



PLANNING & ZONING COMMISSION

Regular Meeting Agenda

CITY OF PARKVILLE, MISSOURI

Tuesday, September 14, 2021 5:30 PM

City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the September 14, 2021, regular meeting agenda.
- B. Approve the minutes for the August 10, 2021, regular meeting

4. Regular Business

- A. Application for Subdivision – Preliminary Plat for Sanctuary Hill at The National, a subdivision (11.49 acres, more or less) generally located to the north of The National – Twelfth Plat subdivision in Parkville, Mo. (Case No. PZ21-20); *Dale Brouk, FiveStar Lifestyles, Applicant.*
- B. Application for Subdivision – Final Plat for Sanctuary Hill at The National, a subdivision (11.49 acres, more or less) generally located to the north of The National – Twelfth Plat subdivision in Parkville, Mo. (Case No. PZ21-21); *Dale Brouk, FiveStar Lifestyles, Applicant.*

5. Public Hearing

- A. Application for Zoning Map Amendment for Sanctuary At Riss Lake, a planned residential development consisting of four 4-story condominium buildings and a clubhouse on 16.18 acres (more or less), generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152. (Case No. PZ21-27); *Don and Jeff Julian, Julian Development, Applicant(s).*
- B. Application for Preliminary Development Plan for Sanctuary At Riss Lake, a planned residential development consisting of four 4-story condominium buildings and a clubhouse on 16.18 acres (more or less), generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152. (Case No. PZ21-28); *Don and Jeff Julian, Julian Development, Applicant(s).*
- C. Application for Preliminary Development Plan for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit townhomes (145 units total), seven (7) 1-3-story cluster townhomes (80 units total) and a clubhouse building (5,000+/- sq. ft.) on 27.14 acres, more or less, generally located south of Highway 45 and 250' east of South National Drive. (Case No. PZ21-30); *Jeffrey Nigh, Hoefer Welker LLC,*

Posted Date & Time: September 10, 2021 1:30 p.m. By: BS

Applicant.

6. Unfinished Business

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, September 21 and October 5, 2021 at 7:00p.m.
- Board of Zoning Adjustments Meeting: Tuesday, September 28, 2021 at 5:30p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, October 12, 2021 at 5:30p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, August 10, 2021 5:30 PM
City Hall Board Room**

In light of public health orders from the Missouri Governor and Platte County related to the COVID19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Planning and Zoning Commission will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in on the meeting via the following link: https://us02web.zoom.us/webinar/register/WN_giBsc91dTlEA2nKDu0AveQ rather than appear at City Hall (note: occupancy will be limited).

In addition, rather than appearing at City Hall to provide input at the meeting on action agenda items, members of the public may submit written testimony to the City Clerk in advance by noon on the day of the meeting and the testimony will be to be provided to the Planning and Zoning Commission and presented at the meeting and made part of the official record.
City Hall Board Room

1. Call to Order

Chair Katerndahl called the meeting to order at 05:31 PM.

2. Roll Call

Commissioners Present:

Michael Lee
Michael Wright
Barbara Wassmer
John Delich
Allyson Berberich
Dean Katerndahl

Absent:

Walt Lane
Kathy Leibrand

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner

3. General Business

A. Approval of the August 10, 2021, regular meeting agenda.

ACTION: Michael Wright moved to approve the agenda, Allyson Berberich

seconded. Motion Passed: 6-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, Allyson Berberich

NOES: None

ABSTAIN: None

B. Approve the minutes for the July 13, 2021, regular meeting

ACTION: Barbara Wassmer moved to approve the minutes, Michael Lee seconded. Motion Passed: 6-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, Allyson Berberich

NOES: None

ABSTAIN: None

4. Unfinished Business

A. Application for Zoning Map Amendment for Platte 38 to rezone Platte County "RMD" Residential Multiple Dwelling and "R-7" Single-Family High Density to "R-5-P" Multi-Family Residential and "R-4-P" Mixed-Density Residential (Case No. PZ 2021-13); *Todd Kobayashi, Genesis Companies, Applicant.*

Stephen Lachky, Director of Community Development, presented the item. Mr. Lachky stated that the developer delayed their application in order to make revisions and meet with neighbors. Todd Kobayashi, applicant, provided an overview of their plan as it has developed. Mr. Kobayashi noted that the National HOA Board did not vote yes or no on the proposed access to S. National Drive. He stated that they removed the access to S. National Drive to move forward. The developer reduced the number of apartment units and overall units from 242 to 200. This allows, Mr. Kobayashi stated, the project to have a more substantial tree barrier between it and the houses along Persimmon. The applicant also added a walking trail along the northern property line. Mr. Kobayashi stated the main neighbor concerns were: traffic, density, height of buildings, and apartment buildings. Their responses were: eliminating the access to S. National Dr., reducing the density, and decreasing the building height. Clint Evans, NSPJ Architects, presented an overview of the architecture for the apartment buildings. Mr. Evans stated that there would be the amenities expected of a class "A" product. Mr. Evans stated that the duplexes would be similar to the townhouses on Limestone Road. Mr. Kobayashi stated (quoting from the Staff Report) that the Future Land Use map in the Parkville 2040 Master Plan is not the only tool to determine whether a land use is appropriate for a location. Commissioner Wright asked whether there was increased distance from the properties to the east to the development. The applicant stated that it was increased by the width of the proposed road connection to S. National Drive. Commissioner Wright asked whether the parking was compliant with the Code, Mr. Lachky responded that it was. Commissioner Wright asked about the density change, Mr. Lachky responded that it decreased from 8 to 4.6 gross units/acre. Commissioner Delich asked about the density of the net usable area. Mr. Lachky responded that the net density of the duplexes was 2.2 units/acre and the condo building is 17.7 units/acre and overall the net density is 6.5 units/acre. Commissioner Delich stated that he believed the developer had made a good effort to reduce the density of the project. Commissioner Wright asked about the reduction in height. Mr. Evans responded that they

reduced the visual height of the building, not the actual height. Commissioner Wright stated whether the elevations were conceptual or specific to this project. Mr. Evans responded that it was specific to this project. Commissioner Delich asked about the materials proposed to be used. Mr. Evans responded that it was an epoxy-finished hardie siding product. Commissioner Delich inquired about the parking underneath the building. Mr. Evans responded that the parking under the building ran the length of the building. Commissioner Delich asked about enhanced landscaping along the "motor court". Chair Katerndahl stated that if the Commission were to take action contrary to the Future Land Use Map in the Master Plan, that it would be strict. Chair Katerndahl inquired about moving condo units from the east to the western portion of the development. He stated that he would like the condo building as far away from the National neighborhood as possible. Commissioner Wassmer noted that there was a significant elevation difference between the adjacent neighborhood and the proposed condo building. Commissioner Berberich inquired about the HOA giving access to S National Drive. The applicant stated they would come back to the Commission with revisions if that were the case. Blake Pryor, 6116 Persimmon Ct, is opposed to a 4-story building. Mr. Pryor stated that there were no similar buildings in Parkville. Mr. Pryor believes that there does not exist a need for senior living in Parkville. Mr. Pryor stated that the Master Plan does not support this plan. Josh Fisher, 6126 S. National Dr., believes that this should be the last meeting for this project because the project did not receive approval of the HOA Board. Mr. Fisher stated that the proposed walking trail was located on HOA property and parts of the plans were marked "to be maintained by the HOA." Katie DiBernardo, 6203 Heathery Way, stated that her relatives were aging and want to downsize in the area. Karen Norris, 6129 S. National Dr., stated she would like renderings showing the condo building looking west/northwest from S. National Drive. Crystal Davis, 6118 Persimmon Ct., is opposed to a 4-story building and does not feel the landscaping is adequate. Ms. Davis had concerns regarding wildlife in the area, specifically including the pileated woodpecker. Mr. Lachky stated that the reduction to one access point does not significantly change the Traffic Impact Study (TIS). Dave Mennenga, GBA, provided on-call engineering review of the TIS. Mr. Kobayashi stated that it was 115 feet from the edge of the property to the easternmost point of the parking lot. Mr. Kobayashi stated that the developer controlled all of the necessary resources to make the project happen re: trail land and HOA maintenance. Chair Katerndahl closed the public hearing. Chair Katerndahl stated that he was concerned about the height of the building and agreed with Ms. Norris re: wanting a rendering from S. National Drive. Questions arose about the building being 4-story. Mr. Evans noted that the rendering shows the foundation and then 4-stories on top of that. Commissioner Wright inquired about the area of land to be rezoned. Director Lachky provided exhibits demonstrating the existing and proposed zoning districts. Commissioner Berberich does not feel that this project justifies deviating from the Master Plan. Commissioner Delich believes the building is too tall for its planned location.

ACTION: Dean Katerndahl moved to deny the application, Barbara Wassmer seconded. Motion Passed: 6-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, Allyson Berberich

NOES: None

ABSTAIN: None

- B. Application for Preliminary Development Plan for Platte 38, a planned residential development consisting of apartment/condominium buildings and duplexes on 38.24 acres, more or less, generally located to the west of The National 7th subdivision between N. Crooked Rd. and S. National Dr. (Case No. PZ 2021-14); *Todd Kobayashi, Genesis Companies, Applicant.*

ACTION: Michael Wright moved to deny the application, Michael Lee seconded.
Motion Passed: 6-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, Allyson Berberich

NOES: None

ABSTAIN: None

5. Public Hearing

6. Regular Business

- A. Application for Major Site Plan for VFW at The National, a community center development on 3.96 acres, more or less, generally located south of 45 Highway and approx. 700 feet west of S. National Dr. (Case No. PZ 2021-23); *Dale Brouk, J3-Pandi, LLC, Applicant.*

Director Lachky introduced the project. Director Lachky stated that the proposed building is to be a new VFW community center property is zoned commercial. Dale Brouk, applicant, provided an overview of the project. The proposal is for 2-story 9,900 square foot building including parking and a future performance space. Mr. Brouk stated that the roof would either be metal or composite, the stone will either be as presented or a wainscot along the northern elevation, and the siding will either be stucco or a hardieboard siding similar to the townhomes on Limestone Road. The planned future pavilion will look similar to the pavilion at the Deuce clubhouse. Commissioner Wright inquired about the pedestrian connection. Mr. Brouk responded that the topography made a path to access the Southern Platte Trail nearly impossible. Discussion ensued regarding the building design and architecture. Questions were asked about the alternative materials, the applicant committed to returning to the Commission if the materials change.

ACTION: Dean Katerndahl moved to approve the application, John Delich seconded.
Motion Passed: 5-1.

AYES: Dean Katerndahl, Michael Lee, Barbara Wassmer, John Delich, Allyson Berberich

NOES: Michael Wright

ABSTAIN: None

7. Other Business

- A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, August 17 and September 7 at 7:00p.m.

- Board of Zoning Adjustments Meeting: Tuesday, August 24 at 5:30p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, September 14 at 5:30p.m.

8. Adjournment

ACTION: Allyson Berberich moved to adjourn, Michael Lee seconded. Motion Passed: 6-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, Allyson Berberich

NOES: None

ABSTAIN: None



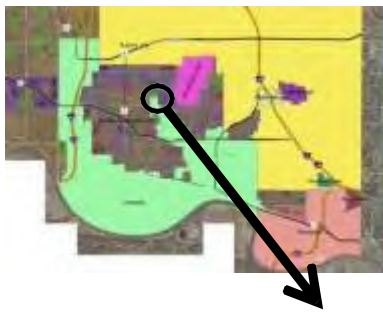
Staff Analysis

<u>Agenda Item:</u>	4.A & 4.B
<u>Proposal:</u>	Application for Subdivision – Preliminary Plat and Subdivision – Final Plat for Sanctuary Hill at The National, a subdivision (11.49 acres, more or less) generally located to the north of The National – Twelfth Plat subdivision in Parkville, Mo.
<u>Staff Recommendation:</u>	Approval
<u>Case No:</u>	PZ21-20 (Preliminary Plat) & PZ21-21 (Final Plat)
<u>Applicant:</u>	FiveStar Lifestyles, LLC
<u>Owners:</u>	RP Golf, LLC
<u>Location:</u>	Generally located to the north of The National – Twelfth Plat subdivision in Parkville, Mo.
<u>Zoning:</u>	“R-2-P” Single-Family Residential
<u>Parcel #s:</u>	All of parcel no. 20-5.0-16-400-001-026.000
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Subdivision – Preliminary Plat C. Application for Subdivision – Final Plat D. Subject Area Property Map E. Final Plat, Sanctuary Hill at The National (prepared by Continental Consulting Engineers, Inc.; dated July 28, 2021) F. Application Narrative (submitted by Applicant) G. Additional exhibits as may be presented during the regular meeting
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf) 1. Section 403.020, D. Preliminary Plat 2. Section 403.020, E. Final Plat 3. Section 403.040 Master Planned Development 4. Chapter 404 Subdivision Regulations 5. Section 405.010 Zoning Districts Established 6. Section 405.020 Districts & Uses 7. Section 405.030 Standards Applicable to All Districts B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/)

Overview

The applicant proposes a preliminary plat and a final plat for Sanctuary Hill at The National, a subdivision (11.49 acres, more or less) generally located to the north of The National – Twelfth Plat subdivision in Parkville, Mo. The plat proposes 13 single-family lots and 3 tracts of private open space consisting of 4.16 acres, more or less. The plat for Sanctuary Hill at The National proposes extending the North National Drive roadway to the north and east from the previously platted The National – Twelfth Plat.

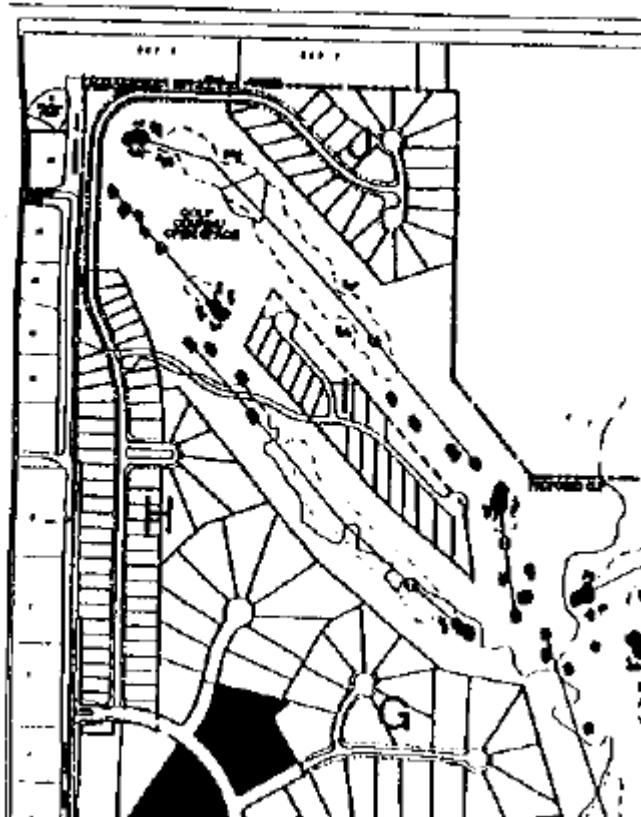
Subject Area Property Map



Subject Area



On November 3, 1998 the Parkville Board of Aldermen approved a community unit plan for The National via ordinance no. 1756; which was subsequently amended on March 7, 2000 via ordinance no. 1860. The community unit plan was approved in conjunction with annexation into Parkville city limits, rezoning to various planned districts (e.g., "R-2-P", "R-4-P", and "B-4-P"), and serves as the master plan guiding development and implementation of phases within The National. This plat for Sanctuary Hill at The National encompasses phase J contained in the original community unit plan (see excerpt below). Originally slated for 26 single family lots on 8.56 +/- acres, the proposed plat represents a decrease in overall units on the property.



Excerpt from The National Community Unit Plan (1998)

Review and Analysis

Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Preliminary plats are larger division of land that enable new ownership and development patterns; or which impact public facilities or land, and are proposed in a preliminary or conceptual format to prepare for detailed engineering and design facilities.

Parkville Municipal Code, Section 403.020, Subsections D and E provide criteria for how the Planning and Zoning Commission shall determine if a final plat is acceptable. The following are staff's findings and conclusions for the preliminary plat and final plat applications.

Preliminary Plat Application (PZ21-20)

- 1. The application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.**

This application reasonably reflects the principles and concepts of the Master Plan. Additionally, this development is similar in nature to the proposal from the original Community Unit Plan for The National.

2. **Compliance with the requirements of this Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.**

Staff has reviewed the submitted plat drawing against the requirements of the Code and found that it meets the requirements. The blocks and lots proposed are capable of meeting all development and site design standards under the R-2-P zoning district.

3. **Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.**

The project is proposed to be completed in one phase.

4. **Any impacts identified by specific studies or technical reports, including a preliminary review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.**

The applicant submitted a final stormwater and BMP study. This study has been reviewed by Public Works and was found to meet the requirements of the Municipal Code and include generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

5. **The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.**

Staff does not find this application to deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan. Any impacts on adjacent property from this proposed subdivision are expected to be minimal.

6. **The design does not impede the construction of anticipated or planned future public infrastructure within the area.**

Staff does not find the design of the proposed plat to impede any construction of public infrastructure in the area.

7. **The recommendations of professional staff, or any other public entity asked to officially review the plat.**

Staff recommends approval of the Application for Subdivision – Preliminary Plat for Sanctuary Hill at The National.

Final Plat Application (PZ21-21)

1. **The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.**

The layout and design of the final plant does not deviate any from the preliminary plat application (Case No. PZ21-20) with regards to the number of lots or parcels, the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

2. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.

The applicant submitted street and storm sewer plans, sanitary sewer plans, and a Stormwater & BMP Study to staff for review. Alysén Abel, the City's Public Works Director, has reviewed these plans and determined they meet the City's storm drainage standards per Section 404.040, as well as stormwater management best management practices per Section 407.050.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

The project is proposed to be completed in one phase. Completion of the public improvements will be required prior to occupancy being granted for the lots.

4. Any deviation in the final plat from the preliminary plat brings the application in further compliance with the Master Plan and the purposes and intent of this code.

The final plat application does not deviate any from the preliminary plat application (Case No. PZ21-20). Per staff's review of the application for subdivision – preliminary plat against the requirements of Section 403.020, Subsection D, it was determined the application was in accordance with the *Parkville Master Plan* and purposes and intent of the Development Code.

5. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff recommends approval of the Application for Subdivision – Final Plat for Sanctuary Hill at The National.

Staff Conclusion and Recommendation

Staff recommends approval of the Application for Subdivision – Preliminary Plat and recommends approval of the Application for Subdivision – Final Plat for Sanctuary Hill at The National based on the merits of the application and the findings and conclusions in the report. Additionally, staff recommends approval of the application, subject to the following conditions:

1. Approval is based on the representations of the drawings presented as part of this application and does not waive any requirement or development standard contained within the Municipal Code.
2. Prior to Building Permit issuance, the Final Plat must be approved and recorded with Platte County.
3. Prior to occupancy, all public improvements must be installed as required by Public Works.

It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Subdivision – Final Plat, supporting information, associated exhibits, factors discussed above and any testimony presented at the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions),

denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on September 21, 2021 for final action.

End of Memorandum

	<u>09-10-2021</u>
Brad Stanton	Date



Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Subdivision – Preliminary Plat

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C

1. Applicant/Contact Information

Applicant(s)

Name: Dale Brouk - FiveStar Lifestyles
Address: PO Box 14146
City, State: Parkville, MO 64152
Phone: (816) 505-4297 Fax: _____
E-mail: daleb@fivestarlifestyles.com

Engineer/Surveyor(s) preparing plat & legal description

Name: Brett Haugland - Continental Consulting Engineers
Address: 9000 State Line Road
City, State: Leawood, Kansas 66206
Phone: (913) 642-6642 Fax: (913) 642-6941
E-mail: bh@ccengineers.com

Owner(s), if different from applicant(s)

Name: David Whitcraft - WxW LLC
Address: 5884 S National Drive
City, State: Parkville, MO 64152
Phone: (816) 885-4460 Fax: _____
E-mail: cerdmw@gmail.com

Contact Person, if different from applicant(s)

Name: Dale Brouk / Brett Haugland
Address: PO Box 14146
City, State: Parkville, MO 64152
Phone: (816) 505-4297 Fax: (816) 741-1462
E-mail: daleb@fivestarlifestyles.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required)

Date: 9-7-21

Property Owner's Signature (Required)

Date: 9-7-21

2. Property Information

Proposed name of subdivision: Sanctuary Hill at The National

Current use(s) of the property: Undeveloped

Current zoning district: R-2-P Single Family Residential

Acreage open space: _____

Proposed zoning: R-2-P Single Family Residential

Density of development: Gross: 1.13 lots/acre & 0.88 acres/lot

Minimum lot size: Greater than 0.25 acres

3. Signatures of Acknowledgement

The following signatures by authorized representatives indicate the entity had notice of the intent to subdivide and, pending detailed plan review can provide their applicable service to the proposed development. A signed letter from the entity may be submitted in place of a signature.

Missouri American Water: Brad Cole

Water District (PWSD #1 or Missouri American Water Co.)
816.891.9141 816.741.2992

Fire Chief: Dean Cull 816-935-7210

South Platte Fire Protection District (SPFPD)
816.741.2900

Platte County: Dan Koch

Sanitary sewer/septic (PCRSD, Parkville Public Works or Platte County Health Department)
816.858-2052 816.741.7676 816.858.2412

Alysen Able: Director of Public Works

Streets (Parkville Public Works)
816.741.7676

Not Applicable

Missouri Department of Transportation (for access/adjacent to a state maintained roadway)
816.622-0414

Evergry: Melissa Feltes 816-810-7561

Electricity (KCP&L)
816.471.5275

Spire Gas: Christy Meers 816-399-9401

Natural Gas (Spire Energy DBA Missouri Gas Energy)
816.756.5252

School District (Park Hill or Platte County)
816.741.1521 816.858.2822

4. Public Improvements

- **All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.**

Length of proposed new roadways: Approx: 2725 linear feet

Proposed surface material: Asphalt Pavement - concrete curb

Maximum grade: 9.3% in roadway profile

General character of the neighborhood: Golf Course Community with walkout and walkup basements

Are area streets and utilities sufficient to serve the property once subdivided? yes - per initial investigation
(Note: a traffic study may be required in order to adequately address this question)

Explain: Appropriate utility companies informed of improvements - waiting on their final design.

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Attach a narrative addressing:

1. How the application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
2. Compliance with the requirements of the Development Code, and in particular the blocks and lots proposed is capable of meeting all development and site design standards under the existing or proposed zoning.
3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
4. How any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
5. How the application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.
6. How the design does not impede the construction of anticipated or planned future public infrastructure in the area.
7. Any other information relevant to the application.

5. Checklist of required submittals

- ☒ Completed application with authorization signatures of service providers.
- ☒ Application fee of \$300.00, plus \$5.00 per lot or tract. *This fee shall include the expense of initial engineering review, plus the expense of reviewing one re-submittal. All other expenses including, but not limited to, consulting fees, attorney fees, reproduction costs, mailing costs, and other expenses resulting from the necessary review, processing, filing, recording, and action on said applications or permits, shall be borne by the sub-divider based on actual costs.*
- ☒ Deed with owner's name and legal description of property to be platted.
- ☒ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the preliminary plat containing the requirements outlined in Section 403.020 Subsection D. of the Development Code for initial staff and entity review. Additional large size copies may be requested following review by staff.
- ☒ Drainage plan containing the requirements outlined in Parkville Municipal Code Title IV, Section 404.030 Subsection C3.

For City Use Only

Application accepted as complete by: _____
Name/Title _____ Date _____

Application fee payment: Check # _____ Amount \$ _____

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

6. Subdivision – Preliminary Plat checklist for staff review

1. Basic Information

- a. Name of the plat, phase and/or number if applicable
- b. Name, address, contact information of person / registered surveyor or firm that prepared the plat
- c. Date plat was prepared, including any revision dates

2. Plat Information

- a. Full property/legal description
- b. Total land area in square feet and acres of property
- c. Boundary survey notes
- d. Dedication language for property to be subdivided
- e. Easement language for easements to be granted to utility companies franchised to operate in Parkville, Mo.
- f. Open space dedication if applicable

3. Plat Drawing

- a. Graphic, engineering scale
- b. North arrow
- c. Monumentation/symbology legend
- d. Vicinity map identifying boundaries and location of property in relation to City
- e. Property lines and lot dimensions with total land area in square feet and acres
- f. Numbering of all lots (Lot 1, Lot 2, Lot 3, etc.)
- g. Lettering of all tracts (Tract A, Tract B, Tract C, etc.)
- h. Watermark designation with labeling of any previously platted lots or tracts
- i. Proposed rights-of-way, public and/or private streets with dimensions, centerlines and names
- j. Proposed easements for access or utilities
- k. Dimensions of all radii, acres, points of tangency, central angles and lengths of curves
- l. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable

4. Signature Information

- a. Signature line with date for property owner(s) and notary public
- b. Signature line with date for Mayor (with full name), City Clerk (with full name), and Community Development Director (with full name) of the City of Parkville
- c. Ordinance number with date that the ordinance was passed by the Board of Aldermen
- d. Signature line with date for surveyor's certification (to be signed & stamped on all plat copies to be recorded)



Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Subdivision – Final Plat

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: Dale Brouk - FiveStar Lifestyles
Address: PO Box 14146
City, State: Parkville, MO 64152
Phone: (816) 505-4297 Fax: (816) 741-1462
E-mail: daleb@fivestarlifestyles.com

Engineer and/or surveyor(s) preparing plat & legal desc.

Name: Brett Haugland - Continental Consulting Engineers
Address: 9000 State Line Road
City, State: Leawood, Kansas 66206
Phone: (913) 642-6642 Fax: (913) 642-6941
E-mail: bh@ccengineers.com

Owner(s), if different from applicant(s)

Name: David Whitcraft - WxW LLC
Address: 5884 S National Drive
City, State: Parkville, MO 64152
Phone: (816) 885-4460 Fax: _____
E-mail: cerdmw@gmail.com

Contact Person, if different from applicant(s)

Name: Dale Brouk / Brett Haugland
Address: PO Box 14146
City, State: Parkville, MO 64152
Phone: (816) 505-4297 Fax: (816) 741-1462
E-mail: daleb@fivestarlifestyles.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required)

Date: 9-7-21

Property Owner's Signature (Required)

Date: 9-7-21

2. Property information

Name and phase of plat: Sanctuary Hill at The National

Final plat in substantial conformance with approved preliminary plat? Yes

If not, explain:

Zoning district: R-2-P Single Family Residential

Acreage of this phase: 11.50 +/-

Minimum lot size: Greater than 0.25 acres

Anticipated uses: Residential

Number of lots: 13

Density of development: Gross: 1.13 lots/acre & 0.88 acres/lot

3. Additional factors affecting the project

Please include other comments or factors relating to the proposed subdivision in an attached narrative.

4. Public Improvements

All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.

Improvement plans submitted and approved for:

Streets and access: North National Drive

(Date approved)

Length of new streets: Approx. 2725 Linear Feet

Surface material: Asphalt

Maximum grade: 9.3%

Sanitary sewer: Platte County Sewer District

(Entity and date approved)

Missouri Department of Natural Resources (MDNR) approval: 06/29/2021

(Date approved)

Water: American Missouri Water

(Entity and date approved)

Erosion and sediment control as per NPDESII: 07/21/2021

(Date approved)

Floodplain development permit (if required): Not Applicable

(Date approved)

5. Checklist of required submittals

- ☒ Completed application, including plat with all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00 plus \$5.00 per lot (minimum \$305.00).
- ☒ Submit five (5) copies of the final plat (24" x 36" or larger) and one electronic copy (PDF format) containing the requirements outlined in Section 403.020 Subsection E. of the Development Code for initial staff and entity review. Additional large size copies may be requested following review by staff.
- ☒ Authorization signature of the owner of record of the property to be platted.
- ☒ Copy of any covenants and/or deed restrictions to be recorded with the Plat.
- ☐ Executed deed of release for any right-of-way dedicated to the city.
- ☐ Guarantees in the form of performance bonds or other city approved instrument ensuring the satisfactory completion of public improvements. The maintenance period for public improvements is two (2) years.

For City Use Only

Application accepted as complete by: _____

Name/Title

Date

Application fee payment: Check # _____

Amount \$ _____

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

6. Subdivision – Preliminary Plat checklist for staff review**1. Basic Information**

- a. Name of the plat, phase and/or number if applicable
- b. Name, address, contact information of person / registered surveyor or firm that prepared the plat
- c. Date plat was prepared, including any revision dates

2. Plat Information

- a. Full property/legal description
- b. Total land area in square feet and acres of property
- c. Boundary survey notes
- d. Dedication language for property to be subdivided
- e. Easement language for easements to be granted to utility companies franchised to operate in Parkville, Mo.
- f. Open space dedication if applicable

3. Plat Drawing

- a. Graphic, engineering scale
- b. North arrow
- c. Monumentation/symbology legend
- d. Vicinity map identifying boundaries and location of property in relation to City
- e. Property lines and lot dimensions with total land area in square feet and acres
- f. Numbering of all lots (Lot 1, Lot 2, Lot 3, etc.)
- g. Lettering of all tracts (Tract A, Tract B, Tract C, etc.)
- h. Watermark designation with labeling of any previously platted lots or tracts
- i. Proposed rights-of-way, public and/or private streets with dimensions, centerlines and names
- j. Proposed easements for access or utilities
- k. Dimensions of all radii, acres, points of tangency, central angles and lengths of curves
- l. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable

4. Signature Information

- a. Signature line with date for property owner(s) and notary public
- b. Signature line with date for Mayor (with full name), City Clerk (with full name), and Community Development Director (with full name) of the City of Parkville
- c. Ordinance number with date that the ordinance was passed by the Board of Aldermen
- d. Signature line with date for surveyor's certification (to be signed & stamped on all plat copies to be recorded)

FINAL PLAT
SANCTUARY HILL AT THE NATIONAL
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 16, TOWNSHIP 51 NORTH, RANGE 34 WEST,
ALL IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI

LAND DESCRIPTION

A tract of land in the Southeast Quarter of the Southeast Quarter of Section 16, Township 51 North, range 34 West, in Parkville, Platte County, Missouri, being more particularly described by John Aaron Copelin, LS-2005019232 on this 27th day of July 2021, as follows as follows: Beginning at the Northwest corner of the National -Twelfth Plat, a subdivision in said Parkville, Platte County, Missouri, said point also being on the West line of the Southeast Quarter of the Southeast Quarter of said Section 16; thence N00°17'03"E, on the West line of said Quarter-Quarter Section, a distance of 579.10 feet to the Northwest corner of said Quarter-Quarter Section; thence S89°26'49"E, on the North line of said Quarter-Quarter Section, a distance of 1302.75 feet to the Northeast corner of said Quarter-Quarter Section; thence S00°07'15"W, on the east line of said Quarter-Quarter Section, a distance of 1074.69 feet; thence N28°35'38"W, a distance of 350.52 feet; thence N42°44'21"W, a distance of 602.93 feet; thence N35°58'55"W, a distance of 193.89 feet; thence N50°38'53"W, a distance of 181.76 feet; thence N89°26'49"W, a distance of 260.89 feet; thence Westerly and Southerly on a curve to the left, tangent to the last described course, having a radius of 125.00 feet, a central angle of 93°47'44", on an arc distance of 154.29 feet; thence S03°14'33"E, tangent to the last described curve, a distance of 127.72 feet; thence Southerly, on a curve to the right, tangent to the last described course, having a radius of 425.00 feet, a central angle of 14°35'45", on an arc distance of 68.09 feet; thence S11°21'12"W, a distance of 35.20 feet; thence Southerly, on a curve to the left, tangent to the last described course, having a radius of 375.00 feet, a central angle of 10°52'33", on an arc distance of 71.18 feet; thence S00°28'39"W, tangent to the last described curve, a distance of 32.67 feet; thence S00°17'03"W, a distance of 29.36 feet to the Northwest corner of lot 14, said the National -Twelfth Plat; thence N75°59'59"W, on the Northerly line of said the National -Twelfth Plat, a distance of 72.06 feet to the Point of Beginning. The above described tract contains 500,651 square feet, or 11.49 acres, more or less.

DEDICATION

The undersigned proprietors of the property herein described have caused the same to be subdivided in the manner as shown on this plat and said property shall hereafter be known as "SANCTUARY HILL AT THE NATIONALS".

EASEMENTS

An easement or license is hereby granted to the City of Parkville, Missouri and Missouri American Water, to locate construct and maintain or authorize the location, construction and maintenance of wires, conduits, or structures for gas,sanitary sewers, storm sewers, electricity, telephone, cable tv, wires, sidewalks, surface drainage, or any and all of them over, under, along, and through the strips marked "U/E" or "Utility Easement", and "SS/E" or "Sanitary Sewer", and "D/E" or "Drainage Easement".

STREETS

The streets and right-of-way shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

COVENANTS AND RESTRICTIONS

The Covenants and Restrictions last recorded in Book 1233 at page 735 recorded as Twenty Fourth Amendment to the Declaration of Covenants, Conditions, and Restrictions for the National Parkville, Missouri, are to be amended to include this plat of SANCTUARY HILL AT THE NATIONALS and may be amended from time to time as prescribed in that Covenant and Restrictions.

PUBLIC IMPROVEMENTS

All public improvements including streets, sidewalks, curb & gutter and other required improvements shall meet the city's minimum standards.

COMMON/PRIVATE OPEN SPACE

Tracts A, B & C are reserved as Common/Private Open Space to be reserved and maintained by WxW, LLC or its assigns for use and enjoyment deemed appropriate. Common/Private Open Space and/or cash in lieu of public open space has previously been accepted as part of the approved community unit plan the National Golf Club of Kansas City.

FLOODPLAIN

Per FIRM Panels 376 and 377, effective April 2, 2015, for Platte County, Missouri (Map Numbers 29165C0376D and 29165C0377D) no portion of the property is located within the delineated floodplain/flood hazard areas.

BUILDING LINES / SETBACKS

Except as otherwise shown on the accompanying preliminary plat front, side and rear building lines shall be as follows: Front and Street building lines - 20 feet; interior side building lines - 10 feet; and interior rear building lines - (PER SETBACK TABLE). No building shall be or portion thereof shall be built between these lines and the corresponding street right-of-way line, side lot line and rear lot line. Front, side and rear building lines were previously approved as part of the approved community unit plan for the National Golf Club of Kansas City.

PARKLAND

Private open space and cash in lieu of public open space has previously been accepted as part of the approved community unit plan for the National Golf Club of Kansas City.

PHASING

The Sanctuary Hill at the Nationals subdivision is to be developed as a single phase.

ZONING AND LAND USE

The property is zoned "R-2-P" Single-Family Residential and is part of the Community Unit Plan for the National Golf Club of Kansas City. Lots are to be used for detached single-family homes.

In witness whereof:

WxW, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this ____ day of _____, 2021

WxW, LLC, a Missouri Limited Liability Company

By _____ Co-Manager

STATE OF _____

COUNTY OF _____

BE IT REMEMBERED that on the ____ day of _____, 2021, before me, the undersigned, a notary public in and for the County and State aforesaid, came Dale Brouk, to me personally known, who being by me duly sworn did say that he is Co-Manager of WxW, LLC, a Missouri Limited Liability Company, and that said instrument was signed on behalf of said corporation and that Dale Brouk acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Commission expires _____

Notary Public

City of Parkville:
This is to certify that this final plat of SANCTUARY HILL AT THE NATIONALS was submitted to, considered and approved by the Parkville Board of Aldermen
This ____ day of _____, 2021, via Ordinance No. _____

Nonette K. Johnston, Mayor

Melissa McChesney, City Clerk

* BUILDING SETBACK TABLE	
FRONT YARD	20 FEET
SIDE YARD	10 FEET
REAR YARD	30 FEET
REAR YARD LOT1	15 FEET
REAR YARD LOTS 2-6	20 FEET
REAR YARD LOT 7	25 FEET
REAR YARD LOT 8	30 FEET N. SIDE AND 67.5 FEET E. SIDE
REAR YARD LOTS 9-13	20 FEET

LOT AREA TABLE		
LOT NUMBER	SQUARE FEET	ACRES
1	15,817	0.36
2	11,828	0.27
3	12,764	0.29
4	12,852	0.30
5	12,664	0.29
6	13,120	0.30
7	38,500	0.88
8	35,863	0.82
9	13,706	0.32
10	16,006	0.37
11	15,285	0.35
12	14,563	0.33
13	18,250	0.42
TOTAL	231,218	5.30

TRACT AREA TABLE		
TRACT	SQUARE FEET	ACRES
TRACT A	33,800	0.78
TRACT B	96,330	2.21
TRACT C	51,093	1.17

AREA TABLE		
	SQUARE FEET	ACRES
LOTS	231,218	5.30
TRACTS	181,223	4.16
RIGHT OF WAY	88,210	2.03
TOTAL	500,651	11.49

- LEGEND
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- A/E ACCESS EASEMENT
- B/L BUILDING LINE
- SET 1/2"x24" REBAR W/ CAP LS302
- FND 1/2" REBAR (ORIGIN UNKNOWN)

OWNER:
WxW, LLC
5884 S. NATIONAL DR.
PARKVILLE, MO 64152

ENGINEER:
BRETT HAUJGLAND
CONTINENTAL CONSULTING ENGINEERS, INC.
9000 STATE LINE ROAD
LEAWOOD, KS 66206

LAND SURVEYOR:
JOHN A. COPELIN
CONTINENTAL CONSULTING ENGINEERS, INC.
9000 STATE LINE ROAD
LEAWOOD, KS 66206



3000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
1006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6842
FAX (913) 642-6841
www.cceengineers.com

Drafted: JC
Reviewed: JC
Approved:
Date: 07/28/2021
Proj# 1511-45

Missouri Corporate License No. LS-302

SHEET 1 OF 3

Sanctuary Hill at The National

Final Plat Analysis Report

This is the Final Plat Analysis Report relating to the Preliminary Plat and Final Plat for the Sanctuary Hill Development at the National in Parkville, Platte County, Missouri.

Sanctuary Hill is located at the far north end of The National adjacent to golf hole no. 15 and will be accessed thru an extension of North National Drive. The proposed development contains approximately 11.50 acres consisting of public Right of Way, Open Space Tracts and 13 residential lots. The development of the property will be managed by FiveStar Lifestyles and Dale Brouk of FiveStar Lifestyles will be the primary contact. The public entry road will be constructed to meet the American Public Works and Parkville Standards.

The current zoning is Single Family Residential – R-2-P which allows for the proposed use. Front yard setbacks are to be set at 20 feet, side yard setbacks are set to be 10 feet and rear yard setbacks range from 15' to 30 feet on minimum 100 foot wide lots. The maximum allowable primary structures shall not exceed 35 feet in height.

The property generally drains to the northeast and southwest. The break in drainage is defined by a ridge line which runs approximately along the proposed roadway. There is roughly 60 feet of elevation change across the site with a maximum elevation of approximately 940 and a minimum elevation of approximately 880. Soils are defined as: Knox Silt Loam, Sharpsburg Silt Loam and Snead-Rock outcrop complex with slopes in the 5% to 15% range.

There is no floodplain within the limits of the project.

The extension of North National Drive will be constructed per the City of Parkville Public Works Standards for a residential street. The roadway will be constructed within a 50' Right-of-Way with two 11' lanes. Stormwater will be addressed using MARC & APWA current standards for Detention and BMP's. A stormwater study accompanied the site disturbance plan submittal.

Potable Water will be provided by Missouri American Water. An existing water main is located on the east side of North National Drive which will be extended to serve the 13 lots within the platted boundary. Missouri American Water will evaluate the system for adequate fire flows.

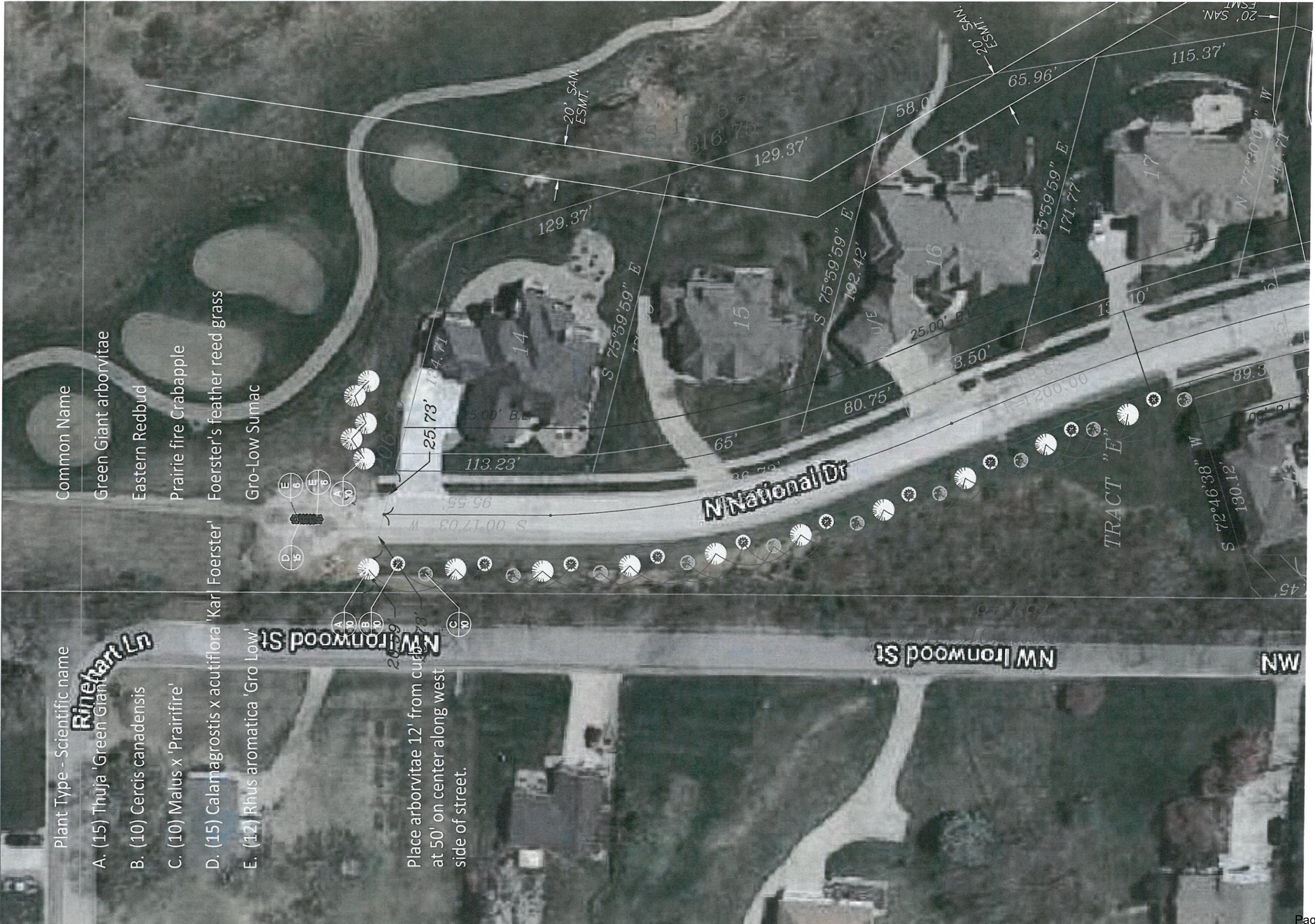
The 13 lots will be served by a low pressure sanitary sewer system. Each home will have individual grinder pumps that force sewage to a main line along the new roadway. Sewage is then forced to an existing manhole within the limits of the property where it then flows by gravity to the south and east.

The 13 lots will be served by Spire Gas by extending an existing main along North National Drive.

The project is anticipated to be constructed in one phase. Asphalt roadways will be constructed with concrete curb and gutters and an enclosed stormwater drainage system capable of handling at minimum the 10 year storm event with overflow swales. Approximately 22,000 CY of material

is expected to be cut and filled throughout the entire development in order to balance the earthwork. Electric power will be provided by Evergy. Street lights will be provided by the developer and then turned over to Evergy to own and maintain. We are doing this to reduce ambient light throughout this part of the development.

All common areas will be maintained by The National Home Owners Association.



Flowering Ornamental Trees

Prairiefire Crabapple - This specie was selected in order to create symmetry throughout the rest of the development as this flowering ornamental has been planted in a variety of areas within The National HOA. This variety shows off in the spring with brilliant color. During the summer months a mild orange color is found within the bark of the trunk of the tree. At the planting it is recommended to install at a height of 5-6 feet. While other crabapples typically last 7-10 years on average the prairie fire has been bred to last well past that 10 year life expectancy.



Eastern Red Bud - These trees were also chosen as they are planted throughout The National HOA. Further selected planting would create a symmetry and spring color. The Eastern Red Bud is native to Missouri and many parts of the Midwest. While they survive in a variety of soils it is common that they do quite well here in Kansas City. Red Bud's offer a brilliant pinkish red flower during the spring months.



North National Planting Plan
9/14/21

Evergreen Overstory Tree

Thuja Green Giant Arborvitae - One of the largest arborvitae cultivars that succeeds in the Zone 6 Markets. Tree will reach heights of 25 feet tall and 8-10 feet wide. Typically used as a natural screen or privacy hedge. Color will be deep green throughout the duration of the year.



Perennials

Gro-Low Sumac - Typically chosen as a hedge filler in islands and high impact areas. Gro-Low Sumac creates a thick hedge like filler and, if trained to do so, will stay a lower growth level. This variety can be pruned to stay at 18-24 inches without issue.



Karl Foerster - Reed Grass - This ornamental grass creates a great wheat like seed head. An typical height that this grass can reach sits around 5-6 foot and can get as 2-3 feet wide. This newer variety of grass typically stands tall and straight compared to other ornamental grasses. This variety turns brown in the winter but stands green from May - October





Staff Analysis

Agenda Item: 5.A; 5.B

Proposal: Application for Zoning Map Amendment and Application for Preliminary Development Plan for Sanctuary At Riss Lake, a planned residential development consisting of four 4-story condominium buildings and a clubhouse on 16.18 acres (more or less), generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152.

Staff Recommendation: Approval (subject to conditions)

Case No: PZ 2021-27; PZ 2021-28

Applicant: Don and Jeff Julian, Julian Development

Owners: Don Julian Builders, Inc.

Location: Generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152

Zoning: Existing: "R-4" Mixed-Density Residential
Proposed: "R-5-P" Multi-Family Residential

Parcel #s: Platte County parcel #20-7.0-26-400-006-001.000 (16.18 acres, more or less)

Exhibits:

- A. This Staff Analysis
- B. Application for Zoning Map Amendment (Case No. PZ 2021-27)
- C. Application for Preliminary Development Plan (Case No. PZ 2021-28)
- D. Subject Area Property Map
- E. Preliminary Development Plans for Sanctuary At Riss Lake (prepared by Phelps Engineering, Inc.; dated September 3, 2021)
 - 1. Sheet C1 (Overall Site Plan)
 - 2. Sheet C2 (Site Plan – Phase I)
 - 3. Sheet C3 (Grading Plan)
 - 4. Sheet C4 (Overall Utility Plan)
 - 5. Sheet C5 (Truck Movement)
 - 6. Sheet C6 (Pedestrian Plan)
 - 7. Sheet C7 (Tree Preservation Plan)
- F. Residences At Riss Lake (prepared by NSPJ Architects; dated September 3, 2021)
 - 1. Sheet L1.00 (Tree Plan)
 - 2. Sheet L1.01 (Overall Site Section)

3. Sheet 1 (North and West Elevations)
4. Sheet 2 (South and East Elevations)
5. Sheet 3 (Garage Floor Plan)
6. Sheet 4 (Typical Building Floor Plan)
7. Sheet 5 (Clubhouse Lower Level and Main Floor Plan)
8. The Sanctuary At Riss Lake (Clubhouse Colored Elevations)
9. The Sanctuary At Riss Lake (Colored West Elevation)
10. The Sanctuary At Riss Lake (Colored West Elevation W/ Site Context)
11. The Sanctuary At Riss Lake (Colored North and South Elevations)
12. The Sanctuary At Riss Lake (Colored East Elevation)
13. Sheet E001 (Site Photometric Plan)
14. Sheet E101 (Typical Building Floor Plan)
- G. Riss Lake Illustrative Master Plan (prepared by Eisenberg Company; dated June 8, 1987).
- H. Questions & Answers from Riss Lake Residents at August 3, 2021 Open House
- I. Pre-Application Conference Meeting Notes (Community Development Department; dated June 16, 2020)
- J. Pre-Application Conference Meeting Notes (Public Works Department; dated June 30, 2020)
- K. City of Parkville staff review comments (prepared by Stephen Lachky; dated August 21, 2021)
- L. Applicant response letter to staff review comments
- M. Traffic Engineering Services, Residences at Riss Lake Trip Generation, Parkville, Missouri (prepared by Janelle M. Clayon, P.E., PTOE, Merge Midwest Engineering, LLC; dated August 10, 2021)
- N. E-mail correspondence – RE: Sanctuary At Riss Lake – Traffic Impact Study (prepared by David J. Mennenga, P.E., PTOE, George Butler Associates, Inc.; dated August 9, 2021)
- O. E-mail correspondence – RE: Sanctuary At Riss Lake – Traffic Impact Study (prepared by David J. Mennenga, P.E., PTOE, George Butler Associates, Inc.; dated August 11, 2021)
- P. Utility Provider Verification Letter (prepared by Stephen Lachky; dated August 24, 2021)
- Q. Public Comments
 1. E-mail – Theresa Noble (8115 NW White Oak Ct, Parkville, MO)
 2. E-mail – Melanie Osterhaus (8423 N Vista Cir, Parkville, MO)
 3. E-mail – Diane E. Brennecke (5516 Meadow Lake Dr, Parkville, MO)
 4. E-mail – Karen Lynn (5516 Meadow Lake, Parkville, MO)
 5. E-mail – Brett & Kodi Fleshman (6216 N Northlake Dr, Parkville, MO)
 6. E-mail – Jodi J. Fox (8507 NW Lakeview Dr, Parkville, MO)
 7. E-mail – Brandy Colson (7190 Curth Ridge, Parkville, MO)
 8. Letter – C. Sterling Scott (6651 N. Oak Tfwy. Ste 14, Kansas City, MO)
 9. E-mail – Kathy Dusenbery (5621 Meadow Lake Dr, Parkville, MO)

10. E-mail – Eric Matson (5765 Hickory Ct, Parkville, MO)
 11. E-mail – Melanie Osterhaus (8423 N Vista Cir, Parkville, MO)
 12. E-mail – Lilah Hall (6149 Southlake Drive, Parkville, MO)
 13. E-mail – Jason and Traci Ketter (5501 N Woodhaven Ln, Parkville, MO)
 14. E-mail – Janet Harris (8195 Shoreline Dr, Parkville, MO)
 15. E-mail – Nora Hildreth (6220 N Northlake Dr, Parkville, MO)
 16. Letter – Judith Wallace (8325 Shoreline Dr, Parkville, MO)
- R. Additional exhibits as may be presented at the public hearing

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 1. Section 403.030 Zoning Map Amendment
 2. Section 403.040 Master Planned Development
 3. Chapter 404 Subdivision Regulations
 4. Section 405.010 Zoning Districts Established
 5. Section 405.020 Districts & Uses
 6. Section 405.030 Standards Applicable to All Districts
 7. Appendix B. Great Trees for the Kansas City Region
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper on August 25, 2021
- E. Hearing notice published on the Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)
- F. Planning and Zoning Commission (July 14, 2020) Special Workshop Agenda
- G. Planning and Zoning Commission (July 14, 2020) Special Workshop Video Recording (<https://vimeo.com/441460366>)
- H. Preliminary Stormwater Management Plan, Sanctuary At Riss Lake, Hwy 9 and NW Lakeview Dr., Section: NE ¼ Sec. 26-51-34, Parkville, Missouri (prepared by Phelps Engineering, Inc.; dated August 6, 2021)
- I. Ordinance No. 1017 – Rezoning certain properties around Riss Lake to B-4 (dated January 5, 1988)
- J. Ordinance No. 1193 – Accepting certain real property from Parkville Development Company (dated December 18, 1990)
- K. Ordinance No. 1196 – Repealing Ordinance No. 1193, which accepted certain real property from Parkville Development Company as described and restricted according to exhibits attached thereto, and accepting certain real property from Parkville Development Company, as described and restricted according to exhibits attached hereto (Parkville Nature Sanctuary; dated December 26, 1990)
- L. Professional Resume – Stephen Lachky, Community Development Director
- M. Professional Resume – Alysén Abel, Public Works Director

Comments

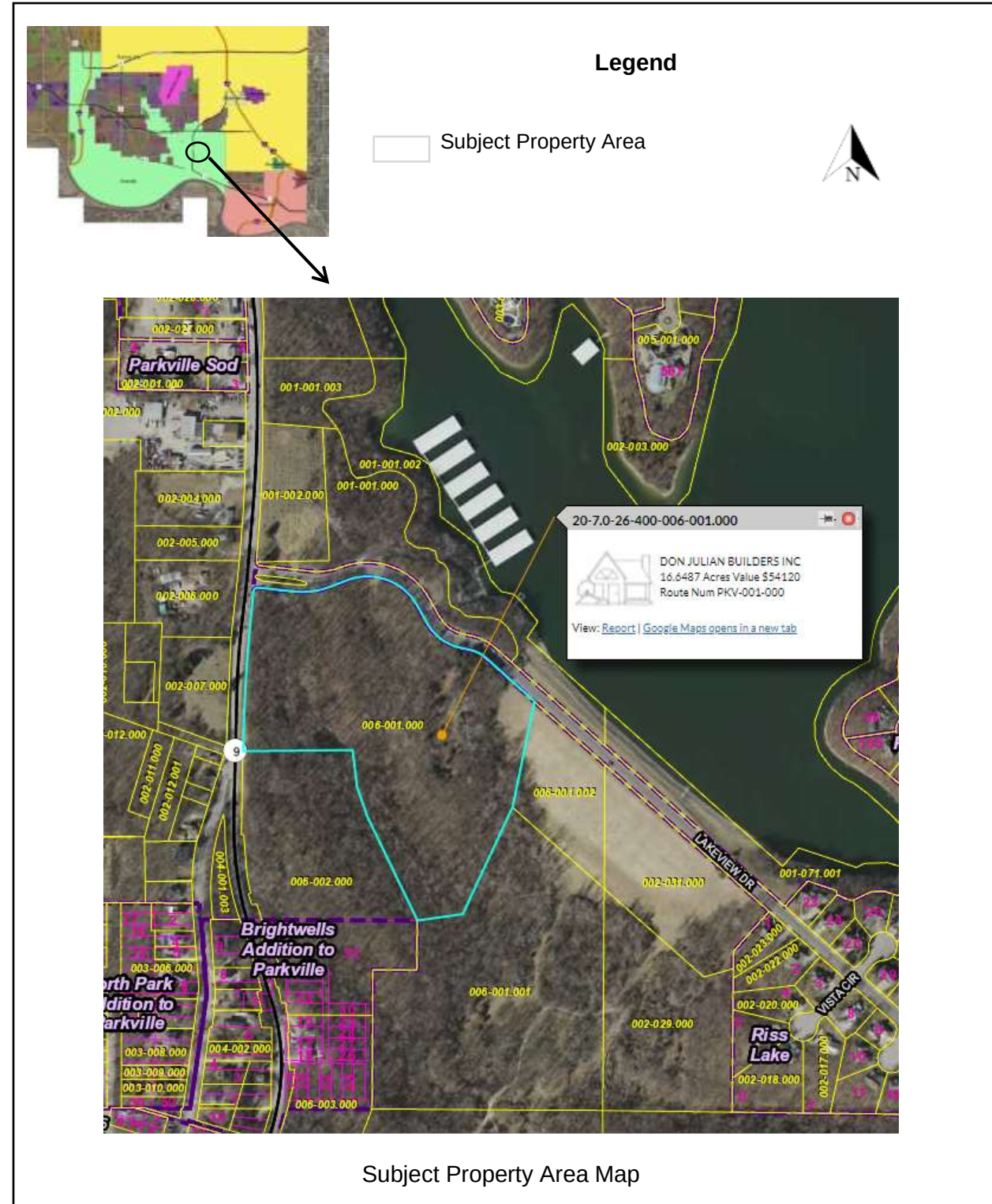
Received:

The Community Development Department received 16 public comments as of the completion of this staff analysis on September 8, 2021 (see Exhibits Q1-

Q16). Additionally, public comments were provided at the developer's August 3, 2021 open house meeting; and the summary of questions & answers provided at that meeting are included in Exhibit H.

Overview

The applications propos rezoning the subject property to accommodate Sanctuary At Riss Lake, a planned residential development consisting of four 4-story condominium buildings and a clubhouse on 16.18 acres (more or less) generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152.



The applications propose creating private drives, internal circulation, and access off of Lakeview Dr. to serve the development. The subject property is currently undeveloped and vacant.

These applications have been reviewed against the City of Parkville's Development Code, including the applicable general requirements in Table 403-1, Section 403.010, Section 403.030, Section 403.040, and Section 403.050. Per these requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on August 25, 2021; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties. Furthermore, at each public hearing when the Planning and Zoning Commission's action was recommendation of postponement of both applications to the next regular meeting of the Planning and Zoning Commission, the date & time of said continued hearing was announced.

Background

In 1987 the Eisenberg Company (developer), along with Sasaki Associates, Inc. (land planners/architects) and The Tuttle-Ayers-Woodward Company (civil engineers) created an illustrative master plan for Riss Lake (see Exhibit G). The concept was a residential community around the lake, along with townhomes, multi-family apartments, commercial shops, tennis courts and recreational area. Shortly thereafter, 17 investors formed the Parkville Development Company, which purchased property around the lake to be developed and sold to individual builders. The subject property area was originally zoned "B-4-P" Planned Business District on January 5, 1988 via Ordinance No. 1017 prior to be rezoned to "R-4" Mixed-Density Residential (see Exhibit I by Reference). On December 26, 1990 the Board of Aldermen approved Ordinance No. 1196, which accepted 40.253 acres (more or less) of land donated by the Parkville Development Company to the City to be utilized as parkland (see Exhibit K by Reference). Today this property makes up the Parkville Nature Sanctuary.

Review and Analysis

The applications have been reviewed against the Parkville Municipal Code, including the applicable "R-5-P" zoning district regulations, the adopted *Parkville 2040 Master Plan* and its Future Land Use Map. Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff's findings and conclusions for the application for zoning map amendment (Case No. PZ 2021-27).

- 1. The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and relationship with uses existing or anticipated in surrounding districts.**

The *Parkville 2040 Master Plan* projects Medium-Density Residential land use for the subject property. The vision for this use is single-family residential horizontally attached dwellings (e.g., townhomes, row houses) and single-family residential detached. The *Parkville 2040 Master Plan* finds that six (6) to twelve (12) dwelling units / acre with an average density of eight (8) dwelling units per acre is appropriate for this typology.



Future Land Use map excerpt from the adopted *Parkville 2040 Master Plan*. The subject property parcel is identified by the arrow. The orange color represents Medium-Density Residential land use projection.

It's important to understand that the Future Land Use Map within the *Parkville 2040 Master Plan* is but one means of conveying future development projections; and is not intended to function alone or be the sole determinant for deciding whether a specific zoning district is appropriate or not. Table 405-1 of the Title IV – Development Code also states, “*Nothing in the table or plan would preclude the finding that a different application of the zoning districts is also consistent with the Future Land Use element of the Master Plan, or other more specific plans if the context of a specific application, and the goals, policies and strategies of the plan support that finding.*” For example, sections of the *Parkville 2040 Master Plan* state the importance of considering housing choice and diversity in land use decisions:

Parkville 2040 Master Plan

“Parkville’s housing stock today is primarily composed of single-family detached residential homes and neighborhoods... By diversifying the housing stock in Parkville, the community will be able to welcome more residents young and old who may not desire or be ready for home ownership. It will increase the availability of housing for Park University students. New families or households moving to Parkville will be able to find temporary transitional housing while they search for their permanent home. Likewise, housing choice will provide realistic options for lower-income households.”

“Housing choice helps build resiliency, especially in suburban communities. Typically, multifamily housing is a tax positive for communities compared to the service cost to benefit ratio of single-family, low density housing alone. It provides

options for people from all backgrounds, ages, and income levels. The quality of multifamily housing can be managed through the use of design standards that call for high quality building materials, durability and quality site design.”

2. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.

To the north of the subject property across Lakeview Dr. is the Walnut Grove Cemetery the Riss Lake Marina property (zoned “R-2-P Single-Family Residential). To the south of the subject property is the 40+ acres of donated park land owned by the Conversation Commission of Missouri and City of Parkville for the Parkville Nature Sanctuary (zoned “PLCD” Parkland and Conservation District). Immediately adjacent to the east is the Riss Lake Dam property owned by the Riss Lake Community Association, Inc. And to the west across MO-9 Hwy is the Parkville Cemetery and Friends of Parkville Animal Shelter (zoned “R-4” Mixed-Density Residential). Based on the character of existing nearby uses and their proximity to the subject property area, as well as the subject property’s existing conditions, staff finds:

- The proposed “R-5-P” Multi-Family Residential district is appropriate on the subject property based on the existing topography, vegetation and property size.
- The proposed “R-5-P” Multi-Family Residential district is appropriate and compatible to the character of the surrounding neighborhoods.

3. The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.

In conjunction with the proposed preliminary development plan (Case No. PZ 2021-28), the application for zoning map amendment furthers the intent of accommodating a planned residential development consisting of apartment/condominium uses. Specifically, the rezoning would support the Sanctuary At Riss Lake development.

4. Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.

The application for zoning map amendment is proposed in conjunction with a preliminary development plan (Case No. PZ 2021-28). The “R-5-P” Multi-Family Residential district provides residential living in a higher density pattern in planned apartment complexes or other large-scale multi-dwelling building formats. The uses and buildings provide a transition between neighborhoods and more intense uses, where a concentration of residences have high level of accessibility to public amenities and support services.

5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.

The proposed rezoning does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire and the ability to maintain the peace. Staff reached out to local utility providers — electricity, natural gas, water, sanitary sewer — as well as the Southern Platte Fire Protection District (SPFPD), Missouri Department of Transportation (MoDOT) and Park Hill School District (PHSD), Platte County Planning and Zoning Department,

and Parkville Special Roads District (see Exhibit P); and staff hasn't received any comments stating utility services cannot be provided for the subject property. Additionally, staff coordinated with Dean Cull, SPFPD Fire Marshall, who has reviewed the preliminary development plan to determine if adequate fire protection can be provided.

6. The effect of approval on the condition or value of property in the city or in the vicinity including the likelihood of surrounding areas to be developed in accordance with the Master Plan.

Currently the total assessed valuation of the 16.18 acre (more or less) subject property is \$10,283. Per Platte County Collector's Office tax records, Platte County collected a total of \$862.44 in taxes for the year 2020. Approval of the zoning map amendment would substantially increase the value of the subject property parcels, as the parcels would be rezoned to a City of Parkville district and be permitted for the variety of residential uses allowed by the City's Title IV – Development Code. In turn, the rezoning would increase taxable assessments on the subject property once developed to the extent of the associated preliminary development plan.

7. The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.

The application has been reviewed against the Parkville Municipal Code, including the applicable "R-5-P" zoning district regulations; as well as the adopted *Parkville 2040 Master Plan* and its Future Land Use Map. While the "R-4" district is more compatible with the master plan's future land use projection of Medium-Density Residential, the proposed "R-5-P" district can be compatible with this projection, as its ideal High-Density Residential future land use projection is closely related. Moreover, the "R-5-P" district can accomplish other goals & objectives of the master plan such as providing more housing choice and diversity within the community; this is accomplished through the associated preliminary development plan (Case No. PZ 2021-28).

8. The recommendations of professional staff or other technical reviews associated with the application.

Aside from staff's analysis and recommendations contained within the *Parkville 2040 Master Plan*, no other recommendations of professional staff or other technical reviews associated with the application are referenced in this report.

The master planned development process is intended for development concepts that require a higher degree of specific planning based on the complexity of the project, the relationship of the site to the context, and the ability to meet or exceed the purpose, intent and objectives of the Development Code through more flexible application of the standards. This preliminary development plan application is the first of two steps through the process which generally looks at: *Public Realm Plan* (e.g., location, streets/circulation, and stormwater management), *Development Plan* (e.g., building types/scales, building design), *Existing Conditions* (e.g., infrastructure, utilities, and vegetation), *Public Input Summary* (e.g., previously adopted plans), *Phasing or Implementation*, and an *Illustrative Plan* (applicable renderings).

Parkville Municipal Code, Section 403.040, Subsection C. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary development plan is appropriate. The following are staff's findings and conclusions for the application for preliminary development plans (Case No. PZ 2021-28).

- 1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.**

Due to the size, scale and complexity of the project, a master planned development represents an improvement to a traditional major site plan development, and can better meet the goals of the adopted *Parkville 2040 Master Plan*. The preliminary development plan allows the placement of private drives to support a phased approach for the construction of the lot for condominium uses. Additionally, the four buildings can be oriented in a manner along the two ridges where the topography and surrounding vegetation / tree canopy shields any views of the buildings from MO-Hwy 9 and the majority of Lakeview Dr.

- 2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant or a single project.**

An advantage of having a master planned development for the subject property is that public health, safety and welfare can be addressed through the site planning process; specifically building location/orientation, landscaping/buffering, lighting, circulation/access, and stormwater management. With regard to flexibility for the building height requirements, the Planning and Zoning Commission should consider the proposed 4 story + basement parking garage level standard per the context of the subject property (i.e., including existing topography, screening/buffering from existing vegetation / tree canopy, distances to adjacent properties, surrounding neighborhoods & characteristics, site section & elevation views) to determine whether such flexibility would promote the general public health, safety and welfare of the community.

- 3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.**

The applicant has made a diligent effort to conform to all aspects of the Development Code as much as possible, and avoid modifying and standards of the Code to the greatest extent they can; the includes meeting all landscaping/buffering, lighting, circulation/access, and parking count & design requirements. However, the applicant requests flexibility for the City's Height, Area and Bulk Standards — specifically flexibility to the "R-5" Multi-Family Residential district standards for maximum building height of 45 ft. and 3 stories. The preliminary development plan proposes 4 stories + a basement parking garage level with an average building height of 55 ft. While this is 10 ft. higher than the maximum height allowance for the "R-5" zoning district, it preserves tree vegetation from being cleared as the developer can have a fewer number of total buildings on the subject property. On August 19th, the development team did a site visit, walked the property and raised two helium filled balloons with lines attached at 10 ft. increments. The surrounding tree canopy ranged from a minimum height of 50 ft. to a maximum height of 70 ft. Based on these measurements, it would be difficult to view the upper level (4th floor) of the proposed condominium building or roof from adjacent properties or along Lakeview Dr. due to the screening from the tree canopy.



View of the subject property from Lakeview Dr. (from height of 96 ft.) looking towards the south.

The red and gold balloons are at the approximate height & location of the proposed condominium building part of Phase 1 of the preliminary development plan.

Following the August 19th site visit, the applicant received several inquiries from Riss Lake residents regarding concerns about seeing the condominium buildings from existing subdivisions within Riss Lake, as well as from the walking trails and waterfalls in the Parkville Nature Sanctuary — specifically the buildings proposed for Phase II. To address these concerns, the applicant rented a power lift w/ bucket and positioned it at the location of the proposed buildings in Phase II. After the bucket was elevated to a height of 65 ft., the development team walked down to the walking trails and waterfalls in the Parkville Nature Sanctuary to see if the power lift w/ bucket was visible; however, they were unable to see if at any point. As a result, the applicant feels confident that the upper level (4th floor) of the proposed condominium building and roof will not be visible at any location due to the height of the surrounding tree canopy.



Don Julian in power lift bucket
(height approximately 65 ft.)



View from drone of tree canopy and power lift w/ bucket (65 ft. height) at approximate location of condominium building in Phase II of Sanctuary at Riss Lake.

With regard to flexibility for the maximum height requirements, the Planning and Zoning Commission has made such exception for other similar multi-family residential developments in The National Golf Club of Kansas City, specifically the Bella Vista at the National apartment complex along MO Highway 45 adjacent to the Townhomes at the National – 2nd Plat subdivision (4 stories + basement level; Case No. PZ 2015-11). Additionally, the Planning and Zoning Commission has approved maximum building height flexibility for other multi-family residential developments in the City of Parkville — The major site plan for Lake Pointe Lodge (3 stories + basement level; Case No. PZ 2017-03B); and Six At Park (4 stories + basement level; Case No. PZ 2018-02D). The Planning and Zoning Commission should consider this application's request for a 4 story building + basement parking garage level per the context of the subject property (i.e., including existing topography, screening/buffering from existing vegetation / tree canopy, distances to adjacent properties, surrounding neighborhoods & characteristics, site section & elevation views) to determine whether such flexibility is appropriate or not.

4. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.

The *Parkville 2040 Master Plan* projects Medium-Density Residential land use for the subject property. The vision for this use is single-family residential horizontally attached dwellings (e.g., townhomes, row houses) and single-family residential detached; and the Sanctuary At Riss Lake planned residential development includes multi-family residential horizontally attached condominium dwellings. While single-family residential horizontally attached dwellings are preferred for the Medium-Density Residential typology, the multi-family units can accomplish other goals & objectives of the *Parkville 2040 Master Plan* as detailed in the application for zoning map amendment review criteria #1 above.

The *Parkville 2040 Master Plan* finds that six (6) to twelve (12) dwelling units / acre with an average density of eight (8) dwelling units per acre is appropriate for this typology. The gross density of the Sanctuary At Riss Lake residential development is 6.92 units/acre, which is below the recommended average density per the master plan. Additionally, when examining the net density of the development per only land being disturbed (i.e., trees cleared) — 1.3 and 3.8 acres respectively — the net density is 22.0 units/acre. It should be noted this net density calculation does not include 11.1 acres (more or less) of the subject property outside of Phases 1 and 2 to remain as undeveloped, natural vegetative area; as well as 40.253 acres (more or less) previously donated by the Parkville Development Company to the City of Parkville via Ordinance No. 1196 to be utilized as park land.

5. The plan meets all of the review criteria for a zoning map amendment.

The preliminary development plan is proposed in conjunction with an application for zoning map amendment (Case No. PZ 2021-27) to rezone the subject property from “R-4” Mixed-Density Residential to “R-5-P” Multi-Family Residential. If the zoning map amendment is approved, it would allow for the residential uses proposed by the applicant.

The application for preliminary development plan (Case No. PZ 2021-28) was also reviewed against the City of Parkville's Municipal Code, including the applicable Title IV – Development Code. The following are staff's findings and conclusions.

1. Subdivision Regulations and Standards

Street Networks and Design

The preliminary development plan meets the guidelines and requirements of Section 404.010 Street Networks and Design. The City's Public Works Department will review right-of-way permit connections from the private access drives to Lakeview Dr. to ensure proper lines of site remain unobstructed from the stopping point for a motorized vehicle approaching Lakeview Dr., as this grants drivers appropriate warning on incoming vehicles. This includes existing trees, light poles and other obstructions within the sight triangle per Figure 303-4 Clear Sight Distance and Table 404-4: Clear Sight Distance.

Civic and Open Space System

Section 404.020 prefers Park, Trail / Greenway, or Green typologies for the "Suburban" planning context (i.e., areas more removed from walkable centers, commercial corridors or large scale projects arranged around a campus plan). The preliminary development plan proposes preserving 69% of vegetation / tree canopy on the subject property as "Natural Area", which amounts to approximately 11.1 acres (more or less; see Exhibit E.7). This is greater than the required open space amount for the "R-5" zoning district which is 15% per Table 404-6; and the 11.2 acres is in addition to the 40.253 acres (more or less) previously donated by the Parkville Development Company to the City of Parkville to be utilized as parkland (see Exhibit K by Reference). Staff believes these areas being reserved as natural open space suffices the requirements of Section 404.202, as the applicant is also proposing the construction of new natural wood trails to connect the development to the existing walking trails within the Parkville Nature Sanctuary, meeting the "Trail / Greenway" typology.

Block and Lot Arrangement

The preliminary development plan proposes four condominium buildings (112 units total) on the one lot of the subject property consisting of 16.18 acres (more or less). Lakeview Dr. serves as the main public thoroughfare; and the Sanctuary At Riss Lake planned residential development proposes private access/entrance drives along the south side of the roadway, the first of which being approximately 170 ft. from the intersection with MO-Hwy 9.

Required Improvements and Engineering Specifications

Final development plans for improvements (e.g., streets, sidewalks) will need to meet American Public Works Association (APWA) Standard Specifications and Design Criteria. The applicant has submitted a preliminary stormwater management plan for the Sanctuary At Riss Lake planned residential development (see Exhibit H by Reference). This plan contains an assessment outlining the existing conditions of the subject property, drainage and stormwater management needs for the site, proposed detention and treatment systems, required permitting and soil surveys. The City's Public Works Department contracted its on-call stormwater hydrology engineer, VSM Engineering, LLC, to conduct an independent review of the submitted stormwater management plan (see Exhibit H and Stormwater Management section below).

2. Site and Landscape Design Standards

Landscape Design

A detailed Tree Plan has been provided for the Sanctuary At Riss Lake planned residential development and meets all requirements of Section 407.020 (see Exhibit F.1); this includes all parking lot planting shade tree requirements, shrubbery and

foundation planting requirements. Additionally, the Tree Landscape Plan complies with the City's plant species requirements for street trees (i.e., the *Great Trees for the Kansas City Region* list) and planting specifications meeting the American Standards for Nursery Stock (ASNS) published by the American Nurserymen's Association.

Buffers, Screens and Fencing

Exhibit E.7 details the 11.1 acres of the subject property to be preserved as natural open space. Preservation of this vegetation / tree canopy suffices all required Type 2 and Type 3 landscaping buffer requirements per Section 407.030 (Buffers, Screens and Fencing). Additionally, all trash enclosures within the development are required to have Type 1 Buffer Type Screening.

Outdoor Lighting

A photometric plan details the general footprint and impact of lighting throughout the development (see Exhibit F.13). The majority of lighting is contained within the private parking lot areas serving the condominium buildings. The exterior lighting pole heights were shown as 20 ft. height which met the "R-5" base district's maximum mounting height limit, as well as the shielding requirements and design and performance criteria specified in Section 407.040.

Stormwater Management

The applicant has submitted a preliminary stormwater management plan for the Sanctuary At Riss Lake planned residential development (see Exhibit H by Reference). This study contains an assessment outlining the existing conditions of the subject property, drainage and stormwater management needs for the site, proposed detention and treatment systems, required permitting and soil surveys. The City's Public Works Department contracted its on-call stormwater hydrology engineer, VSM Engineering, LLC, to conduct an independent review of the submitted stormwater management plan (see Exhibit H). As a result, a condition of approval will be for any comments/findings from VSM to be addressed by the consultant, and the stormwater management plan be revised if necessary.

3. Access and Parking

Access and Circulation

The preliminary development plan proposes two points of access via the south side of Lakeview Dr., the first of which being approximately 170 ft. from the intersection with MO-Hwy 9. The slope of the entrance drives is 9%, which meets both City of Parkville and Southern Platte Fire Protection District (SPFPD) standards. The City's Public Works Department has reviewed the proposed section widths of the private access drives and sidewalks, and has no issues with the standards proposed. Additionally, the applicant has provided AutoTURN movements to ensure internal site circulation can support adequate turning movements from a Pierce Fire Truck (duel axle; 110 ft. ladder; see Exhibit E.5). The applicant is also proposing connecting the development to the Parkville Nature Sanctuary via walking trails.

Traffic Impact Study

Per Section 408.020, Subsection D., the Director of Public Works can request a Traffic Impact Study to analyze the impacts of the function of the transportation network in the vicinity of the site. A traffic impact study was prepared by Janelle Clayton, PE, PTOE of Merge Midwest Engineering (see Exhibit M). The purpose of the study is analyze the

effect of the proposed Sanctuary At Riss Lake development — specifically traffic via motor vehicle trip generation estimates — on traffic in and out of the proposed development. Results from the study are shown below:

Proposed Trip Generation – AM Peak Hour		
Multi-Family Housing Land Use	Direction	Vehicles Per Hour (VPH)
Phase 1 (28 dwelling units)	In	3
Phase 2 (84 dwelling units)		8
Total Development (112 dwelling units)		11
Phase 1 (28 dwelling units)	Out	7
Phase 2 (84 dwelling units)		21
Total Development (112 dwelling units)		28
Phase 1 (28 dwelling units)	Total	10
Phase 2 (84 dwelling units)		29
Total Development (112 dwelling units)		39

Proposed Trip Generation – PM Peak Hour		
Multi-Family Housing Land Use	Direction	Vehicles Per Hour (VPH)
Phase 1 (28 dwelling units)	In	8
Phase 2 (84 dwelling units)		22
Total Development (112 dwelling units)		30
Phase 1 (28 dwelling units)	Out	5
Phase 2 (84 dwelling units)		15
Total Development (112 dwelling units)		20
Phase 1 (28 dwelling units)	Total	13
Phase 2 (84 dwelling units)		37
Total Development (112 dwelling units)		50

Proposed Trip Generation – AM Peak Hour		
Senior Adult Housing Land Use	Direction	Vehicles Per Hour (VPH)
Total Development (112 dwelling units)	In	8
	Out	14
	Total	22

Proposed Trip Generation – PM Peak Hour		
Senior Adult Housing Land Use	Direction	Vehicles Per Hour (VPH)
Total Development (112 dwelling units)	In	16

	Out	13
	Total	29

Proposed Trip Generation – Average Daily Traffic		
Land Use	Direction	Vehicles Per Day (VPD)
Multi-Family Housing		
Phase 1 (28 dwelling units)	Total	151
Phase 2 (84 dwelling units)		456
Total Development (112 dwelling units)		607
Senior Adult Housing		
Total Development (112 dwelling units)	Total	425

Statistics based upon the 10th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Handbook*

The City contracted its on-call transportation engineer, George Butler Associates, Inc. (GBA), to conduct an independent review of the submitted traffic impact study (see Exhibits N and O) in association with the proposed Sanctuary At Riss Lake development. In summary:

- **Methodology** – The traffic impact study followed accepted industry-standard procedures and methodologies; and match GBA's calculations which utilize ITE resources.
- **Trip Generation** – The proposed development generates trips much lower than the typical 100 vehicles per hour (VPH) threshold that ITE recommends to trigger a full traffic impact study.
- **Traffic Operation Impacts** – The proposed development would not expect to cause any detrimental impacts to traffic operations at the intersection of Missouri Highway 9 and Lakeview Dr., as a result of the intersection being currently signalized and westbound vehicle delays / queues increasing only slightly.

Required Parking

The applicant has met the requirements of Section 408.030 Required Parking by providing the required parking spaces (and dedicated ADA spaces) for the development, as depicted in the parking lot layout on Exhibit E.2. The Title IV – Development Code requires 1.5 parking stalls for every apartment/condominium dwelling unit, equating to 58 spaces for building #1 and 126 spaces for buildings #2-#4. The preliminary plan proposes a total of 76 spaces (21 surface, 54 garage and 1 ADA handicap) for building #1 and 203 spaces (93 surface, 108 garage and 2 ADA handicap) for buildings #2-#4.

Parking Design

Section 408.050 of the Title IV – Development Code requires parking stalls of 9 ft. by 18.5 ft., with 26 ft. aisle widths. The applicant is proposing 9 ft. by 20 ft. parking stalls with 25 ft. aisle widths throughout the parking lots for the four condominium buildings.

4. Sign Standards

The City has sign allowance requirements for all residential districts in the Parkville Municipal Code, Chapter 409. Projects proposed and approved through the planned district process can propose a specific sign package with deviations to these standards through the

review process. However, at this time, no sign package has been submitted; thus, future signs will adhere to the proposed standards of Chapter 409 unless requested as part of any subsequent Final Development Plan submission.

Public Input Summary

Per Section 403.040, a preliminary development plan shall generally include *Public Input Summary*, a summary of the type, extent and outcomes from any public or community engagement regarding the plan and future development. On July 21, 2021 Christine Lentz (Riss Lake Homeowners Association) distributed an announcement via e-mail, listserv, online neighborhood platforms and on social media how Don and Jeff Julian of Julian Development are considering a planned residential development for four condominium buildings on the 16.18 acres (more or less) on the southeast corner of MO-Hwy 9 and Lakeview Dr.; and are seeking input and feedback from Riss Lake residents at an open house meeting at the Parkville Athletic Complex (PAC) Center (6014 MO-Hwy 9, Parkville, MO 64152) on Tuesday, August 3, 2021 at 5:00 p.m. Furthermore, the announcement stated the developers are seeking public input and feedback from residents so they can address any concerns about the project prior to formally bringing their preliminary plans before the City at the September 14, 2021 public hearing with the Planning and Zoning Commission.

At the August 3rd open house meeting, poster boards of the concept plans, renderings, and copies of the preliminary plan were made available to the public. The development team introduced themselves, presented background information on the history of development within Riss Lake, explained how the concept plan came about over the years through discussions with residents about their housing needs, and answered questions from residents. Residents asked questions regarding parking and traffic, impacts to the Parkville Nature Sanctuary, and impacts to the Riss Lake Homeowners Association and its existing amenities throughout Riss Lake (e.g., pools, tennis courts, and playgrounds).

Staff Conclusions and Recommendations

Zoning Map Amendment

Staff concludes that, with the exceptions noted above: While the “R-5-P” district is not consistent with the *Parkville 2040 Master Plan*, it can accomplish other goals & objectives within the plans such as the need for more housing choice and diversity within the community. Additionally, the proposed “R-5-P” district can be appropriate on the subject property based on the existing topography, vegetation and property size and proposed preliminary development plan (Case No. PZ 2021-28) in conjunction with the zoning map amendment; as well as appropriate and compatible to the character of the surrounding neighborhoods. The application for zoning map amendment complies with the requirements of the Title IV – Development Code as shown in the accompanying Sanctuary At Riss Lake preliminary development plan (Case No. PZ 2021-28); does not appear to significantly impact the ability for the City or governmental agencies to respond with public and emergency services (including police, fire and the ability to maintain the peace); would substantially increase the value of the subject property parcels if developed to the extent of the associated Sanctuary At Riss Lake preliminary development plan; and would allow for a variety of residential uses permitted by the proposed “R-5-P” zoning designation.

Preliminary Development Plans

Staff concludes that, with the exceptions noted above: The proposed preliminary development plan accomplishes the goals of the *Parkville 2040 Master Plan* through a master planned approach vs. piece meal development; flexibility to the “R-5-P” district’s maximum building

height allowance should be carefully evaluated by the Planning and Zoning Commission per context of the subject property (i.e., topography, vegetation, property size, existing & proposed grading, surrounding neighborhoods & characteristics, site section & elevation views) to determine whether such flexibility would promote the general public health, safety and welfare of the community or be appropriate or not; reflects generally accepted and sound planning and urban design principles with respect to applying the adopted *Parkville 2040 Master Plan*; meets all review criteria for a zoning map amendment; and meets the City's applicable subdivision regulations and standards, site and landscape design standards, access and parking, sign standards, and minimum standards thereof.

Following review, staff recommends approval of the Application for Zoning Map Amendment (Case No. PZ 2021-27) for the subject property based on the merits of the application and the findings and conclusions in this report. Additionally, staff recommends approval of the Application for Preliminary Development Plan (Case No. PZ 2021-28) based on the merits of the application and the findings and conclusions in this report, subject to the following conditions:

- The applicant address comments/findings from the City's independent review (performed by VSM Engineering, LLC) of the submitted stormwater management plan, and make any revisions to the plan if necessary.
- Public Works Department approval of the submitted stormwater management plan prior to the issuance of building/construction permits.
- Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Zoning Map Amendment and Application for Preliminary Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on October 5, 2021 for first action.

End of Memorandum



09-09-2021

Stephen Lachky, AICP, CPM, CFM
Community Development Director

Date



Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Zoning Map Amendment

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C

1. Applicant / Contact Information

Applicant(s)

Name: Julian Development
Address: 15521 W 110th St
City, State: Lenexa, KS 66219
Phone: 816 621 5328 Fax: 913 894 6321
E-mail: Jeff.j@donjulianbuilders.com

Engineer/Surveyor(s) preparing legal description

Name: Phelps Engineering Inc.
Address: 1270 N Winchester
City, State: Olathe, KS 66061
Phone: 913 393 1155 Fax: _____
E-mail: jclausen@phelpsengineering.com

Owner(s), if different from applicant(s)

Name: Julian Development
Address: 15521 W 110th St
City, State: Lenexa, KS 66219
Phone: 816 621 5328 Fax: 913 894 6321
E-mail: Jeff.j@donjulianbuilders.com

Contact Person, if different from applicant(s)

Name: NSPJ Architects-Bill Prelogar
Address: 3515 W 75th St. Ste 201
City, State: Prairie Village, KS 66208
Phone: 913 831 1415 Fax: 913 831 1563
E-mail: bprelogar@nspjarch.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that rezoning in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) _____

Date: Aug 6, 2021

Property Owner's Signature (Required) _____

Date: Aug 6, 2021

2. Property Information

Legal description: Attach a separate sheet with complete writing and graphical legal description of the subject property.

Property address / general location:

S.E. Corner of Highway 9 and NW Lakeview Drive
Parkville, MO 64152

Parcel ID Number: 20-7.0-26-400-006-001.000

Present zoning: R-P-2 & R-4

Proposed zoning: R-5-P

Present use of the property:

Vacant

Length of use: never developed

3. Neighboring land uses and zoning

Describe the existing land use and zoning on the surrounding properties:

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: Cemetery & Vacant	North: R-2-P
South: Parkville Nature Sanctuary	South: R-3 and R-4
East: Riss Lake Dam and Parkville Nature Sanctuary.	East: R-4
West: Residential & Vacant	West: R-4

Attach a narrative addressing: Please see attached responses.

- How the application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan. In particular, the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.
- The character of the neighborhood, including design of the streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.
- How the application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, in particular, the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.
- Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.
- The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.
- The effect of approval on the condition or value of property in the city or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.
- The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.
- The recommendations of professional staff or other technical reviews associated with the application.

4. Checklist of required submittals

- ☒ Completed application, including all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00. Applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☒ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☒ If the proposed rezoning is for a Master Planned Development (i.e., "planned" district) such as a "B-4-P" Planned Business District, a complete site plan/development plan is required per Parkville Municipal Code, Title IV.
- ☐ Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

For City Use OnlyApplication accepted as complete by: _____
Name/Title _____ Date _____

Application fee payment: Check # _____ M.O. _____ Cash _____

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

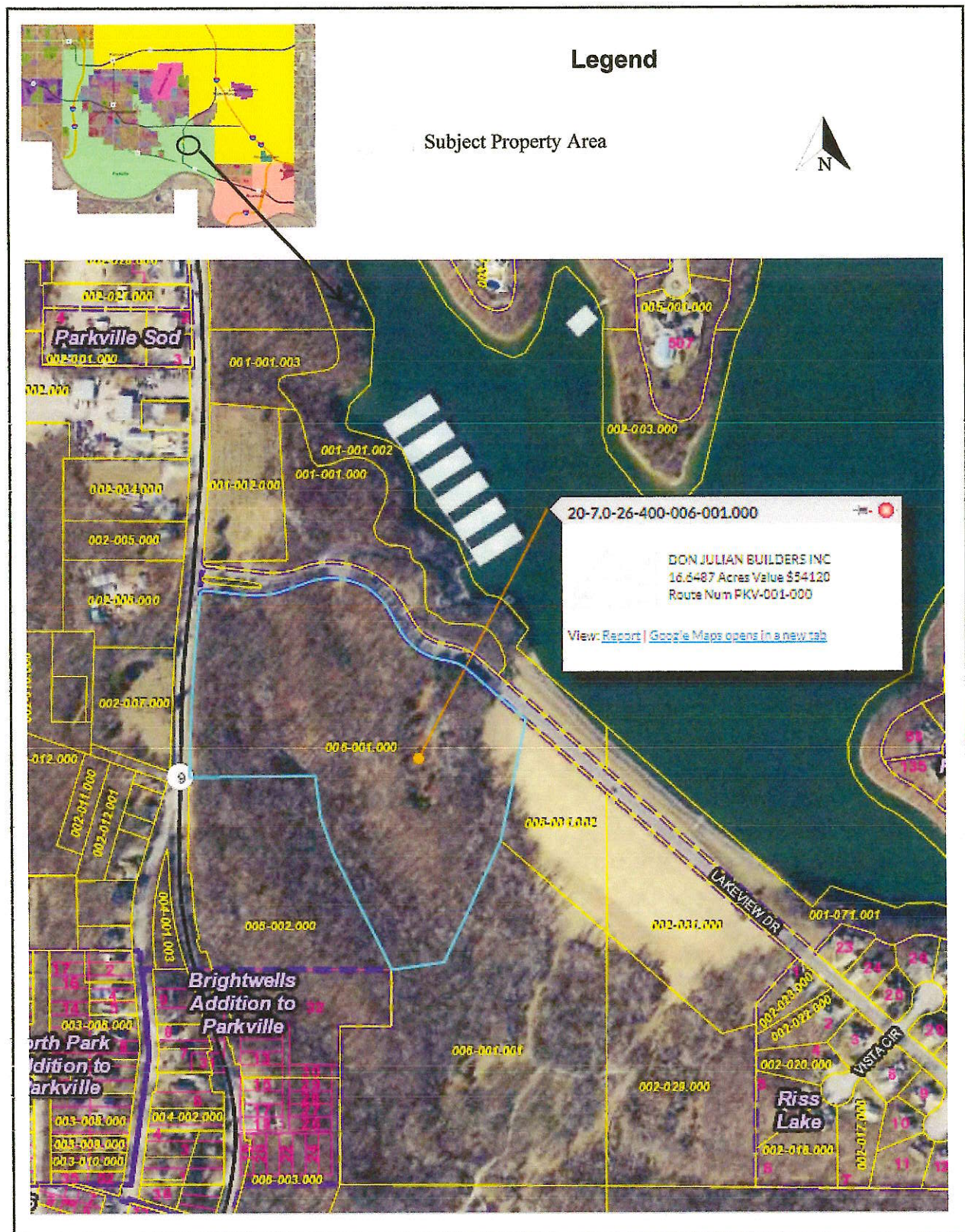
August 6, 2021

Residences at Riss Lake – Proposed Condominium Development

Narrative Accompanying Zoning Map Amendment Application

1. The subject property is vacant and currently zoned R4. The development would be an extension of the Riss Lake residential development west of this tract. The property is a wooded tract composed of two primary ridges and adjacent valleys descending down into the adjacent Parkville Nature Sanctuary. The intent behind the request to zone the property R5-P is to allow a compact development which would minimally disturb the wooded character of the subject tract and allow it to remain compatible with the adjacent Nature Sanctuary.
2. The proposed development would consist of a total of four condominium buildings. Each building is planned to have 28 dwelling units arranged with seven dwelling units per each of four stories. The residential dwelling units would be built atop parking garages each of which accommodates 36 cars. The site plan locates these buildings and attendant supplemental surface parking and some additional garages along the two ridges that characterize the site. The development is located at the north end of the tract adjacent to and accessed from existing NW Lakeview Drive. The plan is intended to limit site disturbance to only about five acres of this 16.18-acre site.
3. By focusing the development activity to the north portion of the tract, this will allow the balance of this wooded tract to remain undisturbed and appear as an extension of the adjacent Nature Sanctuary. Also, by locating the buildings along the ridges, the wooded valleys will be largely undisturbed. This includes the valley along the east side of Highway 9 which will remain in its current wooded state as a buffer between Highway 9 and the proposed west building and parking.
4. The proposed development of four-story buildings exceeds the height limits of the existent zoning as well as the allowable stories. Therefore, the applicant is requesting “Planned Zoning” as well as R-5. This is to allow the proposed development to minimize the amount of site to be disturbed as well as minimizing the amount of impervious surface. Please note that though R-5 zoning allows up to eight dwelling units per acre, this proposed development plan has a density of 6.92 dwelling units per acre.
5. The only request will be the granting of an easement to construct a sanitary sewer through a part of the Nature Sanctuary to connect to the existing sanitary sewer that traverses the sanctuary. No other public improvements are contemplated at this time.
6. This development is of condominium dwelling units that range in size from 1,300 Square feet up to 2,450 square feet. These will likely be priced between \$400,000 and up to \$800,000. It is not anticipated that this development will have any detrimental impact on property values in the city or in the vicinity of this development. The addition of 112 new residences should provide positive economic value to nearby retail businesses and service providers.
7. The subject property is currently zones R-4 and the proposed development will likely be less impactful than other possible uses consistent with the uses allowed in R-4 districts.
8. Initial responses from Parkville’s professional staff have generally been positive toward this proposed development. We anticipate a more thorough review and report once staff has an opportunity to review this application and attendant exhibits.

Subject Property Area Map





Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64162 • (816) 741-7676 • FAX (816) 741-0013

Application for Preliminary Development Plan

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: Don Julian
Company: Julian Development
Address: 15521 W 110th St
City, State: Lenexa, KS 66219
Phone: 816 621 5328 Fax: 913 894 6321
E-mail: Jeffj@donjulianbuilders.com

Engineer/Surveyor(s) preparing plans & legal desc.

Name: Phelps Engineering, Inc
Company: Judd Claussen, PE
Address: 1270 N Winchester
City, State: Olathe, KS 66061
Phone: 913 393 1155 Fax: _____
E-mail: jclaussen@phelpsengineering.com

Owner(s), if different from applicant

Name: Don Julian
Company: Julian Development
Address: 15521 W 110th St
City, State: Lenexa, KS 66219
Phone: 816 621 5328 Fax: 913 894 6321
E-mail: Jeffj@donjulianbuilders.com

Contact Person, if different from applicant

Name: Bill Prelogar, AIA
Company: NSPJ Architects, PA
Address: 3515 W 75th St. Ste 201
City, State: Prairie Village, KS 66208
Phone: 913 831 1415 Fax: 913 831 1563
E-mail: bprelogar@nspjarch.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) _____

Date: Aug 6, 2021

Property Owner's Signature (Required) _____

Date: Aug 6, 2021

2. Property Information

Property address and general location: SE Corner of Highway 9 and NW Lakeview Dr.

Legal description (may be attached): see attached

Description of proposed use(s): To develop four, four-story condominium buildings over parking garages and surface drives and parking

Zoning district: R-P-2/R-4 → R-5-P

Lot coverage: 5.0 AC / 31%

Gross acreage of lot: 16.18 acres

Density/Intensity: 6.92 DU/Acre

Open space acreage: 11.2 AC, 69%

Net acreage of lot: 16.18 acres

Proposed block and lot pattern: single parcel

Building types/scale: residential - four story

3. Factors affecting the project

Are any public improvements required for this project? public sanitary sewer extension

Explain (may be attached): by owner - will need easement through Parkville Nature Sanctuary - no public streets are contemplated

Last modified January 2020

4. Public Realm

- All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.

Functions of proposed new roadways: CNA

Proposed surface material: (NA) Maximum grade: (NA)

General design characteristics, open spaces, civic spaces and circulation network: Proposed buildings are served by private drives and parking.

Are area streets and utilities sufficient to serve the property once developed? Yes
(Note: a traffic study may be required in order to adequately address this question)

Explain: Please see attached traffic analysis letter

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Please see attached storm water study.

Attach a narrative addressing: Please see attached responses

- How the plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.
- How the benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, in particular areas immediately near or within the proposed project, and not strictly to benefit the applicant or single project.
- How the benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.
- How the plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.
- How the plan meets all of the review criteria for a zoning map amendment.

5. Checklist of required submittals

- ☒ Completed application, including site plans with all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00.
- ☒ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- ☒ Authorization signature of the applicant and owner of record of the property.
- ☐ If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such. (NA)

For City Use Only

Application accepted as complete by: _____ Name/Title _____ Date _____

Application fee payment: Check # _____ AA Amount \$ _____

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____
Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____
Conditions if any: _____

August 6, 2021

Residences at Riss Lake – Proposed Condominium Development

Narrative Accompanying Preliminary Development Plan Application

1. The subject tract is 16.18 acres of densely wooded hilly land that is characterized by two prominent ridges and adjacent valleys. The trees are predominantly old growth, native hardwoods. The current zoning is R-4, which limits buildings to three stories and 40 feet in height. It is the applicant's intent to develop this property with a plan that provides appropriate and reasonable density while preserving as much of its nature tree cover as possible. The requested R-5 zoning would allow up to eight dwelling units per acre, which is actually less than allowed in R-4. The applicant is requesting approval of a plan that includes only 112 dwelling units for a project density of 6.92 dwelling units per acre. The applicant is requesting "Planned" designation as well. This is to allow the proposed buildings to be four stories high and constructed over enclosed lower-level parking garages planned to accommodate 36 cars each and additional resident storage closets. This will substantially lessen the amount of this wooded site that would be disturbed to accommodate development of equivalent surface parking. The applicant believes this is consistent with the goals and intent of the Master Plan and consistent with generally accepted planning and design practices.
2. The subject tract is densely wooded and adjacent to the Parkville Nature Sanctuary, which is also a predominantly wooded tract with walking paths, significant natural features, and animal habitat. The flexibility provided by "Planned" zoning, sought by the applicant, allows the buildings and attendant drives and parking lots to have a minimalized footprint which will only disturb less than five acres or less than 31 percent of the total tract's acreage. The proposed plan also clusters the building and parking at the north end of the tract with vehicular access directly off NW Lakeview Drive. This allows the balance of the tract, both adjacent to Highway 9 to the west, and the south portion adjacent to the Nature Sanctuary, to remain largely undisturbed. This will provide a natural buffer between the proposed development and the Nature Sanctuary and maintain and enhance its ecological value. The compact building, parking and drive footprints also minimize the amount of the site which will be impervious and greatly lessen increased rainwater runoff.
3. The benefits from the flexibility in the standards, proposed in the submitted plan, enhance and protect the environmental and community asset that is the Nature Sanctuary. An alternate project plan that strictly adheres to limitations established in the zoning criteria for either the R-4 or R-5 zoning categories would dictate that substantially more of the natural tree cover would be removed and substantially more of the natural site grades would be altered.
4. It is a generally accepted, and sound planning and urban design principle, to preserve and protect significant natural site features that are unique to the site being developed. This proposed plan has been designed to respect and enhance the natural beauty and community benefit that the Nature Sanctuary represents to Parkville.
5. The application is proposing less density of development than allowed by the site's current zoning and has devised a compact arrangement of the proposed buildings, parking and drives to minimize site disturbance and preserve the natural unique features of the site. The applicant believes the proposed plan meets all review criteria for the requested zoning map amendment.

6. Preliminary Development Plan checklist for staff review**1. Basic Information**

- a. Name of the development
- b. Name, address, contact information of person or firm that prepared the plan
- c. Date plan was prepared, including any revision dates
- d. Graphic, engineering scale
- e. North arrow
- f. Vicinity map identifying boundaries and location of property in relation to City

2. Development Summary Table | *Provided on site plan in chart format*

- a. Existing zoning and proposed zoning if applicable
- b. Total land area in square feet and acres
- c. Proposed use or uses of each building and/or structure
- d. Height above grade of buildings and structures and number of stories of each building and/or structure
- e. Gross floor area per floor and total for each building/structure
- f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
- g. Building coverage and floor area ratio
- h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. Plan Drawing

- a. Property lines and lot dimensions
- b. Proposed building footprint with lines
- c. Building(s) with dimensions and distance to property lines
- d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
- e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. All radii, acres, points of tangency, central angles and lengths of curves
- g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
- h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
- i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
- k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. Parking and Circulation

- a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
- b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
- c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (dual axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
- d. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. Indication of compliance with access and parking standards per City Code ([Chapter 408](#))

5. Landscaping and Screening

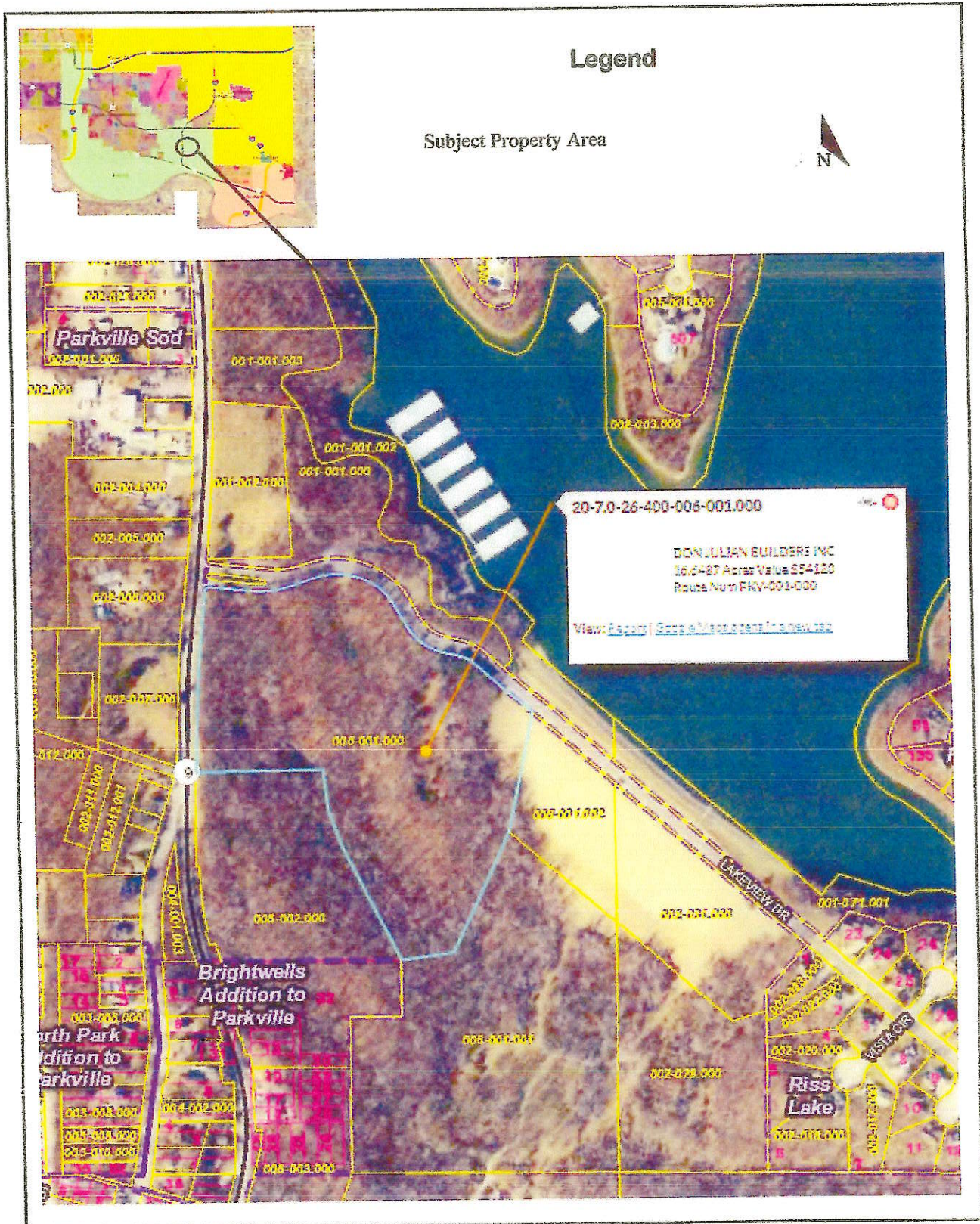
- a. A plan for landscaping design and screening in conformance with City Code ([Section 407.020](#) and [407.030](#))
- b. A lighting plan in conformance with City Code ([Section 407.040](#))
- c. A stormwater management plan in conformance with City Code ([Section 407.050](#))
- d. A landscape schedule showing compliance with City Code ([Chapter 407](#))

6. Other Requirements

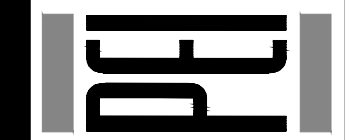
- a. All survey monuments and benchmarks, together with their description
- b. Show windows and entrances
- c. Label all materials
- d. Show canopies and awnings if proposed
- e. Information regarding signage if proposed, in compliance with City Code ([Chapter 409](#))

Note: Submissions of preliminary development plans to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.

Subject Property Area Map



PLANNING ENGINEERING IMPLEMENTATION



SITE PLAN

SANCTUARY AT RISS LAKE

PARKVILLE, MISSOURI

PROJECT NO. 200080	No.	Date	App.	Revisions:	By
DATE 8-5-21					
DRAWN: JMO					
CHECKED: JMO					
CERTIFICATE OF AUTHORIZATION					
ISSUED FOR: JMO					
AND SERVICES - LS-82					
ENGINEERING - E-381					
ISSUED DATE OF AUTHORIZATION					
ISSUED BY: JMO					
AND ENGINEERING 2007/000208					

SHEET
C1

	INDEX
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	GRADING PLAN
C4	OVERALL UTILITY PLAN
C5	TRUCK MOVEMENT
C6	PEDESTRIAN PLAN
C7	TREE PRESERVATION PLAN

OWNER: FRIENDS OF PARKVILLE
ANIMAL SHELTER
ZONED: R-4

OWNER: PARKVILLE CEMETERY
ZONED: R-4

UTILITY CONTACTS:

Evergy
8325 N. Platte Purchase Drive
Kansas City, MO 64118
(816) 471-5275

Spire
7500 East 35th Terrace
Kansas City, MO 64129
(816) 756-5252

Parkville Sewer Department
8880 Clark Avenue
Parkville, MO 64152
(816) 741-7676
Sewer Emergency: (816) 8

Platte County Regional Sewer District
414 State Route 273
Tracy, Missouri 64079
(816) 858-2052

Missouri American Water
10350 FF Highway
P.O. Box 12001
Parkville, MO 64152
(816) 741-2992

CPWSD#1
PO Box 5
Waldron, MO 64092
(816) 891-3457

Blacksher Trash Service
8427 N. Carson Avenue
Kansas City, MO 64153
(816) 891-0861

Deffenbaugh Trash Service
2601 Midwest Drive
Kansas City, KS 66111
(913) 631-3300

GW Trash Service
8205 NW Roberts Road
Kansas City, MO 64152
(816) 587-2037

Republic Services (Allied Waste Services)
3150 N. 7th Street Trafficway
Kansas City, KS, 66115
(816) 254-1470

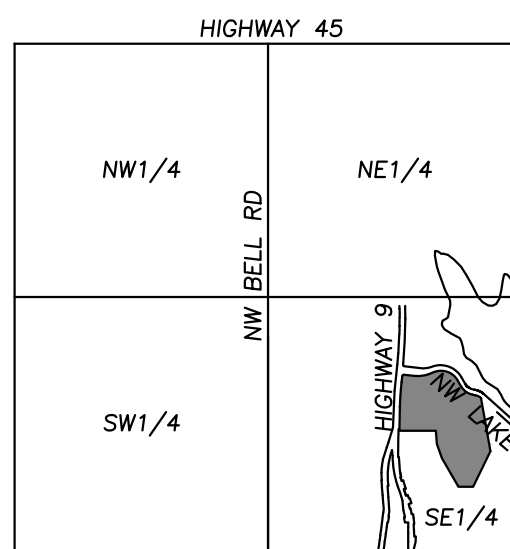
	PROPERTY LINE
	2' CURB & GUTTER
	EXISTING GAS LINE
	EXISTING BURIED ELECTRIC LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING BURIED TELEPHONE LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING BURIED TELEPHONE LINE
	EXISTING WATER LINE
	PROPOSED GAS LINE
	PROPOSED BURIED ELECTRIC LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED OVERHEAD POWER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED BURIED TELEPHONE LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER EASEMENT
	PROPOSED WATER LINE EASEMENT

LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED BUILDING
	CONCRETE SIDEWALK

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Know what's **below**.
Call before you dig



SCALE:
1"=2000'

VICINITY MAP
SEC. 26-51-34

PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.
 1270 N. WINCHESTER
 OLATHE, KS 66061
 913-393-1155 OFFICE
 913-393-1166 FAX
 CONTACT: JUDD CLAUSSEN

OWNER:

Julian Development Co.
5900 Julian Drive
Parkville, MO 64152
CONTACT: DON JULIAN
EMAIL: donwj58@aol.com

PROPERTY DESCRIPTION:

All that part of the Southeast Quarter of Section 26, Township 51 North, Range 34 West in the City of Parkville, Platte County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 26; thence N 07°04' W, along the West line of the Southeast Quarter of said Section 26, a distance of 1237.27 feet; thence S 89°55'56" E, a distance of 1362.69 feet to a point on the East-Right-of-Way line of Missouri Route No. 9, as now established, said point being the Point of Beginning; thence Northerly along the said East-Right-of-Way line of Missouri Route No. 9 for the following (4) courses; thence N 89°55'56" E, an arc distance of 123.24 feet to a point on the East line of the said curve being tangent to the last described curve and having a radius of 2486.07 feet, an arc distance of 256.44 feet; thence N 71°52' E, a distance of 24.48 feet; thence on a curve to the left, said curve being tangent to the last described curve and having a radius of 5675.84 feet, an arc distance of 42.38 feet to a point on the southerly Right-of-Way line of Lakeview Drive, said curve being tangent to the last described curve and having a radius of 5675.84 feet; thence East-Right-of-Way line of said Lakeview Drive for the following nine (9) courses; thence on a curve to the right, said curve being tangent to the last described curve and having a radius of 15.00 feet, an arc distance of 23.44 feet; thence S 83°18'41" E, a distance of 17.00 feet; thence on a curve to the left, said curve being tangent to the last described curve and having a radius of 27.00 feet, an arc distance of 13.17 feet; thence N 69°00'11" E, a distance of 65.36 feet; thence on a curve to the right, said curve being tangent to the last described curve and having a radius of 200.00 feet an arc distance of 284.66 feet; thence S 29°26'52" E, a distance of 73.36 feet; thence on a curve to the left, said curve being tangent to the last described curve and having a radius of 175.00 feet, an arc distance of 146.17 feet; thence S 73°57'17" E, a distance of 12.00 feet; thence on a curve to the left, said curve being tangent to the last described curve and having a radius of 125.00 feet, an arc distance of 64.76 feet to a point, said point being the northeast corner of the Dam Maintenance Area, as described in Quit Claim Deed document #0000358 and the southeast corner of the County Jail, as described in Quit Claim Deed document #0000358.

West line of said Dam Maintenance Area, a distance of 561.88; thence S 81°16'54" E, a distance of 418.84 feet; N 89°52'04" W, a distance of 152.77 feet to a point on the east line of West Allote Nature Area, as shown on a survey by Affinis dated May 1, 2009; thence Northerly and Westerly along the East and North lines of said West Allote Nature Area for the following four (4) courses; thence N 29°49'27" W, a distance of 342.34 feet; thence N 19°00'41" W, a distance of 16.12 feet to a point on the East line of said West Allote Nature Area, as shown on a survey by Affinis dated May 1, 2009; thence Northerly and Westerly along the East and North lines of said West Allote Nature Area to the point of beginning, containing 16,182 acres, more or less, of unplatted land.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PARKVILLE, COMMUNITY NO. 290294, PLATTE COUNTY, KANSAS, MAP NO. 29165C0383D, AND DATED APRIL 2, 2015.

BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (SMARTNET GPS NETWORK)

BUILDING & LOT DATA

Total Site Area	704,843 S.F./16.18 Ac.
Site Area (Phase I)	263,459 S.F./6.05 Ac.
Site Area (Phase II)	441,387 S.F./10.13 Ac.
Existing Zoning	R-4 & R-2-P
Proposed Zoning	RS-P
Proposed Building Use	Residential
Proposed Building No. of Stories	4 Story
Proposed Building Height	55' Above Parking Garage
Proposed No. of Units	112 Units
Building #1 S.F.	59,096 S.F.
Building #2 S.F.	59,096 S.F.
Building #3 S.F.	59,096 S.F.
Building #4 S.F.	59,096 S.F.
Clubhouse S.F.	4,116 S.F.
Total Building S.F.	240,500 S.F.
Total Building Coverage (73,218/704,843)	0.104
Floor Area Ratio (FAR)	0.34
Density Provided	6.92 Units per Ac
Max. Density Allowed	7.55 Units per Ac
Preserved Open Space	11.2 Ac. (69%)

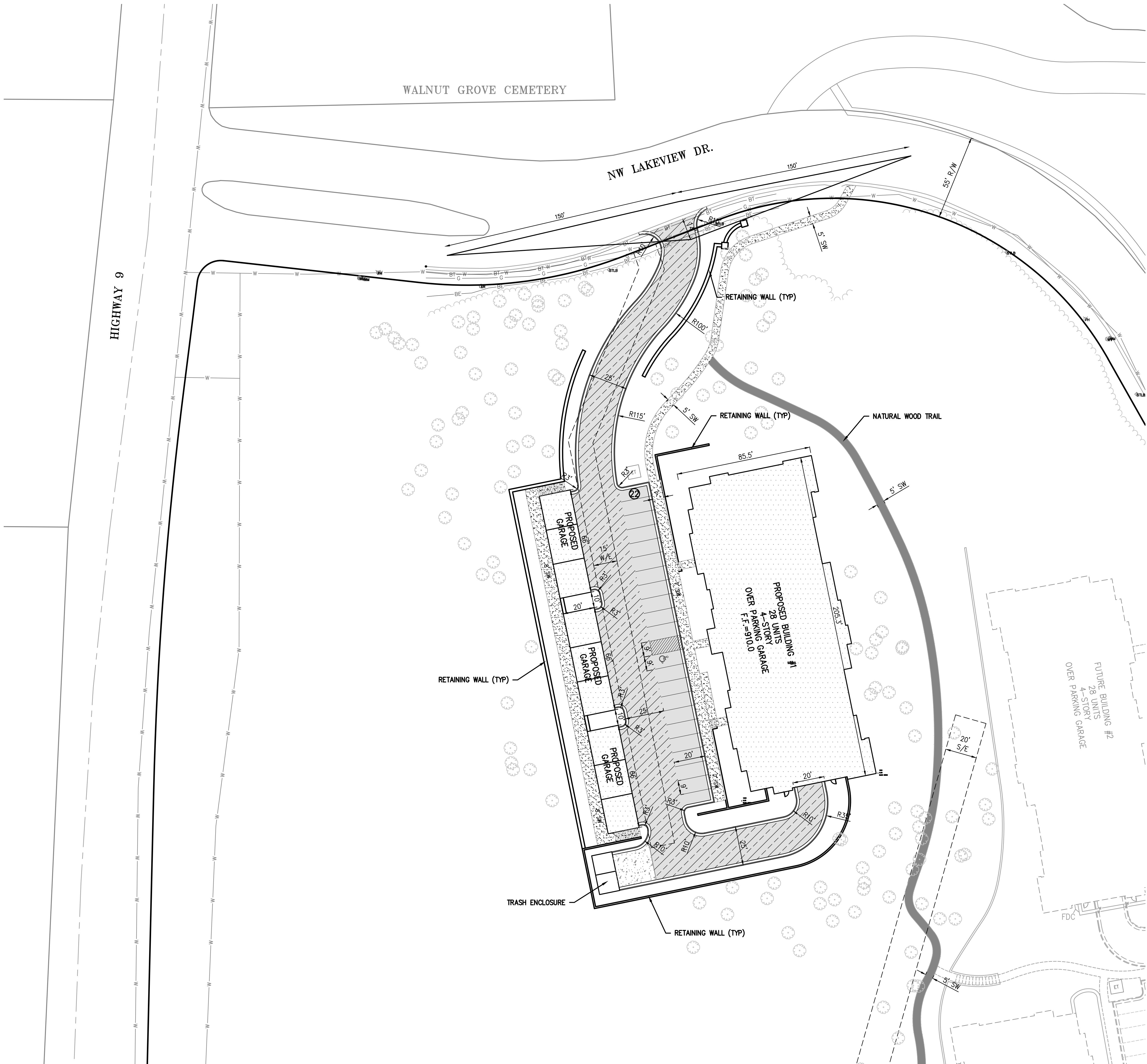
PARKING SUMMARY – Building #1

Parking Provided – Building #1	
Standard Parking Provided (Surface)	21 Spaces
Standard Parking Provided (Garage)	54 Spaces
Handicap Accessible Parking Spaces Provided (Surface)	1 Spaces
Total Parking Provided	76 Spaces
Total Parking Per Unit	2.71
Parking Required:	
1.5 Spaces For Every Unit	58 Spaces

PARKING SUMMARY - Building #2, #3 & #4

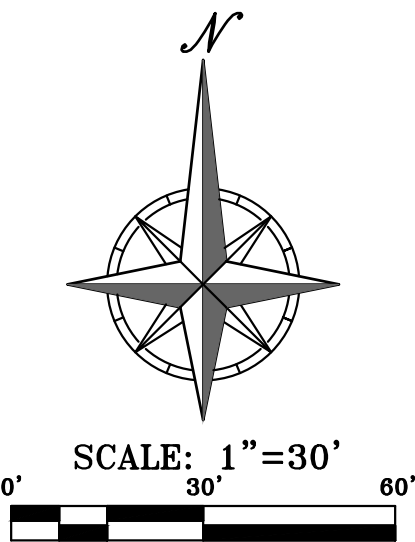
Parking Provided – Buildings #2, #3 & #4	
Standard Parking Provided (Surface)	93 Spaces
Standard Parking Provided (Garage)	108 Spaces
Handicap Accessible Parking Spaces Provided (Surface)	2 Spaces
Total Parking Provided	203 Spaces
Total Parking Per Unit	2.41
Parking Required:	
1.5 Spaces For Every Unit	126 Spaces

\\PHELPS-SERVEN\Projects\P\200080\DWG\Prod Draw Plans\3_building_layout\SITE.dwg Layout 2 Sep 02, 2021 - 2:31pm JEANETTE DPAT



Know what's below.
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UTILITY NOTES:
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UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PARKVILLE, COMMUNITY NO. 290294, PLATTE COUNTY, KANSAS, MAP NO. 29165C0383D, AND DATED APRIL 2, 2015.

BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (SMARTNET GPS NETWORK)

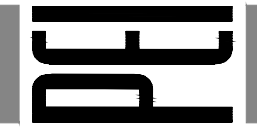
LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE SIDEWALK



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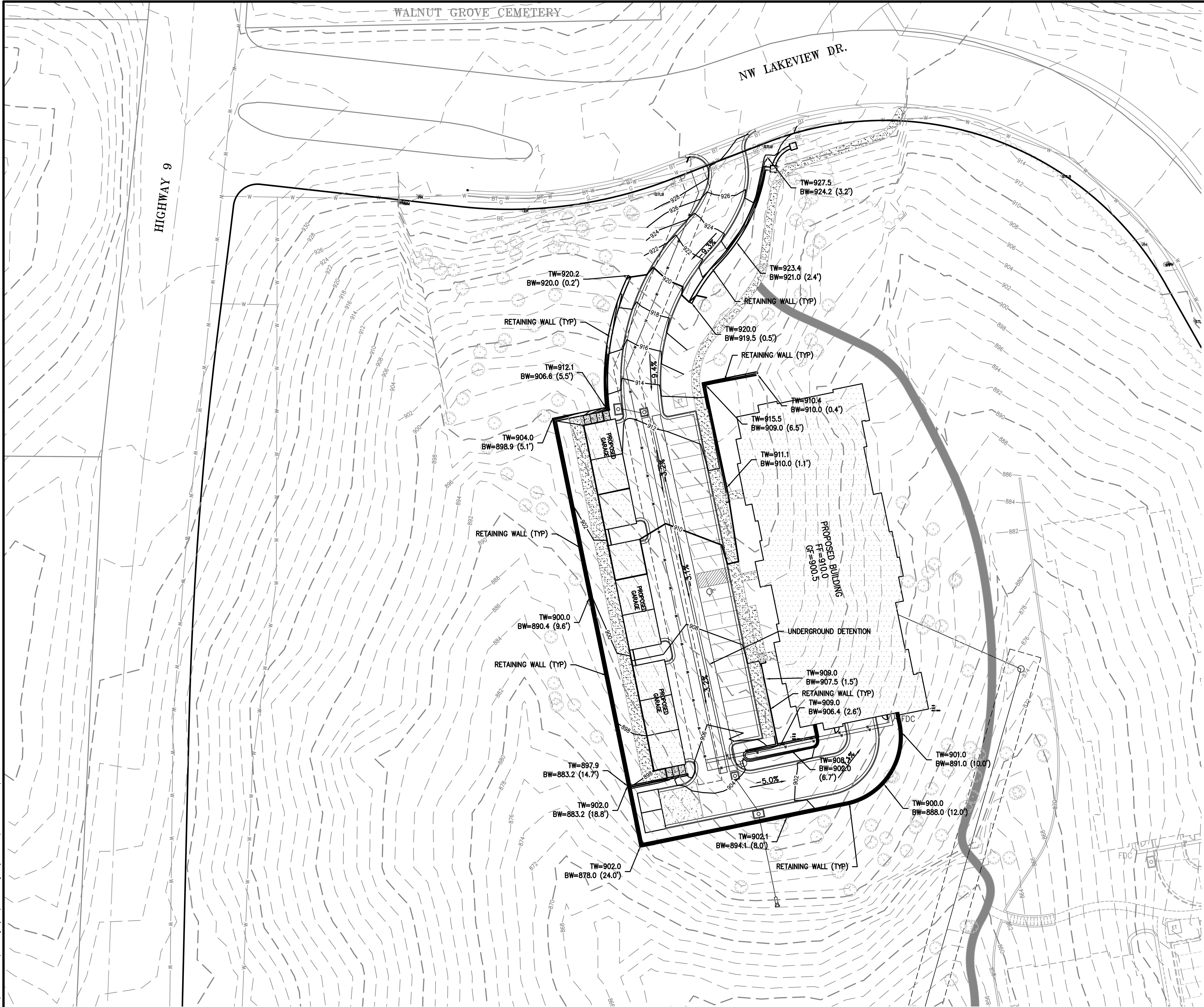
SITE PLAN - PHASE I SANCTUARY AT RISS LAKE PARKVILLE, MISSOURI

PROJECT NO.	DATE	BY	DATE	REVISIONS
200080	8-6-21	JMO		
CHECKED: DEU	APPROVED: JDC			
CANAS DATE OF AUTHORIZATION				
LAND SURVEYING - LS-62				
CERTIFICATE OF AUTHORIZATION				
MISSOURI ENGINEERING BOARD				
ENGINEERING NO. 0000028				

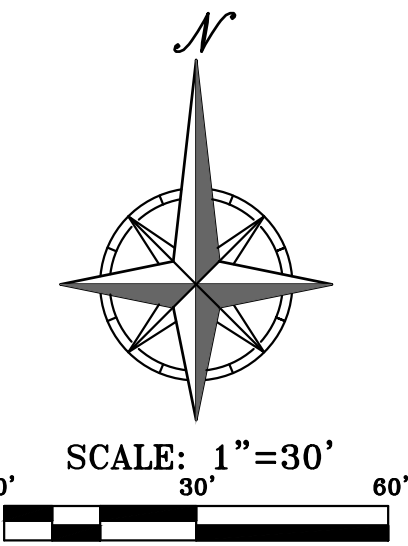
SHEET

C2

\\PHELPS-SERVER\Projects\Projects\200080\DWG\Prod Draw Plans\3 building layout\GRADING.dwg Layout:1 Sep 02, 2021 - 2:32pm JEANETTE OPAT



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FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

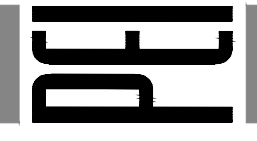
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PARKVILLE, COMMUNITY NO. 290294, PLATTE COUNTY, KANSAS, MAP NO. 29165C03830, AND DATED APRIL 2, 2015.

BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (SMARTNET GPS NETWORK)



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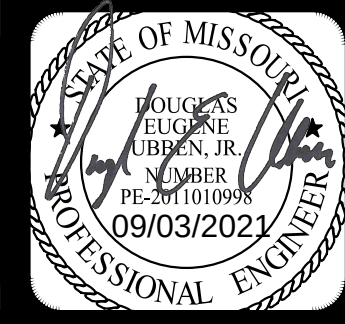
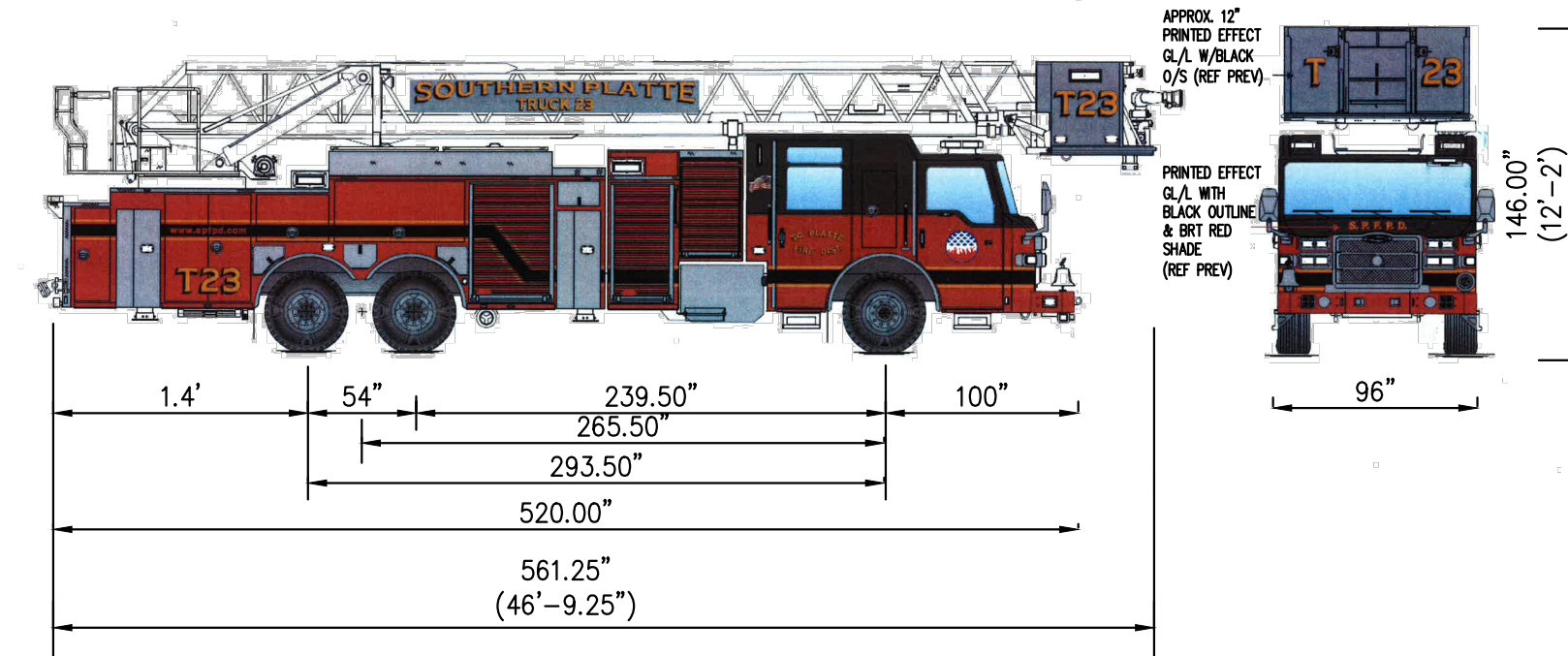
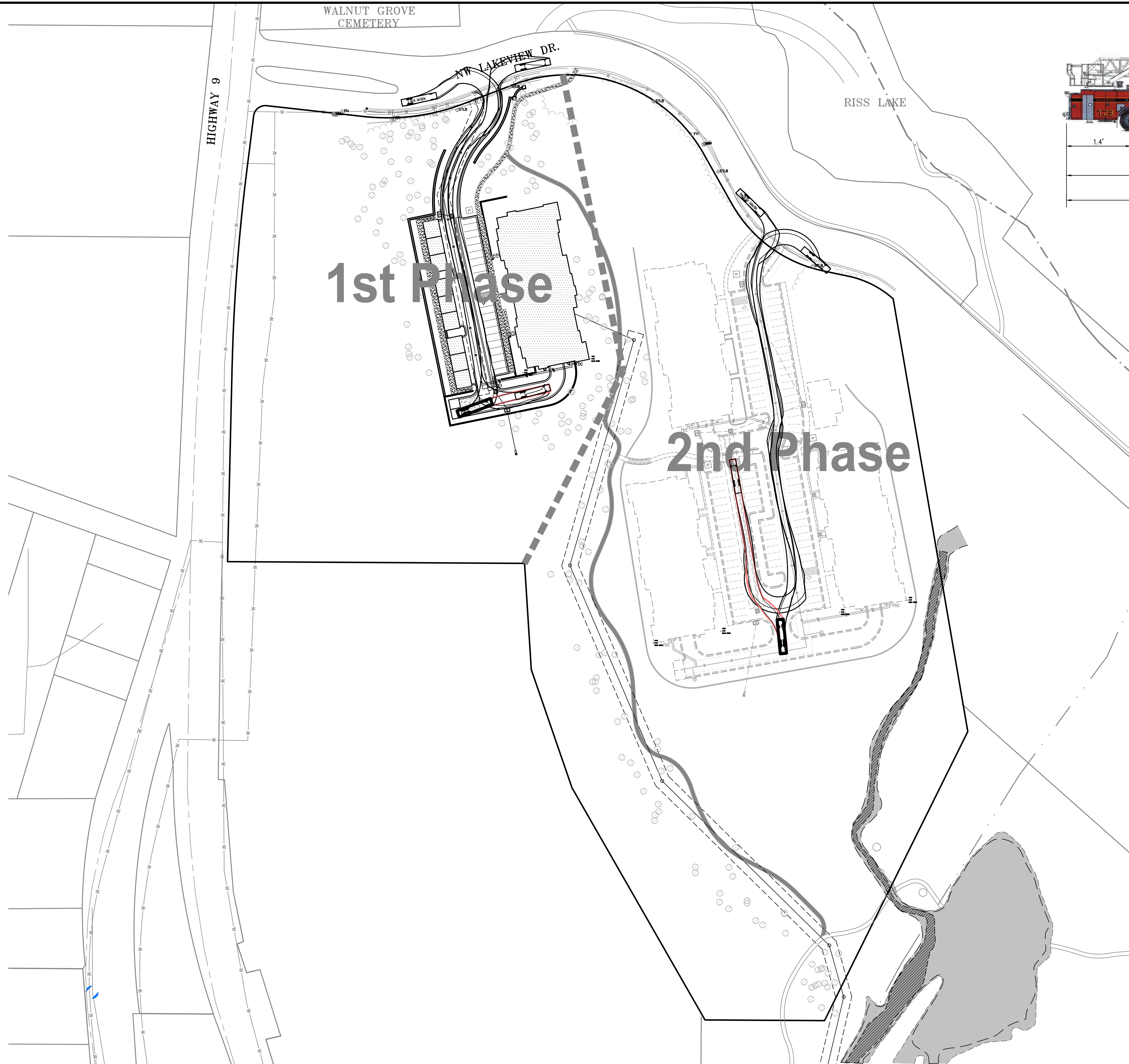


GRADING PLAN
SANCTUARY AT RISS LAKE
PARKVILLE, MISSOURI

PROJECT NO.	200080	No.	Date	Revisions:	By	App.
DATE: 8-6-21	DRAWN: JMO					
CHECKED: DEU	APPROVED: JDC					
CANAS: DATE OF AUTHORIZATION						
LAND SURVEYING: LS-82						
CERTIFICATE OF AUTHORIZATION						
MISSOURI ENGINEERING BOARD						
ENGINEERING NO. 000000000						

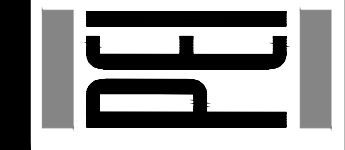
SHEET

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PLANNING ENGINEERING IMPLEMENTATION



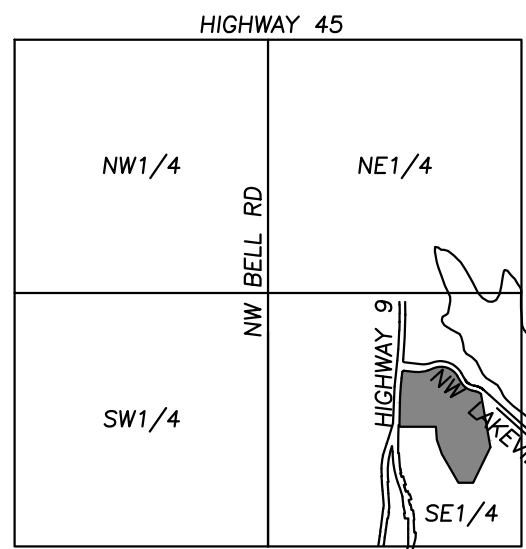
**TRUCK MOVEMENT
SANCTUARY AT RISS LAKE
PARKVILLE, MISSOURI**

App.	By	Date	No.	Revisions:
			PROJECT NO. 200080	
			DRAWN: JMO	
			DATE: 6-6-71	
			CHECKED: JMO	
			CERTIFICATE OF AUTHORIZATION	
			AND SURVEYING - LS-82	
			ENGINEERING - E-381	
			STATE OF AUTHORIZATION	
			EXPIRATION DATE: 12/31/78	
			ENGINEERING: 1007002080	

SHEET

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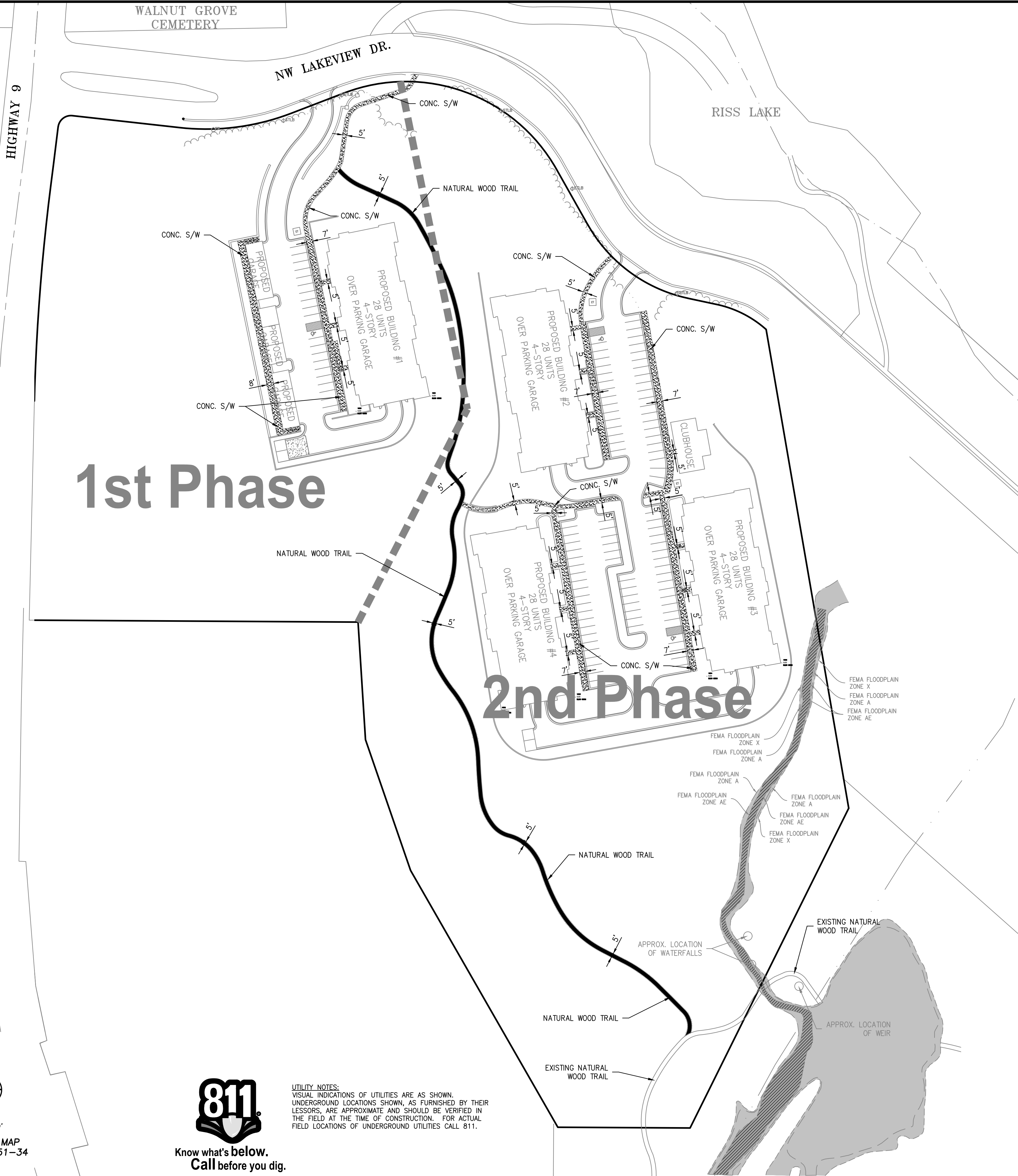
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SCALE:
1"=2000'
VICINITY MAP
SEC. 26-51-34

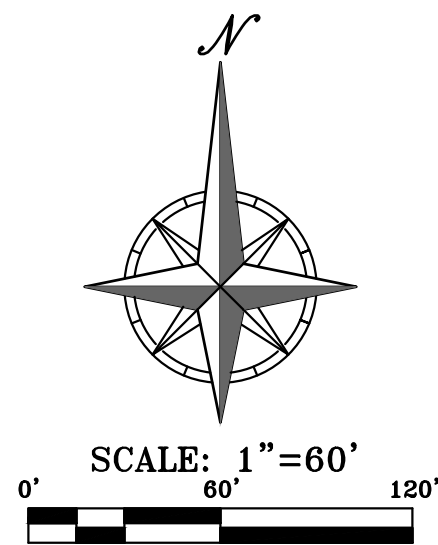


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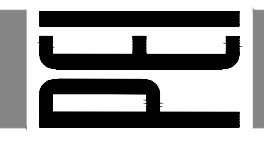
LEGEND

- CONCRETE SIDEWALK
- ASPHALT PATH
- PROPERTY LINE
- 2' CURB & GUTTER



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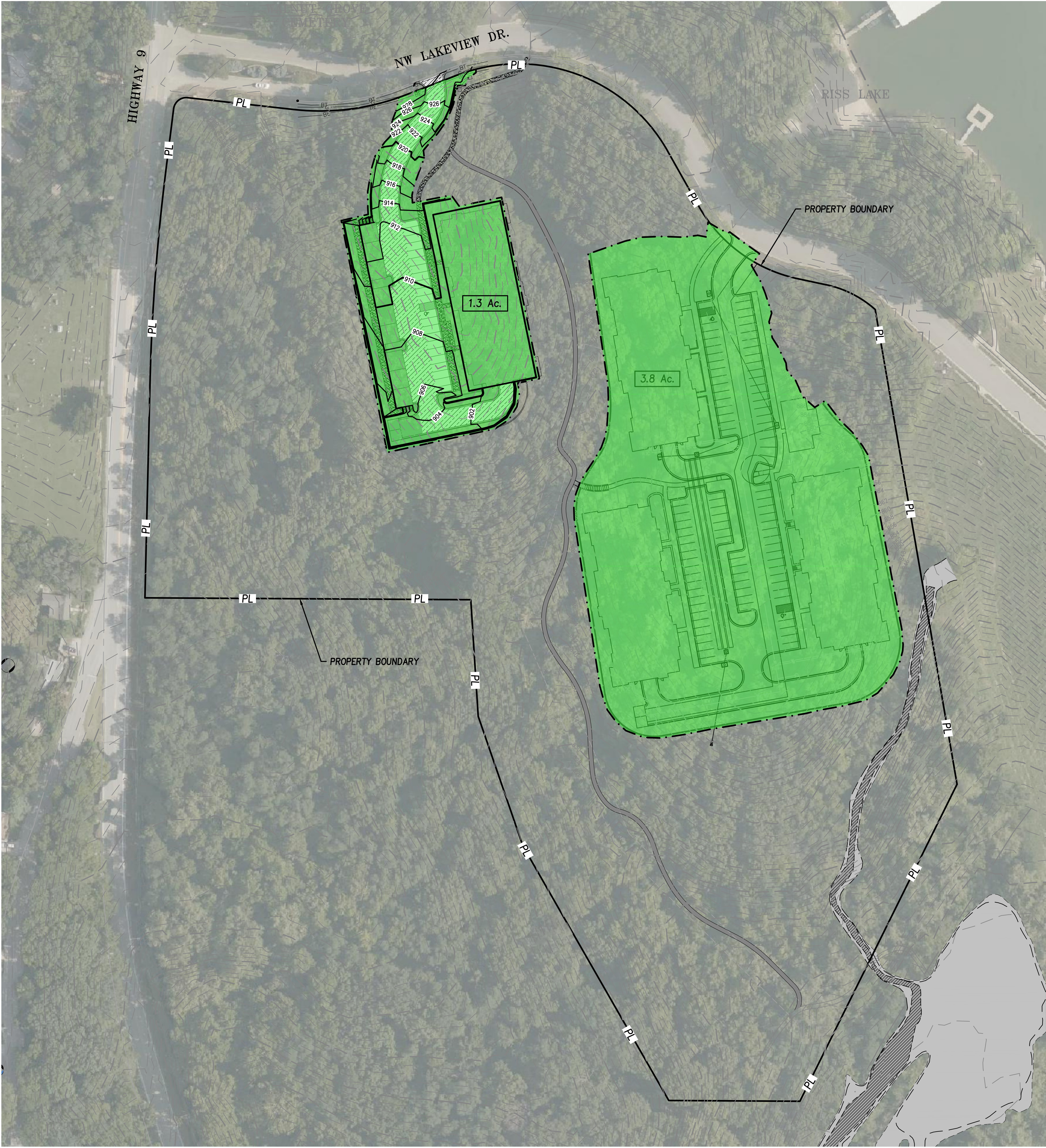
PEDESTRIAN PLAN SANCTUARY AT RISS LAKE PARKVILLE, MISSOURI

PROJECT NO.	200860	No.	Date	Revisions:	By	App.
DATE: 8-6-21	DRAWN: JMO					
CHECKED: DEU	APPROVED: JDC					
CAD: JMO	DATE OF AUTHORIZATION: 8-6-21					
LAND SURVEYING: LS-82	ENGINEERING: 091010698					
CERTIFICATE OF AUTHORIZATION: MISSOURI 091010698	ENGINEERING: 091010698					

SHEET

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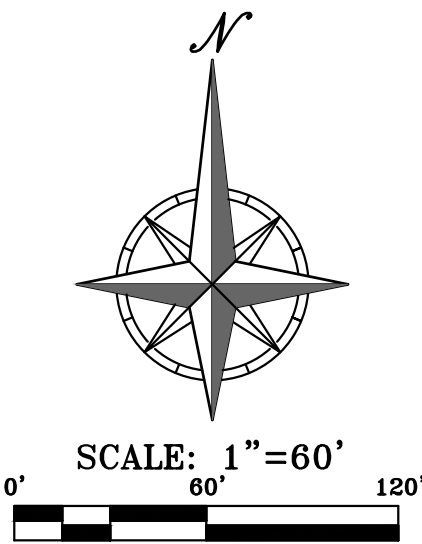
\\PHELPS-SERVER\Projects\Projects\200080\DWG\Prod Des Plans\3 building layout\TREE Preservation.dwg Layout:1 Sep 02, 2021 6:30pm JEANETTE PPAT



OVERALL TREE PRESERVATION SUMMARY	
TOTAL AREA OF TREE CANOPY	16.2 AC.
AREA OF TREES PRESERVED	11.1 AC.
% OF TREES PRESERVED	69%
ACTUAL	
TOTAL	11.1 Ac (69%)

NOTES:
1. TREE PROTECTION FENCING PER UDO SECTION 18.30.240.E
MUST BE INSTALLED AROUND ALL AREAS OF TREE PRESERVATION ON SITE.

LEGEND:
—1044— EXISTING CONTOUR
—1044— PROPOSED CONTOUR
AREA OF DISTURBANCE (5.0 AC.)



TREE PRESERVATION PLAN
SANCTUARY AT RISS LAKE
PARKVILLE, MISSOURI

PROJECT NO.	DATE	BY	DATE	REVISIONS
200080	8-6-21	JMO		
CHECKED: DEU	APPROVED: JDC			
CANVAS DATE OF AUTHORIZATION				
LAND SURVEYING - LS-62				
CERTIFICATE OF AUTHORIZATION				
MEASURED BY: JMO				
ENGINEER: JMO				

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Existing Trees to Remain				
	Common Name	Botanical Name	Size	Notes
●	Shade Trees			
	ABM	Autumn Blaze Maple	Acer x fernoni 'Autumn Blaze'	2" Cal. B&B
	AFM	Autumn Fantasy Maple	Acer x fernoni 'Autumn Fantasy'	2" Cal. B&B
	APA	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	2" Cal. B&B
	BCY	Common Baldcypress	Taxodium distichum	2" Cal. B&B
	CPP	Crimson Pointe Plum	Prunus cerasifera 'Cripiozam'	2" Cal. B&B
	CHB	Columnar Hornbeam	Carpinus betulus 'Frans Fontaine'	2" Cal. B&B
	COK	Columnar Crimson Spire Oak	Quercus alba x Q. robur 'Crimschmidt'	2" Cal. B&B
	COM	Columnar Sugar Maple	Acer saccharum 'Endowment'	2" Cal. B&B
	COM	Crimson Queen Red Maple	Acer platanoides 'Crimson Queen'	2" Cal. B&B
	FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2" Cal. B&B
	FFM	Fall Fiesta Sugar Maple	Acer truncatum x A. platanoides 'Fall Fiesta'	2" Cal. B&B
	GNK	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	2" Cal. B&B
	HOK	Heritage Oak	Quercus macdanieli 'Clemons'	2" Cal. B&B
	LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2" Cal. B&B
	LPT	London Plane Tree	P. x acerifolia 'Bloodgood'	2" Cal. B&B
	LSM	Legacy Sugar Maple	Acer saccharum 'Legacy'	2" Cal. B&B
	NSM	Norwegian Sunset Maple	Acer truncatum x A. platanoides 'Keithsform'	2" Cal. B&B
	PSM	Pacific Sunset Maple	Acer truncatum x A. platanoides 'Warrenred'	2" Cal. B&B
	ROK	Red Oak	Quercus rubra	2" Cal. B&B
	SGM	Sienna Glen Maple	Acer x fernoni 'Sienna'	2" Cal. B&B
	SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2" Cal. B&B
	SOK	Shumard Oak	Quercus shumardii	2" Cal. B&B
	SWO	Swamp White Oak	Quercus bicolor	2" Cal. B&B
	ZEL	Zelkova	Zelkova serrata 'Green Vase'	2" Cal. B&B
●	Evergreen Trees			
	BSP	Bakeri Blue Spruce	Picea pungens 'Bakeri'	6" Ht. B&B
		Blue Spruce	Picea pungens 'Baby Blue'	6" Ht. B&B
	CBS	Columnar Blue Spruce	Picea pungens 'Blue Totem'	6" Ht. B&B
	CNS	Columnar Norway Spruce	Picea abies 'Cupressina'	6" Ht. B&B
	ERC	Red Cedar	Juniperus virginiana	6" Ht. B&B
	EWPP	Eastern White Pine	Pinus strobus	6" Ht. B&B
	GGA	Green Giant Arborvitae	Thuja plicata	6" Ht. B&B
	KTJ	Keteleeri Juniper	Juniperus chinensis 'Keteleeri'	6" Ht. B&B
	NWS	Norway Spruce	Picea abies	6" Ht. B&B
	PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5" Ht. B&B
	SBS	Serbian Spruce	Picea omorika	6" Ht. B&B
	TYJ	Taylor Juniper	Juniperus chinensis 'Taylor'	6" Ht. B&B
	RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	6" Ht. B&B
	WSS	Wellspruce Spruce	Picea mariana 'Wellspruce'	6" Ht. B&B
●	Ornamental Trees			
	CBC	Coralburst Crabapple	Malus 'Coralburst'	1" cal. B&B
	CPP	Crimson Pointe Plum	Prunus x cerasifera 'Cripiozam'	1" cal. B&B
	ERB	Eastern Redbud	Cercis canadensis	1" cal. B&B
	FLD	Flowering Dogwood	Cornus florida	1" cal. B&B
	HGC	Harvest Gold Crabapple	Malus 'Harvest Gold'	1" cal. B&B
	MAG	Evergreen Magnolia	Magnolia grandiflora 'DD Blanchard'	1" cal. B&B
	PRF	Prairiefire Crabapple	Malus x 'Prairiefire'	1" cal. B&B
	RRC	Royal Red Crabapple	Malus 'Royal Red'	1" cal. B&B
	RVB	River Birch	Betula nigra	1" cal. B&B
	SBM	Sweetbay Magnolia	Magnolia virginiana v. australis	1" cal. B&B
	SSC	Spring Snow Crabapple	Malus 'Spring Snow'	1" cal. B&B
	SVB	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	1" cal. B&B
	WBD	Whitebud	Cercis canadensis 'White Bud'	1" cal. B&B

THE ABOVE PLANT LIST IS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.

FOUNDATIONS PLANTS W/ SHRUBS, GRASSES, PERENNIALS, ETC.

LANDSCAPE REQUIREMENTS (SEC. 407.020):

FOUNDATION PLANTINGS:

- CONTINUOUS SHRUB MASSING ALONG 75% OF ALL NON-PAVED BUILDING FRONTAGES OR ANY NON-PAVED BUILDING FACADE FACING A PUBLICLY ACCESSIBLE AREA - ACKNOWLEDGED.
 - 1 LARGE TREE PER 50 LINEAR FEET, 1 SMALL OR EVERGREEN TREE PER 50 LINEAR FEET AND 1 SHRUB PER 10 LINEAR FEET
- | | | |
|---|---|---|
| | REQUIRED: | PROVIDED: |
| APARTMENT BUILDING = 210 L.F. x 8 FACADES | 34 SHADE TREES
34 EVERGREENS
168 SHRUBS | 34 SHADE TREES (EXISTING TO REMAIN)
34 EVERGREENS
168 SHRUBS MIN. |

EXISTING TREES TO REMAIN TO SATISFY SHADE TREE REQUIREMENTS FOR FOUNDATION PLANTINGS.

PARKING LOT PLANTING: 1 SHADE TREE PER 25 STALLS

	REQUIRED:	PROVIDED:
PARKING STALLS = 119 STALLS	5 SHADE TREES	5 SHADE TREES

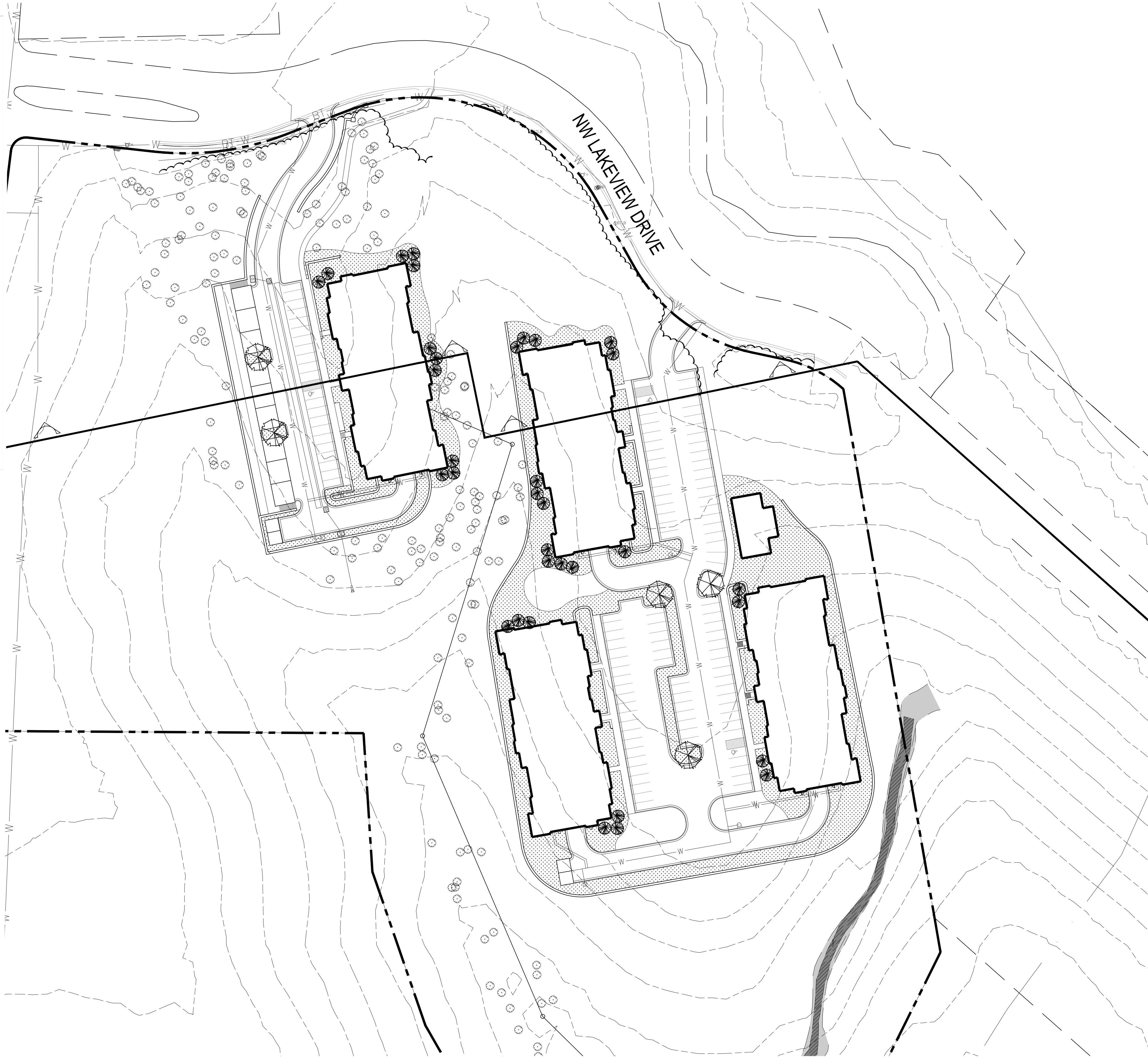
SHRUBS NOT REQUIRED. NO PARKING WITHIN 25FT OF A STREET.

ALL INTERNAL LANDSCAPE ISLANDS WILL HAVE PERMEABLE SURFACES.

BUFFER LANDSCAPING: N/A

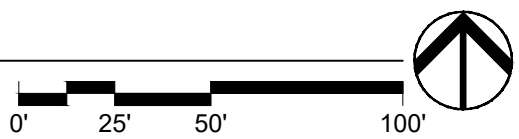
OPEN SPACE: N/A

OTHER: ACKNOWLEDGED.



TREE PLAN

1" = 50'-0"



RESIDENCES AT:

RISS LAKE

LAKEVIEW DRIVE and HIGHWAY 9
PARKVILLE, MISSOURI



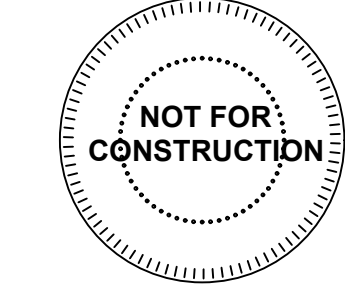
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- 08.06.2021 - PDP SUBMITTAL
- 09.03.2021 - PDP RESUBMITTAL

REVISIONS

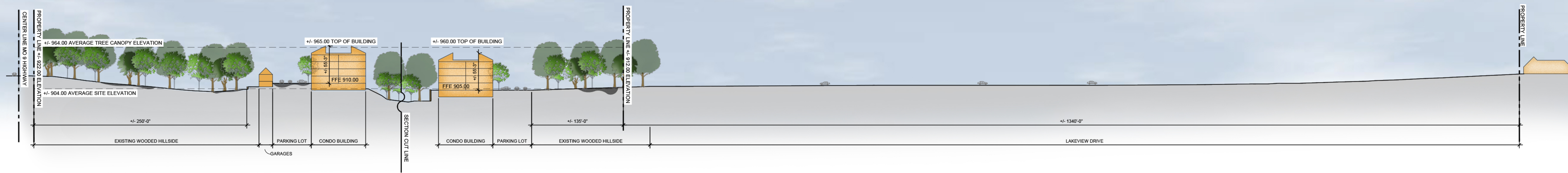
DATE
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JOB NO.
662220
DRAWN BY:
WHP/CSB
SHEET NO.

ARCHITECTURE
LANDSCAPE
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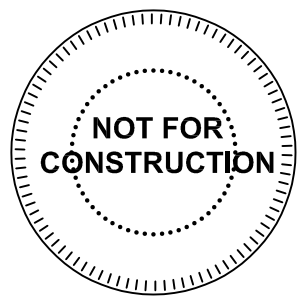
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



RESIDENCES AT:

RISS LAKE

LAKEVIEW DRIVE and HIGHWAY 9
PARKVILLE, MISSOURI



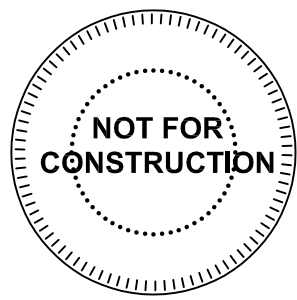
DRAWING RELEASE LOG

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08/06/2021
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RESIDENCES AT:

RISS LAKE
LAKEVIEW DRIVE and HIGHWAY 9
PARKVILLE, MISSOURI

DRAWING RELEASE LOG

08.06.2021 - PDP SUBMITTAL

REVISIONS

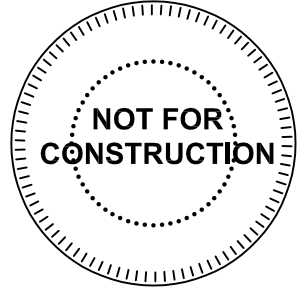
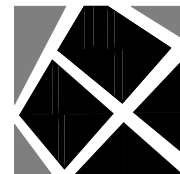
DATE
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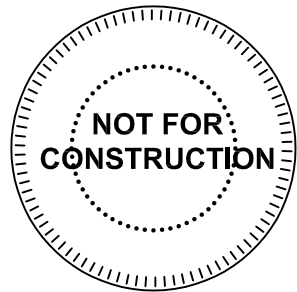


GARAGE FLOOR PLAN
1/8" = 1'-0" 36 PARKING SPACES
(35 REGULAR AND 1 HANDICAPPED)



REVISIONS

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RESIDENCES AT:

RISS LAKE

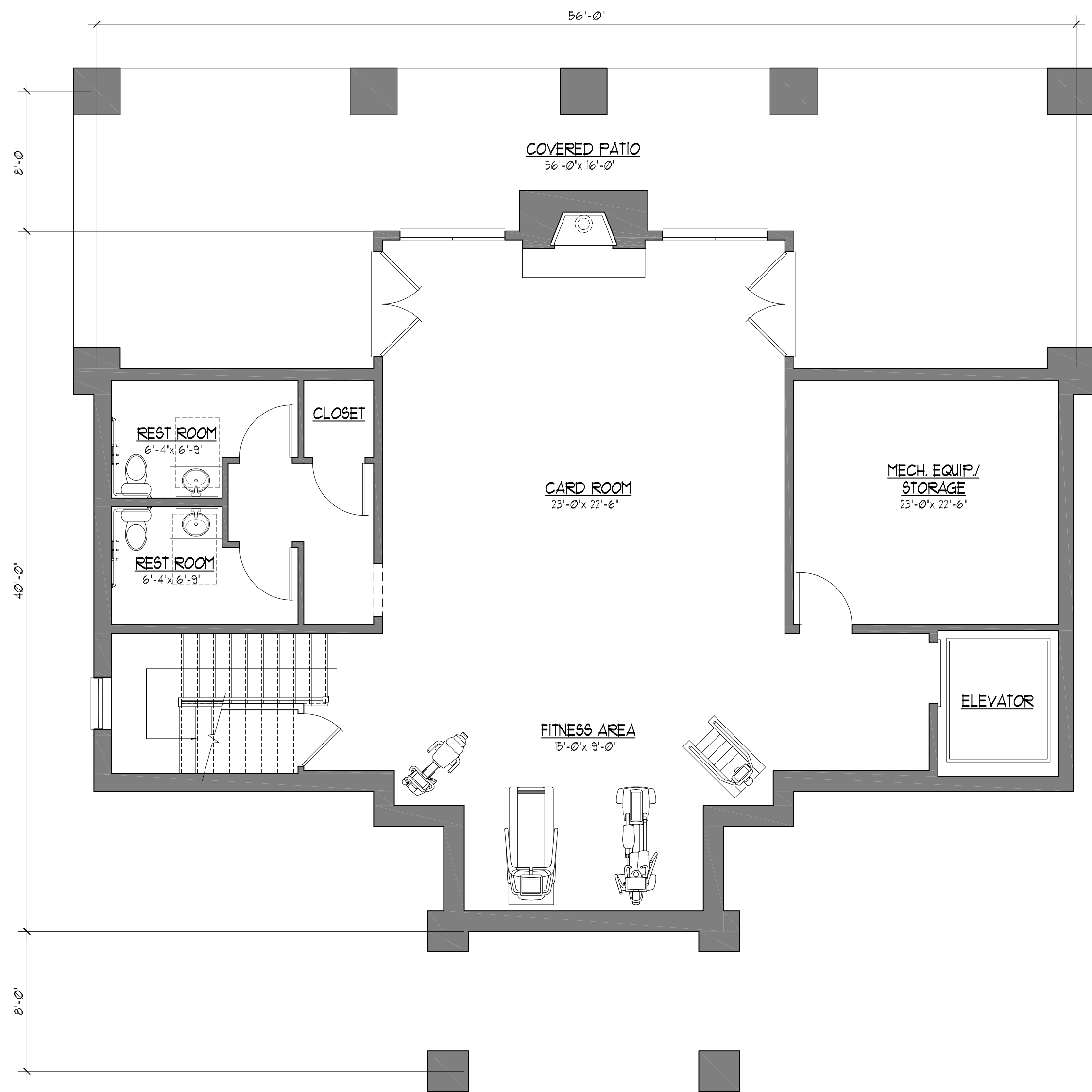
LAKEVIEW DRIVE and HIGHWAY 9
PARKVILLE, MISSOURI

DRAWING RELEASE LOG

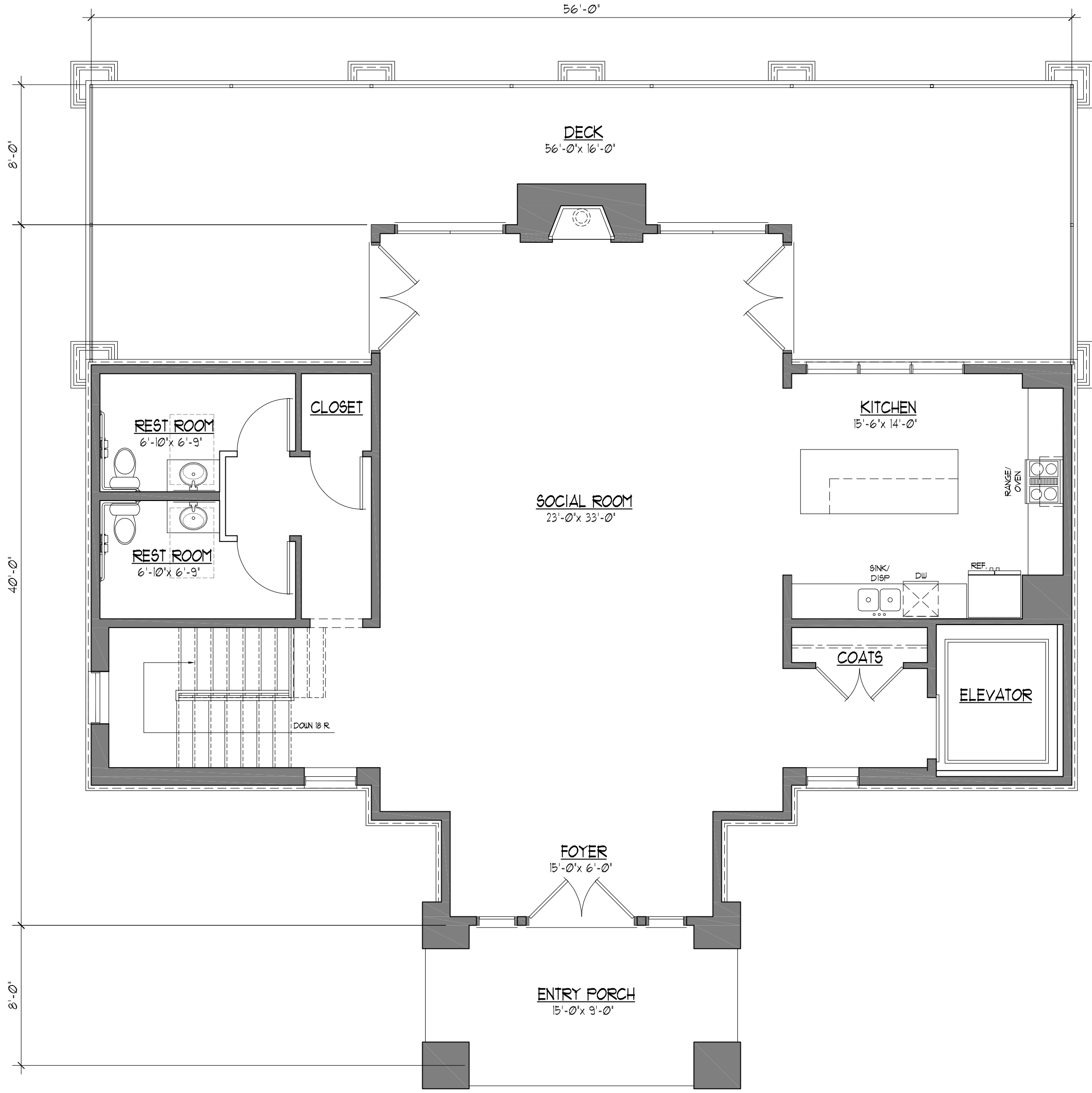
● 08.06.2021 - PDP SUBMITTAL

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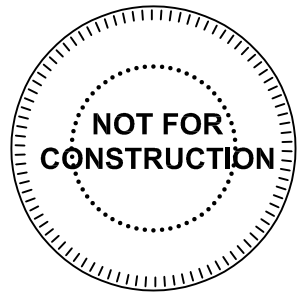
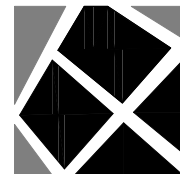
DATE
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SHEET NO.



CLUBHOUSE LOWER LEVEL FLOOR PLAN
3/16" = 1'-0" 1,463 SQ. FT.



CLUBHOUSE MAIN FLOOR PLAN
3/16" = 1'-0" 1,695 SQ. FT.



- 08.06.2021 - PDP SUBMITTAL
- 09.03.2021 - PDP RE-SUBMITTAL

REVISIONS

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5



CLUBHOUSE
WEST ELEVATION

3/16" = 1'-0"



CLUBHOUSE
SOUTH ELEVATION

3/16" = 1'-0"



CLUBHOUSE
EAST ELEVATION

3/16" = 1'-0"



CLUBHOUSE
NORTH ELEVATION

3/16" = 1'-0"



WEST ELEVATION



WEST ELEVATION W/ SITE CONTEXT



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

SITE LIGHT FIXTURE SCHEDULE												
MARK	MANUFACTURE	MODEL NUMBER	MOUNTING				LAMPS					REMARKS
			RECESS	SURFACE	WALL	FINISH	LED	FLOUR.	HID	CODE	QUANTITY	
SL 1	MCGRAW EDISON	IST-E02-LED-E1-BL4			X	BLACK	X			12,337LUM/113W	1	1,2
SL 2	RP LIGHTING	4408-E26			X	BLACK	X			E26 A19 LED 9W	1	2,3
SL 3	MCGRAW EDISON	GLEON-SA3B-740-U-T2		POLE		BLACK	X			17,121LUM/124W	1	2,4
SL 4	MCGRAW EDISON	GLEON-SA1B-740-U-T3		POLE		BLACK	X			5,986LUM/44W	1	2,4

REMARKS:

- 1 WALL MOUNTED 15' AFF.
- 2 4000 K
- 3 WALL MOUNTED 7' AFF.
- 4 PROVIDE WITH 20" ROUND STRAIGHT STEEL POLE MOUNTED, VERIFY EPA RATING WITH MANUFACTURER.

STATISTICS						
Description	Avg	Max	Min	Max/Min	Avg/Min	
PARKING LOT	1.3 FC	5.5 FC	0.2 FC	27.5:1	6.5:1	

Project

Catalog #

Type

"SL1"

Prepared by

Notes

Date



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 4](#)

Quick Facts

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 65W)
- Efficacy up to 143 lumens per watt

Dimensional Details

Cylinder

Quarter Sphere

Hook-n-Lock

Trapezoid

Wedge

Product Certifications

5 YEAR

IP66

UL

ETL

Connected Systems

- WaveLinx
- Enlighted

4408-E26

120V-60Hz

Outdoor Cone Shaped Wall Mount

Catalog #

Type

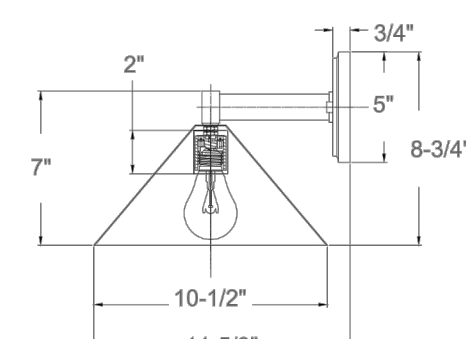
"SL2"

Project

Date

Prepared by





DESCRIPTION

The 4408 LED Outdoor Cone Shaped Wall Mount is the ideal choice for outdoor applications for building-mounted doorway and pathway illumination. The E26 A19 LED included lamps allows for improved lamp life and energy savings.

DESIGN FEATURES

Construction

- Steel construction
- Inner cone: gold finish

Certifications

- cETLus Listed for wet location
- Energy Star Listed
- CEC JAS Compliant *
- 1 Year Limited Warranty

Electrical

- 120V-60Hz
- Dimmable TRIAC, 10-100%
- 3000K | 90 CRI
- 1 x 9W E26 A19 LED lamp included | 800 lms
- Operating temperature: -4°F (-20°C) to 104°F (40°C)

ORDERING GUIDE

Example: 4408BK-E26

Model #	Finish	Lamp
4408		
4408	BK : Black	-E26 : 9W A19 LED Lamp Included

* Included A19 LED lamp listed on CEC JAS website as L9-A19DG-9W-30

TEL: 800.937.6925 | Fax: 800.207.9509 | www.rplighting.com

WET

UL

ETL

Intertek

RP | LIGHTING - FANS

Project

Catalog #

Type

"SL3" & "SL4"

Prepared by

Notes

Date



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

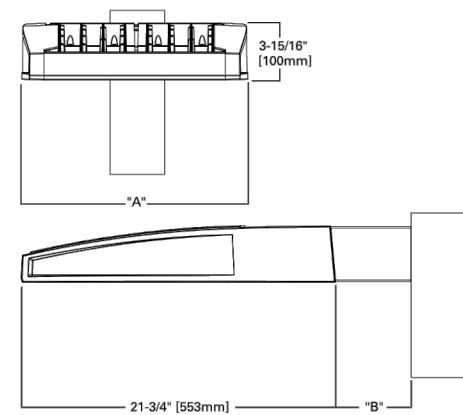
Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 4](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 9](#)

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Product Certifications

5 YEAR

DLC

DLC

IP66

UL

ETL

5 YEAR

Product Features

Lighting

Lighting

Connected Systems

- WaveLinx
- Enlighted

Number of Light Squares

"X" Width

"Y" Standard Arm Length

"Y" Extended Arm Length

"Y" Old Arm Length

"Y" Old Arm Length

"Y" Old Arm Length

1-4

15'-1/2"

7'

10'

10'-5/8"

-

16'-9/16"

5-6

21'-8/9"

7'

10'

10'-5/8"

-

16'-9/16"

7-8

27'-5/8"

7'

13'

10'-5/8"

10'-5/16"

-

-

9-10

33'-3/4"

7'

16'

-

10'-5/16"

-

-

NOTES:

For arm selection requirements and additional lumen data, see Mounting Details section.

COOPER

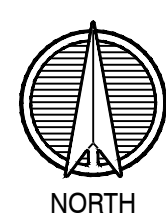
Lighting Solutions

P50000202N - page 1

August 3, 2021 11:52 AM



1 SITE PHOTOMETRIC PLAN
1"=30'-0"



ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
© COPYRIGHT 2021



SANCTUARY AT:
RISS LAKE
LAKEVIEW DRIVE and HIGHWAY 9
PARKVILLE, MISSOURI

DRAWING RELEASE LOG
● 08.06.2021 - PDP SUBMITTAL
● 09.03.2021 - PDP RE-SUBMITTAL

REVISIONS

DATE
09/03/2021
JOB No.
662220
DRAWN BY:
CAD/RRB
SHEET No.

LS&A

Latimer Sommers & Associates, P.A.

CONSULTING ENGINEERS

3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3574

8625 College Boulevard, Suite 102
Overland Park, Kansas 66210

Telephone: (785) 233-3632
Email: lsaa@lsaa.com

LSA PROJECT NO. 2104026

E001



RISS LAKE

Parkville, Missouri

ILLUSTRATIVE MASTER PLAN

Developers:
EISENBERG COMPANY
Kansas City, Missouri

■ Land Planners/Architects:
Sasaki Associates, Inc.
Dallas, Texas

■ Civil Engineers:
The Tuttle-Ayers-Woodward Company
Kansas City, Missouri

Date: JUNE 8, 1987
Scale: 1"=200'



Questions & Answers from Riss Lake Residents at August 3, 2021 Open House

- 1) Can the public have the latest proposed schematics of the following:
 - a. The proposed buildings.
 - b. The buildings as viewed from the Riss Lake dam/Lakeview Drive.
 - c. The buildings as viewed from Hwy 9.

Note: The areal views are not accurate representations of what the development will look like, so please provide both areal and ground level schematics.

Provided at meeting on 8/3/21.

- 2) How many buildings will there be, and how many units in each building? **4 w/ 28 units each = 112 total units**
- 3) How many stories/building? **4 above parking garage, which is below ground level.**
- 4) How many parking spaces in total? **36 under each building and 42 garages + 80 surface parking spots**
- 5) Will the buildings be higher than the current tree line? **Close to current level. The tree canopy is approximately 65' above the ground level. The top of the building will be approximately 60' above the ground level.**
- 6) Will the entrance to the condos be the same entrance to Riss Lake on Hwy 9, or will it be completely separate? **Same entrance on the south side of Lakeview Drive.**
- 7) What is the lowest and highest price point of each condo? **High 400's to 700's**
- 8) What is the current zoning on the parcel of land? **R-4 for multifamily row houses and apartments**
- 9) Does the proposed development comply with the current zoning, or will the land have to be re-zoned to accommodate a higher density development? If so, when and where is the planning and zoning meeting to discuss this topic, and is it open to public attendance? **It will have to be rezoned. The meeting will be September 14th as City Hal and the Riss Lake residents can attend.**
- 10) Has the planning committee contacted households, entities and businesses close to this development for their input? If so, how many in each category were contacted and were they in favor of the project? **No not handled that way. The planning commission will review the project on September 12th.**
- 11) Can Riss Lake residents be surveyed (1 per house) by First Services Residential to get a pulse for how they feel about the new development? **That's what the public meeting will be for.**
- 12) Will this be a completely separate community from Riss Lake, with a completely separate entrance from Hwy 9 and no amenities shared (pools, docks, tennis courts, boat slips)? **There will be two entry drives off Lakeview. The existing amenities will be shared with the condo owners who will pay their pro-rata share of dues to the Association.**
- 13) Is there any impact to the Riss Lake HOA dues? **Not at this time other than the collection of additional dues income.**
- 14) Have studies been done to factor how Riss Lake home price would be affected by this development? **No- Incorrect assumption. This development will not lower home values in Riss Lake. In 2017 the Altitude 970 Apartments were built adjacent to Riss Lake on Klamm Road, which did not adversely affect the values of the homes that back to that apartment project.**
- 15) Have traffic studies been done on Hwy 9 (during peak hours on weekdays), to factor the impact of this development? **Traffic Study is in progress and results will be submitted to the city of Parkville.**
- 16) Will there be a negative impact to the tourism in Parkville when the nature sanctuary is gone? **This project will not affect the nature area or on tourism.**
- 17) Who stands to gain from this project financially (list individuals and entities)? **The developer who will be constructing the project.**
- 18) What distinguishes these buildings from any other apartment complex in the area? Some of the proposed schematics look very similar to apartments down the road. **These are luxury condo's not apartments.**
- 19) Has the developer considered that there is a glut of apartments and senior living facilities in a 5 square mile radius of Riss Lake? **That is not the case at this point in time and this a different product than apartments and senior living facilities.**
- 20) Has the greater Parkville community and KC area community been informed, as it will impact thousands of people who enjoy the nature sanctuary. **This will not impact that area.**

- 21) Can the meeting on August 3rd be live-streamed for families who are unable to attend, and for those with concerns about COVID? **The meeting has been recorded and is available on the Riss Lake page on www.eNeighbors.com**
- 22) What is the environmental impact of the buildings on the nature sanctuary and dam? **There are none known.**
- 23) Are there plans to have ecological studies done to see if there are wildlife species that will be impacted or have to be relocated? **This would be a city request but is not necessary.**
- 24) Has the Missouri Department of Wildlife been contacted to see if they would be interested in purchasing the land to expand the sanctuary? **This property is not for sale.**
- 25) Has the city of Parkville been contacted to see if they are interested in purchasing the land to expand the sanctuary? **See #24 above.**

Residences At Riss Lake
Pre-Application Conference Meeting (June 16, 2020)
Initial Staff Review/Notes

Zoning Considerations

- Property currently zoned “R-4” Mixed-Density Residential
 - This allows for 3-/4-plex, row house (3-8 units; 2- to 3-story), and walk-up apartment (3-12 units; 2- to 3-story) residential units
- Double-check zoning map to confirm sliver of property zoned “R-2-P” Single-Family Residential
- Property may need to be rezoned to “R-5” Multi-Family Residential
 - This allows for apartment complex – *A grouping of small-scale apartment buildings in a common development arranged around an internal system of streets/internal access, walkways and common open space*
- Maximum height for “R-5” zoning district is 45 ft. / 3 stories
 - 4-story height would need -P “planned district” approval from the Planning and Zoning Commission and Board of Aldermen
 - However, it appears it'll be a 3-story development (1st story for parking and 2nd and 3rd for condominiums)
- What's the density (units/acre)?
 - $27+27+27+24 = 105$ dwelling units over 16.65 acres
 - This equals 6.3 units/acre
- The *Parkville Master Plan's* adopted Future Land Use Plan projects Parks and Open Space land use in this area – *Public or private land reserved for active and passive parklands, trails, recreation uses, environmentally sensitive areas, natural resources, or any other lands reserved for permanent open space purposes.*

Access and Circulation

- Will need applicant/architect to review Section 408.020 Access and Circulation standards for compliance with City standards (<https://www.ecode360.com/33171382>)
- Will need review by SPFPD to determine if emergency access & circulation are adequate

Parking Requirements

- Parking requirements for apartments is generally 1.5 per dwelling unit generally.
 - This equals 157.5 (158 required) and 233 parking stalls are provided

Landscaping Requirements

- Will need applicant/architect to review Chapter 407 Site and Landscape Design Standards for compliance with City standards (<https://www.ecode360.com/33171236>)

Public Works Department

- Review erosion control conditions as required for Lake Pointe Lodge – Major Site Plan to see if applicable to this subject property.

Architecture

- Forms and use of architecture/materials to create a rustic, contemporary, “woodsy” lodge appearance is very appropriate and suitable for the location.

Additional Considerations

- Planning and Zoning Commission will have higher expectations if -P “planned district” approval is required in order to allow any exceptions per the Title IV: Development Code, including but not limited to, exceeding the maximum height requirements.
- Consideration for additional amenities (e.g., active transportation, pedestrian, trails, clubhouse, etc.)
- Consideration of project in context/proximity to Riss Lake and the dam
- Consideration of project in context/proximity to the Parkville Nature Sanctuary
- Consideration of a neighborhood-level meeting with nearby residences / affected neighborhoods.
 - It appears this has already been accomplished as this concept was presented to about 100 Riss Lake residences in February 2020 at the annual Riss Lake HOA meeting.

Final Thoughts

- Staff recommends having a work session with the Planning and Zoning Commission first before going through development application process; in order to go over vision + concept, expectations, process/timeline/next steps and to receive feedback/recommendations.
- Staff recommends applicant explore additional creative concepts such as a planned village / mix of other multi-family housing stock within development (e.g., villas, townhomes or 3- to 4-plexes) to go along with apartment complex condominiums (<https://www.ecode360.com/33171177>)
- Staff recommends applicant explore project site’s unique context to the Parkville Nature Sanctuary and trail connections around the area.

Residences At Riss Lake

Public Works Department Review/Notes (June 30, 2020)

I will need a Stormwater Management Study. It needs to include information addressing general stormwater runoff patterns, impacts to the lake, detention calculations, plans for stormwater management/water quality measures.

With the Kevin Green apartments, there were concerns with silt from erosion impacting the lake. We want to make sure they address their plans for erosion and sediment control, in general terms. I would recommend adding a section to the stormwater study.

I would like to have a traffic engineer review the additional traffic impact for the apartments, especially on the signal at Route 9 and Lakeview. Will the development trigger any modifications to the intersection or signal heads/timing?



Saturday, August 21, 2021

Don Julian
Julian Development
15521 W 110th St.
Lenexa, KS 66219

Judd Claussen, PE
Phelps Engineering, Inc.
1270 N Winchester
Olathe, KS 66061

Bill Prelogar, AIA
NSPJ Architects, PA
3515 W 75th St., Ste 201
Prairie Village, KS 66208

Jeff Julian
Julian Development
15521 W 110th St.
Lenexa, KS 66219

Doug Ubben, Jr.
Phelps Engineering, Inc.
1270 N Winchester
Olathe, KS 66061

Cheri Beaver, AIA
NSPJ Architects, PA
3515 W 75th St., Ste 201
Prairie Village, KS 66208

RE: City of Parkville staff review comments – Riss Lake Condos Preliminary Development Plan (prepared by Phelps Engineering, Inc.; dated August 11, 2021)

Dear Don, Jeff, Judd, Doug, Bill and Cheri,

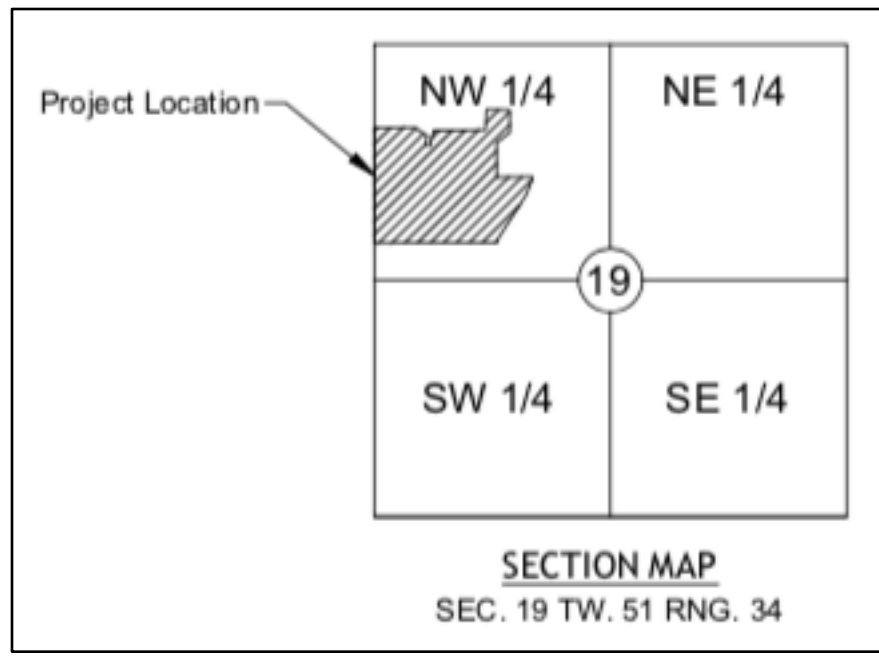
The following is a compilation of all Parkville staff review comments received to-date regarding the Application for Zoning Map Amendment and Application for Preliminary Development Plan for Riss Lake Condos, a planned residential development consisting of four 4-story condominium buildings (59,096 sq. ft. each; 112 units total) and a clubhouse building (4,116 sq. ft.) on 16.65 acres, more or less, generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152.

Review comments are provided by myself (Community Development Director), Brad Stanton (Planner), Ed Gault (Building Official), Alysén Abel (Public Works Director), and Dean Cull (Fire Marshall, Southern Platte Fire Protection District). Please distribute these comments to your team, revise the plan sheets and provide us an updated paper (2 copies) and electronic copy (1) of the revised plan sheets by **9:00 a.m. of Monday, September 6, 2021**. Thank you.

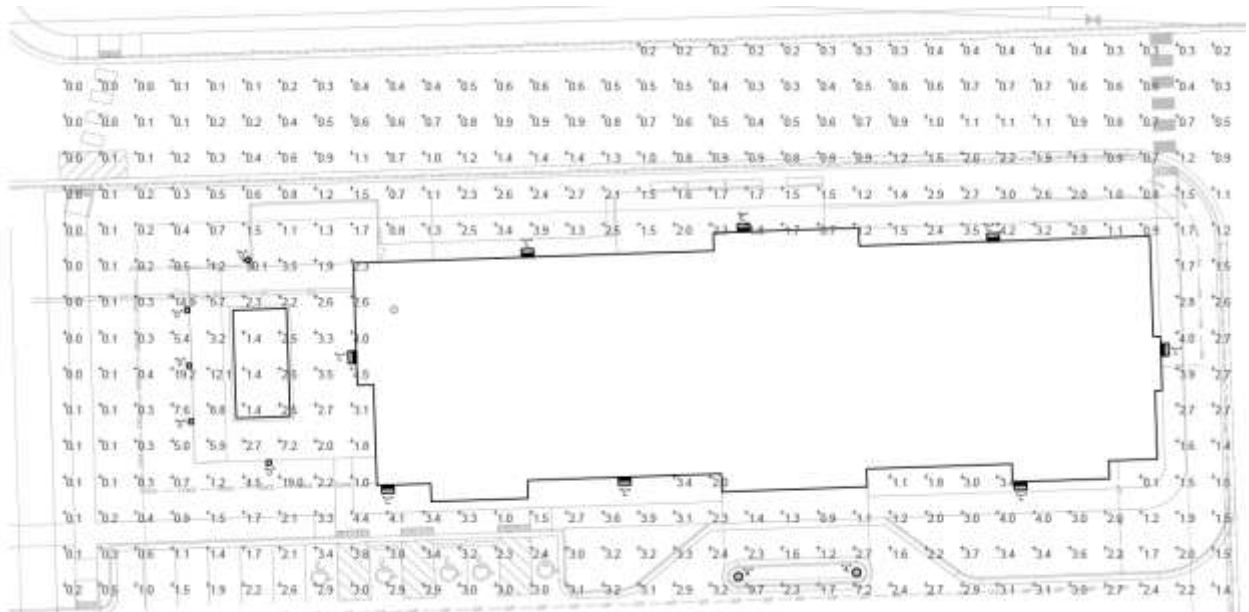
General Comments

1. **Cover Sheet** – Please include a Cover Sheet / Title Page that contains the following:
 - a. **Project Name** – Name of the development (Ex: Riss Lake Condos, a planned residential development in Parkville, Platte County, Missouri)
 - b. **Development Type** – Name of the development type (e.g., Preliminary Development Plan)
 - c. **Property Description** – Property description and/or legal description.
 - d. **Utility Contacts** – List of all Parkville area utility providers and their contact information.
 - e. **Legend** – Legend table depicting line/symbology that's used throughout the rest of the plan drawings.
 - f. **Vicinity Map** – Map showing the vicinity of the project in relation to surrounding streets and properties, with north arrow (see below for an example).
 - g. **Section Map** – Map showing the section, township and range of the project/development (see below for an example).
 - h. **Area** – Area (both acres and sq. ft.) of subject property area.
 - i. **Index of Sheets** – Index / table of contents for all plan sheets
 - j. **Site Data** – Tables of site data (Ex: Exact same data contained in the “Building & Lot Data” and “Parking Summary” tables on the Site Plan (Sheet C1).
 - k. **Contact Information** – Contact information for the applicant/developer, engineer/surveyor, and architect.





2. **Utility Plan Sheet** – Please include a plan sheet showing the location of proposed utility lines and easements (showing widths/dimensions) along with labels; this should include any public storm, public sanitary and public water lines. These labels should be included in a legend on the Cover Sheet as well.
3. **Fire Hydrant Locations** – On the Utility Plan Sheet, please identify the location of fire hydrants to be provided. Please coordinate with Dean Cull (Fire Marshall, Southern Platte Fire Protection District) regarding the proposed location for the fire hydrant, and whether or not a single fire hydrant is sufficient to provide emergency water service to the entire site per the City's adopted 2018 International Fire Code. Please indicate their locations, as well as utility water line connections to them.
4. **Pedestrian Plan** – Please include a Pedestrian Plan sheet detailing the location of pedestrian infrastructure (via bolder labeling, cross-hatching, or other symbols) including the location of proposed internal sidewalks within the development, existing sidewalks along the north side of Lakeview Dr., and any marked pedestrian crosswalks connecting the Lakeview Dr. sidewalk connection to the development's access. This plan sheet should also include any potential walking trails or potential connections to the Parkville Nature Sanctuary.
5. **Photometric Plan Sheet** – Please include a lighting plan sheet, in conformance with Section 407.040, showing the location, dimensions/specifications (e.g., mounting height), shielding standards/type and photometric general footprint and impact of lighting throughout the development and on any adjacent properties. See images below as examples.



TEGEL 18 WALL SCOPER

TECH LIGHTING

Optimalized modern design characteristics. Tegel modern LED wall scones. Providing with controlled up and down lighting, or down light only, these wall scones provide natural and ambient illumination. The option of four finish options and four color temperatures for a design profile seamlessly blends with all architectural applications.

Outstanding protection against the elements:

- Powder coat finishes
- Impact resistant, UV stabilized, frost and acrylic housing
- Up light and down light options, with 10° and 30° beam spread options

SPECIFICATIONS

Category	Specification
Model	TEGEL 18
Finish	Black, White, Bronze, Silver
Color Temperature	2700K, 3000K, 4000K, 5000K
Beam Spread	10°, 30°
Power	10W
Voltage	120V
Dimensions	18" x 6" x 6"
Weight	2.5 lbs
Material	Aluminum
Warranty	5 years

ORDERING INFORMATION

Model	Finish	Color Temp	Beam Spread	Power	Voltage	Weight	Material	Warranty
TEGEL 18	Black	2700K	10°	10W	120V	2.5 lbs	Aluminum	5 years
TEGEL 18	White	3000K	30°	10W	120V	2.5 lbs	Aluminum	5 years

PGS-2 LED Specifications



"B" & "C"

The PGS-2 LED fixture is a modern, minimalist design. It features a single LED chip and a high-quality lens. The fixture is available in two versions: "B" and "C". Version "B" is a standard version, while version "C" is a premium version with a more refined design. Both versions are available in multiple finishes and color temperatures.

The PGS-2 LED fixture is a modern, minimalist design. It features a single LED chip and a high-quality lens. The fixture is available in two versions: "B" and "C". Version "B" is a standard version, while version "C" is a premium version with a more refined design. Both versions are available in multiple finishes and color temperatures.

Ordering Information

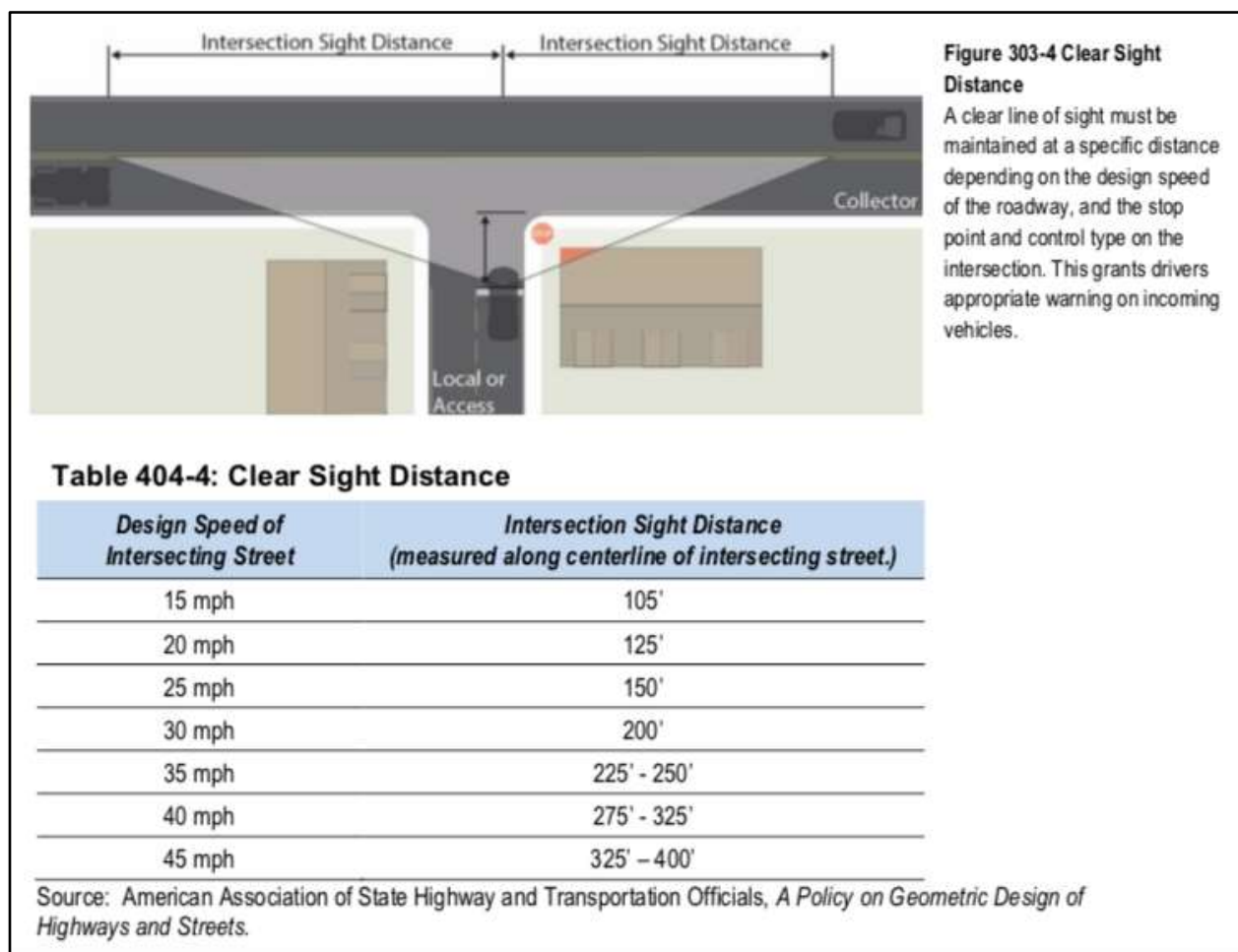
MODEL	OPTICS	LED	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
PGS-2	T1 Type 1	84LC	3	2800	120V	CECA	Black	PGS-20	DM
	T2 Type 2	84LC	5	4000	6	277V	Black	PGS-20	DM
	T3 Type 3	84LC	7	5000	6	277V	Black	PGS-20	DM
	T4 Type 4	84LC	7	5000	6	277V	Black	PGS-20	DM
	T5 Type 5	84LC	7	5000	6	277V	Black	PGS-20	DM
	T6 Type 6	84LC	7	5000	6	277V	Black	PGS-20	DM
	T7 Type 7	84LC	7	5000	6	277V	Black	PGS-20	DM
	T8 Type 8	84LC	7	5000	6	277V	Black	PGS-20	DM
	T9 Type 9	84LC	7	5000	6	277V	Black	PGS-20	DM
	T10 Type 10	84LC	7	5000	6	277V	Black	PGS-20	DM

- Tree Clearing** – Please be aware that the Missouri Department of Natural Resources (DNR) prohibits tree clearing from April 1st through October 1st in southern Platte County, Mo. (including the City of Parkville) as a result of Gray Bat (*myotis grisescens*), Indiana Bat (*myotis sodalists*) and Northern Long-eared Bat (*myotis septentrionalis*) species in the area, which are all endangered and threatened. Although there's no City requirements/prohibition, we follow this DNR requirement by making all developers aware of this prior to issuing grading & land disturbance permits. We recommend submittal of an Application for Grading & Land Disturbance to our Public

Works Department (\$75 application fee) as soon as possible to meet DNR requirements needed for this project.

Site Plan (Sheet C1)

7. **Total Area** – Please label the total area (in acres and sq. ft.) of Phase I and Phase II.
8. **Adjacent Properties** – Please include the labels for the adjacent property owner names & property addresses (if applicable).
9. **Finished Floor Elevations** – Please include the finished floor elevations (FFE) for all buildings on the site plan.
10. **Clear Sight Distance** – Please include sight distance figures at the intersection(s) of the private access roads with Lakeview Dr. These lines of sight shall be an unobstructed view from the stopping point on the approaching street to all points three feet above the roadway along the centerline of the intersecting street. The distance of the unobstructed view shall be based upon the design speed of the intersection street, specified in Table 404-4 of the Title IV – Development Code:



Site Plan – Phase 1 (Sheet C2)

11. **Finished Floor Elevations** – Please include the finished floor elevations (FFE) for all buildings on the site plan.
12. **Clear Sight Distance** – See comment #10 above.
13. **Sidewalk Dimensions** – Please include the sidewalk width dimensions (ft.).

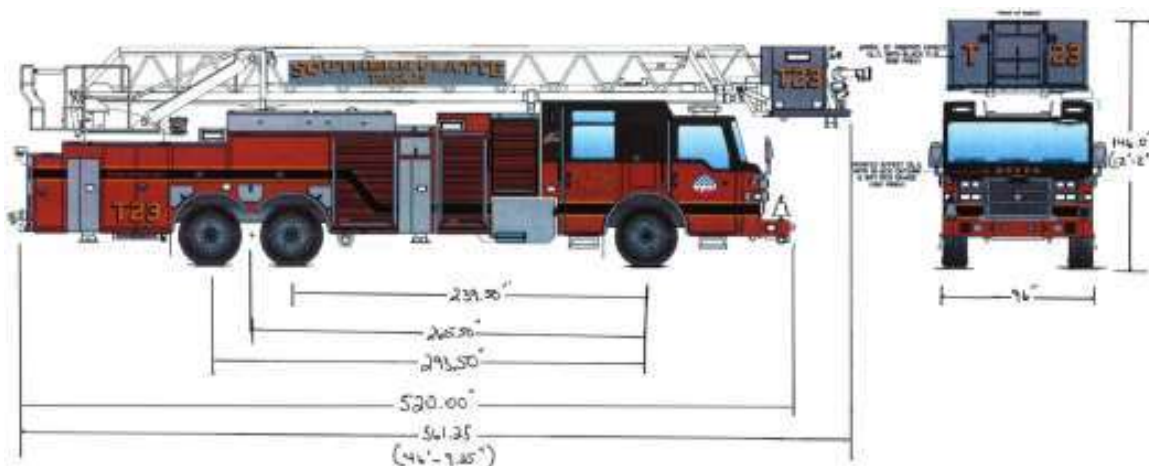
14. **Bicycle Parking** – Per Section 408.030, Subsection D, all multifamily uses within 1,000 ft. of a designated bicycle route or trail (including the Route 9 corridor 10-ft. multi-use trail) shall provide bicycle parking spaces according to Table 408-7: Bicycle Parking; this includes 1 bicycle parking space per dwelling unit. This can be in the form of dedicated bicycle rack or storage spaces outside the building, closet spaces within each dwelling unit, or within the individual carport or garage units. That said, please indicate the number of bicycle parking space types and bicycle spaces provided in the “Parking Summary” table.
15. , or closet spaces within each dwelling unit.
16. **Retaining Wall** – Please note that any retaining walls greater than 48 in. in height will require an Application for Building Permit be submitted to the Community Development Department, as well as a structural engineer’s report for said retaining wall(s).
17. **Trash Enclosures** – Please identify the location where the on-site trash enclosures / dumpsters will be. Per Section 407.030 Buffers, Screens and Fencing, high impact site elements such as trash enclosures shall be constructed of a durable material designed to withstand regular use by heavy equipment, including masonry, steel, and hard wood; and be screen using a Type 1 buffer:
 - a. At least 5 ft. wide
 - b. 1 evergreen per 8 linear feet or 1 shrub per 5 linear ft.
 - c. OR a fence or ornamental wall that provides a solid screen between 6 ft. and 8 ft. with lessor combination of plant material to soften the wall or fence.
 That said, please detail the fence type/material of wall for the proposed trash enclosure.

Grading Plan (Sheet C3)

18. **Slope** – Please include the slope (%) in a table or footnote on the sheet.
19. **Phase 2** – Will Phase 2 be incorporated into the Grading Plan? Please explain if not.

Truck Movement (Sheet C4)

20. **Pierce Velocity Fire Truck** – Please make sure the AutoTurn movements shown on this sheet are for the specifications of a Pierce Velocity fire truck:



21. **Reference Table** – Please include a reference table on the plan sheet for a Pierce Velocity fire truck (with specifications) so a reader knows the AutoTurn movements are for this motorized vehicle.

Tree Preservation Plan (Sheet 1)

22. **Reference** – No comments.

Tree Landscape Plan (NSPJ Architects)

23. **Legend** – Please include a legend table showing the symbology of the following landscaping on this sheet:
- a. Foundation plantings
 - b. Shrubs
 - c. Shade trees / large tree
 - d. Evergreens

Overall Site Section (NSPJ Architects)

24. **Dimensions** – Please include any additional dimensions (i.e., length, height, width) as possible. This includes distances between the property line and the condo building, Lakeview Dr., as well as the elevation (ft. above sea level) at the property line, Riss Lake Dr., the top/roof of the Condo building, finish floor of the Condo building, and top of the tree line.

North and West Elevations (Sheet 1)

25. No comments.

South and East Elevations (Sheet 2)

26. No comments.

Garage Floor Plan (Sheet 3)

27. No comments.

Typical Building Floor Plan (Sheet 4)

28. No comments.

West Elevation (NSPJ Architects)

29. **Clubhouse** – In addition, please provide a rendering of the proposed clubhouse.

Typical Building Floor Plan Lighting (Sheet E101)

30. No comments.

Again, please distribute these comments to your team, revise the plan sheets and provide us updated paper (2 copies) and electronic copy (1) of the revised plan sheets by **9:00 a.m. of Monday, September 6, 2021**. We are also happy to meet again or conference to discuss these comments in more detail if necessary. Please let us know if you have any questions. Thank you.

Sincerely,

CITY OF PARKVILLE



Stephen Lachky, AICP, CPM, CFM
Community Development Director

CC: Alysén Abel, Public Works Director
Brad Stanton, Planner
Ed Gault, Building Official
Dean Cull, Fire Marshall (Southern Platte Fire Protection District)

Sept. 3, 2021

To: Stephen Lachky, AICP, CPM, CFM
Community Development Director

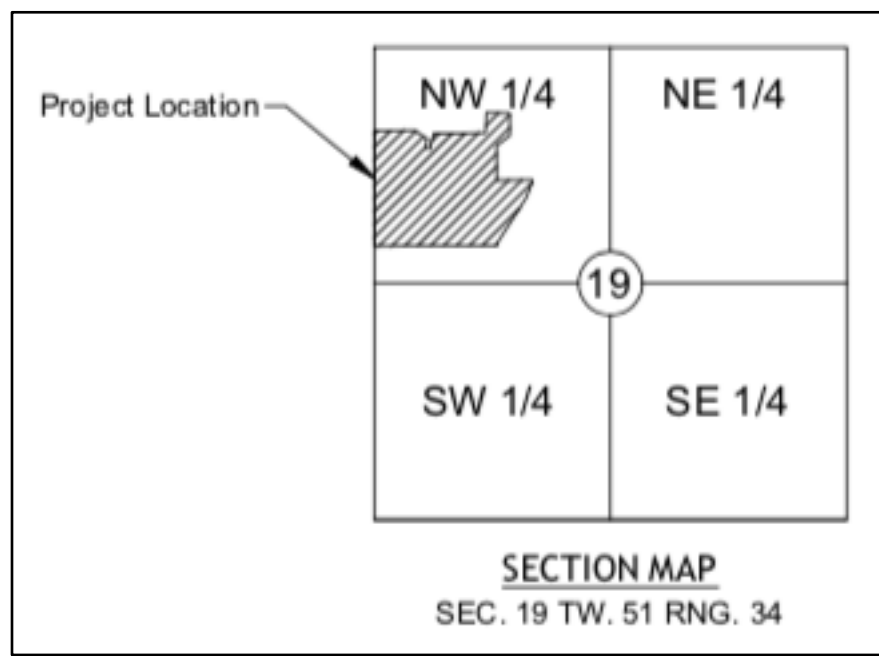
RE: Response to City of Parkville staff review comments
Riss Lake Condos Preliminary Development Plan

THE PROJECT NAME CHANGED TO “SANCTUARY AT RISS LAKE”

General Comments

1. **Cover Sheet** – Please include a Cover Sheet / Title Page that contains the following:
 - a. **Project Name** – Name of the development (Ex: Riss Lake Condos, a planned residential development in Parkville, Platte County, Missouri)
 - b. **Development Type** – Name of the development type (e.g., Preliminary Development Plan)
 - c. **Property Description** – Property description and/or legal description.
 - d. **Utility Contacts** – List of all Parkville area utility providers and their contact information.
 - e. **Legend** – Legend table depicting line/symbology that’s used throughout the rest of the plan drawings.
 - f. **Vicinity Map** – Map showing the vicinity of the project in relation to surrounding streets and properties, with north arrow (see below for an example).
 - g. **Section Map** – Map showing the section, township and range of the project/development (see below for an example).
 - h. **Area** – Area (both acres and sq. ft.) of subject property area.
 - i. **Index of Sheets** – Index / table of contents for all plan sheets
 - j. **Site Data** – Tables of site data (Ex: Exact same data contained in the “Building & Lot Data” and “Parking Summary” tables on the Site Plan (Sheet C1).
 - k. **Contact Information** – Contact information for the applicant/developer, engineer/surveyor, and architect.

Response: (PEI) The above items have been provided on a cover sheet.



2. **Utility Plan Sheet** – Please include a plan sheet showing the location of proposed utility lines and easements (showing widths/dimensions) along with labels; this should include any public storm, public sanitary and public water lines. These labels should be included in a legend on the Cover Sheet as well.

Response: (PEI) - Water, Electric and Sewer are shown sheet C4. For now we have shown the sewers to gravity to the south.

3. **Fire Hydrant Locations** – On the Utility Plan Sheet, please identify the location of fire hydrants to be provided. Please coordinate with Dean Cull (Fire Marshall, Southern Platte Fire Protection District) regarding the proposed location for the fire hydrant, and

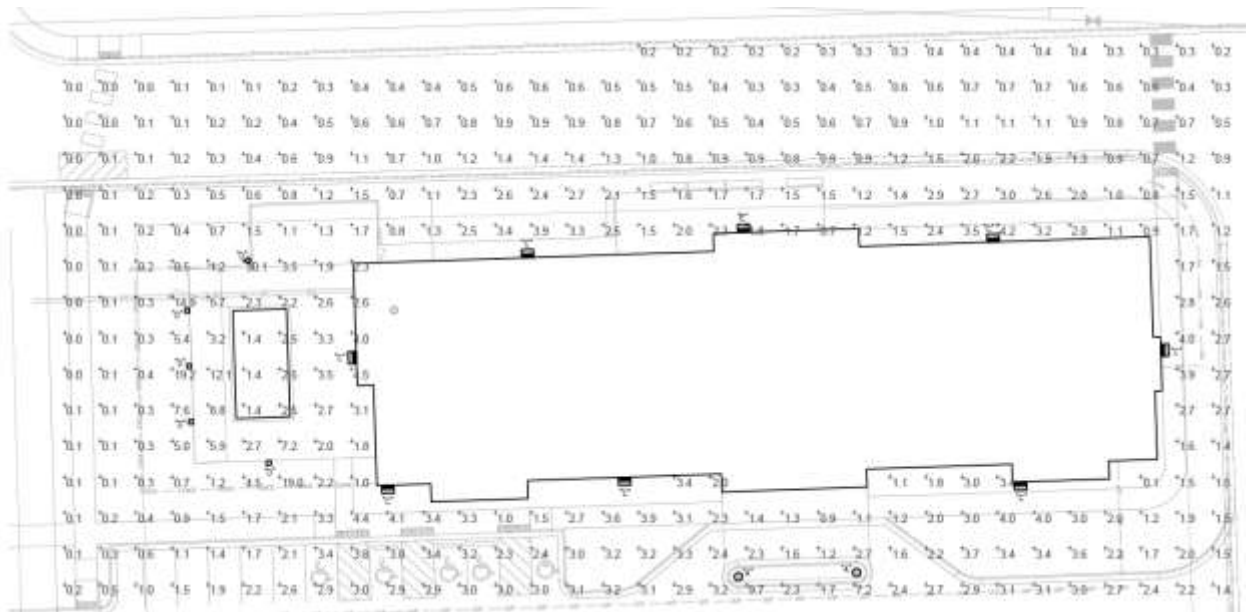
whether or not a single fire hydrant is sufficient to provide emergency water service to the entire site per the City's adopted 2018 International Fire Code. Please indicate their locations, as well as utility water line connections to them.

Response: (PEI) Fire hydrants shown and FDC is at water service room by entry to lower level garage. Transformer location shown. Electrical room in basement. Meters are planned to be on wall at north end of the phase 1 building.

4. **Pedestrian Plan** – Please include a Pedestrian Plan sheet detailing the location of pedestrian infrastructure (via bolder labeling, cross-hatching, or other symbols) including the location of proposed internal sidewalks within the development, existing sidewalks along the north side of Lakeview Dr., and any marked pedestrian crosswalks connecting the Lakeview Dr. sidewalk connection to the development's access. This plan sheet should also include any potential walking trails or potential connections to the Parkville Nature Sanctuary.

Response: (PEI). We have provided this plan (Sheet C6). We have shown internal sidewalks that connect with a sidewalk to NW Lakeview Dr. We have also shown a asphalt path to the nature trail to the south. (Do we want to keep this as a nature/mulch trail?)

5. **Photometric Plan Sheet** – Please include a lighting plan sheet, in conformance with Section 407.040, showing the location, dimensions/specifications (e.g., mounting height), shielding standards/type and photometric general footprint and impact of lighting throughout the development and on any adjacent properties. See images below as examples. **Response: (Rich Beardmore LS&A). Provided.**



TEGEL 18 WALL SCENER

TECH LIGHTING

Understated modern design characteristics. Tegel features LED wall sconces. Providing with controlled up and down lighting, or down light only. These wall sconces provide elegant and subtle illumination. The optics of four frosted lenses and two clear lenses allow design profiles seamlessly blend with all architectural aesthetics.

Outstanding protection against the elements:

- Powder coat finish
- Impact resistant, UV stabilized frosted acrylic lensing
- Up light and down light options, with 10" and 20" beam spread options

SPECIFICATIONS

Model	TEGEL 18
Finish	Black
Material	Aluminum
Weight	1.5 lbs
Dimensions	10" x 10" x 10"
Beam Spread	10" and 20"
Light Output	1000 lumens
Power	10W
Voltage	120V
Frequency	60Hz
Life Span	50,000 hours
Warranty	5 years

ORDERING INFORMATION

Model	Finish	Beam Spread	Light Output	Power	Voltage	Frequency	Life Span	Warranty
TEGEL 18	Black	10"	1000 lumens	10W	120V	60Hz	50,000 hours	5 years
TEGEL 18	Black	20"	1000 lumens	10W	120V	60Hz	50,000 hours	5 years

PGS-2 LED Specifications



"B" & "C"

The PGS-2 LED light fixture is a modern, minimalist design. It features a square, recessed design with a frosted acrylic lens. The fixture is available in two sizes, "B" and "C", and is designed to provide a soft, ambient glow. The fixture is made of aluminum and has a powder coat finish. It is designed to be mounted on a wall or ceiling. The fixture is available in two colors, black and white. The fixture is designed to be used in a variety of settings, including residential and commercial. The fixture is designed to be easy to install and maintain. The fixture is designed to be energy efficient and long lasting. The fixture is designed to be a stylish addition to any interior space.

ORDERING INFORMATION

Model	Finish	Beam Spread	Light Output	Power	Voltage	Frequency	Life Span	Warranty
PGS-2	Black	10"	1000 lumens	10W	120V	60Hz	50,000 hours	5 years
PGS-2	Black	20"	1000 lumens	10W	120V	60Hz	50,000 hours	5 years

6. **Tree Clearing** – Please be aware that the Missouri Department of Natural Resources (DNR) prohibits tree clearing from April 1st through October 1st in southern Platte County, Mo. (including the City of Parkville) as a result of Gray Bat (*myotis grisescens*), Indiana Bat (*myotis sodalist*) and Northern Long-eared Bat (*myotis septentrionalis*) species in the area, which are all endangered and threatened. Although there's no City requirements/prohibition, we follow this DNR requirement by making all developers aware of this prior to issuing grading & land disturbance permits. We recommend submittal of an Application for Grading & Land Disturbance to our Public Works Department (\$75 application fee) as soon as possible to meet DNR requirements needed for this project.

Response: Acknowledged.

Site Plan (Sheet C1)

7. **Total Area** – Please label the total area (in acres and sq. ft.) of Phase I and Phase II.
Response: (PEI) This is shown in the table.

8. **Adjacent Properties** – Please include the labels for the adjacent property owner names & property addresses (if applicable).
Response: (PEI) This is shown.

9. **Finished Floor Elevations** – Please include the finished floor elevations (FFE) for all buildings on the site plan.
Response: (PEI) Finish floors shown.

10. **Clear Sight Distance** – Please include sight distance figures at the intersection(s) of the private access roads with Lakeview Dr. These lines of sight shall be an unobstructed view from the stopping point on the approaching street to all points three feet above the roadway along the centerline of the intersecting street. The distance of the unobstructed view shall be based upon the design speed of the intersection street, specified in Table 404-4 of the Title IV – Development Code:

Response: (PEI) Sight distance triangles shown.

Page 4 of 7

Page 94 of 162

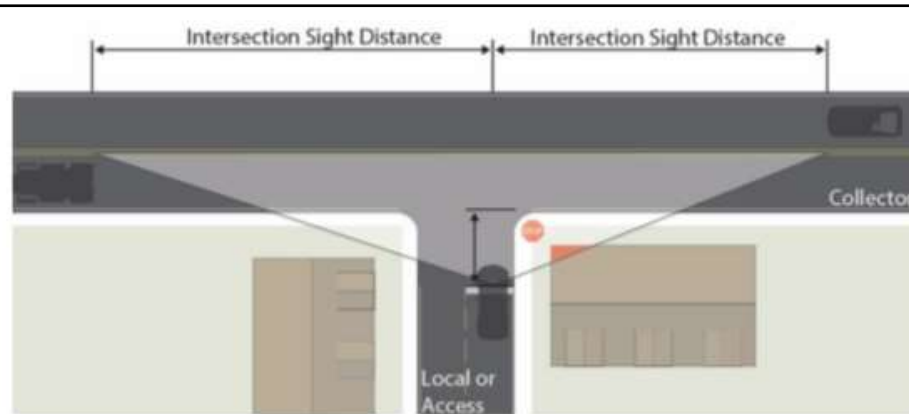


Figure 303-4 Clear Sight Distance

A clear line of sight must be maintained at a specific distance depending on the design speed of the roadway, and the stop point and control type on the intersection. This grants drivers appropriate warning on incoming vehicles.

Table 404-4: Clear Sight Distance

<i>Design Speed of Intersecting Street</i>	<i>Intersection Sight Distance (measured along centerline of intersecting street.)</i>
15 mph	105'
20 mph	125'
25 mph	150'
30 mph	200'
35 mph	225' - 250'
40 mph	275' - 325'
45 mph	325' - 400'

Source: American Association of State Highway and Transportation Officials, *A Policy on Geometric Design of Highways and Streets*.

Site Plan – Phase 1 (Sheet C2)

11. **Finished Floor Elevations** – Please include the finished floor elevations (FFE) for all buildings on the site plan. **Response: Shown.**
12. **Clear Sight Distance** – See comment #10 above. **Response: Shown.**
13. **Sidewalk Dimensions** – Please include the sidewalk width dimensions (ft.). **Response: Shown.**
14. **Bicycle Parking** – Per Section 408.030, Subsection D, all multifamily uses within 1,000 ft. of a designated bicycle route or trail (including the Route 9 corridor 10-ft. multi-use trail) shall provide bicycle parking spaces according to Table 408-7: Bicycle Parking; this includes 1 bicycle parking space per dwelling unit. This can be in the form of dedicated bicycle rack or storage spaces outside the building, closet spaces within each dwelling unit, or within the individual carport or garage units. That said, please indicate the number of bicycle parking space types and bicycle spaces provided in the “Parking Summary” table. or closet spaces within each dwelling unit. **Response: There are storage closets in the underground garage that have ample size for bicycle storage.**
15. **Retaining Wall** – Please note that any retaining walls greater than 48 in. in height will require an Application for Building Permit be submitted to the Community Development Department, as well as a structural engineer’s report for said retaining wall(s). **Response: Acknowledged.**

16. **Trash Enclosures** – Please identify the location where the on-site trash enclosures / dumpsters will be. Per Section 407.030 Buffers, Screens and Fencing, high impact site elements such as trash enclosures shall be constructed of a durable material designed to withstand regular use by heavy equipment, including masonry, steel, and hard wood; and be screen using a Type 1 buffer:
- At least 5 ft. wide
 - 1 evergreen per 8 linear feet or 1 shrub per 5 linear ft.
 - OR a fence or ornamental wall that provides a solid screen between 6 ft. and 8 ft. with lesser combination of plant material to soften the wall or fence.

That said, please detail the fence type/material of wall for the proposed trash enclosure.

Response: Trash Enclosure Location is shown. Double shown one for trash, one for recycles.

Grading Plan (Sheet C3)

17. **Slope** – Please include the slope (%) in a table or footnote on the sheet.

Response: Slopes shown.

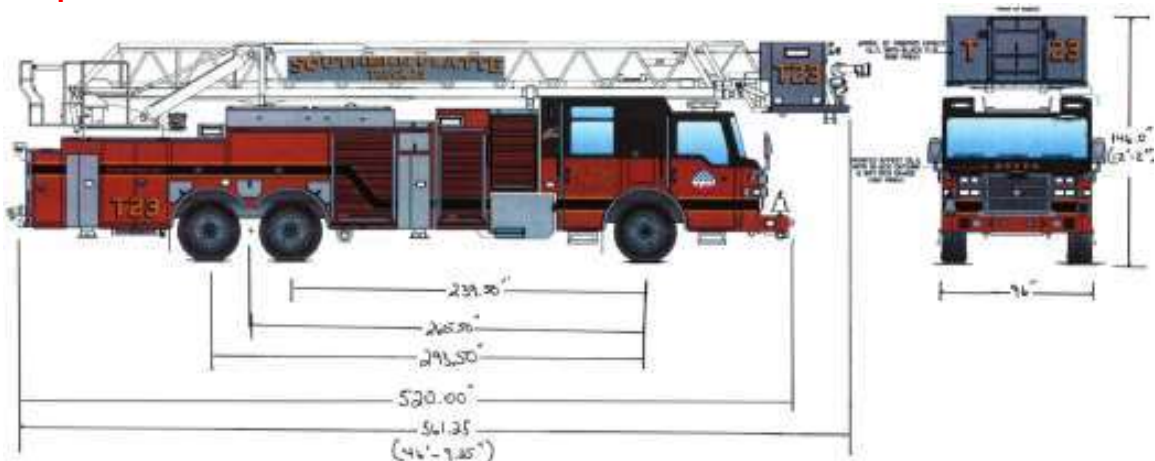
18. **Phase 2** – Will Phase 2 be incorporated into the Grading Plan? Please explain if not.

Response: Not at this time. This area is not yet fully designed and is a future phase.

Truck Movement (Sheet C4)

19. **Pierce Velocity Fire Truck** – Please make sure the AutoTurn movements shown on this sheet are for the specifications of a Pierce Velocity fire truck:

Response: Shown.



20. **Reference Table** – Please include a reference table on the plan sheet for a Pierce Velocity fire truck (with specifications) so a reader knows the AutoTurn movements are for this motorized vehicle. **Response: Shown. See sheet C5**

Tree Preservation Plan (Sheet 1)

21. **Reference** – No comments.

Tree Landscape Plan (NSPJ Architects)

22. **Legend** – Please include a legend table showing the symbology of the following landscaping on this sheet:

- Foundation plantings
- Shrubs
- Shade trees / large tree
- Evergreens

Response: (NSPJ) Included.

Overall Site Section (NSPJ Architects)

23. **Dimensions** – Please include any additional dimensions (i.e., length, height, width) as possible. This includes distances between the property line and the condo building, Lakeview Dr., as well as the elevation (ft. above sea level) at the property line, Riss Lake Dr., the top/roof of the Condo building, finish floor of the Condo building, and top of the tree line.

Response: (NSPJ) This information has been added.

North and West Elevations (Sheet 1)

24. No comments.

South and East Elevations (Sheet 2)

25. No comments.

Garage Floor Plan (Sheet 3)

26. No comments.

Typical Building Floor Plan (Sheet 4)

27. No comments.

West Elevation (NSPJ Architects)

28. **Clubhouse** – In addition, please provide a rendering of the proposed clubhouse.

Response: (NSPJ) Provided.

Typical Building Floor Plan Lighting (Sheet E101)

29. No comments.

Again, please distribute these comments to your team, revise the plan sheets and provide us updated paper (2 copies) and electronic copy (1) of the revised plan sheets by **9:00 a.m. of Monday, September 6, 2021**. We are also happy to meet again or conference to discuss these comments in more detail if necessary. Please let us know if you have any questions. Thank you.

Response: Submitted Friday, Sept 3 by COB.

August 10, 2021
Judd Claussen, PE
President
Phelps Engineering, Inc.
1270 N. Winchester
Olathe, KS 66061

SUBJECT Traffic Engineering Services
Residences at Riss Lake Trip Generation
Parkville, Missouri

Dear Mr. Claussen:

As requested, Merge Midwest Engineering, LLC has completed the trip generation calculations for the Residences at Riss Lake Development located in the southeast quadrant of the intersection of MO-Hwy 9 & NW Lakeview Drive in Parkville, MO. The existing lot is currently vacant. The site plan for the proposed development is shown on **Exhibit 1**. The proposed development will consist of 112 total luxury condominium units in four separate 4-story buildings of 28 units each. The development is anticipated to occur in two phases. Phase 1 will include Building 1 (28 units), and Phase 2 will include Buildings 2-4 (84 units).

Trip Generation: The estimated trip generation for Residences at Riss Lake Development was based upon the 10th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Handbook*. *Land Use Code 221 – Multifamily Housing (Mid-Rise)* was selected as each building has at least three other dwelling units and is between three and 10 levels (floors). The resulting trip generation is shown in **Table 1** below:

Table 1: Proposed Trip Generation

				AM Peak Hour (VPH)			PM Peak Hour (VPH)		
Land Use	Qty	Unit	ADT (VPD)	TOTAL	IN	OUT	TOTAL	IN	OUT
PHASE 1									
221 – Multifamily Housing (Mid-Rise)	28	DU	151	10	3	7	13	8	5
PHASE 2									
221 – Multifamily Housing (Mid-Rise)	84	DU	456	29	8	21	37	22	15
Total Trips (All Phases)			607	39	11	28	50	30	20

As shown in **Table 1**, the proposed development would generate less than 100 total trips during the AM and PM peak hours.

The development team has indicated that there is a potential that the development could be marketed to seniors. Therefore, trip generation calculations were also calculated for *Land Use Code 252 – Senior Adult Housing – Attached* are shown in **Table 2** below:

Table 2: Proposed Trip Generation – Senior Living

				AM Peak Hour (VPH)			PM Peak Hour (VPH)		
Land Use	Qty	Unit	ADT (VPD)	TOTAL	IN	OUT	TOTAL	IN	OUT
252 – Senior Adult Housing - Attached	112	DU	425	22	8	14	29	16	13
Total Trips (All Phases)			425	22	8	14	29	16	13

As shown in the table, if the development moves forward as a senior-living development, the anticipated peak-hour trips would be less than if they are not marketed to seniors.

We appreciate the opportunity to serve you on this very important project. Please feel free to contact us if you should have any questions.

Respectfully submitted,

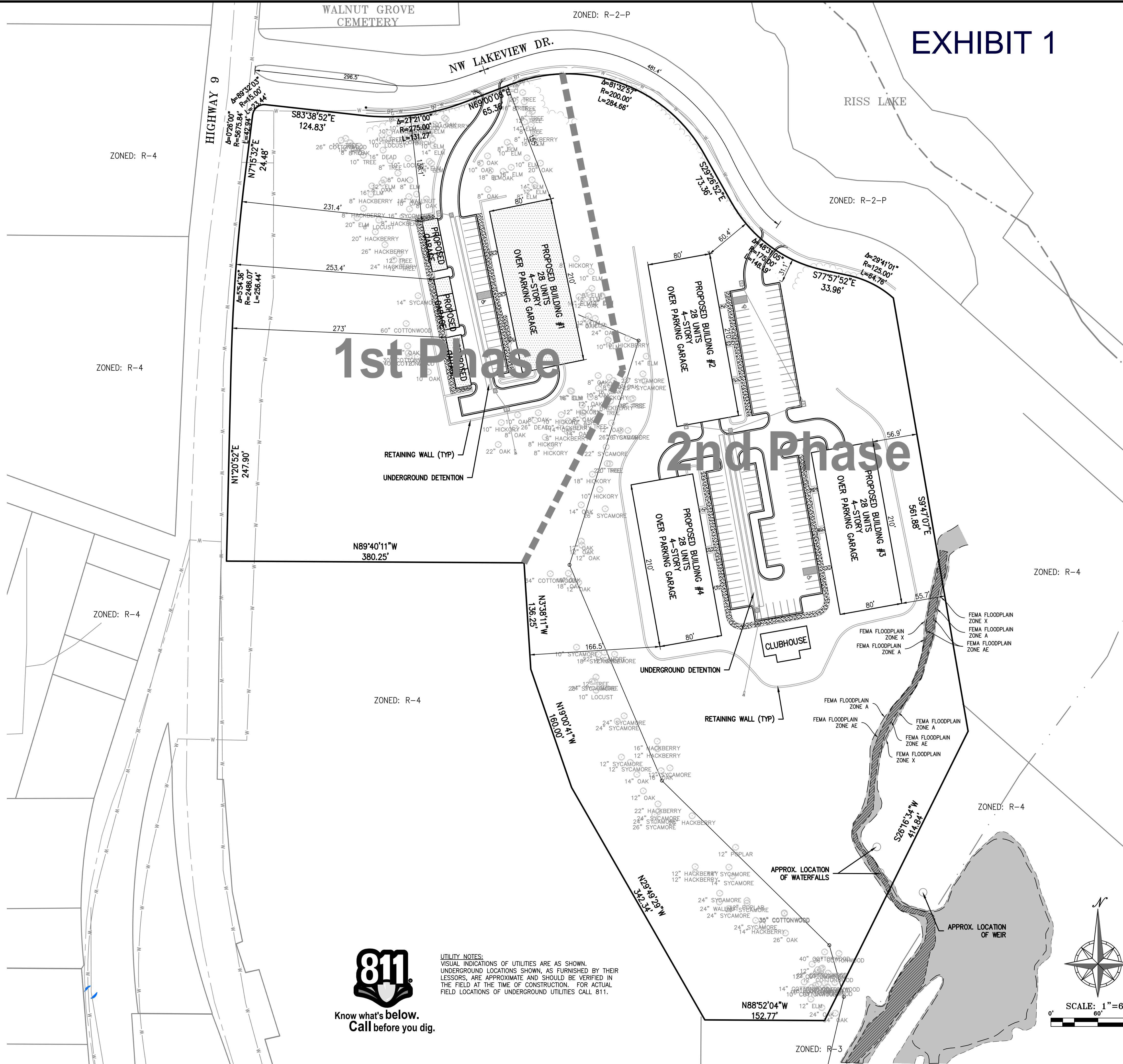
Merge Midwest Engineering, LLC



Janelle M. Clayton, P.E., PTOE
Manager / Co-Owner



\\PHELPS-SERVICES\Projects\200806\DWG\Prod Draw Plans\3 building layout\OVERALL SITE.dwg Layout:1 Aug 11, 2021 - 9:21am JEANETTE OPAT



PROPERTY DESCRIPTION:

All that part of the Southeast Quarter of Section 26, Township 51 North, Range 34 West in the City of Parkville, Platte County, Missouri, being more particularly described as follows:
Commencing at the Southwest corner of the Southeast Quarter of said Section 26; thence N 0°04'04" W, along the West line of the Southeast Quarter of said Section 26, a distance of 1237.27 feet; thence N 89°55'56" E, a distance of 1362.69 feet to a point on the East Right-of-Way line of Missouri Route No. 9, as now established, said point being the Point of Beginning; thence Northerly along the east Right-of-Way line of said Missouri Route No. 9 for the following four (4) courses; thence N 12°05'52" E, a distance of 247.90 feet; thence on a curve to the right, said curve being tangent to the last described course and having a radius of 2486.07 feet, an arc distance of 256.44 feet; thence N 71°53'32" E, a distance of 24.48 feet; thence on a curve to the left, said curve being tangent to the last described course and having a radius of 5675.84 feet, an arc distance of 42.94 to a point on the southerly Right-of-Way line of Lakeview Drive, as now established, thence Northeasterly, Easterly and Southeasterly along the Southerly Right-of-Way line of said Lakeview Drive for the following nine (9) courses; thence on a curve to the right, said curve being tangent to the last described course and having a radius of 15.00 feet, an arc distance of 23.44 feet; thence S 83°38'52" E, a distance of 124.83 feet; thence on a curve to the left, said curve being tangent to the last described course and having a radius of 275.00 feet, an arc distance of 131.27 feet; thence N 69°00'08" E, a distance of 65.36 feet; thence on a curve to the right, said curve being tangent to the last described course and having a radius of 200.00 feet on arc distance of 284.66 feet; thence S 29°26'52" E, a distance of 73.36 feet; thence on a curve to the left, said curve being tangent to the last described course and having a radius of 175.00 feet, an arc distance of 148.19 feet; thence S 77°57'52" E, a distance of 33.96 feet; thence on a curve to the right, said curve being tangent to the last described course and having a radius of 125.00 feet, an arc distance of 64.76 feet to a point, said point being the northmost corner of the Dam Maintenance Area, as described in Quit Claim Deed document #0000356 and recorded in the Platte County Recorder of Deeds office in book 0805 at page 146; thence S 09°47'07" E, along the West line of said Dam Maintenance Area, a distance of 561.88; thence S 26°16'34" W, a distance of 414.84 feet; N 89°52'04" W, a distance of 152.77 feet to a point on the east line of White Allee Nature Area, as shown on a survey by Affinis dated May 1, 2009; thence Northerly and Westerly along the East and North lines of said White Allee Nature Area for the following four (4) courses; thence N 29°49'29" W, a distance of 342.34 feet; thence N 19°00'41" W, a distance of 160.00 feet; thence N 3°38'11" W, a distance of 136.25 feet; thence N 89°40'11" W, a distance of 380.25 to the point of beginning, containing 16.1882 acres, more or less, of unplatted land.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PARKVILLE, COMMUNITY NO. 290294, PLATTE COUNTY, KANSAS, MAP NO. 29165C03830, AND DATED APRIL 2, 2015.

BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (SMARTNET GPS NETWORK)

BUILDING & LOT DATA

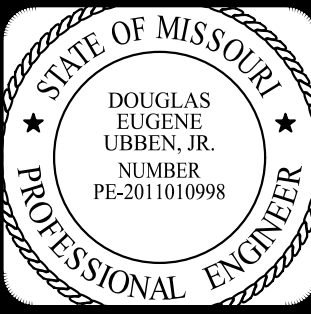
Site Area	704,843 S.F./16.18 Ac.
Existing Zoning	R-4 & R-2-P
Proposed Zoning	RS-P
Proposed Building Use	Residential
Proposed Building No. of Stories	4 Story
Proposed Building Height	55' Above Parking Garage
Proposed No. of Units	112 Units
Building #1 S.F.	59,096 S.F.
Building #2 S.F.	59,096 S.F.
Building #3 S.F.	59,096 S.F.
Building #4 S.F.	59,096 S.F.
Clubhouse S.F.	4,116 S.F.
Total Building S.F.	236,384 S.F.
Total Building Coverage (73,218/704,843)	0.104
Floor Area Ratio (FAR)	0.34
Density	6.92 Units per Ac.
Preserved Open Space	11.2 Ac. (69%)

PARKING SUMMARY - Building #1

Parking Provided - Building #1	
Standard Parking Provided (Surface)	21 Spaces
Standard Parking Provided (Garage)	54 Spaces
Handicap Accessible Parking Spaces Provided (Surface)	1 Spaces
Total Parking Provided	76 Spaces
Total Parking Per Unit	2.71
Parking Required:	
1.5 Spaces For Every Unit	58 Spaces

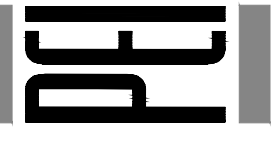
PARKING SUMMARY - Building #2, #3 & #4

Parking Provided - Buildings #2, #3 & #4	
Standard Parking Provided (Surface)	93 Spaces
Standard Parking Provided (Garage)	108 Spaces
Handicap Accessible Parking Spaces Provided (Surface)	2 Spaces
Total Parking Provided	203 Spaces
Total Parking Per Unit	1.61
Parking Required:	
1.5 Spaces For Every Unit	126 Spaces



PHELPS ENGINEERING, INC.
1370 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION



SITE PLAN
RISS LAKE CONDOS
PARKVILLE, MISSOURI

PROJECT NO.	DATE	BY	DATE	REVISIONS:
200806	8-6-21	JMO		
CHECKED: DEU	APPROVED: JDC			
CANVAS: DATE OF AUTHORIZATION	CANVAS: DATE OF AUTHORIZATION			
LAND SURVEYING: LS-82	LAND SURVEYING: LS-82			
CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION			
ENGINEERING: 2008060208	ENGINEERING: 2008060208			

SHEET

C1

Multifamily Housing (Mid-Rise) (221)

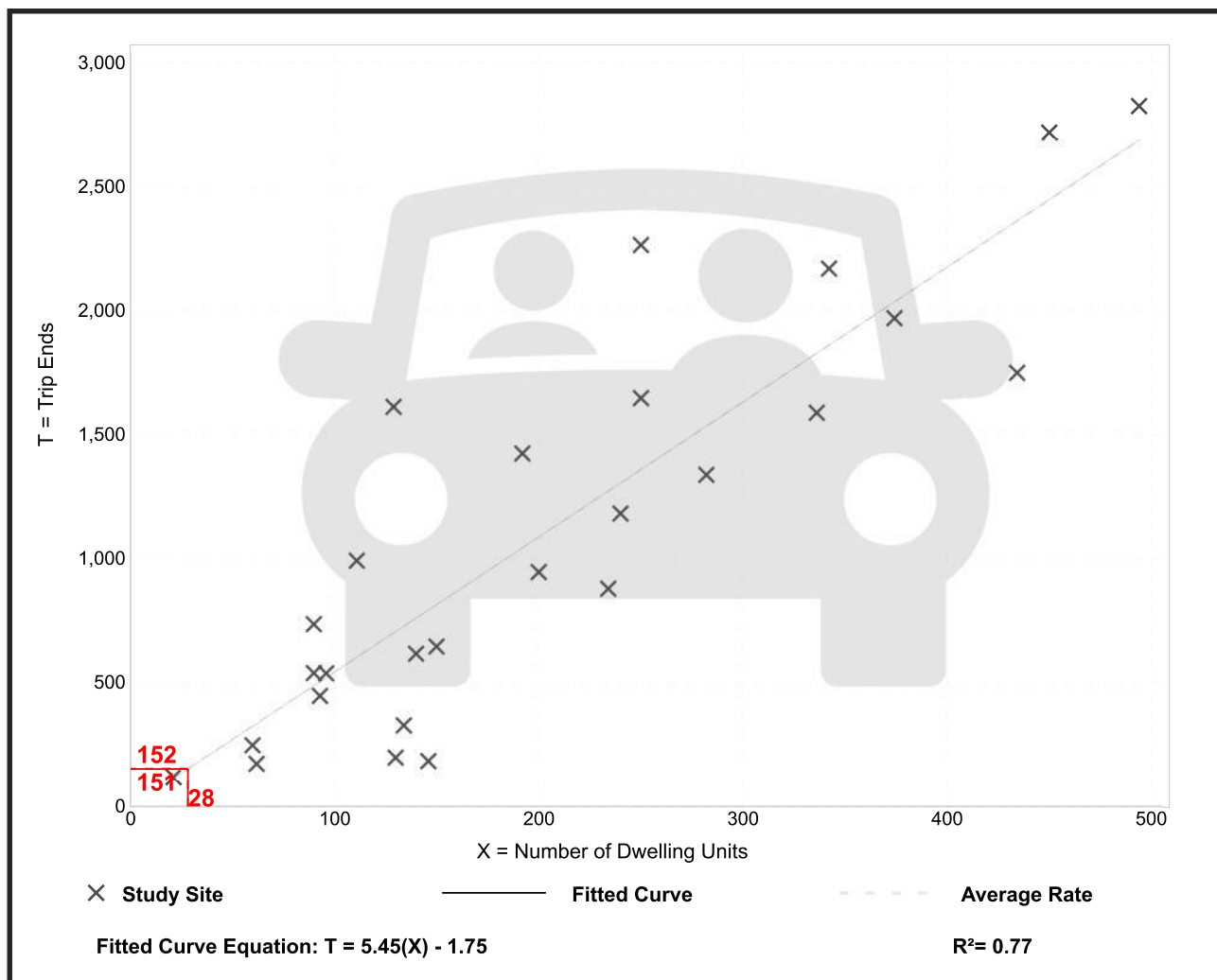
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

Calculated Trip Ends:

Average Rate: 152 (Total), 76 (Entry), 76 (Exit)

Fitted Curve: 151 (Total), 75 (Entry), 76 (Exit)

Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

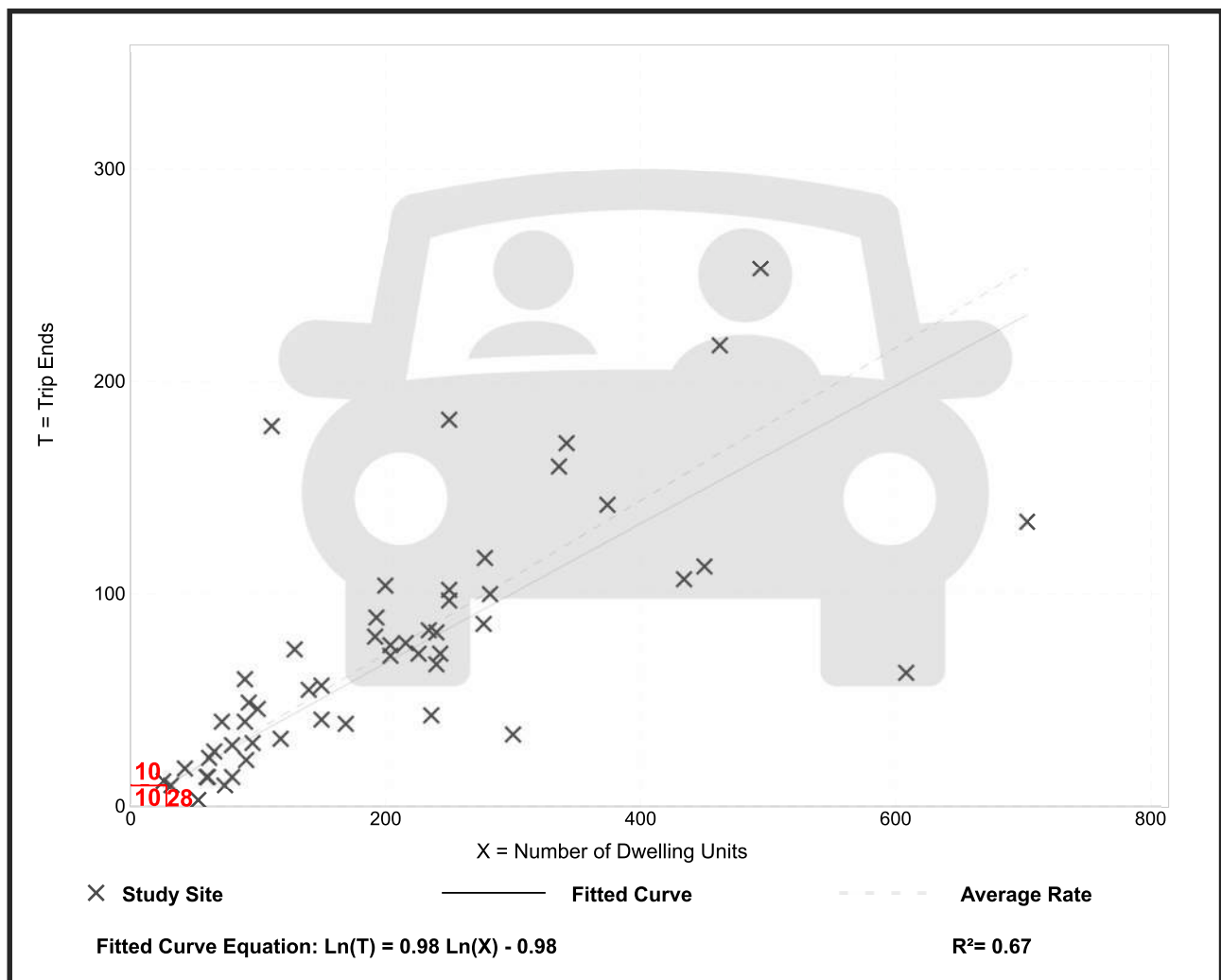
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

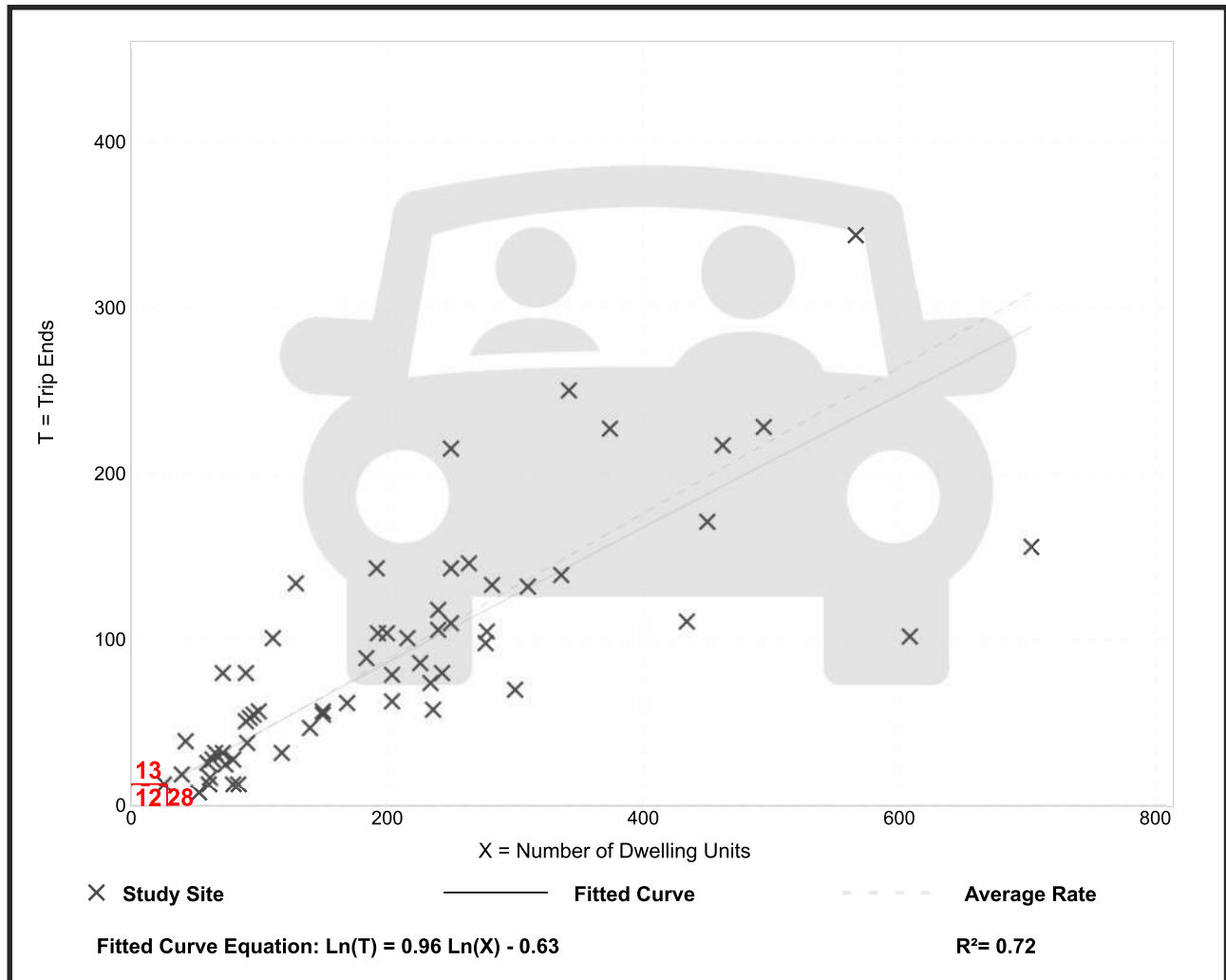
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

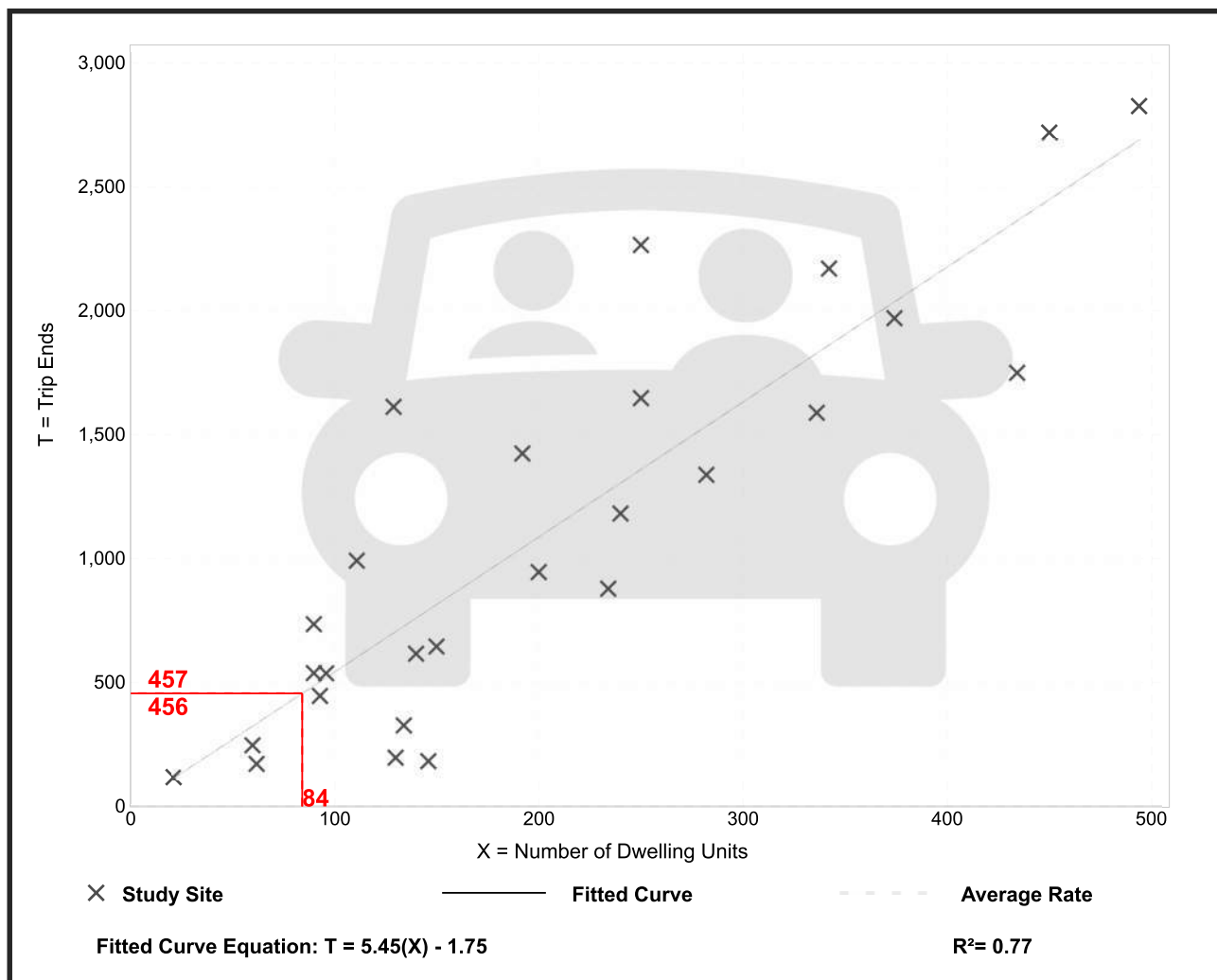
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

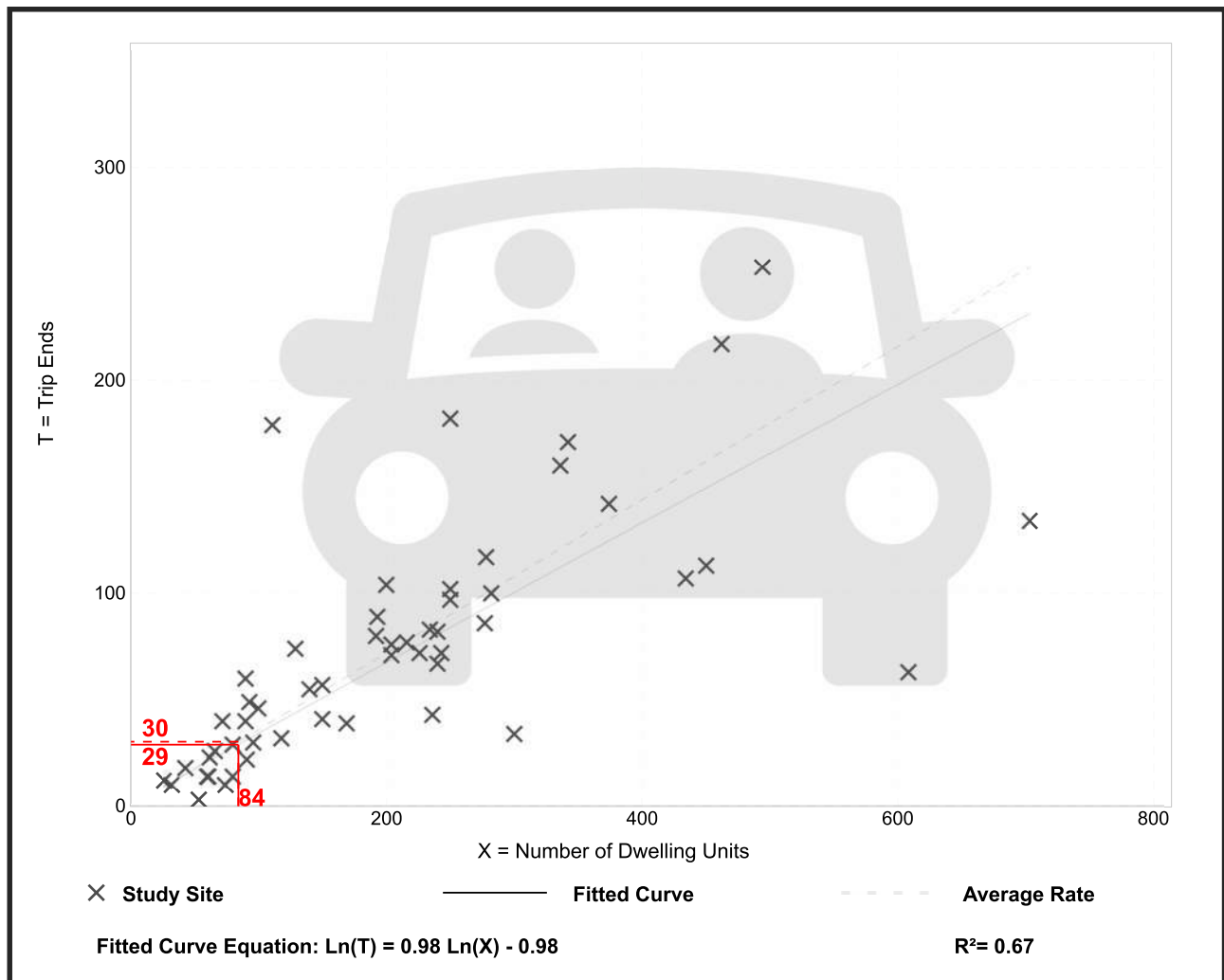
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



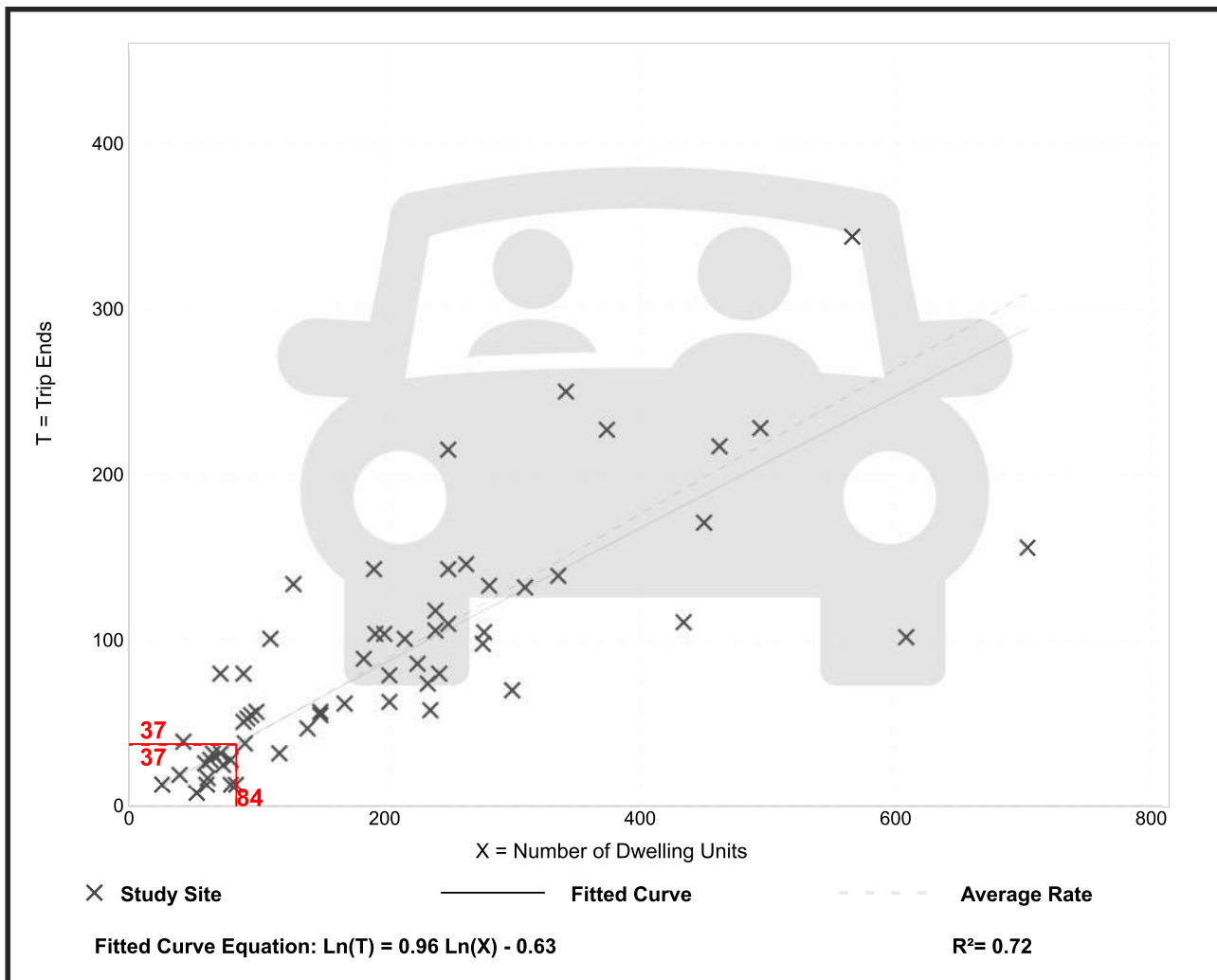
Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 60
 Avg. Num. of Dwelling Units: 208
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Senior Adult Housing - Attached (252)

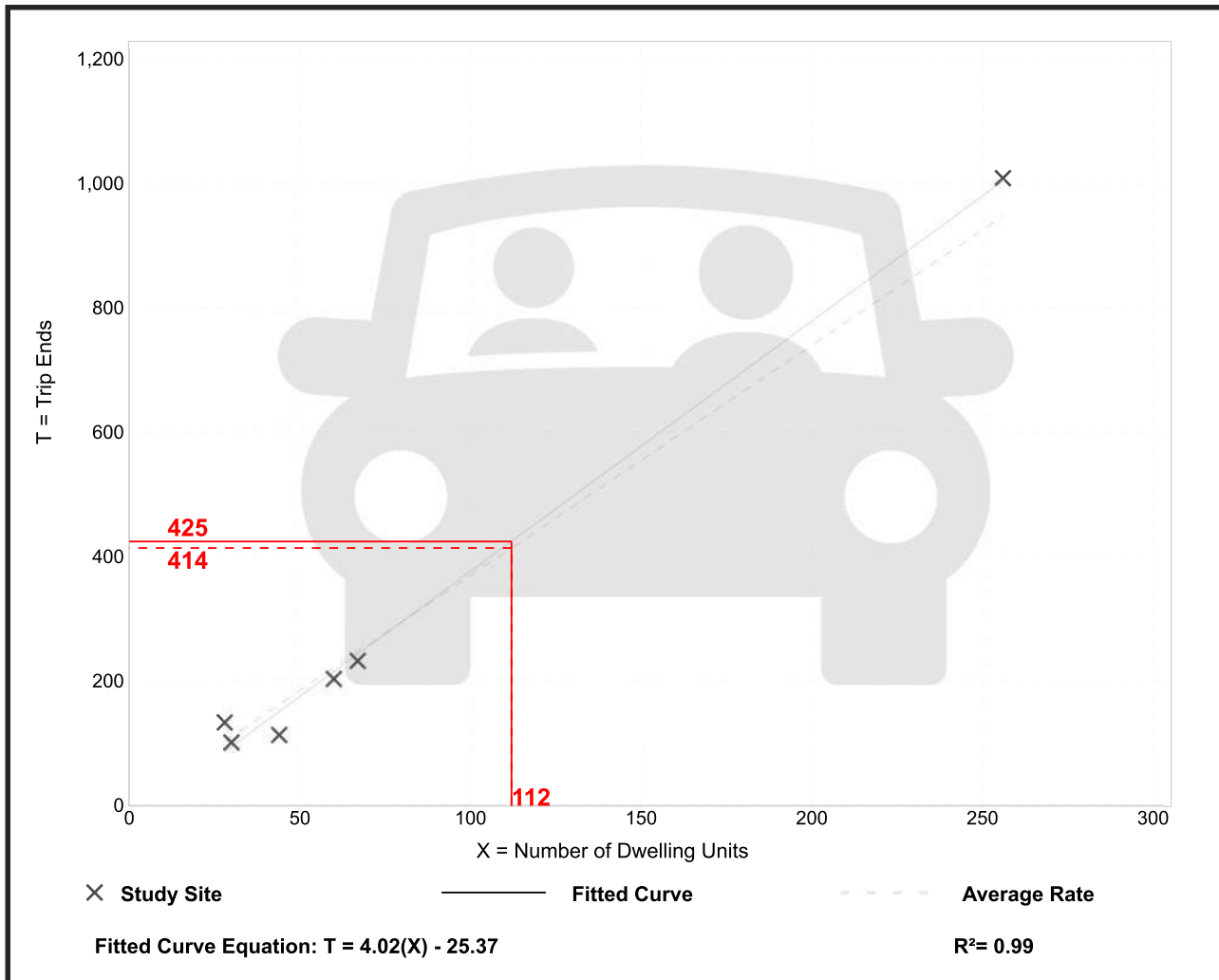
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Dwelling Units: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.70	2.59 - 4.79	0.53

Data Plot and Equation



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

Calculated Trip Ends:

Average Rate: 414 (Total), 207 (Entry), 207 (Exit)

Fitted Curve: 425 (Total), 212 (Entry), 213 (Exit)

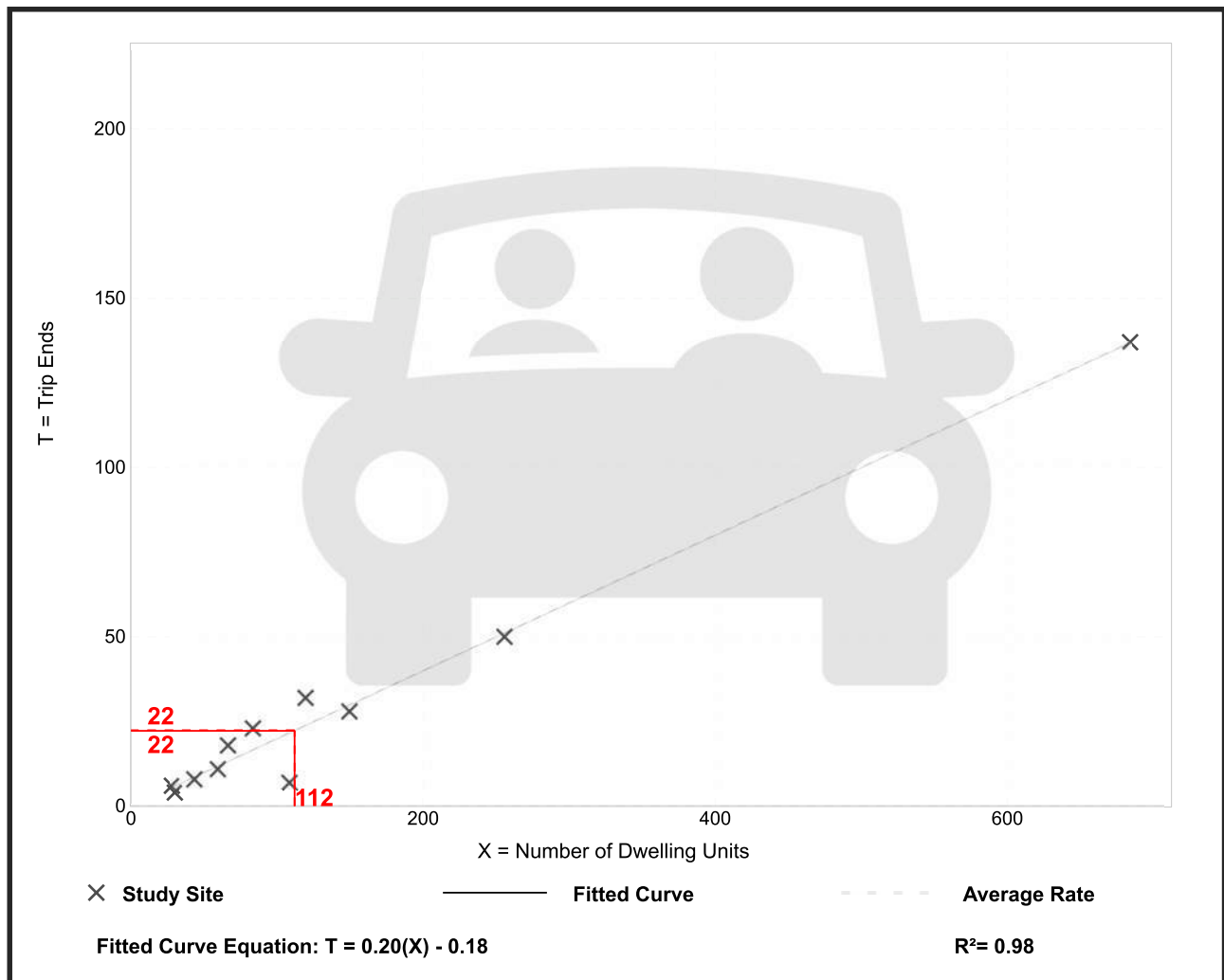
Senior Adult Housing - Attached (252)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 148
Directional Distribution: 35% entering, 65% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.06 - 0.27	0.05

Data Plot and Equation



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

Calculated Trip Ends:

Average Rate: 22 (Total), 7 (Entry), 15 (Exit)

Fitted Curve: 22 (Total), 8 (Entry), 14 (Exit)

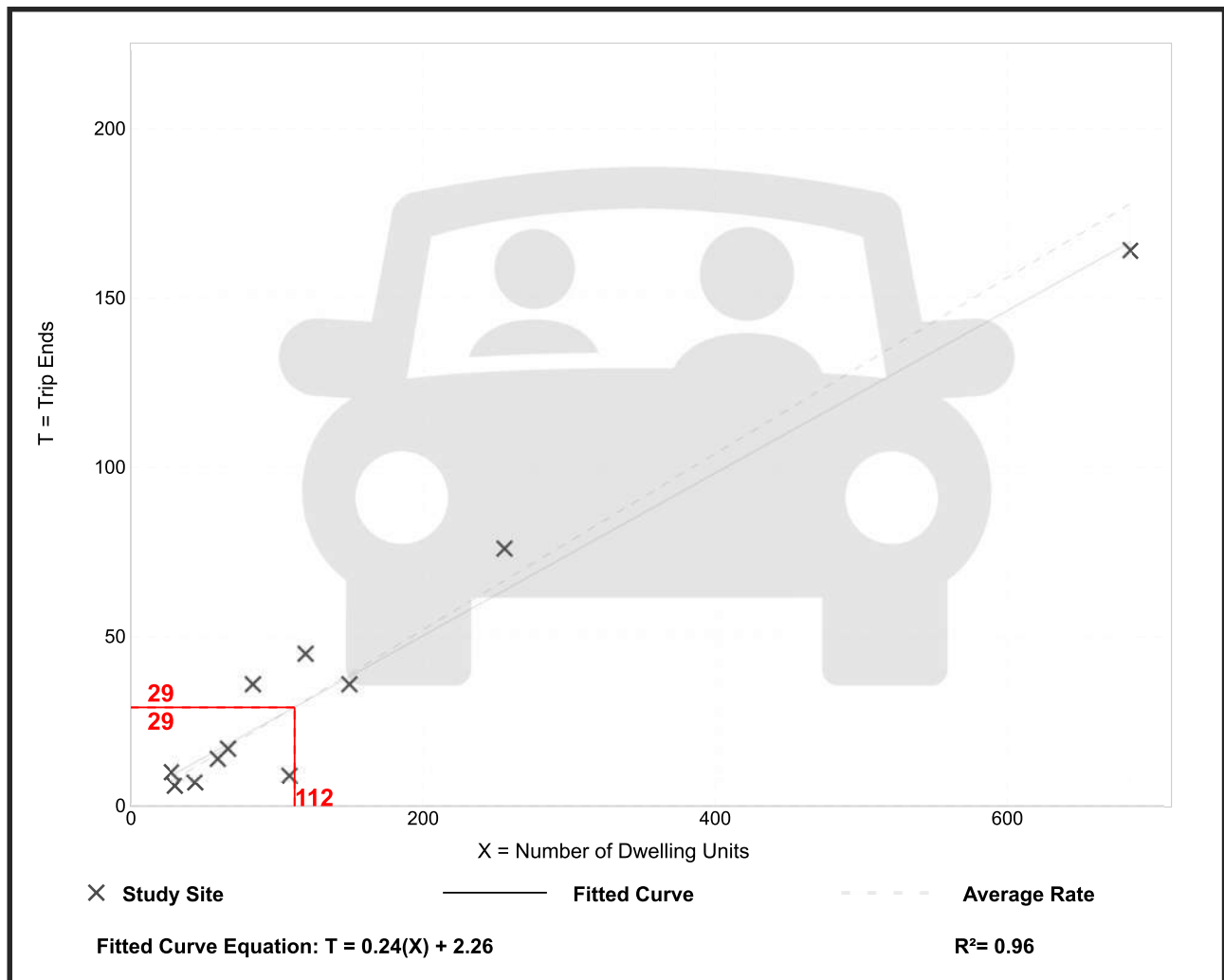
Senior Adult Housing - Attached (252)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 148
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.26	0.08 - 0.43	0.08

Data Plot and Equation



From: Dave Mennenga <dmennenga@gbateam.com>
Sent: Monday, August 09, 2021 4:05 PM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Cc: Alysén Abel <AAbel@parkvillemo.gov>; Bryan Blizzard <bblizzard@gbateam.com>
Subject: RE: Riss Lake Condos - Traffic Impact Study

Stephen/Alysén:

As requested, I already have taken a look at this new submittal today. From a trip generation standpoint, I've compared Merge's calculations to our online ITE resource and don't see any major issues with what has been reported (-2 cars daily, A.M. matches, and +1 car P.M. for the development -- just due to the way that Janelle separated it into Phase 1 and Phase 2 lines and/or rounded things when adding together). I concur with Merge that this proposed development generates trips much lower than the typical 100 vehicles per hour (vph) threshold that ITE recommends to trigger a full traffic study.

I will admit that I was curious if they had recently counted the intersection of Highway 9 with Lakeview Drive, based on your recent conversations with MoDOT and the Hwy 9 contractor regarding their construction phasing concerns. Since they didn't, the only opinion that I could really offer you is that I would not expect this proposed development to cause any detrimental impacts to the traffic operations at that nearby signalized intersection it will use for access during the peak traffic periods. I would expect the westbound vehicle delays and queues to only go up slightly with these few extra vehicles, and likely negligible impacts to Highway 9 traffic.

Please let me know if you expect any more effort from us for this TIS review? If you expect it to be controversial to the adjacent Riss Lake neighbors and think we'll need to appear at a future Planning Commission hearing, then we probably need to execute a Work Authorization for this project. If you don't and this 1.0 hour of my time can be applied to another existing WA, then please provide that direction as well...

Thanks,
Dave

David J. Mennenga, PE, PTOE
Associate

GBA
9801 Renner Boulevard | Lenexa, KS 66219-9745
P (913) 577-8214 | M (913) 486-3628

www.gbateam.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

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From: Dave Mennenga <dmennenga@gbateam.com>
Sent: Wednesday, August 11, 2021 3:56 PM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Cc: Alysén Abel <AAbel@parkvillemo.gov>; Bryan Blizzard <bblizzard@gbateam.com>
Subject: RE: Riss Lake Condos - Traffic Impact Study

Stephen,

I have reviewed the revised site plan and the new trip generation estimates prepared by Merge Midwest. I again confirmed these trip generation estimates with our own online ITE resource, and find them to be accurate. As this proposed development would still generate 40-50 peak hour trips (at most, fewer if it's for senior housing), I'd maintain that a more detailed TIS is not necessary.

Thanks,
Dave

David J. Mennenga, PE, PTOE
Associate

GBA
9801 Renner Boulevard | Lenexa, KS 66219-9745
P (913) 577-8214 | M (913) 486-3628

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CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

To: Utility Providers
From: Stephen Lachky, Community Development Director
Date: Tuesday, August 24, 2021
Re: **Utility Provider Verification – Riss Lake Condos Residential Development**

Enclosed for your review and comment is a preliminary development plan for Riss Lake Condos, a planned residential development consisting of four 4-story condominium buildings (59,096 sq. ft. each; 112 units total) and a clubhouse (4,116 sq. ft.) on 16.65 acres, more or less, generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152. Please take a moment to answer the following questions pertaining to your awareness of the project, potential service limitations, adequacy of proposed easements and additional issues. Please mail or email your responses by Monday, September 6, 2021 to:

Stephen Lachky, AICP, CPM, CFM
Community Development Director
8880 Clark Ave
Parkville, MO 64152
slachky@parkvillemo.gov

Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed site plan? ☐ Yes ☐ No
2. Can you provide adequate service to the proposed development? ☐ Yes ☐ No
If limitations, please explain _____

3. Are the utilities and easements shown on the plans adequate? ☐ Yes ☐ No
If not, please explain _____

4. Are there any other issues that need to be addressed? ☐ Yes ☐ No
If so, please describe _____

Additional comments may be included on a separate sheet

Name: _____
Title: _____
Agency: _____
Date: _____

Signature: _____

-----Original Message-----

From: tnoble8115@gmail.com <tnoble8115@gmail.com>

Sent: Wednesday, September 01, 2021 9:15 AM

To: Stephen Lachky <SLachky@parkvillemo.gov>

Subject: Request for a list

Good Morning —

May I please have a list of the members of the Planning & Zoning Commission, and their email addresses?

I plan to write to each of them to express my opposition to this proposed re-zoning.

The city just spent \$150,000 to develop a Master Plan, and this parcel was thoughtfully zoned. I see no community benefit to ignoring our Master Plan and rezoning this parcel.

Further, I believe these buildings will negatively impact the Parkville Nature Sanctuary, both aesthetically and environmentally.

I also think this added density will create an undesirable traffic burden on the area.

I would be interested to know how the community can be assured that a project of this magnitude, and the earth moving and grading that it will require, will not threaten the structural integrity of the Riss Lake Dam.

Thank you for making these concerns known to the Commission and including them in the record pertaining to this proposal.

Cordially,

Theresa Noble
Parkville, Missouri

From: Melanie Osterhaus <mel@mktghaus.com>
Sent: Wednesday, September 01, 2021 2:03 PM
To: Brad Stanton <BStanton@parkvillemo.gov>
Cc: Stephen Lachky <SLachky@parkvillemo.gov>; lilah.hall2011@yahoo.com; Andrew Barchers <barchersa@hotmail.com>; theresa noble <tnoble8115@gmail.com>; david.s.reed@gmail.com
Subject: Riss Lake Condo Complex - Hwy 9 and Lakeview Dr.

Hello Brad,

We represent a group of concerned Parkville area citizens. We oppose the Don Julian development being proposed on Hwy 9 and Lakeview Dr. That will be presented at the September 14th Planning and Zoning Commission meeting. Here is a link for your reference: https://parkvillemo.gov/download/RissLakeCondos_PublicHearingSummary.pdf

One of the things we strongly oppose is their effort to have the land re-zoned to R5P. We would like to know the exact definition of the P. We have been hearing very different definitions as it relates to what the P could mean.

Can you clarify what exactly the P means as it relates to this Don Julian project on Hwy 9 and Lakeview Dr. specifically?

Be well,
Mel

MELANIE OSTERHAUS

From: Diane E Brennecke <dbrennecke@us.ibm.com>

Sent: Wednesday, September 1, 2021 1:04 PM

To: Greg Plumb

Subject: opposition to rezoning of property located at intersection of HWY 9 and Lakeview Dr

Hello Greg, I wanted to officially raise my opposition to the above mentioned rezoning request submitted by Don Julian. According to the Parkville Master Plan we should limit construction and grading within areas with very steep topography and should preserve areas with significant tree cover. With the fairly recent acquisition of the land west on 45 Hwy and along the I435 corridor, development should continue to be focussed out there where there is not an already severely limited source of natural green space. We are a smaller community with as the Master Plan indicates "quaint" qualities. This particular rezoning would significantly impact the traffic, noise and light pollution within Parkville as well as undermine the spirit of the Master Plan and what draws people to Parkville.

I personally have spoken to 50+ individuals in ward 4 all of whom oppose the development rezoning. I would appreciate the opportunity to speak with you directly about this. Thank you for your time and consideration of my request.

Diane E. Brennecke

dbrennecke@us.ibm.com

816-305-6096

From: Karen Lynn <karenklynn@gmail.com>
Sent: Wednesday, September 1, 2021 1:38 PM
To: Greg Plumb
Subject: Proposal to rezone

Hello Greg,

I am writing to you to voice my concerns regarding the proposal to allow property off 9 HWY and Lakeview Drive to be rezoned to R5. As I'm sure you're aware that Don Julian is requesting zoning to be changed to allow his Condo project to move forward. I am absolutely opposed to this project.

My primary concern would be the negative impact to the nature sanctuary (a Parkville treasure) that lies adjacent to the property. The 4 story building (more likely 5-6 stories with garage and grading) will tower over the waterfall a mere 400 feet away. The loss of habitat, water runoff, noise and light pollution, and human activity will destroy the "sanctuary" and turn it into a walking path that will most likely be less safe to use.

I also have major concerns regarding increasing traffic not only on 9 Hwy but Riss Lake drive that a high density housing at one end will most certainly invite.

I have numerous other concerns regarding specific impacts to Riss lake residents but the above are more impactful to the City of Parkville itself. This project does not align with Parkville's Master Plan.

Please help us keep Parkville a uniquely beautiful and safe place to live.

I ask that you vote no to this proposal.

Thank you so much.

Karen Lynn
5516 Meadow Lake
Parkville, Mo

From: Kodi Fleshman <kodifleshman@yahoo.com>
Sent: Wednesday, September 1, 2021 2:02 PM
Subject: Oppose Proposed Condo - Hwy 9 & Lakeview Drive

To the Aldermen and the Planning and Zoning Commission,

I am a concerned Parkville area resident and I oppose the proposed Don Julian Development on HWY9 and Lakeview Dr. and the proposed re-zoning of the project for the following reasons:

Impact to nature and wildlife
Impact to the nature sanctuary
Impact to our clean water and runoff
Impact to traffic and safety in our community Impact to the Riss Lake dam

I also oppose the project because it does not visually or stylistically fit in the Parkville Master Plan as stated on p. 203 and 195, overall look and feel of multi-family zoning for 6-12 units per acre.

Please deny the proposed four story condo complex with clubhouse. Please stop the developer from creating an unsafe blight on our community.

Sincerely,
Brett & Kodi Fleshman

From: Jodi J. Fox <jfox@mvplaw.com>
Sent: Wednesday, September 1, 2021 2:24 PM
To: Greg Plumb
Subject: Concerned Parkville Citizen

Good afternoon:

I am writing to express my concerns about the project being proposed by Don Julian at the entrance of Riss Lake and Hwy 9.

From a personal standpoint, my family lives on the top of the dam in Riss Lake. We moved from one Riss Lake house to this one a year ago for the breathtaking view of the nature sanctuary from our backyard. When my husband and I were dating and I first started coming to Parkville, I would ask him to drive me across the dam because I considered that to be the most beautiful view in all of Parkville. It still is. When the opportunity arose for us to move to our current house when that is my view every day, we didn't hesitate. So from a selfish standpoint, the project will disrupt our peace and quiet for the duration of the building process as well as when additional residents start moving in. It will also impact the view that I had been coveting for 25 years and finally have.

From the standpoint of a Parkville resident, I have concerns about the traffic on Hwy 9 and most of all, the impact on the nature sanctuary. It is such a beautiful area that so many people, even outside of Parkville enjoy. It has been a haven for people in the last year and a half and it would be devastating to so many people to have it change.

While I appreciate Mr. Julian's vision and business acumen, my hope would be that the sanctity of our community be considered ahead of another opportunity for what seems to be unnecessary growth. We have an amazing number of condo/apartments built in the area in a very short amount of time. I am not sure that our community needs one more. I understand that this is being "billed" as a high end, luxury condo which doesn't exist in the market. Even though that may be true, at the end of the day, it is another multi-family complex shoved into a single family neighborhood. My dream would be the project didn't happen at all, but in the alternative, I would respectfully request that the area not be allowed to be rezoned which would eliminate the ability to have the high density housing and minimize the impact on the community.

I am confident that I don't stand alone in this request. Please consider the voices of your constituents, neighbors and friends while you are making this decision. I appreciate your time.

Jodi J. Fox

From: Brandy Colson <brandy@blcolson.com>

Sent: Wednesday, September 1, 2021 3:32 PM

To: Brandy Colson

Subject: Opposition to Change in Zoning for Don Julian Development on Hwy 9 and Lakeview

To the Aldermen and the Planning and Zoning Commission,

I am a concerned Parkville area resident and I oppose the proposed Don Julian Development on HWY9 and Lakeview Dr. and the proposed re-zoning of the project for the following reasons.

The size and scale of this project is certain to have an impact on nature and local wildlife. The spot selected sits atop a beautiful waterfall and that natural space will be severely damaged by the change upstream. While I understand the land is not a part of the nature sanctuary, the impact to the eco-system is certain, particularly when you recognize it sits atop the water flow. Changes in water patterns and pollution to the beautiful nature sanctuary, a Parkville treasure, are certain outcomes of this project.

Further, this development creates traffic and safety issues in our community. The entrance to the development is proposed off of an s-curve that is already challenging and will be much more so with the additional traffic. I also hope to hear soon that the city performs a traffic study to understand the impact to 9-hwy traffic as a result of this effort.

I also hope the city can share how dam safety has been evaluated. I'm concerned that the dam, where foot traffic is prohibited to ensure structural viability, may be damaged with this significant building effort that will resculpt the land and water flow.

Lastly, I also oppose the project because it does not visually or stylistically fit in Parkville Master Plan as stated on p. 203 and 195, the overall look and feel of multi-family zoning for 6-12 units per acre.

Please deny the proposed four, four story condo complex with clubhouse. Please stop the developer from creating an unsafe blight on our community.

Sincerely,

Brandy Colson

September 1, 2021

Parkville Planning & Zoning:

I have been involved in numerous real estate developments over the past 30 years. Without exception, there is always some apprehension from surrounding residents. Change is generally concerning because some times change is not positive.

As I have listened to residents over the last few months that oppose the proposed 16+ acre condo project I've heard comments that we don't want to lose trees, we would rather have an expensive clubhouse, we don't want to add more people to the neighborhood amenities and clearly, are concerned with any change. If you really listen to their comments and concerns, they are all the more reason to support this project.

The reality is that Platte County is the second fastest growing county in the state, southern Platte County boasts the best demographic profile in the entire Northland area and the ground around us WILL be developed. The only real question is by whom.

The 16 acres of ground is currently zoned R4 for duplex, tri-plex or apartment type dwellings. Another developer could buy the ground and decimate all of the trees to make way for a typical sprawling apartment complex with large surface parking. There is even political talk of integrating subsidized housing into communities like ours. I can think of several ways in which development of this ground would not be a positive for our community.

Thank goodness this ground is owned by our Developer and our neighbor Don Julian who for the past three decades has done an exceptional job in developing Riss Lake. Many times he has proven that profit does not trump what is best for the community. This proposed condo phase is another good example. He is rezoning the ground for less units than are currently allowed, he is only utilizing one third of the ground and preserving two thirds, taking expensive measures to preserve nature, expensive measures to take storm water underground, expensive measures for subsurface parking and the list goes on.

There is one more parcel of ground left to complete the Riss Lake development project. It would be unconscionable for this ground to ever fall into the hands of anyone else. Clearly the financial aspect is not the motivating factor driving this endeavor. I believe it is a genuine desire to put the finishing touch on a masterful project by one of the most responsible developers the Northland has ever seen and I, as well as most of the neighbors that I have spoken to, wholeheartedly support it. Just like every phase of Riss Lake that Don Julian has developed, this addition will integrate well into the community and be an extremely nice component of the community.

C. Sterling Scott, CCIM
Managing Director

From: Kathy Dusenbery <kathyd.ctr@ptpi.org>
Sent: Thursday, September 02, 2021 6:52 PM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Subject: EDITED LETTER TO PLANNING AND ZONING, PLEASE USE THIS.

Dear Parkville Planning & Zoning Board Members,

You are faced with the difficult task of molding the future of our community. I want to thank you for your time and service to Parkville. Making difficult decisions made harder by residents that simply do not want change. The one thing I have learned by my experience in real estate and serving as Alderman, Mayor and Platte County Commissioner is that change does happen. Trees are cut down, buildings are erected and our community continues to flourish. Most of you do not remember the sleepy little town of Parkville which we moved to over 35 years ago. Truth is there were people who lived in Parkville who were against the development of Riss Lake. Some people do not like change. Riss Lake has been a positive development for Parkville. We are lucky that the past planning & zoning board agreed, *Riss Lake would be a positive development turning point for Parkville.*

There is only one parcel of ground left to complete Riss Lake Development, and Don Julian is coming before you to re-zone. Don is asking to for permission to build LESS units than the present zoning. Please give your approval to this zoning change. Why? Because this protects this parcel from being developed R-4. R-4 developed poorly would be devastating to our community.

The development of Riss Lake was not handed to Don, he earned it. The original developers went bankrupt, I worked for one of them, Kroh Brothers Development Company. Don slowly proved he was the right developer for Riss Lake. Riss Lake Drive was a private dirt road when we moved into our house in Riss Lake. Don Julian never approached the city with his hand out for bonding for the road which would of burdened land by putting the costs back on the residents. Don handled the expense of Riss Lake Drive and the Intersection improvements on Highway 45. Don Julian is the only developer that I have ever worked with that didn't come to the city with his hand out.

For the last 20 years, I have witnessed neighbors discussing with Don, the idea of building condos so people who want to down size can remain in Riss Lake and remain in Parkville. I know from my time in Government that Platte County is limited in choices for retirement type condos. We have lost residents to Clay County where there are more condo options. Don Julian is building these condos on the request of Parkville residents.

I am asking you to not let the loudest voices in the room filled with emotion influence your decision to allow Don to re-zone to build LESS. These loud voices do not understand the consequences of this last parcel of land remaining R4. These same loud voices do not understand, the value of having Don Julian build on the last parcel. When people with loud voices speak about trees being removed, they forget trees were removed to build their own homes. Trees can be re-planted. You can request Don Julian to replace trees. You can make the decision to work with a developer who has a proven record.

Please vote to approve the zoning change so LESS change can happen to our community. Thank you for your time and dedication.

Sincerely,
Kathy Dusenbery



Kathy Dusenbery

Director of Travel

Mobile: +1 (816) 914-5948

Email: kathyd.ctr@ptpi.org

People to People International World Headquarters 2405 Grand Boulevard, Suite 500
Kansas City, Missouri 64108 USA



From: Eric Matson <ematson@ivet.com>
Sent: Friday, September 03, 2021 9:22 AM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Subject: Don Julian and New Riss Lake Project.

Stephen,

I'm emailing to let you know Don Julian, family and his development company have 100% support from myself and my extended family. We moved to Parkville/Riss Lake almost 20 years ago, we own a business in Parkville (iVet) and I have nothing but great things to say about the city and community and feel Don Julian and his family are a major part of this. My parents still reside in Parkville as well as my sister's family and I can assure you all of them feel the same way I do. I'm sure I don't need to probably list out everything I feel Don has done as you probably already are aware but would like to list a few.

1. Riss Lake – My understanding is awhile back this area was more of a distressed area from a previous developer and Don stepped in and made the community what it is today, which in my opinion is one of the most desired residential communities not just in the Northland, but in the entire metro. As you know, Don has been apart of numerous developments around the metro but has chosen Parkville and Riss Lake as his residency which says a lot. His son, Jeff and his family, who are part of his development company also reside in Parkville. In addition, so many things go unnoticed by many residents. I have lived here long enough and have seen it. Examples include Don himself going around the area and picking up others trash. I know of numerous occasions he has paid for landscaping when residents weren't maintaining just to preserve the beauty of the area. These are just a few examples and show he truly cares about Parkville and Riss Lake.
2. Charity – I know its been mentioned by many, Don has enough money why doesn't he just donate the land as a nature reserve. The assumption is Don has not shared his success with the community and is only after profits. Well you don't have to drive to far down highway 9 to see Julian Field at Park College. Don's family has opened his house numerous times when asked to host charity events. He has always stepped up when people needed it.
3. Vision and Preservation – I hear many say, we have enough residents. The streets are going to be too crowded. Where are the animal going to go? It's going to destroy the lake. I've heard that for 20 years every time Don proposes a new development or plat. Well, thankfully he hasn't listened or most of the naysayers wouldn't be living here. He has also preserved the beauty of the lake and surrounding areas no matter what he does. I remember a story about Don being in a planning meeting and hearing a chainsaw nearby. He immediately drove to the sound and noticed a neighbor removing dozens of trees to get a better view of the lake. He personally stopped them and held them accountable.
4. Transparency – Don and his family have been transparent from the very beginning with this new project. He has hosted open meetings several times, showed his vision and plans, and welcomed open discussion and questions from those concerned. The other developers I know would be spending more time trying to get tax dollars from the community/city to fund their project. Transparency to me means he truly believe this is needed and values people's opinions.

Put all this together and you have a man and company that deeply cares about the city and community and has a proven track record in developing not only what is needed but also will do it the right way. He has earned this trust from me long ago. I will close by saying my wife and I will be empty nesters in 5-6 years and will most likely have a 2nd home somewhere a bit warmer. We want to always have a base in Parkville/Riss Lake but upkeeping a single family home is a lot of work. We are extremely interested in this project and potentially would not remain in Parkville without something like this.

Thank you,

Eric and Jennifer Matson
Riss Lake Resident

From: Melanie Osterhaus <mel@mktghaus.com>

Sent: Friday, September 3, 2021 3:05 PM

To: Nan Johnston; Tina Welch; Philip Wassmer; Dave Rittman; Brian Whitley; Doug Wylie; Marc Sportsman; Greg Plumb; Robert Lock

Cc: Jodi J. Fox; lilah.hall2011@yahoo.com; Andrew Barchers; david.s.reed@gmail.com

Subject: Don Julian Development: Hwy9 and Lakeview Dr. - Concerned Citizens Signed Letter to the Aldermen

Dear Board of Aldermen,

I am writing to you as the representative of a large group of concerned Parkville residents who oppose the newly proposed Don Julian (four building, four-story, 100+ unit) apartment complex with clubhouse, located on Hwy-9 and Lakeview Dr. We ask that you please deny the proposed rezoning of the land to R5P for the following reasons:

- Impact to vegetation and wildlife
- Impact to the nature sanctuary
- Impact to our clean water and runoff, which has been degrading for 25+ years
- Impact to soil stability creating erosion during frequent heavy rain events
- Impact to traffic and safety in the greater Parkville community
- Impact to the Riss Lake dam's structural integrity
- Concerns regarding the project not fitting the Parkville Master Plan visually or stylistically based on p. 203 and 195, overall look and feel of multi-family zoning for 6-12 units per acre.

The Developer has made the following arguments with respect to this project, which we feel are not logical:

1. The 800+ houses in Riss Lake already drain to the nature sanctuary, so this project will not create much of an impact. This is not accurate, as only a portion of the homes drain that direction and water quality and runoff have been impacted already.
2. The Developer says they would like to rezone to R5P to create "less impact" to the ground and surrounding areas. This is also not accurate. If the Developer kept to the original zoning, there would be less impact with smaller buildings, less runoff, less traffic and better safety for our community and wildlife.
3. The Developer states they will donate the waterfall to the sanctuary. While this is a good gesture, it is not a loss to the Developer, as this area of the plot could not easily/feasibly be developed.

We would be interested to know the following from you as our elected officials, if you feel the R5P rezoning is appropriate:

- 1) Can you with certainty say to the community that a project of this magnitude, with the earth moving, grading and rock removal that it will require, will not threaten the structural integrity of the Riss Lake Dam and soil stability in the surrounding area?
- 2) Can you tell us how rezoning this land benefits the community?

This Nature Sanctuary is an incredibly special and increasingly rare space that our community treasures. We would ideally like to stop this area from being developed. However, we ask that given the aforementioned reasons, that you VOTE NO to rezoning to R5P to protect this unique natural space that makes Parkville special.

In the last few weeks, we have spoken to residents from Parkville and the greater Kansas City area about their thoughts on the project. During our conversations, we have heard outrage, anger, and absolute disgust that an area so pristine can be decimated to this extent for no real community benefit. We implore you to listen to your constituents and act accordingly not to rezone this land to R5P.

Attached you will find signatures of concerned citizens who wanted to make their voices heard in the *Letter to the Aldermen*.

Please note, signed petitions in opposition to this project will follow early next week.

Thank you for your service to our city, and for your attention to these items of concern. Please feel free to contact me with questions.

Be well,
Melanie

MELANIE OSTERHAUS

From: Lilah Hall <lilah.hall2011@yahoo.com>

Sent: Friday, September 03, 2021 3:52 PM

To: Nan Johnston <NJohnston@parkvillemo.gov>; Tina Welch <TWelch@parkvillemo.gov>; Philip Wassmer <PWassmer@parkvillemo.gov>; Dave Rittman <DRittman@parkvillemo.gov>; Brian Whitley <BWhitley@parkvillemo.gov>; Doug Wylie <DWylie@parkvillemo.gov>; Marc Sportsman <MSportsman@parkvillemo.gov>; Greg Plumb <GPlumb@parkvillemo.gov>; Robert Lock <RLock@parkvillemo.gov>; DKaterndahl@parkvillemo.gov; JDelich@parkvillemo.gov; MWright@parkvillemo.gov; WLane@parkvillemo.gov; RKrtek@parkvillemo.gov; BWassmer@parkvillemo.gov; KLeibbrand@parkvillemo.gov; MLee@parkvillemo.gov; ABerberich@parkvillemo.gov

Cc: Brad Stanton <BStanton@parkvillemo.gov>; Stephen Lachky <SLachky@parkvillemo.gov>

Subject: Opposition of R5P Rezoning of Riss Lake Condo Complex - Hwy 9 & Lakeview Drive

Dear City of Parkville Planning & Zoning and Aldermen,

When I moved to Kansas City 15 years ago, I remember driving across Riss Lake dam to return my moving truck, and the exact moment I was captivated by the beauty of Riss Lake and the City of Parkville. A year later when I got married, my husband and I knew that Parkville was where we wanted to buy a house and raise our family. Over the years, we have seen Parkville and the surrounding areas of 64th street grow. Some of the growth has been good, and some, just urban sprawl, that has taken away from the charm that drew many residents to Parkville. There are plenty of other surrounding areas that offer dense development that people can move to if they prefer that way of life. However, Parkville is unique not only for its proximity to downtown KC and the KCI airport, but it is a tranquil oasis with lush vegetation, water and wildlife, in the midst of the hustle and bustle of the greater KC area. That is Parkville's draw!!! No other city in the surrounding area can replicate the aforementioned attributes that make Parkville unique and desirable. For these reasons and the ones below, **I am asking that you NOT approve the rezoning of the Riss Lake Condo Complex from the current lower density "R-4" Mixed-Density Residential, to the proposed R-5-P.**

- **Parkville Nature Sanctuary.** The sanctuary is Parkville's #1 attraction per Trip Advisor. KC Parent Magazine classified this "urban forest" as its #2 "Natural Wonder of KC" in 2020. The rezoning from the current R-4 to R-5-P means taller buildings with a higher density of 100+ units. These large buildings with a steep roof pitch and retaining walls, will be more like 5+ stories in height. They will drastically alter the beauty, tranquility and ecosystem of the Parkville Nature Sanctuary, and will not fit into the architectural landscape of the surrounding areas.

Recently, Parkville paid a considerable amount of money to get the City's Master Plan drafted. There is a reason these tall buildings were not part of the **City of Parkville Master Plan**. There is a place for these types of structures. However, in between a lake, a nature sanctuary, and on a narrow winding road is not the place for four, four-story buildings, with 100+ units. **Before you vote to rezone, please consider if these tall structures are the most appropriate for the parcel of the land, and if they will improve or detract from the aesthetic value of the surrounding area?**

- **Traffic.** Although 64th street is not in Parkville, the bottlenecks caused by all the development there should be a consideration when evaluating the re-zoning of this parcel. The parcel of land is also located on a narrow street on Hwy-9 that people use to commute to Riverside, downtown KC and Parkhill South. Many people from neighborhoods like the National, Thousand Oaks and Riss Lake use Hwy-9 to avoid the bottled necks on 64th street. It is no exaggeration that commuting from Riss Lake to I-29 in rush hour traffic can take 20+ minutes. Traffic is such a non-productive use of time and a huge

contributor to stress. It diminishes quality of life in a community. It also drains safety resources. Traffic creates increased emergency response times resulting from more crashes on congested roads. There are also air quality issues resulting from increased traffic that negatively impact a community. **Before you vote to rezone, please consider the traffic and safety implications of adding 200+ cars to an already busy narrow road.**

- **Crime.** There is a direct correlation with between population density and increases in property crime. As this area has grown, it is not unusual to frequently hear the sound of sirens. Car break-ins and vandalism have definitely increased. **Before you vote to rezone, please consider the impacts of crime on Parkville residents, and the already taxed law enforcement officials who work tirelessly to keep us safe.**

Thank you for you service to the City of Parkville, for striving to respond to your constituents' needs, and for addressing their concerns.

Sincerely,

Lilah Hall

From: Traci Ketter <traciketter@yahoo.com>
Sent: Wednesday, September 1, 2021 2:07 PM
To: Traci Ketter
Subject: Nature Sanctuary Concerns

Dear Parkville Aldermen and Planning and Zoning Commissioners,

I am a concerned Parkville resident and I oppose the proposed Don Julian Development on Hwy 9 and Lakeview Dr. and the proposed re-zoning of the project for the following reasons:

Impact to nature and wildlife

Impact to the nature sanctuary, especially the waterfall Impact to traffic and safety in our community

Impact to the Riss Lake dam

Please deny the proposed four story condo complex with clubhouse. Please stop the developer from creating an unsafe blight on our community.

Respectfully,

Jason and Traci Ketter

-----Original Message-----

From: Janet Harris <jharris88@sbcglobal.net>
Sent: Tuesday, September 07, 2021 5:18 PM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Subject: Proposed Condominiums

Hello,

My name is Janet Harris and I have been a resident in Riss Lake and Riss Lake Reserve since 2012. I am in favor of the condominium project going forward.

Thank you

Sent from my iPhone

September 1, 2021

Dear Mr. Lachky:

As a resident of Riss Lake for over 20 years, I support the proposed Don Julian Development Condominium Project at Lakeview and 9 Highway, Parkville, Missouri.

I believe the condo project meets a community need of quality built housing that could provide lock and leave housing for people who travel significantly and/or mature in place. It is not apartment living where apartments are built, rented and sold on a rotating basis to different owners or property managers. This project would be part of the Riss Lake Homes Association and held to Riss Lake standards.

Condos would be a substantial investment by their owners, as many of the larger units would probably cost more than some Riss Lake homes.

The project in its infancy was driven by many current Riss Lake property owners who, like me, do not want to leave the area as we age, however, want a quality built senior friendly floorplan, maintenance free to the external maintenance of home ownership.

The placement is approximately a quarter mile from associated Riss Lake residences (the closest properties is Don Julian's own home) and will somewhat be screened by existing trees. The project would be less noticeable than the apartment complex that was approved by the city approximately three years' ago, north of the cemetery on the hillside overlooking the Southwest lake cove.

Don Julian is a highly experienced and proven developer. People want to live in Riss Lake because of the high standards that continually are met in keeping the neighborhood, esthetically groomed and up-to-date with services and amenities (especially during the epidemic) by Don Julian, Jeff Julian (both Don and Jeff Julian, are residents of Riss Lake and take part in Parkville community events and activities), the Riss Lake Board and First Residential.

I wholeheartedly support the proposed Condominium development by Don Julian Development.

Sincerely, Nora Hildreth

Sept. 4, 2021
8325 Shoreline Drive
Parkville, MO 64152

Stephen Lachky
Community Development Director

Dear Stephen,

I am writing this letter to express my support for Don Julian's Development to build a complex of condominiums on his existing property in Riss Lake, where I have lived for almost four years. I have seen the plans and knowing that Don is a man of good character, I am sure Don will build a good quality product that Riss Lake residents and other people will be interested in living.

Don will also be conscious of preserving the natural beauty of the area, including wildlife and plants native to this part of Parkville. After the construction, I feel this will continue to be a great place to live.

Sincerely,

A handwritten signature in cursive script that reads "Judith Wallace".

Judith Wallace

Sent from my iPad

September 10, 2021

Mr. Stephen Lachky
City of Parkville
8880 Clark Avenue
Parkville, MO 64152

RE: Preliminary Development Plan for Riss Lake Condos

Dear Mr. Lachky:

I am writing to recommend your support of the proposed rezoning of the referenced development from R-4 Mixed Density Residential to R-5-P Multi-Family Residential. Please consider the following in this process.

- The rezoning will result in a lower density of units and residents than the current zoning
- The rezoning will result in equity ownership of units as opposed to more transient leased units
- The proposed application includes less disturbance to the 17 acres than the potential clear cutting of the entire property
- Approval of this application would prevent the sale of the property to a potentially uninterested third party who could develop the entire property under the current R-4 zoning
- The development of the Riss Lake condos would not impact Riss Lake single family residence property values. The Altitude 970 Apartments built in 2017 share a property line with Riss Lake. Riss Lake homes have enjoyed significant appreciation during this time despite being next to the very high density apartments.
- There could not be a more interested and conscientious developer than Don Julian and Don Julian Builders. Don Julian has always acted in the best interest of Riss Lake and the City of Parkville for over 30 years including the donation of land to the Parkville Nature Sanctuary that adjoins the proposed development.

I hope you will favorably support to rezoning application. I appreciate your consideration in this regard.

Sincerely,



Eric Van Buskirk
5706 N. Woodhaven Ln.
Parkville, MO 64152



Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Preliminary Development Plan

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: Jeffrey Nigh AIA
Company: Hoefler Welker LLC
Address: 11460 Tomahawk Creek Parkway Ste 400
City, State: Leawood, Kansas 66211
Phone: (913) 307-3700 Fax: _____
E-mail: jeff.nigh@hoeflerwelker.com

Engineer/Surveyor(s) preparing plans & legal desc.

Name: Judd Claussen
Company: Phelps Engineering
Address: 1270 N Winchester
City, State: Olathe, Kansas
Phone: (913) 538-5806 Fax: _____
E-mail: jclaussen@phelpsengineering.com

Owner(s), if different from applicant

Name: Adam Tholen
Company: Pulse Development Group
Address: _____
City, State: _____
Phone: (816) 985-0077 Fax: _____
E-mail: _____

Contact Person, if different from applicant

Name: Same
Company: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) Jeffrey M. Nigh Digitally signed by Jeffrey M. Nigh
DN: cn=US, E=jeff.nigh@hoeflerwelker.com, OU=Hoefler Welker LLC, CN=Jeffrey M. Nigh
Date: 2021.08.05 14:15:39-0500 Date: 8/6/2021

Property Owner's Signature (Required) Adam Tholen Digitally signed by Adam Tholen
DN: cn=US, E=adam@pulsegroup.com, O=Pulse Development Group,
CN=Adam Tholen
Date: 2021.08.05 14:17:17-0500 Date: 8/6/2021

2. Property Information

Property address and general location: The Projects site is location on the south side along 45 highway east of the Deuce.

Legal description (may be attached): As attached

Description of proposed use(s): New multifamily project including cluster and town home style buildings.

Zoning district: Existing varies / Proposed R-5

Gross acreage of lot: West 6.33A; East 20.81A: Total = 27.14 A / 1.18M SF

Open space acreage: _____

Proposed block and lot pattern: Varies

Lot coverage: West 88,045 SF; East 277,086 SF: Total = 365,131 SF

Density/Intensity: West 12.6; East 6.9 Overall 8.2

Net acreage of lot: 817,163 SF

Building types/scale: TownHomes and Raised Cluster Buildings Style Apartments

3. Factors affecting the project

Are any public improvements required for this project? None

Explain (may be attached):

Not applicable

4. Public Realm

- **All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.**

Functions of proposed new roadways: All proposed new roadways are private and will provide access

Proposed surface material: Asphalt

Maximum grade: 10%

General design characteristics, open spaces, civic spaces and circulation network:

The general design includes buildings and private streets that work with the natural topography and provide views of the golf course

Are area streets and utilities sufficient to serve the property once developed? Yes

(Note: a traffic study may be required in order to adequately address this question)

Explain: A traffic study is being conducted to address adjacent street network changes needed

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Attach a narrative addressing:

1. *How the plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.*
2. *How the benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, in particular areas immediately near or within the proposed project, and not strictly to benefit the applicant or single project.*
3. *How the benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.*
4. *How the plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.*
5. *How the plan meets all of the review criteria for a zoning map amendment.*

5. Checklist of required submittals

- ☒ Completed application, including site plans with all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00.
- ☒ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- ☒ Authorization signature of the applicant and owner of record of the property.
- ☐ If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

For City Use Only

Application accepted as complete by: _____
Name/Title _____ Date _____

Application fee payment: Check # AA Amount \$ _____

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

6. Preliminary Development Plan checklist for staff review**1. Basic Information**

- a. Name of the development
- b. Name, address, contact information of person or firm that prepared the plan
- c. Date plan was prepared, including any revision dates
- d. Graphic, engineering scale
- e. North arrow
- f. Vicinity map identifying boundaries and location of property in relation to City

2. Development Summary Table | *Provided on site plan in chart format*

- a. Existing zoning and proposed zoning if applicable
- b. Total land area in square feet and acres
- c. Proposed use or uses of each building and/or structure
- d. Height above grade of buildings and structures and number of stories of each building and/or structure
- e. Gross floor area per floor and total for each building/structure
- f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
- g. Building coverage and floor area ratio
- h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. Plan Drawing

- a. Property lines and lot dimensions
- b. Proposed building footprint with lines
- c. Building(s) with dimensions and distance to property lines
- d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
- e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. All radii, acres, points of tangency, central angles and lengths of curves
- g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
- h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
- i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
- k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. Parking and Circulation

- a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
- b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
- c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (duel axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
- d. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. Indication of compliance with access and parking standards per City Code ([Chapter 408](#))

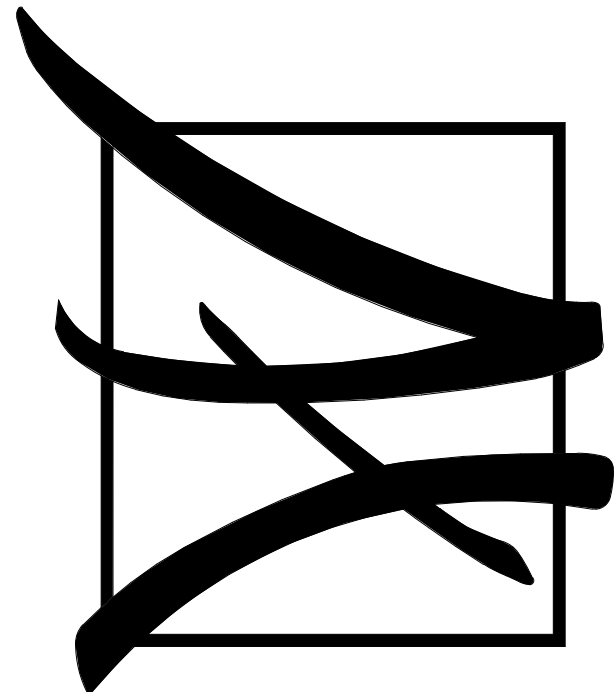
5. Landscaping and Screening

- a. A plan for landscaping design and screening in conformance with City Code ([Section 407.020](#) and [407.030](#))
- b. A lighting plan in conformance with City Code ([Section 407.040](#))
- c. A stormwater management plan in conformance with City Code ([Section 407.050](#))
- d. A landscape schedule showing compliance with City Code ([Chapter 407](#))

6. Other Requirements

- a. All survey monuments and benchmarks, together with their description
- b. Show windows and entrances
- c. Label all materials
- d. Show canopies and awnings if proposed
- e. Information regarding signage if proposed, in compliance with City Code ([Chapter 409](#))

Note: Submissions of preliminary development plans to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.



VILLAGE ON THE GREEN

PARKVILLE, MO 64152

PRELIMINARY DEVELOPMENT PLAN

6 AUGUST 2021

HOEFER WELKER #: 185023

GENERAL	
COVER SHEET	CS
CIVIL	
CIVIL SITE PLAN EAST	C1.0
CIVIL SITE PLAN EAST BLOW UP	C1.1
CIVIL SITE PLAN WEST	C1.2
GRADING PLAN WEST	C2.2

ARCHITECTURAL SITE	
ARCHITECTURAL SITE PLAN	AS1.11
ENLARGED SITE PLAN - WEST	AS1.12
ENLARGED SITE PLAN - EAST	AS1.13
SITE BOUNDARY - WEST	AS1.21
SITE BOUNDARY - EAST	AS1.22

ARCHITECTURAL	
WEST EXTERIOR ELEVATIONS - BLDG 2	A2.11
WEST EXTERIOR ELEVATIONS - BLDG 2 (RENDER)	A2.12
EAST EXTERIOR ELEVATIONS - BLDG A	A2.21
EAST EXTERIOR ELEVATIONS - BLDG B	A2.22
EAST EXTERIOR ELEVATIONS - BLDG C	A2.23
EAST EXTERIOR ELEVATIONS - BLDG A (RENDER)	A2.24
EAST EXTERIOR ELEVATIONS - BLDG B (RENDER)	A2.25
EAST EXTERIOR ELEVATIONS - BLDG C (RENDER)	A2.26
WEST SITE SECTION	A3.11
EAST SITE SECTION	A3.12

UNIT TYPE	GROSS SF
1BR/1BA	
C	1028
1BR/1.5BA	
A	1278
1BR+DEN/1BA	
A1	1315
2BR/2BA	
B1	1808
1	1153
2BR/2.5BA	
2UP	2395
2DN	3071
2BR+DEN/2.5BA	
4UP	2488
4DN	3317
3BR+DEN/3BA	
B	2560
3UP	2395
3DN	3067

UNIT TABULATIONS:

# OF BEDS	UNIT TYPES	UNIT NAMES	QTY.	TOTAL COUNTS	TYPE %
1	1 BR/1 BA	C	6	36	16%
	1 BR/1.5 BA	A	15		
	1 BR + DEN/1 BA	A1	15		
2	2 BR/2.5 BA	2	32	121	54%
	2 BR/2 BA	B1, 1	88		
	2 BR + DEN/2.5 BA	4	21		
3	3 BR + DEN/3 BA	B, 3	68	68	30%
TOTAL				225	100%

SITE DATA:

EXISTING ZONING	CH, B-4-P, R-2-P, R-5
PROPOSED ZONING	R-5
LAND AREA	WEST: 275,760 SF = 6.33AC EAST: 900,544 SF = 20.81 AC TOTAL: 1,182,294 SF = 27.14 AC
TOTAL	
PROPOSED USE - UNITS	RESIDENTIAL
PROPOSED USE - AMENITY	BUSINESS (ACCESSORY)
HEIGHT ABOVE GRADE	WEST: 30' EAST: 21'
NUMBER OF STORIES	WEST: 28.3 STORIES, EAST: 2 STORIES
GROSS FLOOR AREA	WEST: 91,219 SF EAST: 268,804 SF TOTAL: 360,022
RESIDENTIAL BUILDING TYPE	WEST: CLUSTER TOWNHOME EAST: TOWNHOME
NUMBER OF DWELLING UNITS	WEST: 80 EAST: 145
TOTAL UNITS	225
GROSS DENSITY	WEST: 12.6 DU/A EAST: 6.9 DU/A TOTAL: 8.2 DU/A
LOT COVERAGE	WEST: 88.045 SF EAST: 277,086 SF TOTAL: 365,131 SF
PARKING REQUIREMENTS:	
DUPLEX - 2/UNIT	WEST: 2x80=160 EAST: N/A
STUDIO/1BR - 1/UNIT	WEST: 1x36=36 EAST: N/A
APARTMENT-2BR - 1.5/UNIT	WEST: 1.5x24=36 EAST: 1.5x97=146
APARTMENT-3BR - 2/UNIT	WEST: 2x24=48 EAST: 2x44=88
TOTAL REQUIRED	514
TOTAL PROPOSED	WEST: 333 EAST: 423
TOTAL	756
CLUBHOUSE - 5/1,000 PROVIDED	5x5=25 16

PROJECT DESCRIPTION:

A REPEATED CLUSTER OF FIVE TO SEVEN-UNIT TOWNHOMES, SINGLE AND MULTI-STORY, ON THE EAST SITE, AND ROW-STYLE SEGMENTS OF MULTI-STORY AND SINGLE STORY APARTMENTS ON THE WEST SITE. A LEASING OFFICE WITH AMENITIES INCLUDING A POOL, ACTIVITY COURTS, AND A DOG PARK ALSO PROVIDED.

VILLAGE ON THE GREEN - PRELIMINARY DEVELOPMENT PLAN SUBMITTAL OVERVIEW

Title I Government Code

Not applicable

Title II Public Health, Safety and Welfare

Not applicable

Title IV Zoning Code

Chapter 405 Zoning Districts and Use Standards

Section 405.010: Zoning Districts Established,

- A. R-5. The R-5 Multi-Family Residential District provides residential living in a higher density pattern in planned apartment complexes or other large-scale multi dwelling building formats. The uses and buildings provide a transition between neighborhoods and more intense uses, where a concentration of residences have a high level of accessibility to public amenities and support services.
- B. Mixed Use Residential Neighborhood. The R-5 Multi-Family Residential District provides residential living in a higher density pattern in planned apartment complexes or other large-scale multi dwelling building formats. The uses and buildings provide a transition between neighborhoods and more intense uses, where a concentration of residences have a high level of accessibility to public amenities and support services.
- C. Preexisting Zoning Districts. Zoning districts that were legally initiated prior to the adoption or amendment of this code, but which no longer exist under the current terms of this code, shall continue to exist for the purpose of regulating and restricting the use and development of land and buildings as they were established.

Section 405.030: Standards Applicable to all Districts

R-5 Multi-Family Residential[a]

- Minimum Area 1 Acres, Proposed Exceeds minimum.
- Minimum Width 200 feet, Proposed Exceeds minimum.
- Minimum Depth 200 feet, Proposed Exceeds minimum.
- Front Setback 30 feet, Proposed Does Not Comply
- Side Setback 20 feet, Proposed Does Not Comply
- Rear Setback 20 feet, Proposed Does Not Comply
- Maximum Height: 45/3, Proposed does not exceed maximum.

Title V Building and Occupation

Not applicable for this Submittal

Title VI Business and Occupation

Not applicable for this Submittal

VICINITY MAP



ZONING MAP



OWNER

PULSE DEVELOPMENT
4050 PENNSYLVANIA
KANSAS CITY, MISSOURI 64111
P: 816.985.0077

ARCHITECT

HOEFER WELKER
11460 TOMAHAWK CREEK PARKWAY, SUITE 400
LEAWOOD, KANSAS 66211
P: 913.307.3700

CIVIL ENGINEER

HELPS ENGINEERING
1270 N WINCHESTER STREET #5878
OLATHE, KANSAS 66061
P: 913.393.1155

STRUCTURAL ENGINEER

J&S
6640 W 143RD STREET #250
OVERLAND PARK, KANSAS 66223
P: 913.549.4701

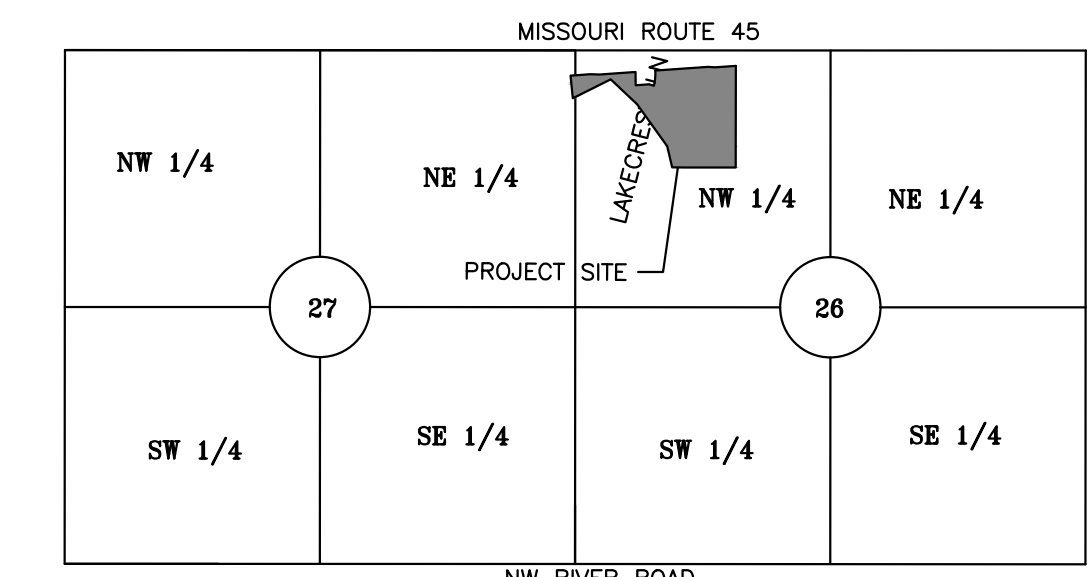
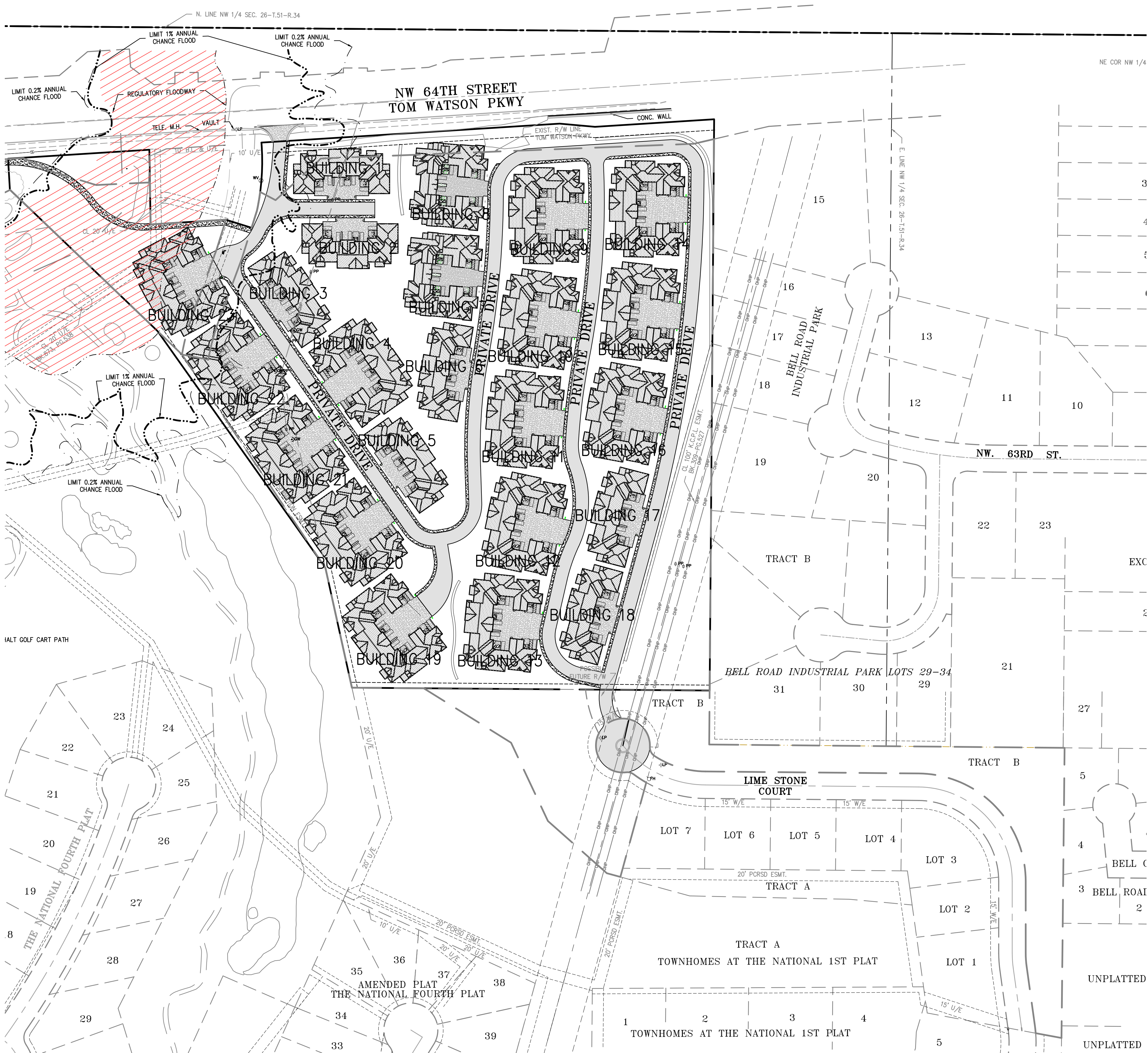
MEP ENGINEER

HOEFER WELKER
11460 TOMAHAWK CREEK PARKWAY, SUITE 400
LEAWOOD, KANSAS 66211
P: 913.307.3700

FLOOD NOTE:
A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PARKVILLE, COMMUNITY NO. 290294, JOHNSON COUNTY, KANSAS, MAP NO. 29165C03790, AND DATED APRIL 2, 2015.

OWNER/DEVELOPER:
PULSE DEVELOPMENT
CONTACT: ADAM THOLEN
ARCHITECT:
HOEFER WELKER
11460 TOMAHAWK CREEK PARKWAY
SUITE 400
LEAWOOD, KS 66211
913-307-3700 OFFICE
913-307-3710 FAX
CONTACT:

CIVIL:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.



LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34

LEGEND

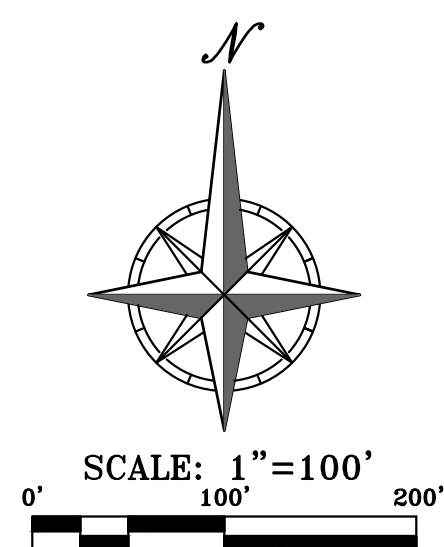
- PL — PROPERTY LINE
- LL — LOT LINE
- R/W- — RIGHT-OF-WAY
- 2" CURB & GUTTER
- 6" CURB
- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- RETAINING WALL

Building and Lot Data	
Site Area (Gross)	939,383 S.F. (21.6 Ac.)
Existing Zoning	R-2/R-5
Proposed Zoning	R-5
Number of Units	145 units
Density Provided (Units / Acre)	6.7

Site Summary	
Percentage of Site Covered By Buildings	33.0% — 310,893 SF (7.14 Ac.)
Percentage of Area Covered By Roadways/Parking/Sidewalks	28.7% — 269,541 SF (6.19 Ac.)
Percentage of Open Space/GreenSpace	38.3% — 358,949 SF (8.27 Ac.)
Total Site Area	100.0% — 939,383 SF (21.60 Ac.)

811
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UTILITY NOTES:
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UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



PRELIMINARY OVERALL CIVIL SITE PLAN

VILLAGE ON THE GREEN EAST

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REVISION DATES:	

PROFESSIONAL SEAL

C1.0

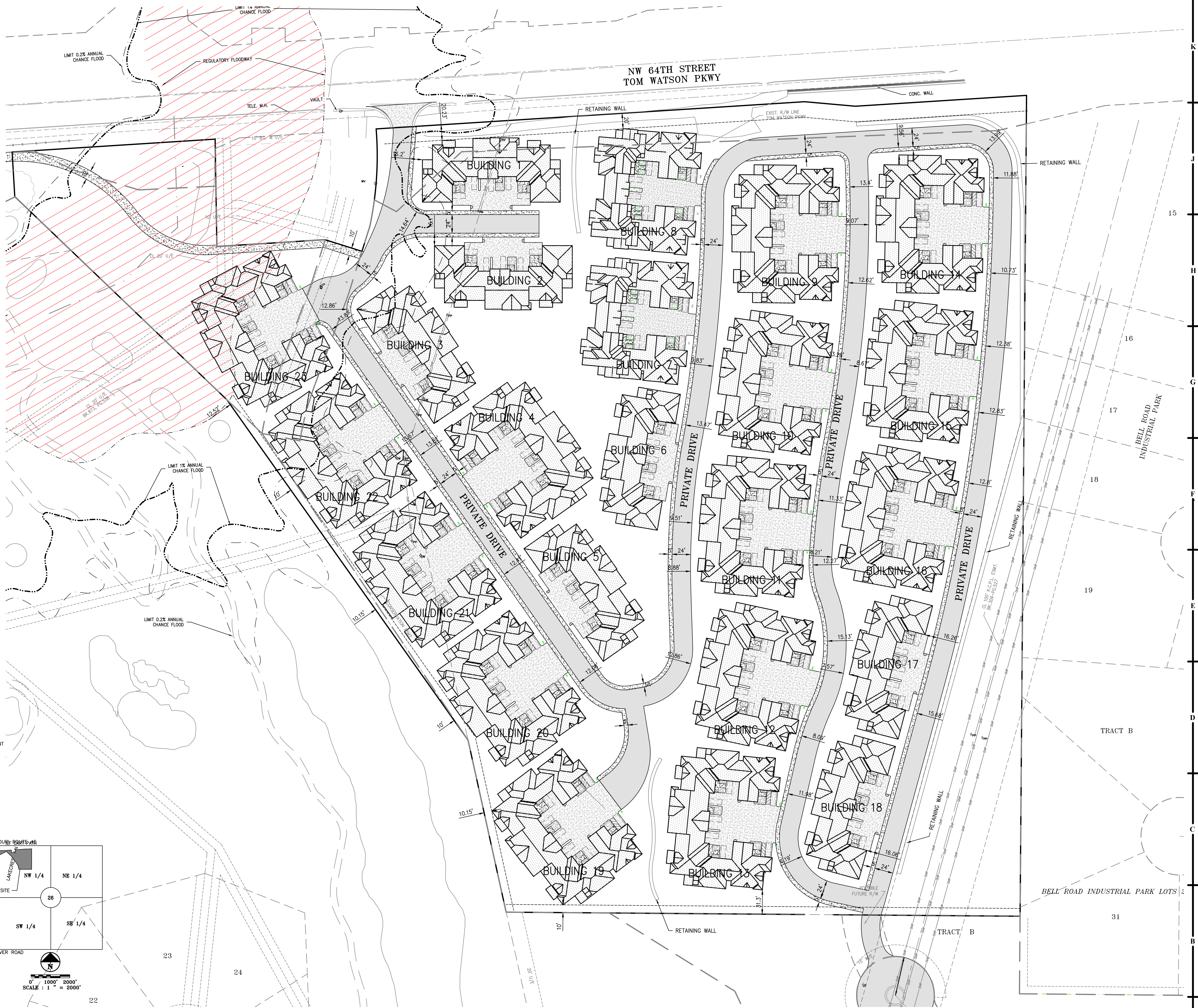
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**PLANNING
DESIGN
IMPLEMENTATION**

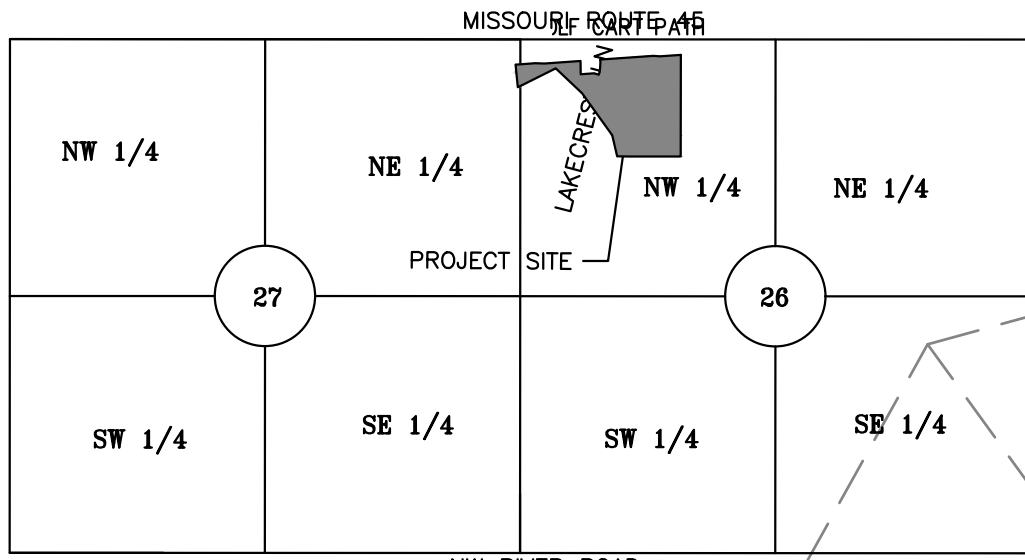
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- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - R/W — RIGHT-OF-WAY
 - 2' CURB & GUTTER
 - 6" CURB
 - STANDARD DUTY ASPHALT PAVEMENT
 - PROPOSED BUILDING
 - CONCRETE PAVEMENT
 - CONCRETE SIDEWALK
 - RETAINING WALL



LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34



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PRELIMINARY CIVIL SITE PLAN

VILLAGE ON THE GREEN EAST

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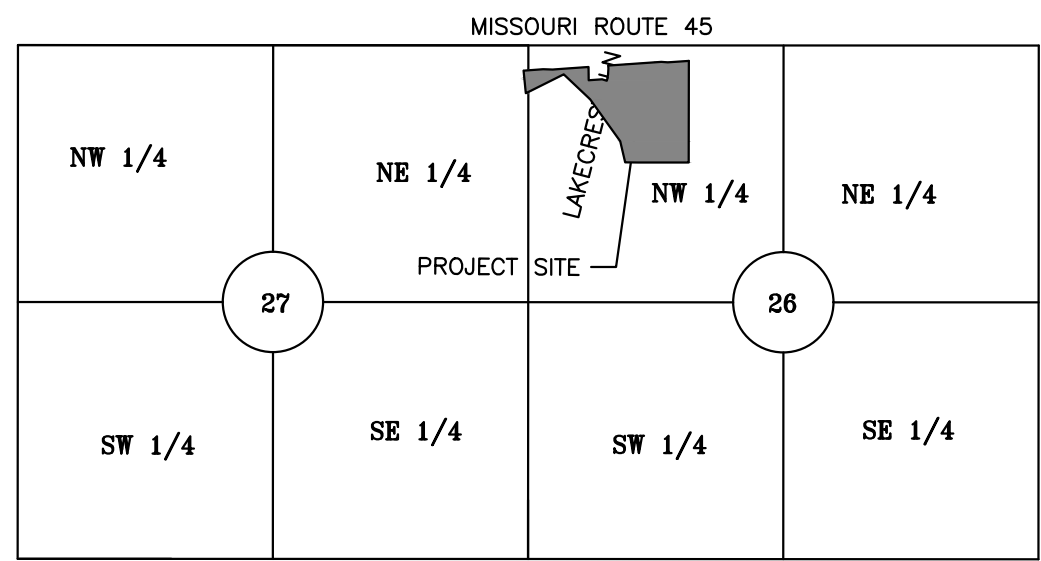
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FLOOD NOTE:
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A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PARKVILLE, COMMUNITY NO. 290294, JOHNSON COUNTY, KANSAS, MAP NO. 391650037801, AND DATED APRIL 2, 2015.

OWNER/DEVELOPER:
PULSE DEVELOPMENT
CONTACT: ADAM THOLEN
ARCHITECT:
HOEFER WELKER
11460 TOMAHAWK CREEK PARKWAY
SUITE 400
LEAWOOD, KS 66211
913-307-3700 OFFICE
913-307-3710 FAX
CONTACT:

CIVIL:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.



LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34



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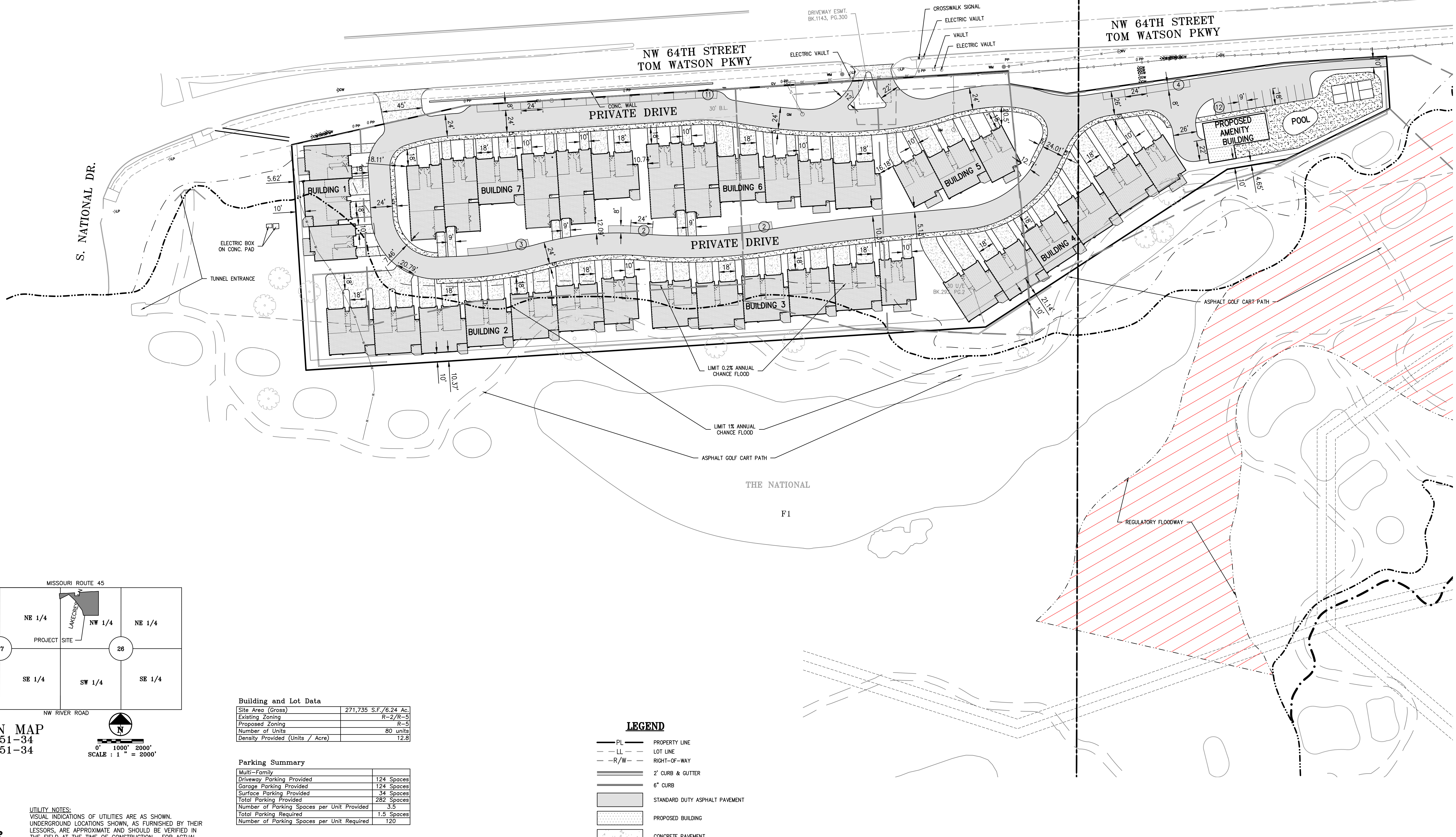
Building and Lot Data	
Site Area (Gross)	271,735 S.F./6.24 Ac.
Existing Zoning	R-2/R-5
Proposed Zoning	R-5
Number of Units	80 units
Density Provided (Units / Acre)	12.8

Parking Summary	
Multi-Family	
Driveway Parking Provided	124 Spaces
Garage Parking Provided	124 Spaces
Surface Parking Provided	34 Spaces
Total Parking Provided	282 Spaces
Number of Parking Spaces per Unit Provided	3.5
Total Parking Required	1.5 Spaces
Number of Parking Spaces per Unit Required	120

Site Summary	
Percentage of Site Covered By Buildings	33.0% = 89,907 SF (2.06 Ac.)
Percentage of Area Covered By Roadways/Parking/Sidewalks	40.0% = 108,426 SF (2.49 Ac.)
Percentage of Open Space/GreenSpace	27.0% = 73,402 SF (1.69 Ac.)
Total Site Area	100.0% = 271,735 SF (6.24 Ac.)

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
2" CURB & GUTTER	
6" CURB	
STANDARD DUTY ASPHALT PAVEMENT	
PROPOSED BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
RETAINING WALL	



PRELIMINARY CIVIL SITE PLAN

VILLAGE ON THE GREEN WEST

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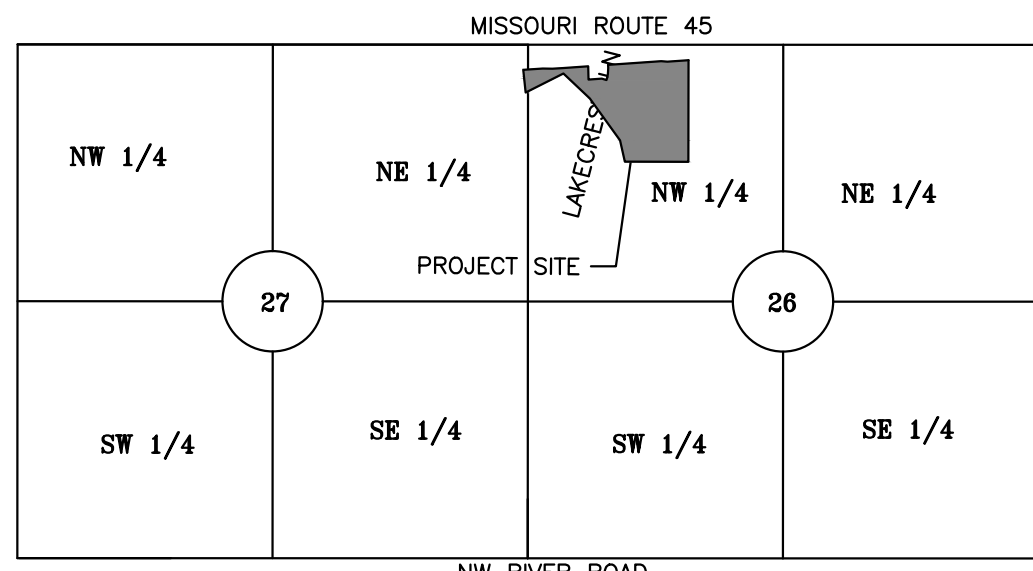
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A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34



UTILITY NOTES:
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LEGEND	
PL	PROPERTY LINE
LL	LOT LINE
-R/W-	RIGHT-OF-WAY
2' CURB & GUTTER	
EXISTING CONTOURS	
PROPOSED CONTOURS	
PROPOSED SPOT ELEVATION	
LO	UP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	WATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
OR	GROUND ELEVATION
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	BOTTOM OF WALL
TW	TOP OF WALL
EXISTING STORM SEWER	
PROPOSED STORM PIPE	
PROPOSED WET CURB & GUTTER	
PROPOSED DRY CURB & GUTTER	
PROPOSED RETAINING WALL	

VILLAGE ON THE GREEN WEST

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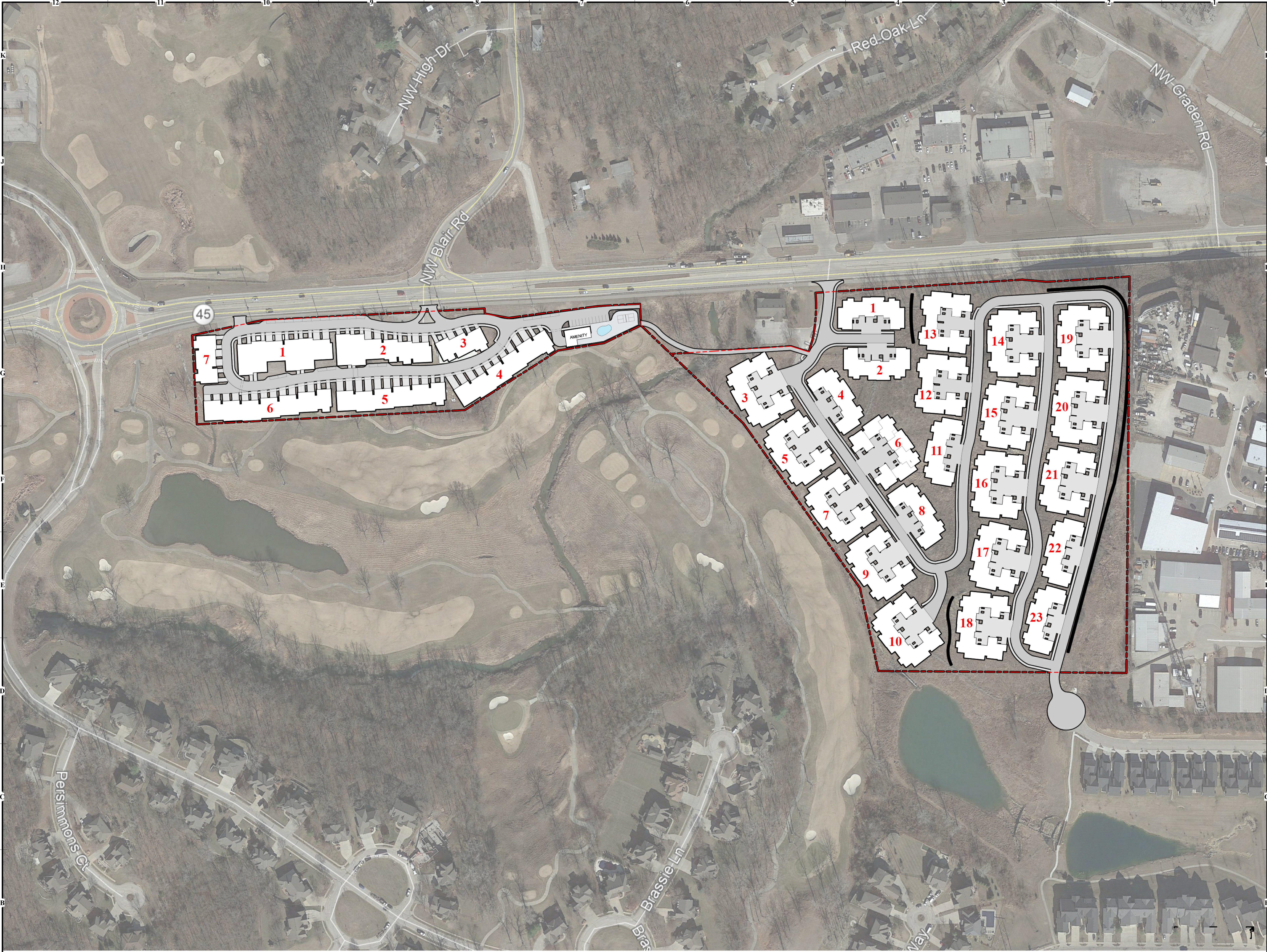
CIVIL GRADING PLAN



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A1 ARCHITECTURAL SITE PLAN



VILLAGE ON THE GREEN - WEST

PARKVILLE, MO 64152

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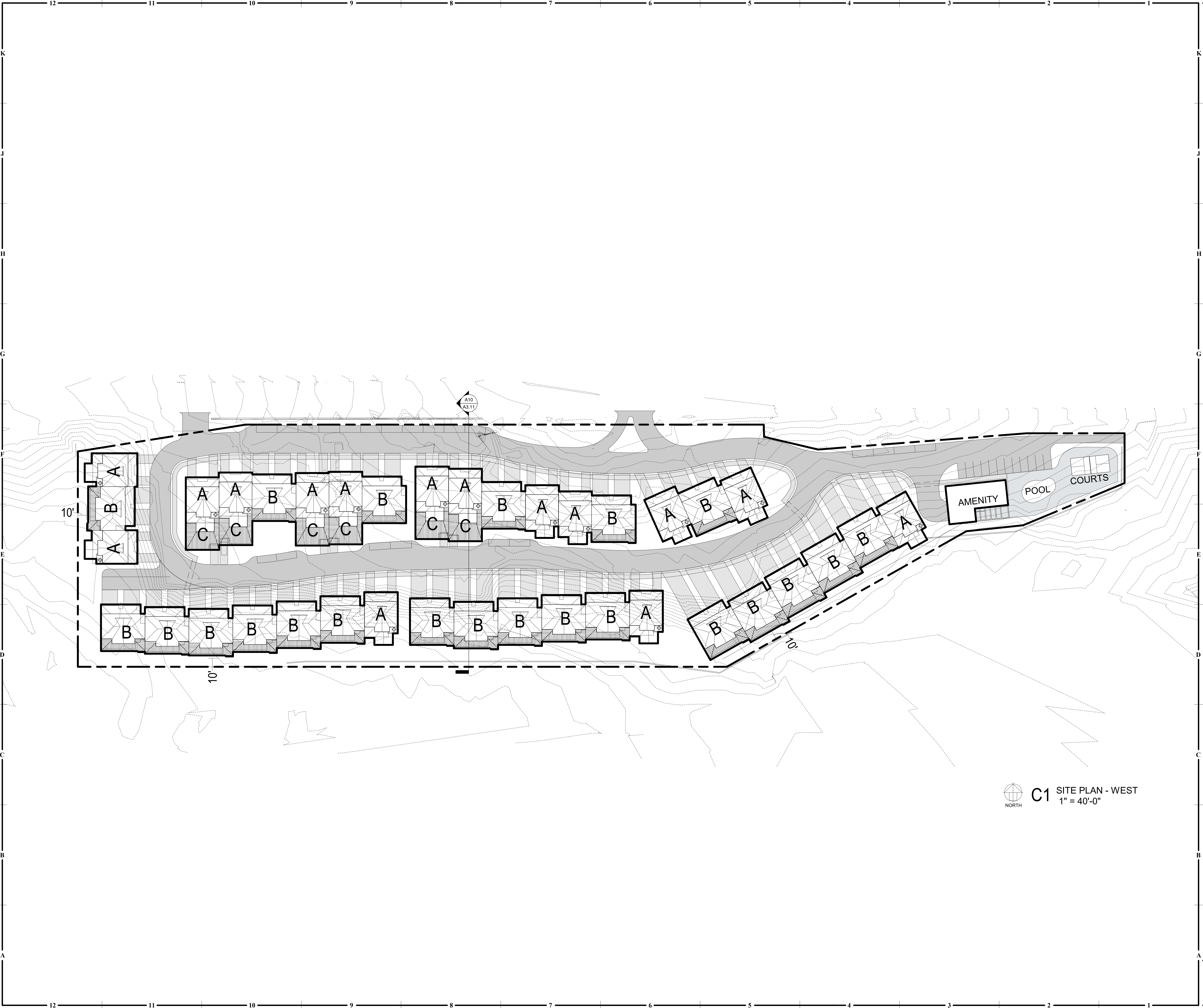
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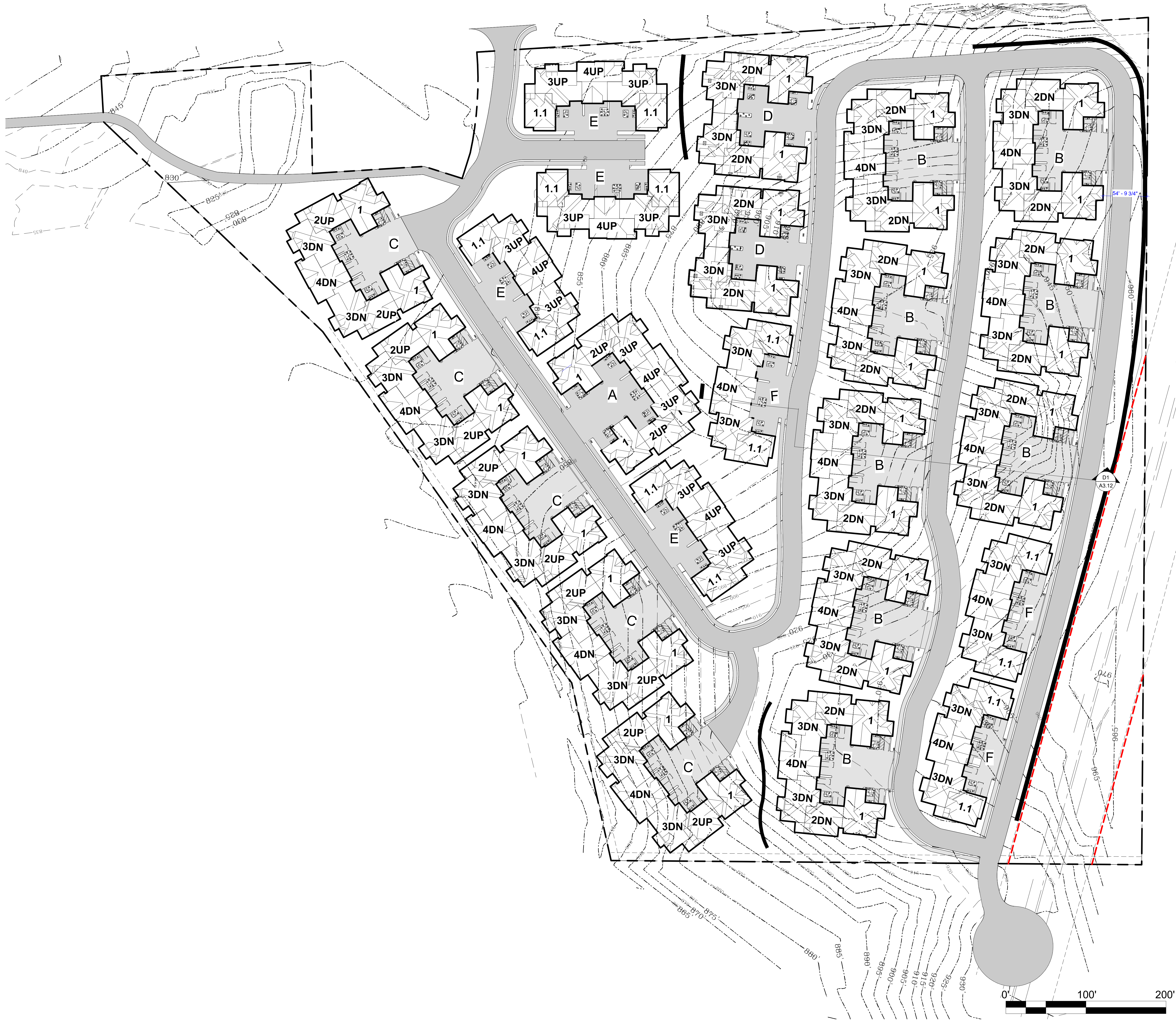
ARCHITECTURAL SITE PLAN

PRELIMINARY DEVELOPMENT PLAN



C1 SITE PLAN - WEST
1" = 40'-0"

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A1 ARCHITECTURAL SITE PLAN - EAST
1" = 50'-0"

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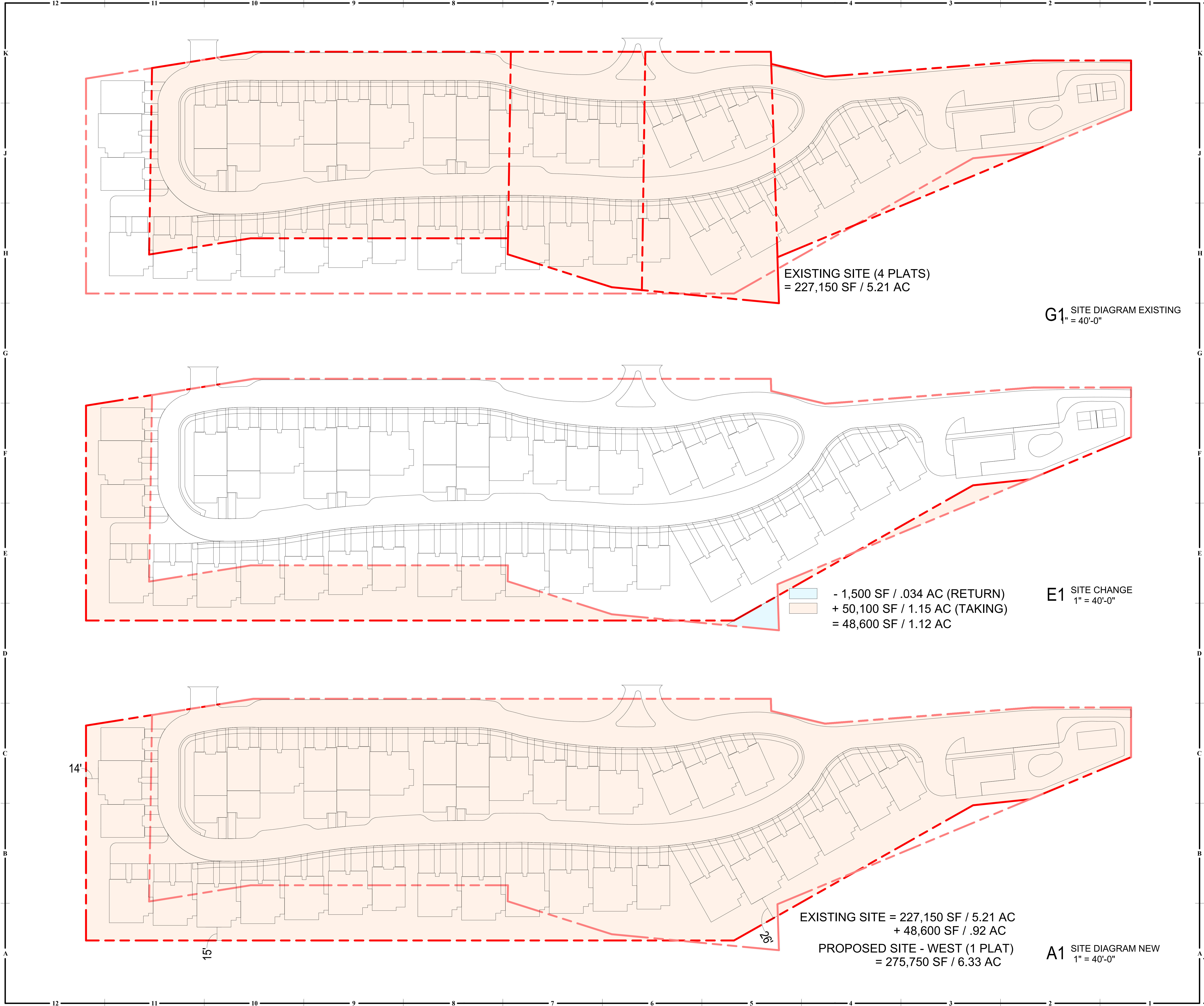
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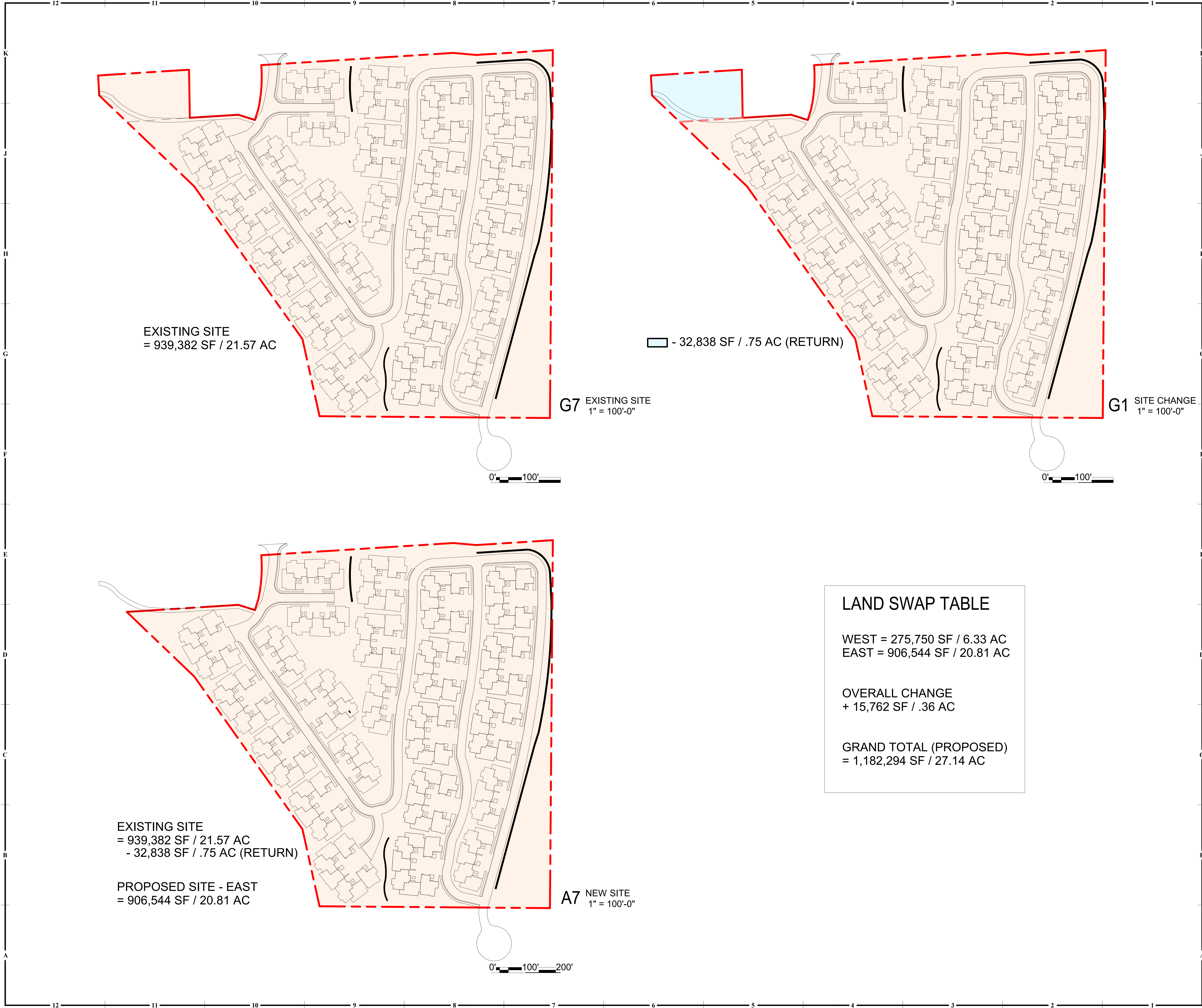
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ENLARGED SITE PLAN - EAST

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SITE BOUNDARY - EAST

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EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: FIREPLACES, WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENT/WOOD SIDING
	STANDING SEAM ROOF

WEST EXTERIOR ELEVATIONS - BLDG 2

VILLAGE ON THE GREEN - WEST

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PRELIMINARY DEVELOPMENT PLAN

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EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: FIREPLACES, WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES
	CEMENT/WOOD SIDING
	STANDING SEAM ROOF

WEST EXTERIOR ELEVATIONS -
BLDG 2 (RENDER)

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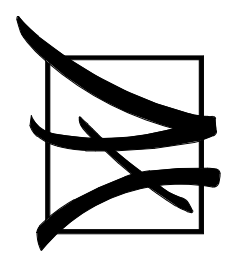
PRELIMINARY DEVELOPMENT PLAN

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- GENERAL NOTES - EXTERIOR ELEVATIONS:**
1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCW), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: FIREPLACES, WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

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VILLAGE ON THE GREEN
PARKVILLE, MO 64152

PRELIMINARY DEVELOPMENT PLAN

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EXTERIOR ELEVATIONS - BLDG A

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- GENERAL NOTES - EXTERIOR ELEVATIONS:
1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCW), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: FIREPLACES, WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

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EXTERIOR ELEVATIONS - BLDG B



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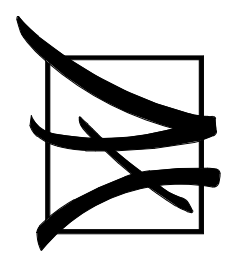
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- GENERAL NOTES - EXTERIOR ELEVATIONS:
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 2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCW), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
 3. RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: FIREPLACES, WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

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PRELIMINARY DEVELOPMENT PLAN

VILLAGE ON THE GREEN
PARKVILLE, MO 64152

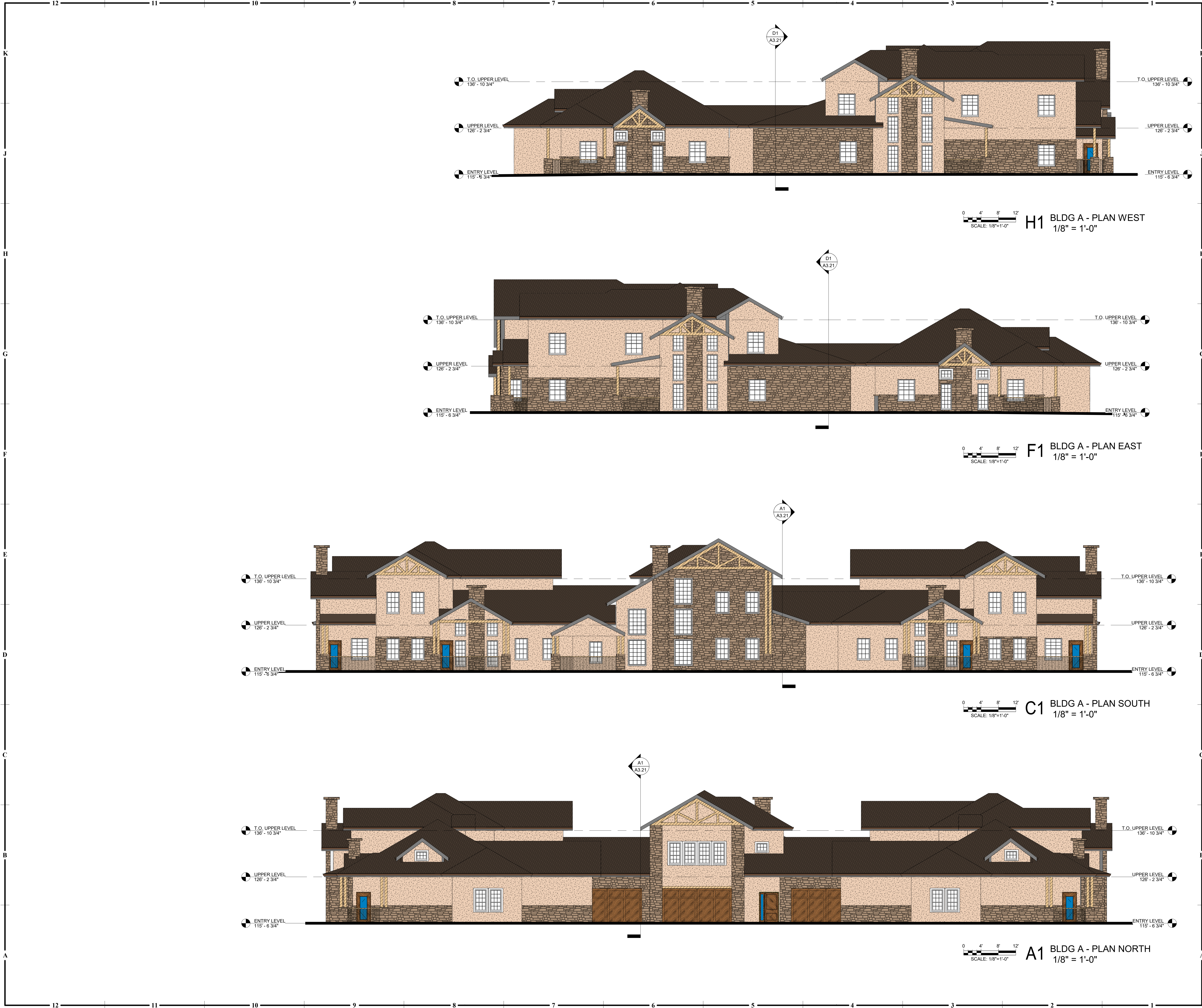
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ISSUE DATE: 10 AUGUST 2021
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EXTERIOR ELEVATIONS - BLDG C

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EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

EAST EXTERIOR ELEVATIONS -
BLDG A



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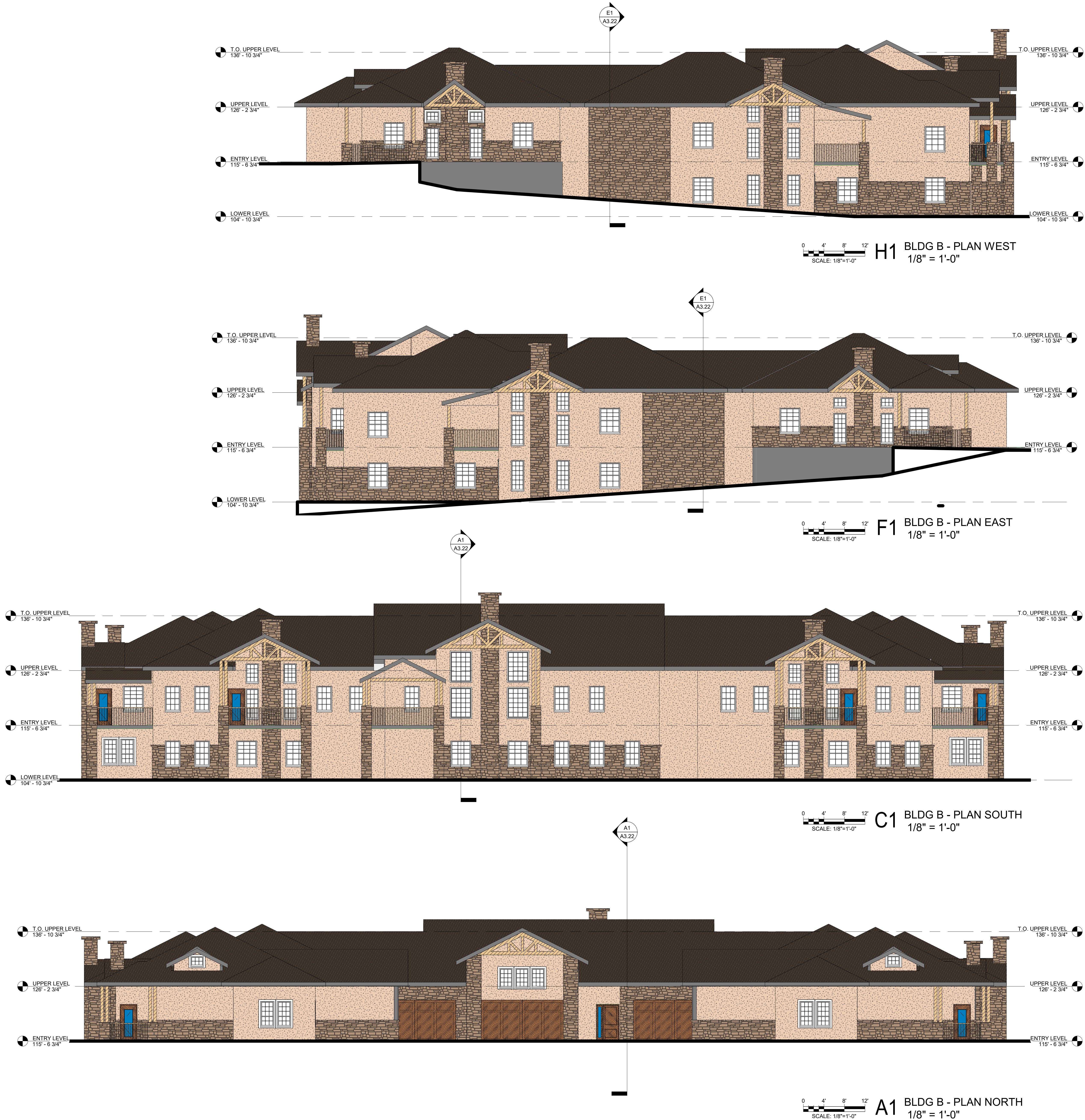
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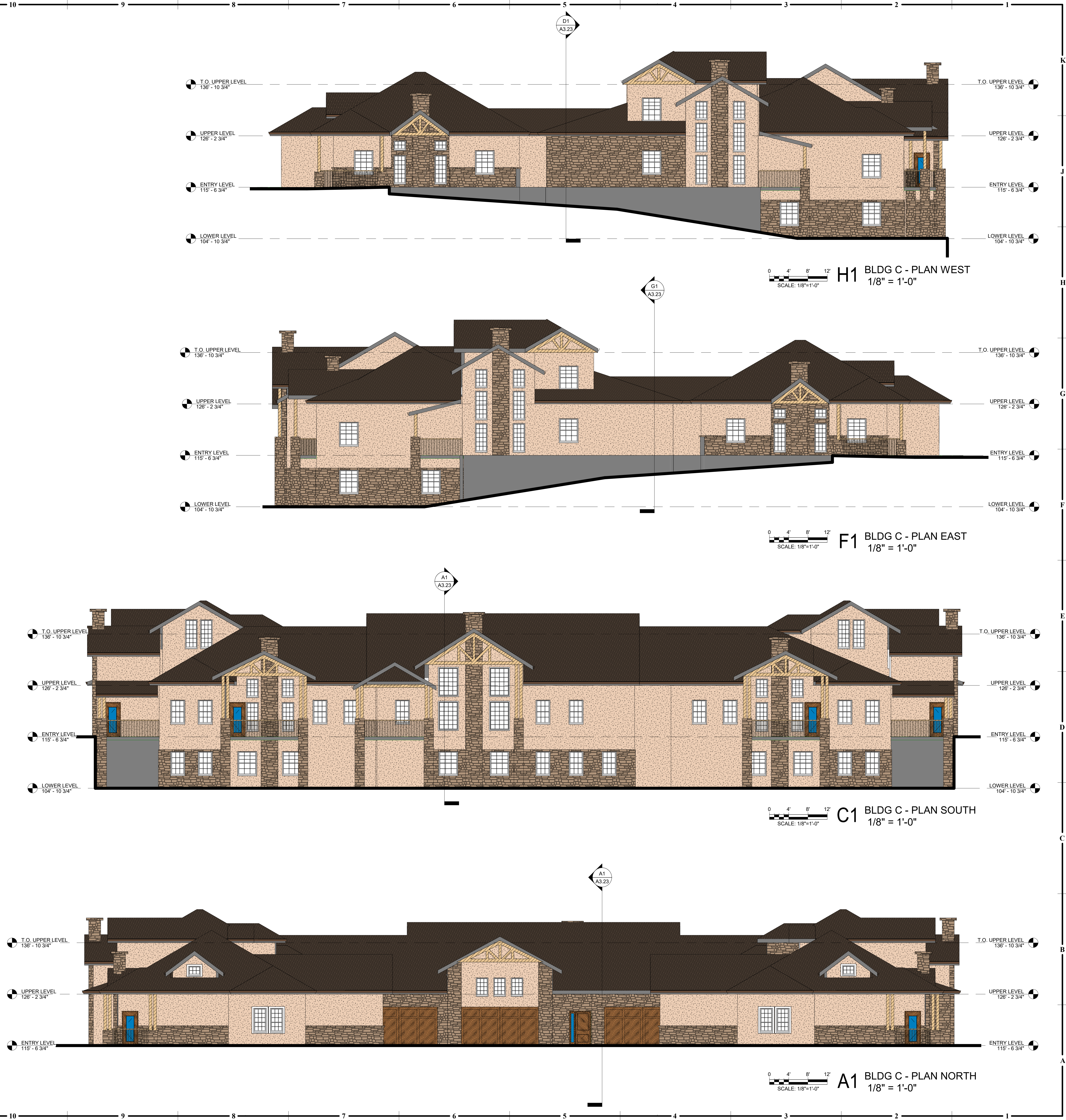
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EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

EAST EXTERIOR ELEVATIONS -
BLDG B

8/5/2021 4:10:34 PM



EXTERIOR ELEVATION MATERIALS	
	WOOD: BEAMS, COLUMNS, RAILINGS
	STONE VENEER: CHIMNEYS, WALLS
	STUCCO: WALLS
	WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
	ASPHALT SHINGLES

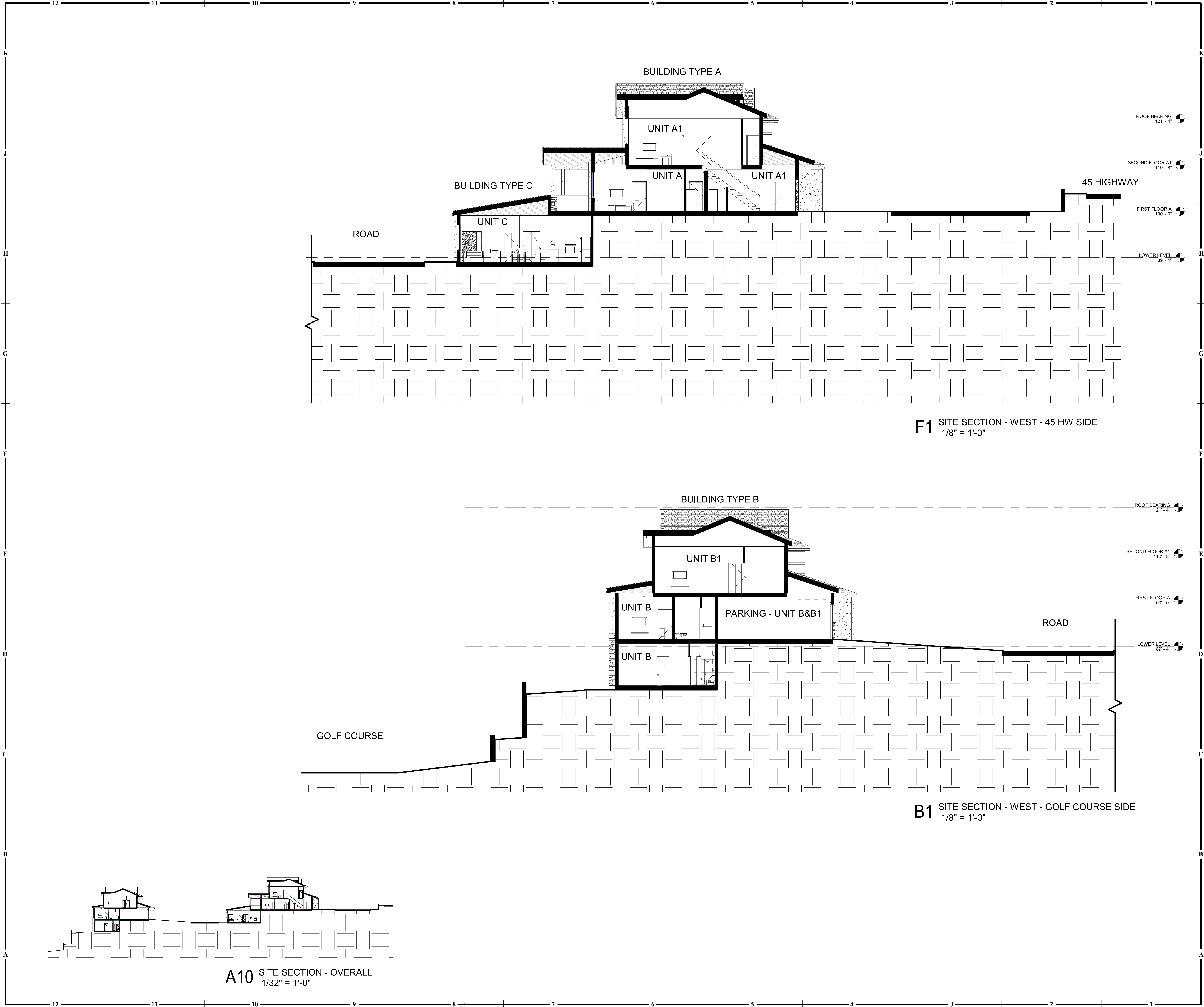
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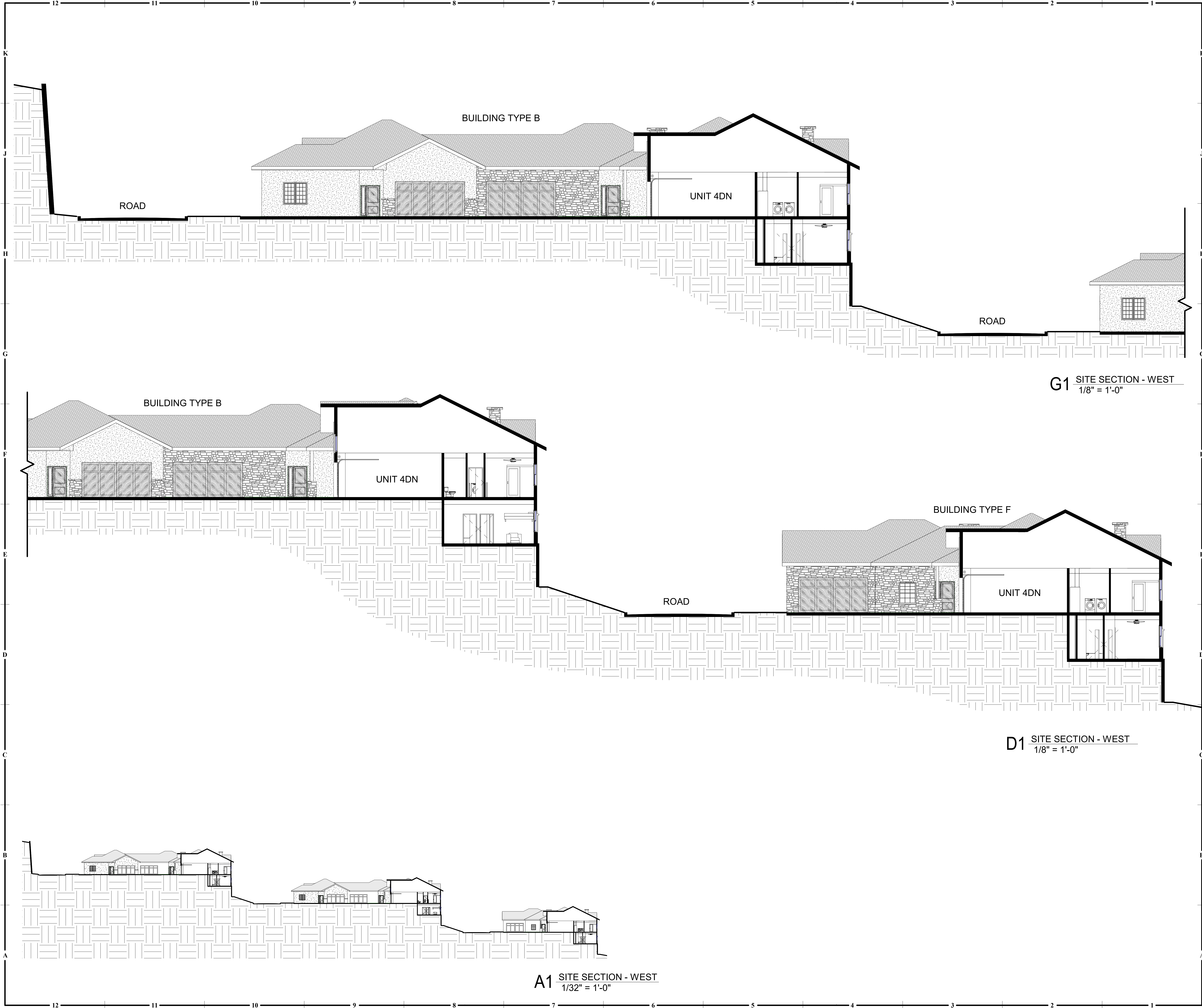
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EAST SITE SECTION

Village of the Green Preliminary Development Plan – Design Narrative

1. How the plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.

Response: Village on the Green is intended as an R-5 Multi-Family Residential development. The goal with the design is maximizing unit density within a walkable neighborhood, while taking care not to sacrifice a smaller scale “residential” feel within the development. This is achieved through the design of the units as well as the layout of the site. The units are designed to look and feel more like townhomes than apartment buildings while maintaining some of the unit density found in apartment buildings. Green spaces and sidewalks are maintained throughout, and an amenity building/pool is placed central to both sides of the development (East and West).

2. How the benefits from any flexibility in the standards proposed in the plan promote the public health, safety, and welfare of the community, in particular areas immediately near or within the proposed project, and not strictly to benefit the applicant or single project.

Response: This development is located adjacent to a golf course (Deuce at National Golf Club). As this is a main draw of the site, it can be assumed many residents of this plan will be interested in golfing and bring business to the course. Stormwater retention is also being considered, as there is currently a flooding issue on the golf course in areas where the holes are adjacent to creeks. This development aims to not only keep our water off the course, but in the process help to alleviate some of their existing conditions by giving the water somewhere to go.

3. How the benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.

Response: No response currently.

4. How the plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.

Response: This plan finds a “sweet spot” between two types of projects; it maintains adequate parking and driveway depth, giving it the car access of a traditional suburban neighborhood but also the density and walkability of a larger scale development. The units themselves are designed for maximum efficiency, taking care not to waste space and have redundant rooms. These units are finished in a luxurious way and connected to the development by private and public outdoor spaces and decks.

5. How the plan meets all the review criteria for a zoning map amendment.

Response: No response currently.

Village on the Green - Preliminary Development Plan Submittal Overview

Title I Government Code

Not applicable

Title II Public Health, Safety and Welfare

Not applicable

Title III Traffic Code

No information this submittal

Title IV Zoning Code

Chapter 405 Zoning Districts and Use Standards

Section 405.010: Zoning Districts Established,

A: R-5. The R-5 Multi-Family Residential District provides residential living in a higher density pattern in planned apartment complexes or other large-scale multi dwelling building formats. The uses and buildings provide a transition between neighborhoods and more intense uses, where a concentration of residences have a high level of accessibility to public amenities and support services.

B: Mixed Use Residential Neighborhood. The R-5 Multi-Family Residential District provides residential living in a higher density pattern in planned apartment complexes or other large-scale multi dwelling building formats. The uses and buildings provide a transition between neighborhoods and more intense uses, where a concentration of residences have a high level of accessibility to public amenities and support services.

C: Preexisting Zoning Districts. Zoning districts that were legally initiated prior to the adoption or amendment of this code, but which no longer exist under the current terms of this code, shall continue to exist for the purpose of regulating and restricting the use and development of land and buildings as they were established.

Section 405.030: Standards Applicable to all Districts

R-5 Multi-Family Residential[a]

Minimum Area 1 Acres; Proposed Exceeds minimum.

Minimum Width 200 feet: Proposed Exceeds minimum.

Minimum Depth 200 feet: Proposed Exceeds minimum.

Front Setback 30 feet. Proposed Does Not Comply

Side Setback 20 feet. Proposed Does Not Comply

Rear Setback 20 feet. Proposed Does Not Comply

Maximum Height: 45/3. Proposed does not exceed maximum.

Title V Building and Occupation

Not applicable for this Submittal

Title VI Business and Occupation

Not applicable for this Submittal

Title VII Utilities

No information this submittal



CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

To: Utility Providers
From: Stephen Lachky, Community Development Director
Date: Tuesday, August 24, 2021
Re: **Utility Provider Verification – Riss Lake Condos Residential Development**

Enclosed for your review and comment is a preliminary development plan for Riss Lake Condos, a planned residential development consisting of four 4-story condominium buildings (59,096 sq. ft. each; 112 units total) and a clubhouse (4,116 sq. ft.) on 16.65 acres, more or less, generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152. Please take a moment to answer the following questions pertaining to your awareness of the project, potential service limitations, adequacy of proposed easements and additional issues. Please mail or email your responses by Monday, September 6, 2021 to:

Stephen Lachky, AICP, CPM, CFM
Community Development Director
8880 Clark Ave
Parkville, MO 64152
slachky@parkvillemo.gov

Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed site plan? ☐ Yes ☒ No
2. Can you provide adequate service to the proposed development?
If limitations, please explain ☒ Yes ☐ No
3. Are the utilities and easements shown on the plans adequate? ☐ Yes ☒ No
If not, please explain HAVE NOT SEEN A PLAT OR PLANS THAT SHOW SANITARY
4. Are there any other issues that need to be addressed? ☐ Yes ☐ No
If so, please describe

Additional comments may be included on a separate sheet

Name: DAN KOCH
Title: EXECUTIVE DIRECTOR
Agency: RP 50
Date: 8/31/21
Signature: [Signature]