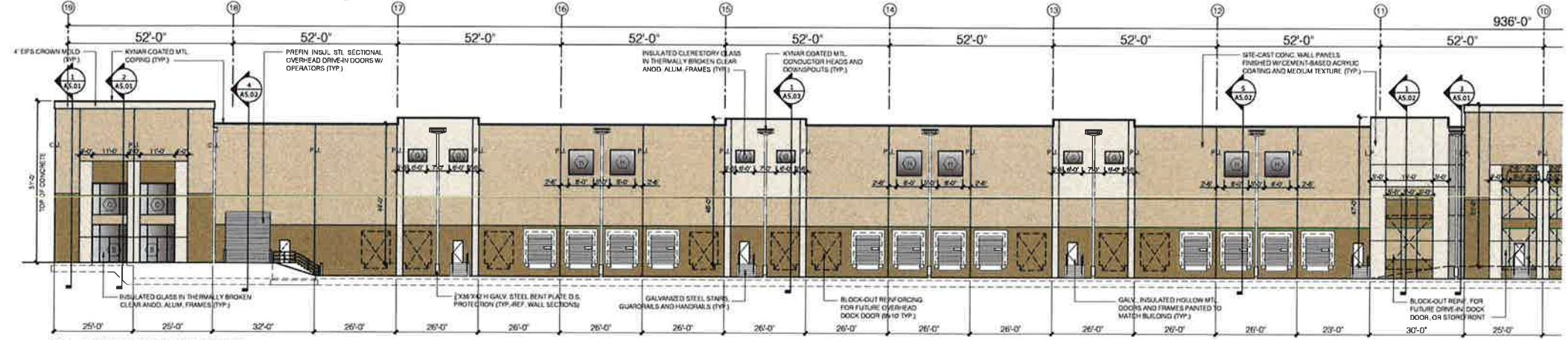
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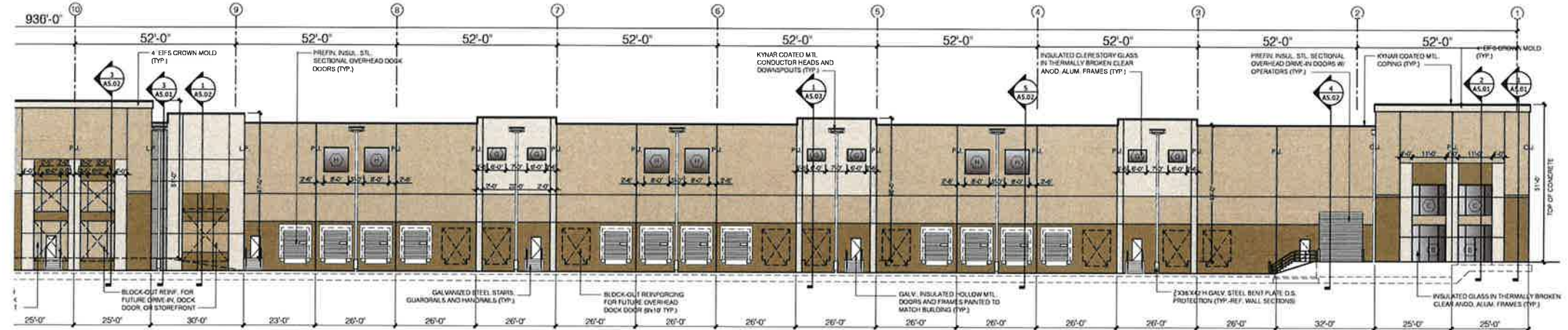
4 PARTIAL SOUTH ELEVATION



3 PARTIAL SOUTH ELEVATION



2 PARTIAL WEST ELEVATION



1 PARTIAL WEST ELEVATION



Southview Commerce Center Building 4

Project No.	2021-08	
Date	04/20/21	
Issued For	PERMIT SUBMITTAL	
Revised		
No.	Date	Description



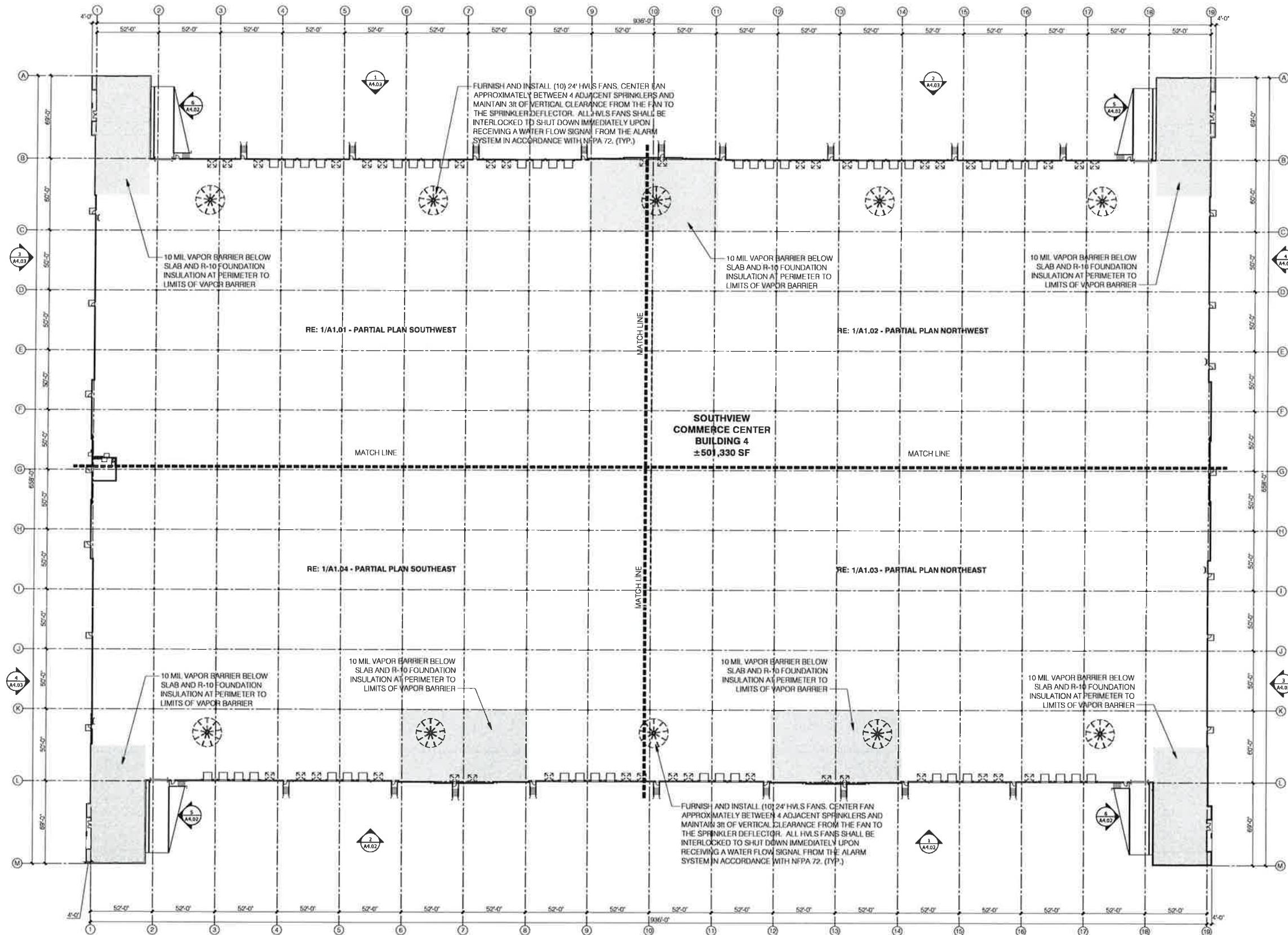
A4.03 BUILDING ELEVATIONS



studioNorth  
ARCHITECTURE

4824 FM 41st Street | Suite 300 | Houston, TX 77055  
832.844.1225  
P: Studio North, LLC  
Member: Certificate of Registration No. 000015046

CIVIL	GREEN ASSOCIATES
LANDSCAPE	GREEN ASSOCIATES
FOUNDATIONS	ARCHITECTURAL PARTNERS
STRUCTURAL	ARCHITECTURAL PARTNERS
PLUMBING	GREEN ASSOCIATES
MECHANICAL	GREEN ASSOCIATES
ELECTRICAL	GREEN ASSOCIATES
FIRE PROTECTION	GREEN ASSOCIATES
CONTRACTOR	SPRINKLING CONTRACTORS



2 OVERALL FLOOR PLAN  
Scale: 1/32" = 1'-0"



Southview  
Commerce Center  
Building 4

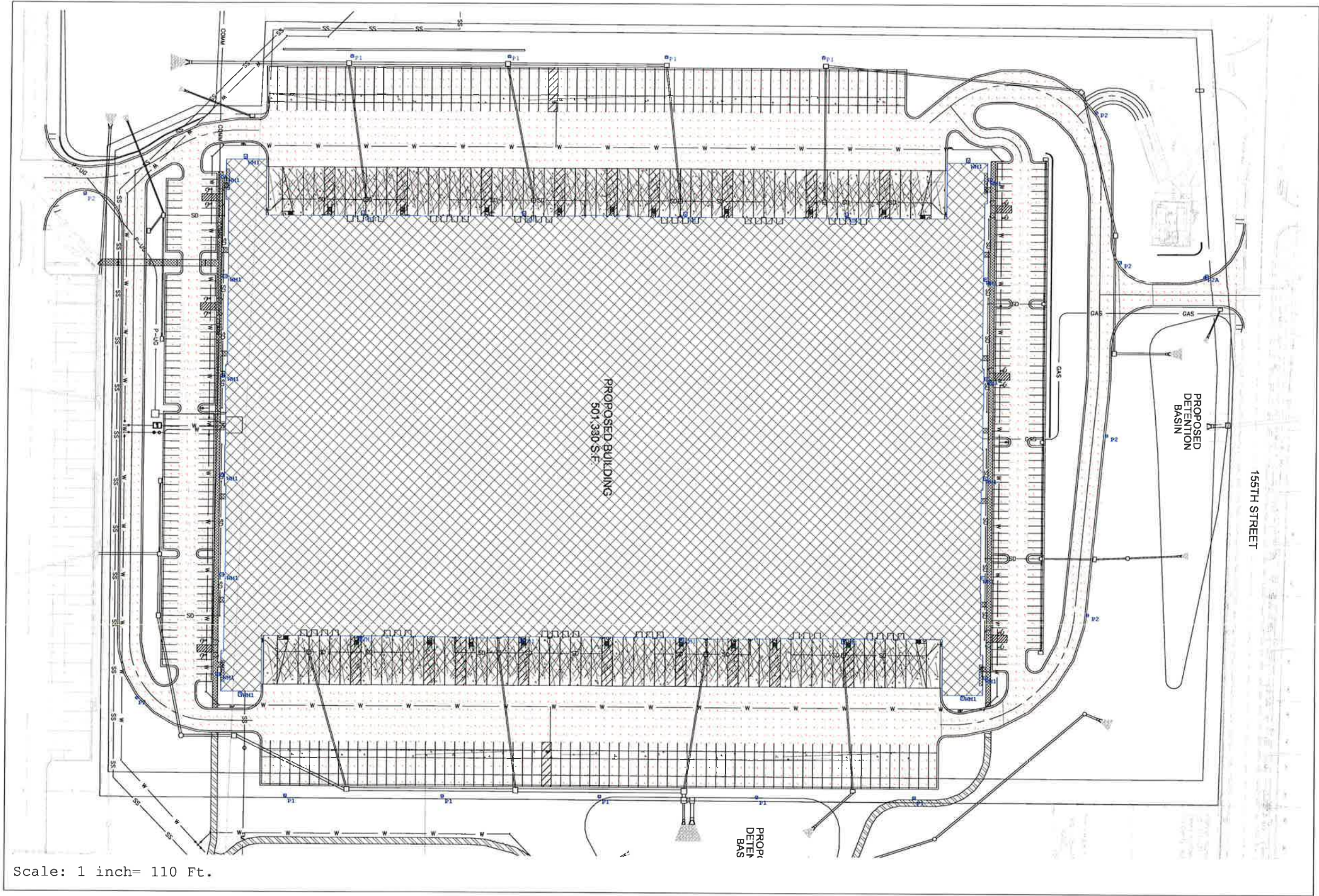
Manatee #8 & 10th Street  
Baker, MD 20612

Project No: 2021-28  
Date: 04/20/21  
Issued For: PERMIT SUBMITTAL

No.	Date	Description



A1.00  
OVERALL FLOOR PLAN



Scale: 1 inch= 110 Ft.



Light Loss Factor	0.91
Calculation plane	0'
Reflectances	NA
Mounting height	38'/33'

Calculated By: Kevin Hooley
Requested By:
Date: 4/27/2021
Scale: N/A

<b>Southview Commerce Center</b>
<b>BLDG 4-Site 2</b>

**DISCLAIMER:**

These calculations have been performed according to IES standards and good practice. There may be differences between measured values and the results presented herein, based on the extent in which field conditions deviate from the input data. These conditions include room dimensions, luminaire position, surface reflectances, architectural elements and furniture, temperature, voltage, measurement techniques and equipment tolerances. All attached drawings and images are for photometric reference only they are not made for construction.

**AREA INFORMATION:**

Area label :  
Wall height: 46'  
Mounting height: 38' / 33'  
Reflectances : NA

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	1.50	5.4	0.4	3.75	13.50
East Truck Parking	Fc	1.19	3.0	0.5	2.38	6.00
North Car Parking	Fc	2.35	4.2	1.5	1.57	2.80
South Car Parking	Fc	2.30	3.8	1.4	1.64	2.71
West Truck Parking	Fc	1.15	3.0	0.5	2.30	6.00

Luminaire Schedule							
Symbol	Qty	Label	Description	Tag	Lum. Watts	Lum. Lumens	LLF
☐	9	P1	PRV-PA2B-740-U-T3	PM @ 33'	151	19667	0.950
☐	6	P2	PRV-PA2B-740-U-T2R	PM @ 33'	151	19745	0.950
⊗	1	P2A	PRV-PA2B-740-U-T2R	PM @ 33'	151	19745	0.950
☐	24	WM1	PRV-XL-PA4B-740-U-T4W-WM	WM @ 38'	303	39057	0.950



#	Date	Comments

**Revisions**

Calculated By: Kevin Hooley
Requested By:
Date: 4/27/2021
Scale: N/A

**Southview Commerce Center**

**BLDG 4-Site 2**



**SECTION V.**  
**FINAL PLAT – SOUTHVIEW COMMERCE CENTER**  
**SOUTH 4<sup>TH</sup> PLAT**

**FINAL PLAT**  
**SOUTHVIEW COMMERCE CENTER SOUTH-4th PLAT**  
**BELTON PLANNING COMMISSION**  
**MONDAY, JUNE 21, 2021 – 6:00 P.M.**  
**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**APPLICATION**

Property Owner-NP Southview Industrial, LLC./Chris Chancellor

Engineer-Olsson, Inc./Nicholas Heiser

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- The application was filed for approval of a Final Plat for Southview Commerce Center South, 4th Plat.

**BACKGROUND**

The preliminary plat for Southview Commerce Center 4<sup>th</sup> Plat was approved by the City Council on March 30, 2021. The preliminary plat was a part of the rezoning of the property to an FCI Flex Commercial/Industrial zoning district of the North Scott Corridor Overlay District + Guidelines (NSCOD).

**PROPOSED FINAL PLAT**

The Final Plat is consistent with the revised preliminary plat.

*Lot sizes-* The 4th Plat is a 29.94-acre parcel (1,304,189 square feet). The lot size is consistent with other Lots in Southview Commerce Center, designed to facilitate development of the approved industrial and distribution facility approved with the preliminary plan.

*Streets-* The 4th Plat is adjacent to 155<sup>th</sup> Street, just east of Interstate 49. All required right-of-way was previously dedicated.

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

*Detention-* Stormwater management will be provided Tracts A on the north side of the lot. Detention is also provided in the adjoining Tract A in the 5<sup>th</sup> Plat. This detention area is a portion of the overall stormwater detention facilities for Southview Commerce Center. The tract will be maintained by the property owner as part of the overall management of Southview Commerce Center.

**STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Plat for Southview Commerce Center 4<sup>th</sup> Plat, as the final plat is consistent with the final plan submitted with Building 4. 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 Southview Commerce Center South 4<sup>th</sup> Plat, as submitted by Olsson, dated June 15, 2021, is hereby approved.

Final Plat-Southview Commerce Center-4th Plat.

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 Southview Commerce Center South, 4th Plat
2. Motion to **deny** a Final Plat for Southview Commerce Center South, 4th Plat
3. Motion to continue the application pending additional information.

**ATTACHMENTS**

1. Final Plat-Southview Commerce Center South, 4th Plat.

FINAL PLAT OF  
**SOUTHVIEW COMMERCE CENTER**  
**SOUTH 4th PLAT**  
 NW 1/4, NW 1/4, SEC. 1, T46N, R33W  
 BELTON, CASS COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL THAT PART OF AN UNPLATTED TRACT OF LAND AND BEING A PART OF THE OF THE EAST 1/4 OF THE WEST 1/4 OF THE WEST 1/4 AND THE EAST 1/4 OF THE WEST 1/4 OF GOVERNMENT LOT 2 AND INCLUDING A REPLAT OF A PART OF LOT 3 AND A PART OF TRACT D - DETENTION, SOUTHVIEW COMMERCE CENTER SOUTH, 3RD PLAT, A SUBDIVISION OF LAND ACCORDING TO THE RECORDED PLAT THEREOF, BEING DESCRIBED BY TIMOTHY BLAIR WISWELL, PROFESSIONAL LICENSE NO. 2009000087 OF OLSSON, INC. ALL IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 NORTH, RANGE 33 WEST, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 33 WEST, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI;

THENCE SOUTH 86 DEGREES 25 MINUTES 17 SECONDS EAST, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 491.84 FEET, TO THE NORTHWEST CORNER OF THE EAST 1/4 OF THE WEST 1/4 OF THE WEST 1/4 OF SAID GOVERNMENT LOT 2 OF SAID SECTION 1;

THENCE SOUTH 02 DEGREES 40 MINUTES 29 SECONDS WEST, DEPARTING SAID SOUTH LINE AND ON THE WEST LINE OF THE EAST 1/4 OF THE WEST 1/4 OF THE WEST 1/4 OF SAID GOVERNMENT LOT 2, A DISTANCE OF 69.91 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 155TH STREET, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 87 DEGREES 57 MINUTES 39 SECONDS EAST, DEPARTING SAID WEST LINE AND ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 83.38 FEET, TO A POINT BEING THE MOST WESTERLY CORNER OF A CERTAIN TRACT OF LAND DEDICATED TO THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR ROAD RIGHT-OF-WAY RECORDED IN BOOK 4415 AT PAGE 133;

THENCE SOUTH 78 DEGREES 06 MINUTES 27 SECONDS EAST, ON SAID SOUTH RIGHT-OF-WAY LINE, AS ESTABLISHED BY SAID CERTAIN TRACT OF LAND RECORDED IN BOOK 4415 AT PAGE 133, A DISTANCE OF 159.31 FEET, TO A POINT;

THENCE NORTH 03 DEGREES 37 MINUTES 42 SECONDS EAST, ON SAID SOUTH RIGHT-OF-WAY LINE, AS ESTABLISHED BY SAID CERTAIN TRACT OF LAND RECORDED IN BOOK 4415 AT PAGE 133, A DISTANCE OF 41.05 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 155TH STREET;

THENCE NORTH 88 DEGREES 19 MINUTES 55 SECONDS EAST, ON SAID SOUTH RIGHT-OF-WAY LINE, AS ESTABLISHED BY SAID CERTAIN TRACT OF LAND RECORDED IN BOOK 4415 AT PAGE 133, A DISTANCE OF 50.19 FEET, TO A POINT;

THENCE NORTH 88 DEGREES 10 MINUTES 04 SECONDS EAST, ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 124.56 FEET, TO A POINT BEING THE MOST WESTERLY CORNER OF A CERTAIN TRACT OF LAND DEDICATED TO THE CITY OF BELTON FOR ROAD RIGHT-OF-WAY RECORDED IN BOOK 3993 AT PAGE 548;

THENCE SOUTH 86 DEGREES 00 MINUTES 29 SECONDS EAST, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 155TH STREET, AS ESTABLISHED BY SAID CERTAIN TRACT OF LAND RECORDED IN BOOK 3993 AT PAGE 548, A DISTANCE OF 540.79 FEET, TO A POINT ON THE WEST LINE OF LOT 1, SUNSET HILL ADDITION, A SUBDIVISION OF LAND IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, SAID POINT BEING ON THE EAST LINE OF THE WEST 1/4 OF SAID GOVERNMENT LOT 2;

THENCE SOUTH 02 DEGREES 28 MINUTES 36 SECONDS WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ON SAID EAST LINE AND THE WEST LINE OF SAID SUNSET HILL ADDITION AND THE WEST LINE OF SUNSET HILL 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, A DISTANCE OF 1,385.85 FEET, TO A POINT IN SAID LOT 3 OF SAID SOUTHVIEW COMMERCE CENTER SOUTH, 3RD PLAT;

THENCE NORTH 87 DEGREES 37 MINUTES 42 SECONDS WEST, A DISTANCE OF 804.32 FEET, TO A POINT IN SAID TRACT D, DETENTION AREA, AS SHOWN ON SAID SOUTHVIEW COMMERCE CENTER, SOUTH 3RD PLAT;

THENCE NORTH 22 DEGREES 06 MINUTES 08 SECONDS WEST, A DISTANCE OF 121.37 FEET, TO A POINT;

THENCE NORTH 02 DEGREES 22 MINUTES 18 SECONDS EAST, A DISTANCE OF 81.03 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT D OF SAID SOUTHVIEW COMMERCE CENTER SOUTH, 3RD PLAT AND THE SOUTH LINE OF THE EAST 1/4 OF THE WEST 1/4 OF THE WEST 1/4 OF SAID GOVERNMENT LOT 2;

THENCE NORTH 85 DEGREES 28 MINUTES 47 SECONDS WEST, ON SAID NORTH AND SOUTH LINES, A DISTANCE OF 105.29 FEET, TO THE SOUTHWEST CORNER OF THE EAST 1/4 OF THE WEST 1/4 OF SAID GOVERNMENT LOT 2, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4, GRAND HILL ADDITION, A SUBDIVISION OF LAND IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE NORTH 02 DEGREES 40 MINUTES 29 SECONDS EAST, ON THE WEST LINE OF THE EAST 1/4 OF THE WEST 1/4 OF THE WEST 1/4 OF SAID GOVERNMENT LOT 2, AND THE EAST LINE OF SAID GRAND HILL ADDITION, A DISTANCE OF 1,174.86 FEET, TO THE POINT OF BEGINNING, CONTAINING 1,304,189 SQUARE FEET OR 29.9401 ACRES, MORE OR LESS.

SURVEYORS NOTES:

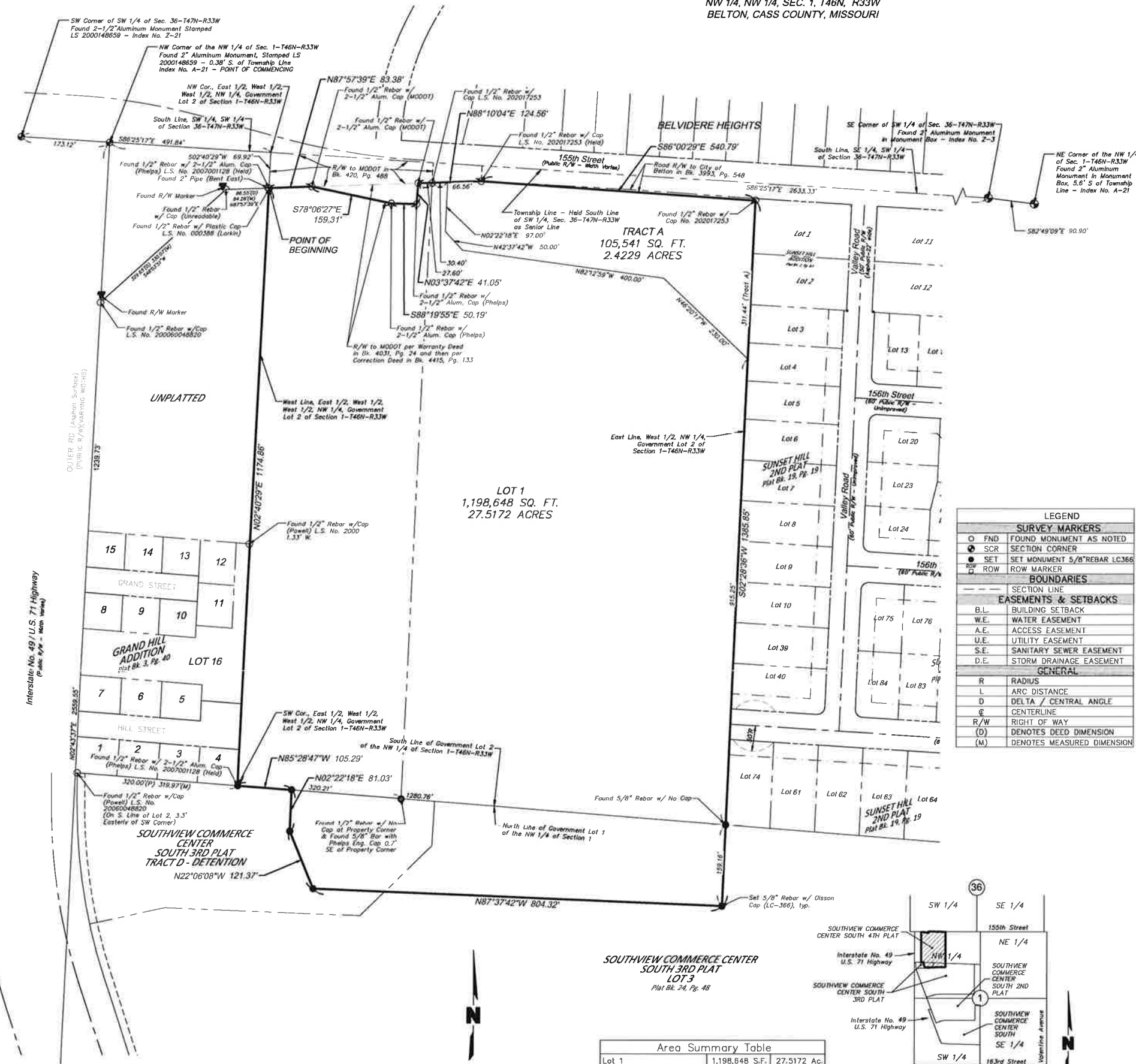
- Property information referencing this survey was taken from the Commitment for title insurance report, issued by Old Republic National Title Insurance Company, Commitment No. 01-201328215-017, Effective October 9, 2020 at 7:00 A.M. and from the Commitment for title insurance report, issued by Chicago Title Insurance Company, Commitment No. 201602, Effective March 17, 2021 at 8:00 A.M.
- Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone. Held the North line of Lot 3, "SOUTHVIEW COMMERCE CENTER SOUTH 3RD PLAT and the South line of Government Lot 2, of the NW 1/4 of Section 1, T46N, R33, with a bearing of S89°28'47"E. Dimensions shown are ground distances, U.S. Survey Feet.
- According to "Flood Insurance Rate Map", Community Panel No. 29037C0009F, Panel No. 9 of 48Q, Map Revised January 2, 2013, as published by the Federal Emergency Management Agency, this property lies within Flood Zone "X". (Areas determined to be outside the 0.2% annual chance floodplain.)
- The term per plot is in reference to GRAND HILL ADDITION recorded as instrument Number 10667 in Book 3 of Page 40, SUNSET HILL 2ND PLAT recorded as File # 318631 in Plot Book 00019 of Page 0019, SUNSET HILL ADDITION recorded as instrument Number 86883 in Plot Book 2 of Page 64, SOUTHVIEW COMMERCE CENTER SOUTH 3RD PLAT recorded as instrument Number 676641 in Book 24 of Page 48 in Cass County Recorded of Deeds Office.
- This survey meets or exceeds the current standards for "Urban" Class Property Surveys, as defined by the Department of Insurance, Financial Institutions and Professional Registration Division 2030, Chapter 16, Title 20 CSR 2030.16.040 accuracy standards for Property Boundary Surveys, which became effective June 30, 2017.

THIS PLAT AND SURVEY OF SOUTHVIEW COMMERCE CENTER SOUTH 4TH PLAT WERE EXECUTED BY OLSSON, 7301 W. 133RD STREET, OVERLAND PARK, KANSAS 66213.

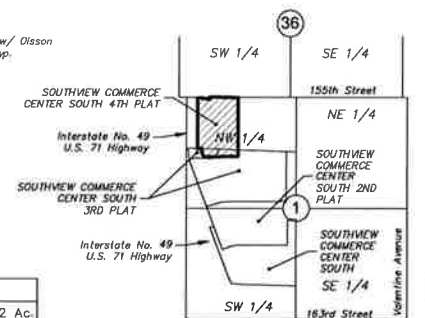
I HEREBY CERTIFY THAT THE PLAT OF SOUTHVIEW COMMERCE CENTER SOUTH 4TH PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON MISSOURI STATE PLANE NETWORK, NAD 1983 WEST ZONE, BASED UPON GPS OBSERVATIONS THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENT WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS AND STREET CENTERLINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE STATUTES, CITY AND COUNTY ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



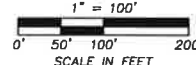
OLSSON, MO CLS 366  
 TIMOTHY BLAIR WISWELL, MO PLS 2009000087  
 MAY 5, 2021  
 TWISWELL@OLSSON.COM



LEGEND	
<b>SURVEY MARKERS</b>	
○ FND	FOUND MONUMENT AS NOTED
● SCR	SECTION CORNER
● SET	SET MONUMENT 5/8" REBAR LC366
○ ROW	ROW MARKER
<b>BOUNDARIES</b>	
---	SECTION LINE
---	EASEMENTS & SETBACKS
B.L.	BUILDING SETBACK
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
<b>GENERAL</b>	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
C	CENTERLINE
R/W	RIGHT OF WAY
(D)	DENOTES DEED DIMENSION
(M)	DENOTES MEASURED DIMENSION



Lot	Sq. Ft.	Acres
Lot 1	1,198,648	27.5172
Tract A	105,541	2.4229
Total	1,304,189	29.9401



DWG: C:\Temp\MapPublicat\_6136\V\_FPT\_B102000.dwg  
 DATE: Jun 15, 2021 2:35pm  
 USER: mjb.gno

DATE OF SURVEY	
04-26-2021	1st Submittal
06-15-2021	Added Tract A

drawn by: TML  
 surveyed by: MG  
 checked by: TBW  
 approved by: TBW  
 project no.: D1610000  
 file name: V\_FPT\_B102000.DWG

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority 001892  
 7301 W. 133rd Street, Suite 200 TEL: 913.381.1170 www.olsson.com  
 Overland Park, Kansas 66213 FAX: 913.381.1174

FINAL PLAT OF  
**SOUTHVIEW COMMERCE CENTER**  
**SOUTH 4th PLAT**  
 NW 1/4, NW 1/4, SEC. 1, T46N, R33W  
 BELTON, CASS COUNTY, MISSOURI

Area Summary Table		
Lot 1	1,198,648 S.F.	27,5172 Ac.
Tract A	105,541 S.F.	2,4229 Ac.
Total	1,304,189 S.F.	29,9401 Ac.

**PROPERTY DESCRIPTION:**

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THENCE SOUTH 03 DEGREES 34 MINUTES 11 SECONDS WEST, DEPARTING SAID SOUTH LINE AND ON THE WEST LINE OF SAID GOVERNMENT LOT 2 AND ON A LINE PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 69.91 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 155TH STREET, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING;

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THENCE SOUTH 02 DEGREES 28 MINUTES 36 SECONDS WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ON SAID EAST LINE AND THE WEST LINE OF SAID LOT 1 AND LOT 2 OF SAID SUNSET HILL ADDITION AND THE WEST LINES OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 39, 40, 74 OF SAID SUNSET HILL 2ND PLAT, A SUBDIVISION OF LAND IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, A DISTANCE OF 1,385.85 FEET, TO A POINT IN SAID LOT 3 OF SAID SOUTHVIEW COMMERCE CENTER SOUTH, 3RD PLAT;

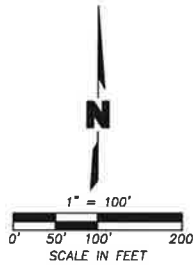
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LEGEND	
<b>SURVEY MARKERS</b>	
○ FND	FOUND MONUMENT AS NOTED
● SCR	SECTION CORNER
● SET	SET MONUMENT 5/8" REBAR LC366
● ROW	ROW MARKER
<b>BOUNDARIES</b>	
---	SECTION LINE
<b>EASEMENTS &amp; SETBACKS</b>	
B.L.	BUILDING SETBACK
W.E.	WATER EASEMENT
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<b>GENERAL</b>	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
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R/W	RIGHT OF WAY
(D)	DENOTES DEED DIMENSION
(M)	DENOTES MEASURED DIMENSION

**SURVEYORS NOTES:**

1. Property information referencing this survey was taken from the Commitment for title insurance report, issued by Old Republic National Title Insurance Company, Commitment No. 01-201328215-011, Effective October 9, 2020 at 7:00 A.M. and from the Commitment for title insurance report, issued by Chicago Title Insurance Company, Commitment No. 201602, Effective March 17, 2021 at 8:00 A.M.
  2. Bearings used herein are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone. Held the North line of Lot 3, "SOUTHVIEW COMMERCE CENTER SOUTH 3RD PLAT and the South line of Government Lot 2, of the NW 1/4 of Section 1, T46N, R33, with a bearing of S85°28'47"E.
  3. According to "Flood Insurance Rate Map", Community Panel No. 29037C0009F, Panel No. 9 of 480, Map Revised January 2, 2013, as published by the Federal Emergency Management Agency, this property lies within Flood Zone "X". (Areas determined to be outside the 0.2% annual chance floodplain.)
  4. The term per plot is in reference to GRAND HILL ADDITION recorded as Instrument Number 10667 in Book 3 at Page 40, SUNSET HILL 2ND PLAT recorded as File # 318631 in Plat Book 00019 at Page 0019, SUNSET HILL ADDITION recorded as Instrument Number 86863 in Plat Book 2 at Page 64, SOUTHVIEW COMMERCE CENTER SOUTH 3RD PLAT recorded as Instrument Number 676841 in Book 24 at Page 48 in Cass County Recorded of Deeds Office.
  5. This survey meets or exceeds the current standards for "Urban" Class Property Surveys, as defined by the Department of Insurance, Financial Institutions and Professional Registration Division 2030, Chapter 16, Title 20 CSR 2030.16.040 accuracy standards for Property Boundary Surveys, which became effective June 30, 2017.
- THIS PLAT AND SURVEY OF SOUTHVIEW COMMERCE CENTER SOUTH 4TH PLAT WERE EXECUTED BY OLSSON, 7301 W. 133RD STREET, OVERLAND PARK, KANSAS 66213.

I HEREBY CERTIFY THAT THE PLAT OF SOUTHVIEW COMMERCE CENTER SOUTH 4TH PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON MISSOURI STATE PLANE NETWORK, NAD 1983 WEST ZONE, BASED UPON GPS OBSERVATIONS THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENT WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS AND STREET CENTERLINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE STATUTES, CITY AND COUNTY ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

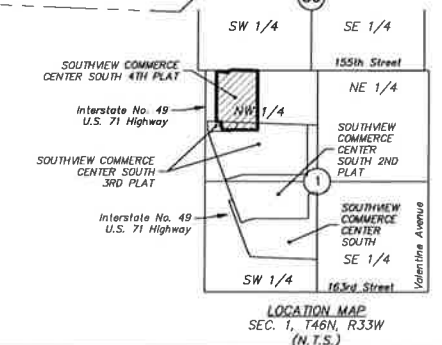
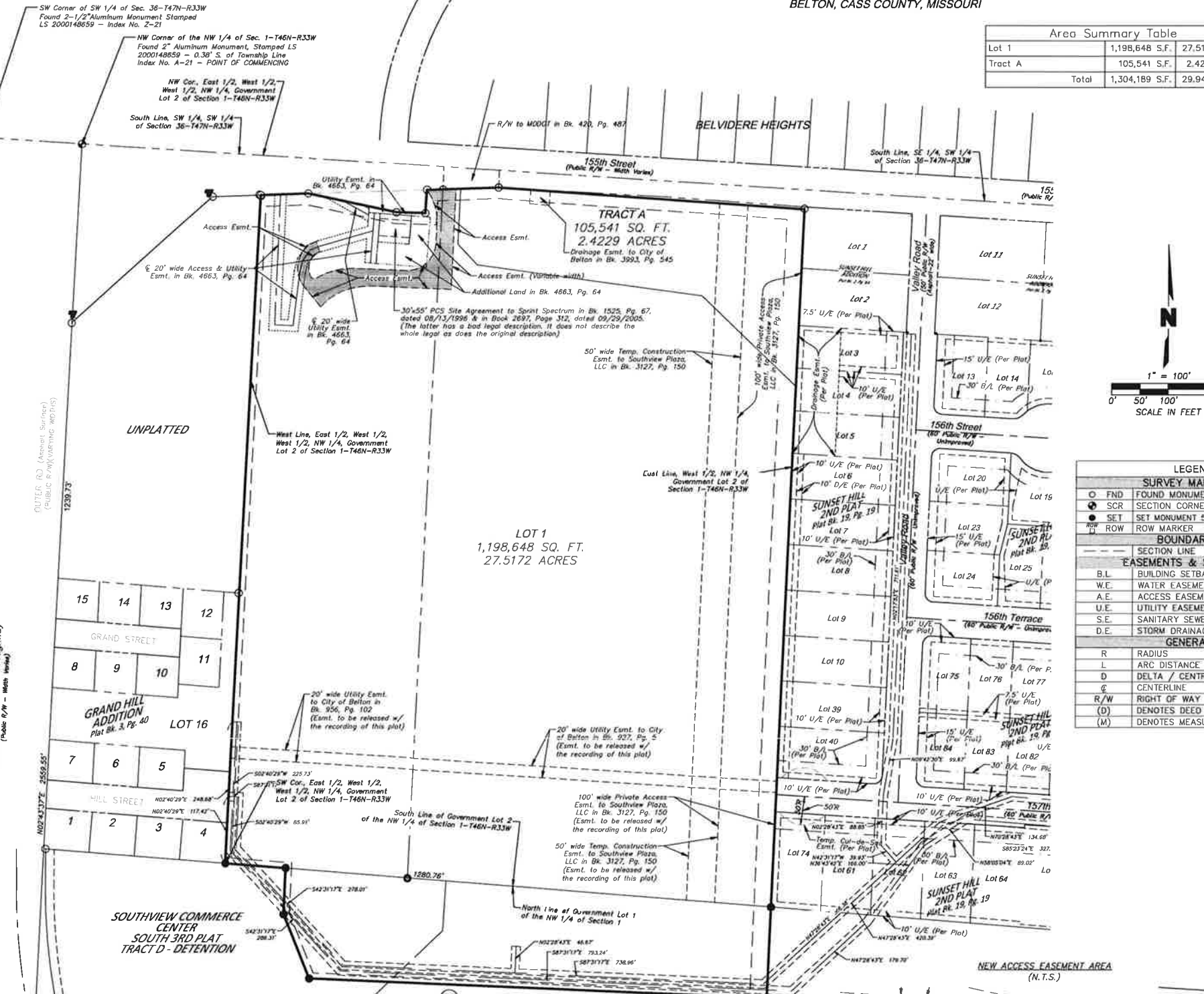


OLSSON, MO CLS 366  
 TIMOTHY BLAIR WISWELL, MO PLS 200900067  
 MAY 5, 2021  
 TWISWELL@OLSSON.COM

**olsson**

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001892  
 7501 W. 133rd Street, Suite 200 TEL 913 381 1170 www.olsson.com  
 Overland Park, Kansas 66213 FAX 913 616 1174

SHEET  
 2 of 3



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 DATE: Jun 15, 2021 2:38pm  
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**SECTION V.**  
**FINAL PLAT – SOUTHVIEW COMMERCE CENTER**  
**5<sup>TH</sup> PLAT**

**FINAL PLAT**  
**SOUTHVIEW COMMERCE CENTER - 5th PLAT**  
**BELTON PLANNING COMMISSION**  
**MONDAY, JUNE 21, 2021 – 6:00 P.M.**  
**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**APPLICATION**

Property Owner-NP Southview Industrial, LLC./Chris Chancellor

Engineer-Olsson, Inc./Patrick Ward

Location- The property is located approximately 6107 East 155th Street, or the south side of 155th Street approximately 800-feet east of South Outer Road.

Request- *The application was filed for approval of a **Final Plat** for Southview Commerce Center 5th Plat.*

**BACKGROUND**

The preliminary plat for Southview Commerce Center 5<sup>th</sup> Plat was approved by the City Council on March 30, 2021. The preliminary plat was related to the rezoning of the property to an FCI Flex Commercial/Industrial zoning district of the North Scott Corridor Overlay District + Guidelines (NSCOD).

This 5<sup>th</sup> Plat provides for the creation of Tract A, which serves as an open space tract to provide a buffer from the single-family homes to the east. The buffer area includes a landscaped detention area, a 10-foot berm planted with evergreen trees, shrubs, and sections of 6-foot cedar fencing, and a preservation area of existing trees.

**PROPOSED FINAL PLAT**

The Final Plat is consistent with the preliminary plan.

*Lot sizes-* The 5th Plat is a 6.34-acre parcel (276,319 square feet). The lot size is consistent with other lots in Southview Commerce Center, and the plat is designed to provide detention and an open space buffer for properties to the east, as was approved with the preliminary plan.

*Streets-* The 5th Plat is adjacent to 155<sup>th</sup> Street, just east of Interstate 49. No right-of-way or new streets are proposed with the Final Plat.

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

*Detention-* Stormwater management will be provided in Tract A for the proposed single-family subdivision and Building 4. This detention area is a portion of the overall stormwater detention facilities for Southview Commerce Center. The tract will be maintained by the property owner as part of the overall management of Southview Commerce Center.

**STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Plat for Southview Commerce Center 5<sup>th</sup> Plat, as the final plat is consistent with the revised preliminary plan submitted with Building 4. The plat meets all final plat requirements of Section 36.35 of Unified Development Code.

The recommendation is subject to the following conditions:

Final Plat-Southview Commerce Center-5th Plat.



1. The Final Plat for Southview Commerce Center 5<sup>th</sup> Plat, as submitted by Olsson, dated June 14, 2021, is hereby approved.
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 Southview Commerce Center 5th Plat.
2. Motion to **deny** a Final Plat for Southview Commerce Center 5th Plat.
3. Motion to continue the application pending additional information.

**ATTACHMENTS**

1. Final Plat- Southview Commerce Center 5th Plat.
2. Location Map

# ArcGIS Web Map



6/18/2021, 10:28:48 AM

Aerial\_MARC\_2020\_6in.tif

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

Streets

Belton\_Parcels

Southview Commerce  
Center 5th Plat



Esri, Cor  
Cass, In  
Missouri  
SafeGrip

**FINAL PLAT OF  
SOUTHVIEW COMMERCE CENTER 5TH PLAT,  
A REPLAT OF LOTS 3-4, 19, 25, 39-40, 61, 75-77  
AND ALL OF LOTS 5-10, 20, 23-24 AND 74,  
SUNSET HILL 2ND PLAT, A SUBDIVISION IN THE  
NE 1/4, NW 1/4, SECTION 1, T46N, R33W  
BELTON, CASS COUNTY, MISSOURI**

**PROPERTY DESCRIPTION:**

ALL THAT PART OF A PLATTED TRACT OF LAND AND BEING A PART OF LOTS 3-4, 19, 25, 39-40, 61, 75-77 AND ALL OF LOTS 5-10, 20, 23-24 AND 74, AND THAT PART OF 156TH STREET, 156TH TERRACE, 157TH STREET AND VALLEY ROAD, AS SHOWN AND NOW ESTABLISHED BY THE PLAT OF SUNSET HILL 2ND PLAT, A SUBDIVISION OF LAND, ACCORDING TO THE RECORDED PLAT THEREOF, BEING DESCRIBED BY TIMOTHY BLAIR WISWELL, PROFESSIONAL LICENSE NO. 200900067 OF OLSSON, INC., ALL IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 NORTH, RANGE 33 WEST, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 33 WEST, IN THE CITY OF BELTON, MISSOURI;

THENCE SOUTH 86 DEGREES 25 MINUTES 17 SECONDS EAST, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1,447.89 FEET, TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOTS 1 AND 2 OF SUNSET HILL ADDITION, A SUBDIVISION OF LAND, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE SOUTH 02 DEGREES 28 MINUTES 36 SECONDS WEST, DEPARTING SAID NORTH LINE AND ON SAID NORTHERLY PROLONGATION AND THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 238.57 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 2 AND NORTHWEST CORNER OF LOT 3 OF SAID SUNSET HILL 2ND PLAT, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 86 DEGREES 28 MINUTES 24 SECONDS EAST, ON THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 190.09 FEET, TO THE WEST RIGHT-OF-WAY LINE OF VALLEY ROAD, AS NOW ESTABLISHED BY THE PLAT OF SAID SUNSET HILL ADDITION, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE;

THENCE IN A SOUTHERLY AND SOUTHWESTERLY DIRECTION, DEPARTING SAID WEST RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT, WHOSE INITIAL TANGENT BEARS SOUTH 02 DEGREES 28 MINUTES 52 SECONDS WEST, HAVING A RADIUS OF 39.00 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 59 MINUTES 04 SECONDS, AN ARC LENGTH OF 30.82 FEET, TO THE BEGINNING OF A REVERSE CURVE;

THENCE IN A SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY AND EASTERLY DIRECTION ON A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 136 DEGREES 11 MINUTES 18 SECONDS, AN ARC LENGTH OF 118.85 FEET, TO THE CENTER LINE OF SAID VALLEY ROAD;

THENCE SOUTH 02 DEGREES 28 MINUTES 52 SECONDS WEST, ON SAID CENTER LINE, A DISTANCE OF 79.00 FEET, TO A POINT;

THENCE SOUTH 87 DEGREES 28 MINUTES 29 SECONDS EAST, DEPARTING SAID CENTER LINE, A DISTANCE OF 197.84 FEET, TO A POINT;

THENCE SOUTH 02 DEGREES 31 MINUTES 31 SECONDS WEST, ON A LINE PERPENDICULAR TO SAID LAST COURSE, A DISTANCE OF 354.99 FEET, TO A POINT;

THENCE SOUTH 60 DEGREES 32 MINUTES 47 SECONDS WEST, A DISTANCE OF 308.46 FEET, TO A POINT;

THENCE SOUTH 02 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 313.21 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1 AND THE SOUTH LINE OF SAID LOT 61;

THENCE NORTH 85 DEGREES 28 MINUTES 47 SECONDS WEST, ON SAID NORTH AND SOUTH LINES AND THE SOUTH LINE OF SAID LOT 74, A DISTANCE OF 150.01 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 74;

THENCE NORTH 02 DEGREES 28 MINUTES 36 SECONDS EAST, DEPARTING SAID NORTH AND SOUTH LINES AND ON THE WEST LINE OF SAID LOTS 74, 40, 39, 10, 9, 8, 7, 6, 5, 4 AND 3, A DISTANCE OF 1,022.09 FEET, TO THE POINT OF BEGINNING, CONTAINING 276,319 SQUARE FEET OR 6.3434 ACRES, MORE OR LESS.

**SURVEYORS NOTES:**

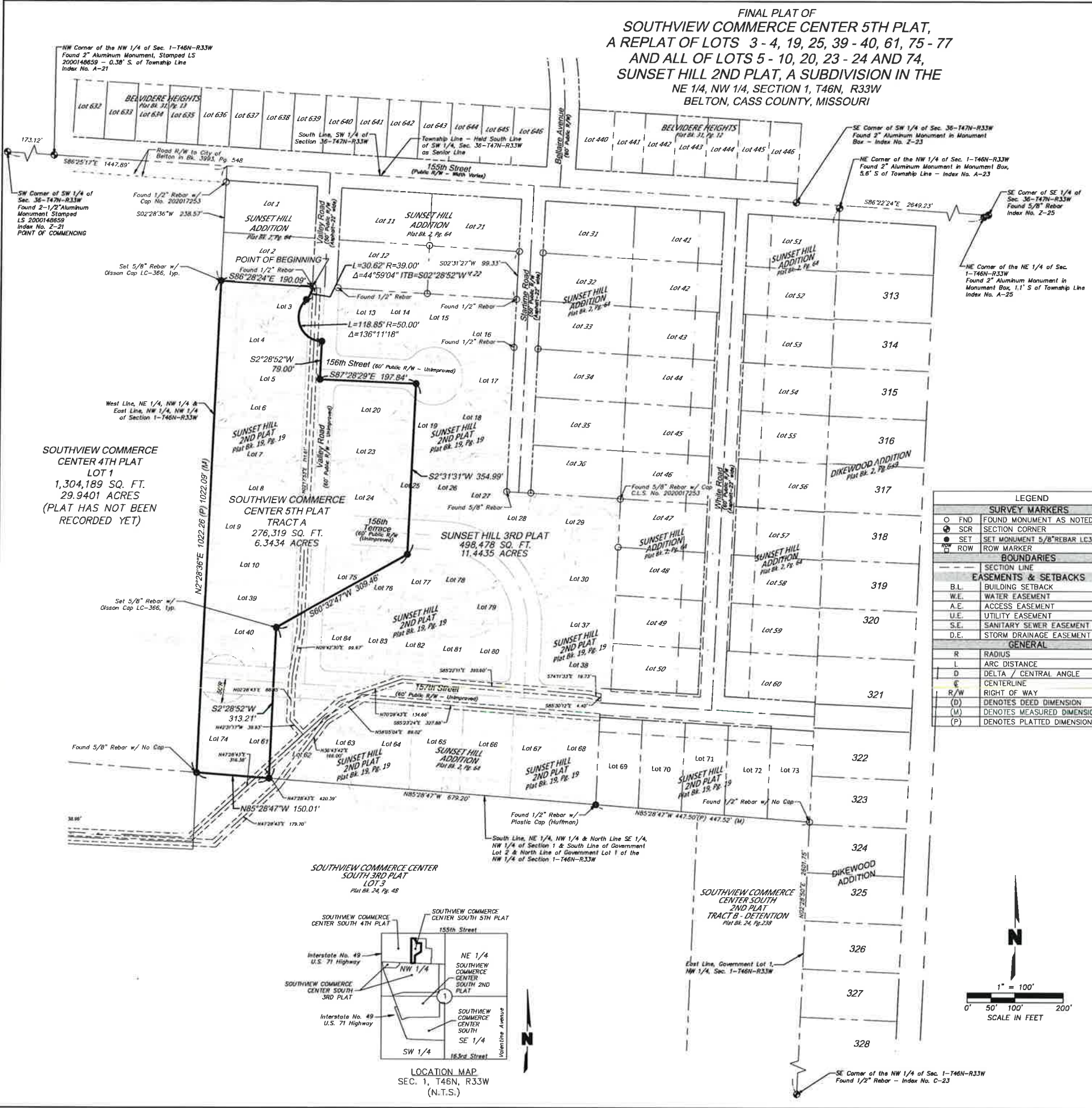
- Property information referenced in this survey was taken from the Commitment for title insurance report, issued by Chicago Title Insurance Company, Commitment No. 201730, Effective September 21, 2020 at 8:00 A.M.
- Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone. Held the North line of LOT 3, "SOUTHVIEW COMMERCE CENTER SOUTH 3RD PLAT and the South line of Government Lot 2, of the NW 1/4 of Section 1, T46N, R33, with a bearing of S85°28'47"E. Dimensions shown are ground distances, U.S. Survey Feet.
- According to "Flood Insurance Rate Map", Community Panel No. 29037C0009F, Panel No. 9 of 480, Map Revised January 2, 2013, as published by the Federal Emergency Management Agency, this property lies within Flood Zone "X". (Areas determined to be outside the 0.2% annual chance floodplain.)
- The term per plat is in reference to SUNSET HILL 2ND PLAT recorded as File # 318631 in Plat Book 00019 at Page 0019, SUNSET HILL ADDITION recorded as Instrument Number 86863 in Plat Book 2 at Page 64, SOUTHVIEW COMMERCE CENTER SOUTH 3RD PLAT recorded as Instrument Number 676641 in Book 24 at Page 48 in Cass County Recorded of Deeds Office.
- This survey meets or exceeds the current standards for "Urban" Class Property Surveys, as defined by the Department of Insurance, Financial Institutions and Professional Registration Division 2030, Chapter 16, Title 20 CSR 2030.16.040 accuracy standards for Property Boundary Surveys, which became effective June 30, 2017.
- The existing road right-of-ways, utility easements, drainage easements and building setback lines shown on the existing plat of SUNSET HILL 2ND PLAT that are within the boundaries of the new plat are to be released following the recording of said plat.

THIS PLAT AND SURVEY OF SOUTHVIEW COMMERCE CENTER 5TH PLAT WERE EXECUTED BY OLSSON, 7301 W. 133RD STREET, OVERLAND PARK, KANSAS 66213.

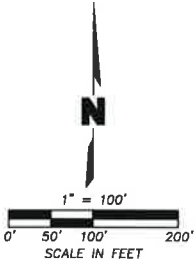
I HEREBY CERTIFY THAT THE PLAT OF SOUTHVIEW COMMERCE CENTER 5TH PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON MISSOURI STATE PLANE NETWORK, NAD 1983 WEST ZONE, BASED UPON GPS OBSERVATIONS THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENT WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS AND STREET CENTERLINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE STATUTES, CITY AND COUNTY ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366  
TIMOTHY BLAIR WISWELL, MO PLS 200900067  
MAY 5, 2021  
TWISWELL@OLSSON.COM



LEGEND	
<b>SURVEY MARKERS</b>	
○ FND	FOUND MONUMENT AS NOTED
● SCR	SECTION CORNER
● SET	SET MONUMENT 5/8" REBAR LC368
● ROW	ROW MARKER
<b>BOUNDARIES</b>	
---	SECTION LINE
<b>EASEMENTS &amp; SETBACKS</b>	
B.L.	BUILDING SETBACK
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
<b>GENERAL</b>	
R	RADIUS
L	ARC DISTANCE
Δ	DELTA / CENTRAL ANGLE
C/L	CENTERLINE
R/W	RIGHT OF WAY
(D)	DENOTES DEED DIMENSION
(M)	DENOTES MEASURED DIMENSION
(P)	DENOTES PLATTED DIMENSION



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 DWG: F:\2018\1001-1500\018-1020-D-10-Design\Survey\SRVY\Sheets\V\_FPTZ\_810200D.dwg  
 DATE: Jun 14, 2021 12:41pm

DATE OF SURVEY	
05-05-2021 1st Submittal	
08-14-2021 Revised AG, Plat Name	
drawn by:	TMW
surveyed by:	MO
checked by:	TBW
approved by:	LBW
project no.:	D18-0200
file name:	V_FPTZ_810200D.DWG

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority #01592  
 7301 W. 133rd Street, Suite 200  
 Overland Park, Kansas 66213 TEL 913.381.1170 FAX 913.381.1174 www.olsson.com

SHEET 1 of 2



**SECTION V.**  
**FINAL PLAT – SUNSET HILLS 3<sup>RD</sup> PLAT**

**FINAL PLAT  
SUNSET HILLS 3<sup>rd</sup> PLAT  
BELTON PLANNING COMMISSION  
MONDAY, JUNE 21, 2021 – 6:00 P.M.  
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**APPLICATION**

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

Engineer: Olsson Inc./Nicholas Heiser

Request- The application was filed for approval of a **Final Plat** for Sunset Hills 3<sup>rd</sup> Plat, located on the south side of 155<sup>th</sup> Street, at Valley Road and Startimes Drive, extended.

**BACKGROUND**

This Final Plat for Sunset Hills 3<sup>rd</sup> Plat was submitted in conjunction with the Final Development Plan for Building 4, Southview Commerce Center. The plat provides for the creation of 26 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. Please note that this area was referred to as Southview Residential at the time of the preliminary plan.

This property was final platted as Sunset Hills in 2005. The subdivision provided for the extension of Valley Road and partial extension of Startimes Road from the existing stub street location, south to 157<sup>th</sup> 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 26 new lots. At the time of the review of the Southview Residential preliminary plat, 22 lots were proposed. The 26 lots are the result of adding a lot at the cul-de-sac and revising lot widths on the west side of Startimes Drive. The applicant explains that 26 lots makes the subdivision more marketable to prospective builders.

**PROPOSED PRELIMINARY PLAT**

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

*Plat details-* The Final Plat provides 26 lots, generally along Startimes Drive as extended from its existing stub location south of 155<sup>th</sup> Street. There are also lots platted along east/west 157<sup>th</sup> Street. The plat includes the dedication of these street extensions, as well as a cul-de-sac at the end of Valley Road. An open space Tract in the adjoining 5<sup>th</sup> Plat 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.

Sunset Hills 3<sup>rd</sup>-Final 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 26 single-family lots, with a lot sizes ranging from a 75' and 80' width and 184' depth, providing lot area of approximately 14,000 to 19,000 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 Final Plat makes adequate provisions for public utilities and drainage.

*Easements-* The Final Plat includes all necessary easements for utilities and drainage.

*Detention-* Stormwater management will be provided by the detention basin located on Tract A in the adjoining 5<sup>th</sup> Plat.

#### **STAFF RECOMMENDATION**

The staff recommends approval of the application for a Final Plat for Sunset Hills 3<sup>rd</sup> Plat, as the plat meets all requirements of Section 36.34 of the UDC.

The recommendation is subject to the following conditions:

1. The Final Plat for Sunset Hills 3<sup>rd</sup> Plat, is approved as submitted, dated 6/7/21 by Olsson Associates.
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 Sunset Hills 3<sup>rd</sup> Plat.
2. Motion to **deny** a Final Plat for Sunset Hills 3<sup>rd</sup> Plat.
3. Motion to continue the application pending additional information.

#### **ATTACHMENTS**

1. Final Plat-Sunset Hills 3<sup>rd</sup> Plat
2. Sunset Hills-Final Plat (original document)
3. Location Map

# ArcGIS Web Map



6/18/2021, 10:28:48 AM

Aerial\_MARC\_2020\_6in.tif

Streets

Belton\_Parcels

Red: Band\_1

Green: Band\_2

Blue: Band\_3

Sunset Hills 3rd Plat



**FINAL PLAT OF  
SUNSET HILLS 3RD PLAT  
A REPLAT OF LOTS 13 - 19, 25 - 30, 37 - 40, 61 - 68 and 75 - 84,  
SUNSET HILL 2ND PLAT, AND ALL THAT PART OF LOTS 65 AND 66,  
SUNSET HILL ADDITION, BOTH SUBDIVISIONS IN THE  
NE 1/4, NW 1/4, SECTION 1, T46N, R33W  
BELTON, CASS COUNTY, MISSOURI**

**PROPERTY DESCRIPTION:**

ALL THAT PART OF A PLATTED TRACT OF LAND BEING A PART OF LOTS 3, 4, 19, 25, 39, 40, 61, 75 - 77 AND ALL 13 - 18, 26 - 30, 37 - 38, 62 - 68 and 78 - 84, SUNSET HILL 2ND PLAT, AND ALL THAT PART OF LOTS 65 AND 66, SUNSET HILL ADDITION, BOTH SUBDIVISIONS OF LAND ACCORDING TO THE RECORDED PLAT THEREOF, AND THAT PART OF 156TH STREET, 156TH TERRACE, 157TH STREET AND VALLEY ROAD, AS SHOWN AND NOW ESTABLISHED BY THE PLAT OF SAID SUNSET HILL 2ND PLAT, BEING DESCRIBED BY TIMOTHY BLAIR WISWELL, PROFESSIONAL LICENSE NO. 200900067 OF OLSSON, INC., ALL IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 NORTH, RANGE 33 WEST, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 33 WEST, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI;

THENCE SOUTH 86 DEGREES 25 MINUTES 17 SECONDS EAST, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1,447.89 FEET, TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOTS 1 AND 2 OF SUNSET HILL ADDITION, A SUBDIVISION OF LAND, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE SOUTH 02 DEGREES 28 MINUTES 36 SECONDS WEST, DEPARTING SAID NORTH LINE AND ON SAID NORTHERLY PROLONGATION AND THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 238.57 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 2 AND NORTHWEST CORNER OF LOT 3 OF SAID SUNSET HILL 2ND PLAT;

THENCE SOUTH 86 DEGREES 28 MINUTES 24 SECONDS EAST, ON THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 190.09 FEET, TO THE WEST RIGHT-OF-WAY LINE OF VALLEY ROAD, AS NOW ESTABLISHED BY THE PLAT OF SAID SUNSET HILL ADDITION, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 86 DEGREES 28 MINUTES 24 SECONDS EAST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ON THE SOUTH LINES OF LOT 12 AND LOT 22 OF SAID SUNSET HILL ADDITION AND THE NORTH LINE OF SAID SUNSET HILL 2ND PLAT, A DISTANCE OF 423.91 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 27, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE RIGHT-OF-WAY LINE OF SAID STARTIME ROAD, AS SHOWN ON THE PLAT OF SAID SUNSET HILL ADDITION;

THENCE SOUTH 02 DEGREES 31 MINUTES 27 SECONDS WEST, ON SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID SUNSET HILL 2ND PLAT, A DISTANCE OF 423.91 FEET, TO THE NORTHEAST CORNER OF SAID LOT 16, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE RIGHT-OF-WAY LINE OF SAID STARTIME ROAD, AS SHOWN ON THE PLAT OF SAID SUNSET HILL ADDITION;

THENCE SOUTH 86 DEGREES 29 MINUTES 28 SECONDS EAST, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STARTIME ROAD AND THE SOUTH LINE OF LOT 36 OF SAID SUNSET HILL ADDITION, AND THE NORTH LINE OF SAID LOTS 28 AND 29 OF SAID SUNSET HILL 2ND PLAT, A DISTANCE OF 237.21 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 36 AND THE NORTHEASTERLY CORNER OF SAID LOT 29;

THENCE SOUTH 02 DEGREES 32 MINUTES 11 SECONDS WEST, DEPARTING SAID NORTH LINE AND ON THE WEST LINE OF LOTS 47 - 50 OF SAID SUNSET HILL ADDITION AND THE EAST LINE OF SAID LOTS 29 - 30 AND LOTS 37 - 38 OF SAID SUNSET HILL 2ND PLAT, A DISTANCE OF 395.22 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 157TH STREET, AS NOW ESTABLISHED;

THENCE NORTH 86 DEGREES 26 MINUTES 45 SECONDS WEST, ON SAID SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOT 38, A DISTANCE OF 20.63 FEET, TO A POINT BEING THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 68 AND THE WEST LINE OF LOT 69 OF SAID SUNSET HILL 2ND PLAT;

THENCE SOUTH 02 DEGREES 28 MINUTES 44 SECONDS WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ON SAID NORTHERLY PROLONGATIONS AND SAID EAST AND WEST LINES, A DISTANCE OF 241.24 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 69 AND THE SOUTHEAST CORNER OF SAID LOT 68;

THENCE NORTH 85 DEGREES 28 MINUTES 47 SECONDS WEST, ON SAID NORTH AND SOUTH LINES AND ON THE SOUTH LINE OF SAID BOTH SUNSET HILL ADDITION AND SUNSET HILL 2ND PLAT, A DISTANCE OF 679.20 FEET, TO A POINT;

THENCE NORTH 02 DEGREES 28 MINUTES 52 SECONDS EAST, DEPARTING THE SOUTH LINE OF SAID SUNSET HILL 2ND PLAT, A DISTANCE OF 313.21 FEET, TO A POINT;

THENCE NORTH 60 DEGREES 32 MINUTES 47 SECONDS EAST, A DISTANCE OF 309.46 FEET, TO A POINT;

THENCE NORTH 02 DEGREES 31 MINUTES 31 SECONDS EAST, A DISTANCE OF 354.99 FEET, TO A POINT;

THENCE NORTH 87 DEGREES 28 MINUTES 29 SECONDS WEST, ON A LINE PERPENDICULAR TO SAID LAST COURSE, A DISTANCE OF 197.84 FEET, TO A POINT ON THE CENTER LINE OF SAID VALLEY ROAD;

THENCE NORTH 02 DEGREES 28 MINUTES 52 SECONDS EAST, ON SAID CENTER LINE, A DISTANCE OF 79.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE IN A WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY DIRECTION ON A CURVE TO THE RIGHT, WHOSE INITIAL TANGENT BEARS NORTH 88 DEGREES 43 MINUTES 22 SECONDS WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 136 DEGREES 11 MINUTES 18 SECONDS, AN ARC LENGTH OF 118.85 FEET, TO THE BEGINNING OF A REVERSE CURVE;

THENCE IN A NORTHEASTERLY AND NORTHERLY DIRECTION, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 39.00 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 59 MINUTES 04 SECONDS, AN ARC LENGTH OF 30.62 FEET, TO THE POINT OF BEGINNING, CONTAINING 498,478 SQUARE FEET OR 11.4435 ACRES, MORE OR LESS.

**SURVEYORS NOTES:**

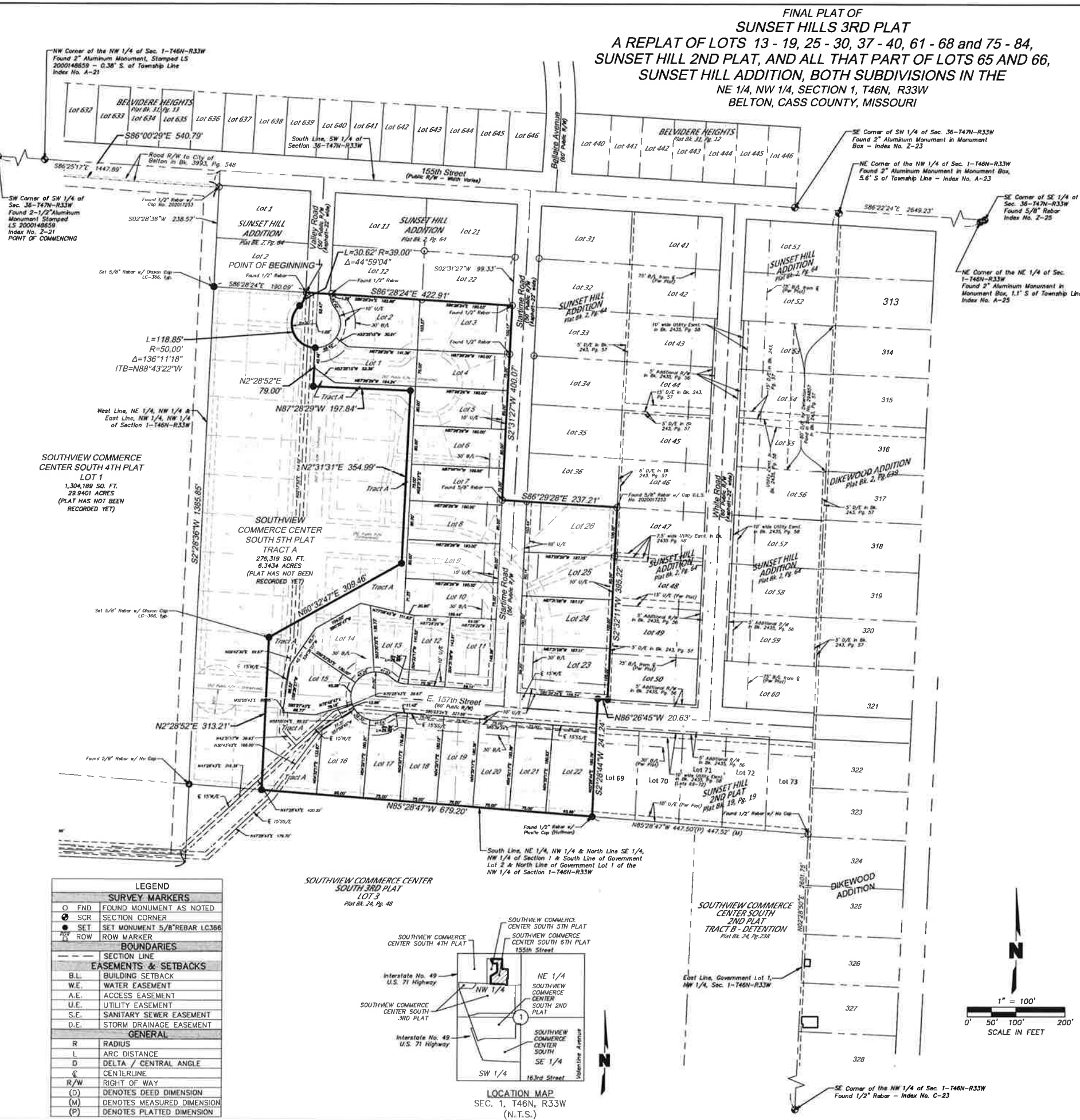
- Property information referencing this survey was taken from the Commitment for Title Insurance report, issued by Chicago Title Insurance Company, Commitment No. 201730, Effective September 21, 2020 at 8:00 A.M.
- Bearings used herein are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone. Held the North line of LOT 3, "SOUTHVIEW COMMERCE CENTER SOUTH 3RD PLAT" and the South line of Government Lot 2, of the NW 1/4 of Section 1, T46N, R33, with a bearing of S85°28'47"E. Dimensions shown are ground distances, U.S. Survey Feet.
- According to "Flood Insurance Rate Map", Community Panel No. 29037C0009F, Panel No. 9 of 480, Map Revised January 2, 2013, as published by the Federal Emergency Management Agency, this property lies within Flood Zone "X". (Areas determined to be outside the 0.2% annual chance floodplain.)
- The term per plat is in reference to SUNSET HILL 2ND PLAT recorded as File # 318631 in Plat Book 0019 of Page 0019, SUNSET HILL ADDITION recorded as Instrument Number 68663 in Plat Book 2 of Page 64. SOUTHVIEW COMMERCE CENTER SOUTH 3RD PLAT recorded as Instrument Number 676641 in Book 24 of Page 48 in Cass County Recorded of Deeds Office.
- This survey meets or exceeds the current standards for "Urban" Class Property Surveys, as defined by the Department of Insurance, Financial Institutions and Professional Registration Division 2030, Chapter 16, Title 20 CSR 2030.16.040 accuracy standards for Property Boundary Surveys, which became effective June 30, 2017.
- The existing road right-of-ways, utility easements, drainage easements and building setback lines shown on the plat of Sunset Hill Addition and Sunset Hill 2nd Plat and being included within the re-plat boundary will be released and will no longer be valid as of the recording date of this Plat.

THIS PLAT AND SURVEY OF SUNSET HILLS 3RD PLAT WERE EXECUTED BY OLSSON, 7301 W. 133RD STREET, OVERLAND PARK, KANSAS 66213.

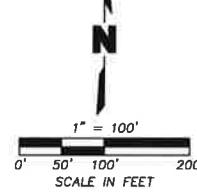
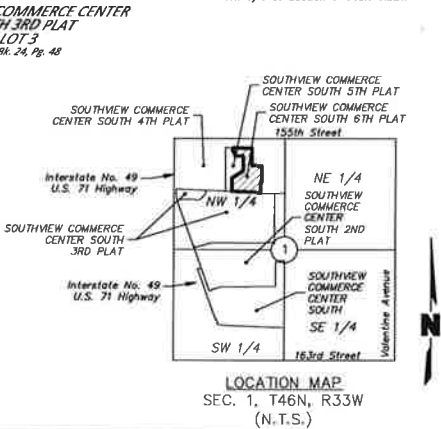
I HEREBY CERTIFY: THAT THE PLAT OF SUNSET HILLS 3RD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON MISSOURI STATE PLANE NETWORK, NAD 1983 WEST ZONE, BASED UPON GPS OBSERVATIONS THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENT WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS AND STREET CENTERLINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE STATUTES, CITY AND COUNTY ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366  
TIMOTHY BLAIR WISWELL, MO PLS 200900067  
JUNE 7, 2021  
TWISWELL@OLSSON.COM



LEGEND	
<b>SURVEY MARKERS</b>	
○ FND	FOUND MONUMENT AS NOTED
⊙ SCR	SECTION CORNER
● SET	SET MONUMENT 5/8" REBAR LC366
⊙ ROW	ROW MARKER
<b>BOUNDARIES</b>	
---	SECTION LINE
<b>EASEMENTS &amp; SETBACKS</b>	
B.L.	BUILDING SETBACK
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
<b>GENERAL</b>	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
⊙	CENTERLINE
R/W	RIGHT OF WAY
(D)	DENOTES DEED DIMENSION
(M)	DENOTES MEASURED DIMENSION
(P)	DENOTES PLATTED DIMENSION



DATE OF SURVEY	
06-06-2021	1st Submittal
06-07-2021	Revised Plat Layout
drawn by: TMV	
surveyed by: MG	
checked by: TBW	
approved by: OLSSON	
project no.: 018-10036	
file name: V_FPT3_8102000.DWG	
OLSSON, MO CLS 366 TIMOTHY BLAIR WISWELL, MO PLS 200900067 JUNE 7, 2021 TWISWELL@OLSSON.COM	
SHEET 1 of 2	

USER: m.plogina  
 DWG: C:\Temp\Acad\Julian\_183860\_V\_FPT3\_8102000.dwg  
 DATE: Jun 08, 2021 2:22pm



**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 SUNSET HILL ADDITION, A SUBDIVISION IN BELTON, A DISTANCE OF 1040.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREBY DESCRIBED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 60 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 66, SUNSET HILL ADDITION; THENCE NORTH 0°00'23" EAST, 183.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 66; THENCE NORTH 88°56'53" WEST, 210.00 FEET TO THE NORTHWEST CORNER OF LOT 65, 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°56'53" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, 613.06 FEET TO THE SOUTHWEST CORNER OF LOT 22, SUNSET HILL ADDITION; THENCE SOUTH 0°00'23" WEST, 400.00 FEET; THENCE SOUTH 88°56'53" EAST, 236.53 FEET TO THE SOUTHEAST CORNER OF LOT 36, 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°56'53" EAST, 426.67 FEET TO THE POINT OF BEGINNING, CONTAINING 19.34 ACRES, MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE TRACT OF LAND HEREBY DESCRIBED HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER 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 OR EASEMENTS (U/E)'S, 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 ERRECTED NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF BELTON, MISSOURI AND ITS FRANCHISED UTILITIES FROM COMING 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 HILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE BURDEN COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPROPRIATEWORKS THEREOF 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 PROVIDED 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 31st DAY OF February, 2005.

*Glen Bain*  
GLEN BAIN, PRESIDENT  
BELTON MEADOWS DEVELOPMENT CO., INC.  
GLEN BAIN, PRESIDENT

STATE OF Missouri ss  
COUNTY OF Belton

ON THIS 31st DAY OF February, 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 HERETO 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.

BOARD OF ALDERMEN: THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMEN OF BELTON, MISSOURI, BY ORDINANCE NO. 1581 DATED JANUARY 11, 2005.

MAYOR: *Robert P. Gregory*  
CITY CLERK: *Patricia L. Gregory*

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 ALONG 155TH STREET, AND IN DIKEWOOD ADDITION TO THE EAST. THE BARS FOUND IN THE RELATED 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 1-46-33. HOWEVER THIS MONUMENT DOES NOT AGREE WITH THE EVIDENCE FOUND IN SAID SUBDIVISIONS. THE BOUNDARY SHOWN HEREON 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 (LOTS 174 THROUGH 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 PERSONAL KNOWLEDGE AND BELIEF.

FRED STUM, MO. LS. NO. 2579 DATE 1-20-2005

DATE OF SURVEY: FEBRUARY 5, 2003

DEVELOPER: GLEN BAIN, PRESIDENT  
BELTON MEADOWS DEVELOPMENT CO., INC.  
1581 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)  
o Δ Found Monument as noted

LOCATION MAP:  
SITE: NE 1/4 of NW 1/4 of Section 1-46-33  
Grand Summit Golf Course  
155th St.  
157th St.  
Southview Golf Course  
Highway 71  
Street Ave.

NO.	DATE	REVISION
2	11-16-2004	Added Esmt. Doc. No.s
1	9-9-2004	Revised per approved plans

BYAM ENGINEERING, INC.  
3901 STERLING, OFFICE "O" INDEPENDENCE, MO 64032 (816) 252-3519 (FAX) 252-3168  
FOR: Belton Meadows Development Co., Inc.

**Sunset Hill - 2nd Plat**

DATE	JOB NO.	ISSUE
Aug. 16, 2004	22107	Record Set

SHEET 1 OF 1

