



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

April 19, 2022

## Project Name

**Belton Golf Course De-Annexation**

## Docket 5

## Request

CD-CPC-2021-00197  
De-Annexation

## Applicant

Greg Rokos  
City of Belton, MO  
506 Main St  
Belton, MO 64012

## Owner

See above

Location	4200 Bong St
Area	About 103 acres
Zoning	M1-5
Council District	6th
County	Cass County
School District	Belton 124

## Surrounding Land Uses

**North:** Civic uses, zoned M1-5  
**South:** City of Belton, MO  
**East:** Educational uses, zoned M1-5  
**West:** KCS RR, zoned M1-5

## Major Street Plan

Bong St is not identified on the City's Major Street Plan.

## Land Use Plan

The Martin City/Richards-Gebaur Area Plan recommends Park for this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on 10/19/2021. Scheduling deviations from 2022 Cycle A has occurred.

- Corrections from the Water Services Department were resolved on 3/30/2022.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered Neighborhood or Home Associations tied to the subject site.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

## EXISTING CONDITIONS

The Belton Golf Course is on the subject site.

## SUMMARY OF REQUEST

The applicant is seeking to detach about 103 acres of land from Kansas City and concurrently annex the land into the City of Belton, MO.

## CONTROLLING + RELATED CASES

None.

## PROFESSIONAL STAFF RECOMMENDATION

Docket 5 Recommendation  
Approval Subject to Conditions

## PLAN REVIEW

### Overview

Annexation is a process in which land is transferred from one unit of government to another. Commonly, annexations can connect services, increase population and local tax base, or extend planning and zoning authority for the receiving municipality (APA Quick Notes No. 67). The subject case focuses on a de-annexation (a transfer of property) of about 103 acres, from the City of Kansas City, MO to the City of Belton, MO. The property lies on the southern edge of the Kansas City, MO boundaries, directly adjacent to the City of Belton. The annexation will not create a “void” of space within the municipality but an irregular boundary between industrial uses.

The site is located about 6,103.3 feet south from HWY 150. Now named the Eagles' Landing Golf Course (formerly known as the Belton Municipal Golf Course), re-opened in 2007 with several new features. The Eagles' Landing Golf Course website states that an additional 45 tree complexes, two practice greens, an irrigation system, and cart paths were installed including the rehabilitation of all 18 greens on-site and regrading/drainage of the fairways. Members of the public pay to use the facilities at the golf course. The City of Belton has no known plans to alter or change the golf course.

### Long-Range Planning

Area plans recommend strategies to help realize a community's long-term vision for future growth and stability. These plans focus on land use, housing, public services, community development, and more. The Martin City Area Plan, which corresponds with the subject site, is one of 18 area plans in Kansas City. The Martin City Area Plan does not have specific recommendations about the subject site.

### Other

A financial analysis has not been conducted. However, City Staff does not believe that a significant amount of revenue is obtained from publicly owned land, if any.

The City of Belton has reached out to Councilperson Andrea Bough about the subject request. No statements of concern or other inquiries have been sent to Development Management City Staff from Bough's office.

## PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the corrections, conditions, and recommendations report.

Respectfully Submitted,

Ahna Nanoski, AICP  
Lead Planner



## Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission

Recommended by Staff

Report Date: April 13, 2022

Case Number: CD-CPC-2021-00197

Project: Belton Golf Course Deannexation

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### Plan Conditions

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*Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / [Jerald.Windsor@kcmo.org](mailto:Jerald.Windsor@kcmo.org) with questions.*

1. The City must have the recorded easement documents prior to approval or passage of the de-annexation ordinance. (3/30/2022)

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / [kirk.rome@kcmo.org](mailto:kirk.rome@kcmo.org) with questions.*

2. Water and Sewer Easements Please provide information about any and all existing easements for water and sewer assets within the de-annexation area. It is anticipated that KC Water will require all water distribution mains and appurtenances and sewer collection infrastructure to have dedicated easements if the de-annexation moves ahead. (12/09/2021)