



AGENDA
CITY OF BELTON
PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 2, 2020 - 6:00 P.M.
CITY HALL ANNEX, 520 MAIN STREET
www.belton.org/watch

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES OF THE SEPTEMBER 21, 2020 PLANNING COMMISSION MEETING**
- IV. PUBLIC HEARINGS**
 - A.** Consideration of text amendments to the Unified Development Code (UDC) for Chapter 1 Definitions, Chapter 28 Performance Standards- Fences, and Chapter 30 Signs.
- V. NON PUBLIC HEARINGS**
 - A.** Consideration of a Final Development Plan for Traditions 3rd Plat located East of Emily Lane in the Traditions Planned Unit Development.
 - B.** Consideration of a Final Plat for Traditions 3rd Plat located East of Emily Lane in the Traditions Planned Unit Development.
 - C.** Consideration of a Final Plat for Traditions 4th Plat located on South Mullen Road, South of Sycamore Drive and East of Traditions Parkway.
- VI. PLANNING COMMISSION TRAINING**
 - Padraic Corcoran, City Attorney
- VII. DIRECTOR'S REPORT**
- VIII. NEXT MEETING DATE:** January 4, 2021
- IX. ADJOURNMENT**

SECTION III.
MEETING MINUTES
SEPTEMBER 21, 2020

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
June 8, 2020**

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, Kara Anderson, Marsha Vest, Todd Christy and RJ Warren

Absent: Commissioner Kelly Monaghan-Bass

Staff: Dave Clements, Planning and Building Director; Madison Smith, Development Technician; and Nikia Freiburger, Assistant City Engineer

Guests: Patricia Jensen, Esq, Rouse Frets White Goss P.C. 4510 Belleview Ave, Ste #300, Kansas City, Missouri 64111; Scott Case, Case & Associates, 4200 E Skelly Dr, Ste #800, Tulsa, Oklahoma 74135; Justin Dixon, Case & Associates, 4200 E Skelly Dr, Ste #800, Tulsa, Oklahoma 74135; Dan Foster, Schlagel & Associates, 14920 W 107th St, Lenexa, KS 66215; Robert Walquist, Quist Engineering, 821 NE Columbus St, Lee's Summit, Missouri 64063; Robin Martinez, Martinez Tobin & Redman LLC, 1828 Swift Ave, Ste #101, N. Kansas City, MO 64112; Bryan Rahn, Ward Development, 1120 Eagle Ridge Blvd, Grain Valley, Missouri 64029

MINUTES

Councilman Trutzel moved to approve the August 17, 2020, 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 C-2 General Commercial District to an R-3A Planned Unit Development District, and a Preliminary Development Plan for Center 301 Apartments located at the Southeast corner of Towne Center Drive and Markey Parkway.

Mr. Clements gave a summary of the staff report. The applicant, architect and engineer were present to answer questions. Staff recommends approval of the rezoning with the conditions noted in the staff report. The staff report is attached as Exhibit A.

Commissioner Christy had a question regarding the entrance/exit onto Markey Parkway, it shows a median which would prevent anyone from making a left turn out towards the highway/163rd St. Mr. Clements explained that improvements done to this area were completed years ago in conjunction with the Transportation Development District and access points were/are designated by that plan.

Patricia Jensen, Esq, Rouse Frets White Goss P.C. – 4510 Belleview Ave, Ste #300, Kansas City, MO 64111; and Scott Case, President of Case & Associates – 4200 E Skelly Dr, Ste #800, Tulsa, OK 74135; were present to give an overview of the project. They stated the following:

- Over 22 years they have developed over 50 communities in 11 different cities
- They are a full service property management, investment, and development company
- Proposing a 34 million dollar development with 306 units in 23 apartment buildings and a community building with a pool, fitness center, dog park and other amenities
- Market rate development, no section 8 or government assistance
- Adequate parking and garages
- High quality housing with upscale amenities
- Trail system that will connect to Nexus Trail and provide access to Wallace Park and the High Blue Wellness Center
- Craftsmen style architecture with a combination of brick and stone, Hardie concrete siding and trim
- Will provide residential density to help further development in the area
- Meets the criteria for rezoning
- The property has been vacant since the zoning was established in 2006

Commissioner McDonough had a question regarding the construction timeframe for the proposed development and if it is to be completed in phases. The applicant, Scott Case, stated they typically complete their projects in about 18 months from the time they start construction and that this project will be completed as one phase.

Councilman Trutzel asked the developer if he had a timeframe for when he would like to begin construction. Scott Case advised they would like to start by next Spring.

Councilman Trutzel also asked questions regarding if it was a gated community, how the fire department would have access, and if there was management on site. The developer stated that each resident will receive a gate clicker and that each gate will have a keypad for a combination. For fire access, there will be a Knox Box located on every gate to allow first responders access in case of an emergency. Mr. Case stated that they do have some employees who choose to live on site, but not all do. However, they do provide 24 hour maintenance.

Chairman MacPherson asked the developer if they currently manage all of the facilities that they have built to date. Mr. Case stated they do manage all of their facilities. He included that of the last 50 developments constructed, they have only sold 2 of them which they do still manage.

Commissioner Christy asked if there was a price range for what the cost of rent will be. Scott Case stated the average 1 bedroom apartment rent will be right around \$1100 with the average 2 bedroom apartment being around \$1400. He also stated the garages will be lease anywhere from around \$100-\$120 per month, based on market rate and demand.

Councilman Trutzel asked what the average salary of their renters is. Mr. Case stated the last demographic report gathered on the last 7 developments (which is about a year old) showed an average salary of \$70K per year.

Commissioner Vest asked the developer if any research is done that prompts them to look at a certain area where land is available. Mr. Case stated when they go into a new market, they always complete a feasibility study which looks at the population, average age, demographics, average annual income, etc.

He also mentioned that they currently have a site under construction in Northwest Kansas City, as well as a site under contract in Independence, MO.

The public hearing was opened at 6:40 p.m.

No one was present to speak in favor or opposition of the request, therefore the public hearing closed at 6:40 p.m.

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

1. The Preliminary Development Plan for Center 301 Apartments is hereby approved, as shown on Site Development Plan by Architect's Collective, including building elevations, materials and floor plans, dated 8/31/2020.
2. Preliminary Site Development Plan (engineering, utilities, drainage) as shown on plans by Tanner Consulting, dated 9/02/2020.
3. Landscape Ordinance Plan LSO-1, by PDG, dated 9/02/2020.
4. The PUD includes exceptions for building height, and rear yard setback as indicated on the plan.
5. The Tabulation information on page P-1 shall be revised for the corrected lot area.
6. Revise all page titles to *Center 301 Apartments*.
7. Trash enclosures shall be masonry construction to match the buildings with a gate.
8. The Final Development Plan shall include a photometric plan for any parking lot lighting and building lighting.
9. The Final Development Plan shall include a Development Agreement to be executed between the applicant and the City of Belton.

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

Ayes: 8 – Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Kara Anderson, RJ Warren, Todd Christy, Tim McDonough and Marsha Vest

Noes: 0

Absent: 1 – Commissioner Kelly Monaghan-Bass

The motion passes, the application for the rezoning will be forwarded to City Council on October 13, 2020 for final approval.

NON-PUBLIC HEARING – Consideration of a Final Development Plan for Traditions Villas Phase II located at the Northeast corner of Mullen Road and Sycamore Drive.

Mr. Clements gave a summary of the staff report. Dan Foster, Schlagel & Associates, 14920 W 107th St, Lenexa, KS 66215; was present on behalf of the applicant to answer any questions. The staff report is attached as Exhibit B.

Commissioner Vest and Commissioner Christy had a couple questions regarding whether the villas would be for rent or for purchase and what the price would be. Dan Foster stated they will be available for rent, but he does not have the information available for the price of rent.

Mayor Davis asked if these were similar to the ones that he visited in Peculiar, Missouri. Dan confirmed it is the same product.

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

1. The Final Development Plan for Traditions Villas is hereby approved, as shown on Final Site Development Plan by Schlagel & Associates, dated 8/3/20.
2. The Final Landscape Plan shall be sealed by a registered Landscape Architect.
3. Trash enclosures shall be masonry construction to match the buildings, with additional landscaping around the enclosures.
4. Carports on shall be of materials to match the villas.

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

Ayes: 8 – Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Kara Anderson, RJ Warren, Todd Christy, Tim McDonough and Marsha Vest

Noes: 0

Absent: 1 – Commissioner Kelly Monaghan-Bass

NON-PUBLIC HEARING – Consideration of a Final Plat for Traditions Villas 2nd Plat 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 C.

With no input, Commissioner McDonough moved to approve the Final Plat for Traditions Villas 2nd Plat with the following conditions:

1. The final plat for Traditions Villas, 2nd Plat, dated 8/11/20, by Schlagel & Associates is approved as submitted.
2. 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 Councilman Trutzel. When a vote was taken, the following was recorded:

Ayes: 8 – Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Kara Anderson, RJ Warren, Todd Christy, Tim McDonough and Marsha Vest

Noes: 0

Absent: 1 – Commissioner Kelly Monaghan-Bass

The motion passes and will be forwarded to the City Council for final approval.

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

This application was filed as a revised preliminary plat to reinstate a preliminary plat that was approved in 2016 but lapsed due to no Final Plats being filed.

Mr. Clements gave a summary of the staff report. The staff report is attached as Exhibit D. The applicant, engineer and attorney were present to answer any questions.

Robin Martinez, Martinez Tobin & Redman LLC, 1828 Swift Ave, Ste #101, N. Kansas City, MO 64112 was present to speak. He expressed that he does not believe condition #5 noted in the staff report is necessary. He stated it would increase the cost for the builder, as well as the homeowners since asphalt is more expensive and will require more future maintenance. He also included that they have successfully used compacted gravel for trails in other developments throughout the area and it does not pose the problems that City staff believe exist.

Bryan Rahn, Ward Development, 1120 Eagle Ridge Blvd, Grain Valley, MO 64029 was present to speak in regard to the project. He stated the following:

- Have communities throughout the Kansas City Metro area
- Have a lot of history in Belton
- This year 35 new homes have sold in Belton, 25 of those being constructed by Ward Development
- Single family home development is lacking in Belton
- As a developer, you have to maintain a margin in order to make a profit
- Builders/developers can only increase their prices so much with the same product
- The type of trail we propose has been excellent in other cities

To summarize, Mr. Martinez says they request approval of the preliminary plat with the conditions noted EXCEPT for #5.

Commissioner McDonough stated the trail system we have in Belton is a very important asset to our community and its residents. He asked the developer what other places they have installed a compacted gravel trail. The developer stated they have used this in a subdivision in Blue Springs called Eagles Ridge, which features single family and duplexes; as well as in other neighborhoods located in Grain Valley. He believes for this type of application a compacted gravel trail is easier to maintain and repair. The Homeowners Association could handle the costs for maintenance and repair of a compacted gravel trail.

The Commission also had questions regarding the Homeowners Association. Commissioner Vest asked if the residents that currently reside in Autumn Ridge, are aware that there was or will be a Homeowners Association. Mr. Martinez stated that only individuals buying new homes will be a part of the Homeowners Association and will bear the costs. Commissioner Christy asked if current owners will be excluded from the HOA. Robert Walquist, Quist Engineering, 821 NE Columbus St, Lee's Summit, MO 64063; came up to answer the question and provide more insight. He stated that there is an HOA, but it is not currently operating. The residents in Autumn Ridge voted to not keep it active. He stated once a HOA Board is established, all homeowners will be obligated to pay into the Homeowners Association. Commissioner Vest also asked if there was a price range for the cost of the HOA dues. Mr. Rahn stated he does not have a projection for this particular subdivision but that it will be affordable. He also included that one of the last subdivisions they developed in Grain Valley has Homeowners Association dues that cost about \$220 per year.

They also had questions regarding the pool that was originally supposed to be built in the subdivision. Commissioner Christy asked if the contract homeowners agreed on in the first phase of the subdivision had anything to do with the pool. Mr. Walquist stated homeowners did originally agree to the preliminary plat which did have a pool in it, but they did not pay into it. If homeowners wanted a pool now, they would have to pay dues in arrears to have it built since no homeowners have been paying into a Homeowners Association. Mr. Martinez explained that the ongoing costs of a pool and maintenance on the pool, would be a burden to homeowners. Mr. Christy asked for an example of a homeowner's burden for a subdivision

with a pool. Mr. Rahn stated that current HOA dues are around \$650 per year for a subdivision with a pool. He also stated that there can also be additional dues owed to help with the maintenance of a pool that a homeowner would have to pay, in addition to the HOA dues.

Commissioner Christy asked what the difference will be for homeowners to go from a gravel trail to an asphalt trail. Mr. Rahn stated he does not have those numbers in front of him. Mr. Martinez included an additional thing to consider is the cost to seal the asphalt every one or two years.

Councilman Trutzel added that we do not have any rock trails in the City of Belton, and that if we allow Ward Development to do it, then everyone will eventually say they can't afford asphalt either. He also included that he will not approve this until the developer agrees to put in an asphalt trail.

Mayor Davis stated that he feels residents have already sacrificed enough by giving up a pool for a playground. He will also not approve this until the asphalt trail is agreed upon with the other conditions noted in the staff report. Belton residents deserve better.

Brian Rahn stated that its not that they do not want to do these things, but that they want to be able to build an affordable product, keep building in our City, and offer residents with an affordable home to purchase. He also stated that if this is approved with the staff conditions noted, then they will deal with it.

The Chairman asked what the price point will be for these homes once built. Brian stated they are looking to keep them in the \$250,000 range. There are 137 single family lots and 10 duplex lots to be developed with this Plat.

Mayor Davis stated he wanted to make a motion to approve the preliminary plat with the staff recommendations noted in the staff report. Councilman Trutzel moved to approve the Preliminary Plat for Autumn Ridge with the following conditions:

10. The Preliminary Plat for Autumn Ridge, is approved as submitted, dated 2/14/20 by Quist Engineering Inc.
11. 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.
12. The neighborhood park shall be constructed with Phase 3. The park shall be completed prior to submittal of a final plat for Phase 4. The park shall include the features and amenities as shown on the preliminary plat.
13. As required by the UDC, outdoor recreation spaces such as the neighborhood park shall include off-street parking for residents. The parking plan shall be submitted with the final plat for Phase 3, and the off-street parking completed prior to the submittal of a final plat for Phase 4.
14. The trail on Tract B shall be an asphalt surface, 8-feet in width. The asphalt surface is a more appropriate surface for a neighborhood park than compacted gravel, and better suited for a variety of users such as walkers, children's bikes and strollers.
15. The trail shall be constructed with Phase 3. The trail shall be completed prior to submittal of a final plat for Phase 4.
16. The final plat for Phase 7 shall include a trail easement on the west side of Lot 91 for a connection to a future trail on the railroad right-of-way.

17. As required in Section 36-38 of the UDC, documents providing for the establishment of a property owners association must be submitted prior to approval of a final plat.

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

Ayes: 8 – Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Kara Anderson, RJ Warren, Todd Christy, Tim McDonough and Marsha Vest

Noes: 0

Absent: 1 – Commissioner Kelly Monaghan-Bass

NON-PUBLIC HEARING – Consideration of a Final Plat for Autumn Ridge Third Plat located on the West side of South Mullen Road, West of existing Sycamore Drive.

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

With no input, Councilman Trutzel moved to approve the Final Plat for Autumn Ridge Third Plat with the following conditions:

1. The final plat for Autumn Ridge Third Plat, dated July 17, 2020, by Boundary & Construction Surveying, Inc, is approved as submitted.
2. The neighborhood park shall be constructed with Phase 3. The park shall be completed prior to submittal of a final plat for Phase 4. The park shall include the features and amenities as shown on the preliminary plat.
3. The trail shall be constructed with Phase 3. The trail shall be completed prior to submittal of a final plat for Phase 4.
4. The trail shall be 8 feet in width, with an asphalt surface.
5. Revise the Stormwater Drainage Study to meet comments of the City Engineer, prior to recording the Third Plat.
6. 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 Anderson. When a vote was taken, the following was recorded:

Ayes: 8 – Chairman MacPherson, Mayor Jeff Davis, Councilman Chet Trutzel, Commissioners Kara Anderson, RJ Warren, Todd Christy, Tim McDonough and Marsha Vest

Noes: 0

Absent: 1 – Commissioner Kelly Monaghan-Bass

The motion passes and will be forwarded to the City Council for final approval.

CHAIRMAN'S REPORT

- Belton ranked in the top 5 in the metro for new construction permits with 177 residential construction permits issued.
- Tonight, we have approved for the addition of over 500 new home developments.

DIRECTOR'S REPORT

- Plans for Southview Commerce Center building #3 shell permit came in today and staff will be processing that shortly.
- We have completed a tenant finish permit for Hy-Vee for a major interior remodel of the store

NEXT MEETING DATE: November 2, 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 7:33 p.m.

EXHIBIT A
REZONING AND PRELIMINARY DEVELOPMENT PLAN
CENTER 301 APARTMENTS
BELTON PLANNING COMMISSION
MONDAY, SEPTEMBER 21, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET

APPLICATION

Property Owner-Pavilion Properties, LLC.

Applicant-Case Development, LLC. /Rouse Frets White Goss/Patricia Jensen, Esq

Engineer-Tanner Consulting/Dan Edwin

Architect-Architects Collective/Larry Kester

Location-The property is located at the southeast corner of Towne Center Drive and Markey Parkway.

Request-The application was filed for approval of a Rezoning from the existing C-2 General Commercial District to a R-3A Planned Unit Development District, and a Preliminary Development Plan to permit the development of the Center 301 Apartments, consisting of 306 units on 17.15 acres.

Please note that this development has been renamed Center 301 Apartments, the former name of Cottages of Towne Center found on the plan set will be changed with the Final Development Plan.

BACKGROUND

This application was filed for a rezoning from the existing C-2 General Commercial District to a R-3A Planned Unit Development, and a related preliminary development plan.

Case & Associates are an experienced apartment developer, having constructed over 13,000 units in the past 20 years, throughout Kansas, Texas, and Oklahoma. For more information on the company and to see examples of their apartment communities, please see www.caseuse.com.

The applicant also provided the attached narrative that provides specifics on the proposed plan, the rezoning request and details on the apartment floorplans and interior finishes.

The preliminary development plan provides for 306 apartments on the 17.15-acre site. There are several different styles of buildings proposed on the site, summarized below:

- Five (5), three story enclosed walkups with 24 units.
- Six (6), three story enclosed walkups with first floor garages, with 22 units.
- Two (2), three story enclosed walkups with first floor garages, 11 units.
- Ten (10), two-and three-story walkups with first floor garages, 2 and 4 units each, arranged around the perimeter of the site.

There will be 154 one bedroom/one bath units with four different floor plans, and 152 two bedroom/two baths units with five different floor plans. The architectural plan set includes floor plans and building elevations.

The site plan also includes a 3600 square foot clubhouse that features an outdoor swimming pool, cabana with outdoor kitchen, business center and fitness facility. There is also a dog exercise area.

The applicant states that rental rates will range from approximately \$965.00 for a smaller one-bedroom unit to \$1420.00 for the larger two-bedroom homes, depending on actual market conditions upon completion.

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 along two arterial streets with nearby highway access. The site is not directly adjacent to any existing single-family homes. Development of the site will help support existing retail and nearby employment centers.

PRELIMINARY DEVELOPMENT PLAN

The subject property is a 17.15-acre site located the southeast corner of Towne Center Drive and Markey Parkway.

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 459 spaces are required for the 306 units. There are 476 parking spaces proposed, including 96 first floor garage spaces. The parking spaces meet all dimensional requirements for length, width and maneuvering.

Required Yards/setbacks:

Front yard- 30-foot setback required. Varies, exceeds minimum requirement.

Rear yard-30-foot setback required. Varies, generally exceeds minimum requirement.

A 27-foot setback is proposed for the rear yard of buildings 118 and 119 on the east portion of the plan.

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

Maximum Building Height-35-foot maximum. The plan indicates a mean height of 37-feet mean height of tallest structure.

Maximum Building Coverage-25% maximum. The plan provides 19% total building coverage.

Required Open Space-30% of total land area required. 48.82% open space provided.

A land-use analysis and site data table is found on Sheet P-1, Development Plan, for all 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 full masonry brick and stone, cement siding and transparent glass.

The clubhouse will be of an architectural style with materials that is compatible with the apartment's 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.

The staff requested that the applicant provide storm shelters as part of the development plan. Case Development states that they do not provide storm shelters in their apartment communities as shelters for all residents of the apartments would be prohibitively expensive, and smaller storm shelters would create a liability.

Landscaping: A landscape plan was submitted with the Preliminary Development Plan. The landscape plan meets the requirements of the UDC. The plan provides 48.82 percent open space, exceeding the required 30 percent total landscape area. The property abuts the Towne Center Shopping Center and a Type A buffer is provided to provide dense screening from these adjoining commercial uses. The proposed buffer includes 10-foot full screen evergreens. The landscape plan also provides the required shade trees, parking lot landscaping, and street trees.

The landscape plan and preliminary plan also include a 4-foot metal perimeter fence and controlled access gates at the main entries.

Trails and sidewalks: The preliminary plan also have an extensive sidewalk and trail system. Sidewalks are provided to and from all buildings with pedestrian access to all areas of the plan including the clubhouse, dog park and main open space areas. An 8-foot trail from Markey Parkway west to Towne Center Drive provides desirable connectivity to the Nexus Trail and access to Memorial Park, Wallace Park and the High View Wellness Center.

The sidewalk plan was also revised to provide a more direct pedestrian connection to Towne Center Drive and the Towne Center Shopping Center.

Streets/access: Access to the site would be from two existing driveway entrances on Towne Center Drive. There is also an existing driveway entrance on Markey Parkway. These entrances were designed and constructed along with the Markey Parkway and Towne Center Drive road improvements.

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.

Compliance with Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan designates this site as commercial and business park/office/hotel. Apartments at this specific location do not meet the guidelines of the Land Use Map. However, the Comprehensive Plan also has a housing goal of encouraging high quality residential development and locating medium and high-density residential development near employment centers along major arterials.

Housing Study- Needs and findings: In 2019, the City conducted a Community Housing Assessment that resulted in a detailed look at existing housing and needs for the future. One conclusion of the study is that one of our housing challenges is "lack in diversity of housing choices". The study also found a "lack of contemporary high-quality rental and apartment development..." The proposed apartment development would help address findings and goals of the 2019 Community Housing Assessment.

REZONING CRITERIA/FINDINGS OF FACT

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

(1) The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property. Towne Center Drive and Markey Parkway in the vicinity of the subject site are primarily zoned a C-2 General Commercial District. The area is characterized by retail development. West of the site is the Markey Regional Detention Basin. There are no nearby single-family residential areas near the property.

(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 and business park/office/hotel. The proposed rezoning is not consistent with the Future Land Use Map. Staff would point out that the proposed apartment community meets the housing goals and objectives of the Comprehensive Plan. Additionally, and related to the Comprehensive Plan, the proposed apartments would address needs identified in the 2019 Housing Study.

(3) Suitability of the subject property for the uses permitted under the existing zoning district. The property is suited for development with the existing C-2 District. However, there are numerous vacant commercial parcels in the Markey Parkway/163rd Street corridors and the trend to commercial development can be considered somewhat slow. Apartments on the subject property would not have an adverse impact nor impede the potential of future commercial/retail development in the vicinity. New residential density in the area would serve as an incentive for further new development.

(4) The trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district. The area near the subject property has experienced recent commercial development. Fairfield Inn is a new hotel near the apartment site, and Menards's and nearby Belton Gateway are examples of new commercial development. It should be noted that a similar multi-family apartment project for Belton Northpoint Apartments was recently approved at 163rd Street and Turner Road, indicating a new trend toward multi-family units.

(5) The extent to which the zoning amendment may detrimentally affect nearby property. The proposed rezoning and PUD designation will create an attractive, well designed apartment community. Center 301 Apartments will be developed by Case Development, managed under single ownership and unified control. The PUD approval will assure that the project will be constructed as proposed to the Planning Commission, without substantial changes. These factors all contribute to the apartment community not having any 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 zoned C-2 in approximately 2006. The staff has not had any inquiries for commercial development at the site in recent years.

STAFF RECOMMENDATION

The staff recommends approval of the request for a rezoning and Preliminary Development Plan for Center 301 Apartments, 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 Center 301 Apartments is hereby approved, as shown on Site Development Plan by Architect's Collective, including building elevations, materials and floor plans, dated 8/31/2020.
6. Preliminary Site Development Plan (engineering, utilities, drainage) as shown on plans by Tanner Consulting, dated 9/02/2020.
7. Landscape Ordinance Plan LSO-1, by PDG, dated 9/02/2020.
8. The PUD includes exceptions for building height, and rear yard setback as indicated on the plan.
9. The Tabulation information on page P-1 shall be revised for the corrected lot area.
10. Revise all page titles to *Center 301 Apartments*.
11. Trash enclosures shall be masonry construction to match the buildings with a gate.
12. The Final Development Plan shall include a photometric plan for any parking lot lighting and building lighting.
13. The Final Development Plan shall include a Development Agreement to be executed between the applicant and the City of Belton.

PLANNING COMMISSION ALTERNATIVES

1. Motion to **approve** a rezoning and Preliminary Development Plan for Center 301 Apartments.
2. Motion to **deny** a rezoning and Preliminary Development Plan for Center 301 Apartments.
3. Motion to continue the application for further information.

ATTACHMENTS

1. Preliminary Development Plan- 27 pages
2. Preliminary Development Plan (engineering)- 11 pages
3. Landscape Ordinance Plan
4. Applicant's narrative – Architect
5. Applicant's narrative – Attorney
6. Colored elevations
7. Colored rendering/sidewalk plan – 5 pages
8. Colored photographs – 21 pages
9. Area Map.

EXHIBIT B

**FINAL DEVELOPMENT PLAN
TRADITIONS VILLAS-PHASE II
BELTON PLANNING COMMISSION
MONDAY, SEPTEMBER 21, 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, PLA

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 Final Development Plan to permit the development of the Traditions Villas Phase II, consisting of 53 one-story villa units in ten buildings for residents 55 years or older.

BACKGROUND

The Traditions Planned Unit Development was approved in 2006. This is a 113-acre mixed-use R-3 PUD, originally approved to include single-family homes, multi-family units and future commercial development. A Final Development Plan for Traditions Villas, Phase I, was approved on January 6, 2020.

A rezoning from C-2 General Commercial to R-3 PUD and a preliminary plan for Traditions Villas Phase II was approved on March 2, 2020.

This application was filed to process and review the final development plan for the Phase II area. The Planning Commission will recall that Traditions Villas is a 55 years and older age restricted community. This Final Development Plan provides for 53 one-story villa units in ten buildings. These are proposed to be two-bedroom units of approximately 868 square feet. The final development plan includes a colored perspective drawing that shows architectural detail, building materials and colors.

The applicant prepared the following narrative with the rezoning application, and it is included with the final development plan as background:

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 of 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.

PROPOSED FINAL PLAN/COMPLIANCE WITH THE PUD STANDARDS AND ZONING REGULATIONS

The Final Development Plan meets all requirements of the Unified Development Code (UDC).

Subject Property: The property is a 5.86-acre parcel at the northeast corner of Mullen Road and Sycamore Drive. The property is zoned a R-3 Planned Unit Development.

Proposed Development: The applicant is proposing to construct 53 one-story, two-bedroom units in 10 buildings.

Compliance with PUD Requirements and R-3 Standards: The development meets all appropriate setback, building coverage and building height and lot area requirements of the R-3 Multiple-Family Residence District. The density is 9.5 units per acre.

The UDC requires 1.5 parking spaces per unit for multi-family development or 79 spaces for the 53 units. There are 118 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 and appropriate screening/landscaping.

The Final 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 is found on Site Plan sheet C-1.0

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 existing the four-unit townhomes 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 Final 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. The plan also includes an open space/amenity area that provides a gathering area with benches and gardens.

The design also includes a landscape buffer along the east side of Mullen Road.

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

Utilities: The final 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 Final Development Plan for Traditions Villas, as noted in the staff report and indicated on the final development plan. The recommendation is subject to the following conditions:

14. The Final Development Plan for Traditions Villas is hereby approved, as shown on Final Site Development Plan by Schlagel & Associates, dated 8/3/20.
15. The Final Landscape Plan shall be sealed by a registered Landscape Architect.
16. Trash enclosures shall be masonry construction to match the buildings, with additional landscaping around the enclosures.
17. Carports on shall be of materials to match the villas.

PLANNING COMMISSION ALTERNATIVES

4. Motion to **approve** a Final Development Plan for Traditions Villas Phase II.
5. Motion to **deny** a Final Development Plan for Traditions Villas Phase II.

6. Motion to continue the application for further information.

ATTACHMENTS

10. Traditions Villas Phase II-Final Development Plan-6 pages.
11. Building elevations.
12. Area Map.

EXHIBIT C

FINAL PLAT

TRADITIONS VILLAS-2nd PLAT

BELTON PLANNING COMMISSION

MONDAY, SEPTEMBER 21, 2020 – 6:00 P.M.

CITY HALL ANNEX BUILDING – 520 MAIN STREET

APPLICATION

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 Final Plat for Traditions Villas-2nd Plat.

BACKGROUND

A final development plan was filed for approval of the Traditions Villas, a development consisting of 36 one-story villa units in six buildings for residents 55 years or older.

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.

The proposed Traditions Villas-2nd Plat was filed to accompany review and approval of the Final Development Plan.

PROPOSED FINAL PLAT

The Final Plat is consistent with the final development plan as submitted to the Planning Commission.

Lots and blocks-This is a one-lot final plat of 5.85 acres designed for construction the proposed Villa units. The plat meets all the Final Plat requirements of Section 36-35 of the Unified Development Code.

Access/Streets-Access to the property would be with a new driveway entrance on the north side of Sycamore Drive. This will be a private driveway leading to the parking areas of the Villa units. There is also a new driveway on Mullen Road.

Easements-The final 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 Final Plat for Traditions Villas, 2nd Plat as the final plat is consistent with the final development plan. The plat meets all final plat requirements of Section 36-35 of Unified Development Code.

The recommendation is subject to the following conditions:

7. The final plat for Traditions Villas, 2nd Plat, dated 8/11/20, by Schlagel & Associates is approved as submitted.
8. 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

7. Motion to **approve** a Final Plat for Traditions Villas, 2nd Plat.
8. Motion to **deny** a Final Plat for Traditions Villas, 2nd Plat.
9. Motion to continue the application pending additional information.

ATTACHMENTS

1. Final Plat-Traditions Villas-2nd Plat
2. Location Map

EXHIBIT D
REVISED PRELIMINARY PLAT
AUTUMN RIDGE
BELTON PLANNING COMMISSION
MONDAY, SEPTEMBER 21, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET

APPLICATION

Property Owner-Ward Development/Autumn Ridge Homes, LLC.

Engineer-Quist Engineering/Robert Walquist

Location-The property is located on the west side of South Mullen Road, west of existing Sycamore Drive.

Request-The application was filed for approval of a revised **Preliminary Plat** for Autumn Ridge.

BACKGROUND

The original preliminary plat for Autumn Ridge Subdivision was approved in 2004. A final plat for Autumn Ridge First Plat was recorded in March Of 2006. The First Plat consisted of 112 single-family lots, primarily along the interior streets of Fall Creek Drive and Hibiscus Drive.

A final plat for Autumn Ridge Second Plat was recorded in May of 2006, and consisted of twenty-four two-family lots, adjoining the First Plat.

In February of 2016, a revised preliminary plat for the undeveloped vacant land adjacent to Autumn Ridge was submitted for Planning Commission consideration. This revised preliminary plat was approved. The preliminary plat included the location of a neighborhood pool as privately dedicated recreation space.

No final plats were filed since that approval of the preliminary plat in 2016, and that revised preliminary plat lapsed.

Provisions in the Unified Development Code (UDC), state that a new preliminary plat must be submitted if no final plat is filed within two years. The UDC provides that *“the approval of a preliminary plat shall be effective for two years. If a final plat for any part of the area covered by the preliminary plat has not been submitted for approval within this period, a preliminary plat must be resubmitted for approval”*.

This application was filed to effectively reinstate the lapsed preliminary plat approved by the Planning Commission in 2016.

PROPOSED PRELIMINARY PLAT

The preliminary plat is similar to the preliminary plat approved by the Planning Commission in 2016.

Plat details-The preliminary plat is proposed for four future phases totaling 137 single-family and 10 two-family lots. The total land area is 46.78 acres. The proposed subdivision will provide important connectivity from Mullen Road west to Emerson Park, with neighborhood street connections at Sycamore Drive and Fall Meadow Lane.

Zoning-The property is primarily a zoned R-1 Single-Family Residential District. There is a small area zoned R-2 Two-Family Residential District on the northern portion of the preliminary plat.

Single-Family lots-There are 137 single-family lots ranging in area from 8,400 square feet to 12,000 square feet. The larger cul-de-sac lots are approximately 15,000 square feet. These lots are similar to lot sizes in the First plat, and the plat meets the 8,400 square footage minimum requirement 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 applicant is requesting that this 30-foot setback be reduced to 25 feet along all lots abutting Sycamore Drive.

Two-family lots-The 10 duplex lots ranging in area from 10,000 square feet to 12,000 square feet. These lot sizes exceed the 6000 square footage minimum requirement of the R-2 District and are similar to the existing two-family lots in the Second Plat. The lots and blocks meet the minimum design standards of the Unified Development Code.

Streets/sidewalks-All streets will be public streets, with 60-foot right-of-way width, 28-foot pavement width, and 5-foot sidewalks on both sides of the street. East/West Sycamore Street is designed as a residential collector with a 40-foot pavement width. A dedicated bike lane is proposed for Sycamore Street, as was approved with the 2016 preliminary plat request.

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 with the existing detention basin Tract A in the First Plat.

Open Space-The preliminary plat includes the dedication of Tract B as open space for the subdivision. This 1.87-acre tract will include the construction of a neighborhood playground and trail for the subdivision. This amenity is proposed to replace the neighborhood pool that was discussed with the 2016 preliminary plat. The applicant is proposing that the trail be constructed of a compacted crushed aggregate base and surface.

Development conditions for the neighborhood park and trail on Tract B are listed below.

Maintenance of Common Areas- A property owners association will be created and is responsible for the maintenance and control of recreational facilities and common areas within the subdivision.

STAFF RECOMMENDATION

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

The recommendation is subject to the following conditions:

18. The Preliminary Plat for Autumn Ridge, is approved as submitted, dated 2/14/20 by Quist Engineering Inc.
19. 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.
20. The neighborhood park shall be constructed with Phase 3. The park shall be completed prior to submittal of a final plat for Phase 4. The park shall include the features and amenities as shown on the preliminary plat.
21. As required by the UDC, outdoor recreation spaces such as the neighborhood park shall include off-street parking for residents. The parking plan shall be submitted with the final plat for Phase 3, and the off-street parking completed prior to the submittal of a final plat for Phase 4.
22. The trail on Tract B shall be an asphalt surface, 8-feet in width. The asphalt surface is a more appropriate surface for a neighborhood park than compacted gravel, and better suited for a variety of users such as walkers, children's bikes and strollers.
23. The trail shall be constructed with Phase 3. The trail shall be completed prior to submittal of a final plat for Phase 4.
24. The final plat for Phase 7 shall include a trail easement on the west side of Lot 91 for a connection to a future trail on the railroad right-of-way.
25. As required in Section 36-38 of the UDC, documents providing for the establishment of a property owners association must be submitted prior to approval of a final plat.

PLANNING COMMISSION ALTERNATIVES

10. Motion to **approve** a Preliminary Plat for Autumn Ridge.
11. Motion to **deny** a Preliminary Plat for Autumn Ridge.
12. Motion to continue the application pending additional information.

ATTACHMENTS

1. Preliminary Plat-Autumn Ridge
2. Location Map

EXHIBIT E
FINAL PLAT
AUTUMN RIDGE-THIRD PLAT
BELTON PLANNING COMMISSION
MONDAY, SEPTEMBER 21, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET

APPLICATION

Property Owner-Ward Development/Autumn Ridge Homes, LLC.

Engineer-Quist Engineering/Robert Walquist

Location-The property is located on the west side of South Mullen Road, west of existing Sycamore Drive.

Request-*The application was filed for approval of a Final Plat for Autumn Ridge-Third Plat.*

BACKGROUND

This is the third phase of single-family and two-family lots proposed for Autumn Ridge. Phase I was approved in 2005, and Phase II was approved in 2006. Related to this application for the Third Plat, the Planning Commission considered a revised Preliminary Plat that addressed the requirement for privately dedicated recreation space.

Autumn Ridge is zoned a R-1 Single-Family Residence District.

The Third Plat provides for fifty single-family lots, and Tract C for the neighborhood amenity.

PROPOSED FINAL PLAT

The Final Plat is consistent with the Preliminary Plat as approved by the Planning Commission.

Lots and blocks-The plat includes fifty single-family lots. All the lots meet or exceed the 8,400 square foot minimum of the R-1 zoning district. The cul-de-sac lots meet the dimension and design criteria of the Unified Development Code (UDC). The plat meets all additional requirements of Section 36-35, Minimum Design Requirements, of the Unified Development Code.

Access/Streets-Access to the Third Plat will be with an extension of existing Sycamore Drive, west of Mullen Road. Sycamore Drive is a neighborhood collector with an 80-foot width with a dedicated bike lane. The interior streets meet the residential local street standards.

Sidewalks will be constructed on both sides of the street, as required by the UDC.

Dedicated Recreation Space-The UDC requires "all new subdividing and platting activities" to include community open space/trails. Tract C on the Final Plat includes a small neighborhood park with equipment, a multi-use trail and off-street parking. This improvement will be constructed by the developer and maintained by the Home-Owners Association.

Detention-Stormwater management for the Third Plat will be in the existing detention area in Tract A in the First Plat. A Stormwater Water Drainage study was submitted to demonstrate that there was sufficient capacity in the existing detention pond for the additional lots in the Third Plat. Upon review, it was found that certain revisions will have to be made to the study.

Easements-The final 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 Final Plat for Autumn Ridge Third Plat, as the final plat is consistent with the preliminary plat. The plat meets all final plat requirements of Section 36-35 of Unified Development Code.

The recommendation is subject to the following conditions:

9. The final plat for Autumn Ridge Third Plat, dated July 17, 2020, by Boundary & Construction Surveying, Inc, is approved as submitted.
10. The neighborhood park shall be constructed with Phase 3. The park shall be completed prior to submittal of a final plat for Phase 4. The park shall include the features and amenities as shown on the preliminary plat.
11. The trail shall be constructed with Phase 3. The trail shall be completed prior to submittal of a final plat for Phase 4.
12. The trail shall be 8 feet in width, with an asphalt surface.
13. Revise the Stormwater Drainage Study to meet comments of the City Engineer, prior to recording the Third Plat.
14. 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

13. Motion to **approve** a Final Plat for Autumn Ridge Third Plat.
14. Motion to **deny** a Final Plat for Autumn Ridge Third Plat.
15. Motion to continue the application pending additional information.

ATTACHMENTS

3. Final Plat-Autumn Ridge Third Plat
4. Location Map

SECTION IV.
**TEXT AMENDMENTS – UNIFIED DEVELOPMENT
CODE**

**AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE
BELTON PLANNING COMMISSION
MONDAY, NOVEMBER 2, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

Applicant- City of Belton/David Clements, Director of Planning and Building.

Request- The application was filed to consider certain amendments to the Unified Development Code; Chapter 1 Definitions, Chapter 28 Performance Standards- fences, and Chapter 30 Signs.

BACKGROUND

From time-to-time, amendments are proposed to the Unified Development Code (UDC), to advance new regulations/land-use techniques, address conflicts, and revise wording to help with administrative situations that arise through use of the code.

The following is a summary of items are items for Planning Commission consideration:

1. Create new definitions for “murals” as permitted wall signs. Create new definition for “abandoned signs” in Chapter 1.
2. Consider amending the provisions of Chapter 28-Fencing, to allow security fencing in front of the front line of a building in commercial and industrial districts for employee parking areas.
3. Consider amendments to Chapter 30-Signs to list abandoned signs as prohibited signs and create standards for painted wall murals. Consider eliminating the duration that a political sign can be displayed.

PROPOSED AMENDMENTS

Create new definitions for “murals” as permitted wall signs. Create new definition for “abandoned signs” in Chapter 1.

Presently, the definition of “signs” includes *paintings*. As such, paintings are signs and are limited to 10 percent of a wall area. There has been interest in the community to allow painted murals on walls in downtown. The following language is proposed to create a definition for murals:

Mural: Any painting, fresco, decoration, mosaic or similar art form intended for décor/commemoration applied to the wall or side of a building or structure.

Add new definition for abandoned signs, to help with enforcement activities:

Abandoned sign: A sign that depicts or refers to a product, business, service, activity, condition or occupation which has changed in such a manner that the sign no longer properly or appropriately identifies or describes said product, business, service, activity, condition or occupation, which no longer exists at the location referred to in the sign, or no longer exists or operates at any location.

Consider amending the provisions of Chapter 28-Fencing, to allow security fencing in front of the front line of a building in commercial and industrial districts for employee parking areas.

This section of the UDC limits locations and heights of fences. In commercial and industrial districts, “no portion of a fence may extend closer to the front property line than the front corner of the structure”. Two large commercial and industrial users, TransWest Truck and Trailer and the QuikTrip Distribution Center have expressed interest in erecting fences around the parking lots in front of the buildings for security purposes. Such fences would be in front of the front corner of the structures and would not be permitted.

Amend Section 28-8 (f) table of fence regulations:

Security Fences (Decorative Wrought Iron)	6 feet max height	In Commercial and Industrial districts, properties larger than 10-acres may have security fences in front of the front corner of the structure
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Consider amendments to Chapter 30-Signs to list abandoned signs as prohibited signs, and to create standards for painted wall murals. Consider eliminating the duration that a political sign can be displayed.

Add abandoned signs to list of prohibited signs and specify removal procedures.

Section 30-6 Prohibited signs

(10) Abandoned signs

Section 30-9 (r) Maintenance

(5) After any business has abandoned its location or tenant space, the owner, agent or person having beneficial use of the building, structure or lot where such business was located shall remove all signs relating to such business.

Additional standards for specific sign types, add standards for murals.

Section 30-9(t)-Murals may be painted on walls, fences or structures in the area defined as the Old Town Belton Overlay District— provided the design is permitted by the property owner and subject to approval of a sign permit.

(1) Murals deemed advertising signs, billboards or graffiti are not encouraged.

(2) Murals shall not imitate or appear to imitate any official traffic sign or device which appears to regulate or direct the movement of traffic or which interferes with the proper operation of any traffic sign or signal, or which obstructs or physically interferes with a motor vehicle operator's view of approaching, merging, or intersecting traffic.

(3) Murals shall not contain vulgar, obscene or offensive material, including offensive material of a sexual nature. This includes material that when taken as a whole: (1) applying contemporary community standards, its predominant appeal is to prurient interest in sex; and (2) the average person, applying contemporary community standards, would find the material depicts or describes sexual conduct in a patently offensive way; and (3) a reasonable person would find the material lacks serious literary, artistic, political or scientific value.

(4) Murals shall be kept in good condition and preserved in the manner in which they were originally created.

Political signs shall not be erected more than 30 days prior to the election and shall be removed within seven days following the election. Remove time limitations with the following suggested wording:

Remove subsection 30-9(l)(2) in its entirety and renumber the remaining provisions to read as follows:

(l) Political signs. Political signs may be erected on private property as follows:

(1) One political sign per candidate or ballot issue is permitted per street frontage on a lot with permission of the property owner.

(2) The maximum size of any political sign shall be 32 square feet in a commercial or industrial zoning district.

(3) The maximum size of any political sign shall be six square feet in a residential zoning district.

(4) No political sign shall be installed within the right-of-way.

STAFF RECOMMENDATION

The staff recommends approval of the proposed amendments to the Unified Development Code.

PLANNING COMMISSION ALTERNATIVES

1. Motion to **approve** Amendments to the UDC.
2. Motion to **deny** amendments to the UDC.
3. Motion to continue the application pending additional information.

SECTION V.
FINAL DEVELOPMENT PLAN – TRADITIONS 3RD
PLAT

**FINAL DEVELOPMENT PLAN
TRADITIONS 3rd PLAT
BELTON PLANNING COMMISSION
MONDAY, NOVEMBER 2, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

APPLICATION

Property Owner-Sallee Real Estate Investments, LLC.

Engineer-Schlagel & Associates/Ryan McGinnis, P.E.

Location-The property is located east of Emily Lane in the Traditions PUD.

Request-The application was filed for approval of a **Final Development Plan** for Traditions 3rd Plat. This plan will provide for the third phase of construction of the four-unit multi-family buildings in the Traditions Planned Unit Development.

BACKGROUND

The Traditions is a mixed-use Planned Unit Development initially approved in 2006. A revised preliminary plat for Traditions was approved by the City Council in May of 2018. The original plan and the 2018 revision provided for multi-family units in the area of the proposed 3rd Plat.

There are 23 four-unit buildings in the first phase, and all units are occupied. The second phase is substantially underway, and that phase consists of 25 four-unit buildings. This final plan for the third phase will allow continued construction of 12 four-unit buildings with the same architecture and building materials.

PROPOSED FINAL DEVELOPMENT PLAN

The Final Development Plan is consistent with the revised preliminary plat as approved by the City Council.

Density-The plan provides for 12 new four-unit multi-family buildings on the seven-acre site. This is a total of 48 new units, with a density of 6.85 units per acre. This is the same overall density that was allocated with the preliminary plan.

Building Design-The plan includes elevations and floorplans for the proposed buildings. The four-unit buildings are to be the same design and materials as the first two phases. Materials include low-maintenance siding and decorative stone on the front elevations.

These are all two-bedroom units with one car garages.

Landscaping-A landscape plan was submitted with the final plan. The plan indicates locations of street-trees and plantings around the perimeter of the units. It is recommended that additional landscaping be located at around the perimeter of the parking lot on Tract R to provide better screening.

Final Development Plan
Traditions 3rd Plat.

Streets-Right-of-way for the extension of Emily Lane is dedicated with the plat. There is also a new north/south street that will be part of a collector street system north to Cunningham Parkway, and south to Cambridge Street with future development.

Tracts/Open Space-The plat includes the dedication of Tracts R, S, and T for open space. Tract R includes an eight space overflow/auxiliary parking lot for residents and guests. These tracts will be maintained by the homeowners association.

Detention-Stormwater detention is provided for in area-wide basins located on Tracts in Phase I, just west of the subject property.

STAFF RECOMMENDATION

The staff recommends approval of the application for a Final Development Plan for Traditions 3rd Plat as the final plan is consistent with the revised preliminary PUD for Traditions.

The recommendation is subject to the following conditions:

1. The Final Development Plan for Traditions 3rd Plat, dated August 26, 2020, by Schlagel and Associates, P.A., is approved as submitted.
2. Revise the landscape plan to provide perimeter plantings around the guest parking lot on Tract R.
3. At the time of building permit application, provide a screen-wall method on the elevations for screening of trash-carts.
4. Revise the detention design on Tract R to better meet the requirements of Section 36-69 (b) (4) Stormwater conveyance.
5. Revise the typical street section graphic to meet Belton standards for residential streets.

PLANNING COMMISSION ALTERNATIVES

1. Motion to **approve** a Final Development Plan for Traditions 3rd Plat.
2. Motion to **deny** a Final Development Plan for Traditions 3rd Plat.
3. Motion to continue the application pending additional information.

ATTACHMENTS

1. Final Development Plan-Traditions 3rd Plat-(7 pages)
2. Area map

GENERAL NOTES:

1. Boundary and easement data is from an ALTA survey prepared by Schlager & Associates, P.A.
2. Topography and adjacent plat and improvements from Schlager & Associates, P.A.
3. Existing utilities have been shown to the greatest extent possible based upon field locates by utility companies and information provided to the engineer.
4. All parking lot lighting shall comply with the city codes and ordinances.
5. All new on-site wiring and cable shall be placed underground per the city codes and ordinances.
6. All above ground electrical and/or telephone cabinets shall be placed within the interior side or rear building setback yards unless the planning official approves the placement of the cabinets in the front or corner yard as outlined in the city code.
7. All wall and monument signs will require a sign permit through the codes division.
8. All parking spaces shall meet the requirements in the UDC.
9. All improvements must meet the City of Belton design criteria, standards and codes.
10. Approval of this plan does not result in generating a building permit. A separate building permit approval process must be completed.
11. Approval of this plan does not constitute a complete review of the project for compliance with the City building codes. A full code analysis shall be submitted with the building permit. Revisions may be required to make the project building code compliant.
12. Approval of this plan does not constitute a complete review of the project for compliance with the ADA regulations. The project shall comply with all applicable regulations of the ADA.
13. Approval of this plan does not constitute compliance with the Fire Code. Complete fire sprinkler and fire alarm plans are required to obtain a building permit.

FLOOD NOTE:

According to the Flood Insurance Rate Map of FEMA, Panel 17 of 480, Map # 29037C0017F, Dated January 02, 2013 the site is an area of minimal flooding.

LEGAL DESCRIPTION:

A replat of all of BLOCK FIVE, part of BLOCK SIX and part of Dean-Co Parkway as platted in "DEAN-CO DEVELOPMENT PARK", a subdivision in the Northwest One-Quarter of Section 18, Township 46 North, Range 32 West, in the City of Belton, Cass County, Missouri altogether being more particularly described as follows:

Beginning at the Southeast corner of the said Northwest One-Quarter, said point also being the Southeast corner of said BLOCK FIVE; thence North 86 degrees 36 minutes 44 seconds West, platted South 89 degrees 49 minutes 03 seconds West, along the South line of the said Northwest One-Quarter and the South line of said DEAN-CO DEVELOPMENT PARK, a distance of 1326.64 feet to the Southeast corner of "TRADITIONS 2ND PLAT", a subdivision in the said City of Belton; thence along the East line of said "TRADITIONS 2ND PLAT" for the following four (4) courses North 25 degrees 31 minutes 15 seconds West, platted South 26 degrees 28 minutes 54 seconds East, a distance of 84.26 feet; thence North 11 degrees 35 minutes 20 seconds East, platted South 11 degrees 37 minutes 41 seconds West, a distance of 65.04 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 78 degrees 24 minutes 41 seconds East, a radius of 825.00 feet, a central angle of 02 degrees 04 minutes 28 seconds and an arc length of 29.87 feet; thence North 08 degrees 37 minutes 30 seconds East, platted South 08 degrees 39 minutes 51 seconds West, a distance of 243.73 feet to a point on the South line of the ST. Louis & San Francisco Railroad Right-Of-Way as platted in said DEAN-CO DEVELOPMENT PARK; thence South 72 degrees 06 minutes 56 seconds East, platted South 75 degrees 41 minutes 09 seconds East, a distance of 1349.61 feet to the Northeast corner of said BLOCK FIVE; thence South 03 degrees 23 minutes 33 seconds West, platted South 00 degrees 10 minutes 40 seconds East, along the East line of said BLOCK SIX a distance of 58.35 feet, to the Point of Beginning, and containing 7.0600 acres, more or less.

Site Information:
Property Address:

No Address Assigned
Belton, Missouri 64012

Project Description: Final Development Plan

Total Project Area: 307,537.70 Square Feet (7.06 Ac)

Current Zoning: R-3 PUD: Multiple Family Planned Unit Development

Proposed Zoning: R-3 PUD: Multiple Family Planned Unit Development

Current Use: Vacant

Proposed Use: Multiple Family Residential

PROJECT SITE DETAILS:

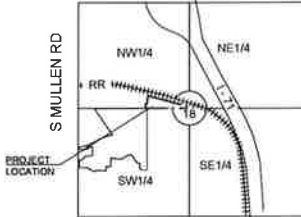
Single Building Area = 3,508 Sq. Ft.
(Note: Single Building Includes 4 Living Spaces)
12 Buildings Area = 42,096 Sq. Ft. (13.7%)
Drive Area = 17,827 Sq. Ft. (5.8%)
Total Coverage = 59,923 Sq. Ft. (19.5%)
Open Space Area = 247,614 Sq. Ft. (80.5%)
Proposed Floor Area Ratio (F.A.R.) = 13.7%

PAVEMENT LEGEND:

- HEAVY ASPHALT PAVEMENT
- LIGHT ASPHALT PAVEMENT
- CONCRETE
- TYPE "CG-1" - CURB & GUTTER
- TYPE "CG-1" - CURB & GUTTER - DRY
- CONC. RIBBON CURB
- EXISTING CURB & GUTTER

* - ALL SIDEWALKS TO BE INSTALLED WITH A 2.0% MAXIMUM CROSS SLOPE.

HIGHWAY 58 (171ST ST)



SECTION 18-46-32
LOCATION MAP
SCALE 1" = 200'

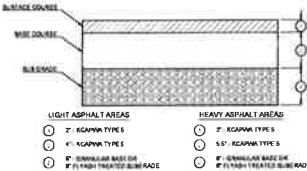
MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:

BM : H-256

DESCRIPTION: THE MARK IS A USC&GS BRASS DISK STAMPED "H 256, 1963" ON A 3 INCH STEEL PIPE PROJECTING ABOUT 5 INCHES.

STATION, AZIMUTH MARKS TO REACH:
TO REACH THE MARK FROM THE INTERSECTION OF U.S. HIGHWAY 71 AND MISSOURI HIGHWAY 58, GO WEST ON HIGHWAY 58 FOR ABOUT 0.1 MILE TO THE INTERSECTION WITH PECULIAR DRIVE. TURN LEFT ON PECULIAR DRIVE AND GO SOUTHERLY FOR 1.2 MILES TO THE T-JUNCTION WITH CAMBRIDGE ROAD. TURN RIGHT ON CAMBRIDGE ROAD AND GO WEST FOR ABOUT 100 FEET JUST CROSSING THE OLD RAILROAD BED AND THE MARK ON THE LEFT AS DESCRIBED.

ELEV. 943.37



NOTE:
TYPICAL MINIMUM SECTIONS HAVE BEEN PROVIDED, GEOTECH TO REVIEW AND APPROVE.

OWNER/DEVELOPER:

SALLEE DEVELOPMENT
TYLER SALLEE
3730 NE TROON DRIVE
LEE'S SUMMIT, MO 64064
P. (816) 525-2891
E. tyler@salleedevelopment.com

TRADITIONS - 3RD PLAT
FINAL DEVELOPMENT PLAN
SYCAMORE DR. & EMILY LN.
BELTON, MISSOURI

REVISION	DATE	DESCRIPTION
1	10/14/2020	10/14/2020 CITY COMMENTS
2	10/27/2020	10/27/2020 CITY COMMENTS
3	09/10/2020	DATE PREPARED
4	09/10/2020	PROJECT NUMBER

SITE & UTILITY
PLAN

SHEET

C1.0

GENERAL GRADING INFORMATION:

Revision number	0
Number of points	16392
Minimum X coordinate	2786720.97'
Minimum Y coordinate	980984.46'
Maximum X coordinate	2787728.00'
Maximum Y coordinate	981409.97'
Minimum elevation	-7.01'
Maximum elevation	5.79'
Mean elevation	1.05'

TIN

Number of triangles	36141
Maximum triangle area	374.78 Sq. Ft.
Minimum triangle area	0.00 Sq. Ft.
Minimum triangle length	0.00'
Maximum triangle length	45.65'

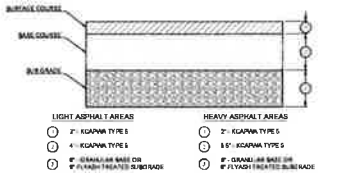
Volume

Base Surface	20-056-TOPO-EG-MODIFIED
Comparison Surface	20-056-TOPO-FG
Cut Factor	1.00
Fill Factor	1.15
Cut volume (adjusted)	3338.10 Cu. Yd.
Fill volume (adjusted)	14970.23 Cu. Yd.
Net volume (adjusted)	11632.13 Cu. Yd. <Fill>
Cut volume (unadjusted)	3338.10 Cu. Yd.
Fill volume (unadjusted)	13017.59 Cu. Yd.
Net volume (unadjusted)	9679.49 Cu. Yd. <Fill>

PAVEMENT LEGEND:

	HEAVY ASPHALT PAVEMENT
	LIGHT ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	TYPE "CG-1" - CURB & GUTTER
	TYPE "CG-1" - CURB & GUTTER - DRY
	CONC. RIBBON CURB
	EXISTING CURB & GUTTER

* - ALL SIDEWALKS TO BE INSTALLED WITH A 2.0% MAXIMUM CROSS SLOPE.



NOTE:
TYPICAL MINIMUM SECTIONS HAVE BEEN PROVIDED, GEOTECH TO REVIEW AND APPROVE.

GRADING NOTES:

- NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
- RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTH-WORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
- PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
- ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BELTON TECHNICAL SPECIFICATIONS.
- EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY SCHLAGEL AND ASSOCIATES, P.A. CONTRACTOR TO VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OUT OF MATERIAL.
- ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
- ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODED IN COMPLIANCE WITH THE CITY OF BELTON TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
- THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
- RETAINING WALL DESIGN IS BY THE CONTRACTOR, WALL SUPPLIER, OR OWNER CONSULTANT. SCHLAGEL & ASSOCIATES, P.A. IS NOT RESPONSIBLE FOR THE RETAINING WALL DESIGN. BOTTOM OF WALL FINISH GRADE (BFG) IS AT EXISTING GRADE. BOTTOM OF WALL TO BE DETERMINED BY WALL DESIGNER. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR THE WALL.

GRADING LEGEND:

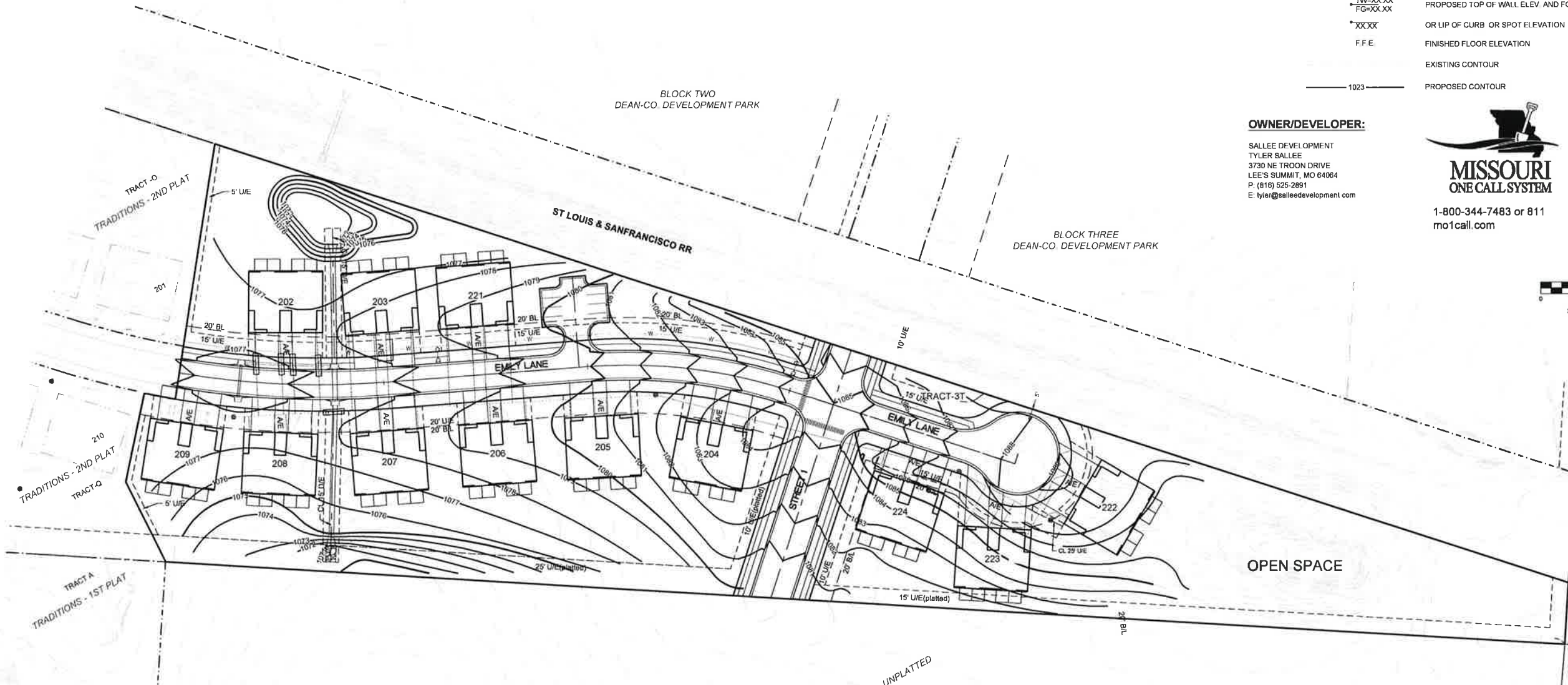
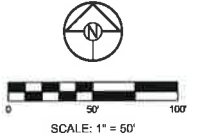
	EXTG SPOT ELEVATION
	PROPOSED TOP OF CURB ELEV.
	PROPOSED TOP OF WALL ELEV. AND FG AT BOTTOM OF WALL
	OR LIP OF CURB OR SPOT ELEVATION
	FINISHED FLOOR ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR

OWNER/DEVELOPER:

SALLEE DEVELOPMENT
TYLER SALLEE
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LEE'S SUMMIT, MO 64064
P: (816) 525-2891
E: tyler@salleedevelopment.com



1-800-344-7483 or 811
mo1call.com



TRADITIONS - 3RD PLAT
FINAL DEVELOPMENT PLAN
SYCAMORE DR. & EMILY LN.
BELTON, MISSOURI

REVISION DATE	DESCRIPTION
10/14/2020	CITY COMMENTS
10/27/2020	CITY COMMENTS
08/10/2020	DOF
08/10/2020	DATE PREPARED
20-056	PROJ. NUMBER

GRADING PLAN

SHEET
C2.0

NOTES:

- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
- ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
- ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE (4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB) FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
- AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
- AN IRRIGATION SYSTEM OR HOSE BIBS MUST BE WITHIN 100 FEET OF ANY LANDSCAPE AREA IS REQUIRED BY CITY CODES. CONTRACTOR TO PROVIDE IRRIGATION/WATERING PLAN AS DESIGN BUILD.
- ALL DISTURBED AREAS TO BE SODDED.
- ALL ABOVE GROUND UTILITIES STRUCTURES SHALL BE SCREENED AS REQUIRED BY THE CITY CODE.
- ALL ISLANDS SHALL BE LANDSCAPED WITH TREES, SOD AND KANSAS RIVER ROCK.

LANDSCAPE DATA

STREET TREES (SEC. 22-3.C.1)

EMILY LANE STREET TREES

STREET TREES REQUIRED (1 PER 30') (1,635 (INCL. BOTH SIDES) / 30')

55 TREES
55 TREES

STREET 1 STREET TREES

STREET TREES REQUIRED (1 PER 30') (354 (INCL. BOTH SIDES) / 30')

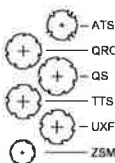
12 TREES
12 TREES

TREES PER DWELLING (SEC. 22-3.C.1)

TREES PER DWELLING UNIT REQUIRED (0.75 PER UNIT) (48X0.75)

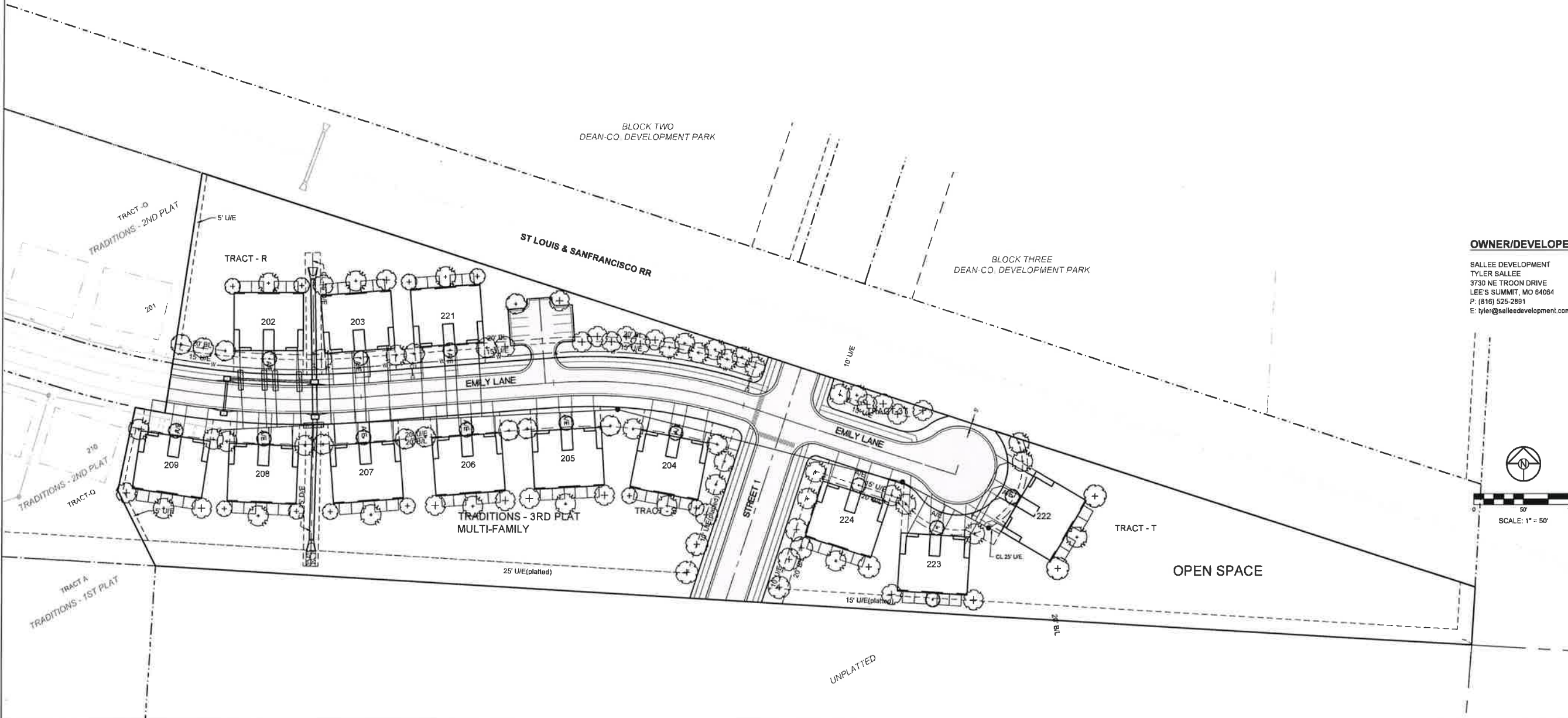
36 TREES
36 TREES

SHADE TREES



37 EA.	Acer truncatum
10 EA.	Quercus robur 'Crimson Spire'
10 EA.	Quercus shumardii
12 EA.	Tilia tomentosa 'Starking'
22 EA.	Ulmus x Frontier
13 EA.	Zelkova serrata 'Musashino'

Shantung Maple	2.5' Cal.	B&B
Crimson Spire Oak	2.5' Cal.	B&B
Shumard Oak	2.5' Cal.	B&B
Stirling Linden	2.5' Cal.	B&B
Frontier Elm	2.5' Cal.	B&B
Musashino Columnar Zelkova	2.5' Cal.	B&B

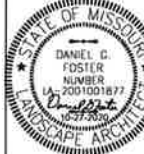


OWNER/DEVELOPER:

SALLEE DEVELOPMENT
TYLER SALLEE
3730 NE TROON DRIVE
LEE'S SUMMIT, MO 64064
P: (816) 525-2881
E: tyler@salleedevelopment.com



PREPARED BY:



Daniel G. Foster
Landscape Architect
MO# LA-2001001877
SCHLAGEL & ASSOCIATES, P.A.

TRADITIONS - 3RD PLAT
FINAL DEVELOPMENT PLAN
SYCAMORE DR. & EMILY LN.
BELTON, MISSOURI

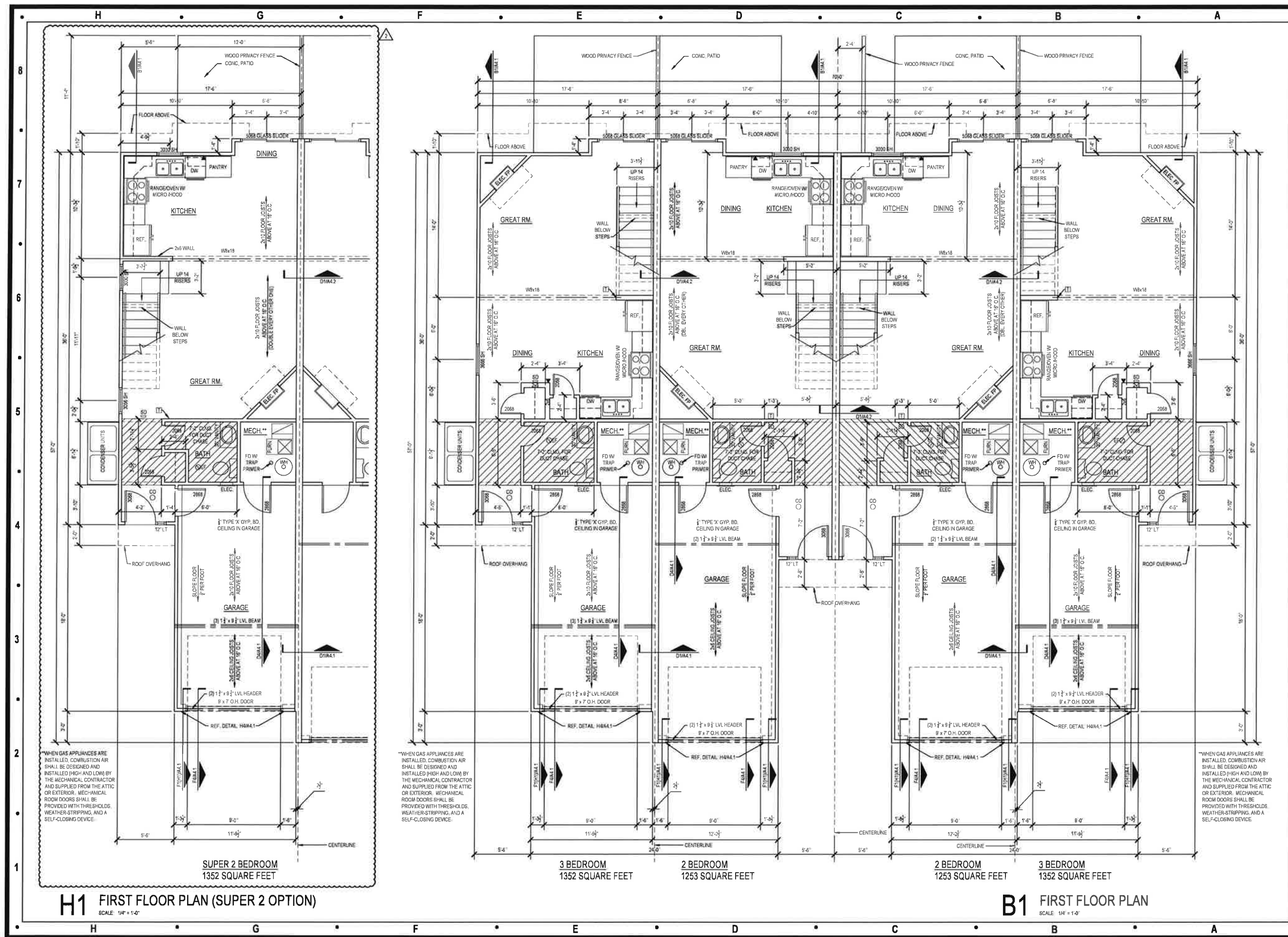
REVISION	DATE	DESCRIPTION
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2	10/27/2020	CITY COMMENTS
3	10/27/2020	CITY COMMENTS
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49	10/27/2020	CITY COMMENTS
50	10/27/2020	CITY COMMENTS

L1.0 LANDSCAPE PLAN

SHEET

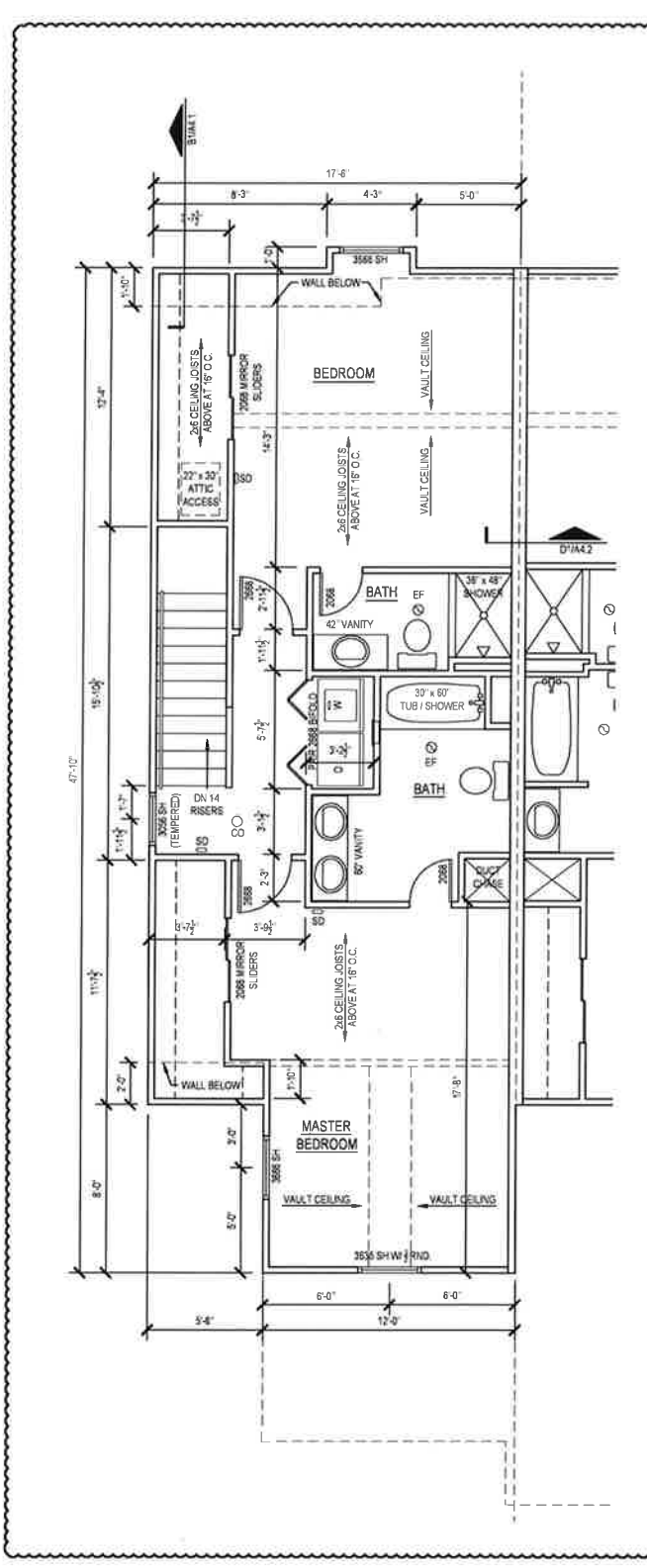




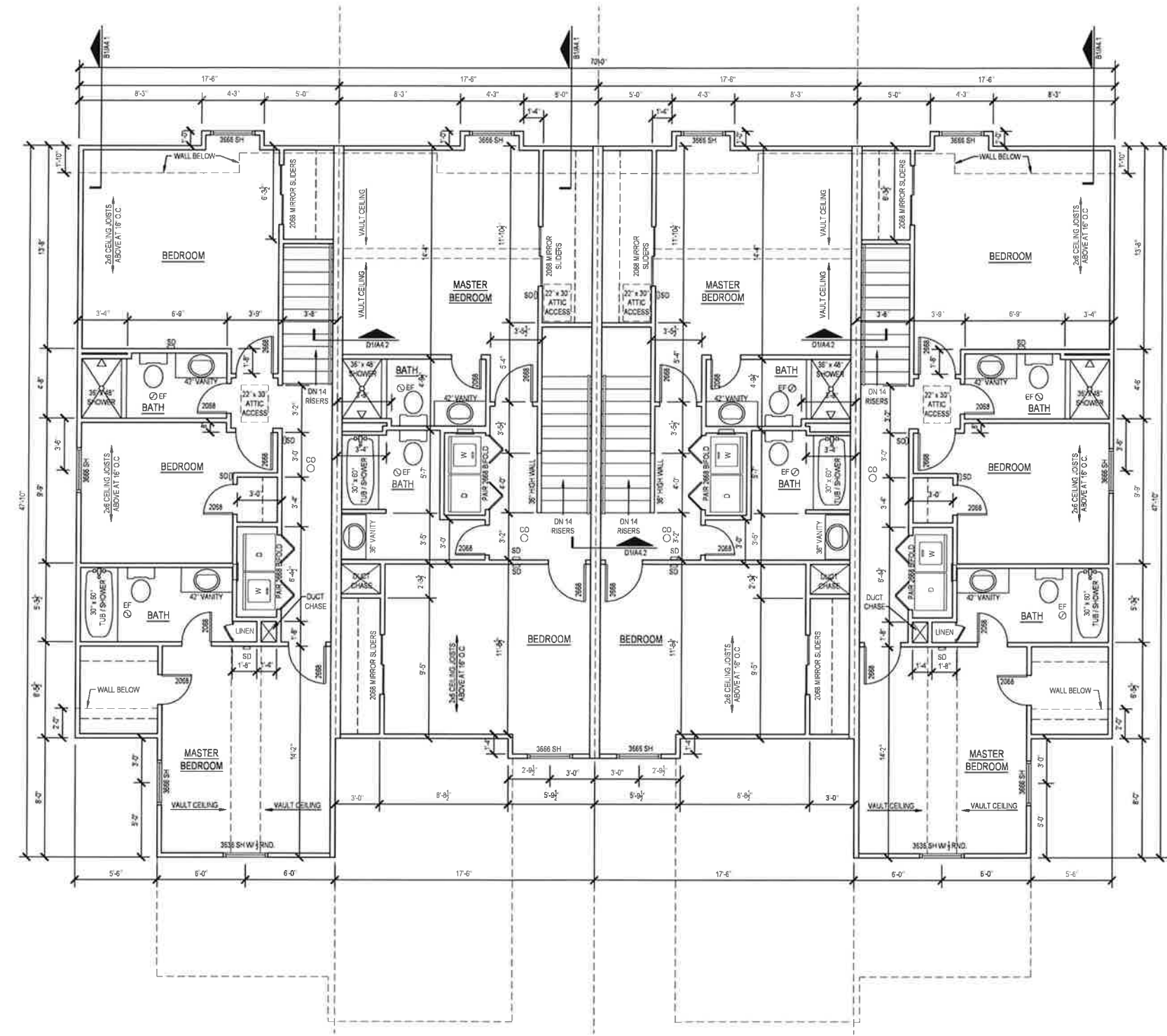


H1 FIRST FLOOR PLAN (SUPER 2 OPTION)
SCALE: 1/4" = 1'-0"

B1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



H1 SECOND FLOOR PLAN (SUPER 2 OPTION)
SCALE: 1/8" = 1'-0"



B1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

Owner:
Sallee Real Estate Investments, LLC
3730 NE Troon Drive
Lee's Summit, MO 64084

Consultants:

Architect:

Seal:

Project Number: 1606
Project Type: NEW 4-PLEX TOWNHOMES
Project Name and Address:

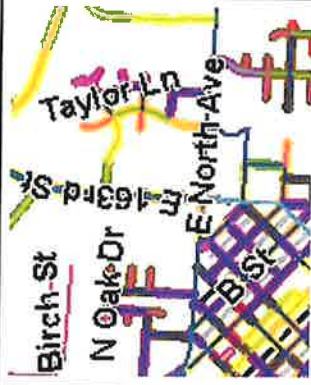
TRADITIONS
(4-PLEX TOWNHOMES)
(MASTER PLAN)
Belton, MO

Issue:	Date:
Permit Set	6.23.16
Design Revision 1	12.14.16
Design Revision 2	12.16.19

Sheet Title:

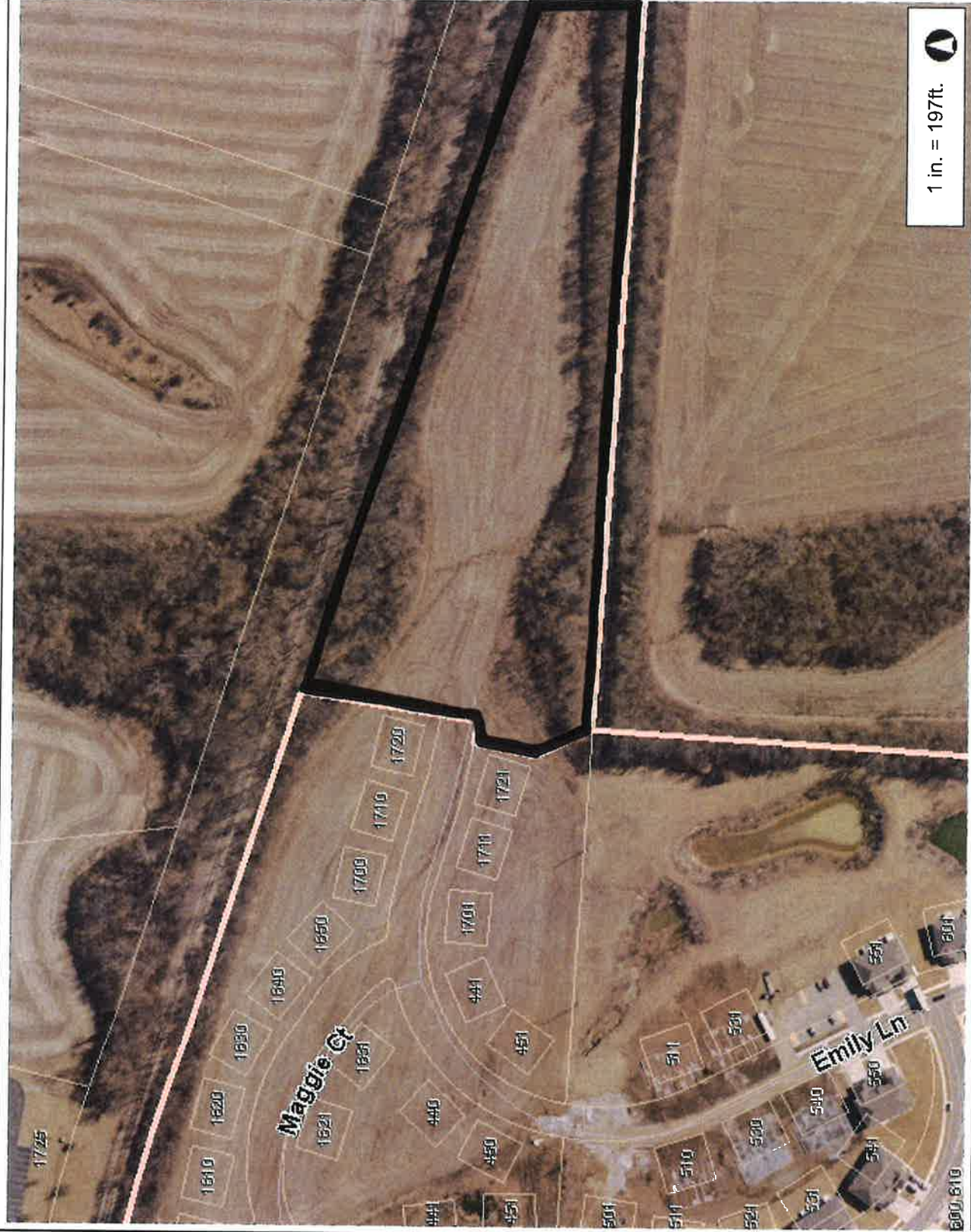
SECOND FLOOR PLAN
A1.2

Belton, MO



Legend

- Street
- Parcel
- Subdivision
- Parks
- Cemetery



1 in. = 197ft.



394.8 0 197.38 394.8 Feet

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

Notes

SECTION V.
FINAL PLAT – TRADITIONS 3RD PLAT

**FINAL PLAT
TRADITIONS 3rd PLAT
BELTON PLANNING COMMISSION
MONDAY, NOVEMBER 2, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

Application

Property Owner-Sallee Real Estate Investments, LLC.

Engineer-Schlagel & Associates/David Rinne, PS

Location-The property is located east of Emily Lane in the Traditions Planned Unit Development.

Request-The application was filed for approval of a **Final Plat** for Traditions 3rd Plat. This plat will provide for the third phase of construction of the four-unit multi-family buildings in the Traditions Planned Unit Development.

BACKGROUND

The Traditions is a mixed-use Planned Unit Development initially approved in 2006. A revised preliminary plat for Traditions was approved by the City Council in May of 2018. The original plan and the recent revision provided for multi-family units in the area of the proposed 3rd Plat.

The first phase is complete, and all units are occupied. The second phase of the multi-family buildings is substantially underway. This Final Plat for the third phase will allow continued construction of the four-unit buildings with the same architecture and building materials.

PROPOSED FINAL PLAT

The Final Plat is consistent with the revised preliminary plat as approved by the City Council.

Density-The plat provides for 12 lots to allow the construction of additional four-unit multi-family buildings. This is a total of 48 new units, which provides the same density that was allocated with the preliminary plat.

Streets- Right-of-way for the extension of Emily Lane is dedicated with the plat. There is also a new north/south street that will be part of a collector street system north to Cunningham Parkway, and south to Cambridge Street with future development.

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

Tracts/Open Space- Tracts/Open Space-The plat includes the dedication of Tracts R, S, and T for open space. Tract R includes an eight-space overflow/auxiliary parking lot for residents and guests. These tracts will be maintained by the homeowner's association.

Final Plat-Traditions 3rd Plat.

Detention-Stormwater detention is provided for in area-wide basins located on Tracts in Phase I, just south of the plat area.

STAFF RECOMMENDATION

The staff recommends approval of the application for a Final Plat for Traditions 3rd Plat as the final plat is consistent with the revised preliminary plat. 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 Traditions 3rd Plat, dated 8/26/2020, by Schlagel & Associates is approved as submitted.
2. A copy of the applicable homeowner's association documents shall be submitted prior to recording of the final plat.
3. Label the appropriate street name for the north/south street after staff determination.
4. 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 Traditions 3rd Plat.
2. Motion to **deny** a Final Plat for Traditions 3rd Plat.
3. Motion to continue the application pending additional information.

ATTACHMENTS

1. Final Plat-Traditions 3rd Plat
2. Location map

FINAL PLAT OF
TRADITIONS - 3RD PLAT
LOTS 202 THRU 209 AND TRACTS R, S AND T

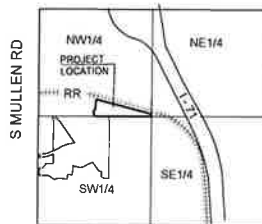
A REPLAT OF BLOCK FIVE, PART OF BLOCK SIX AND DEAN-CO PARKWAY
OF DEAN-CO DEVELOPMENT PARK, A SUBDIVISION IN THE NW 1/4 OF
SEC. 18-46-32, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI

DESCRIPTION:

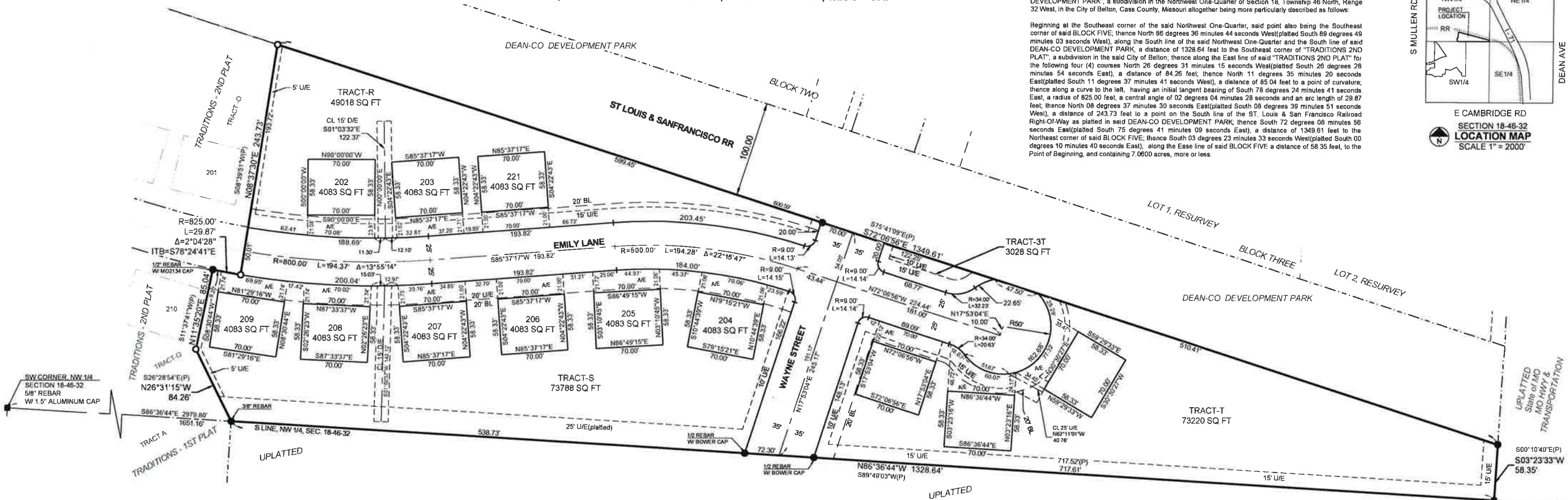
A replat of all of BLOCK FIVE, part of BLOCK SIX and part of Dean-Co Parkway as platted in "DEAN-CO DEVELOPMENT PARK", a subdivision in the Northwest One-Quarter of Section 18, Township 46 North, Range 32 West, in the City of Belton, Cass County, Missouri altogether being more particularly described as follows:

Beginning at the Southeast corner of the said Northwest One-Quarter, said point also being the Southeast corner of said BLOCK FIVE; thence North 86 degrees 36 minutes 44 seconds West (platted South 89 degrees 49 minutes 03 seconds West), along the South line of the said Northwest One-Quarter and the South line of said DEAN-CO DEVELOPMENT PARK, a distance of 1328.64 feet to the Southeast corner of "TRADITIONS 2ND PLAT", a subdivision in the said City of Belton; thence along the East line of said "TRADITIONS 2ND PLAT" for the following four (4) courses North 26 degrees 31 minutes 15 seconds West (platted South 26 degrees 28 minutes 54 seconds East), a distance of 84.26 feet; thence North 11 degrees 35 minutes 20 seconds East (platted South 11 degrees 37 minutes 41 seconds West), a distance of 85.04 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 78 degrees 24 minutes 41 seconds East, a radius of 825.00 feet, a central angle of 02 degrees 04 minutes 28 seconds and an arc length of 29.87 feet; thence North 08 degrees 37 minutes 30 seconds East (platted South 08 degrees 39 minutes 51 seconds West), a distance of 243.73 feet to a point on the South line of the ST. Louis & San Francisco Railroad Right-Of-Way as platted in said DEAN-CO DEVELOPMENT PARK; thence South 72 degrees 06 minutes 56 seconds East (platted South 75 degrees 41 minutes 09 seconds East), a distance of 1349.61 feet to the Northeast corner of said BLOCK FIVE; thence South 03 degrees 23 minutes 33 seconds West (platted South 00 degrees 10 minutes 40 seconds East), along the East line of said BLOCK FIVE a distance of 58.35 feet, to the Point of Beginning, and containing 7.0600 acres, more or less.

HIGHWAY 58 (171ST ST)



E CAMBRIDGE RD
SECTION 18-46-32
LOCATION MAP
SCALE 1" = 2000'



DEDICATIONS:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "TRADITIONS - 3RD PLAT". It shall be sufficient description of each lot, platted hereon to be designated by the number which appears on said lot followed by the words "TRADITIONS - 3RD PLAT".

Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

An easement is hereby granted to Belton, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage including but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences, with the exception of drainage easements (D/E) where no fences shall be erected) nor shall there be any obstruction to interfere with the agents and employees of Belton, Missouri and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted to the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which would reduce or increase the earth coverage over utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to all easements dedicated to the City.

Facilities placed within the limits of D/E are to be maintained by the homeowners' association.

A perpetual easement of access upon, over and under areas designated as Access Easements (A/E) to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of private drives /parking areas and similar facilities are reserved for the ingress and access of the owners of the lots within this subdivision and their occupants, guests and invitees. The private drives and parking areas shall be maintained as set forth in the Easements, Covenants and Restriction Agreement (the "ECR"). If an ECR is not in place or disbanded, then maintenance shall be the responsibility of owner of the lot.

RESTRICTIONS:

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to any and all covenants and restrictions recorded in the office of the Register of Deeds of Cass County, Missouri and shall hereby become a part of the dedication of this plat as though fully set forth herein.

Tracts R, S, T and 3T are common open area for multifamily units to be owned and maintained by the homeowners' association.

NOTES:

- Easement information was furnished by OLD REPUBLIC National Title Insurance Company, issued through the office of: Coffelt Land Title, Inc., 262 NE Tudor Rd., Lee's Summit, MO, in their report number: 15006466, Dated December 7, 2015.

ACKNOWLEDGEMENTS:

IN TESTIMONY WHEREOF, the undersigned proprietors have caused this instrument to be executed this _____ day of _____, 2020.

SALLEE DEVELOPMENT

By: _____
Tyler Sallee, Owner

STATE OF _____)
COUNTY OF _____)

Be it remembered, that on this _____ day of _____, 2020 before me, the undersigned, a Notary Public in and for said County and State came Tyler Sallee owner of Sallee Development, known to me to be the same persons who executed the foregoing instrument of writing on behalf of said Company, and such persons duly acknowledged the execution of same to be the act and deed of said company.

Notary Public

My Appointment Expires _____



SCALE: 1" = 50'

BASIS OF BEARINGS:

Grid North, Missouri State Plane coordinate System
NAD 1983, West Zone
S line, NW 1/4, Sec. 18-46-32: N86°36'44"W

I HEREBY CERTIFY, that the within plat of "TRADITIONS - 3RD PLAT", subdivision is based on an actual survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors of the State of Missouri. I further certify that bearings shown on this plat are based upon the record description of the parent tract and that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners and street centerlines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Belton statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

_____, day of _____, 2020.

95% COMPLETE

David Allen Rinne, P.L.S.
MO# PLS-2014000198

APPROVALS:

This plat of "TRADITIONS 3RD PLAT" has been submitted to and approved by the Planning Commission of the City of Belton, Cass County, Missouri, this _____ day of _____, 2020.

Tom MacPherson, Chairman ATTEST _____ Secretary

These easements and Right-of-Ways accepted by the city council of Belton, Cass County, Missouri, this _____ day of _____, 2020.

Jeff Davis, Mayor ATTEST _____ Andrea Cunningham, City Clerk

Entered on transfer record this _____ day of _____

Mike Medsker, County Recorder

DEVELOPER:

SALLEE REAL ESTATE INVESTMENTS, LLC
P.O. Box 6437, Lee's Summit, MO 64064
ph: 616-525-2891

LEGEND:

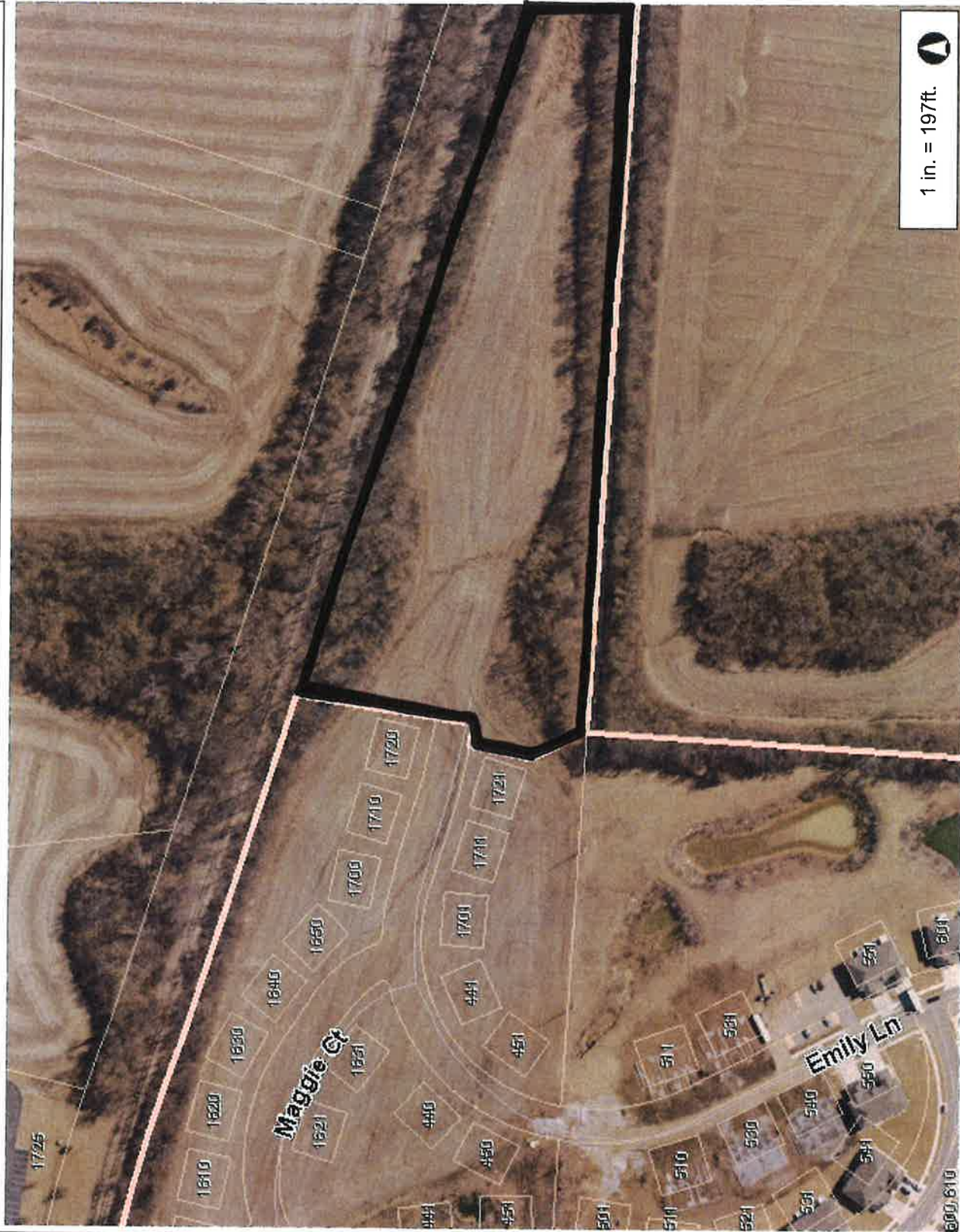
- SET 1/2" REBAR W/LS-6859-F CAP UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- FOUND MONUMENT BOX
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND RW LINES
- BL - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- RAW - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14020 West 107th Street • Lenexa, Kansas 66115
Ph: (913) 492-5156 • Fax: (913) 492-6400 • WWW.SCHLAGELASSOCIATES.COM

Missouri State Certificates of Authority
#E2002003800.F #LAC2001005237 #LS2002008959.F

DATE 8-26-2020
DRAWN BY JMT
CHECKED BY AR
PROJ. NO. 20-056
FINAL PLAT OF
TRADITIONS - 3RD PLAT
SHEET NO. 1

Belton, MO



1 in. = 197ft.



394.8 0 197.38 394.8 Feet

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

Notes

Legend

- Street
- Parcel
- Subdivision
- Parks
- Cemetery

SECTION V.
FINAL PLAT – TRADITIONS 4TH PLAT

**FINAL PLAT
TRADITIONS 4th PLAT
BELTON PLANNING COMMISSION
MONDAY, NOVEMBER 2, 2020 – 6:00 P.M.
CITY HALL ANNEX BUILDING – 520 MAIN STREET**

Application

Property Owner-Sallee Real Estate Investments, LLC.

Engineer-Schlagel & Associates/David Rinne, PS

Location-The property is located on South Mullen Road, south of Sycamore Drive and east of Traditions Parkway, in the Traditions Planned Unit Development.

Request-The application was filed for approval of a **Final Plat** for Traditions 4th Plat. This plat will provide for the construction of an additional phase of single-family homes in the Traditions Planned Unit Development.

BACKGROUND

The Traditions is a R-3 mixed-use Planned Unit Development initially approved in 2006. A revised preliminary plat for Traditions was approved by the City Council in May of 2018. The original plan and the 2018 revision provided for new single-family homes in the area of the proposed 4th Plat.

There are 50 single-family lots in Traditions 1st Plat. These lots have all been developed with new single-family homes. This application will provide 47 new lots for future construction, adding to the new home inventory of the subdivision.

PROPOSED FINAL PLAT

The Final Plat is consistent with the revised preliminary plat as approved by the City Council.

Lots and Blocks-The plat provides for 47 lots and four tracts, to allow the construction of additional single-family homes in the planned unit development. The lots range in size from 6,000 square feet to 10,000 square feet. All the lots meet the minimum lot sizes specified in the revised Planned Unit Development from 2018.

Streets- The plat includes the dedication of right-of-way for Connor Street, Shane Lane, and Samantha Lane. These new streets will provide access to the lots, and the proposed streets meet the local residential right-of-way requirements of the Unified Development Code.

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

Tracts/Open Space- The plat includes the dedication of Tracts U, V, W, X and Y for open space in the subdivision. Tracts U and V are designated open space for the existing Missouri Public Service easement. These tracts will be maintained by the homeowner's association.

Final Plat-Traditions 4nd Plat.

The revised PUD also included a trail to be constructed adjoining this 4th Plat. The trail connects the existing swimming pool to Shane Lane at Tract W. This trail is to be constructed with this plat and completed before additional phases commence.

Detention-Stormwater detention is provided for in area-wide basins located on Tracts in Phase I, just west of the plat area.

STAFF RECOMMENDATION

The staff recommends approval of the application for a Final Plat for Traditions 4th Plat as the final plat is consistent with the revised preliminary plat. 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 Traditions 4th Plat, dated 9/10/2020, by Schlagel & Associates is approved as submitted.
2. Construct an 8-foot mixed use trail with asphalt surface adjoining the 4th Plat from the existing swimming pool to Tract W at Shane Lane, as required with the revised plan. The trail is to be completed before additional phases commence.
3. A copy of the applicable homeowner's association documents shall be submitted prior to recording of the final plat.
4. 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

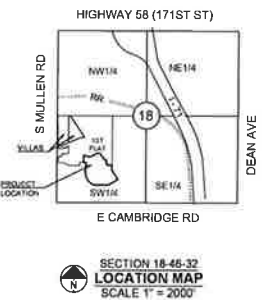
1. Motion to **approve** a Final Plat for Traditions 4th Plat.
2. Motion to **deny** a Final Plat for Traditions 4th Plat.
3. Motion to continue the application pending additional information.

ATTACHMENTS

1. Final Plat-Traditions 4th Plat
2. Location map

PART OF THE SOUTHWEST 1/4 OF SEC. 18-46N-32W
IN THE CITY OF BELTON, CASS COUNTY, MISSOURI

A tract of land lying in the Southwest One-Quarter of Section 18, Township 46 North, Range 32 West, in the City of Bellon, Cass County, Missouri being more particularly described as follows:

[illegible]

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "TRADITIONS - 4TH PLAT". It shall be sufficient description of each lot platted herein to be designated by the number which appears on said lot followed by the words "TRADITIONS - 4TH PLAT".

Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated

An easement is hereby granted to Belton, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, including but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, or any of them upon, over, under and along the strips of land designated utility easements (UE). Where other easements are designated for a particular purpose, the use thereof shall not constitute interference with the exercise of the UE. The UE shall include the right to install, alter, repair, replace, remove, relocate, inspect, test and maintain as needed and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences), with the exception of drainage easements (DE) where no fences shall be erected nor shall there be any obstruction to interfere with the free flow of water. No structures shall be placed on the UE except those necessary for the operation and maintenance of the UE. Any action or omission by the owner which interferes with the exercise of the UE shall be deemed necessary in exercising the rights granted to the easements. No excavation or fill shall be made or operation of any kind or rubble shall be performed which would reduce or increase the earth coverage over utilities above stated or the appearance thereof without the written approval of the Director of Public Works, so as also not to interfere with the exercise of the UE.

Easements dedicated to the City

Facilities placed within the limits of DE are to be maintained by the homeowner's association

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to any and all covenants and restrictions recorded in the office of the Register of Deeds of Cass County, Missouri and shall hereby become a part of the dedication of this plat as though fully set forth hereon.

Tracts U thru Y are common open area for multifamily units to be owned and maintained by the homeowners's association

IN TESTIMONY WHEREOF, the undersigned proprietors have caused this instrument to be executed this _____ day of _____, 2020
SALLEE DEVELOPMENT

Do it yours

Be it remembered, that on this _____ day of _____, 2020 before me, the undersigned, a Notary Public in and for said County and State came Tyler Saltee owner of Saltee Development, known to me to be the same person who executed the foregoing instrument of writing on behalf of said Company, and such person duly acknowledged the execution of same to be the act and deed of said company.

This plat of "TRADITIONS 4TH PLAT" has been submitted to and approved by the Planning Commission of the City of Belton, Cass County, Missouri, this _____ day of _____, 2020.

These easements and Right-of-Ways accepted by the city council of Bellon, Cass County, Missouri, this _____ day of _____, 2020.

I HEREBY CERTIFY, that the within plat of "TRADITIONS - 4TH PLAT" subdivision is based on an actual survey made or exceeds the current Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors of the State of Missouri. I further certify that bearings shown on this plat are based upon the record description of the parent tract and that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat, that the corners and steel certificates have been marked with permanent monuments and that the plat is in accordance with the laws, rules, regulations and Board statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.



0 50 100
SCALE: 1" = 50'

BASIS OF BEARINGS:
North, Missouri State Plane coordinate System
NAD 1983, West Zone
T15N, R18E, S32E; N02°45'02"E

SALLEE REAL ESTATE INVESTMENTS, LLC
P.O. Box 8437, Lee's Summit, MO 64064
ph: 816-525-2891

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Missouri State Controller of Authority
#E200001300.F #C2001105237 #L2000000000

DATE 09-10-2020	FINAL PLAT OF TRADITIONS - 4TH PLAT
DRAWN BY JWT	
CHECKED BY AR	
PROJ NO. 20-076	
SHEET NO. 1	

LEGEND:

- FOUND 2" ALUMINUM CAP W/
MO L(S2002200865) IN
6 IN. JAMMER CONCRETE
- FOUND 12" REBAR W/ S-4850-F CAP
UNLESS OTHERWISE NOTED
- FOUND 12" REBAR
UNLESS OTHERWISE NOTED
- FOUND MONUMENT BOX

EXISTING LOT AND PROPERTY LINES

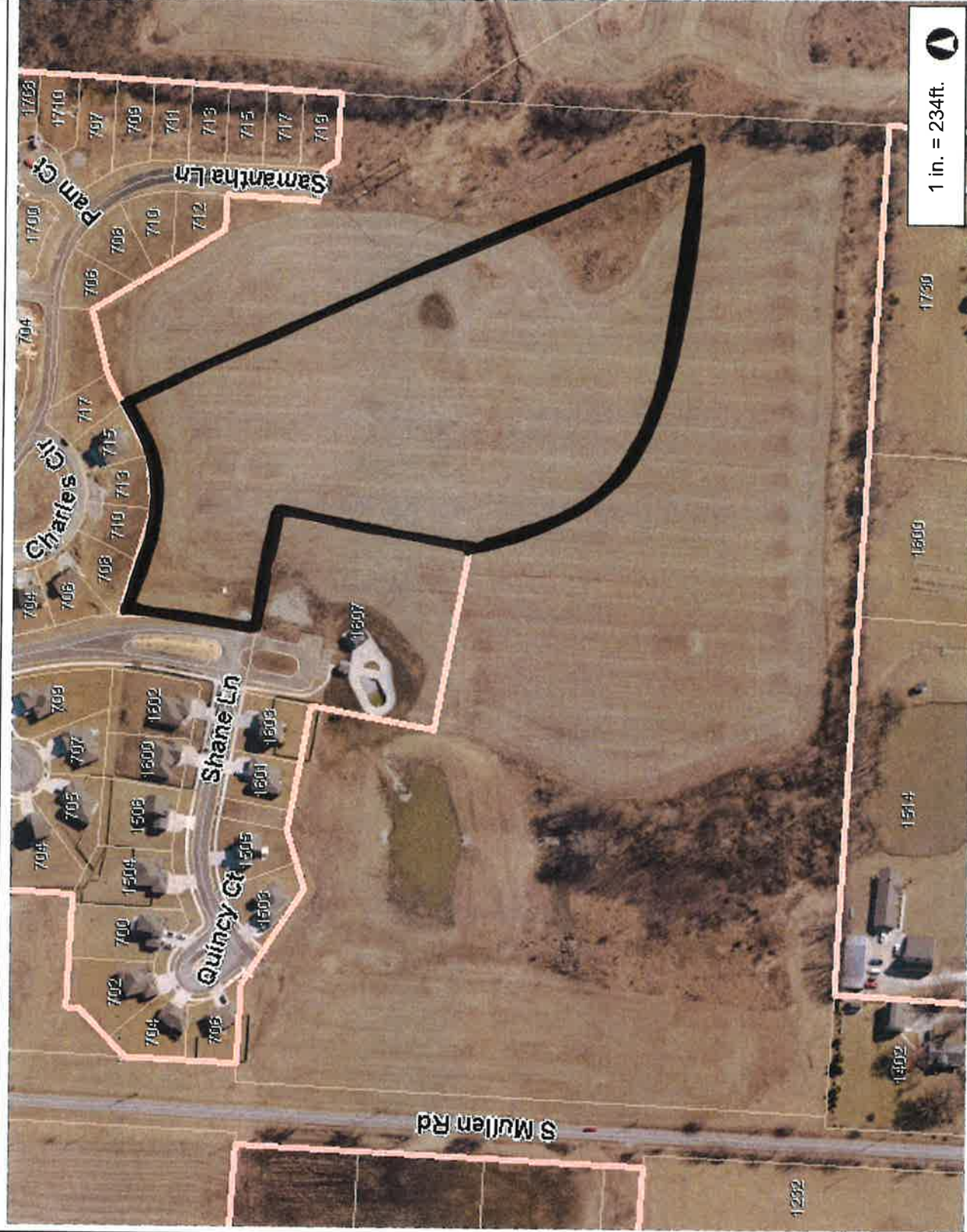
EXISTING PLAT AND RW LINES

- BUILDING LINE
- DRAINAGE EASEMENT
- RIGHT-OF-WAY
- UTILITY EASEMENT
- PLATTED

2 Easement information was furnished by OLD REPUBLIC National Title Insurance Company, issued through the office of: Coffelt Land Title, Inc. 262 NE Tudor Rd., Lee's Summit, MO, in their report number: 15006496. Dated December 7, 2015.

PROJECTS202020-0762 0 Survey/3 0 PMS00-076F ONG 10/13/2020 4 21 40 PM 1 1

Belton, MO



1 in. = 234 ft.



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

468.0 Feet



Legend

- Street
- Parcel
- Subdivision
- Parks
- Cemetery

Notes