



AGENDA
CITY OF BELTON
PLANNING COMMISSION
MONDAY, MARCH 1, 2021 - 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET
www.belton.org/watch

Seating is limited due to social distancing

I. CALL MEETING TO ORDER

II. ROLL CALL

III. APPROVAL OF THE MINUTES OF THE JANUARY 4, 2021 PLANNING COMMISSION MEETING

IV. PUBLIC HEARINGS

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

V. OTHER BUSINESS

- A. Approval of the 2021 Planning Commission and Development Review Schedule**

VI. DIRECTOR'S REPORT

VII. NEXT MEETING DATE: March 15, 2021

VIII. ADJOURNMENT

SECTION III.
MEETING MINUTES
JANUARY 4, 2021

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
January 4, 2021**

<https://www.youtube.com/watch?v=gOtwalgexNc>

CALL TO ORDER

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

ATTENDANCE

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

Absent: Commissioner RJ Warren

Staff: Dave Clements, Planning and Building Director; and Nikia Freiberger, Assistant City Engineer

Guests: Brad Haymond, NorthPoint Development, 4825 NW 41st St, Suite 500, Riverside, Missouri 64150; and Mick Slutter, Renaissance Infrastructure Consulting, 1815 McGee Street, Suite 200, Kansas City, MO 64108

MINUTES

Mayor Davis moved to approve the November 2, 2020, Planning Commission meeting minutes. Commission Monaghan-Bass seconded the motion. All members present voted in favor, and the motion carried.

NON-PUBLIC HEARING – Consideration of a Final Development Plan for Encore Apartments, consisting of 322 units in six (6) buildings on 11.64 acres. The property is located on the East side of 163rd Street, at Turner Road.

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

Ms. Monaghan-Bass reminded the Commission of the variance that was approved at the June 8, 2020 Planning Commission meeting during the Preliminary Development Plan public hearing. The variance was approved as follows:

- Required Yards/setbacks:
 - Front yard- 30-foot setback required, and a 22-foot setback was approved.
- Maximum Building Height:
 - 35-foot maximum required and 41'-6" height to be measured at average height of gable was approved.

The Commission had several questions regarding the trails and dog park, apartment complexes Northpoint Development has developed, and the project timeline as follows:

- *Trails and sidewalks/dog park:* A perimeter trail is proposed around the apartment community, with an extension to the dog park, southeast to Markey Parkway. The trail design should be revised to connect the trail on 163rd Street south of Building 3. Details on the proposed dog park are shown on page CO-4 of the engineering plans. This facility will be a shared cost between NorthPoint Development and the City of Belton.
- Northpoint Development is an experienced and accomplished developer of rental apartments throughout the Kansas City market. The company has developed 3,500 apartments throughout metropolitan area in the last eight years. Apartments similar in quality and design to the proposed plan can be viewed at the following links:
 - Summit Square Apartments in Lee's Summit, MO <https://www.summitsquarekc.com/>
 - Residences at New Longview in Lee's Summit, MO <https://www.liveatresidencesnlv.com/>
 - Retreat at Tiffany Woods in Kansas City, MO <https://www.theretreatattiffanywoods.com/>
- The project is anticipated to take approximately two years to complete. Grading of the site is to begin in February 2021.

The Commission also stated they have heard from many young professionals and people of retirement age who are excited for luxury apartments in Belton and in Cass County.

Councilman Trutzel moved to approve the Final Development Plan for Encore Apartments, consisting of 322 units in six (6) buildings on 11.64 acres. The property is located on the East side of 163rd Street, at Turner Road subject to the following conditions:

1. The Final Development Plan for Encore Apartments is hereby approved, as shown on Final Development Plan by Renaissance Infrastructure Consulting, dated 12/15/2020.
2. Building elevations, floorplans and building perspective drawings for Encore Apartments are hereby approved, as shown on plan set by Rosemann & Associates, dated 12/16/2020.
3. The detached garages shall have stone veneer knee wall on all four elevations.
4. The trail design shall be revised to address staff comments. The pedestrian trail shall be a 8-foot width, with asphalt surface.
5. The clubhouse and trail system shall be completed prior to occupancy permits for the first apartment building.
6. The Final Development Plan shall include a final landscape plan sealed by a registered Landscape Architect.
7. The shared access easement for the south entrance shall be recorded with the Final Plat.
8. Complete civil engineering and utility plans for water and sewer meeting all requirements of applicable codes shall be submitted for review prior to site work/permits issuance.
9. Retaining walls more than 30" in height shall include a black aluminum fencing as a safety rail.
10. The Final Development Plan shall include a Development Agreement to be executed between the applicant and the City of Belton. This Development Agreement shall include details and obligations on construction of the dog park, connecting trail and parking.

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

Ayes: 8 – Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Tim McDonough, Marsha Vest, Todd Christy, Kelly Monaghan-Bass and Kara Anderson

Noes: 0

Absent: 1 – Commissioner RJ Warren

The motion passed.

NON-PUBLIC HEARING – Consideration of Final Plat for Encore Apartments. The property is located on the East side of 163rd Street, at Turner Road.

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

Councilman Trutzel moved to approve the Final Plat for Encore Apartments. The property is located on the East side of 163rd Street, at Turner Road subject to the following conditions:

1. The Final Plat for Encore Apartments as submitted by Renaissance Infrastructure Consulting, dated December 15, 2020, is hereby approved.
2. The Access Easement for the shared drive on the south side of the project shall be recorded along with the Final Plat.
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 Commissioner Monaghan-Bass. When a vote was taken, the following was recorded:

Ayes: 8 – Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Tim McDonough, Marsha Vest, Todd Christy, Kelly Monaghan-Bass and Kara Anderson

Noes: 0

Absent: 1 – Commissioner RJ Warren

The motion passed and will be forwarded to City Council.

DIRECTOR'S REPORT

- Casey's General Store located at 6801 East 163rd Street is now open.
- Aspen Dental located at 701 E Markey Parkway will open soon.
- The buildings for Phase 1 of the Traditions Villas, a 55 and up community, located on Sycamore Drive and South Mullen Road are up. The City is expecting permits for Phase 2 of the Traditions Villas soon.
- Interior work for Chewy, building 3 at Southview Commerce Center, will start in the coming weeks.

NEXT MEETING DATE: March 1, 2021

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Councilman Trutzel. All voted in favor, and the meeting adjourned at 6:36 p.m.

EXHIBIT A

**FINAL DEVELOPMENT PLAN
ENCORE APARTMENTS
BELTON PLANNING COMMISSION
ELECTRONIC MEETING
MONDAY, JANUARY 4, 2021 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

Property Owner/Applicant-NorthPoint Development, LLC./Brad Haymond

Engineer-Renaissance Infrastructure Consulting/Mick Slutter

Architect-Rosemann and Associates/Gabe Vogl

Location-The property is located on the east side of 163rd Street, at Turner Road.

Request-The application was filed for approval of a Final Development Plan for Encore Apartments, consisting of 322 units in six buildings on 11.64 acres.

BACKGROUND

This application was filed for a Final Development Plan for Encore Apartments, in an existing R-3A Planned Unit Development.

The Planning Commission reviewed and recommended approval of a rezoning from a C-2 General Commercial District to a R-3A Planned Unit Development on June 6, 2020. The PUD included a preliminary development plan for the proposed apartments. This Final Development Plan is consistent and complies with the preliminary development plan approved with the rezoning.

As was noted at the rezoning public hearing, Northpoint Development is an experienced and accomplished developer of rental apartments throughout the Kansas City market. The company has developed 3500 apartments throughout metropolitan area in the last eight years.

The Final Development Plan provides for 322 apartments on the 11.64-acre site. There are six, four-story buildings on the plan, a pool and clubhouse, a walking trail around the perimeter of the development with a dog park and a trail connection to Markey Parkway. Three of the buildings provide first floor garage spaces for residents, and there are carports, garages and surface parking to further meet resident and guest parking needs. The four-story buildings will all have elevators and interior corridors, the buildings are not walk-up apartments.

The bedroom mix of the apartments is as follows:

- 30 studio units
- 148 one bedroom/one bath units
- 38 one bedroom/one bath + den
- 60 two bedroom/two bath
- 46 two bedroom/two bath + den

For ease of review, the proposed buildings are designated by number on the site plan, with building height and number of units noted.

These will be luxury apartments, the applicant states that rental rates will range from approximately \$850.00 for studio units to \$1600.00 for the larger two-bedroom homes, depending on phasing and time of construction and actual market conditions.

The clubhouse serves as a gathering and community resource for residents and includes a kitchen with coffee bar, fitness room, cycling studio, massage studio, conference room, screening/TV room, and an outdoor patio and grilling area. The swimming pool will be a heated salt-water pool with a sun deck.

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 on an arterial street with nearby highway access. The site is not directly adjacent to any existing single-family homes, a stream buffer and wooded area separate the property from nearby homes in Bradford Place. Development of the site will help support existing retail and nearby employment centers.

FINAL DEVELOPMENT PLAN

The subject property is an 11.6-acre site located on the south side of 163rd Street, at the intersection with Turner Road. The site is midway between Markey Parkway and Given Drive. The signalized intersection of Turner Road and 163rd Street will be the main entrance to the community.

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 483 spaces are required for the 322 units. There are 516 parking spaces proposed, including 122 attached and detached garages, 95 carport spaces and surface parking. The parking spaces meet all dimensional requirements for length, width and maneuvering.

Required Yards/setbacks:

Front yard- 30-foot setback required. 22-foot setback proposed.

Rear yard-20-foot setback required. 30-foot setback proposed.

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

Maximum Building Height-35-foot maximum. 41'-6" proposed height. To be measured at average height of gable.

Maximum Building Coverage-25% maximum. 18% proposed building coverage.

Required Open Space-30% of total land area required. 36.6% open space is provided.

A land-use analysis and site data table is found on Sheet CO-3, General Layout, for other project specifics.

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

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

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

Primary materials are stone veneer, cement lap siding, board and batten siding and glass. The pitched roof and gables are completed with architectural asphalt shingles.

The clubhouse will be of an architectural style with materials to match the apartments buildings. Final designs for the clubhouse are included with the Final Development Plan. Also, designs for the carports and surface garages are included with Final Development Plan.

Please see pages A-241 through A-244 of the architectural plans for renderings of the proposed buildings.

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

Landscaping: A landscape plan was submitted with the Preliminary Development Plan. The landscape plan meets the requirements of the UDC. The plan exceeds the required 30 percent total landscape area, and provides the required shade trees, parking lot landscaping, and street trees. Additional plantings/shrubs were added along the south side of the property, as was discussed at the rezoning hearing. The landscape plan shall be sealed by a registered landscape architect at the time of building permit submittal.

Streets/access: Access to the site would be from the signalized intersection at Turner Road and 163rd Street. A second entrance is located at the south property line.

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.

Trails and sidewalks/dog park: A perimeter trail is proposed around the apartment community, with an extension to the dog park, southeast to Markey Parkway. The trail design should be revised to connect the trail on 163rd Street south of Building 3. Details on the proposed dog park are shown on page CO-4 of the engineering plans. This facility will be a shared cost between NorthPoint and the City of Belton.

STAFF RECOMMENDATION

The staff recommends approval of the request for a Final Development Plan for Encore Apartments, as the final plan is consistent with the preliminary development plan approved with the rezoning application.

The recommendation is subject to the following conditions:

1. The Final Development Plan for Encore Apartments is hereby approved, as shown on Final Development Plan by Renaissance Infrastructure Consulting, dated 12/15/2020.
2. Building elevations, floorplans and building perspective drawings for Encore Apartments are hereby approved, as shown on plan set by Rosemann & Associates, dated 12/16/2020.
3. The detached garages shall have stone veneer knee wall on all four elevations.
4. The trail design shall be revised to address staff comments. The pedestrian trail shall be a 8-foot width, with asphalt surface.
5. The clubhouse and trail system shall be completed prior to occupancy permits for the first apartment building.
6. The Final Development Plan shall include a final landscape plan sealed by a registered Landscape Architect.
7. The shared access easement for the south entrance shall be recorded with the Final Plat.
8. Complete civil engineering and utility plans for water and sewer meeting all requirements of applicable codes shall be submitted for review prior to site work/permits issuance.
9. Retaining walls more than 30" in height shall include a black aluminum fencing as a safety rail.
10. The Final Development Plan shall include a Development Agreement to be executed between the applicant and the City of Belton. This Development Agreement shall include details and obligations on construction of the dog park, connecting trail and parking.

PLANNING COMMISSION ALTERNATIVES

1. Motion to **approve** a Final Development Plan for Encore Apartments.
2. Motion to **deny** a Final Development Plan for Northpoint Belton Apartments.
3. Motion to continue the application for further information.

EXHIBIT B
FINAL PLAT
ENCORE APARTMENTS
BELTON PLANNING COMMISSION
ELECTRONIC MEETING
MONDAY, JANUARY 4, 2021 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET

APPLICANTS

Property Owner-NorthPoint Development, LLC./Brad Haymond

Engineer-Renaissance Infrastructure Consulting, Inc./Mick Slutter

Location-The property is located at on the east side of 163rd Street at Turner Road.

Request-*The application was filed for approval of a Final Plat for Encore Apartments.*

BACKGROUND

The preliminary development plan and preliminary plat for Encore Apartments was reviewed and recommended for approval by the Planning Commission on June 8, 2020. The plan provided for development of 322 apartments in six buildings. This application is the Final Plat for the proposed development.

PROPOSED FINAL PLAT

The Final Plat is consistent with the preliminary plan and the Planned Unit Development, approved by the City Council:

Lot sizes- The plat provides for one lot, a 11.648 acre parcel (507,374 square feet).

*Streets-*The property is adjacent to 163rd Street. No additional right-of-way is dedicated with the plat.

*Easements-*The final plat includes appropriate language for utility 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 Encore Apartments, 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 Encore Apartments as submitted by Renaissance Infrastructure Consulting, dated December 15, 2020, is hereby approved.

2. The Access Easement for the shared drive on the south side of the project shall be recorded along with the Final Plat.
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 Encore Apartments.
2. Motion to **deny** a Final Plat for Encore Apartments.
3. Motion to continue the application pending additional information.

SECTION IV.
REZONING & PRELIMINARY DEVELOPMENT
PLAN – APPLE VALLEY CROSSING

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

APPLICATION

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

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

Architect-Russ Ehnen

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

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

BACKGROUND

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

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

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

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

PRELIMINARY DEVELOPMENT PLAN

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

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

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

Rezoning and Preliminary Plan-Apple Valley Crossing

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

Required Yards/Setbacks:

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

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

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

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

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

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

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

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

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

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

Streets/access: Access to the site would be from a new driveway on the east side of Apple Valley Parkway. The plan includes a "L" shaped, one-way service driveway east of and behind the larger retail building. Staff has concerns about this service drive and utilization by delivery drivers when it requires reverse movements. Additionally, the service drive places delivery traffic closer to the abutting single-family home.

Utilities: The plan includes a utility plan for water and sanitary sewer to serve the site. Staff has reviewed the utility plan and determined that the plan provides adequate public facilities.

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

Compliance with Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan designates this site, as open space. This is due to the location of the existing floodplain.

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

REZONING CRITERIA/FINDINGS OF FACT

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

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

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

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

(4) The trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district. The area near the subject property has experienced recent commercial development. Raising Cane's Chicken and the redeveloped QT site are examples of newer development on the south side of East North Avenue. Additionally, new projects are currently under review near the Price Chopper center.

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

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

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

STAFF RECOMMENDATION

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

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

PLANNING COMMISSION ALTERNATIVES

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

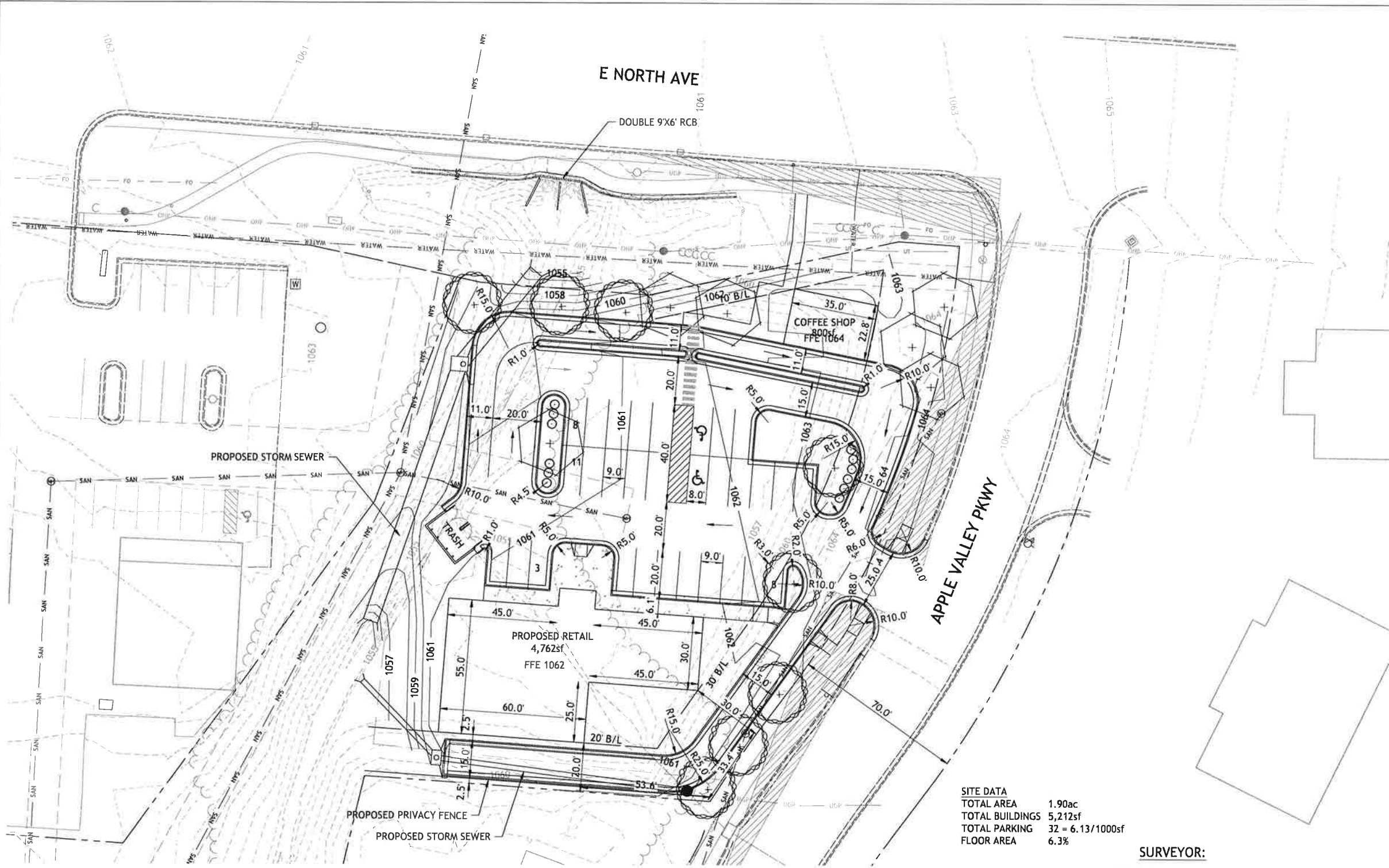
ATTACHMENTS

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

Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings reflect the best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

Revisions
 2-3-21 CITY COMMENTS

PRELIMINARY DEVELOPMENT PLAN
APPLE VALLEY
 BELTON, MO



SITE DATA

TOTAL AREA	1.90ac
TOTAL BUILDINGS	5,212sf
TOTAL PARKING	32 = 6.13/1000sf
FLOOR AREA	6.3%

LANDSCAPE DATA:

APPLE VALLEY PKWY	253'
REQUIRED	
1 SHADE / 40' STREET FRONTAGE	= 6
PROVIDED	= 6
E NORTH AVE	199'
REQUIRED	
1 SHADE / 40' STREET FRONTAGE	= 5
PROVIDED	= 5

SURVEYOR:
 ENGINEERING SOLUTION, LLC
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 P:(816) 623-9888 F:(816)623-9849

OWNER:
 Y. BELTON LLC
 7217 W. 110th ST
 OVERLAND PARK, KS 66210

ARCHITECT
 RUSS EHMEN ARCHITECT
 5702 SW MAPLE RIDGE
 TRIMBLE, MO 64492

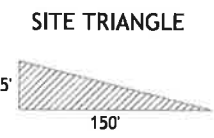
ENGINEER
 SM ENGINEERING
 5507 HIGH MEADOW CIRCLE
 MANHATTAN, KS 66503

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	8	October Glory Maple	Acer Rubrum 'October Glory'	As Shown	2.5" cal	BB
	6	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	As Shown	2.5" cal	BB

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	14	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	3 gal.	Cont.	As Shown
	32	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	3 gal.	Cont.	As Shown





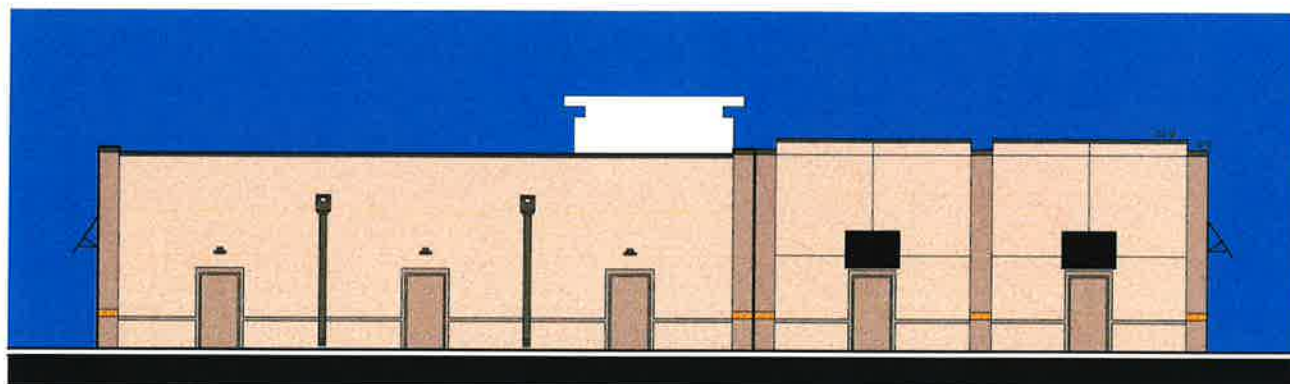
East Elevation



North Elevation



West Elevation



South Elevation

Retail Building

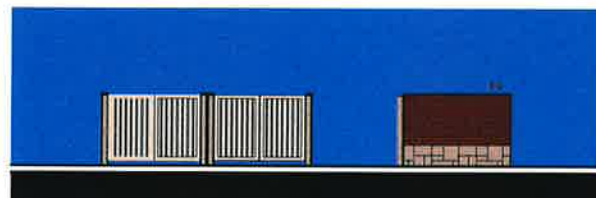
1/8" = 1'-0"
0 10 20



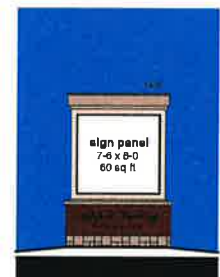
West Elevation



South Elevation



Front Elevation



Elevation

Trash Enclosure

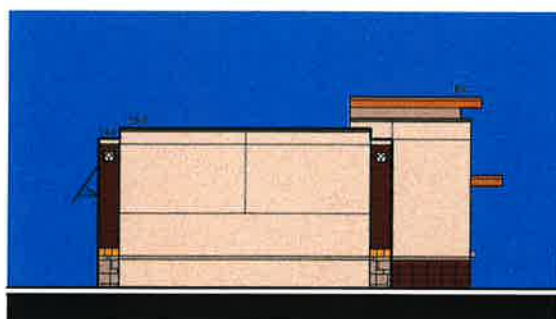
1/8" = 1'-0"
0 10 20

Site Signage

1/8" = 1'-0"
0 10 20



East Elevation



North Elevation

Kiosk Building

1/8" = 1'-0"
0 10 20

Exterior Finish Schedule

-  FB1 Modular Face Brick
"Endicott Brick" 7 1/2" Medium Ironspot Velour standard modular units, running bond with standard tooled concave mortar joints
-  FB2 6x8 Brick Units
"Endicott Brick" Desert Ironspot Light Velour 6x8 units, standard tooled concave mortar joints
-  NSV1 Native Stone Veneer
Native flagstone Castile Stone pattern 3.5" veneer depth, random sizes in drystack installation
-  AAS Anodized Aluminum Storefront
Dark bronze finish anodized aluminum storefront system with nominal 1 3/4" x 4 1/2" frame, clear 1" insulated glazing
-  SPB1 Synthetic Plaster System
Class PB "Dryvit" Quartzputz Finish 100A Eggshell Cream
-  SPB2 Synthetic Plaster System
Class PB "Dryvit" Sandpebble Finish 383 Honey Twist
-  PNT1 Eggshell Alkyd Enamel
Sherwin Williams' SW7531 Canvas Tan
-  PNT2 Satin Latex
"Sherwin Williams" SW7537 Irish Cream
-  PFM1 Pre-Finished Metal
"Berridge" Copper-Cole
-  PFM2 Pre-Finished Metal
"Berridge" Medium Bronze
-  GFM1 Ground Face Masonry
"Trenwith" Springfield nominal 6x16 units in stack bond with recessed raked mortar joints
-  CVA1 Canvas Awning
"Alerup Sunbrella" Midew Resistant Fabric 6408 Black

Russ Ehen
architect

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Project Number 2004.00

ADA Compliance

Certification
To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

Russell Dale Ehen
Missouri Architect A 5034

Revisions

commercial center development
Apple Valley Crossing
Missouri Highway 58 at Apple Valley Parkway
Belton, Missouri

s h e e t

A1
preliminary
Elevations
planning dept submittal
4 February 2021

ArcGIS Web Map



2/26/2021, 10:24:56 AM

Aerial_MARC_2020_6in.tif

Red: Band_1

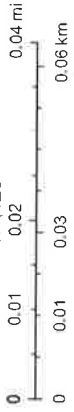
Green: Band_2

Blue: Band_3

Streets

Belton_Parcels

1:1,128



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Maxar, Microsoft | Esri Community Maps Contributors, Kansas City, MO, Missouri Dept. of Conservation, Missouri DNR, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METINASA, USGS, EPA, NPS, US Census Bureau, USDA | ArcGIS Web AppBuilder

SECTION V.
**2021 PLANNING COMMISSION AND
DEVELOPMENT REVIEW SCHEDULE**

2021 BELTON PLANNING COMMISSION AND DEVELOPMENT REVIEW SCHEDULE

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

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