

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
March 15, 2021**

<https://www.youtube.com/watch?v=FZ-IS0ws4ds>

**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 Marsha Vest, RJ Warren and Kara Anderson

*Absent:* Commissioners Todd Christy, Tim McDonough and Kelly Monaghan-Bass

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

*Guests:* Chris Chancellor, NorthPoint Development, 4825 NW 41st St, Suite 500, Riverside, MO 64150; Tim Geary, 15600 White Drive, Belton, MO 64012; Linda McKelvy, 15612 White Drive, Belton, MO 64012; Bianca Kirby, 15616 White Drive, Belton, MO 64012; and Pete Kirby 15616 White Drive, Belton, MO 64012

**MINUTES**

Councilman Trutzel moved to approve the March 1, 2021 Planning Commission meeting minutes. Commissioner Anderson seconded the motion. All members present voted in favor, and the motion carried.

**PUBLIC HEARING** – Consideration of a Rezoning from the existing R-3 Multiple Family Residential District to an FCI Flex Commercial/Industrial District and a Rezoning from the existing M-1 Light Industrial District to an FCI Flex Commercial/Industrial District with a Preliminary Development Plan for the properties located at 6107 E. 155th Street and 5901 E. 155th Street, to permit the development of Building 4 in the Southview Commerce Center.

The public hearing was opened at 6:03 p.m. The opening of this public hearing also included the public hearing for item IV, B - *Consideration of a Special Use in an FCI Flex Commercial/Industrial District for warehousing for the property generally located on the South side of East 155<sup>th</sup> Street.*

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

Chris Chancellor, NorthPoint Development, 4825 NW 41st St, Suite 500, Riverside, MO 64150 gave a presentation of the project and was present to answer questions.

Tim Geary, 15600 White Drive, Belton, MO 64012 was present to speak against the project. Mr. Geary stated his home is less than five years old and was built as a handicap home for his son in a wheelchair; many of the homes on White Drive are less than five years old. Before deciding to build his home on White Drive, he looked at the zoning in the area and it was zoned residential. Mr. Geary asked the Commission

to please consider the residents who bought homes on White Drive and thought there would be homes behind them because the land was already platted for homes and zoned residential.

Mr. Clements stated there will still be twenty-two homes built in the residential neighborhood to the East of Building 4. Sunset Hills is currently vacant land with fifty-six platted lots. The twenty-two homes will provide a buffer to properties to the East of the project.

Linda McKelvy, 15612 White Drive, Belton, MO 64012 was present to speak against the project. Ms. McKelvy stated she has lived in her home for three years and did not received any notification of the project. While looking at the area, she knew the lots behind her were zoning single family. She expressed her disappointed in the Southview Commerce Center project. Ms. McKelvy stated the building that is currently being built is visible from her dining room window. Ms. McKelvy asked the Commission to consider the impact of nearby property owners, as well as the impact on resources such as Fire, Police, water and infrastructure. She specified the Outer Road is already deteriorating and there is an increase in traffic on 155<sup>th</sup> Street and 163<sup>rd</sup> Street. Ms. McKelvy stated she appreciates a community that wants to grow, but the residents that live in the community need also to be considered.

Mr. Clements stated State stature states property owners within 185 feet from the perimeter of the property must be notified. Many of the homes on White Drive are 900 feet from the perimeter of the property.

Bianca Kirby, 15616 White Drive, Belton, MO 64012 was present to speak against the project. Ms. Kirby built her home four years ago with the assumption homes would be built in Sunset Hills. They now have cracks in their basement. She stated in the original plan NorthPoint was supposed to build five buildings and the plan was changed and there are now three large buildings. She stated she was not prepared for Chewy, building 3, to be such a large building. Southview Commerce Center is not buffered and there are no berms on 155<sup>th</sup> Street. She stated the berms are a joke and all you can see is the buildings NorthPoint took down trees that were on the fence line, that could have stayed and provided a berm. She asked the Commission how to know they are going to do what they say. She provided that it is hard to get out of their neighborhood and she has almost been hit by the semitrucks trying to turn into Southview Commerce Center. Ms. Kirby brought up concerns regarding the road deteriorating and who would be responsible to pay the costs to fix it. Additionally, she also brought up concerns regarding the City's budget and how the City is committing to help NorthPoint with the water line on Allen Avenue. She believes NorthPoint should be 100% responsible for the infrastructure and widening of the roads and should not get any tax breaks. Ms. Kirby stated she would like the plans to stop changing.

Pete Kirby 15616 White Drive, Belton, MO 64012 was present to speak against the project. Mr. Kirby questioned the Commission how we can guarantee that the plan will be followed. He was told Southview Commerce Center was going to be a certain way and it was changed, including the sidewalks. He stated the berm near the church is really nice, however the berm along Allen Avenue is not nice and is not what they were told was going to occur.

The public hearing was closed at 6:56 p.m. The closing of this public hearing also included the public hearing for item IV, B - *Consideration of a Special Use in an FCI Flex Commercial/Industrial District for warehousing for the property generally located on the South side of East 155<sup>th</sup> Street.*

The Commission had several questions regarding the private/public partnership for the water line, data on property values decreasing, truck traffic on Allen Avenue, the learning and career center in the corner of Building 4, the assumption that vacant ground will remain vacant ground, the former Century Concrete plant site, the Sunset Hills final plat, and the possibility of waiting for another project to come along as follows:

- Mr. Chancellor stated NorthPoint's cost to replace the water line is approximately \$1 million.
- City staff does not have an assessment information that would provide any data on property values.
- City staff has talked to management at NorthPoint regarding the truck traffic on Allen Avenue and a 'No Truck Traffic' sign is supposed to be posted. Many of the truck drivers are using GPS and their GPS is directing them onto Allen Avenue.
- Metro Community College will put in a job training facility in the corner of building 4.
- When moving next to vacant ground, it is never guaranteed to remain vacant. The zoning on any land can always change to residential or commercial at any time. Change is inevitable.
- The former Century Concrete plant site has been vacant for approximately fifteen years. It was left in a blighted, deteriorating condition.
- In 2005 Sunset Hills was platted and included 53 lots. There has not been any activity or discussion of activity in Sunset Hills. Anyone buying a home in the new subdivision, Southview Residential, will already be aware of Southview Commerce Center and will be able to decide if they would like to live in that subdivision.
- The Commission discussed the possibility of waiting for a different opportunity to come along that included more housing development.
  - Commissioner Warren stated he was not sure the timing was correct and was hesitant because of the new jobs that the current buildings are bringing in. The additional jobs could be an opportunity for additional housing. Chairman McPherson pointed out that the property has been vacant for fifteen years without any interest.
  - Commissioner Anderson stated as a realtor she sells many homes that abut to commercial properties and has never had any appraisal issues with homes.

Councilman Trutzel moved to approve the request for the consideration of a Rezoning from the existing R-3 Multiple Family Residential District to an FCI Flex Commercial/Industrial District and a Rezoning from the existing M-1 Light Industrial District to an FCI Flex Commercial/Industrial District with a Preliminary Development Plan for the properties located at 6107 E. 155th Street and 5901 E. 155th Street, to permit the development of Building 4 in the Southview Commerce Center. The recommendation is subject to the following conditions:

1. The rezoning and preliminary plan, and Special Use permit for warehousing, is approved as shown on Southview Commerce Center Preliminary Plat and Preliminary Development Plan, dated 3/2/21 by Sitepoint, LLC.
2. Building elevations, Southview Commerce Center, Building 4 by studioNorth, dated 2/17/21 are approved as part of the Preliminary Development Plan.
3. A Final Development Plan and Final Plat shall be submitted, as required in Section 20.6 of the UDC.
4. A final landscape plan shall be submitted, indicating compliance with the *North Scott Corridor Overlay District + Guidelines*, signed and sealed by a registered Landscape Architect.
5. Stormwater management/detention is preliminarily approved as described in Fourth Plat Micro Drainage Study, by Olsson Associates, March 2021.
6. Revise the driveway location on 155<sup>th</sup> Street to provide a 100' intersection offset to 153<sup>rd</sup> Terrace.

7. The shared driveway entrance at Lot 3 shall be reshaped and finished with hardscape materials to prevent sight distance obstructions.
8. A photometric plan for parking lot lighting shall be submitted with the Final Development plan.
9. Details on exterior building lighting shall be submitted with Final Development plans.
10. Trash containers and outside storage shall only be permitted in a warehouse dock location adjacent to a tenant space, in the internal parking and maneuvering areas in-between the buildings.

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

Ayes: 6 – Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Marsha Vest, RJ Warren and Kara Anderson

Noes: 0

Absent: 3 – Commissioners Todd Christy, Tim McDonough and Kelly Monaghan-Bass

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

**PUBLIC HEARING** – Consideration of a Special Use in an FCI Flex Commercial/Industrial District for warehousing for the property generally located on the South side of East 155<sup>th</sup> Street.

Mr. Clements gave a summary of the staff report during item IV, A - *A the consideration of a Rezoning from the existing R-3 Multiple Family Residential District to an FCI Flex Commercial/Industrial District and a Rezoning from the existing M-1 Light Industrial District to an FCI Flex Commercial/Industrial District with a Preliminary Development Plan for the properties located at 6107 E. 155th Street and 5901 E. 155th Street, to permit the development of Building 4 in the Southview Commerce Center.* The staff report is attached as **Exhibit A**

The opening and closing of this public hearing was included in the public hearing for item IV, A - *Consideration of a Rezoning from the existing R-3 Multiple Family Residential District to an FCI Flex Commercial/Industrial District and a Rezoning from the existing M-1 Light Industrial District to an FCI Flex Commercial/Industrial District with a Preliminary Development Plan for the properties located at 6107 E. 155<sup>th</sup> Street and 5901 E. 155<sup>th</sup> Street, to permit the development of Building 4 in the Southview Commerce Center.*

Councilman Trutzel moved to approve the request for the consideration of a Special Use in an FCI Flex Commercial/Industrial District for warehousing for the property generally located on the South side of East 155<sup>th</sup> Street. The recommendation is subject to the following conditions:

1. The rezoning and preliminary plan, and Special Use permit for warehousing, is approved as shown on Southview Commerce Center Preliminary Plat and Preliminary Development Plan, dated 3/2/21 by Sitepoint, LLC.
2. Building elevations, Southview Commerce Center, Building 4 by studioNorth, dated 2/17/21 are approved as part of the Preliminary Development Plan.
3. A Final Development Plan and Final Plat shall be submitted, as required in Section 20.6 of the UDC.
4. A final landscape plan shall be submitted, indicating compliance with the *North Scott Corridor Overlay District + Guidelines*, signed and sealed by a registered Landscape Architect.
5. Stormwater management/detention is preliminarily approved as described in Fourth Plat Micro Drainage Study, by Olsson Associates, March 2021.

6. Revise the driveway location on 155<sup>th</sup> Street to provide a 100' intersection offset to 153<sup>rd</sup> Terrace.
7. The shared driveway entrance at Lot 3 shall be reshaped and finished with hardscape materials to prevent sight distance obstructions.
8. A photometric plan for parking lot lighting shall be submitted with the Final Development plan.
9. Details on exterior building lighting shall be submitted with Final Development plans.
10. Trash containers and outside storage shall only be permitted in a warehouse dock location adjacent to a tenant space, in the internal parking and maneuvering areas in-between the buildings.

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

Ayes: 6 – Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Marsha Vest, RJ Warren and Kara Anderson

Noes: 0

Absent: 3 – Commissioners Todd Christy, Tim McDonough and Kelly Monaghan-Bass

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

**NON-PUBLIC HEARING** – Consideration of a Preliminary Plat for Southview Residential located on the South side of 155<sup>th</sup> Street at Valley Drive and Startimes Drive, extended.

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

The Commission had questions regarding the timeframe of developing the residential lots and regarding the public/private partnership of the water line.

- Mr. Chancellor stated they would like to list the single family lots for sale as soon as possible, but they would like to get Building 4 built first to provide full transparency. Additionally, he stated that he stated they have not decided if they will sell the entire subdivision to a developer or if they will build the streets and install the infrastructure and then sell the lots.
- The City decided to do a public/private partnership on the water line extension on Allen Avenue. NorthPoint's will contribution to the project will be approximately \$1,000,000 and the City's portion will cost approximately \$500,000

Mr. Warren moved to approve the Preliminary Plat for Southview Residential located on the South side of 155<sup>th</sup> Street at Valley Drive and Startimes Drive, extended. The recommendation is subject to the following conditions:

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

The motion was seconded by Councilman Trutzel. When a vote was taken, the following was recorded:  
Ayes: 6 – Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Marsha Vest, RJ Warren and Kara Anderson

Noes: 0

Absent: 3 – Commissioners Todd Christy, Tim McDonough and Kelly Monaghan-Bass

The motion carried.

**DIRECTOR'S REPORT**

- The next meeting date of April 19, 2021 will have a long agenda.

**NEXT MEETING DATE:** April 19, 2021

**ADJOURNMENT**

Commissioner Anderson moved to adjourn the meeting. The motion was seconded by Commissioner Warren. All voted in favor, and the meeting adjourned at 7:36 p.m.

## **EXHIBIT A**

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

### **Applicant**

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

Engineer: Sitepoint, LLC. /Shannon Buster

Architect: studioNorth Architecture

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

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

### **BACKGROUND**

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

The application pertains to two large parcels of property. The property at 5901 E. 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. This property is zoned a M-1 Light Industrial District.

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. This property is zoned a R-3 Multiple-Family Residential District.

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

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

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

## **NEIGHBORHOOD MEETING**

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

## **PROPOSED PRELIMINARY DEVELOPMENT PLAN**

*Overall Site Plan-* As noted, the preliminary plan provides for one industrial/distribution building of 501,000 square feet on the 27-acre site. The building would be a cross-dock facility, with dock doors on the East and West elevations. The North elevation, facing 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 35 percent open space/green space. The *North Scott Overlay District* requires 20 percent open space/green space.

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

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

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

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

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

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

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

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

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

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

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

### **SPECIAL USE-WAREHOUSING**

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

### **REZONING CRITERIA/FINDINGS OF FACT**

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

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

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

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

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

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

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

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

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

Additionally, studies and analysis of stormwater detention and traffic demonstrate that the development will not have any adverse impact on nearby property.

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

*(7) The length of time (if any) the property has remained vacant as zoned.* The former concrete plant site has been vacant for approximately 15 years. The abutting 30-acre site includes a single-family home and several out-buildings. There have been no redevelopment concepts for these properties.

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

#### **STAFF RECOMMENDATION**

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

The recommendation is subject to the following conditions:

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

#### **PLANNING COMMISSION ALTERNATIVES**

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

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

**APPLICATION**

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

Engineer: Sitepoint, LLC. /Shannon Buster

Landscape Architect-Sitepoint, LLC. /Brian Forquer

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

**BACKGROUND**

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

This property was final platted as Sunset Hills in 2005. The subdivision provided for the extension of Valley Drive and partial extension of Startimes Drive from the existing stub street location, South to 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 22 new lots, and an open space tract for tree preservation, detention, landscape berm and trail.

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

**PROPOSED PRELIMINARY PLAT**

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

*Plat details-* The preliminary plat provides 22 lots, generally along Startimes Drive as extended from its existing stub location south of 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 Drive. An open space tract is located West of the proposed lots. This 7-acre tract provides for tree preservation, a landscape berm, a continuation of the existing trail network and area-wide detention for the single-family subdivision and Building 4.

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

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

The lots and blocks meet the minimum design standards of the Unified Development Code.

The UDC requires a 30-foot front setback on all lots. The setback is provided on all the lots.

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

*Utilities-* The preliminary plat makes adequate provisions for public utilities and drainage.

*Easements-* The preliminary plat includes all necessary easements for utilities and drainage.

*Detention-* Stormwater management will be provided by the detention basin located on the Open Space Tract.

#### **STAFF RECOMMENDATION**

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

The recommendation is subject to the following conditions:

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

#### **PLANNING COMMISSION ALTERNATIVES**

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