



AGENDA
CITY OF BELTON
PLANNING COMMISSION MEETING
ELECTRONIC MEETING
MONDAY, MAY 4, 2020 - 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET

<https://www.belton.org/watch>

Members of the public may observe and attend the meeting at the **URL** location above.

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES OF THE MARCH 2, 2020 PLANNING COMMISSION MEETING**
- IV. NON-PUBLIC HEARINGS**
 - A.** Consideration of a Final Development Plan located at 312 Main Street, to permit the construction of a new 8,400 square foot building for the Fraternal Order of Eagles in the Old Town Belton Overlay District.
- V. DIRECTOR'S REPORT**
- VI. NEXT MEETING DATE:** June 15, 2020
- VII. ADJOURNMENT**

SECTION III.
MEETING MINUTES
MARCH 2, 2020

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
March 2, 2020**

CALL TO ORDER

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

ATTENDANCE

Commission: Chairman Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Sally Davila, Kelly Monaghan-Bass, Tom MacPherson, Kara Anderson, and Tim McDonough

Absent: Commissioner RJ Warren

Staff: Dave Clements, Planning and Building Director; Madison Smith, Development Technician and Doug Wesselschmidt, City Engineer

Guests: Tyler Sallee, Sallee Development, 3730 NE Troon Drive, Lee's Summit, Missouri 64064; and Chris Van Hoecke, Belton Assembly of God, 613 East North Avenue, Belton, MO 64012

MINUTES

Councilman Trutzel moved to approve the February 3, 2020, Planning Commission meeting minutes. Commissioner MacPherson seconded the motion. All members present voted in favor, and the motion carried.

PUBLIC HEARING – Consideration of a rezoning from the existing C-2 General Commercial District to a R-3 Planned Unit Development and a preliminary development plan for Traditions Villas, Phases 2 and 3, as part of the Traditions Planned Unit Development for the property generally located at the northeast corner of Mullen Road and Sycamore Drive.

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

The public hearing was opened at 6:08 p.m.

Mr. Sallee was present to give an overview of the project. Phases 2 and 3 will be a continuation of Phase 1, the development will share the same amenities and be under the same management and Homeowner's Association.

The Commission had questions regarding the time frame of construction as follows:

- Mr. Sallee stated there would be a two year build out time for all phases. After construction is completed there will be access to the development from Mullen Road and Sycamore Drive.

With no further input, the public hearing closed at 6:13 p.m.

Councilman Trutzel moved to approve the plan with the following conditions:

1. The Preliminary Development Plan for Traditions Villas is hereby approved, as shown on Site Development Plan by Schlagel & Associates, dated 1/17/20.
2. Trash enclosures shall be masonry construction to match the buildings, with additional landscaping around the enclosures.
3. Submit details of the proposed carports on the Final Development Plan. Roofing materials on the carports shall match the villas.
4. Designate the storm shelters on the rear elevation/patio areas of each unit on the Final Development Plan.

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

Ayes: 8 – Chairman Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Sally Davila, Kelly Monaghan-Bass, Tom MacPherson, Kara Anderson, and Tim McDonough

Noes: 0 – None

Absent: 1 – Commissioner RJ Warren

The application for the rezoning will be forwarded to City Council for final approval.

NON-PUBLIC HEARINGS – Consideration of a Preliminary Plat for Traditions Villas 2nd and 3rd Plat, located east of the northeast corner of Mullen Road and Sycamore Drive.

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

Commissioner MacPherson moved to approve the Preliminary Plat for Traditions Villas 2nd and 3rd Plat, located east of the northeast corner of Mullen Road and Sycamore Drive.

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

Ayes: 8 – Chairman Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Sally Davila, Kelly Monaghan-Bass, Tom MacPherson, Kara Anderson, and Tim McDonough

Noes: 0 – None

Absent: 1 – Commissioner RJ Warren

NON-PUBLIC HEARINGS – Consideration of a Lot Split for Lot 4 in Block 2 of J.V. Robinson & Sons Addition, located at the southwest corner of Central Avenue and Lillard Avenue.

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

Chris Van Hoecke was present to answer questions on behalf of the applicant and gave an overview of the project.

Councilman Trutzel moved to approve the Lot Split for Lot 4 in Block 2 of J.V. Robinson & Sons Addition, located at the southwest corner of Central Avenue and Lillard Avenue.

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

Ayes: 8 – Chairman Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Sally Davila, Kelly Monaghan-Bass, Tom MacPherson, Kara Anderson, and Tim McDonough

Noes: 0 – None

Absent: 1 – Commissioner RJ Warren

NON-PUBLIC HEARINGS – Consideration of a Final Plat for the Shady Lane Community Building, an amenity located in the Shady Lane Planned Unit Development, located north of East North Avenue at Hargis Street and Sunny Drive.

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

The Commission had questions about side yard requirements and parking requirements.

- Mr. Clements stated the development meets all side yard and parking requirements per the Planned Unit Development.

Commissioner Monaghan-Bass moved to approve the Final Plat for the Shady Lane Community Building, an amenity located in the Shady Lane Planned Unit Development, located north of East North Avenue at Hargis Street and Sunny Drive.

The motion was seconded by Commissioner Trutzel. When a vote was taken, the following was recorded:
Ayes: 8 – Chairman Girgin, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Sally Davila, Kelly Monaghan-Bass, Tom MacPherson, Kara Anderson, and Tim McDonough

Noes: 0 – None

Absent: 1 – Commissioner RJ Warren

NON-PUBLIC HEARINGS – Consideration of a Preliminary Plat for Autumn Ridge located on the west side of South Mullen Road, west of existing Sycamore Drive.

This item was removed from the agenda at the request of the applicant.

DIRECTOR'S REPORT

- The meeting for March 16, 2020 has been canceled.

NEXT MEETING DATE: April 20, 2020

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Commissioner Anderson. All voted in favor, and the meeting adjourned at 6:35 p.m.

EXHIBIT A

**REZONING AND PRELIMINARY DEVELOPMENT PLAN
TRADITIONS VILLAS
BELTON PLANNING COMMISSION
MONDAY, MARCH 2, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

Property Owner/Applicant-Sallee Real Estate Investments, LLC. /Tyler Sallee

Engineer-Schlagel & Associates, PA/Dan Foster

Location-The property is located at the northeast corner of Mullen Road and Sycamore Drive, in the Traditions Planned Unit Development.

*Request-The application was filed for approval of a **Rezoning** from the existing C-2 General Commercial District to a R-3 Planned Unit Development District, and a **Preliminary Development Plan** to permit the development of the Phases II and III of Traditions Villas, consisting of 54 one-story villa units in ten buildings for residents 55 years or older.*

BACKGROUND

The Traditions Planned Unit Development (PUD) was approved in 2006. This is a 113-acre mixed-use R-3 PUD including single-family homes, multi-family units and future commercial development along the east side of Mullen Road.

On January 6, 2020, the Planning Commission approved a Final Development Plan for Phase I of the Traditions Villas. The Phase I plan is abutting the area of this rezoning application and is shown on the preliminary development plan. Phase I consisted of 36 villa units in 6 buildings.

This application was filed to rezone the existing C-2 General Commercial District along the Mullen Road frontage to a R-3 Planned Unit Development, to be consistent with the other residential areas of the Traditions PUD.

The related Preliminary Development Plan requests the approval of Phases II and III of Traditions Villas. The Preliminary Development Plan provides for 54 one-story villa units in 10 buildings. These are proposed to be two-bedroom units of approximately 868 square feet. The preliminary development plan includes a colored perspective drawing that shows architectural detail, building materials and colors.

These units are identical to those approved in the Phase I Final Development Plan.

The applicant has prepared the following narrative to provide information on the plan:

Sallee Development is requesting to rezone approximately 2 acres of the parcel located on the NE corner of Mullen Road and Sycamore Drive from C-2 to R-3 PUD to allow for a senior community. The property characteristics do not meet the selection criteria used today by many real estate developers for commercial properties. With the expansion of online shopping and the increased competition many areas originally planned for secondary commercial are no longer attractive to commercial users. The location, nearby competition, low density trade area, low traffic flow and pattern and low visibility make the property less attractive for commercial developers. Sallee Development is proposing to expand the senior community that was approved adjacent to this parcel onto this property. The proposed senior housing use is compatible with the adjacent residential uses and will provide additional households to support the existing commercial uses in the region.

Sallee Development, one of the most solid and reputable developers from the Greater Kansas City Area, is proposing a newly constructed Senior Development in The Traditions community. The proposal to build Traditions Villas, a community for seniors age 55 and older in Belton, MO, is a very exciting opportunity for the senior citizens of your community.

The Traditions Villas community will provide exceptional housing with opportunities and services that allow senior residents to gracefully and comfortably age in place. Senior residents will not only feel at home, but they will be at home for many years to come.

The newly constructed garden level spacious, two-bedroom villa will feature low maintenance vinyl siding and trim, Energy Star windows, and eye-catching stone/brick veneer. This community will have covered patios at both the front and rear to encourage neighborhood fellowship and patio gardening. The residents will not only feel at home, but they will be at home with many other beautiful touches. The floorplans will offer a front porch and back patio, living area, dining area, bathroom centrally located, modern kitchen with full refrigerator, oven, range and fully equipped laundry area, two spacious bedrooms with ample closet space. Upon entry, residents will find the floor plan to be most accommodating in their two-bedroom villa. The full bath is in equal distance from each room making for ease of everyday use. The bedrooms are soundly separated by the full bath which allows for a quiet and private setting for each resident or guest. The kitchen will have a space saving layout in close proximity to the laundry area and dining room which will allow for short distances between routinely visited areas throughout the villa. Each villa will also have an enclosed storm shelter located near the rear patio.

The site plan is a mix of 4, 5 and 6-plex garden level residential buildings and a community building to include onsite management and maintenance staff offices and community gathering space. Additional features include ample green space and parking.

Amenities include garden level buildings for ease of access for senior residents in all stages of mobility, fully equipped kitchens and laundry rooms, energy efficiency, water/sewer/trash paid by owner, community gathering space, onsite management staff, and off-street parking. Options for covered parking will also be available to each resident.

This community will complement the growing development in the area perfectly. It will not interfere with homes being built for families because it is catering to seniors that are entering retirement years and prefer maintenance free living. The residents of the Villas will likely be the senior relatives of those families purchasing in neighboring single-family home development. There is a proven need for affordable senior housing in Belton. Citizens want to remain in the community they call home. Traditions Villas is located only 3 blocks from the main thoroughfare which takes you to everything in town including all the local conveniences. The city zoning perspective fits nicely. It's all about housing the people in the community. Traditions Villas will offer something perfectly designed that is new and accessible for the people that need it most.

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 and south of the subject property are residential areas of the Traditions PUD. This development includes single-family homes south of Sycamore Street, and four-unit townhomes north of Sycamore Street. West of the site is the R-1 single-family subdivision of Autumn Ridge.

Traditions is a growing residential area and the proposed zoning and preliminary plan will offer another residential option that will be compatible with surrounding properties.

(2) Consistency with the goals and objectives of the Comprehensive Plan. The Future Land Use Map of the Comprehensive Plan designates this area as **commercial**. The proposed rezoning is not consistent with the Future Land Use Map. While the proposed plan is not consistent with the Future Land Use Map, staff would note that subject property is not likely to develop with tax generating commercial/retail uses.

(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 C-2 District. The site is not near an established commercial corridor or retail area, and it is not likely that this area will develop with new commercial uses given the distant location from competing vacant commercial land near I-49. Additionally, the areas south of the site along Mullen Road are primarily vacant residential and agricultural areas and it is not expected that future residential density would be sufficient to support commercial users at this location.

(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 is characterized by single-family homes. At this time, 11 single-family homes are under construction in Traditions, and construction will start soon for Phase II of the four-unit townhomes. Also, a revised preliminary plat with 137 lots for Autumn Ridge is under consideration. This indicates a trend towards residential development in the area.

(5) The extent to which the zoning amendment may detrimentally affect nearby property. The proposed amendment to allow a PUD designation is similar to other areas of Traditions. This will allow development to be consistent with the area. Additional residential development will not have a detrimental 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 the property has remained vacant as zoned. The property has been vacant since it was originally zoned C-2 in 2006. There have been no inquiries for commercial development at the site in recent years.

(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 R-3 PUD classification can be considered in the public interest as the development will provide new housing options for Belton residents 55 years and older. This will allow residents to choose to stay in the community, and perhaps create availability of existing single-family homes for new families. The project will generate increased real estate taxes and help support existing businesses.

PRELIMINARY DEVELOPMENT PLAN

The subject property is a 5.8-acre site located at the northeast corner of Mullen Road and Sycamore Drive. This intersection serves as the main entrance to Traditions. The preliminary development plan is designed as Phases II and III of Traditions Villas and is identical to the Final Development Plan for Phase I approved earlier this year.

Proposed Development: The applicant is proposing to construct 54 one-story, two-bedroom units in ten buildings. The overall plan for the Villas, with Phase I, includes a community center, open space, trails and sidewalks to serve the development.

Compliance with PUD Requirements and R-3 Standards: The development meets all setback, building coverage, building height and lot area requirements of the R-3 Multiple-Family Residential District. The net density is 9 units per acre. The UDC requires 1.5 parking spaces per unit for multi-family development or 81 spaces for the 54 units. There are 85 parking spaces proposed, including 15 carport spaces for residents who might opt for covered parking. The parking spaces meet all dimensional requirements for length, width and maneuvering.

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

The Preliminary Development Plan also meets all the requirements of the Traditions PUD. The plan includes sidewalks, trails and open space to meet the PUD standards.

A land-use analysis and site data table are found on Site Plan sheet C-1.

Building Design: There are no specific building design requirements for the R-3 Multiple-Family Residence District. However, the UDC does require certain design elements and amenities in a planned unit development. The original Traditions PUD included photographs of required building materials for multi-family areas of the development. The proposed six-unit buildings and the community building feature pitched roofs, brick and stone veneer on the front and side elevations, maintenance free siding, covered front porches and rear patios. These elements meet the criteria of the original PUD. Storm shelters are provided for each unit on the rear patio.

The proposed design is consistent with the existing four-unit townhome buildings in the PUD. The design is also compatible with the materials used in the nearby single-family homes.

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. Phase III includes an open space/amenity area for residents. A final design for this feature will be part of the Final Development Plan. The landscape design also includes a buffer along Mullen Road that provides attractive screening abutting the right-of-way.

Streets/access: Access to the site would be from a driveway entrance on the north side of Sycamore Drive, leading to the Villas private roads and parking areas. There will also be a new driveway entrance from Mullen Road.

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 Traditions PUD included area-wide stormwater management and detention thru existing and new detention areas. The applicant has designed the stormwater system to meet the detention requirements of the PUD.

STAFF RECOMMENDATION

The staff recommends approval of the request for a rezoning and Preliminary Development Plan for Traditions Villas, Phases II and III, as noted in the staff report and shown on the development plan. The recommendation is subject to the following conditions:

5. The Preliminary Development Plan for Traditions Villas is hereby approved, as shown on Site Development Plan by Schlagel & Associates, dated 1/17/20.
6. Trash enclosures shall be masonry construction to match the buildings, with additional landscaping around the enclosures.
7. Submit details of the proposed carports on the Final Development Plan. Roofing materials on the carports shall match the villas.
8. Designate the storm shelters on the rear elevation/patio areas of each unit on the Final Development Plan.

PLANNING COMMISSION ALTERNATIVES

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

ATTACHMENTS

1. Traditions Villas-Phases II and III-Preliminary Development Plan-4 pages
2. Colored elevations.
3. Area Map.

EXHIBIT B

**PRELIMINARY PLAT
TRADITIONS VILLAS 2ND AND 3RD PLAT
BELTON PLANNING COMMISSION
MONDAY, MARCH 2, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

CASE #FP20-01

Property Owner – Sallee Real Estate Investments, LLC

Engineer/Surveyor – Schlagel & Associates P.A./Dan Foster, David Rinne

Location - The property is located just east of the northeast corner of Mullen Road and Sycamore Drive.

Request-*The application was filed for approval of a Preliminary Plat for Traditions Villas 2nd and 3rd Plat.*

BACKGROUND

The Traditions Planned Unit Development was approved in 2006. This is a 113-acre mixed-use R-3 PUD including single-family homes, multi-family units and future commercial development. In 2017, a revised plan was approved that included the 4.14-acre subject site for the proposed Villa home development.

The Traditions Villas 1st Plat and final development plan was approved in January 2020 consisting of 36 one-story villa units in six buildings for residents 55 years or older.

The proposed Preliminary Plat for Traditions Villas 2nd and 3rd Plat was filed to accompany review and approval of the Preliminary Development Plan.

PROPOSED FINAL PLAT

The Preliminary Plat is consistent with the preliminary development plan as submitted to the Planning Commission.

Lots and blocks – This is a two-lot preliminary plat. Lot 2 is 3.28 acres and Lot 3 is 2.58 acres designed for construction the proposed Villa units. The Preliminary Plat meets all the requirements of Section 36-34 of the Unified Development Code.

Access/Streets – Access to the property would be from the private driveway entrance on the north side of Sycamore Drive that was approved with Traditions Villas 1st Plat, and a new driveway entrance from Mullen Road.

Easements-The preliminary plat includes locations and appropriate language for public utility easements and landscape easements.

General Plat Information – The plat includes all required general information including the legal description, lot numbers and dimensions, right-of-way designation, signature certificates, and surveyor credentials.

STAFF RECOMMENDATION

The staff recommends approval of the application for a Preliminary Plat for Traditions Villas 2nd and 3rd Plat as the preliminary plat meets all requirements of Section 36-34 of Unified Development Code.

The recommendation is subject to the following conditions:

1. The Preliminary Plat for Traditions Villas 2nd and 3rd Plat, dated 10/18/2019, by Schlager & Associates is approved as submitted.
2. Per Section 36-24, the approval of the preliminary plat shall be for two years. If a final plat is approved and filed for any portion of the preliminary plat, the preliminary plat shall be effective for six years.

PLANNING COMMISSION ALTERNATIVES

4. Motion to **approve** the Preliminary Plat for Traditions Villas 2nd and 3rd Plat.
5. Motion to **deny** the Preliminary Plat for Traditions Villas 2nd and 3rd Plat.
6. Motion to continue the application pending additional information.

ATTACHMENTS

1. Preliminary Plat for Traditions Villas 2nd and 3rd Plat.
2. Location Map

EXHIBIT C

LOT SPLIT

J.V. ROBINSON 1st ADDITION LOT 4

BELTON PLANNING COMMISSION

MONDAY, MARCH 2, 2020 – 6:00 P.M.

CITY HALL ANNEX BUILDING – 520 MAIN STREET

CASE #LS20-01

Property Owner-Belton Assembly of God Church

Surveyor-Atlas Surveyors/Brent Thompson

Location- The property is located at the southwest corner of Central Avenue and Lillard Avenue.

Request-The application was filed for approval of a Lot Split for Lot 4 in Block 2 of J.V. Robinson & Sons Addition.

BACKGROUND

Belton Assembly of God Church owns the two lots at the southwest corner of Central Avenue and Lillard Avenue. These are lots 3 and 4 in Block 2 of J.V. Robinson & Sons Addition. There is an existing house on Lot 4, addressed as 509 Central Avenue. There is also an existing house on Lot 3, addressed as 122 Lillard Avenue. The church uses this structure for meeting space and equipment storage for the main church, across the street. Belton Assembly would like to renovate and expand this existing structure. The expansion to the north would encroach on the lot line between Lots 3 and 4.

In order to allow the expansion of the existing house, the applicant is requesting that Lots 3 and 4 be combined, and the existing house on Lot 4, 509 Central, be split from Lot 4 to create a new tract.

It is necessary to create the split of Lot 4, 509 Central, so there is only one principal structure on each lot.

PROPOSED LOT SPLIT

The Lot Split meets all requirements of the Unified Development Code, Section 36-105.

The UDC states that no lot split shall be granted if a sub-standard lot is created, if appropriate right-of-way is not dedicated, or easements not sufficient for public services.

Lot Dimensions: The existing R-1 Single-Family Residence District requires a 70' x 120' minimum lot size, and an 8400 square foot lot. Proposed lot/tract sizes are:

Tract A (509 Central)-75' x 120', 9004 square feet.

Tract B (122 Lillard)-irregular shape, exceeds requirements, 45,516 square feet,

Access/Streets-No new right-of-way is required to be dedicated. No new access if proposed, the driveways for the two existing houses will remain.

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

General Plat Information-The plat includes all required general information including the legal description, lot numbers and dimensions, right-of-way designation, signature certificates, and surveyor credentials.

STAFF RECOMMENDATION

The staff recommends approval of the application for a Lot Split for J.V Robinson & Son Addition, Lot 4, as the Lot Split meets all the requirements of Article IV of Unified Development Code, Lot Splits.

The recommendation is subject to the following conditions:

3. The Lot Split for J.V Robinson & Sons Addition Lot 4, dated December 23, 2019, by Atlas Surveyors approved as submitted.

PLANNING COMMISSION ALTERNATIVES

7. Motion to **approve** a Lot Split for Lot 4 Block 2 Robinson Addition.
8. Motion to **deny** a Lot Split for Lot 4 Block 2 Robinson Addition.
9. Motion to continue the application pending additional information.

ATTACHMENTS

1. Lot Split survey-Lot 4 Block 2 J.V. Robinson & Son Addition
2. Location Map

EXHIBIT D

FINAL PLAT

SHADY LANE COMMUNITY BUILDING

BELTON PLANNING COMMISSION

MONDAY, MARCH 2, 2020 – 6:00 P.M.

CITY HALL ANNEX BUILDING – 520 MAIN STREET

CASE #FP20-01

Property Owner-IDC Ventures

Engineer-Renaissance Infrastructure Consulting/Craig Chaney

Location- The property is located north of East North Avenue at Hargis Street and Sunny Drive.

Request-The application was filed for approval of a Final Plat for the Shady Lane Community Building, an amenity located in the Shady Lane Planned Unit Development.

BACKGROUND

A Planned Unit Development (PUD) for the Shady Lane duplexes was reviewed and approved by the Planning Commission on October 21, 2019. The PUD permitted the renovation of the existing Shady Lane duplexes to an age-restricted, 55 and older, rental community. The PUD included amenities for residents such as a community center, carports, community gardens, a trail network and security gates at the main entrances to the community.

The PUD also included the vacation of the existing public streets to allow the proposed security gates. A portion of unimproved Hargis Street, east of Sunny Drive was vacated as part of this request. At this location, the applicant proposed a 2000 square foot community center. The community center includes an office, meeting room, and exercise room for residents.

This request is necessary to plat the vacated right-of-way to create a lot for the proposed community center.

PROPOSED FINAL PLAT

The Final Plat is consistent with the PUD development plan as approved by the Planning Commission.

Lot Dimensions: The proposed lot is 50' X 110' with a total land area of 5,508 square feet. The lot is similar in size to other residential lots in Shady Lane. The location of the community center was approved as part of the Planned Unit Development.

*Access/Streets-*The proposed plat creates a new lot for development of the community center on former public right-of-way. Parking for the community center will be on the existing parking aprons, no new driveways or access are proposed.

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

*General Plat Information-*The plat includes all required general information including the legal description, lot number and dimensions, right-of-way designation, signature certificates, and surveyor credentials.

STAFF RECOMMENDATION

The staff recommends approval of the application for a Final Plat for Shady Lane Community Building as the final plat is consistent with the final development plan of the Planned Unit Development. The plat meets all final plat requirements of Section 36.35 of Unified Development Code.

The recommendation is subject to the following conditions:

4. The final plat for Shady Lane Community Building, dated January 7, 2020, by Renaissance Infrastructure Consulting is approved as submitted.
5. 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

10. Motion to **approve** a Final Plat for Shady Lane Community Building.
11. Motion to **deny** a Final Plat for Shady Lane Community Building.
12. Motion to continue the application pending additional information.

ATTACHMENTS

3. Final Plat-Shady Lane Community Building
4. Location Map

SECTION IV.
FINAL DEVELOPMENT PLAN
FRATERNAL ORDER OF EAGLES

**FINAL DEVELOPMENT PLAN
FRATERNAL ORDER OF EAGLES CASS COUNTY
BELTON PLANNING COMMISSION
ELECTRONIC MEETING
MONDAY, MAY 4, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

Property Owner/Applicant- Fraternal Order of Eagles/Jeff Shaw

Engineer- Anderson Engineering/Patrick Joyce

Architect- Michael Moores

Location- The property is located at 312 Main Street

*Request- **The application was filed for approval of a Final Development Plan to permit the construction of an 8,400 square foot new building for the Fraternal Order of Eagles, in the Old Town Belton Overlay District.***

BACKGROUND

The property at 312 Main Street is owned by the Fraternal Order of Eagles (Eagles), and the location currently serves as a parking lot for their existing club. The Eagle filed this application to permit the construction of a new building for their fraternal club and operations.

The applicant submitted the following project narrative to further explain their operation and details of the proposed building:

The Belton chapter of the Fraternal Order of Eagles was started in 2006, and it has had a steady presence on Main Street of Belton's Olde Town District ever since. 'People helping people' is a phrase that the Eagles live by in supporting their community. They are very active in contributing to charitable organizations and events, such as; Hope House, The Special Olympics, and Bikers, Blues and BBQ- an annual event to benefit the Belton special education program. The purpose of the project is to foster growth in memberships, which would allow the Eagles to increase their contributions to the community as a whole.

The project is a new 8,400 square foot facility that will include an event space, bar, gaming areas, and a kitchen to support the club's events. The exterior colors and materials will be compatible with those found along Main Street, including brick, stucco, and awnings over the storefront windows.

PROPOSED FINAL PLAN/COMPLIANCE WITH ZONING REGULATIONS, DISTRICT GUIDELINES

Subject Property: The property is a 0.443-acre parcel at the southwest corner of Main Street and Chestnut Street. The property is zoned a C-1 Neighborhood Commercial District. This location on Main Street is in the area of the Old Town Belton Overlay District.

Order of Eagles

Proposed Development: The applicant is proposing to construct an 8,400 square foot building consisting of a full-service kitchen, event space, bar and gaming area. This new facility would provide the Eagles with a more full-service community operation.

This would be a one-story building with the front entrance on Main Street. The public alley behind the building would allow loading and a location for a trash enclosure.

Compliance with Old Town Belton Overlay District/Design Guidelines: The Old Town Belton Overlay District and Design Guidelines (OTB) were approved in 2011. The district and guidelines were prepared to provide an overlay for development standards in the central business district working in conjunction with the standards of the Unified Development Code. The guidelines focus on architectural features and materials and provide standards for renovation of existing buildings and new construction.

New construction in the overlay district shall be in the manner consistent with the scale, massing, and character of the Main Street corridor. Building facades should be constructed of materials and have architectural styles compatible with surrounding buildings. Brick, stone and stucco are encouraged for use as primary building materials.

The proposed building design meets the guidelines of the OTB. Elevation drawings are shown on pages A2 and A3 of the plan set. The drawings include a colored elevation. The front elevation faces Main Street, and the northwest elevation faces Chestnut Street. These are the primary elevations, and materials include modular brick, stucco, storefront glass, canvas canopies and wall scones. The southwest elevation abutting the alley includes stucco and brick. These materials and features meet the design guidelines of the OTB.

The proposed design is consistent surrounding buildings, meeting objectives of the plan.

Compliance with C-1 Requirements: The property is zoned a C-1 Neighborhood Commercial District. This zoning district is designed to provide small-scale office, retail and service uses to serve the immediate area. The C-1 district works in conjunction with the overlay district to provide regulations for development.

The OTB requires a 10-foot front setback. The applicant is proposing a zero-foot front setback in order to match the existing setbacks of other building on Main Street.

There is also a requirement for off-street parking spaces for the proposed building. Eagles is requesting this parking requirement be waived. Eagles is open to members only two nights a week, and there are no daily hours of operation. During Eagles membership hours, there is sufficient on-street parking due to the fact that nearby uses are closed. Waiving the parking requirement would not have any adverse impact on the area. It is worth noting that many communities do not require off-street parking in their central business districts as an incentive to development and to encourage shared parking and street-level pedestrian activity.

Additional details of the plan are shown on Pages 1 and A-1 of the plan set.

Order of Eagles

Landscaping: A new landscape buffer is proposed along Chestnut Street. This meets the requirements for foundation plantings. Due to the location of the sidewalk and building setback, there is no area available for plantings on Main Street.

Streets/access: Access to the site would be from the existing alley behind the building. No new driveways or streets are proposed.

Utilities: There are adequate public facilities for the new building.

Detention: There is no requirement for stormwater management with the building. The new building provides less impervious surface than the existing parking lot.

STAFF RECOMMENDATION

The staff recommends approval of the request for a Final Development Plan for the Fraternal Order of Eagles, as noted in the staff report and indicated on the final development plan. The recommendation is subject to the following conditions:

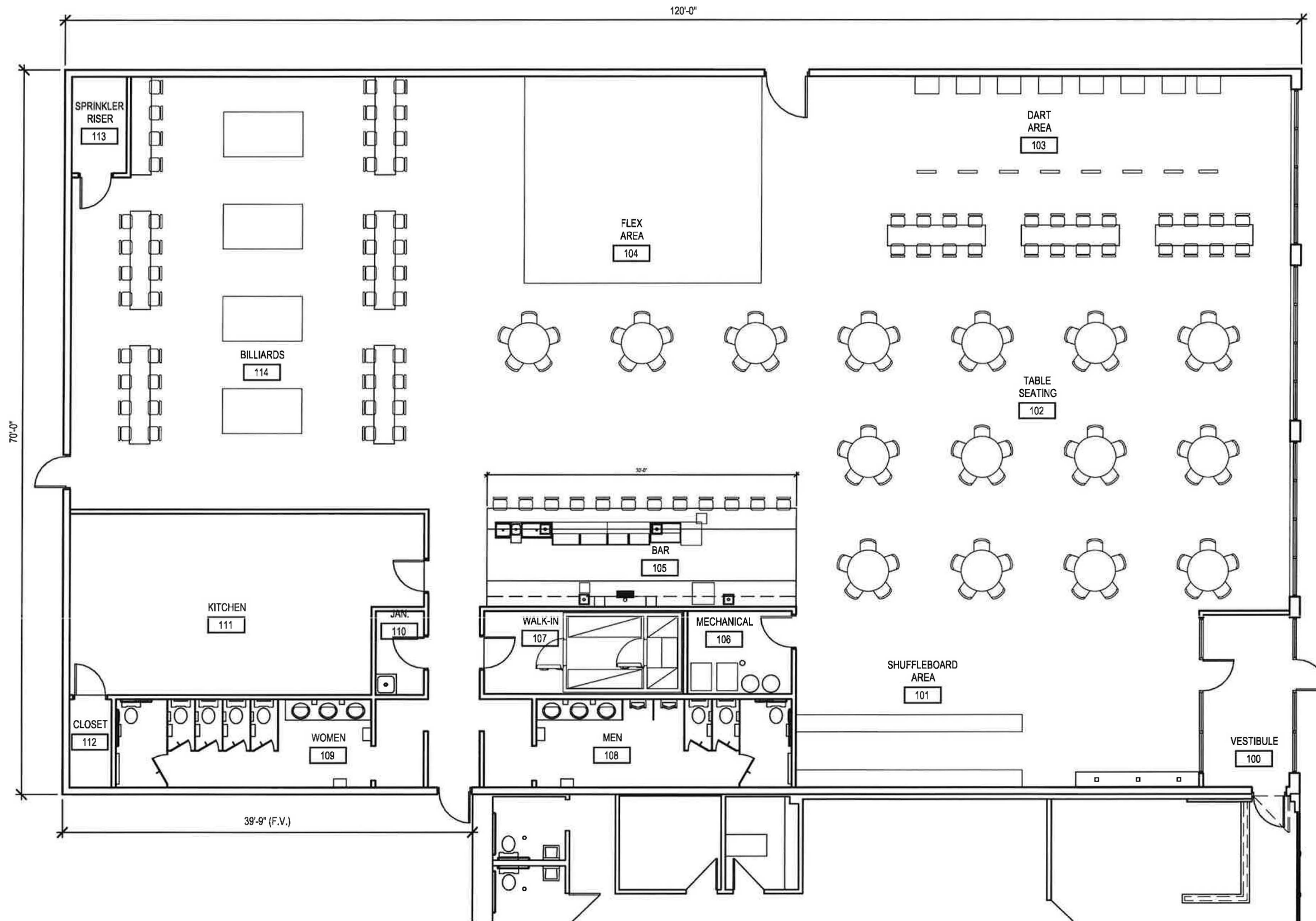
1. The Final Development Plan for Fraternal Order of Eagles is hereby approved, as shown on Final Site Development Plan by Anderson Engineering, dated 2/7/20, and elevations by M Design, dated 2/7/2020.
2. Trash enclosures shall be constructed of materials to match the buildings.
3. Any rooftop mechanical equipment shall be screened.
4. The Final Development plan includes a reduction of the front setback to zero feet, and a waiver of the off-street parking requirement.

PLANNING COMMISSION ALTERNATIVES

1. Motion to **approve** a Final Development Plan for Fraternal Order of Eagles.
2. Motion to **deny** a Final Development Plan for Fraternal Order of Eagles.
3. Motion to continue the application for further information.

ATTACHMENTS

1. Eagles-Final Development Plan- 4 pages.
2. Location Map.



1 FLOOR PLAN
SCALE: 1" = 10'-0"

**PRELIMINARY
PLAN AND ELEVATIONS**

NEW LODGE
Issue: Site Plan Review
Date: 2.7.20

FRATERNAL ORDER OF EAGLES
310 Main Street
Belton, MO 64012

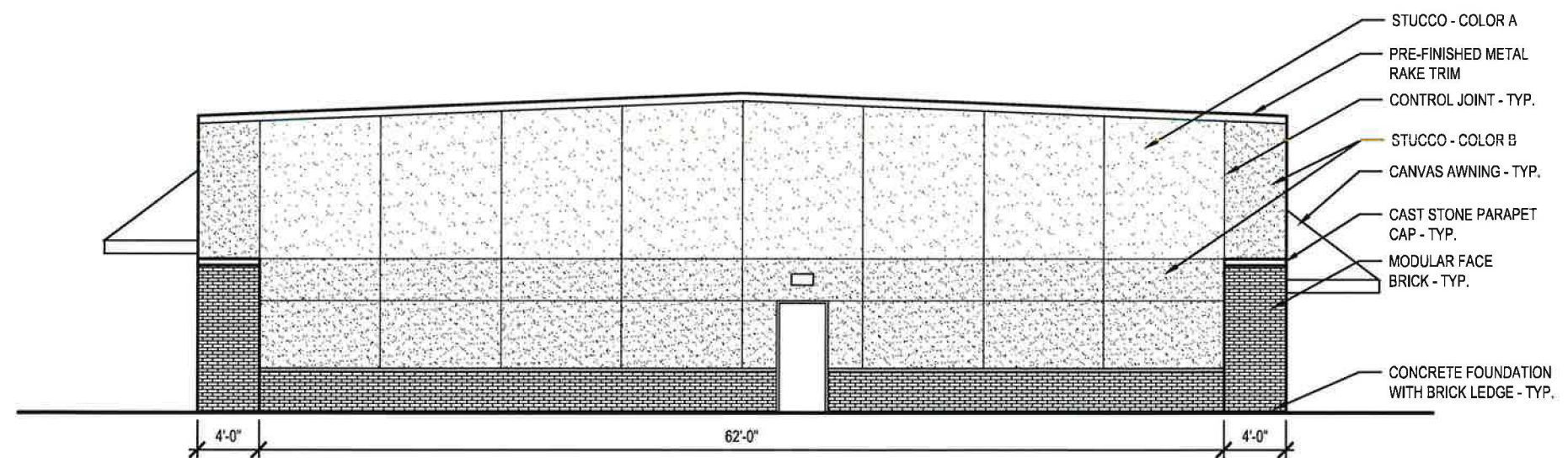
M DESIGN LLC
M DESIGN, LLC
201 L STREET
LAKE LOTAWANA, MO 64086
(816) 516-4861

A1



2 NORTHEAST ELEVATION

SCALE: 1" = 10'-0"



1 SOUTHWEST ELEVATION

SCALE: 1" = 10'-0"

M DESIGN, LLC
201 L STREET
LAKE LOTAWANA, MO 64086
(816) 516-4861

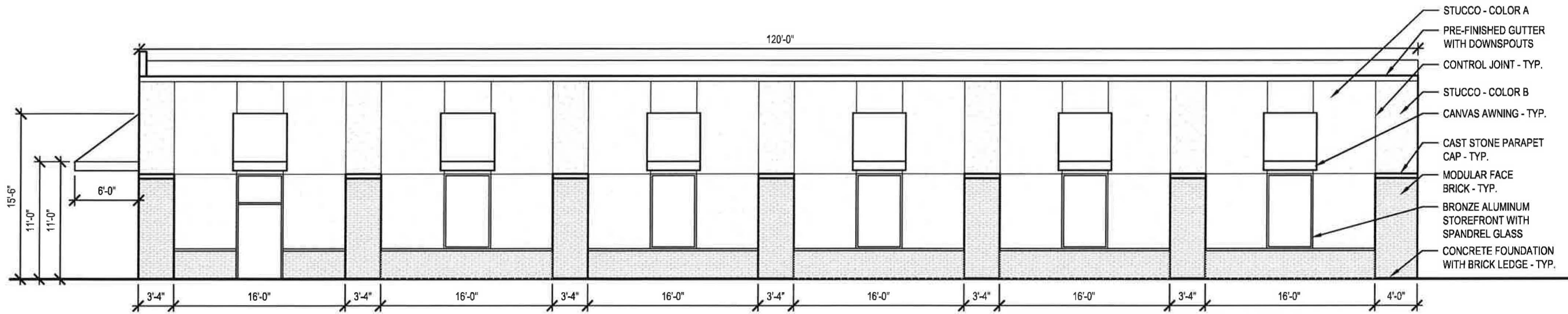


FRATERNAL ORDER OF EAGLES
310 Main Street
Belton, MO 64012

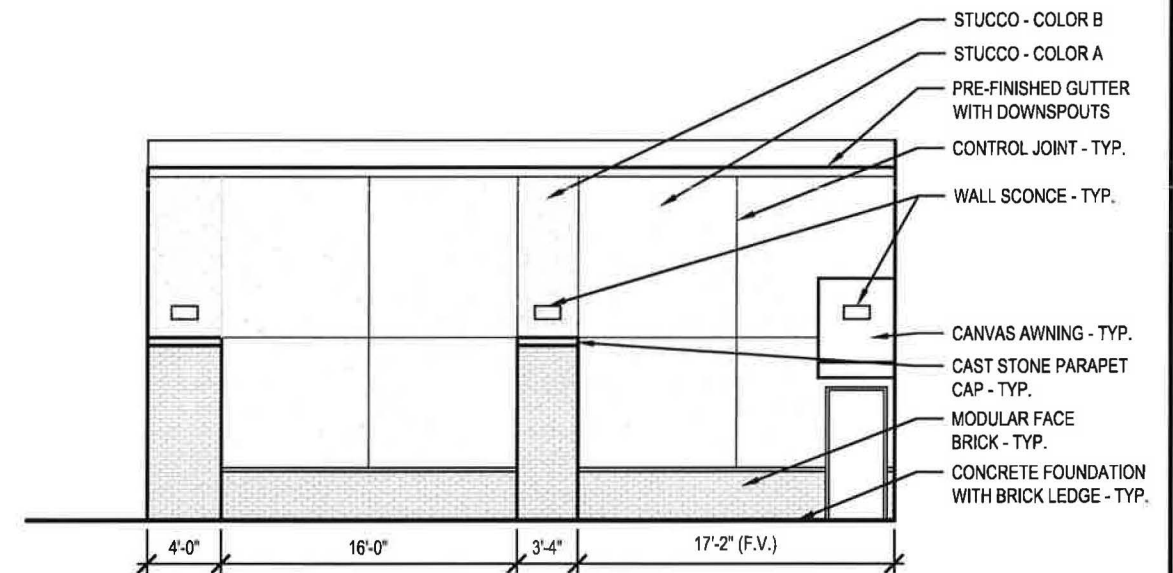
NEW LODGE
Issue: Site Plan Review
Date: 2.7.20

PRELIMINARY
PLAN AND ELEVATIONS

A2



2 NORTHWEST ELEVATION
SCALE: 1" = 10'-0"



1 SOUTHEAST ELEVATION
SCALE: 1" = 10'-0"

M DESIGN, LLC
201 L STREET
LAKE LOTAWANA, MO 64086
(816) 516-4861



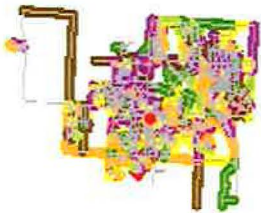
FRATERNAL ORDER OF EAGLES
310 Main Street
Belton, MO 64012

NEW LODGE
Issue: Site Plan Review
Date: 2.7.20

PRELIMINARY
PLAN AND ELEVATIONS

A3

Belton, MO



- Legend**
- Street
 - Parcel
 - Subdivision
 - Parks
 - Cemetery

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION