



AGENDA
CITY OF BELTON
PLANNING COMMISSION MEETING
TUESDAY, MARCH 19, 2024 - 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET
www.belton.org/watch

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES OF THE MARCH 5, 2024, PLANNING COMMISSION MEETING**
- IV. PUBLIC HEARINGS**
 - A. RZ-2024-01:** Application for a Rezoning from R-2 (Two-Family Residential) to R-2/PUD (Two-Family Residential / Planned Unit Development) for properties generally located on the northeast side of 2nd Street between Hershel and Hackberry Streets. (Presented by Jenna Fernandez, City Planner) **(Requested to be continued to the Tuesday, April 2, 2024 Planning Commission agenda)**
 - B. PDP-2024-01:** Application for a Preliminary Development Plan for the development of 11 single-family houses with central amenity space on 0.89 +/- acres generally located on the northeast side of 2nd Street between Hershel and Hackberry Streets. (Presented by Jenna Fernandez, City Planner) **(Requested to be continued to the Tuesday, April 2, 2024 Planning Commission agenda)**
- V. NON-PUBLIC HEARINGS**
 - A. PP-2024-01:** Application for a Preliminary Plat for *The View*, a proposed 11-lot and 1-tract residential on 0.89 +/- acres, generally located on the northeast side of 2nd Street between Hershel and Hackberry Streets. (Presented by Jenna Fernandez, City Planner) **(Requested to be continued to the Tuesday, April 2, 2024 Planning Commission agenda)**
- VI. COMPREHENSIVE PLAN UPDATE – Draft Future Land Use Map and Subarea Plans**
- VII. DIRECTOR’S REPORT**
- VIII. NEXT MEETING DATE:** Tuesday, April 2, 2024
- IX. ADJOURNMENT**

Citizens are encouraged to email planning@belton.org if they have questions regarding development projects or current or past Planning Commission agenda items.

Helpful links:

[Upcoming Public Hearings](#)

[Current Development Projects Map](#)

A quorum of the City Council may be in attendance; however, no City Council votes will be taken.

Agenda posted at 506 Main Street, Belton, MO, and on the City's website on March 15, 2024

Matt Wright, Community Development Director



MEETING PROCEDURES

Public Hearing Agenda Items

The following procedures apply to public hearing agenda items:

1. Chair will read the case number from the agenda item and open the public hearing.
2. Staff will present the staff report and supporting information provided for the record. The Board/Commission may ask questions.
3. Applicant will present their request and respond to any questions from the Board/Commission. Applicant must provide their name and address for their record.
4. Chair will call for any attendees who wish to speak in favor of the request. Each speaker must provide their name and address for the record. Each speaker may speak for up to 5 minutes and are encouraged to not repeat testimony already provided.
5. Chair will call for any attendees who wish to speak in opposition to the request, or who may have questions about the request. Each speaker must provide their name and address for the record. Each speaker may speak for up to 5 minutes and are encouraged to not repeat testimony already provided.
6. After all attendees have been given the opportunity to speak, the Chair may close the public hearing. No additional testimony may be provided by public attendees.
7. After the public hearing has been closed, the Board/Commission may ask clarifying or additional questions to staff or the applicant and have further discussion on the request.
8. The Board/Commission may make motions and vote on the request. Acceptable motions may include continuing or tabling the request to a future meeting date (which may be a certain date – e.g. the next meeting – or a date uncertain – if date is uncertain, a new public hearing notice will be published when the date is determined).

Non-Public Hearing Agenda Items

The following procedures apply to non-public hearing agenda items:

1. Chair will read the case number from the agenda item.
2. Staff will present the staff report and supporting information provided for the record. The Board/Commission may ask questions.
3. Applicant will present their request and respond to any questions from the Board/Commission. Applicant must provide their name and address for their record.
4. the Board/Commission may ask clarifying or additional questions to staff or the applicant and have further discussion on the request.
5. The Board/Commission may make motions and vote on the request. Acceptable motions may include continuing or tabling the request to a future meeting date.

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
March 5, 2024**

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

CALL TO ORDER

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

ATTENDANCE

Commission: Chairman MacPherson, Mayor Larkey, Sr., Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, Kelly Monaghan-Bass, and Cindy Crate

Absent: Jared Wilson

Staff: Matt Wright, Community Development Director; Jenna Fernandez, City Planner; Haden Mattke, City Engineer; and Chris Beal, Fire Marshal

MINUTES

Commissioner Walton moved to approve the February 6, 2024, Planning Commission meeting minutes. Councilmember Pryan seconded the motion. All other members present voted in favor and the motion carried.

NON-PUBLIC HEARING – Presentation of the 2025 Capital Improvements Program (CIP)

Matt Wright, Community Development Director, presented the 2025 CIP, which reviewed the capital improvements proposed to be funded in the 2025 fiscal year (April 1, 2024 – March 31, 2025). The CIP will be submitted to the City Council for their consideration on March 12, 2024.

Commissioner Walton made a motion to approve the 2025 CIP.

The motion was seconded by Councilmember Pryan. When a vote was taken, the following was recorded:
Ayes: 7 – Chairman MacPherson, Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, Kelly Monaghan-Bass, and Cindy Crate

Noes: 0

Absent: 1 – Jared Wilson

The motion carries.

COMPREHENSIVE PLAN UPDATE

- The Steering Committee will meet on Monday, March 11, 2024 to review and discuss the Future Land Use Map and Subarea Plans.

DIRECTOR'S REPORT

NEXT MEETING DATE: The next meeting will be on Tuesday, March 19, 2024

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Councilmember Pryan. All voted in favor, and the meeting adjourned at 6:20 P.M.

Citizens are encouraged to email planning@belton.org if they have questions regarding development projects or current or past Planning Commission agenda items.

Helpful links:

[Upcoming Public Hearings](#)

[Current Development Projects Map](#)

Matt Wright, Community Development Director

Tom MacPherson, Chairman

Review Plan Outline

Overview

«The Future Land Use chapter sets the stage for the rest of the plan

«Chapters 3-9 are the guiding principles identified in the Key Recommendations Report

«The Implementation Chapter summarizes all the goals, metrics and strategies proposed throughout the body chapters

«Existing Conditions + Public Input Reports will serve as appendices to the full plan

1. introduction

2. future land use

3. community services

4. parks + recreation

5. connectivity + access

6. housing + neighborhoods

7. economic development

8. downtown

9. community identity

10. implementation

Review Draft Chapter Content



future land use chapter

Future Land Use Chapter Overview

- «Recap of existing land use
- «Key considerations of a land use chapter
- «**Future Land Use categories**
- «**Future Land Use themes**
- «**Subarea Master Plans**
- «**Future Land Use Plan**

Review Draft Chapter Content

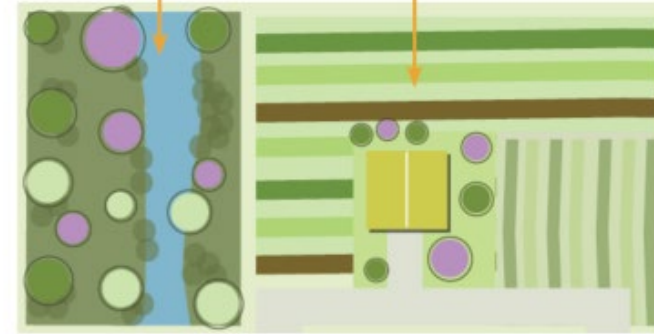
Future Land Use Categories

Green Corridor / Open Space

Land set aside for existing agricultural uses and undeveloped properties consisting of significant tree cover, floodplain, wetlands, stream buffers, stream corridors, and green buffers between incompatible land uses.

Stream buffers around type 1 and 2 streams as well as floodplain are part of this category

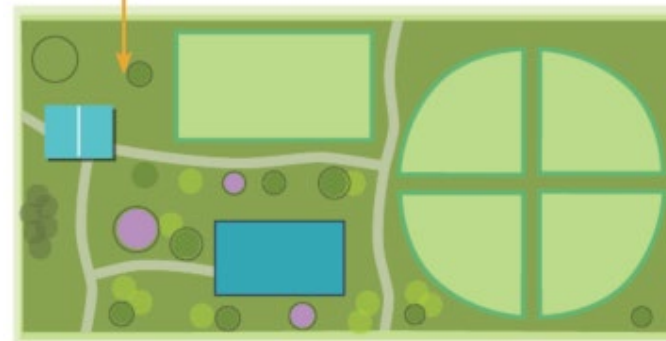
Active agricultural land uses will be the dominant land cover in this land use category



Parks + Recreation

Public and semi-public land dedicated for active and passive recreation including parks, golf courses, indoor and outdoor recreation facilities, and playfields.

Parks + recreation may include both public, private and semi-private recreation facilities - access will vary depending on the time of year, day, and ongoing activities

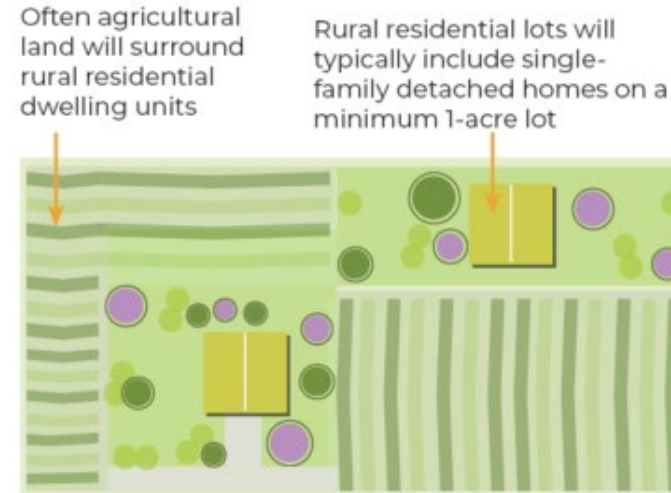


Review Draft Chapter Content

Future Land Use Categories

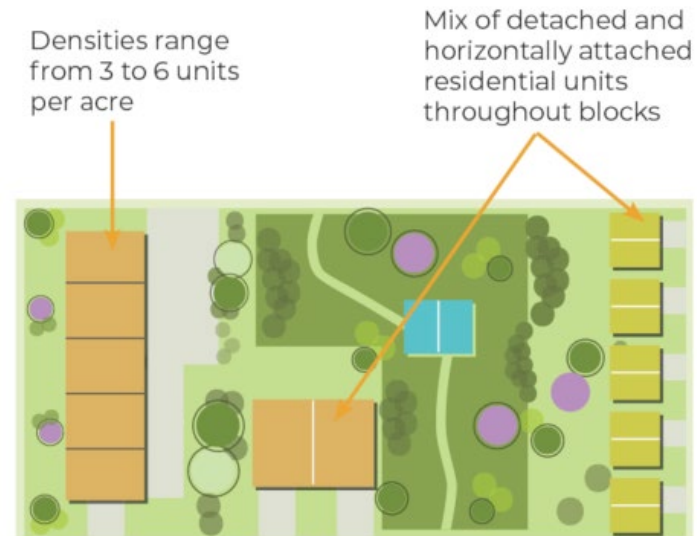
Rural Residential

Land reserved for very low density, rural single family residential acreages and rural estate developments. Lot sizes are over 1-acre.



Low-Density Residential

Land designed for detached and horizontally attached single family residential dwellings including single-family detached homes, cottage courts, duplexes, triplexes and low density rowhouses and townhomes. Densities range from 3 to 6 dwelling units per acre. This land use category may also include schools, churches, and civic uses.

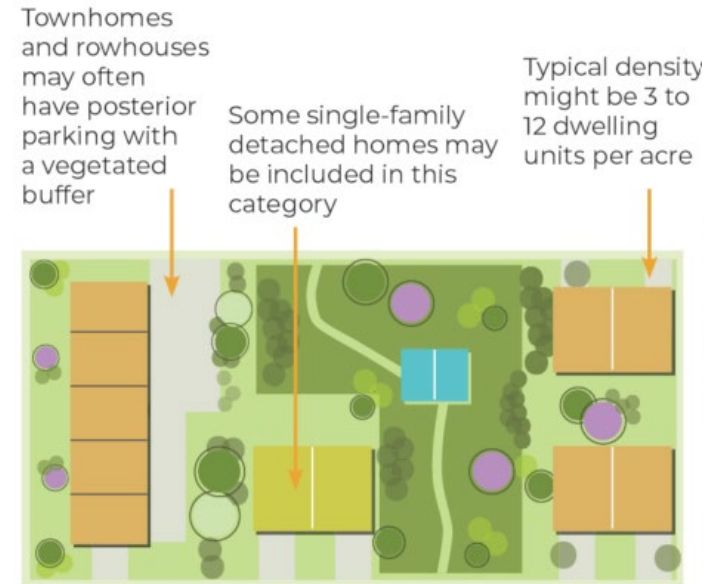


Review Draft Chapter Content

Future Land Use Categories

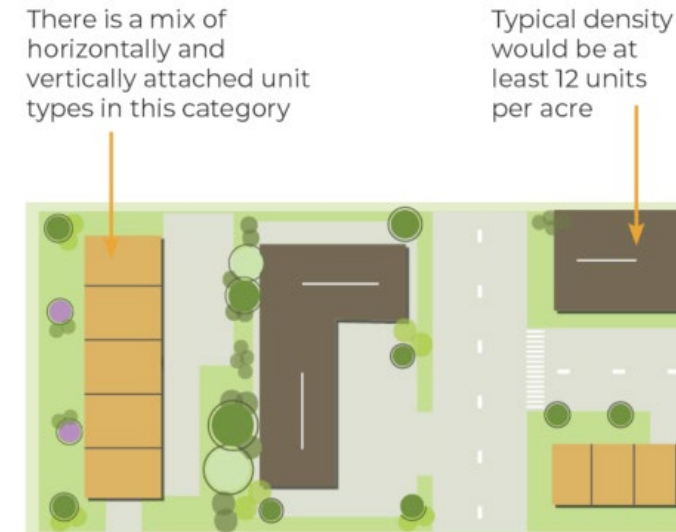
Medium-Density Residential

Land designated for a mix of detached and horizontally attached single family residential dwellings including single-family detached homes, cottage courts, duplexes, triplexes, rowhouses, and townhomes of various designs and layouts. Densities range from 3 to 12 dwelling units per acre. This land use category may also include schools, churches, and civic uses.



Higher-Density Residential

This land use category includes horizontally and vertically attached residential dwellings including rowhouses, townhomes, apartments, and condominiums with a density of 12 or more dwelling units per acre. Uses may also include schools, churches, and civic uses as well as senior housing, residential care facilities, and commercial day care centers.



Review Draft Chapter Content

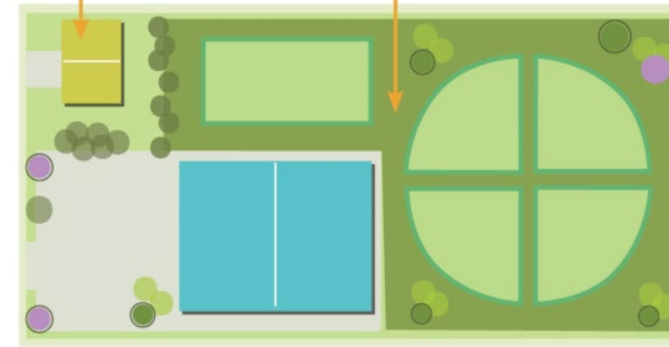
Future Land Use Categories

Public/Semi-Public

Includes government-owned land, schools, churches, museums, and other institutional uses.

Low-density residential is often an appropriate neighbor for most public/semi-public uses

Public / semi-public uses such as a school may require a larger parking lot that should be appropriately designed and buffered to limit any negative impacts on nearby uses

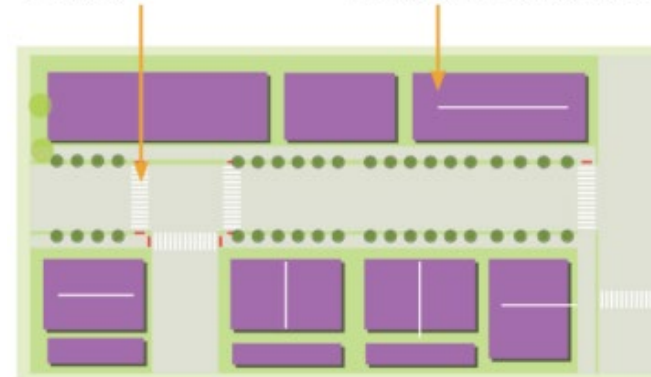


Downtown Mixed-Use

Parcels within Downtown Belton reserved for traditional 1 to 3 story, main street style buildings. First floor uses are restricted to retail and office. Upper floors may include residential dwelling units. Parking is generally provided on-street or within shared, off-site facilities.

Pedestrian activity should be a focus of the Downtown Commercial land use category

First-floor retail, restaurant, or similarly activated uses should be the preference for this area. Upperstory uses could be residential or office uses.



Review Draft Chapter Content

Future Land Use Categories

Mixed-Use

This category includes a pedestrian-friendly mix of housing, office, and retail space in the form of a multi-story, mixed-use building (vertical mixed-use), but could also be a cohesive, planned development of single-use buildings (horizontal mixed-use). Uses in this category may have a building floor area to land area ratio (FAR) of 3.0 to 10.0 and 50 or more dwelling units per acre. Buildings should be 3 to 6 or more stories in height with shared parking facilities located on-street, under-building, or in structured parking to the rear of the buildings.



Neighborhood Commercial

This category is designed for smaller scale, neighborhood-friendly retail and office uses that provide services to meet the daily needs of the area residents. Sites are generally less than 10-acres in size and are designed to accommodate pedestrians and cyclists as well as vehicular traffic.

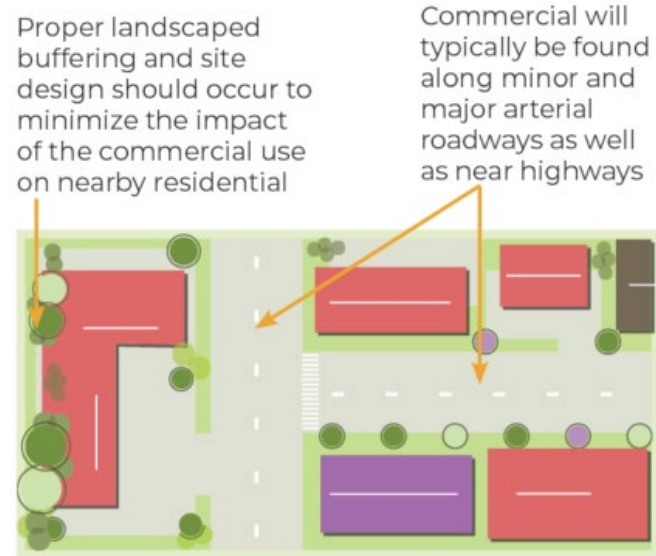


Review Draft Chapter Content

Future Land Use Categories

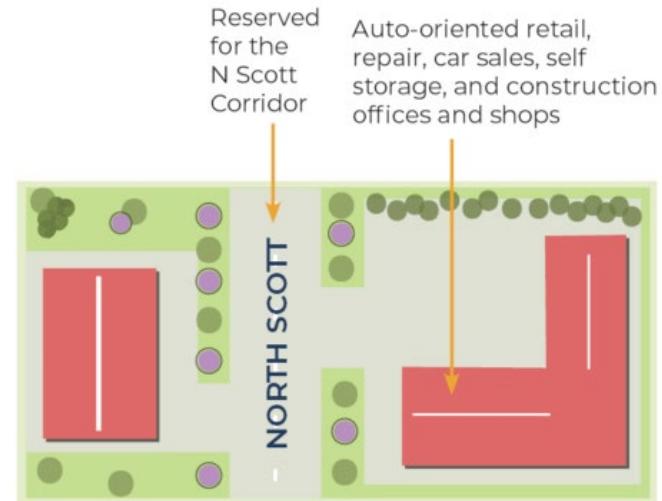
Regional Commercial

This land use category is reserved for larger scale retail and office uses that provide services to the greater community and the motoring public. Uses include shopping centers, office parks, medical centers, large box retailers, drive-thru restaurants, and other auto-oriented retails. Sites are generally 10 or more acres in size and located along major roadways.



Service Commercial

Areas set aside for a mix of retail and office uses that include service-oriented retail, auto repair, new and used car sales and rental, indoor and outdoor self-storage facilities, contractors' offices and shops, and similar uses.

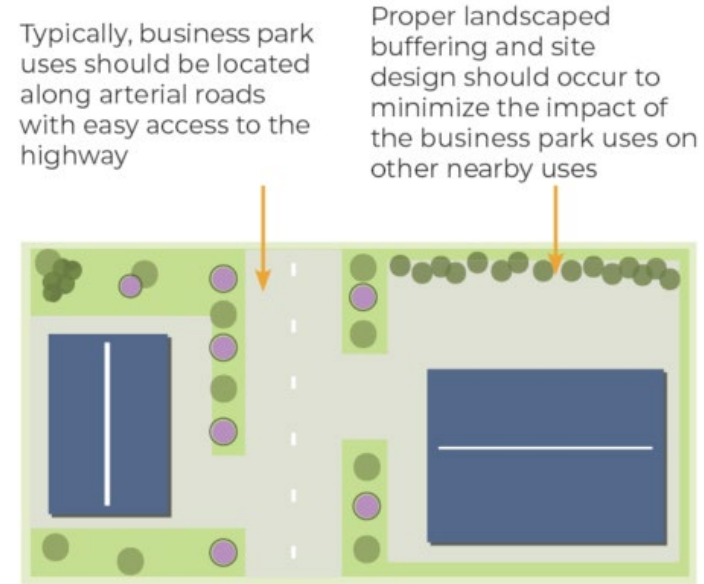


Review Draft Chapter Content

Future Land Use Categories

Business Park

Land set aside for corporate campuses, warehousing, shipping and distribution centers, railyards, and transload/intermodal facilities manufacturing, and packaging or assembly of goods that do not create significant off-site noise, smoke, dust, odor, or vibrations. Most activities occur within a building but uses may include outdoor storage with adequate screening.



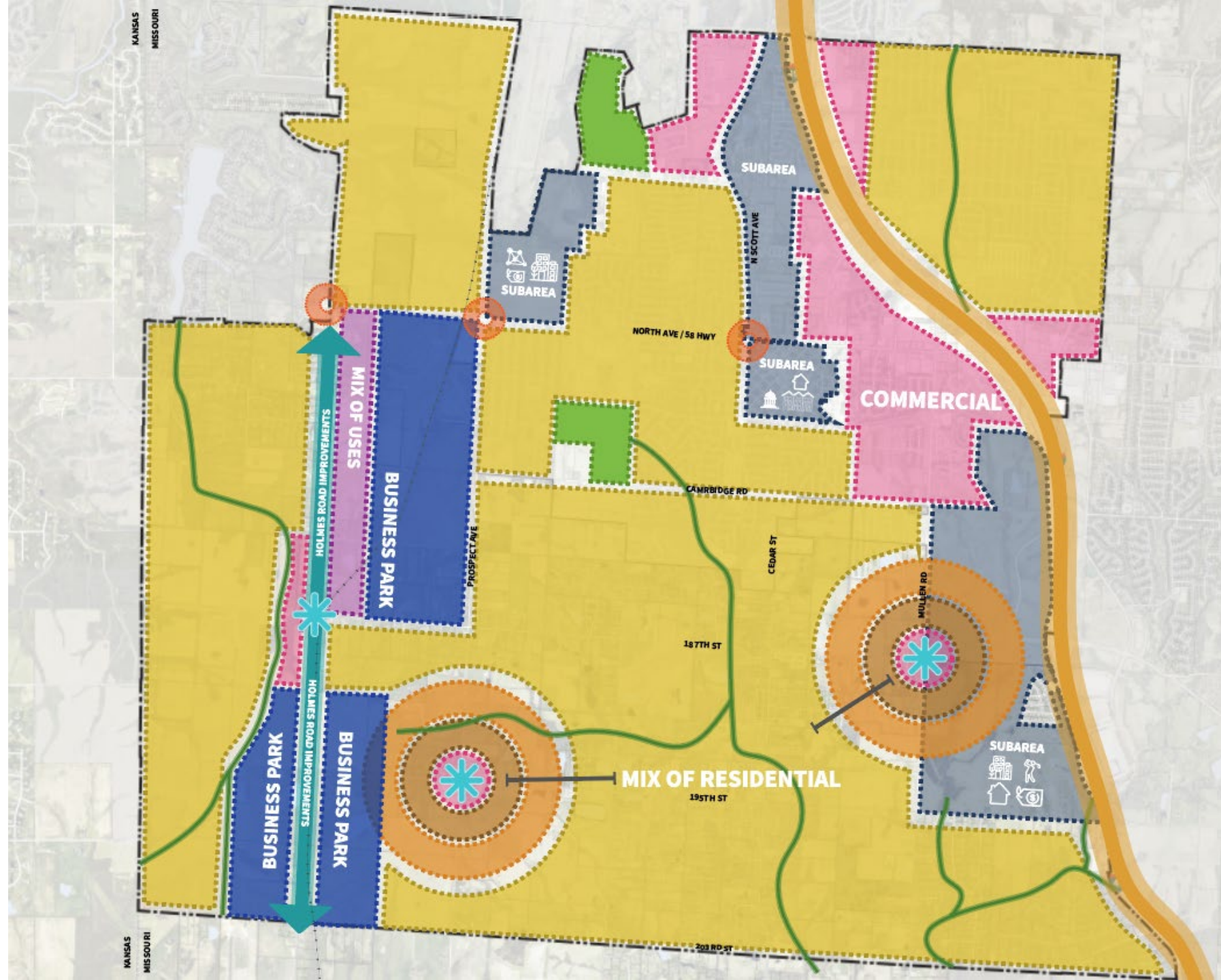
Review Draft Chapter Content

Future Land Use Categories – 3D Mockup



Review Draft Chapter Content

Future Land Use Themes



Review Draft Chapter Content

Intent of the Future Land Use Plan

REVIEW OF PURPOSE

« State statutes allow cities to adopt a comprehensive plan and Future Land Use Plan to guide decision-making

« Serves as a support document for rezoning cases

« The Future Land Use Plan should be reviewed annually to ensure it still supports the vision of the community

WHAT IT IS

« Identifies potential development schemes for land within the planning boundary

« Guiding document for Commissions to base decisions upon for land development/rezonings/etc.

WHAT IT IS NOT

« Not an annexation plan

« Not set in stone

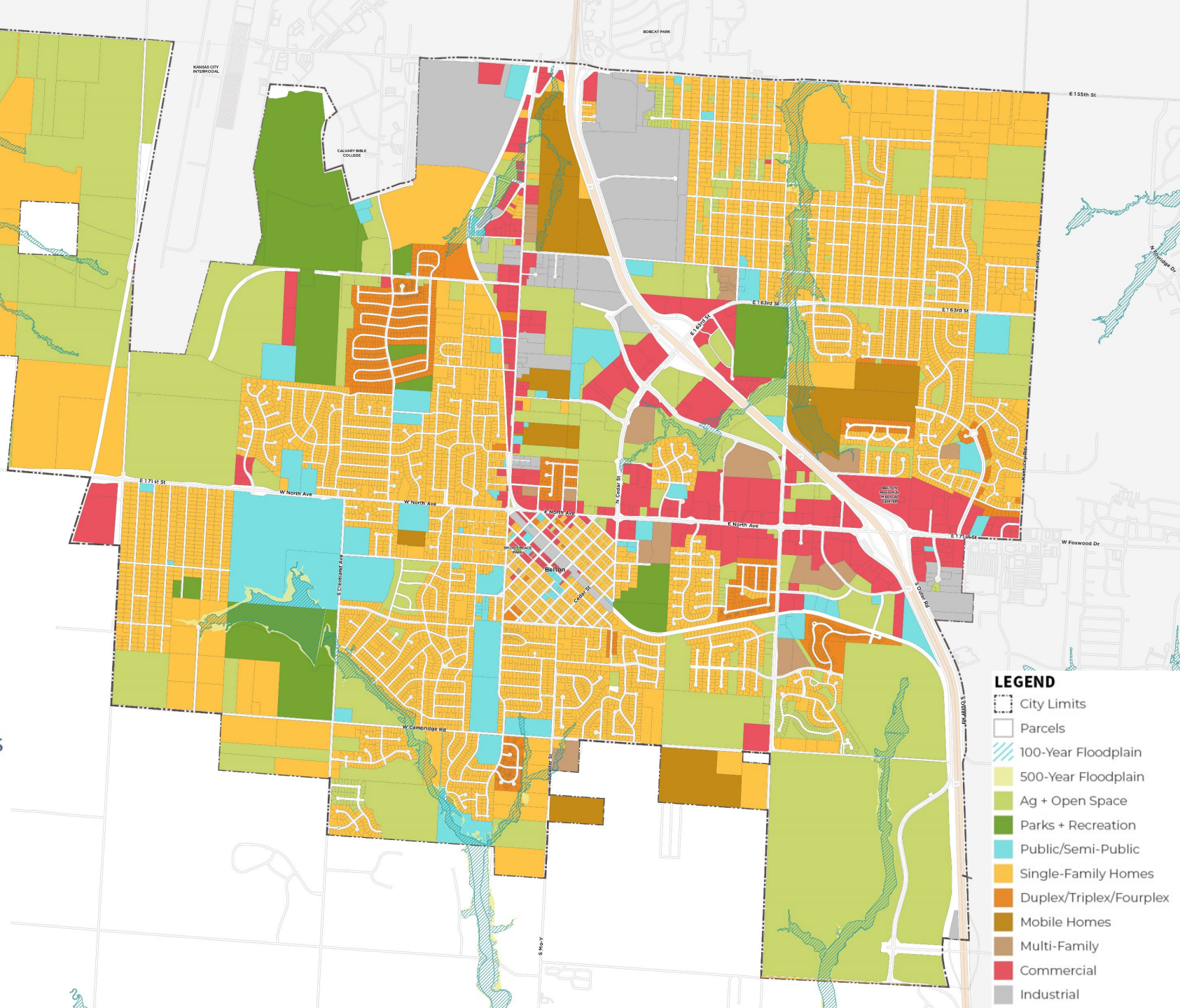
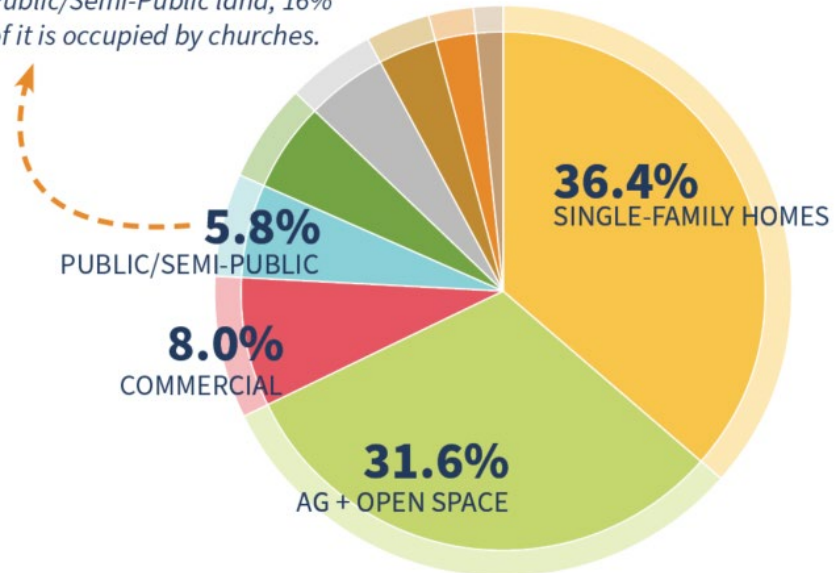
« Not a zoning map

Review Draft Chapter Content

Existing Land Use Map

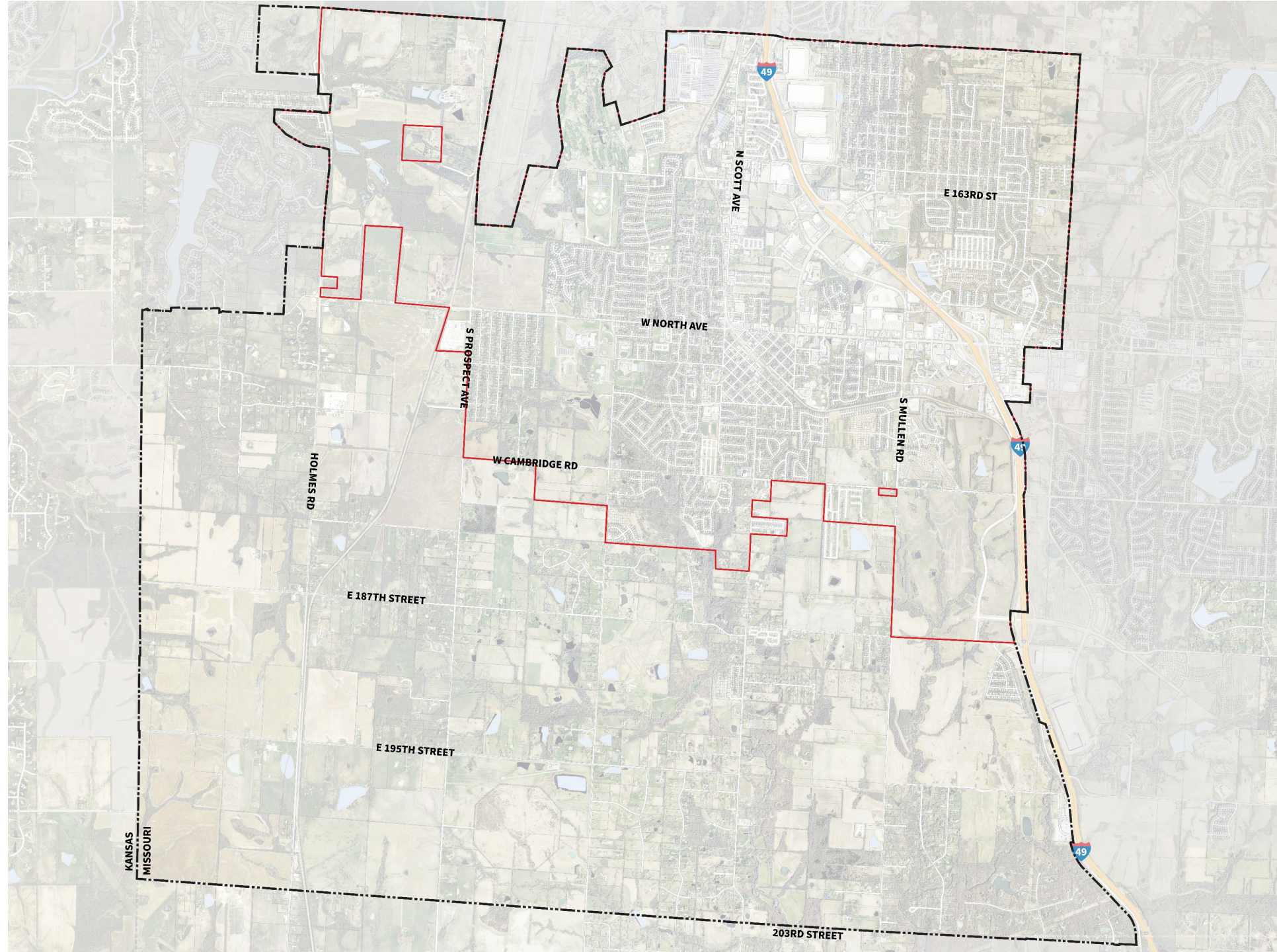
LAND USE FUN FACT:

Of Belton's 467 acres of
Public/Semi-Public land, 16%
of it is occupied by churches.



Review Draft Chapter Content
















Planning Boundary Map

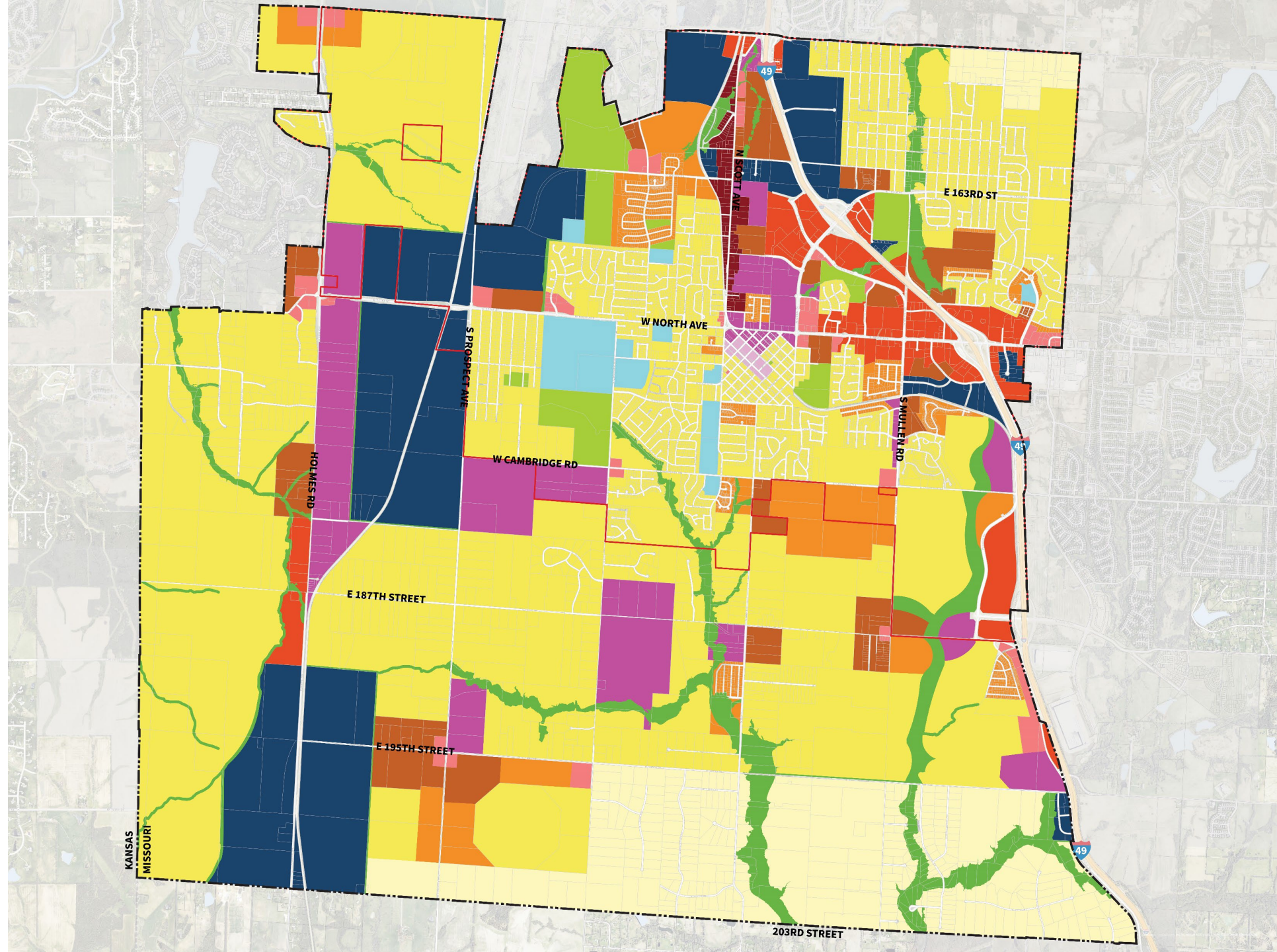


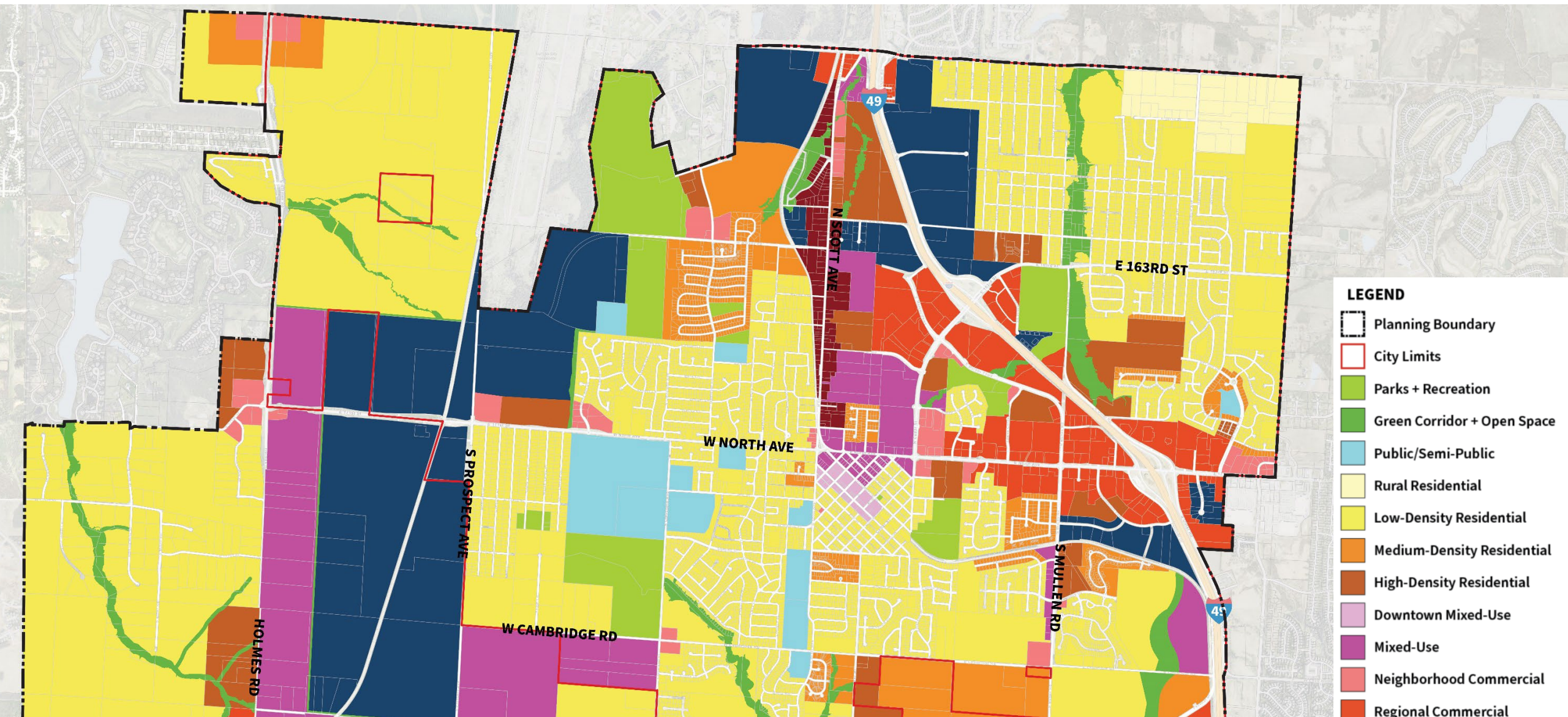
Review Draft Chapter Content

DRAFT Future Land Use Map

LEGEND

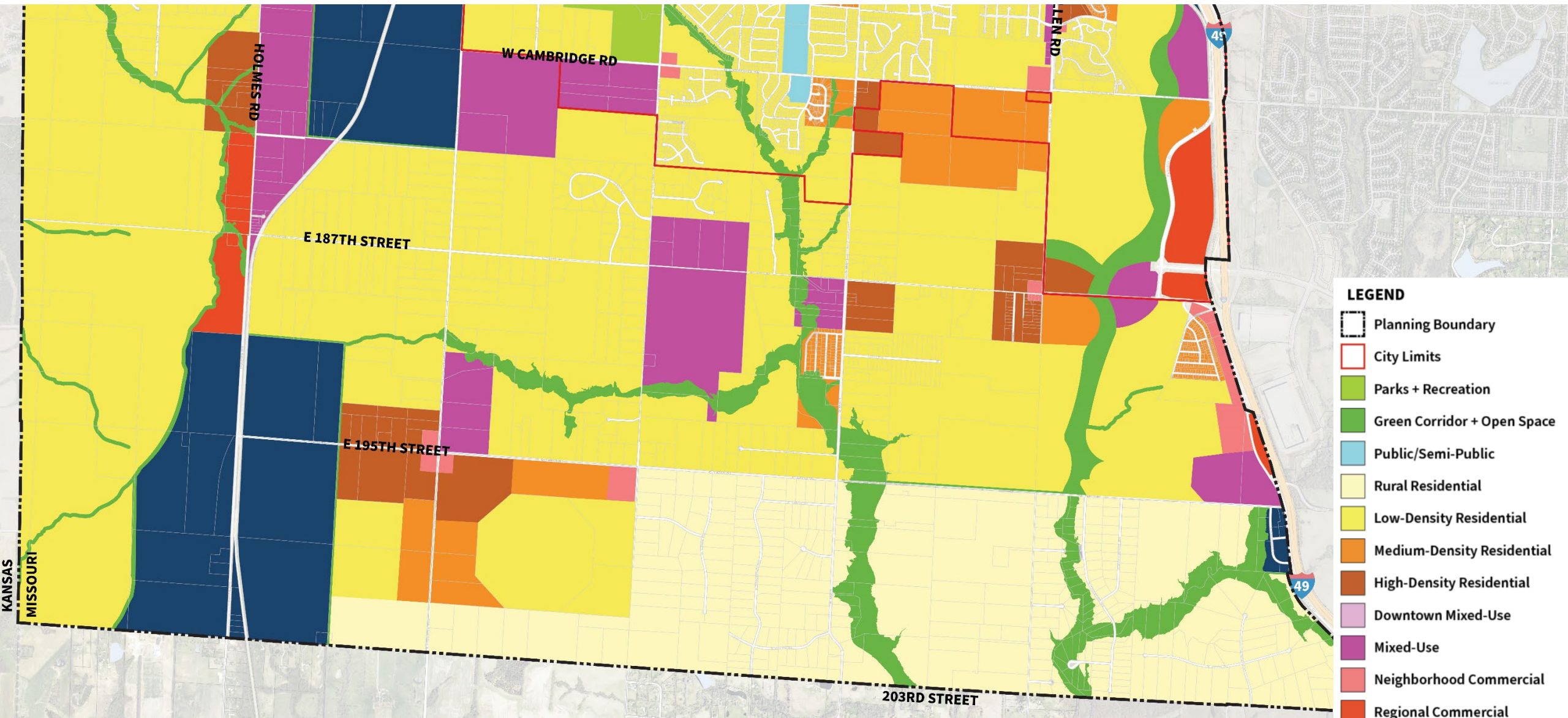
-  Planning Boundary
-  City Limits
-  Parks + Recreation
-  Green Corridor + Open Space
-  Public/Semi-Public
-  Rural Residential
-  Low-Density Residential
-  Medium-Density Residential
-  High-Density Residential
-  Downtown Mixed-Use
-  Mixed-Use
-  Neighborhood Commercial
-  Regional Commercial
-  Service Commercial
-  Business Park





- LEGEND**
- Planning Boundary
 - City Limits
 - Parks + Recreation
 - Green Corridor + Open Space
 - Public/Semi-Public
 - Rural Residential
 - Low-Density Residential
 - Medium-Density Residential
 - High-Density Residential
 - Downtown Mixed-Use
 - Mixed-Use
 - Neighborhood Commercial
 - Regional Commercial
 - Service Commercial
 - Business Park





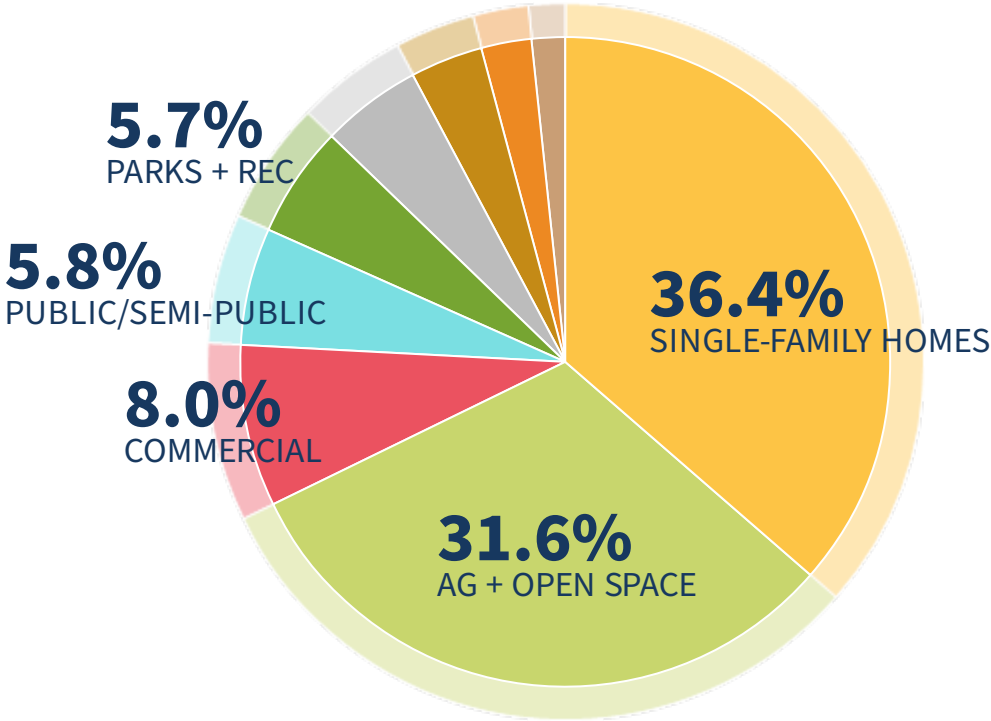
LEGEND

- Planning Boundary
- City Limits
- Parks + Recreation
- Green Corridor + Open Space
- Public/Semi-Public
- Rural Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Downtown Mixed-Use
- Mixed-Use
- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Business Park

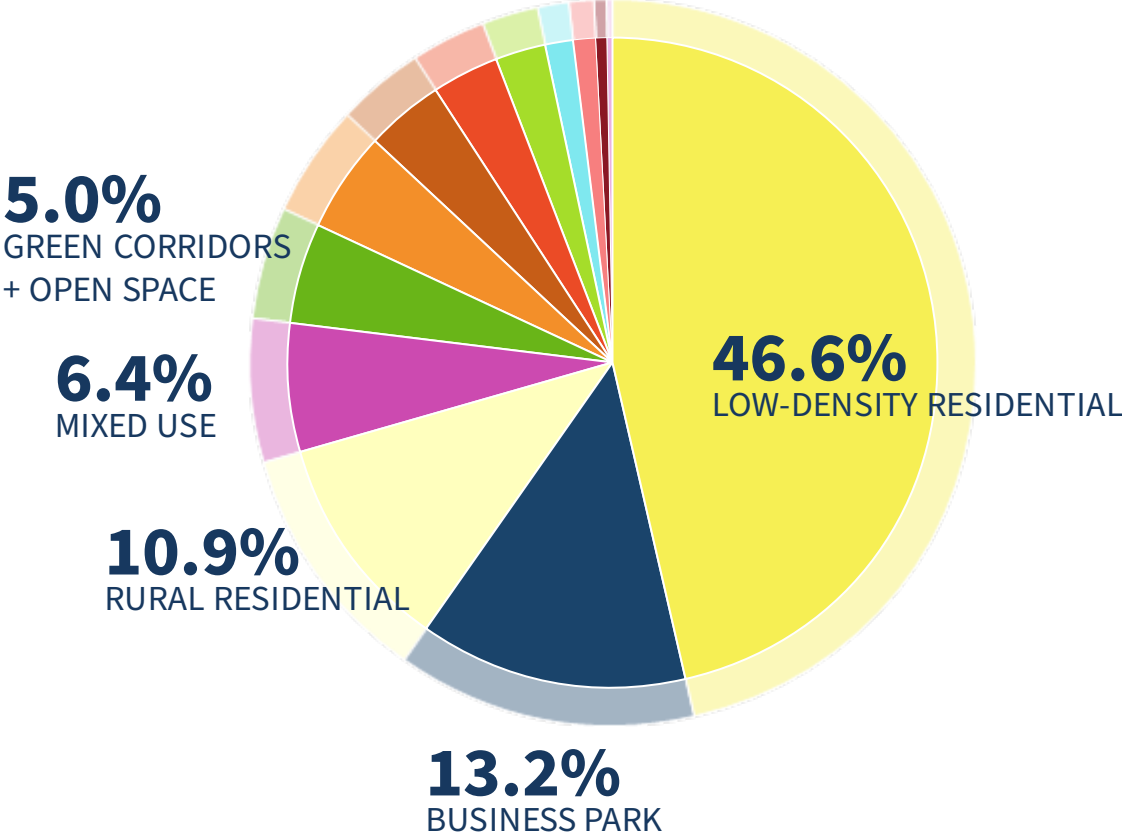
Review Draft Chapter Content

Intent of the Future Land Use Plan

EXISTING LAND USE SHARES



PROPOSED FUTURE LAND USE SHARES



Review Draft Chapter Content

Intent of the Future Land Use Plan

EXISTING LAND USE SHARES

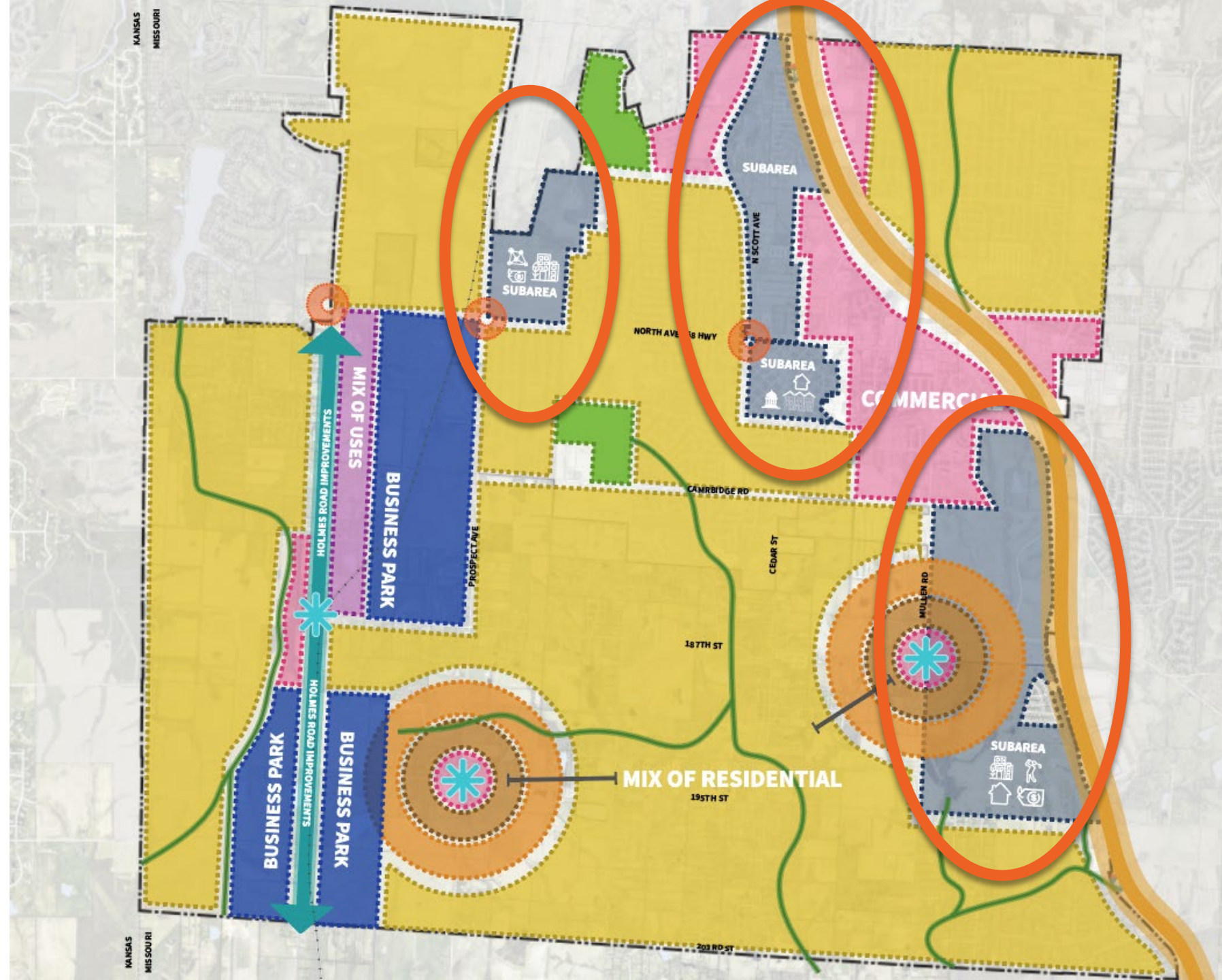
EXISTING LAND USE CATEGORY	TOTAL ACRES	TOTAL SHARE
Single-Family Homes	2,981.1	36.4%
Ag + Open Space	2,592.0	31.6%
Commercial	655.9	8.0%
Public/Semi-Public	476.5	5.8%
Parks + Recreation	467.3	5.7%
Industrial	403.1	4.9%
Mobile Homes	284.0	3.5%
Duplex/Triplex/Quadplex	222.2	2.7%
Multi-Family	111.9	1.4%
TOTAL	8,194.0	100.0%

PROPOSED FUTURE LAND USE SHARES

FUTURE LAND USE CATEGORY	TOTAL ACRES	TOTAL SHARE
Low-Density Residential	9,562.0	46.6%
Business Park	2,711.4	13.2%
Rural Residential	2,243.8	10.9%
Mixed Use	1,313.8	6.4%
Green Corridors + Open Space	1,031.2	5.0%
Medium-Density Residential	999.4	4.9%
High-Density Residential	820.1	4.0%
Regional Commercial	650.6	3.2%
Parks + Recreation	504.8	2.5%
Public/Semi-Public	288.8	1.4%
Neighborhood Commercial	246.7	1.2%
Service Commercial	109.1	0.5%
Downtown Mixed Use	18.4	0.1%
TOTAL	20,500.1	100.0%

Review Draft Chapter Content

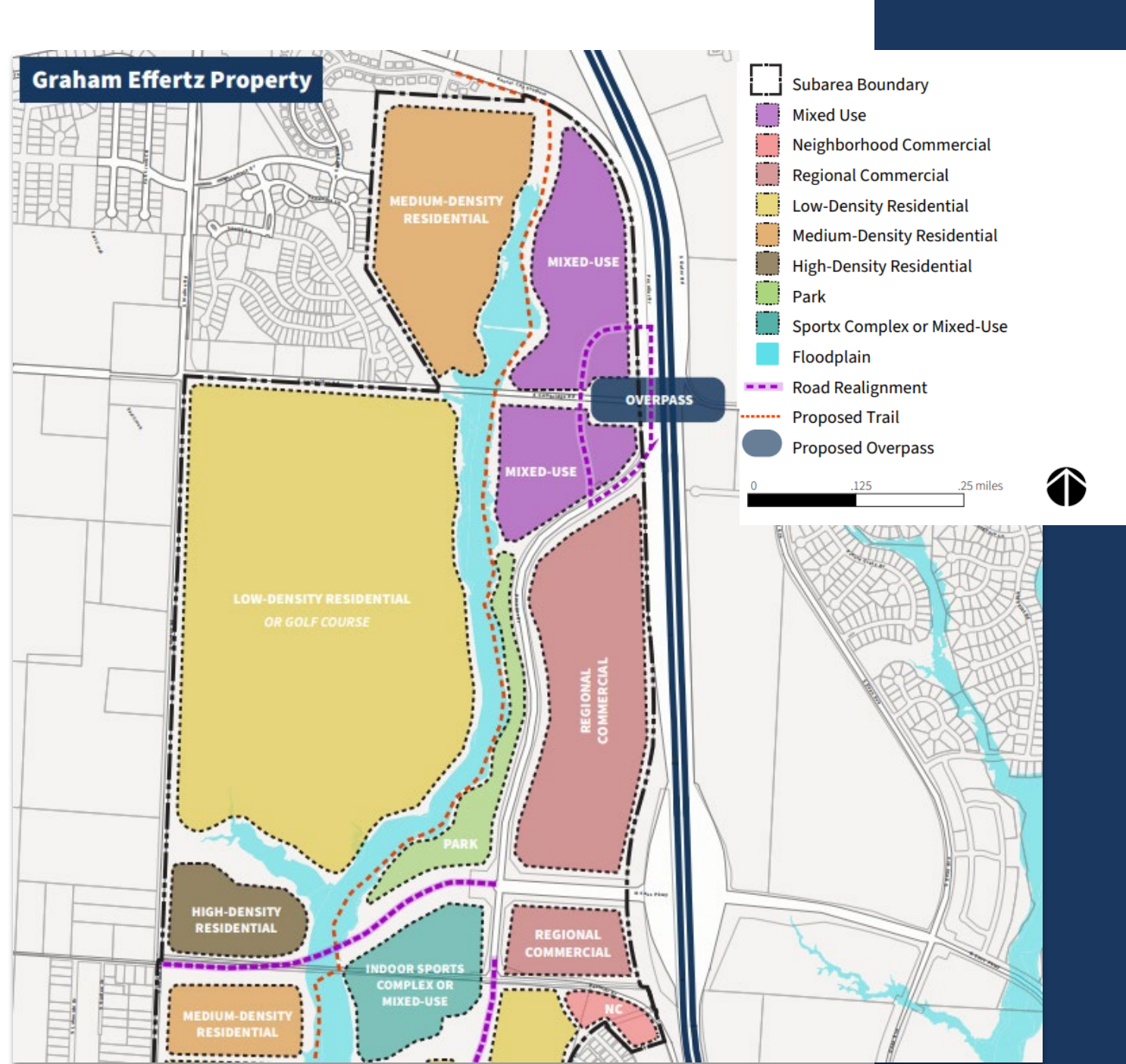
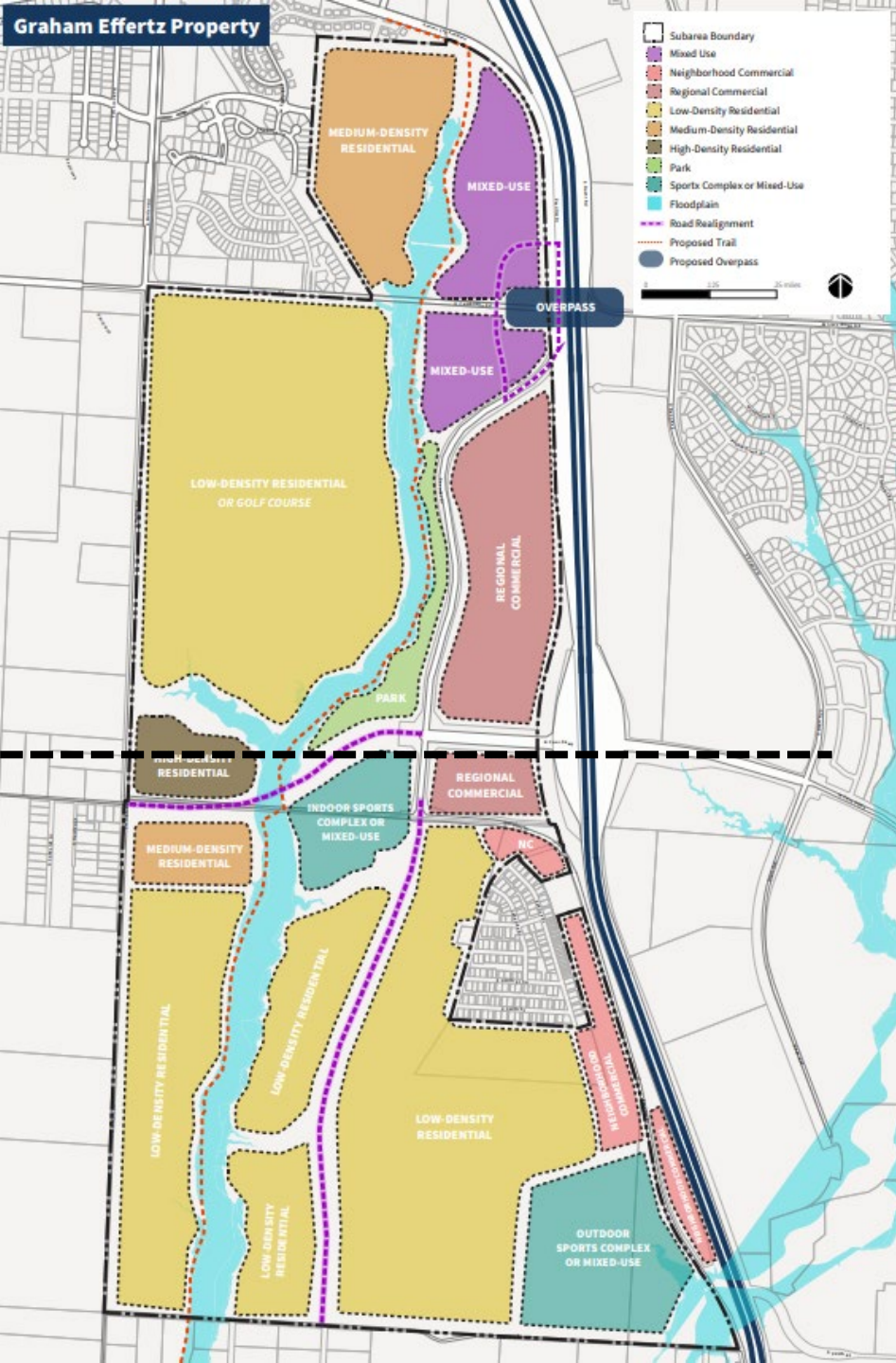
Subareas

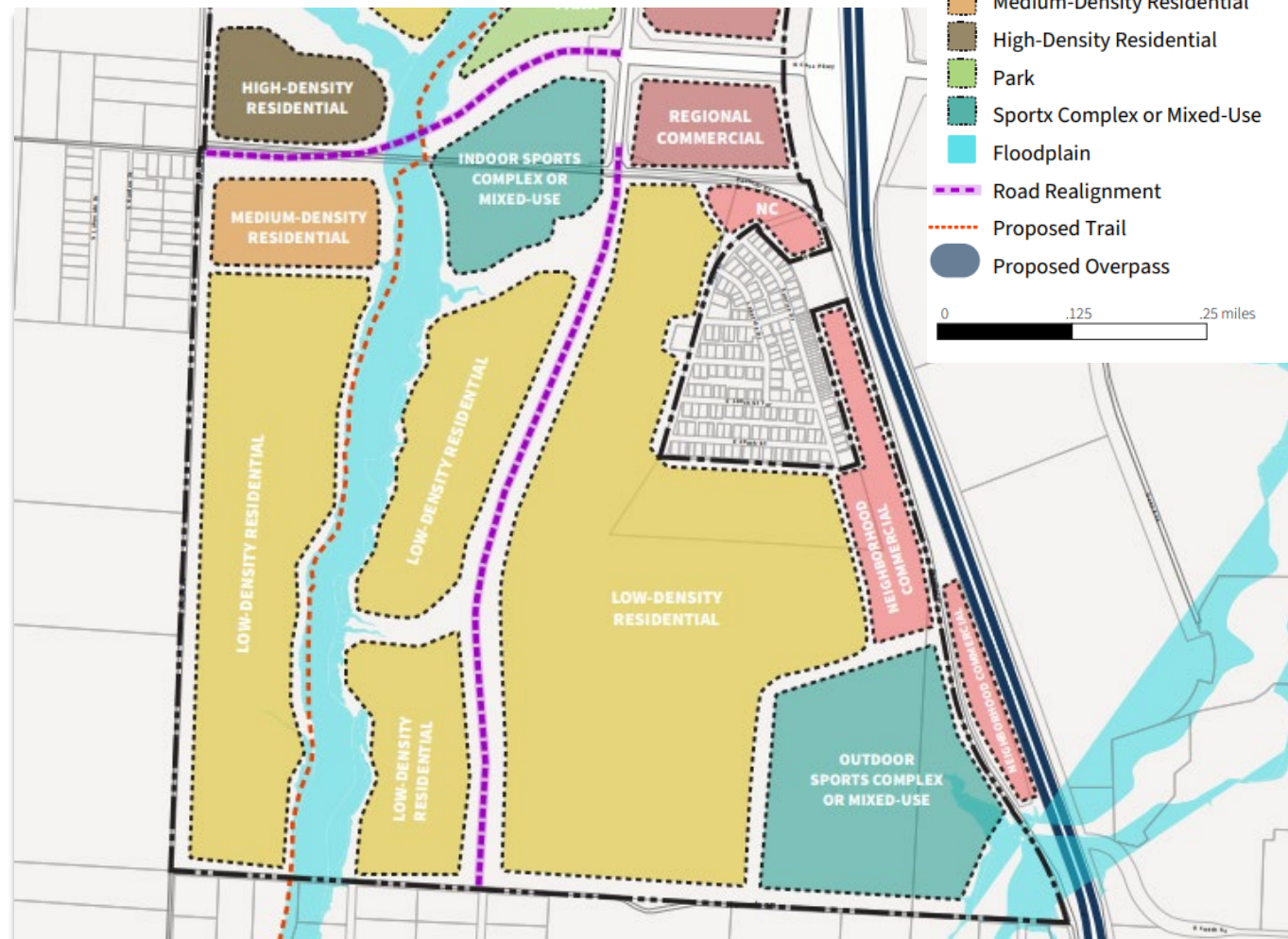
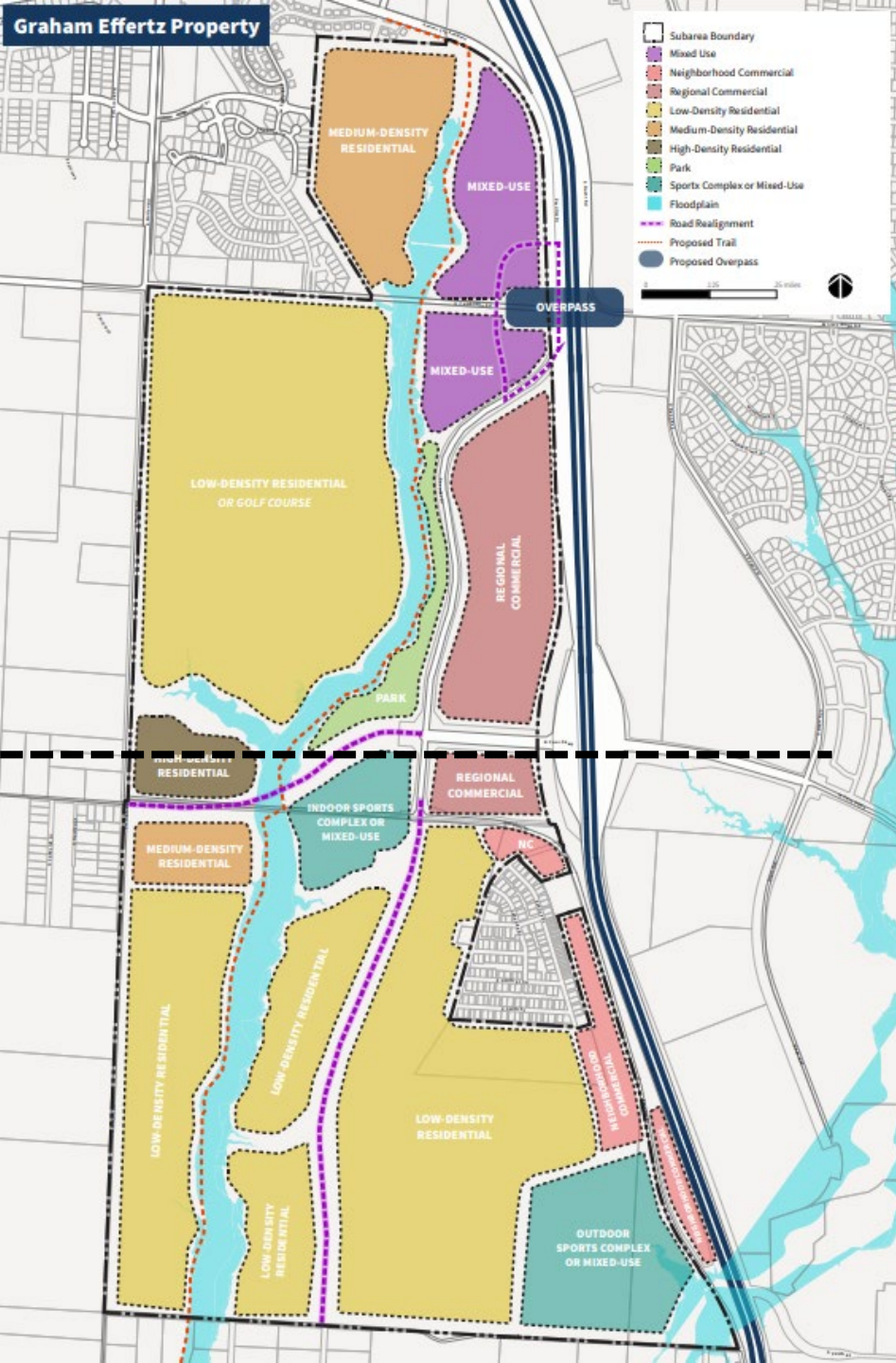


-  Subarea Boundary
-  Downtown Mixed Use
-  Key Redevelopment Opportunities
-  Mixed-Use
-  Neighborhood Commercial
-  Low-Density Residential
-  Park
-  Road Realignment
-  Raised Pedestrian Crossing
-  Two-Way Road Conversion
-  Traffic Calming Priority
-  Streetscape Improvements
-  Intersection Improvement
-  Gateway Potential
-  Wayfinding Signage
-  Civic Reuse Potential
-  Proposed Trail
-  Curb Extension

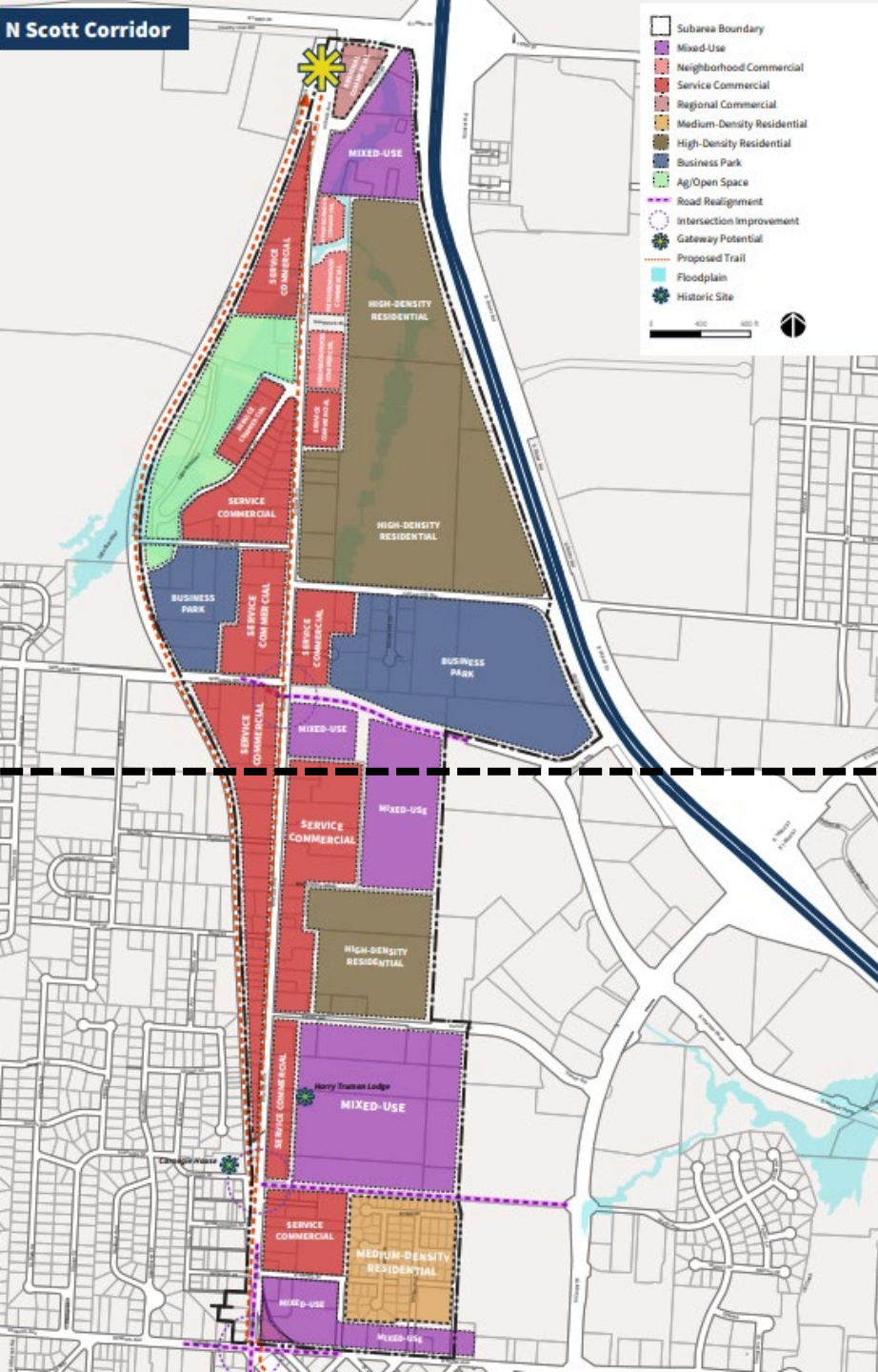
0 175 350 ft



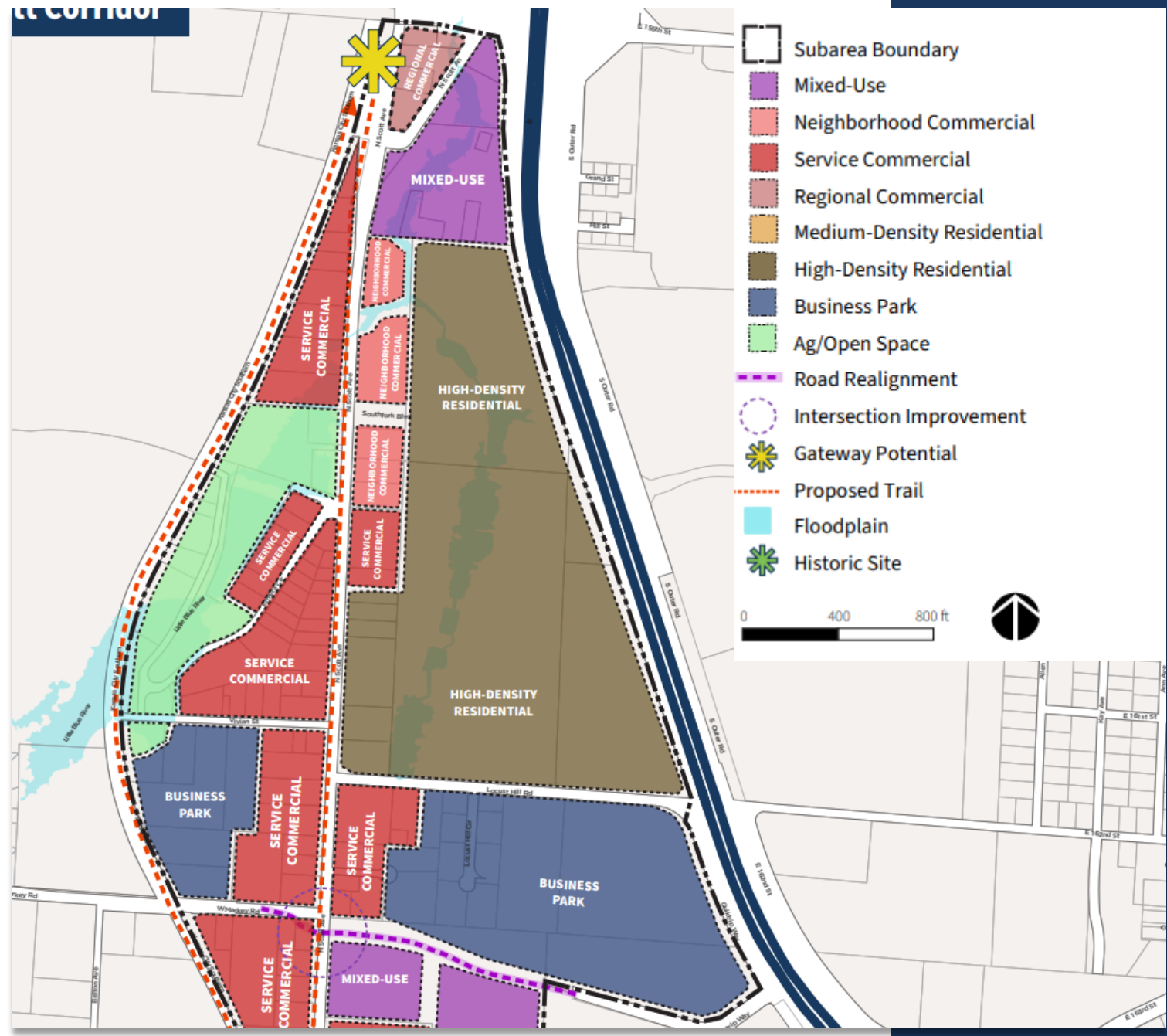




N Scott Corridor



N Scott Corridor



N Scott Corridor

