

**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 Freiburger, 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.