PLANNING & ZONING COMMISSION
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, October 12, 2021 5:30 PM
City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

A. Approval of the October 12, 2021, regular meeting agenda.

B. Approve the minutes for the September 14, 2021, regular meeting

4. Unfinished Business

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, Applicant*.

5. Public Hearing

A. Application for Preliminary Development Plan for KC Cattle Company, a planned commercial development consisting of one 9,922 square foot office/retail building constructed over two phases on 2.60 acres, more or less, generally located at the northwest corner of the intersection of Highway 45 and North National Drive. (Case No. PZ21-35); *Daniel Umscheid, Clockwork Architecture + Design, Applicant*.

6. Regular Business

A. Application for Final Development Plan for Mixed Use Building on Tract B of Creekside

Posted Date & Time: October 8, 2021 2:15 p.m. By: BS

Commons, a planned development for commercial uses generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. (Case No. PZ21-39); *Tim Baldridge, NSPJ Architects, Applicant.*

B. Application for Final Development Plan for Old Town Creekside Restaurant on Lot 5 of Old Town At Creekside, a planned development for commercial uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. (Case No. PZ21-36); *Brian Mertz, Parkville Development 140, LLC, Applicant*.

C. Application for Final Development Plan for Lot 4 of Old Town At Creekside, a planned development for commercial uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. (Case No. PZ21-42) *Rob Geist, Kadean Construction, Applicant*.

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, October 19 and November 2, 2021 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, October 26, 2021 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, November 9, 2021 at 5:30 p.m.

8. Adjournment

Posted Date & Time: October 8, 2021 2:15 p.m. By: BS

Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, September 14, 2021 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Chair Katerndahl called the meeting to order at 05:39 PM.

2. Roll Call

Commissioners Present:
Dean Katerndahl
Michael Wright
Barbara Wassmer
John Delich
R. Douglas Krtek
Walt Lane
Allyson Berberich

Absent:
Kathy Leibrand

A quorum of the Commission was present.

Staff Present:
Stephen Lachky, Community Development Director
Brad Stanton, Planner
Alysen Abel, Public Works Director

3. General Business

A. Approval of the September 14, 2021, regular meeting agenda.

ACTION:	R. Douglas Krtek moved to approve the agenda, Allyson Berberich seconded. Motion Passed: 7-0.
AYES:	Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich
NOES:	None
ABSTAIN:	None

B. Approve the minutes for the August 10, 2021, regular meeting

Discussion was held regarding postponing approval of the minutes until such time as they've been revised for thoroughness.

ACTION:	John Delich moved to postpone approval of the minutes, Allyson Berberich seconded. Motion Passed: 7-0.

AYES:	Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich
NOES:	None
ABSTAIN:	None

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.*

Brad Stanton, Planner, presented the preliminary plat and final plat for Sanctuary Hill at the National, a 13-lot single-family subdivision located to the north of The National 12th Plat. Commissioner Lane noted that Dale Brouk met with him and the neighbors and has worked to accommodate concerns, specifically regarding traffic calming. Dale Brouk, applicant, noted the addition of landscaping to the west of North National Drive as well as the traffic calming island and signage at the entrance to the subdivision. Commissioner Lane had questions regarding stormwater detention and setbacks. Mr. Brouk responded that the stormwater detention would be a natural area with a hydrodynamic separator. The setbacks for the subdivision would be 20 feet from the front, 25 feet from the rear on the non-golf side, and 30 feet from the rear on the golf side.

ACTION:	Michael Wright moved to approve the preliminary plat, John Delich seconded. Motion : 7-0.
AYES:	Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich
NOES:	None
ABSTAIN:	None

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*.

ACTION:	Michael Wright moved to approve the final plat, John Delich seconded. Motion : 7-0.
AYES:	Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich
NOES:	None
ABSTAIN:	None

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).

Stephen Lachky, Community Development Director, introduced the project. Don Julian, applicant, provided an overview of the proposal. Bill Prelogar, architect for the applicant, gave details on the proposed site plan and development. He stated that the property contains 2 ridges where they would concentrate the buildings while leaving the valleys in-between undisturbed. They would be disturbing 5 acres and leaving over 11 acres undisturbed. A mulch trail is proposed from the development south to the Nature Sanctuary. The Phase One building will be 28 units, 4-stories on top of a parking garage. Also proposed on the western portion of Phase One are 3 parking garages with "walk-out basement" type garages/workshops/studios. The architecture is proposed to be similar to a lodge. Stone veneer and some stucco will be used on the facade. The -P zoning is being requested to allow for a taller building than allowed by the maximum building height. The average height of the building is 65 feet above grade to the ridge of the roof. A clubhouse building is proposed in the second phase. The clubhouse building is proposed to use the same materials as the main condo buildings. Mr. Prelogar displayed elevations showing the relationship of the building to the surrounding tree canopy. Mr. Prelogar stated that there were concerns regarding rezoning from R-4 to R-5-P. He responded that R-5 zoning (8 units/acre) has lower density allowances than R-4 (29 units/acre). The proposal is currently 6+/- units/acre. Mr. Prelogar stated that they wished to have the density vertically instead of spread out to preserve trees and land. Another concern from residents was regarding the Nature Sanctuary and the waterfall. There is 385 feet in distance and 100 feet of elevation drop from the nearest building to the waterfall. There have been concerns about runoff into White Alloe Creek. There have been concerns about traffic. The applicant has provided a traffic study to staff for review. Judd Claussen, civil engineer for the project, stated that the traffic study was performed using the apartment trip generation (higher) rather than a senior living use. Mr. Claussen stated that there would be minimal impacts to 9 Highway and Lakeview Dr. Mr. Claussen stated that the stormwater was being detained under the parking lot rather than using more land for stormwater detention. Mr. Lachky stated that the Master Plan Future Land Use Map projects the property as medium-density residential and this project was more in line with a high density residential project. However, the site lends itself to a high density project due to topography, traffic, and surrounding land uses. Commissioner Wright inquired about the tree coverage over the eastern portion of the site. Mr. Prelogar stated that they would be willing to shift the buildings to the west to allow for more tree buffer. Commissioner Wright asked about combining the two entry drives into one. Mr. Prelogar stated that that would require breaching the natural valley between the two ridges. He also stated that the sight triangles of the two entry points onto Lakeview Dr are appropriate. It was asked about the Nature Sanctuary's position on the proposed development. Kristen Bontrager, Director of the Parkville Nature Sanctuary, provided a statement regarding the nature trail and the maintenance of the area.

Public Hearing

Chris Cline, 8012 Agron Dr

Mr. Cline presented an overview of the Master Plan recommendations as they relate to the proposal. Mr. Cline also walked through the Stormwater Management Plan submitted by the applicant. Mr. Cline had concerns about the tree buffer to the east of the property. Mr. Cline also had concerns about the overall heights of the Phase Two buildings. He stated that his analysis showed the easternmost building being 100' overall from the base of the retaining wall to the top of the roof. Mr. Cline stated that any dense buildings built under

R-4 would require review through the CUP process. Mr. Cline compared the density achievable through duplexes (64 units) , the highest density, height, and density.

Blake Pryor, 6116 Persimmon Ct
Mr. Pryor had concerns regarding the height of the building. Mr. Pryor believes this project does not meet the Future Land Use projection for the site.

Daniell Gile, 5600 Coffey Rd
Ms. Gile stated that she supported the project because it strives to preserve trees and land.

Melanie Roben, 8423 N Vista Cir
Ms. Robin stated there were 628 signatures that were collected on a petition in opposition of the project in 2 weeks.

David Reed, 8100 Park Ridge Dr
Mr. Reed had concerns regarding the height of the buildings. Mr. Reed had concerns regarding the amount of traffic and the two entrances on Lakeview near 9 Highway.

HB Turner, 6099 Southlake Dr
Mr. Turner supports the project because he believes Mr. Julian has a vision for the area and supports the needs of the residents. He believes this building is an aesthetic view that would blend into the area.

Gordon Cook, 7908 Deer Run
Mr. Cook supports the project and Mr. Julian and his vision and contributions for the community.

Public Hearing Closed at 8:29p.m.

Mr. Julian responded that they would be willing to donate a portion of this property to the Nature Sanctuary. Mr. Julian stated he would be willing to re-evaluate the plan and the proposal. He stated that he believed the buildings being 4-stories were important. Mr. Julian stated that he believed the petition signers may not have the same intention as the developer.

Commissioner Berberich had concerns about the buildings being 4-stories due to the Master Plan's recommendations and the rezoning, which was echoed by Chair Katerndahl due to the visual impact. Commissioner Delich had concerns about the retaining wall heights and the 5-story nature of the buildings. Commissioner Wright had concerns about the 4-story buildings but stated they could be relieved by working more with the terrain and having less retaining wall. Commissioner Delich had concerns regarding the density. Mr. Julian stated that the 4-story buildings were important because the 4th story has nice views of the lake and Park University. Mr. Julian proposed removing one building. Chair Katerndahl and Commissioner Delich responded that the height and visual impact of the buildings were also an issue. Mr. Prelogar stated that he would like a 3 building, 4-story plan.

ACTION: Michael Wright moved to postpone the item to the November 9, 2021 P&Z

Meeting, R. Douglas Krtek seconded. Motion : 7-0.

AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich

NOES: None

ABSTAIN: None

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).*

ACTION: Michael Wright moved to postpone to the November 9, 2021 meeting, John Delich seconded. Motion : 7-0.

AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich

NOES: None

ABSTAIN: None

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, Applicant*.

Adam Tholen, Applicant, presented an overview of the application. He noted that they have been attempting to acquire the VFW property and have just recently been successful. The western portion has A, A1, and B units arranged in the a townhome style and a clubhouse. The National is asking for a natural limestone wall on the National side of the project. The driveways are long enough that every unit will have offstreet parking. The West side of the project has a total of 72 units starting at 978 sf and going up to 2066 sf. These units will be for rent ($2500-$3500). The buildings will be 30 feet tall from grade to the top of the roof. The retaining wall gets up to about 14 feet tall. The A units are on slab, the B units have basement. They are proposing a 2-story clubhouse building with a pool. The eastern portion of the site has pods of units around a shared motor court rather than every unit having a driveway. The eastern portion of the site is proposed 135 total units with 29 feet from grade to the top of the roof. Commissioner Delich had concerns about the density of the site, he stated that more space between the units would be appreciated. He stated that enhanced landscaping would help alleviate the density. Chair Katerndahl would like to see a rendering of two buildings to evaluate their relationship to each other. Mr. Pholen stated that the road to the south towards Limestone Road would be gated for fire access only. A dog park and a playground are proposed for the eastern portion. The eastern portion of the site would have access to the western clubhouse. The applicant proposes to increase the size of the existing retention pond on the National property. They are proposing detention on the western portion. Commissioner Wright suggested removing the road fronting 45 Highway and having one road rather than a loop. Commissioner Krtek suggested highlighting the fact that the southern entrance was emergency only.

Public Hearing Closed at 9:40pm

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

Chairman Katerndahl called further discussion. Seeing none, he called for a motion to adjourn.

ACTION:	R. Douglas Krtek moved to adjourn, Allyson Berberich seconded. Motion : 7-0.
AYES:	Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich
NOES:	None
ABSTAIN:	None

Submitted by:

_____ _____
Stephen Lachky, AICP Date
Community Development Director

_____ _____
Brad Stanton Date
Planner

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

Staff Analysis

Agenda Item: 4.C

Proposal: 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.

Staff Recommendation: Approval (with conditions)

Case No: PZ21-30

Applicant: Jeffrey Nigh, Hoefer Welker LLC

Owners: Adam Tholen, Pulse Development Group

Location: Generally located south of Highway 45 and 250' east of South National Drive

Zoning: Existing: "R-5" Multi-Family Residential, "B-4-P" Planned Business District, County "CH" Highway Commercial, and County "R25" Single-Family Large Lot

Parcel #s: All of Platte County parcels # 20-7.0-26-200-002-003.001, 20-7.0-26-200-002-003.004, 20-7.0-26-200-002-015.000, 20-7.0-26-200-002-016.000, 20-7.0-26-200-002-017.000, 20-7.0-26-200-002-004.000, 20-7.0-26-200-002-003.003, 20-7.0-26-200-002-006.000, 20-7.0-26-200-002-006.002, 20-7.0-26-200-002-003.002, 20-8.0-27-100-002-001.001, 20-8.0-27-100-002-001.000, and 20-8.0-27-100-002-002.002

Exhibits:
A. This Staff Analysis
B. Application for Preliminary Development Plan
C. Subject Area Property Map
D. Village on the Green Preliminary Development Plan (prepared by Hoefer Welker; revised October 1, 2021)
E. Renderings (provided by the Applicant)
F. Design Narrative (Submitted by the Applicant)
G. Additional exhibits as may be presented at the public hearing

By Reference:
A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://ecode360.com/PA3395-DIV-05)
B. Parkville Master Plan (http://parkvillemo.gov/government/city-plans-studies/master-plan/)

C. Highway 45 Corridor Plan (http://parkvillemo.gov/government/city-plans-studies/)
D. Preliminary Stormwater Mangement Plan for Village on the Green (prepared by Phelps Engineering, Inc; dated October 6, 2021)
E. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
F. Hearing notice published in The Platte County Citizen newspaper on September 1, 2021.
G. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/public-hearings/)

Comments Received: No written comments have been received by the Community Development Department as of the completion of this staff analysis on October 8, 2021.

Overview
The application proposes a preliminary development plan for 207 residential units in 30 townhome/cluster townhome buildings with associated leasing office, pool, activity courts, and a dog park on thirteen parcels of property (27.14 acres, more or less) generally located south of 45 Highway and approximately 250 feet east of South National Drive.



Exhibit C: Subject Area Property Map

The applicant proposes developing seven (7) rowhouse-style townhouse buildings with 72 residential units; an amenity building including a leasing office, pool, and activity courts; and a dog park on the western portion of the site. On the eastern side of the property, the applicant is proposing twenty-three (23) cluster-style townhouse buildings with 135 residential units. Alltogether, the applicant is proposing thirty (30) residential buildings with a total of 207 residential units on 27.14 acres, more or less. The development includes internal circulation, 587 parking spaces, and two (2) points of access off of 45 Highway.



Existing view of the eastern portion of the site from NW Lake Crest Ln

Background

The eastern portion of the site was originally platted as a part of the 2004 Lakeside Country Club Addition plat, however no buildings were constructed and the site sits vacant. A large portion of the eastern site is part of the Crooked Road to Highway 45 Neighborhood Improvement District (NID). The western portion of the site includes property in Unincorporated Platte County. Currently the former VFW building, a vacant office, and a vacant car repair exist on the site. All of those buildings are proposed to be demolished for this project. This property was initially owned by The National, however they have since sold the property to the Applicant.

Development Code Review

The application for preliminary development plan (Case No. PZ21-30) was 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 – Chapter 404**

   Street Networks and Design – Section 404.010
   The preliminary development plan proposes two access points off of 45 Highway as well as a siren-activated, emergency/fire-only access point off of Limestone Ct. Internal to the property, the plan calls for a network of private streets to provide lot access. Sight distances at the access point off of 45 Highway will be reviewed further by staff at the construction permit stage.

   Civic and Open Space System – Section 404.020
   Table 404-6 requires projects zoned "R-5" to provide 15% of the lot area as open space. The total lot area is 27.14 acres, more or less, requiring 4.07 acres, more or less, of open space. The applicant provides 1.43 acres of open space on the western site and 9.84 acres of open space on the eastern site. The proposed plan includes private open space via an amenity building including community gathering spaces, a community pool for use by both the east and the west portions of the development, and a dog park. The amenity building is located in the center of the development and includes pedestrian and vehicle access. No public open space is proposed by the applicant. Section 404.020.H.4 allows for private open space to fulfill the open space requirements of a project.

   Block and Lot Arrangement – Section 404.030
   The topographical challenges of the eastern site minimizes the flexibility of block and lot arrangement. In general, however, blocks are appropriate lengths and sufficiently broken up for emergency access and every building has sufficient street access.

   Required Improvements and Engineering Specificaitons – Section 404.040
   Final development plans for improvements (e.g., streets, sidewalks) will need to meet American Public Works Association (APWA) Standard Specifications and Design Criteria. A preliminary Traffic Impact Study (TIS) was submitted to City and MoDOT staff. Approval of the preliminary development plan will be contingent on the installation of any recommended public improvements identified through review of the TIS. As of the date of this staff analysis report, the applicant has not submitted a Stormwater Management Analysis study to our Public Works Department. As a result, staff will require a Stormwater Management Analysis study be submitted as a condition for approval; and any subsequent final development plan cannot be approved without submission, review and approval of the study.

2. **Zoning Districts and Use Standards – Chapter 405**

   Districts and Uses – Section 405.020
   Rowhouses and Apartment uses are allowed by right in the "R-5" Multi-Family Residential zoning district. The applicant will be required to rezone the entirety of the property to the "R-5-P" zoning district prior to final development plan approval.

Standards Applicable to All Districts – Section 405.030

The following table outlines the required development standards for the "R-5" zoning district. These standards may be modified through the planned development process.

Standard	Code Requirement	Proposed	Change
Min. Lot Area	1 acre	27.14 acres	n/a
Min. Lot Width	200 feet	>200 feet	n/a
Min. Lot Depth	200 feet	>200 feet	n/a
Front Setback	**30 feet**	**20 feet**	**-10 feet**
Side Setback	**20 feet**	**10 feet**	**-10 feet**
Rear Setback	**20 feet**	**0 feet**	**-20 feet**
Maximum Height	45 feet/3 stories	30 feet/3 stories	n/a

The preliminary development plan proposes reduced front, side, and rear setbacks for the project. Staff believes that these reduced setbacks may be appropriate due to topographical challenges as well as locational context. The reduced front setback is requested on the east side of the project due to the topographical difficulties of the site. The applicant also proposes a reduced front setback on the extreme western portion of the site due to the lot narrowing. The reduced side setback is requested on the extreme western portion of the site and abuts The National golf course, minimizing any impacts on adjacent properties. The reduced rear setback is requested on the western portion of the site and abuts The National golf course, minimizing any impacts on adjacent properties.

The "R-5" zoning district requires that there be a minimum lot area of five thousand four hundred forty-five (5,445) square feet per dwelling unit. The 207 proposed dwelling units would require 25.875 acres to meet that requirement. The subject property contains 27.14 acres, providing five thousand seven hundred eleven (5,711) square feet per dwelling unit. The proposed dwelling units meet the minimum floor area for the "R-5" zoning district.

3. Site and Landscape Design Standards – Chapter 407

Landscape Design – Section 407.020

The applicant has not provided a landscaping plan that meets the requirements of Section 407.020. Prior to the approval of a final development plan, staff will require the submission and approval of a landscaping plan that meets the requirements of the Development Code.

Buffers, Screens and Fencing – Section 407.030

The designated trash/dumpster area will need to meet the performance standards pertaining to Section 407.030 (Buffers, Screens and Fencing). This includes the dumpsters being stored inside a structure or enclosure constructed of a durable material (e.g., masonry, steel, hard wood), or screened by a fence (typically opaque), ornamental wall or *Type 1* landscaping buffer. Any subsequent final development plan submission will need to adhere to these standards.

Outdoor Lighting – Section 407.040
The applicant has not provided a lighting plan that meets the requirements of Section 407.040. Prior to the approval of a final development plan, staff will require the submission and approval of a lighting plan that meets the requirements of the Development Code.

Stormwater Management – Section 407.050
The applicant has not provided a stormwater management plan per the requirements of Section 407.050. Prior to the approval of a final development plan ,staff will require the submission and approval of a stormwater management plan.

4. Access and Parking – Chapter 408

Access and Circulation – Section 408.020
Access to the development is proposed at two points off of 45 Highway. A full access across from the existing Fast Stop gas station is proposed for the eastern site. A right-in, right-out only access is proposed at the existing signalized intersection at the intersection of 45 Highway and NW Blair Rd. These entrances are sufficiently spaced and line up with existing access points. An emergency-only access is provided off of Lime Stone Ct for fire/emergency vehicles only. The applicant proposes breaking up the development with a system of private internal access streets that establish access and circulation within the site. A pedestrian network including 5-foot sidewalks and asphalt golf cart paths is proposed for the site.

Required Parking – Section 408.030
Table 408-5 (quoted below) defines the requirements for parking.

Table 408-5: Required Parking	
Use	**Number of Spaces**
Residential Dwellings	
Detached house	2 per dwelling unit, both fully enclosed
Duplex, row house	2 per unit, at least one fully enclosed
Apartments, etc.	1.5 per dwelling unit generally; 2 per unit if 3 or more bedrooms; 1 per unit for efficiency or studio units

The table below shows the parking provided for the project.

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: 182 EAST: 405
TOTAL	587
CLUBHOUSE - 5/1,000	5x5=25
PROVIDED	9

The applicant is providing 73 (14%) more residential parking spaces than required. This is slightly offset by the applicant providing 16 less parking spaces than required for the clubhouse amenity building. However, staff believes that this reduction is appropriate given the use as well as the extra parking for the residential portion of the project.

Section 408.030.D. requires that multifamily uses within on thousand (1,000) feet of a designated bicycle route shall provide bicycle parking. The residential units provide garages that may meet this requirement. The clubhouse building will be required 5% of the required vehicle spaces (25) as bicycle parking. This may be accomplished via an "inverted-U" bike rack near the main building entrance.

Parking Design – Section 408.050

Parking is provided in residential garages and driveways throughout the development. Additionally, parallel parking spaces have been provided along strategic points along the private drives in the development.

5. **Sign Standards – Chapter 409**

   The City has sign allowance requirements per the "R-5" district 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.

Review Criteria and Analysis

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 preliminary development plan (Case No. PZ21-30).

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.**

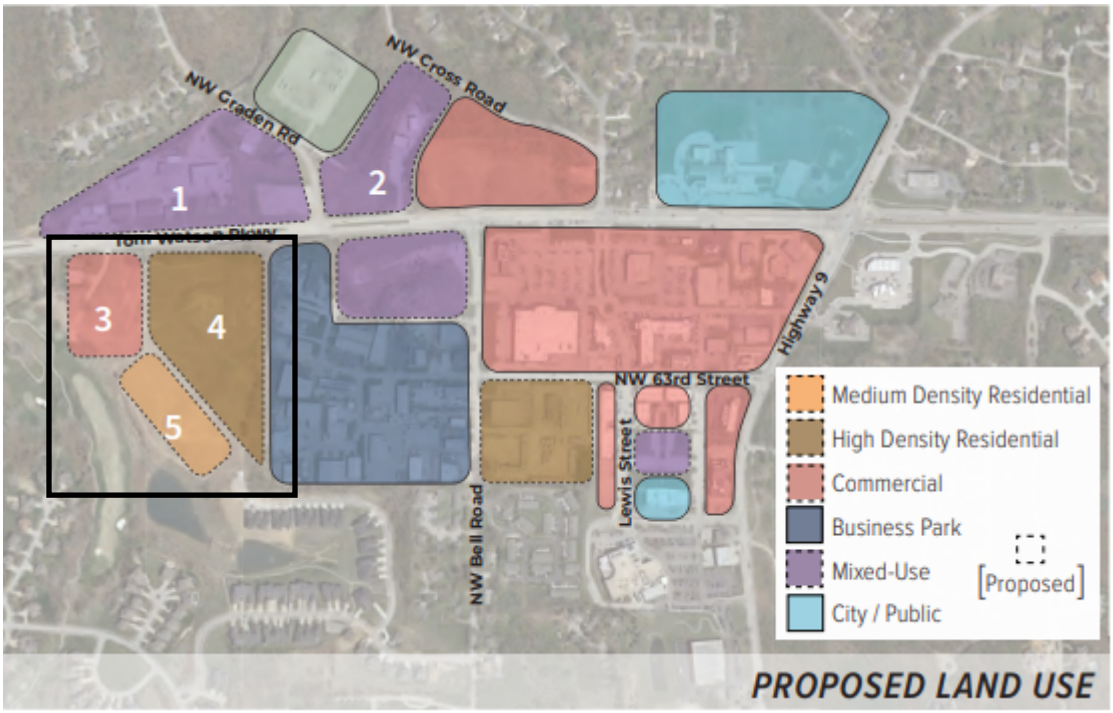
   The subject properties are currently zoned a mixture of Parkville City "R-5" Multi-Family Residential and "B-4-P" Planned Business District and Platte County "CH" Highway Commercial, and County "R25" Single-Family Large Lot. The applicant is proposing to rezone the property entirely to "R-5-P" Multi-Family Residential (will be accomplished via a separate application). The proposed preliminary development plan allows for the development of high-density residential uses on topographically challenging property. The flexibility in setbacks requested by the applicant allow for a more logical layout of buildings while maintaining lower density than allowed by the Code.

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.**
   The addition of multi-family housing on this property helps promote the general public health, safety, and welfare through concentrating the housing in strategic areas that allow for a transition of uses from commercial/industrial to multi-family residential to single-family residential. See review criteria #4 below for an analysis on how to plan meets the goals of the Master Plan. Additionally, the flexibility requested in setbacks is mitigated due to the locational context of the development. The reduced setbacks are proposed along 45 Highway and along The National golf course, both land uses that allow for more flexibility (as opposed to reducing setbacks near a single-family house, for example).

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.**
   Per Section 405.010, the "R-5" zoning district "provides residential living in a higher density pattern in planned apartment complexes or other large-scale multidwelling 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." The flexibility in setbacks allows this higher density pattern while the project overall provides a transition between the commercial and industrial uses along NW Bell Road and the residential neighborhoods of The National subdivision.

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.**

   Parkville Master Plan
   The *Parkville Master Plan* projects High Density Residential, Medium Density Residential, and Commercial uses for this property. Additionally, the Master Plan specifically calls out this area as a strategic opportunity for infill development. The Master Plan notes: "This large, undeveloped site south of Tom Watson Pkwy is a suitable location for high-density residential given its location and the adjacent land uses. It is surrounded by existing or possible complementary land uses."



The Master Plan notes the importance of infill development along 45 Highway in order to better connect the community as a whole. The Master Plan also calls for a diversification of the housing stock by allowing for multi-family housing choice in strategically placed locations and mixed-use developments. The Plan calls this specific parcel out as a strategic location for multi-family housing.

Highway 45 Corridor Plan

The *Highway 45 Corridor Plan* (adopted July 19, 2016) represents an opportunity to capitalize on those recent investments by guiding future improvements/development and strengthening the role of the corridor in the region. The Plan calls for this segment of 45 Highway to be an "active" segment which are "designed to encourage activity and building the places that are currently providing interaction." This preliminary development plan strives to meet the goals of the *Highway 45 Corridor Plan* by concentrating development in active segments of the corridor in order to preserve the natural segments farther from established development.

5. **The plan meets all of the review criteria for a zoning map amendment.**
   The applicant will be required to rezone the entire property to the "R-5-P" Multi-Family Residential zoning district prior to approval of a final development plan for the project.

Staff Conclusion and Recommendation

Staff concludes that with the exceptions noted above, the proposed preliminary development plans: Accomplishes goals of the *Parkville Master Plan*; promotes the general public health, safety and welfare of the community as a result of flexibility from the "R-5" Multi-Family Residential standards; is better able to meet or exceed the intent statement of the base zoning district as a result of flexibility from the "R-5" Multi-Family Residential standards; reflects generally accepted and sound planning and urban design principles with respect to applying the adopted *Parkville Master Plan* and *Highway 45 Corridor Plan*; meets all review criteria for a zoning map amendment; and meets the City's applicable subdivision regulations, site and

landscape design standards, access and parking, sign standards, and minimum standards thereof.

Staff recommends approval of the preliminary development plan for Village on the Green based on the merits of the application and the findings and conclusions in the report, subject to the following conditions:

- Approval by the Planning & Zoning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
- Prior to Final Development Plan approval, it shall be required that a valid Voluntary Annexation Petition for the portion of properties included in the development plan located outside of the existing City boundaries be submitted, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.
- Prior to Final Development Plan approval, the subject properties shall be rezoned to "R-5-P" Multi-Family Residential.
- Prior to Final Development Plan approval, the subject properties shall be re-platted to ensure the subject area property is subdivided properly to allow for the proposed preliminary development plan. Additionally, approval of any additional utility improvement plans (as required) or additional easements (as needed) prior to the re-plat being recorded at the Platte County Recorder's Office.
- Prior to Final Development Plan approval, the applicant shall modify the western entrance to better accommodate fire truck turning movements.
- Prior to Final Development Plan approval, the applicant shall submit a landscaping plan to staff for review and approval pursuant to Section 407.020.
- Prior to Final Development Plan approval, the applicant shall submit a lighting plan to staff for review and approval pursuant to Section 407.040.
- Prior to Final Development Plan approval, the applicant shall submit a Stormwater Management Analysis study. This study shall be reviewed and approved by the Public Works Department.
- Prior to Building Permit issuance, the applicant shall install any public infrastructure improvements as required by the Director of Public Works and MoDOT.
- 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 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 19, 2021 for final action.

End of Memorandum

08-08-2021

Brad Stanton
Planner

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 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: Hoefer Welker LLC
Address 11460 Tomahawk Creek Parkway Ste 400
City, State Leawood, Kansas 66211
Phone: (913) 307-3700 Fax: _____
E-mail jeff.nigh@hoeferwelker.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 Developemt 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: C=US, E=jeff.nigh@hoeferwelker.com, OU=Hoefer Welker LLC, CN=Jeffrey M. Nigh Date: 2021.08.05 14:15:39-05'00' Date: 8/6/2021

Property Owner's Signature (Required) Adam Tholen Digitally signed by Adam Tholen DN: C=US, E=adam@pulsegroup.com, O=Pulse Development Group, CN=Adam Tholen Date: 2021.08.05 14:17:17-05'00' 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 acce

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 nece

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.*

HOEFER WELKER
11460 Tomahawk Creek Parkway, Suite 400, Leawood, Kansas 66211 P: 913.307.3700 - F: 913.307.3710 www.hoeferwelker.com

VILLAGE ON THE GREEN

PARKVILLE, MO 64152

PRELIMINARY DEVELOPMENT PLAN

1 OCTOBER 2021

HOEFER WELKER #: 185023

GENERAL	
COVER SHEET	CS

CIVIL	
OVERALL SITE (EAST)	C1.0
SITE (EAST)	C1.1
SITE (WEST)	C1.2
OVERALL GRADING (EAST)	C2.0
GRADING (EAST)	C2.1
GRADING (EAST)	C2.2
GRADING (EAST)	C2.3
GRADING (EAST)	C2.4
OVERALL GRADING (WEST)	C2.5
GRADING (WEST)	C2.6
GRADING (WEST)	C2.7
TRUCK TURN (EAST)	C3.0
TRUCK TURN (WEST)	C3.1
UTILITY (EAST)	C4.0
UTILITY (WEST)	C4.1

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 1	A2.11
WEST EXTERIOR ELEVATIONS - BLDG 2	A2.12
WEST EXTERIOR ELEVATIONS - BLDG 3	A2.13
WEST EXTERIOR ELEVATIONS - BLDG 4	A2.14
WEST EXTERIOR ELEVATIONS - BLDG 5	A2.15
WEST EXTERIOR ELEVATIONS - BLDG 5	A2.16
WEST EXTERIOR ELEVATIONS - BLDG 6	A2.17
WEST EXTERIOR ELEVATIONS - BLDG 7	A2.18
WEST EXTERIOR ELEVATIONS - CLUBHOUSE	A2.19
WEST EXTERIOR ELEVATIONS - BLDG 1 (RENDER)	A2.21
WEST EXTERIOR ELEVATIONS - BLDG 2 (RENDER)	A2.22
WEST EXTERIOR ELEVATIONS - BLDG 3 (RENDER)	A2.23
WEST EXTERIOR ELEVATIONS - BLDG 4 (RENDER)	A2.24
WEST EXTERIOR ELEVATIONS - BLDG 5 (RENDER)	A2.25
WEST EXTERIOR ELEVATIONS - BLDG 5 (RENDER)	A2.26
WEST EXTERIOR ELEVATIONS - BLDG 6 (RENDER)	A2.27
WEST EXTERIOR ELEVATIONS - BLDG 7 (RENDER)	A2.28
WEST EXTERIOR ELEVATIONS - CLUBHOUSE (RENDER)	A2.29

ARCHITECTURAL	
EAST EXTERIOR ELEVATIONS - BLDG A	A2.31
EAST EXTERIOR ELEVATIONS - BLDG B	A2.32
EAST EXTERIOR ELEVATIONS - BLDG C	A2.33
EAST EXTERIOR ELEVATIONS - BLDG E	A2.34
EAST EXTERIOR ELEVATIONS - BLDG F	A2.35
EAST EXTERIOR ELEVATIONS - BLDG G	A2.36
EAST EXTERIOR ELEVATIONS - BLDG A (RENDER)	A2.41
EAST EXTERIOR ELEVATIONS - BLDG B (RENDER)	A2.42
EAST EXTERIOR ELEVATIONS - BLDG C (RENDER)	A2.43
EAST EXTERIOR ELEVATIONS - BLDG E (RENDER)	A2.44
EAST EXTERIOR ELEVATIONS - BLDG F (RENDER)	A2.45
EAST EXTERIOR ELEVATIONS - BLDG G (RENDER)	A2.46
WEST SITE SECTION	A3.18
EAST UPPER SITE SECTION	A3.19
EAST LOWER SITE SECTION	A3.20

UNIT AREAS:

UNIT TYPE	GROSS SF
1BR/1.5BA	
A	1278
1BR+DEN/1BA	
A1	1315
2BR/2BA	
B1	1808
1	1753
1.1	1666
1.2	2668
1.3	3012
2BR/2.5BA	
2UP	2020
2DN	2549
2BR+DEN/2BA	
4.1	3045
2BR+DEN/2.5BA	
4UP	2466
4DN	3317
3BR+DEN/3BA	
B	2560
3UP	2396
3DN	3085
3.1	3568



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.

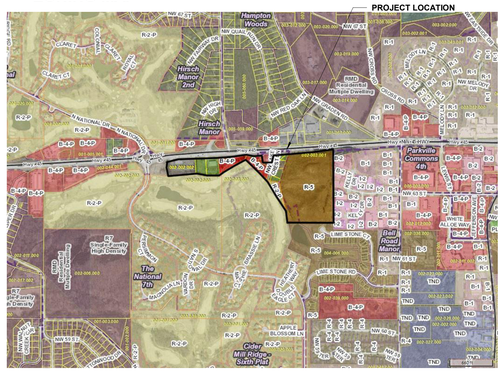
Title V Building and Occupation
Not applicable for this Submittal
Title VI Business and Occupation
Not applicable for this Submittal

VICINITY MAP



NORTH

ZONING MAP



UNIT TABULATIONS:

# OF BEDS	UNIT TYPES	UNIT NAMES	QTY.	TOTAL COUNTS	TYPE %
1	1 BR/1.5 BA 1 BR + DEN/1 BA	A A1	15 15	30	14%
2	2 BR/2.5 BA 2 BR/2 BA 2 BR + DEN/2 BA 2 BR + DEN/2.5 BA	2 B1, 1 4.1 4UP, 4DN	23 68 2 17	110	53%
3	3 BR + DEN/3 BA	B, 3	67	67	32%
TOTAL				207	100%

SITE DATA:

EXISTING ZONING PROPOSED ZONING	CH, B-4-P, R-2-P, R-5 R-5
LAND AREA	WEST: 275,750 SF = 6.33AC EAST: 906,544 SF = 20.81 AC
TOTAL	TOTAL: 1,182,294 SF = 27.14 AC
PROPOSED USE - UNITS PROPOSED USE - AMENITY	RESIDENTIAL BUSINESS (ACCESSORY)
HEIGHT ABOVE GRADE NUMBER OF STORIES	WEST: 30' EAST: 21' WEST: 2&3 STORIES, EAST: 2 STORIES
GROSS FLOOR AREA	WEST: 91,218 SF EAST: 268,804 SF TOTAL: 360,022
RESIDENTIAL BUILDING TYPE	WEST: TOWNHOME EAST: CLUSTER TOWNHOME
NUMBER OF DWELLING UNITS TOTAL UNITS	WEST: 72 EAST: 135 207
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 STUDIO/1BR - 1/UNIT APARTMENT-2BR - 1.5/UNIT APARTMENT-3BR - 2/UNIT TOTAL REQUIRED	 WEST: 2x80=160 EAST: N/A WEST: 1x36=36 EAST: N/A WEST: 1.5x24=36 EAST: 1.5x97=146 WEST: 2x24=48 EAST: 2x44=88 514
TOTAL PROPOSED TOTAL	WEST: 182 EAST: 405 587
CLUBHOUSE - 5/1,000 PROVIDED	5x5=25 9

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

PHELPS 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. 29165C0379D, AND DATED APRIL 2, 2015.

OWNER/DEVELOPER:

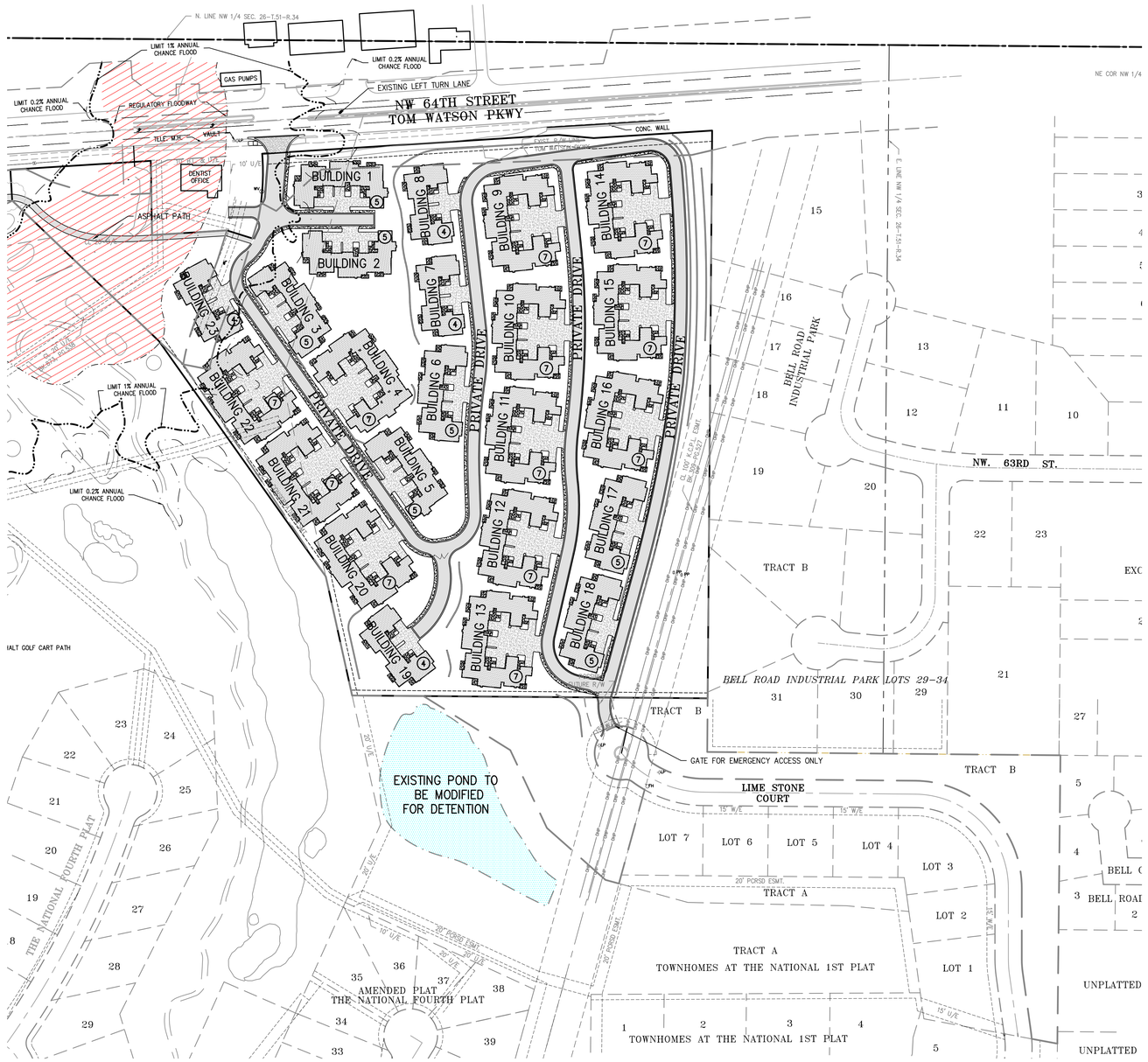
PULSE DEVELOPMENT
CONTACT: ADAM THOLEN

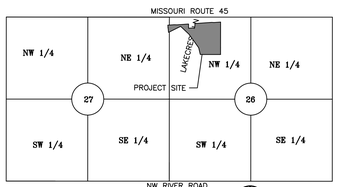
ARCHITECT:

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

N
0' 1000' 2000'
SCALE : 1" = 2000'

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
(5)	NUMBER OF UNITS

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	135 units
Density Provided (Units / Acre)	6.3

Site Summary

Percentage of Site Covered By Buildings	26.4% - 248,375 SF (5.70 Ac.)
Percentage of Area Covered By Roadways/Parking/Sidewalks	28.1% - 263,965 SF (6.06 Ac.)
Percentage of Open Space/Greenspace	45.5% - 427,043 SF (9.84 Ac.)
Total Site Area	100.0% - 939,383 SF (21.60 Ac.)

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PLANNING ENGINEERING IMPLEMENTATION

VILLAGE ON THE GREEN EAST

PRELIMINARY DESIGN PACKAGE

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REVISION DATES:

N
SCALE: 1"=100'
0' 100' 200'

PROFESSIONAL SEAL

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ISSUE DATE: 00 MONTH 2021
HOEFER WELKER #: ######

PRELIMINARY OVERALL CIVIL SITE PLAN

NW 64TH STREET
TOM WATSON PKWY

EXISTING LEFT TURN LANE

CONC. WALL

RETAINING WALL

LIMIT 0.2% ANNUAL CHANCE FLOOD

REGULATORY FLOODWAY

LIMIT 1% ANNUAL CHANCE FLOOD

GAS PUMPS

TELE. M.H.

VAULT

DENTIST OFFICE

ASPHALT PATH

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 16
BUILDING 17
BUILDING 18
BUILDING 19
BUILDING 20
BUILDING 21
BUILDING 22
BUILDING 23

PRIVATE DRIVE

CONC. SIDEWALK

EXIST. R/W LINE TOM WATSON PKWY

FUTURE R/W

EXISTING POND TO BE MODIFIED FOR DETENTION

GATE FOR EMERGENCY ACCESS ONLY

LIME STONE COURT

TRACT B

BELL ROAD INDUSTRIAL PARK

BELL ROAD INDUSTRIAL PARK LOTS

15

16

17

18

19

31

23

24

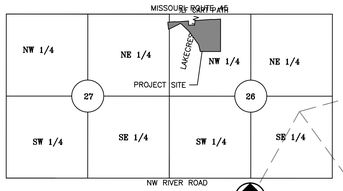
22

25

51

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
- (5) NUMBER OF UNITS



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

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N
SCALE: 1"=50'
0' 50' 100'

PRELIMINARY CIVIL SITE PLAN

VILLAGE ON THE GREEN EAST

PRELIMINARY DESIGN PACKAGE

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PLANNING ENGINEERING IMPLEMENTATION

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ISSUE DATE: 00 MONTH 2021
HOEFER WELKER #: ######

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.

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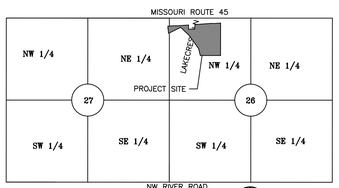
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OWNER/DEVELOPER:
PULSE DEVELOPMENT
CONTACT: ADAM THOLEN

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

SCALE : 1 " = 2000'

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NOTE:
SHORTEST DRIVEWAY LENGTH: BUILDING 5, 10.8'

Building and Lot Data

Site Area (Gross)	233,403 S.F./5.36 Ac.
Existing Zoning	R-2/R-5
Proposed Zoning	R-5
Number of Units	72 units
Density Provided (Units / Acre)	13.4

Parking Summary

Multi-Family	
Driveway Parking Provided	114 Spaces
Garage Parking Provided	114 Spaces
Surface Parking Provided	23 Spaces
Total Parking Provided	251 Spaces
Number of Parking Spaces per Unit Provided	3.5
Total Parking Required	1.5 Spaces
Number of Parking Spaces per Unit Required	108

Site Summary

Percentage of Site Covered By Buildings	35.3% =	82,240 SF (1.89 Ac.)
Percentage of Area Covered By Roadways/Parking/Sidewalks	38.1% =	88,645 SF (2.04 Ac.)
Percentage of Open Space/Greenspace	26.6% =	62,518 SF (1.43 Ac.)
Total Site Area	100.0% =	233,403 SF (5.36 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

SCALE: 1"=50'

PRELIMINARY CIVIL SITE PLAN

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PLANNING ENGINEERING IMPLEMENTATION

VILLAGE ON THE GREEN WEST

PRELIMINARY DESIGN PACKAGE

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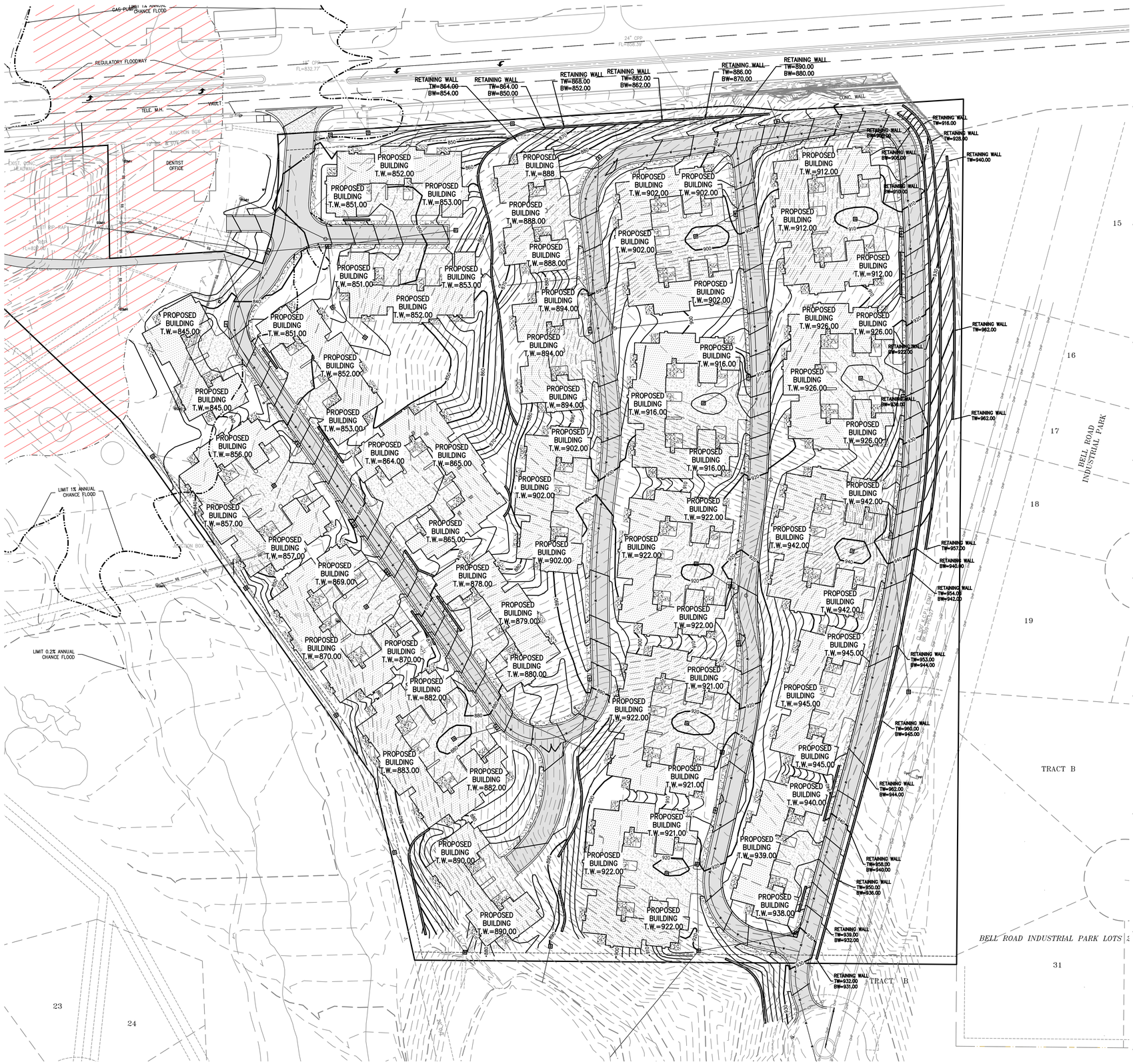
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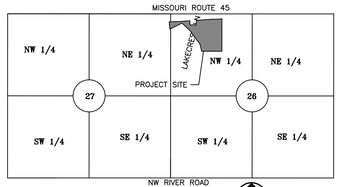
FLOOD NOTE:

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

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LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 920 — EXISTING CONTOURS
- 920 — PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- XXX.XX TW

LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	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

SCALE: 1"=50'
0' 50' 100'

OVERALL GRADING PLAN

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VILLAGE ON THE GREEN EAST

PRELIMINARY DESIGN PACKAGE

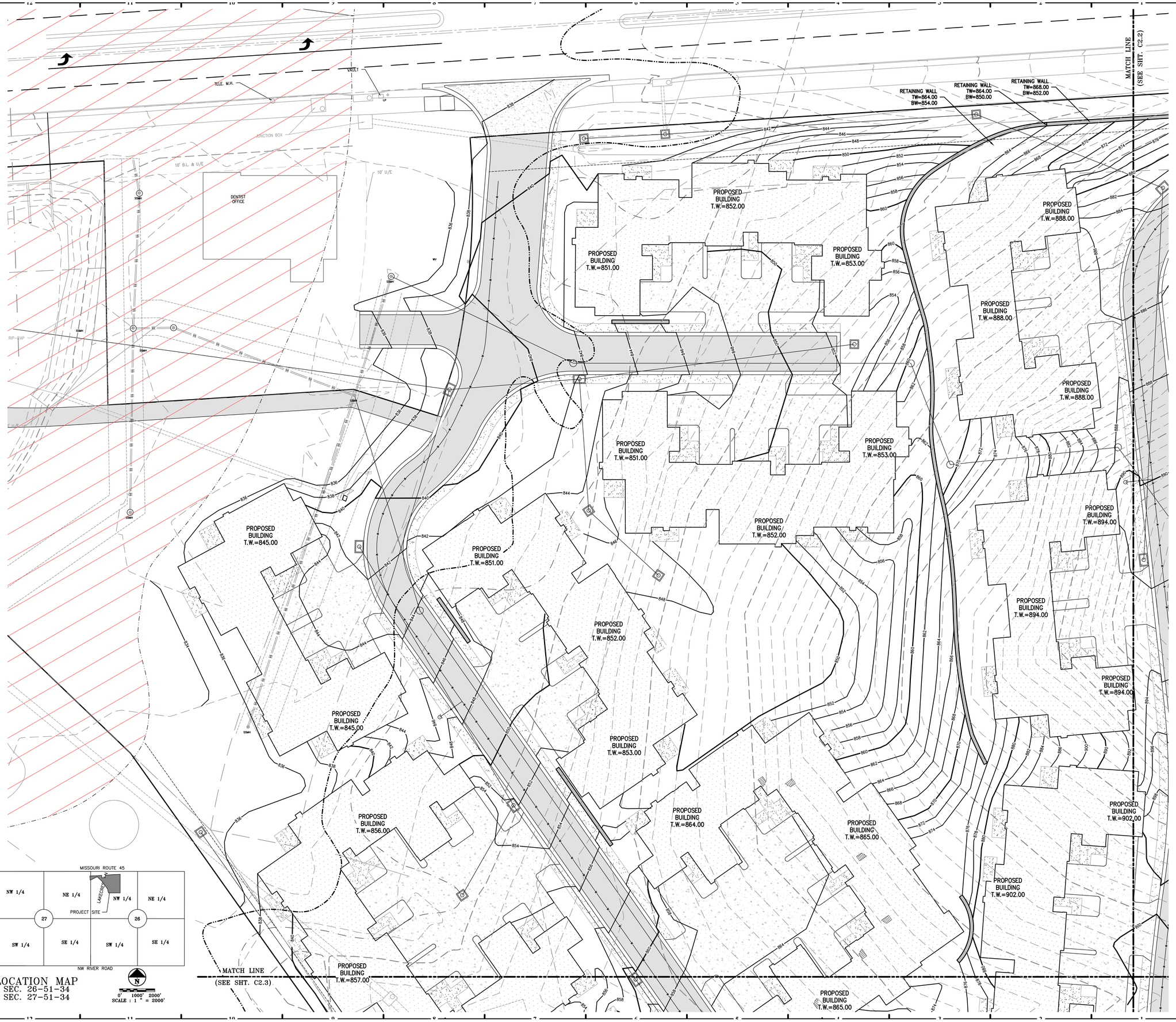
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LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
920	EXISTING CONTOURS
918	
920	PROPOSED CONTOURS
918	
XXX.XX TW	PROPOSED SPOT ELEVATION

LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	GROUND ELEVATION
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	EXISTING STORM SEWER
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N
SCALE: 1"=20'
0' 20' 40'

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VILLAGE ON THE GREEN EAST

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ISSUE DATE: 00 MONTH 2021
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GRADING PLAN

MATCH LINE
(SEE SHT. C2.1)

RETAINING WALL
TW=882.00
BW=862.00

RETAINING WALL
TW=886.00
BW=870.00

RETAINING WALL
TW=890.00
BW=880.00

CONC. WALL

RETAINING WALL
TW=916.00

RETAINING WALL
TW=928.00

RETAINING WALL
BW=906.00

RETAINING WALL
TW=940.00

RETAINING WALL
BW=908.00

RETAINING WALL
BW=910.00

PROPOSED BUILDING T.W.=912.00

PROPOSED BUILDING T.W.=902.00

PROPOSED BUILDING T.W.=912.00

PROPOSED BUILDING T.W.=902.00

PROPOSED BUILDING T.W.=912.00

PROPOSED BUILDING T.W.=902.00

PROPOSED BUILDING T.W.=926.00

PROPOSED BUILDING T.W.=916.00

RETAINING WALL
BW=922.00

RETAINING WALL
TW=962.00

PROPOSED BUILDING T.W.=894.00

PROPOSED BUILDING T.W.=916.00

PROPOSED BUILDING T.W.=926.00

RETAINING WALL
TW=962.00

RETAINING WALL
BW=930.00

PROPOSED BUILDING T.W.=902.00

PROPOSED BUILDING T.W.=916.00

PROPOSED BUILDING T.W.=926.00

PROPOSED BUILDING T.W.=942.00

PROPOSED BUILDING T.W.=922.00

PROPOSED BUILDING T.W.=942.00

MATCH LINE
(SEE SHT. C2.4)

17

18

MISSOURI ROUTE 45

NW 1/4 | NE 1/4 | NW 1/4 | NE 1/4

LAKECREST

PROJECT SITE

27 | 26

SW 1/4 | SE 1/4 | SW 1/4 | SE 1/4

NW RIVER ROAD

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

N

0' 1000' 2000'
SCALE : 1 " = 2000'

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
920	EXISTING CONTOURS
918	
920	PROPOSED CONTOURS
918	
	PROPOSED SPOT ELEVATION
XXX.XX TW	LG LIP OF GUTTER TC TOP OF CURB SW SIDEWALK ME MATCH EXISTING HP HIGH POINT LP LOW POINT P TOP OF PAVEMENT TE TOP OF STRUCTURE GR 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

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N

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PLANNING ENGINEERING IMPLEMENTATION
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VILLAGE ON THE GREEN EAST

PRELIMINARY DESIGN PACKAGE

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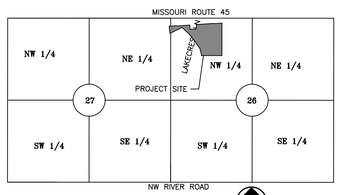
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ISSUE DATE: 00 MONTH 2021
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GRADING PLAN





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

N
0' 1000' 2000'
SCALE : 1 " = 2000'

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
920	EXISTING CONTOURS
918	
920	PROPOSED CONTOURS
918	
	PROPOSED SPOT ELEVATION
XXX.XX TW	LG LIP OF GUTTER TC TOP OF CURB SW SIDEWALK ME MATCH EXISTING HP HIGH POINT LP LOW POINT P TOP OF PAVEMENT TE TOP OF STRUCTURE GR GROUND ELEVATION BS BOTTOM OF STEPS TS TOP OF STEPS BW BOTTOM OF WALL TW TOP OF WALL
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	PROPOSED WET CURB & GUTTER
	PROPOSED DRY CURB & GUTTER
	PROPOSED RETAINING WALL

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0' 20' 40'

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ISSUE DATE: 00 MONTH 2021
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GRADING PLAN

PROPOSED BUILDING T.W.=922.00

PROPOSED BUILDING T.W.=942.00

PROPOSED BUILDING T.W.=922.00

PROPOSED BUILDING T.W.=942.00

PROPOSED BUILDING T.W.=945.00

PROPOSED BUILDING T.W.=921.00

PROPOSED BUILDING T.W.=922.00

PROPOSED BUILDING T.W.=945.00

PROPOSED BUILDING T.W.=921.00

PROPOSED BUILDING T.W.=940.00

PROPOSED BUILDING T.W.=939.00

PROPOSED BUILDING T.W.=922.00

PROPOSED BUILDING T.W.=938.00

PROPOSED BUILDING T.W.=922.00

MATCH LINE (SEE SHT. C2.2)

MATCH LINE (SEE SHT. C2.3)

RETAINING WALL TW=957.00 BW=940.00

RETAINING WALL TW=954.00 BW=942.00

RETAINING WALL TW=953.00 BW=944.00

RETAINING WALL TW=960.00 BW=945.00

RETAINING WALL TW=962.00 BW=944.00

RETAINING WALL TW=958.00 BW=940.00

RETAINING WALL TW=950.00 BW=936.00

RETAINING WALL TW=939.00 BW=932.00

RETAINING WALL TW=932.00 BW=931.00

BELL ROAD INDUSTRIAL PARK

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
	2' CURB & GUTTER
920	EXISTING CONTOURS
918	
920	PROPOSED CONTOURS
918	
XXX.XX TW	PROPOSED SPOT ELEVATION

LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	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

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MISSOURI ROUTE 45

NW 1/4 | NE 1/4 | NW 1/4 | NE 1/4

LARKSPUR

27 PROJECT SITE 26

SW 1/4 | SE 1/4 | SW 1/4 | SE 1/4

NW RIVER ROAD

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

N

0' 1000' 2000'
SCALE : 1 " = 2000'

N

SCALE: 1"=20'
0' 20' 40'

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VILLAGE ON THE GREEN EAST

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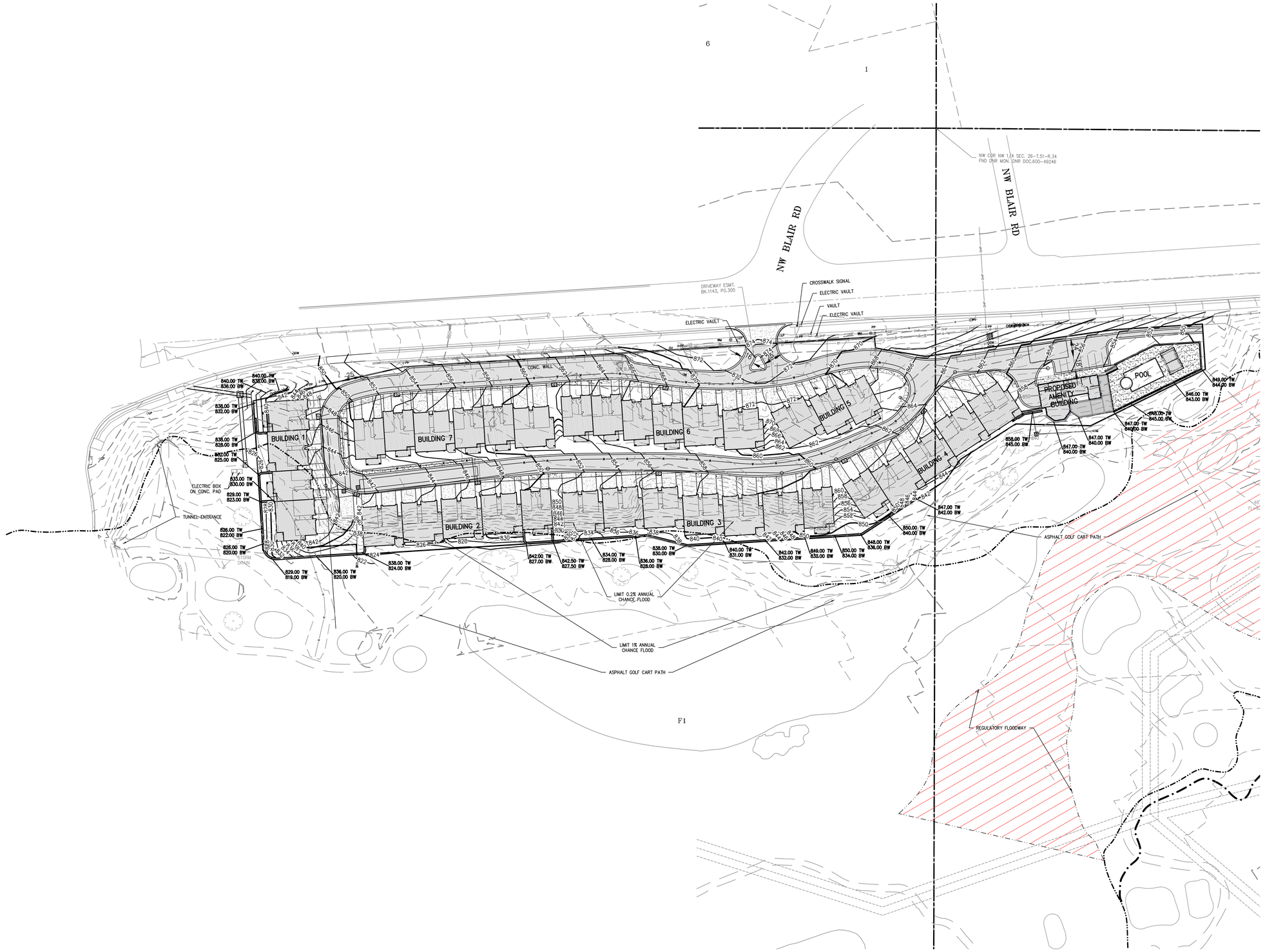
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GRADING PLAN



LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 920 — EXISTING CONTOURS
- 920 — PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
  - XXX.XX / TW
  - LG LIP OF GUTTER
  - TC TOP OF CURB
  - SW SIDEWALK
  - ME MATCH EXISTING
  - HP HIGH POINT
  - LP LOW POINT
  - P TOP OF PAVEMENT
  - TE TOP OF STRUCTURE
  - GR GROUND ELEVATION
  - BS BOTTOM OF STEPS
  - TS TOP OF STEPS
  - BW BOTTOM OF WALL
  - TW TOP OF WALL
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- PROPOSED STORM PIPE
- PROPOSED WET CURB & GUTTER
- PROPOSED DRY CURB & GUTTER
- PROPOSED RETAINING WALL

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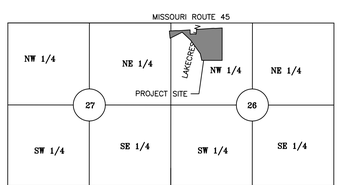
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LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34

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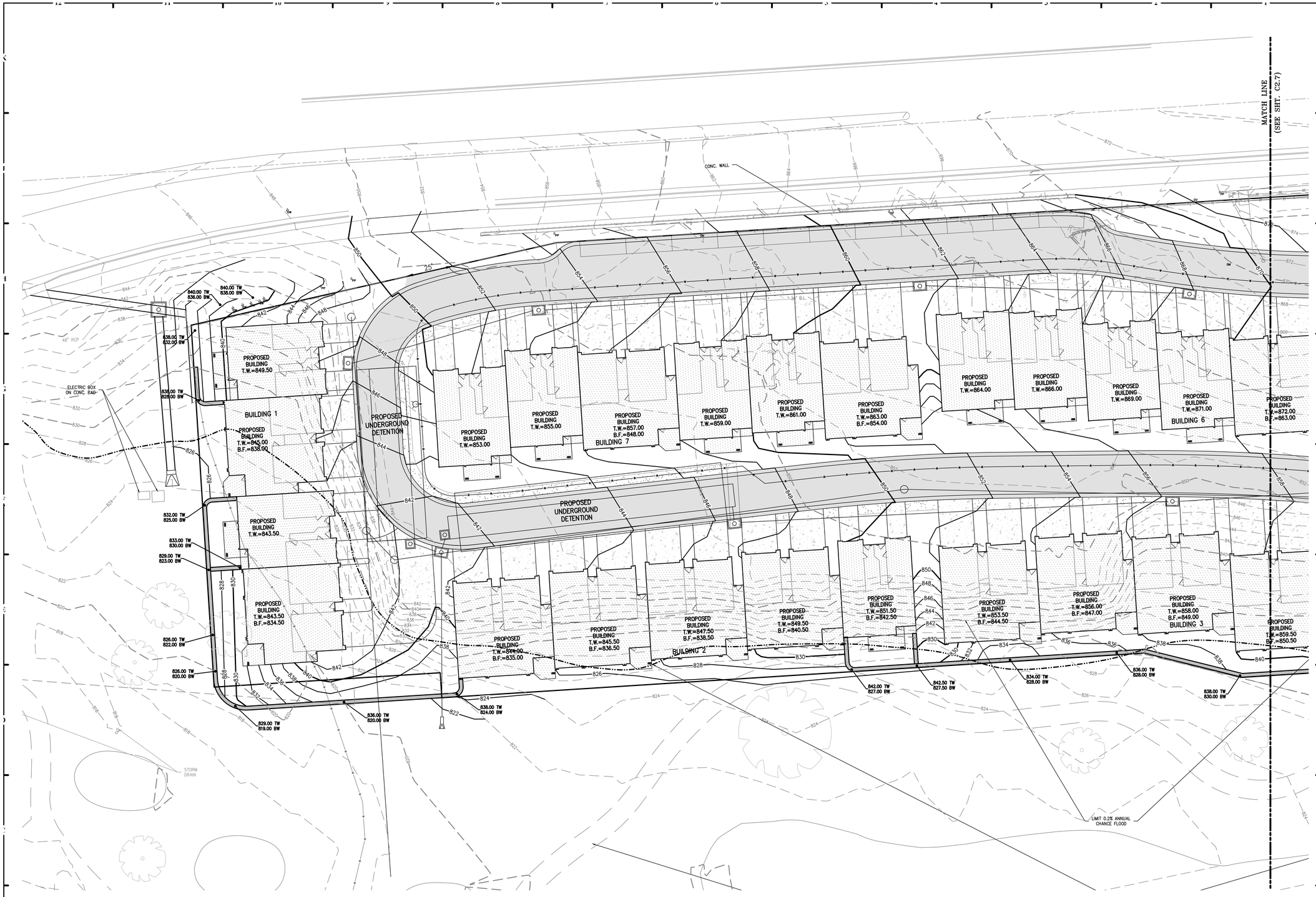
SCALE: 1"=50'
0' 50' 100'

PROFESSIONAL SEAL

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CIVIL GRADING PLAN



LEGEND

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- 920 — PROPOSED CONTOURS
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  - XXX.XX / TW
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  - ME MATCH EXISTING
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  - LP LOW POINT
  - P TOP OF PAVEMENT
  - TE TOP OF STRUCTURE
  - GR GROUND ELEVATION
  - BS BOTTOM OF STEPS
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- PROPOSED RETAINING WALL

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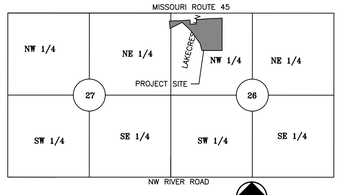
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LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34

N
0' 1000' 2000'
SCALE : 1 " = 2000'

N
SCALE: 1"=20'
0' 20' 40'

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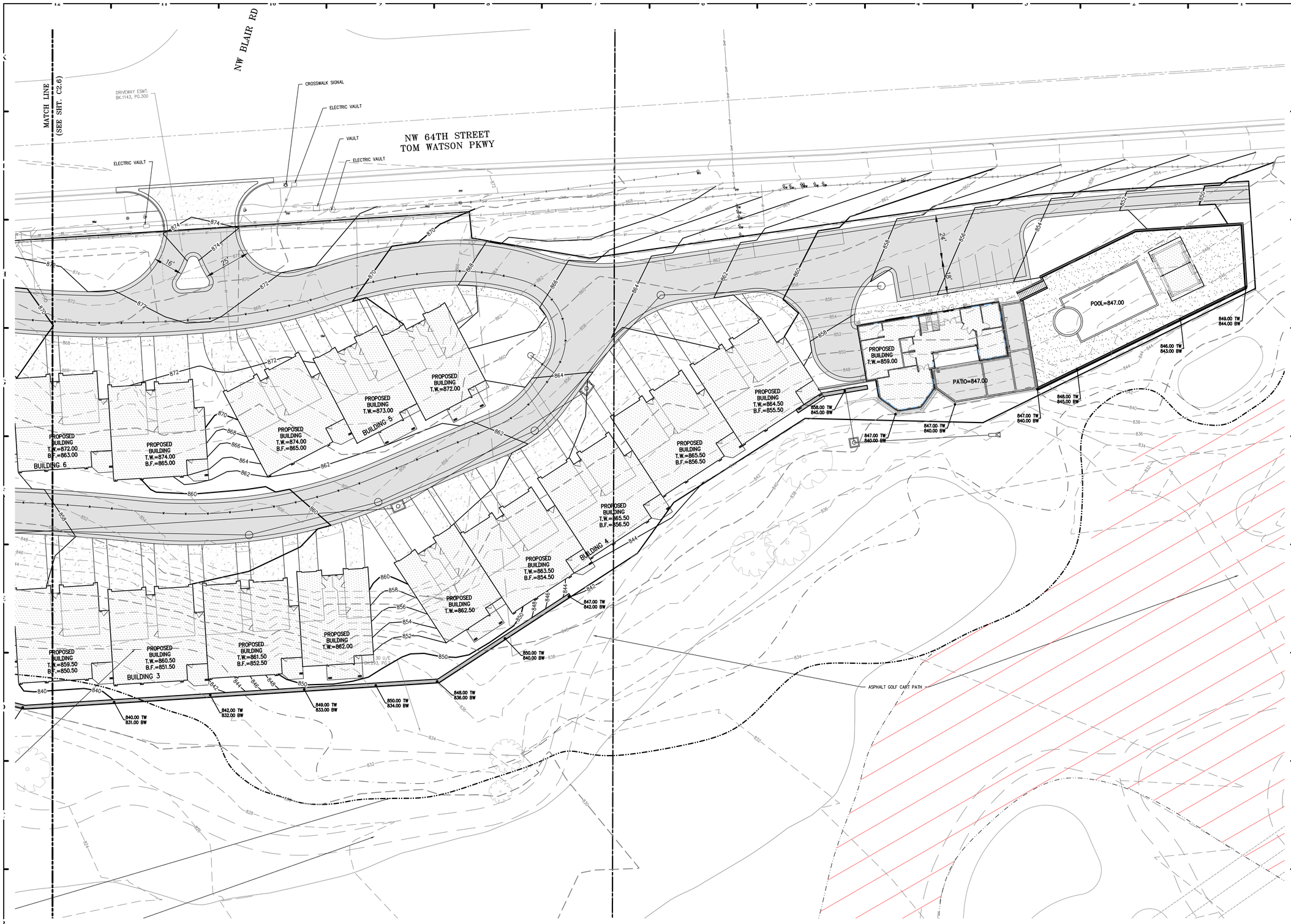
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CIVIL GRADING PLAN



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- PROPOSED RETAINING WALL

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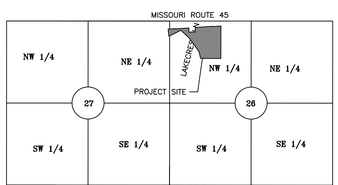
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LOCATION MAP
SEC. 26-51-34
SEC. 27-51-34

N
0' 1000' 2000'
SCALE : 1 " = 2000'

N
SCALE: 1"=20'
0' 20' 40'

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CIVIL GRADING PLAN

NW 64TH STREET
TOM WATSON PKWY

CONC. WALL

EXIST. R/W LINE TOM WATSON PKWY

LIMIT 0.2% ANNUAL CHANCE FLOOD

REGULATORY FLOODWAY

LIMIT 1% ANNUAL CHANCE FLOOD

GAS PUMPS

TELE. M.H.

DENTIST OFFICE

10' B/L & 10' U/E

30' B/L & 10' U/E

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 16
BUILDING 17
BUILDING 18
BUILDING 19
BUILDING 20
BUILDING 21
BUILDING 22
BUILDING 23

PRIVATE DRIVE

EXISTING POND TO BE MODIFIED FOR DETENTION

TRACT B

BELL ROAD INDUSTRIAL PARK

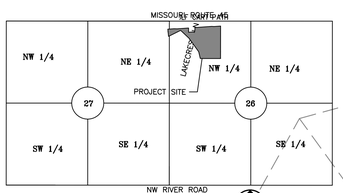
BELL ROAD INDUSTRIAL PARK LOTS

15 16 17 18 19 31

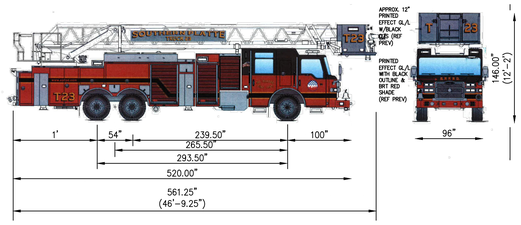
105' K.C.P.L. Esmt. BK 1981-PG 527

LEGEND

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- 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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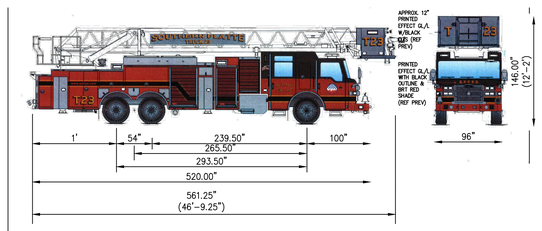
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SCALE: 1"=50'
0' 50' 100'

TRUCK TURN PLAN



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

N
0' 1000' 2000'
SCALE : 1 " = 2000'

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BEVERLY PASSANTINO
7500 E. 35TH TERRACE
KANSAS CITY, MO. 64129
EMAIL: beverly.passantino@spireenergy.com

EVERGY (816) 420-4721
MELISSA FELTES
8325 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO. 64118
E-MAIL: Melissa.Feltes@kcpl.com

PARKVILLE SEWER DEPARTMENT (816) 741-7676
XXXX
8880 CLARK AVENEUE
PARKVILLE, MO. 64152
EMAIL: XXXX

PLATTE COUNTY REGIONAL SEWER DISTRICT (816) 858-2052
XXXX
414 STATE ROUTE 273
TRACY, MO. 64079
E-MAIL: XXXX

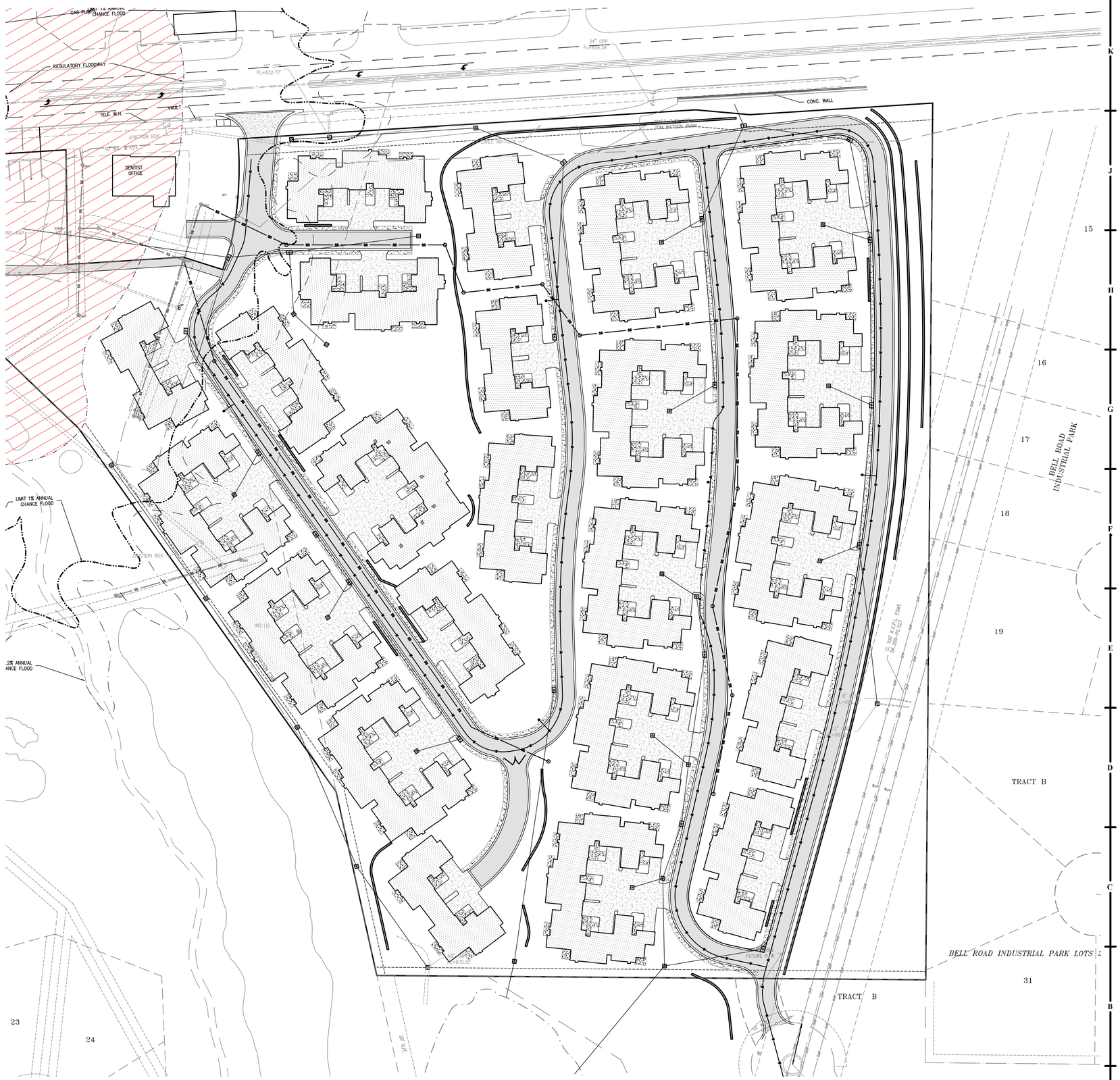
MISSOURI AMERICAN WATER (816) 741-2992
XXXX
10350 FF HIGHWAY
PARKVILLE, MO 64152
EMAIL: XXXX



LOCATION MAP
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SEC. 27-51-34

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- FO — EXISTING FIBER OPTIC LINE
- G — EXISTING GAS LINE
- BE — EXISTING BURIED ELECTRIC LINE
- OHP — EXISTING OVERHEAD POWER LINE
- OHT — EXISTING OVERHEAD TELEPHONE LINE
- SS — EXISTING SANITARY SEWER LINE
- 24"HDPE — EXISTING STORM SEWER LINE (& SIZE)
- BT — EXISTING BURIED TELEPHONE LINE
- W — 6" — EXISTING WATER LINE (& SIZE)
- CATV — PROPOSED CABLE TELEVISION LINE
- FO — PROPOSED FIBER OPTIC LINE
- G — PROPOSED GAS LINE
- BE — PROPOSED BURIED ELECTRIC LINE
- SS — PROPOSED SANITARY SEWER LINE
- OHP — PROPOSED OVERHEAD POWER LINE
- STORM — PROPOSED STORM SEWER LINE (& SIZE)
- BT — PROPOSED BURIED TELEPHONE LINE
- W — 6" — PROPOSED WATER LINE (& SIZE)
- ST — 6" — PROPOSED ROOF DRAIN (& SIZE)

N

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UTILITY PLAN

UTILITY COMPANIES:

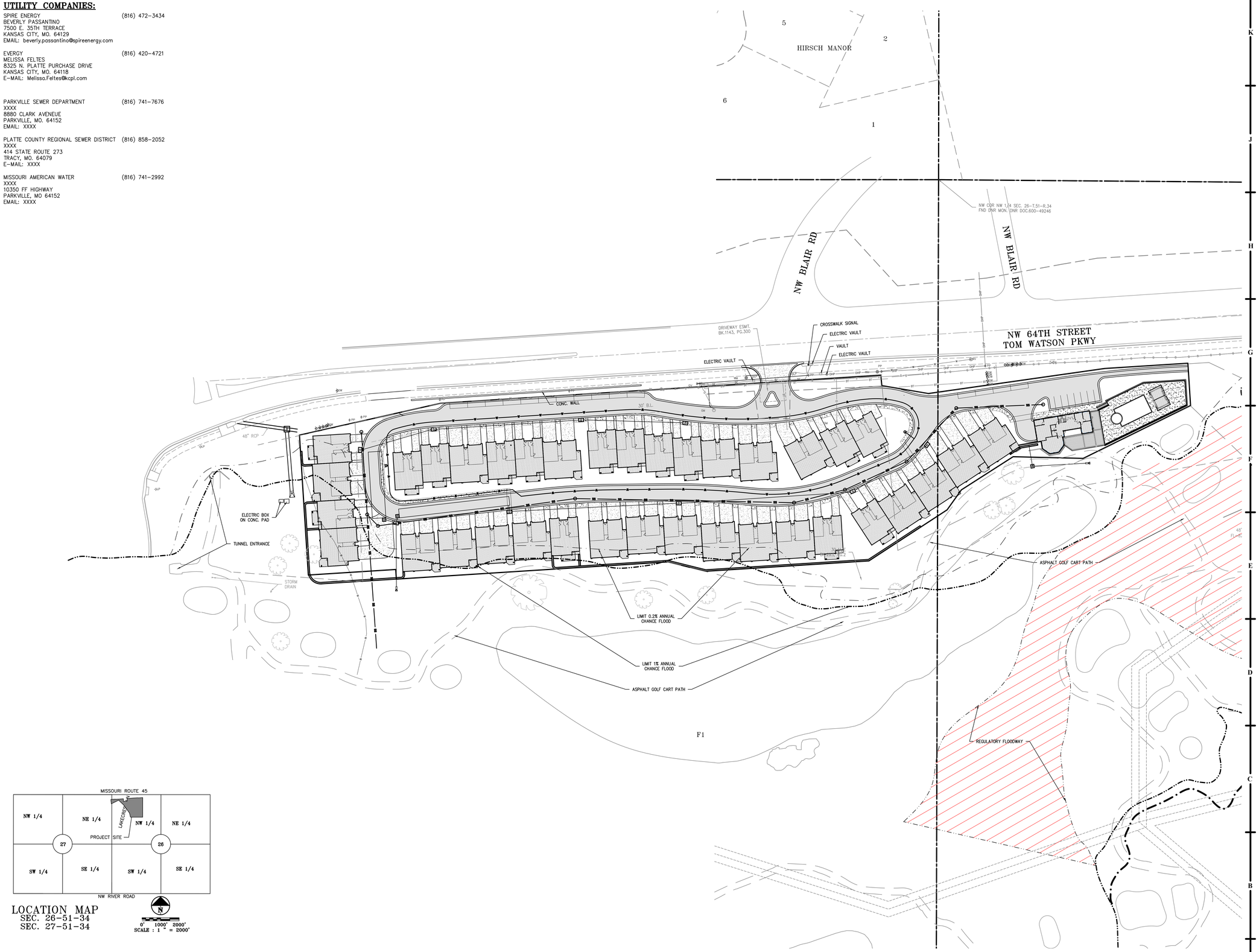
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LOCATION MAP
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SEC. 27-51-34

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24"HDPE	EXISTING STORM SEWER LINE (& SIZE)
BT	EXISTING BURIED TELEPHONE LINE
W 6"	EXISTING WATER LINE (& SIZE)
CATV	PROPOSED CABLE TELEVISION LINE
FO	PROPOSED FIBER OPTIC LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
OHP	PROPOSED OVERHEAD POWER LINE
	PROPOSED STORM SEWER LINE (& SIZE)
BT	PROPOSED BURIED TELEPHONE LINE
W 6"	PROPOSED WATER LINE (& SIZE)
ST 6"	PROPOSED ROOF DRAIN (& SIZE)



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PLANNING ENGINEERING IMPLEMENTATION

PRELIMINARY DESIGN PACKAGE

VILLAGE ON THE GREEN WEST

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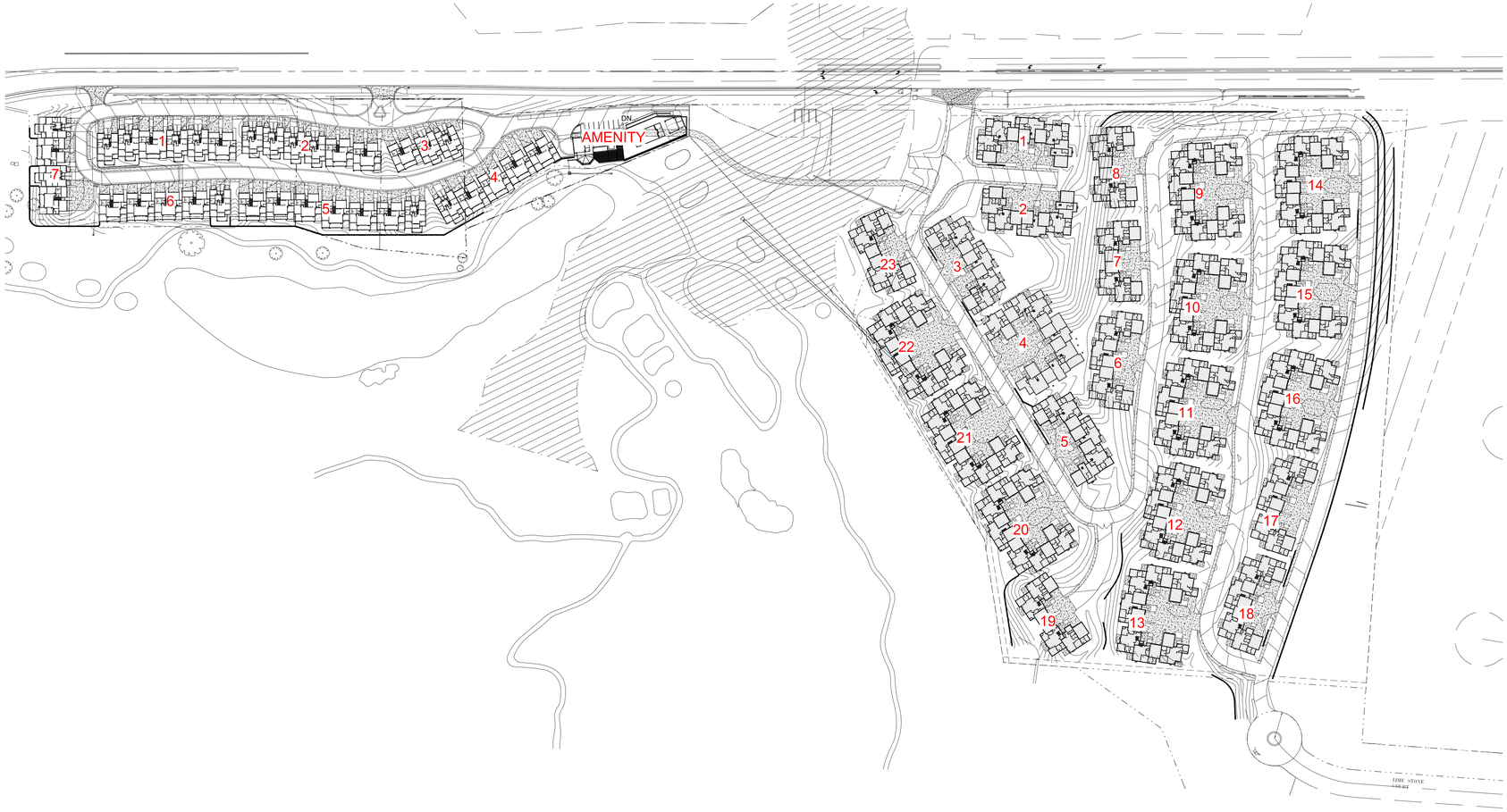
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ISSUE DATE: 00 MONTH 2021
HOEFER WELKER #: ######

UTILITY PLAN

GENERAL NOTES - ARCHITECTURAL SITE:

1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0" = CIVIL ELEVATION XXX.XX'.
3. ALL SIDEWALKS SHALL SLOPE 1/4 INCH PER FOOT AWAY FROM THE BUILDING, UNLESS NOTED OTHERWISE.
4. ALL GRADES SHALL SLOPE AWAY FROM THE BUILDING AT 5 PERCENT FOR THE FIRST 10 FT.
5. LOCATIONS AND SIZES OF ALL CONCRETE MECHANICAL AND ELECTRICAL PADS SHALL BE COORDINATED BY THE MECHANICAL AND ELECTRICAL CONTRACTORS, WITH THE SELECTED EQUIPMENT MANUFACTURER/SUPPLIER; AND ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.



NORTH

A1 ARCHITECTURAL SITE PLAN
1" = 100'-0"

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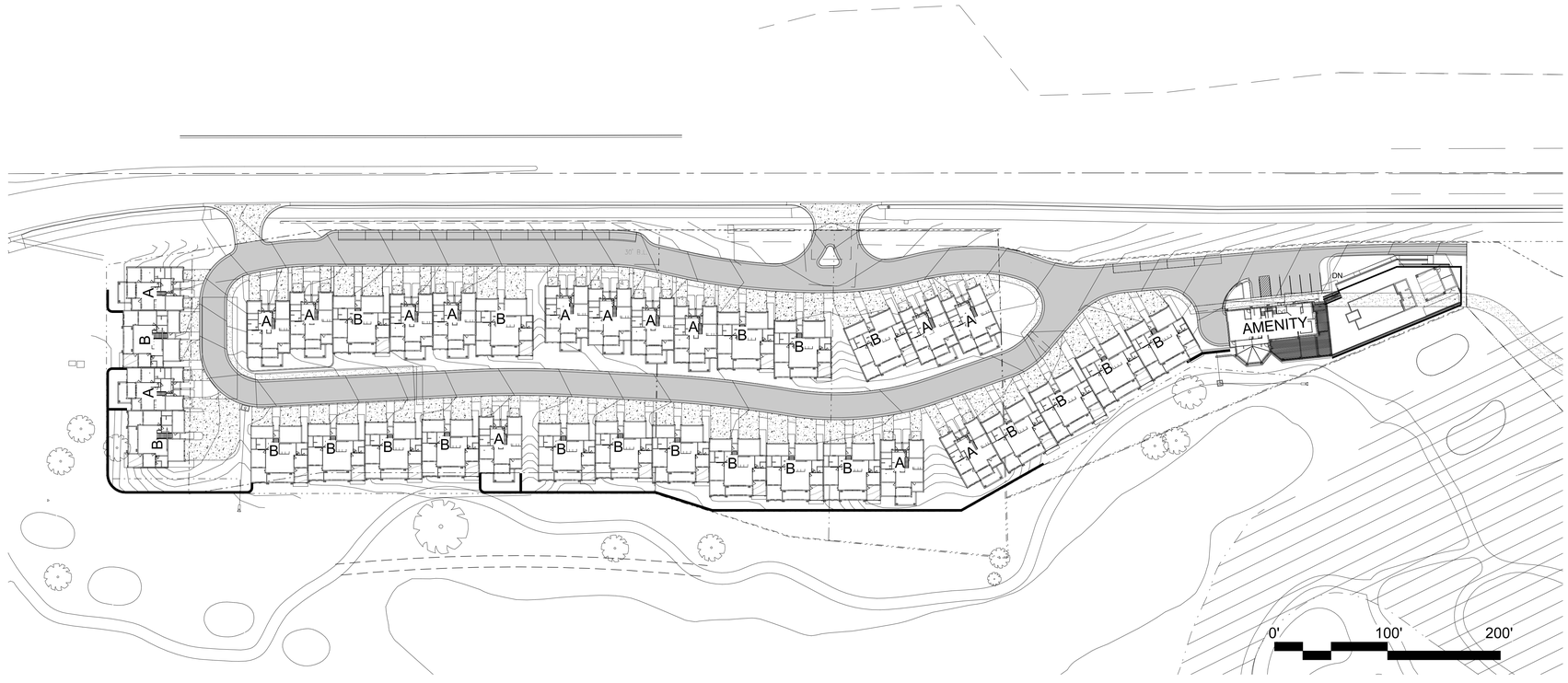
ISSUE DATE: OCTOBER 2021
HOEFER WELKER #: 185022

ARCHITECTURAL SITE PLAN

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GENERAL NOTES - ARCHITECTURAL SITE:

1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0" = CIVIL ELEVATION XXX.XX'.
3. ALL SIDEWALKS SHALL SLOPE 1/4 INCH PER FOOT AWAY FROM THE BUILDING, UNLESS NOTED OTHERWISE.
4. ALL GRADES SHALL SLOPE AWAY FROM THE BUILDING AT 5 PERCENT FOR THE FIRST 10 FT.
5. LOCATIONS AND SIZES OF ALL CONCRETE MECHANICAL AND ELECTRICAL PADS SHALL BE COORDINATED BY THE MECHANICAL AND ELECTRICAL CONTRACTORS, WITH THE SELECTED EQUIPMENT MANUFACTURER/SUPPLIER; AND ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.



NORTH

A1 SITE PLAN - WEST
1" = 50'-0"

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ENLARGED SITE PLAN - WEST

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

NORTH

GENERAL NOTES - ARCHITECTURAL SITE:

1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0" = CIVIL ELEVATION XXX.XX'.
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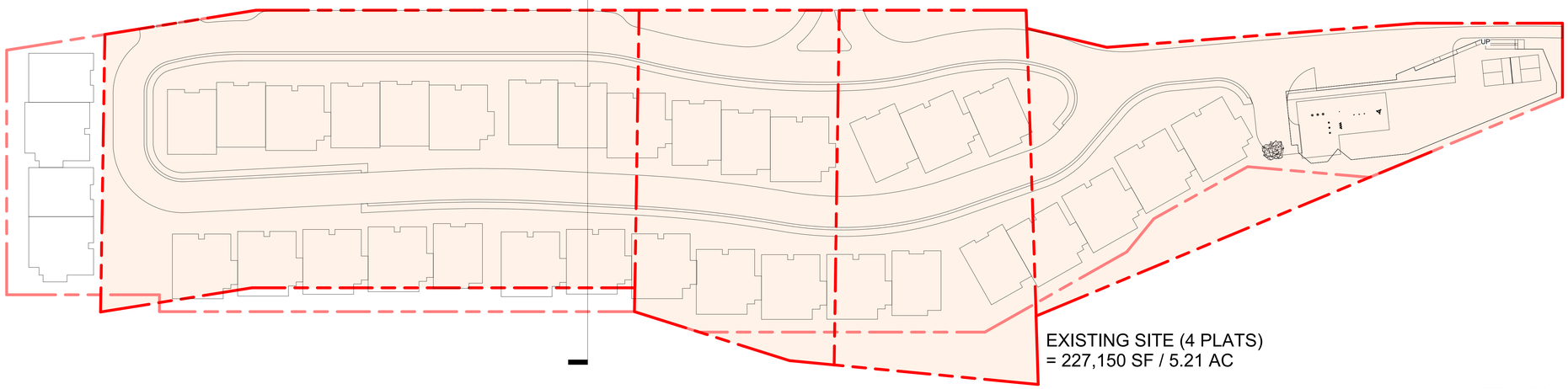
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ENLARGED SITE PLAN - EAST

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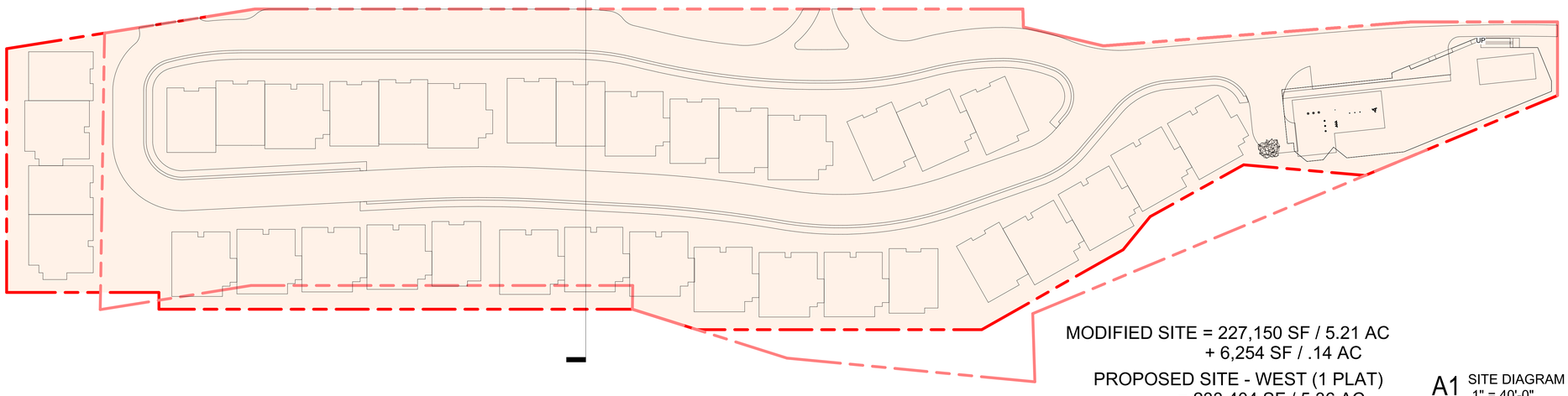
EXISTING SITE (4 PLATS)
= 227,150 SF / 5.21 AC

G1 SITE DIAGRAM EXISTING
1" = 40'-0"



- 14,672 SF / .34 AC (RETURN)
+ 20,926 SF / .48 AC (TAKING)
= 6,254 SF / .14 AC (TAKING)

E1 SITE CHANGE
1" = 40'-0"



MODIFIED SITE = 227,150 SF / 5.21 AC
+ 6,254 SF / .14 AC

PROPOSED SITE - WEST (1 PLAT)
= 233,404 SF / 5.36 AC

A1 SITE DIAGRAM NEW
1" = 40'-0"

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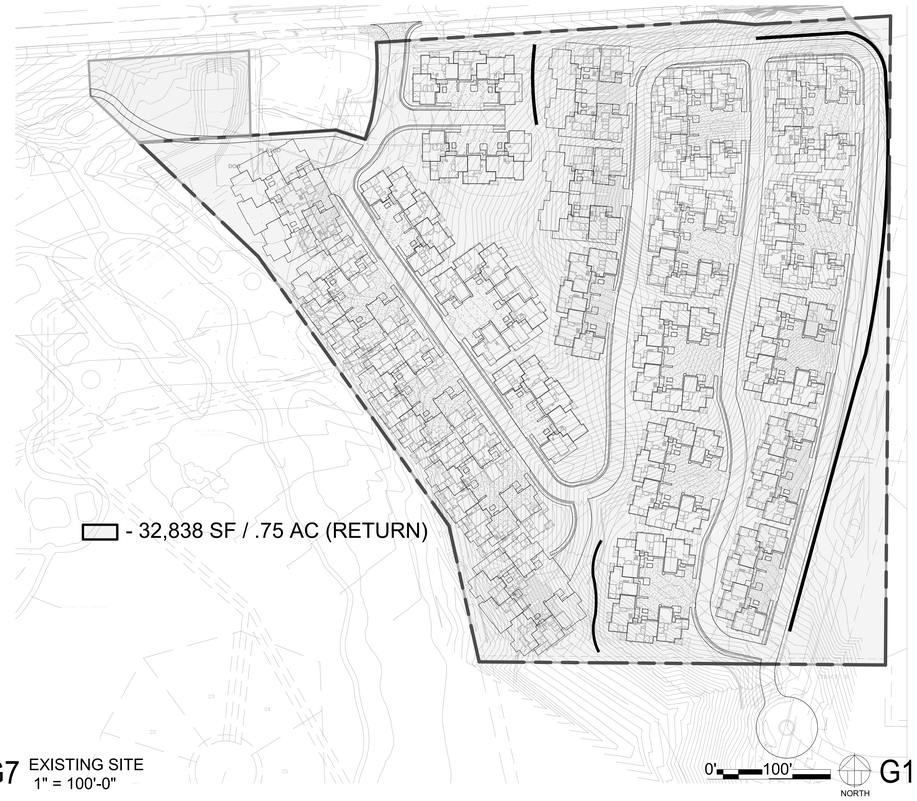
SITE BOUNDARY - WEST

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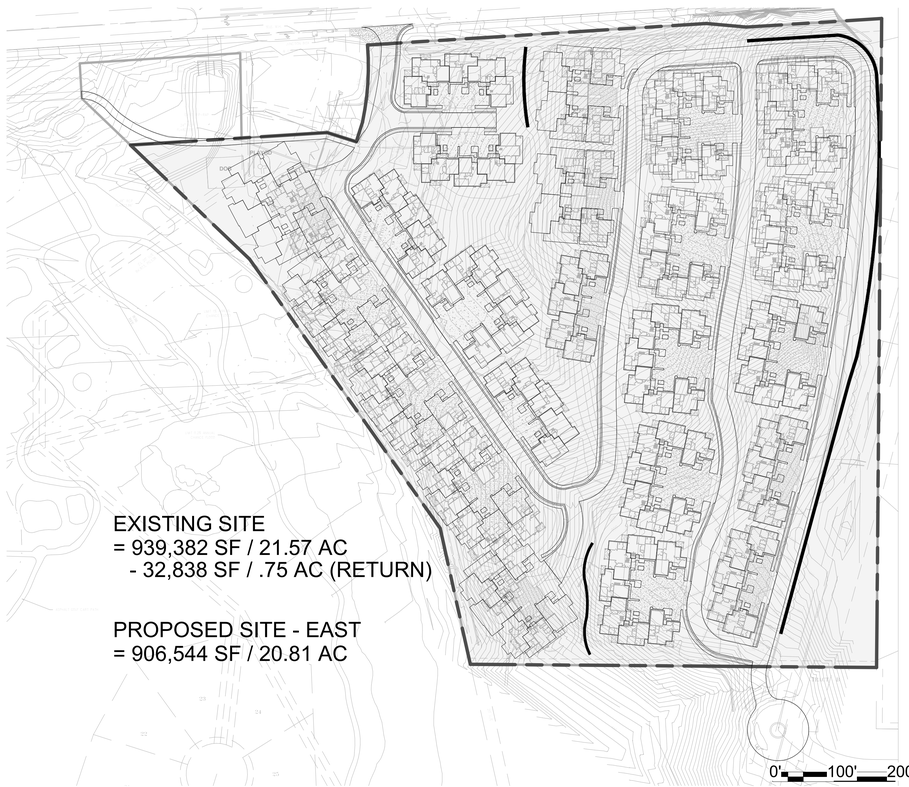
0' 100'

G7 EXISTING SITE
1" = 100'-0"



0' 100'

G1 SITE CHANGE
1" = 100'-0"



0' 100' 200'

A7 NEW SITE
1" = 100'-0"

LAND SWAP TABLE

WEST = 238,056 SF / 5.47 AC
EAST = 906,544 SF / 20.81 AC

OVERALL CHANGE
- 21,932 SF / .5 AC

GRAND TOTAL (PROPOSED)
= 1,144,600 SF / 26.28 AC

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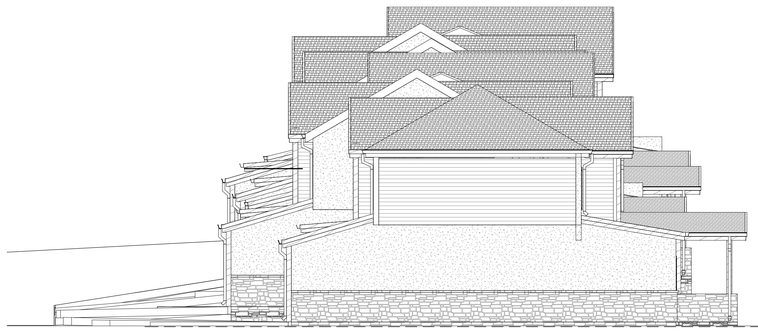
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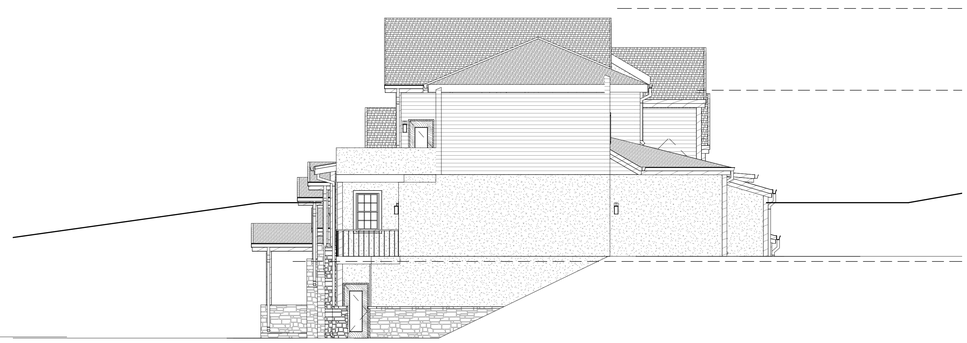
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SITE BOUNDARY - EAST

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G8 WEST ELEVATION BUILDING 1
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 1
1/8" = 1'-0"



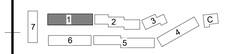
D1 NORTH ELEVATION BUILDING 1
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 1
1/8" = 1'-0"

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 (FOC), 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: WALLS
- STUCCO: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES
- CEMENT/WOOD SIDING
- STANDING SEAM ROOF

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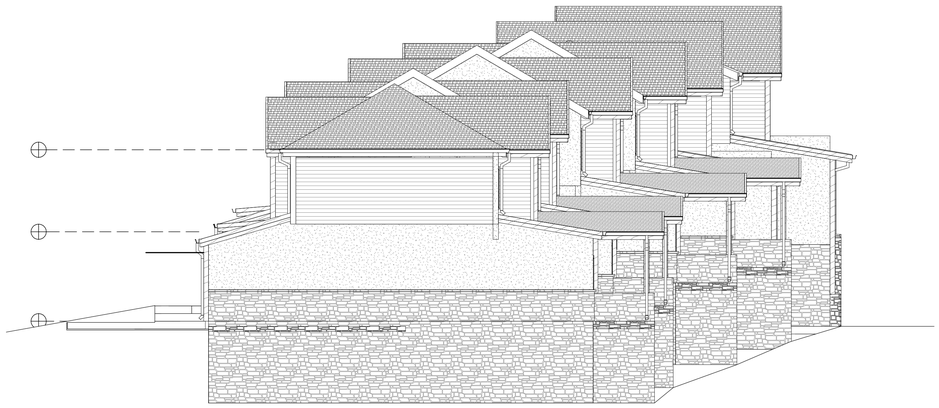
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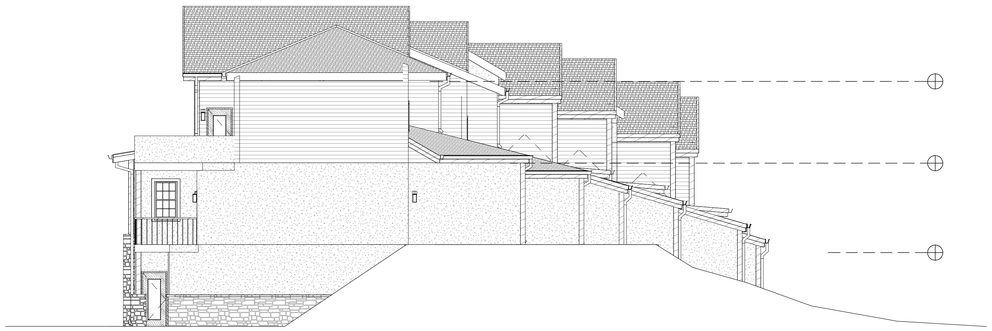
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WEST EXTERIOR ELEVATIONS - BUILDING 1

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G7 WEST ELEVATION BUILDING 2
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 2
1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 2
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 2
1/8" = 1'-0"

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 (FOC), 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: WALLS
- STUCCO: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES
- CEMENT/WOOD SIDING
- STANDING SEAM ROOF

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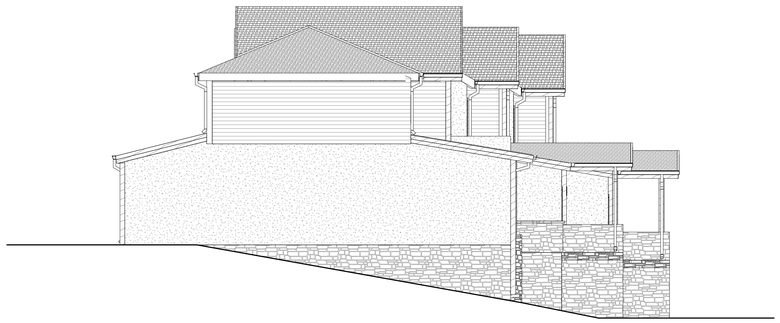
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WEST EXTERIOR ELEVATIONS - BUILDING 2

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G7 WEST ELEVATION BUILDING 3
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 3
1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 3
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 3
1/8" = 1'-0"

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 (FOC), 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: WALLS
- STUCCO: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES
- CEMENT/WOOD SIDING
- STANDING SEAM ROOF

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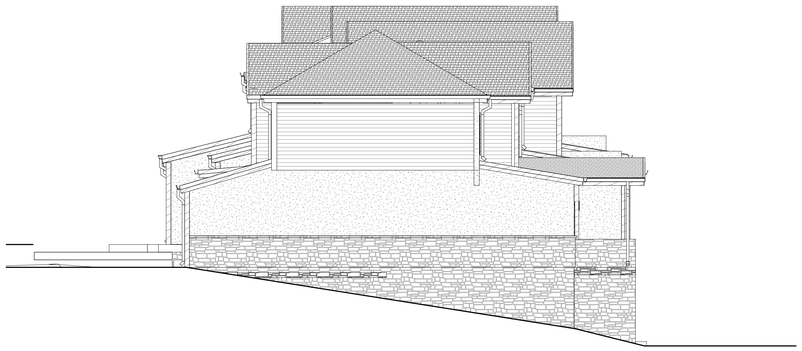
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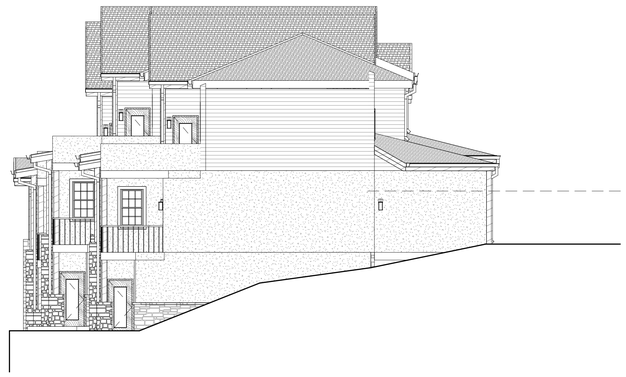
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WEST EXTERIOR ELEVATIONS - BUILDING 3

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G6 WEST ELEVATION BUILDING 4
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 4
1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 4
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 4
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

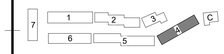
1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE: THE WINDOW TYPES SHEET FOR ALL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

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EXTERIOR ELEVATION MATERIALS

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

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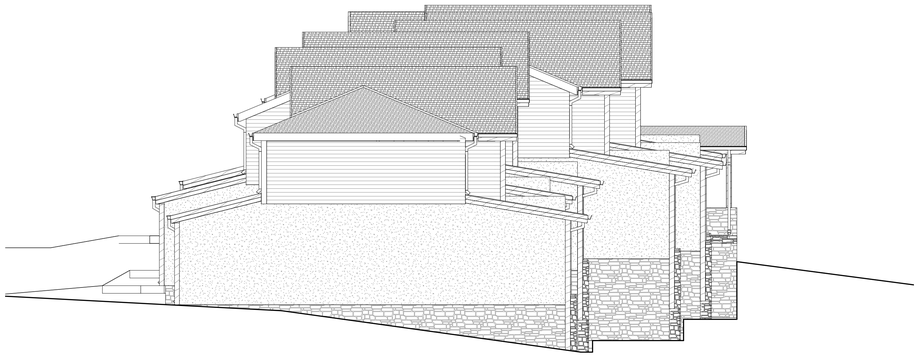
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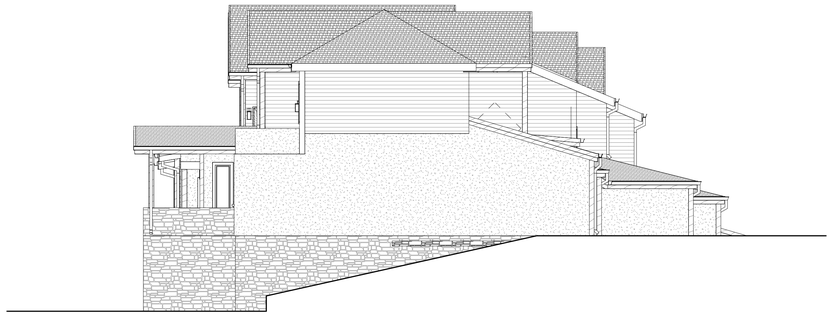
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WEST EXTERIOR ELEVATIONS - BUILDING 4

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G6 WEST ELEVATION BUILDING 5
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 5
1/8" = 1'-0"



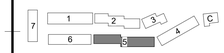
D1 SOUTH ELEVATION BUILDING 5 B
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 5 A
1/8" = 1'-0"

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 (FOC), 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
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- STUCCO: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES
- CEMENT/WOOD SIDING
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WEST EXTERIOR ELEVATIONS - BUILDING 5

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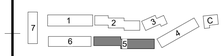
D1 NORTH ELEVATION BUILDING 5 A
1/8" = 1'-0"



A1 NORTH ELEVATION BUILDING 5 B
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

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EXTERIOR ELEVATION MATERIALS

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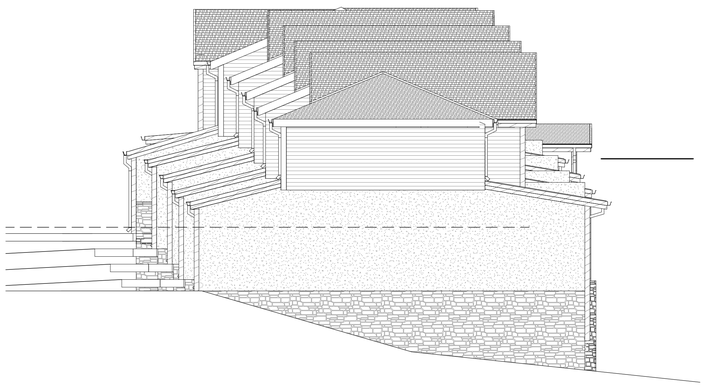
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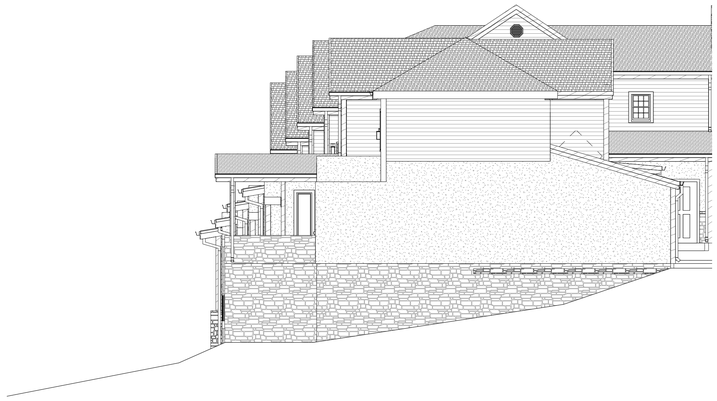
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WEST EXTERIOR ELEVATIONS - BUILDING 5

10/1/2021 4:01:22 PM



G6 WEST ELEVATION BUILDING 6
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 6
1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 6
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 6
1/8" = 1'-0"

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 (FOC), 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: WALLS
- STUCCO: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES
- CEMENT/WOOD SIDING
- STANDING SEAM ROOF

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PRELIMINARY DEVELOPMENT PACKAGE

VILLAGE ON THE GREEN

PARKVILLE, MO 64152

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PROFESSIONAL SEAL

A2.17

ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER #: 185022

WEST EXTERIOR ELEVATIONS - BUILDING 6

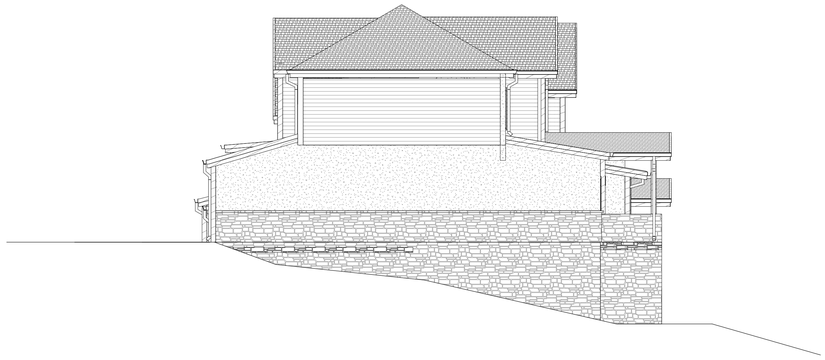
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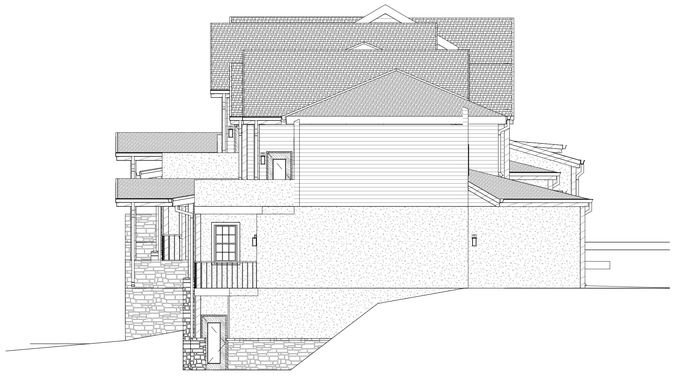
H1 EAST ELEVATION BUILDING 7
1/8" = 1'-0"



D1 WEST ELEVATION BUILDING 7
1/8" = 1'-0"



A6 NORTH ELEVATION BUILDING 7
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 7
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

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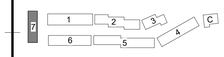
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REVISION DATES:



EXTERIOR ELEVATION MATERIALS

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

PROFESSIONAL SEAL

A2.18

ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER #: 185022

WEST EXTERIOR ELEVATIONS - BUILDING 7

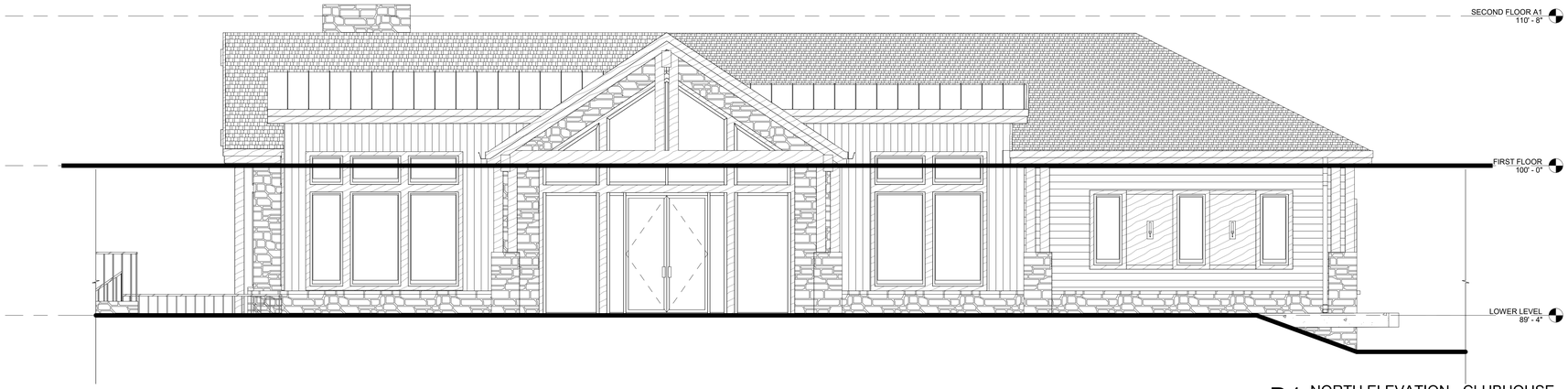
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G7 WEST ELEVATION - CLUBHOUSE
1/4" = 1'-0"



G1 EAST ELEVATION - CLUBHOUSE
1/4" = 1'-0"



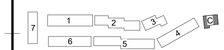
D1 NORTH ELEVATION - CLUBHOUSE
1/4" = 1'-0"



A1 SOUTH ELEVATION - CLUBHOUSE
1/4" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

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3. RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS

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

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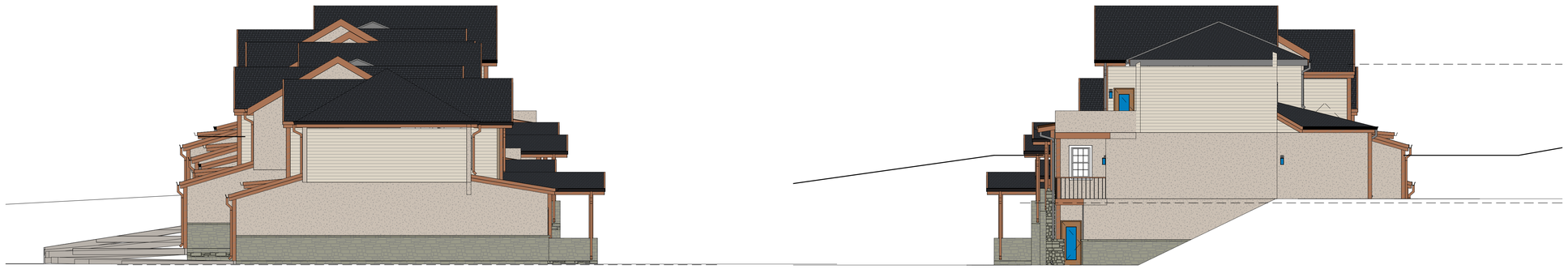
PROFESSIONAL SEAL

A2.19

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HOEFER WELKER #: 185022

WEST EXTERIOR ELEVATIONS - CLUBHOUSE

10/1/2021 3:36:16 PM



G8 WEST ELEVATION BUILDING 1
1/8" = 1'-0"

G1 EAST ELEVATION BUILDING 1
1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 1
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 1
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
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EXTERIOR ELEVATION MATERIALS

- WOOD: BEAMS, COLUMNS, RAILINGS
- STONE VENEER: WALLS
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- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
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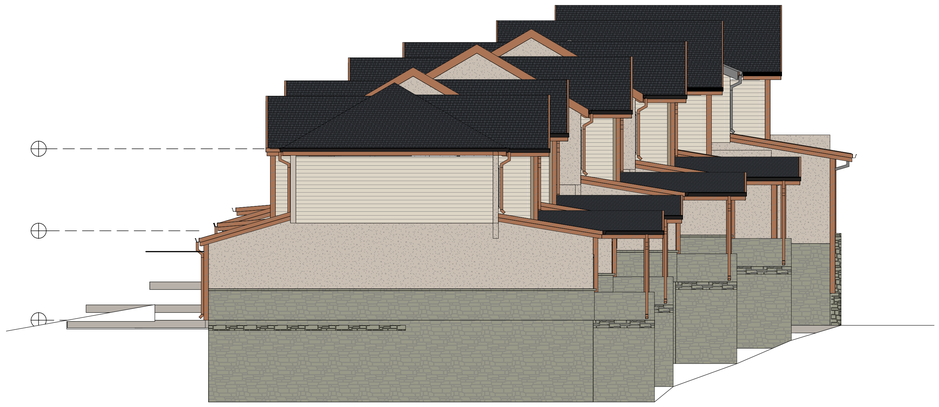
PROFESSIONAL SEAL

A2.21

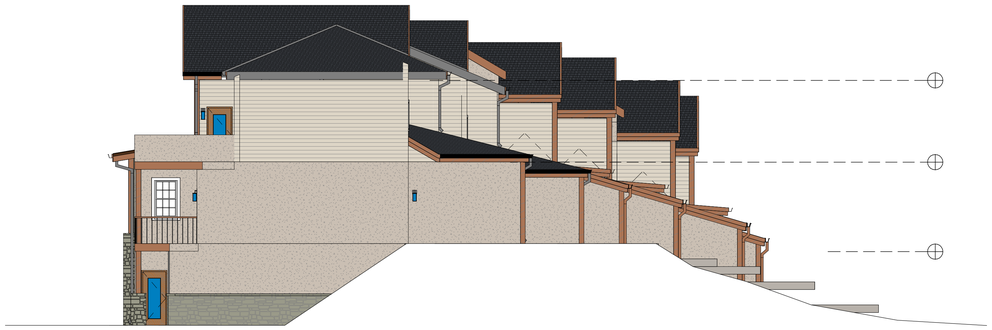
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HOEFER WELKER #: 185022

WEST EXTERIOR ELEVATIONS - BUILDING 1

10/1/2021 4:18:58 PM



G7 WEST ELEVATION BUILDING 2
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 2
1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 2
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 2
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
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EXTERIOR ELEVATION MATERIALS

- WOOD: BEAMS, COLUMNS, RAILINGS
- STONE VENEER: WALLS
- STUCCO: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES
- CEMENT/WOOD SIDING
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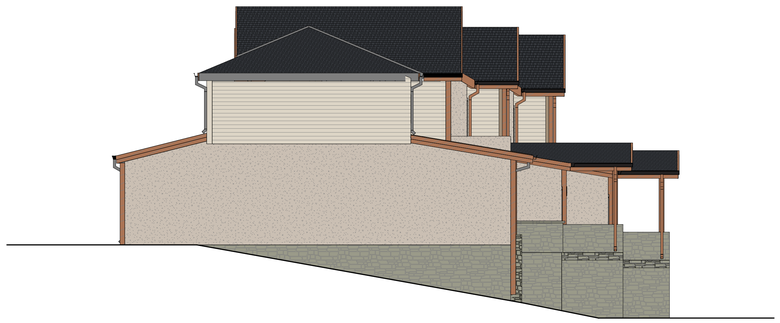
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A2.22

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HOEFER WELKER #: 185022

WEST EXTERIOR ELEVATIONS - BUILDING 2

10/1/2021 4:17:28 PM



G7 WEST ELEVATION BUILDING 3
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 3
1/8" = 1'-0"



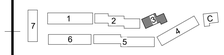
D1 NORTH ELEVATION BUILDING 3
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 3
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
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3. RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.



EXTERIOR ELEVATION MATERIALS

- WOOD: BEAMS, COLUMNS, RAILINGS
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- STUCCO: WALLS
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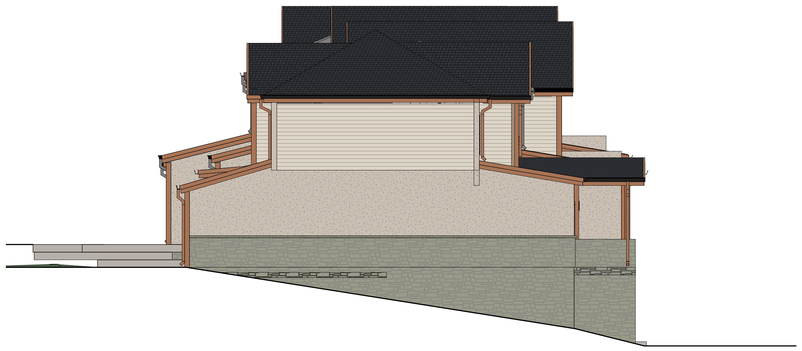
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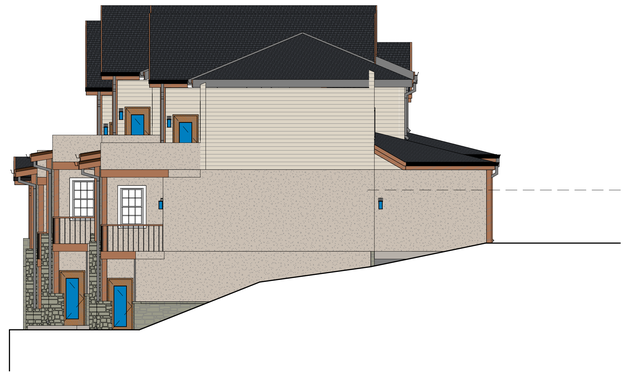
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HOEFER WELKER #: 185022

WEST EXTERIOR ELEVATIONS - BUILDING 3

10/1/2021 4:16:36 PM



G6 WEST ELEVATION BUILDING 4
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 4
1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 4
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 4
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
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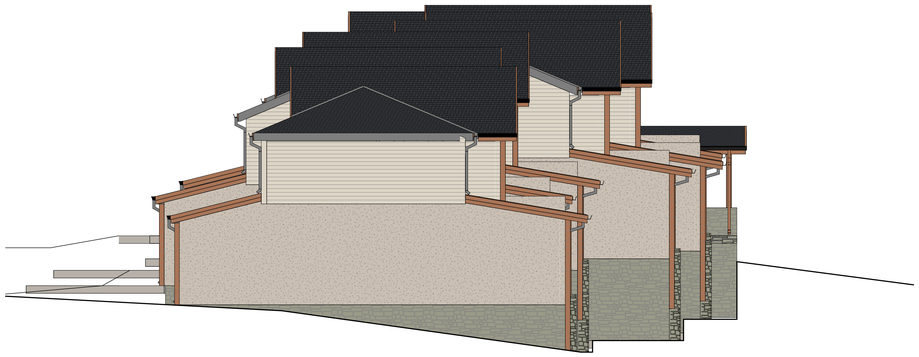
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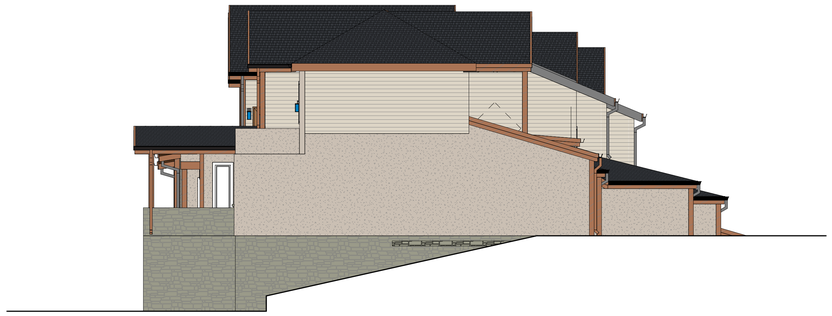
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HOEFER WELKER #: 185022

WEST EXTERIOR ELEVATIONS - BUILDING 4

10/1/2021 4:15:33 PM



G6 WEST ELEVATION BUILDING 5
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 5
1/8" = 1'-0"



D1 SOUTH ELEVATION BUILDING 5 B
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 5 A
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

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REVISION DATES:

EXTERIOR ELEVATION MATERIALS

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

PROFESSIONAL SEAL

A2.25

ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER #: 185022

WEST EXTERIOR ELEVATIONS - BUILDING 5

10/1/2021 4:14:11 PM



D1 NORTH ELEVATION BUILDING 5 A
1/8" = 1'-0"



A1 NORTH ELEVATION BUILDING 5 B
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

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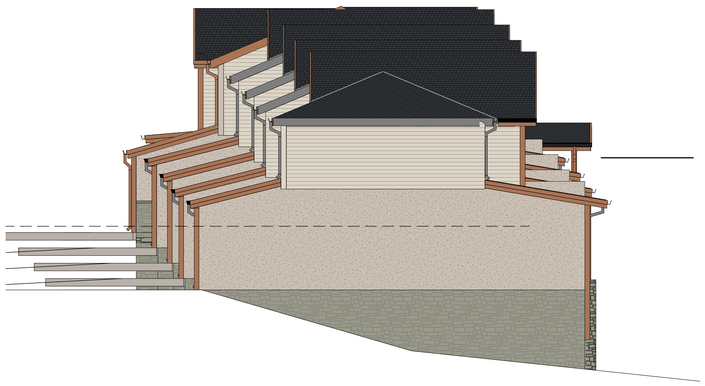
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A2.26

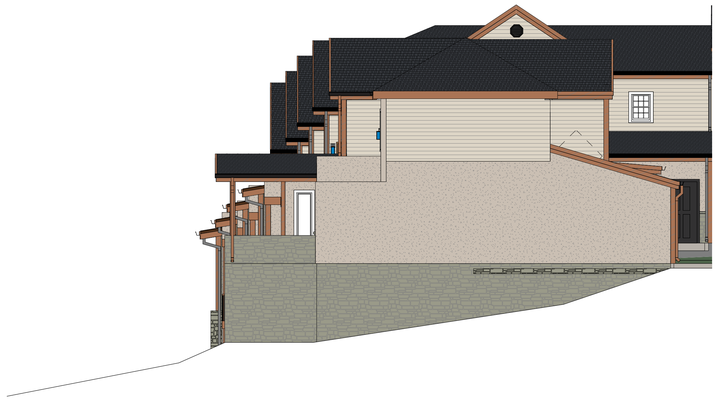
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HOEFER WELKER #: 185022

WEST EXTERIOR ELEVATIONS - BUILDING 5

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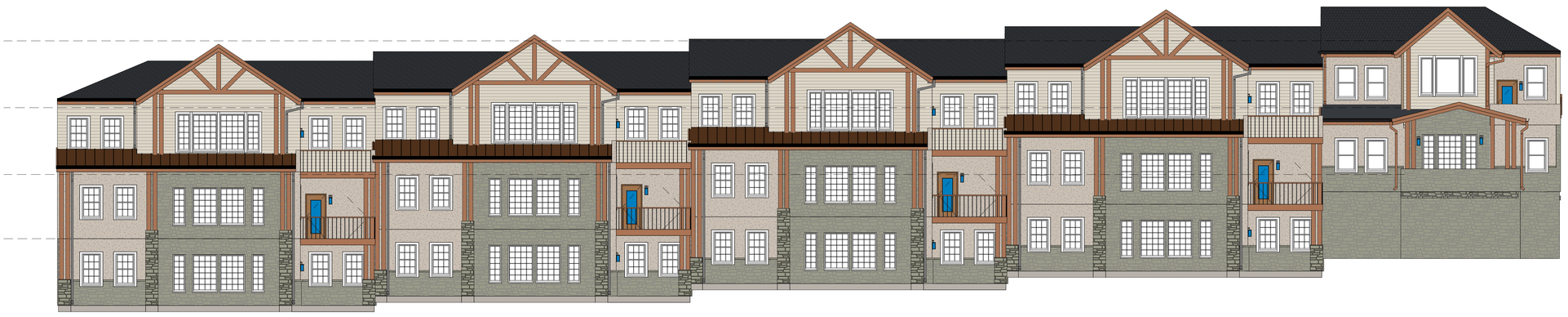
G6 WEST ELEVATION BUILDING 6
1/8" = 1'-0"



G1 EAST ELEVATION BUILDING 6
1/8" = 1'-0"



D1 NORTH ELEVATION BUILDING 6
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 6
1/8" = 1'-0"

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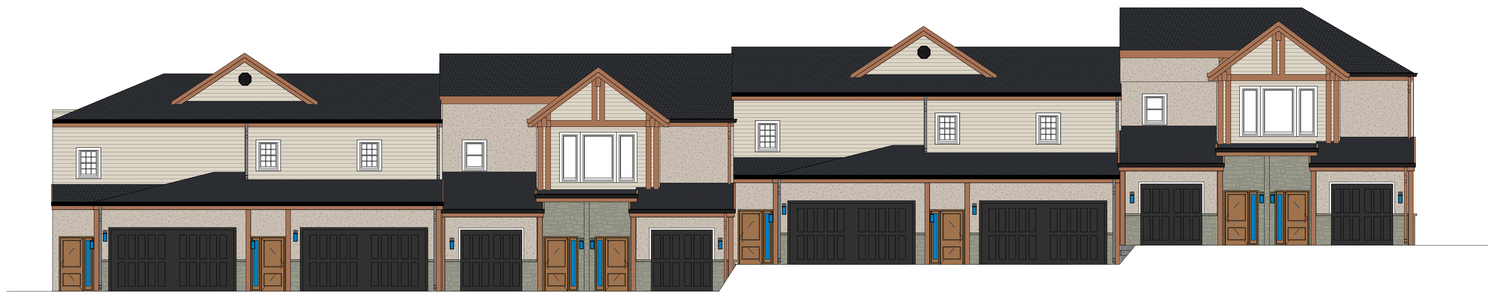
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A2.27

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WEST EXTERIOR ELEVATIONS - BUILDING 6

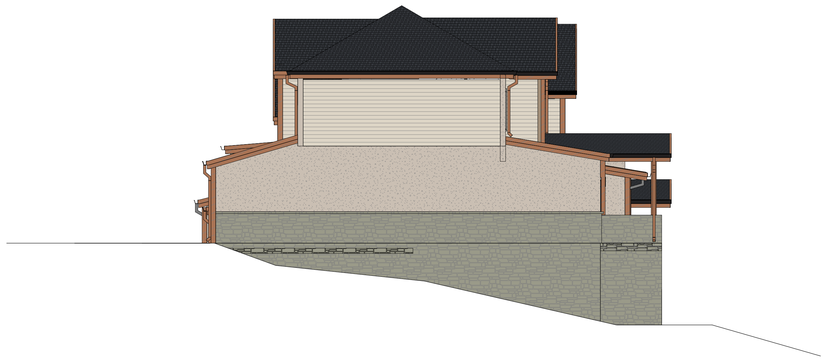
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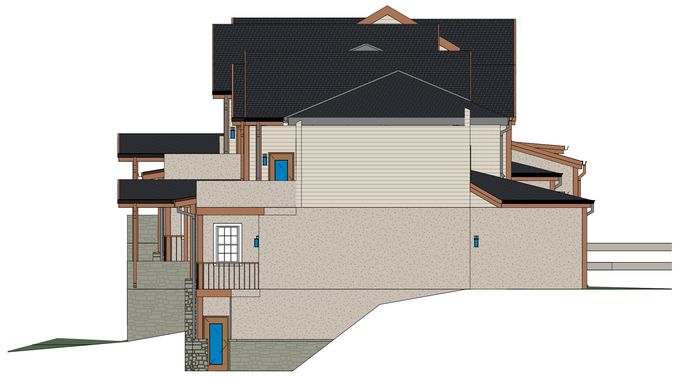
H1 EAST ELEVATION BUILDING 7
1/8" = 1'-0"



D1 WEST ELEVATION BUILDING 7
1/8" = 1'-0"



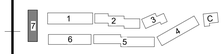
A6 NORTH ELEVATION BUILDING 7
1/8" = 1'-0"



A1 SOUTH ELEVATION BUILDING 7
1/8" = 1'-0"

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 (FOC), 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: WALLS
- STUCCO: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES
- CEMENT/WOOD SIDING
- STANDING SEAM ROOF

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PARKVILLE, MO 64152

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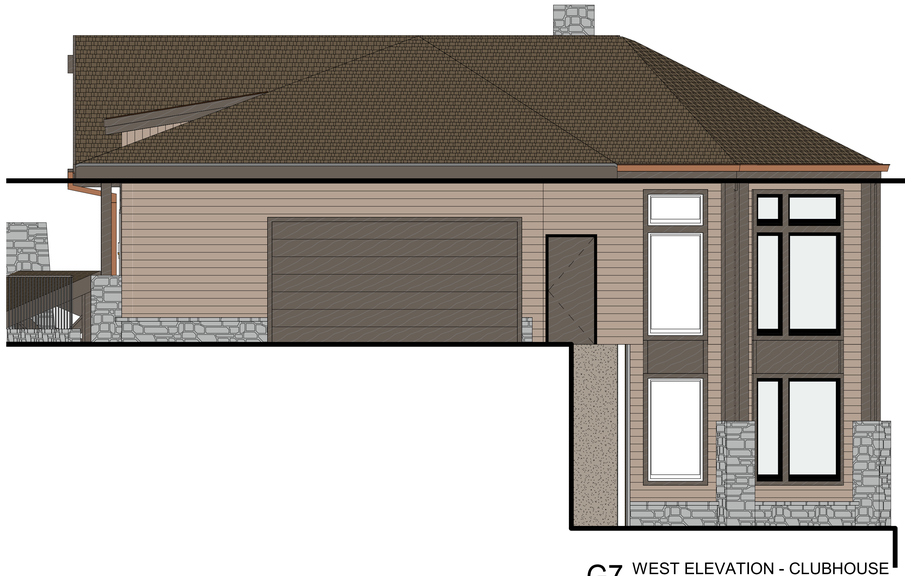
PROFESSIONAL SEAL

A2.28

ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER #: 185022

WEST EXTERIOR ELEVATIONS - BUILDING 7

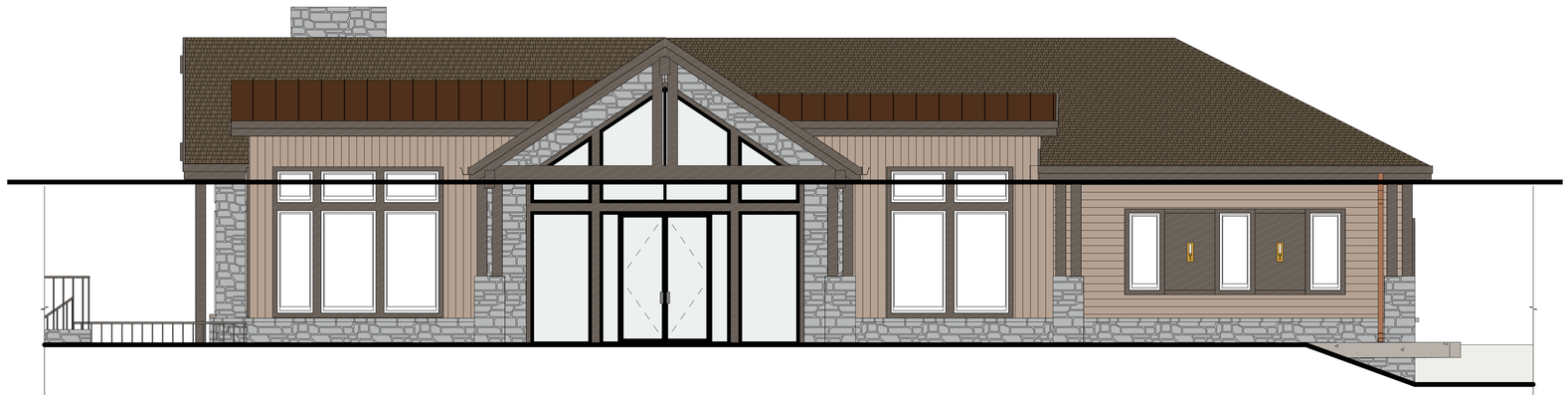
10/1/2021 4:08:58 PM



G7 WEST ELEVATION - CLUBHOUSE
1/4" = 1'-0"



G1 EAST ELEVATION - CLUBHOUSE
1/4" = 1'-0"



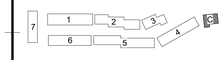
D1 NORTH ELEVATION - CLUBHOUSE
1/4" = 1'-0"



A1 SOUTH ELEVATION - CLUBHOUSE
1/4" = 1'-0"

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 (FOC), 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: WALLS
- STUCCO: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES
- CEMENT/WOOD SIDING
- STANDING SEAM ROOF

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WEST EXTERIOR ELEVATIONS - CLUBHOUSE

10/1/2021 3:46:48 PM



0 4' 8' 12'
SCALE: 1/8"=1'-0"

H1 BLDG A - PLAN WEST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

F1 BLDG A - PLAN EAST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

C1 BLDG A - PLAN SOUTH
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

A1 BLDG A - PLAN NORTH
1/8" = 1'-0"

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 (FOC), 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: CHIMNEYS, WALLS
- STUCCO: WALLS
- LAP SIDING: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES

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EAST EXTERIOR ELEVATIONS - BLDG A

10/4/2021 9:50:26 AM



0 4' 8' 12'
SCALE: 1/8"=1'-0"

H1 BLDG B - PLAN WEST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

F1 BLDG B - PLAN EAST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

C1 BLDG B - PLAN SOUTH
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

A1 BLDG B - PLAN NORTH
1/8" = 1'-0"

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 (FOC), 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: CHIMNEYS, WALLS
- STUCCO: WALLS
- LAP SIDING: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES

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EAST EXTERIOR ELEVATIONS - BLDG B

10/4/2021 9:53:12 AM



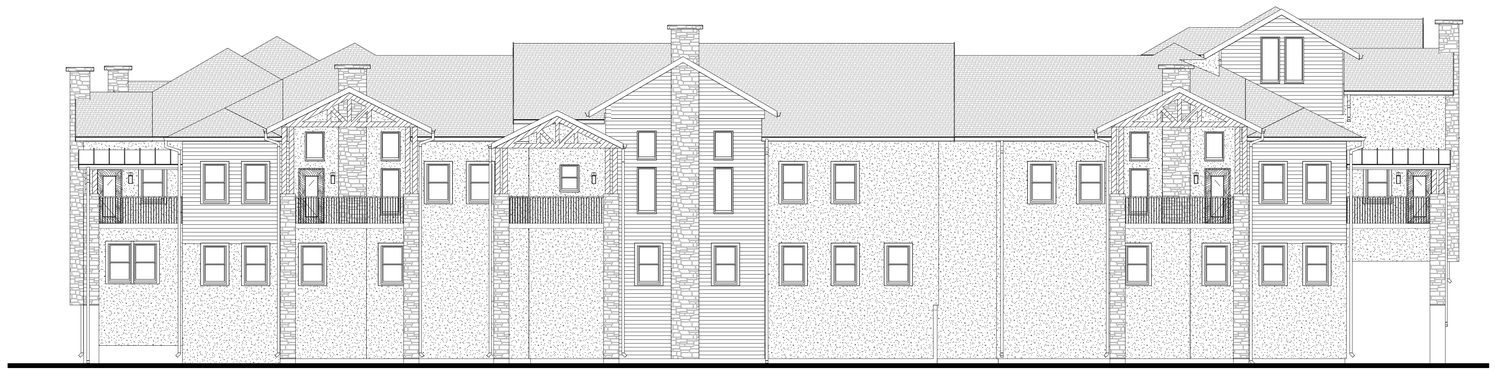
0 4' 8' 12'
SCALE: 1/8"=1'-0"

H1 BLDG C - PLAN WEST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

F1 BLDG C - PLAN EAST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

C1 BLDG C - PLAN SOUTH
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

A1 BLDG C - PLAN NORTH
1/8" = 1'-0"

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 (FOC), 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: CHIMNEYS, WALLS
- STUCCO: WALLS
- LAP SIDING: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES

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ISSUE DATE: 1 OCTOBER 2021
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EAST EXTERIOR ELEVATIONS - BLDG C

10/4/2021 9:56:53 AM



0 4' 8' 12'
SCALE: 1/8"=1'-0"

H1 BLDG E - PLAN WEST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

F1 BLDG E - PLAN EAST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

C1 BLDG E - PLAN SOUTH
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

A1 BLDG E - PLAN NORTH
1/8" = 1'-0"

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 (FOC), 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: CHIMNEYS, WALLS
- STUCCO: WALLS
- LAP SIDING: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES

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EAST EXTERIOR ELEVATIONS - BLDG E

10/4/2021 10:00:28 AM



0 4' 8' 12'
SCALE: 1/8"=1'-0"

H1 BLDG F - PLAN WEST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

F1 BLDG F - PLAN EAST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

C1 BLDG F - PLAN SOUTH
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

A1 BLDG F - PLAN NORTH
1/8" = 1'-0"

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 (FOC), 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: CHIMNEYS, WALLS
- STUCCO: WALLS
- LAP SIDING: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES

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ISSUE DATE: 1 OCTOBER 2021
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EAST EXTERIOR ELEVATIONS - BLDG F

10/4/2021 10:03:21 AM



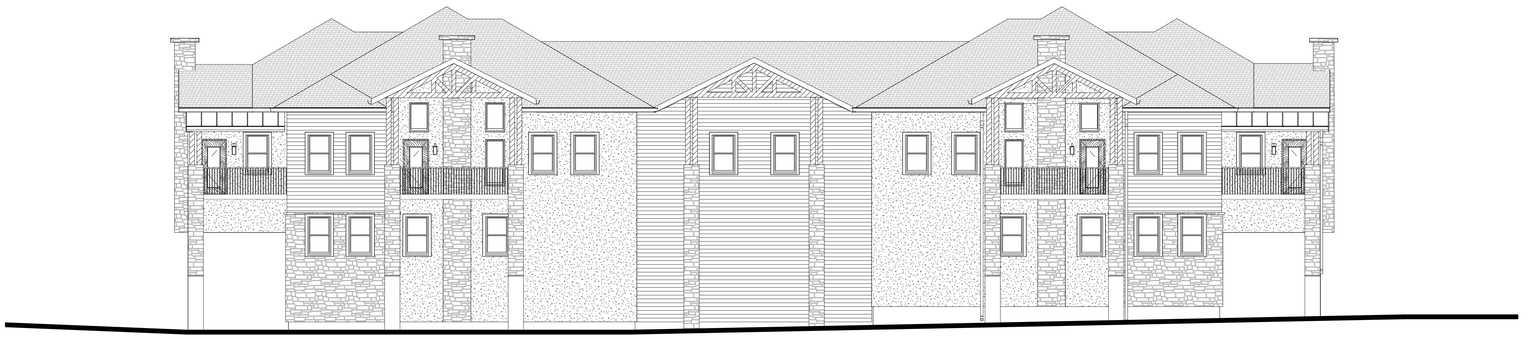
0 4' 8' 12'
SCALE: 1/8"=1'-0"

H1 BLDG G - PLAN WEST
1/8" = 1'-0"



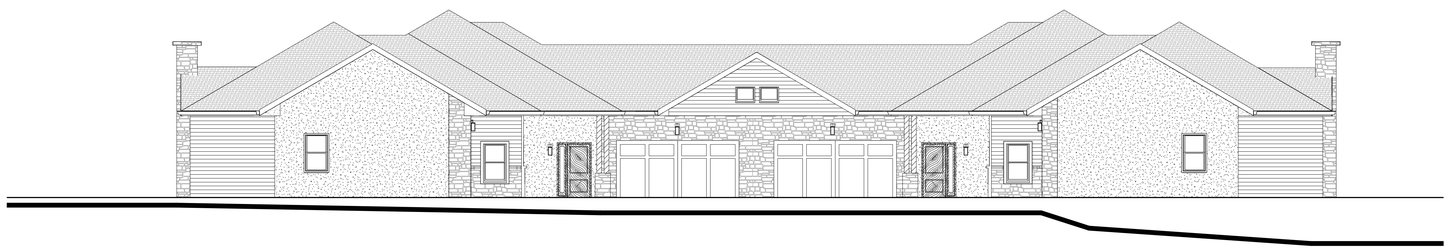
0 4' 8' 12'
SCALE: 1/8"=1'-0"

F1 BLDG G - PLAN EAST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

C1 BLDG G - PLAN SOUTH
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

A1 BLDG G - PLAN NORTH
1/8" = 1'-0"

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 (FOC), 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: CHIMNEYS, WALLS
- STUCCO: WALLS
- LAP SIDING: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES

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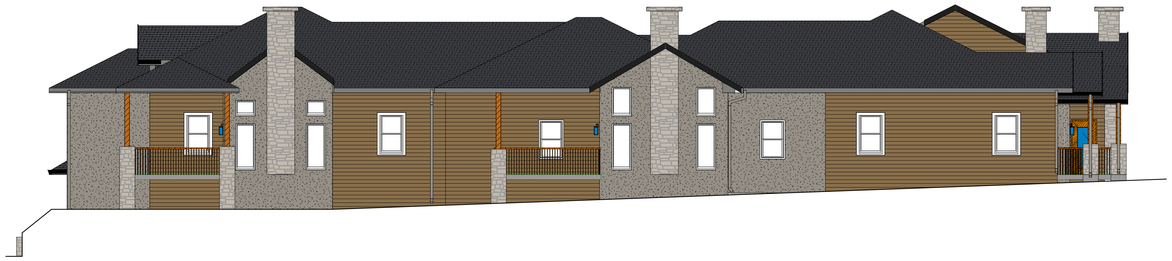
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A2.36

ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER #: 185023

EAST EXTERIOR ELEVATIONS - BLDG G

10/4/2021 10:04:58 AM



0 4' 8' 12'
SCALE: 1/8"=1'-0"

H1 BLDG A - PLAN WEST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

F1 BLDG A - PLAN EAST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

C1 BLDG A - PLAN SOUTH
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

A1 BLDG A - PLAN NORTH
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
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EXTERIOR ELEVATION MATERIALS

- WOOD: BEAMS, COLUMNS, RAILINGS
- STONE VENEER: CHIMNEYS, WALLS
- STUCCO: WALLS
- LAP SIDING: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES

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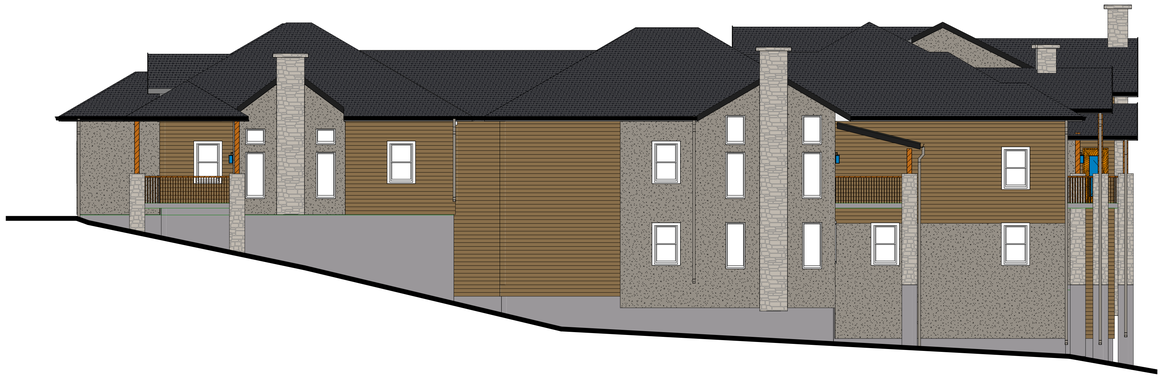
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A2.41

ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER #: 185023

EAST EXTERIOR ELEVATIONS - BLDG A

10/4/2021 10:27:43 AM



0 4' 8' 12'
SCALE: 1/8"=1'-0"

H1 BLDG B - PLAN WEST
1/8" = 1'-0"



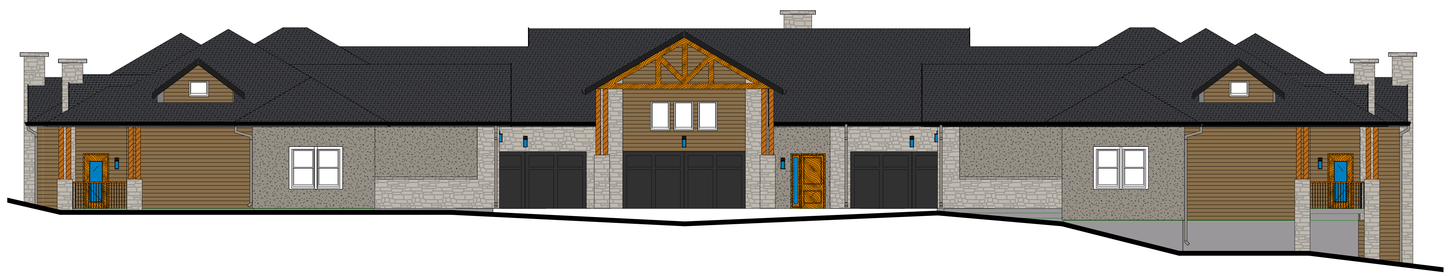
0 4' 8' 12'
SCALE: 1/8"=1'-0"

F1 BLDG B - PLAN EAST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

C1 BLDG B - PLAN SOUTH
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

A1 BLDG B - PLAN NORTH
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
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EXTERIOR ELEVATION MATERIALS

- WOOD: BEAMS, COLUMNS, RAILINGS
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- LAP SIDING: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES

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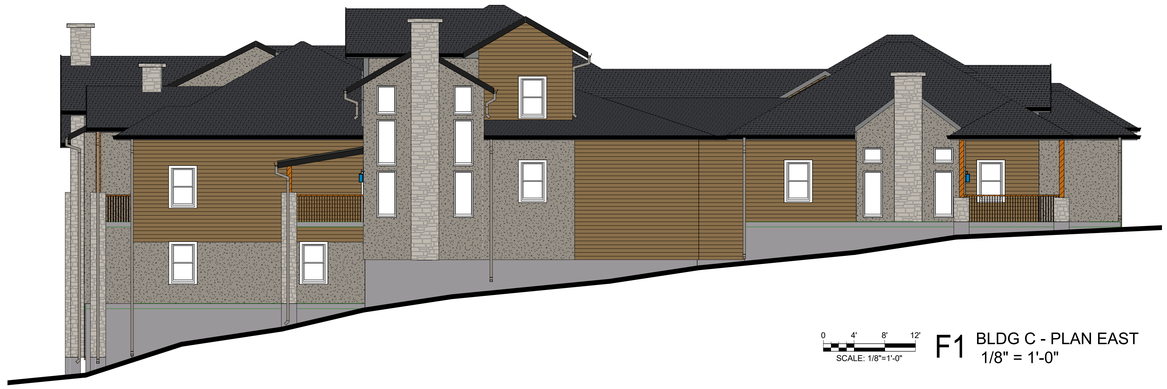
EAST EXTERIOR ELEVATIONS - BLDG B

10/4/2021 10:26:52 AM



0 4' 8' 12'
SCALE: 1/8"=1'-0"

H1 BLDG C - PLAN WEST
1/8" = 1'-0"



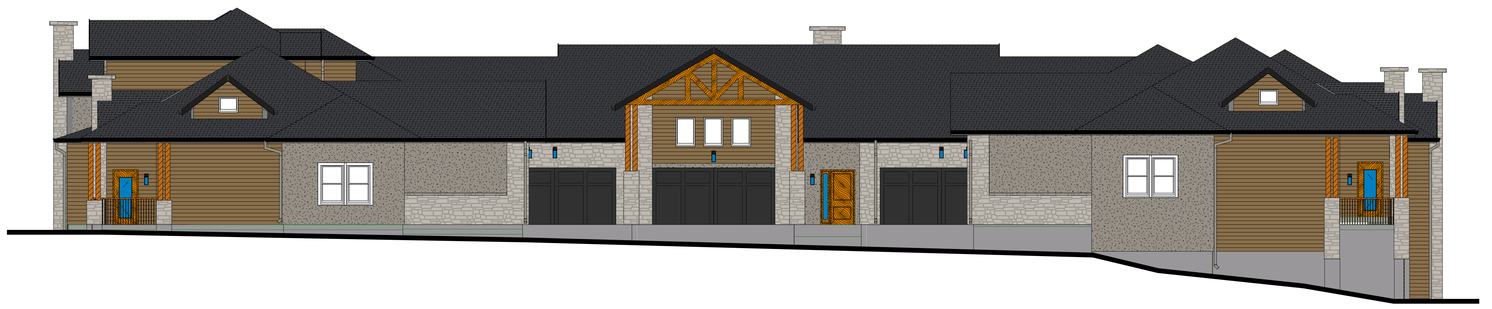
0 4' 8' 12'
SCALE: 1/8"=1'-0"

F1 BLDG C - PLAN EAST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

C1 BLDG C - PLAN SOUTH
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

A1 BLDG C - PLAN NORTH
1/8" = 1'-0"

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 (FOC), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
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EXTERIOR ELEVATION MATERIALS

- WOOD: BEAMS, COLUMNS, RAILINGS
- STONE VENEER: CHIMNEYS, WALLS
- STUCCO: WALLS
- LAP SIDING: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES

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ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER #: 185023

EAST EXTERIOR ELEVATIONS - BLDG C

10/4/2021 10:25:19 AM



0 4' 8' 12'
SCALE: 1/8"=1'-0"

H1 BLDG E - PLAN WEST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

F1 BLDG E - PLAN EAST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

C1 BLDG E - PLAN SOUTH
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

A1 BLDG E - PLAN NORTH
1/8" = 1'-0"

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 (FOC), 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: CHIMNEYS, WALLS
- STUCCO: WALLS
- LAP SIDING: WALLS
- WOOD-LOOK METAL: GARAGE DOORS, FRONT DOORS
- ASPHALT SHINGLES

HOEFER WELKER
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PRELIMINARY DEVELOPMENT PACKAGE

VILLAGE ON THE GREEN

PARKVILLE, MO 64152

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REVISION DATES:

PROFESSIONAL SEAL

A2.44

ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER #: 185023

EAST EXTERIOR ELEVATIONS - BLDG E

10/4/2021 10:18:38 AM



0 4' 8' 12'
SCALE: 1/8"=1'-0"

H1 BLDG F - PLAN WEST
1/8" = 1'-0"



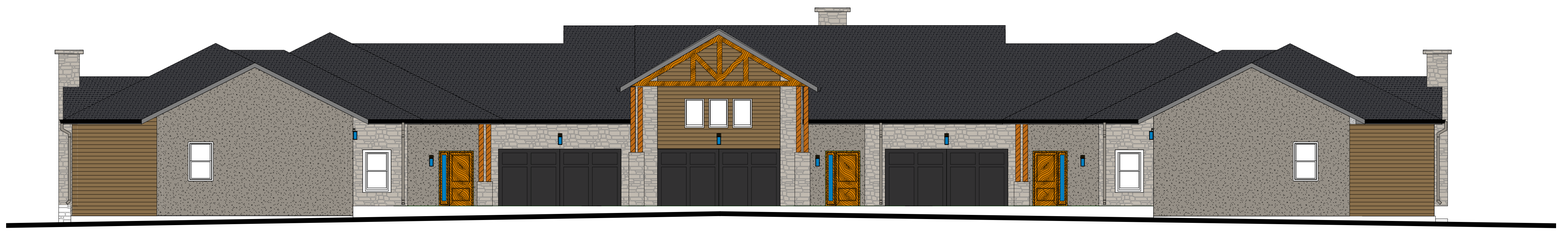
0 4' 8' 12'
SCALE: 1/8"=1'-0"

F1 BLDG F - PLAN EAST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

C1 BLDG F - PLAN SOUTH
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

A1 BLDG F - PLAN NORTH
1/8" = 1'-0"

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A2.45

ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER #: 185023

EAST EXTERIOR ELEVATIONS - BLDG F

10/4/2021 10:17:37 AM



0 4' 8' 12'
SCALE: 1/8"=1'-0"

H1 BLDG G - PLAN WEST
1/8" = 1'-0"



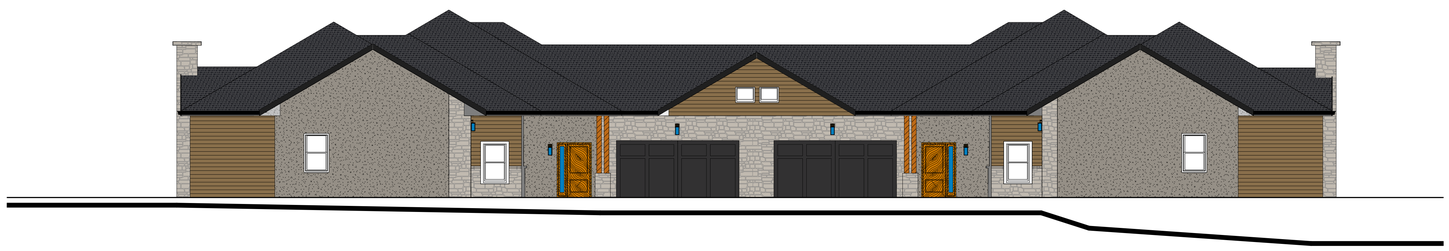
0 4' 8' 12'
SCALE: 1/8"=1'-0"

F1 BLDG G - PLAN EAST
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

C1 BLDG G - PLAN SOUTH
1/8" = 1'-0"



0 4' 8' 12'
SCALE: 1/8"=1'-0"

A1 BLDG G - PLAN NORTH
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS:

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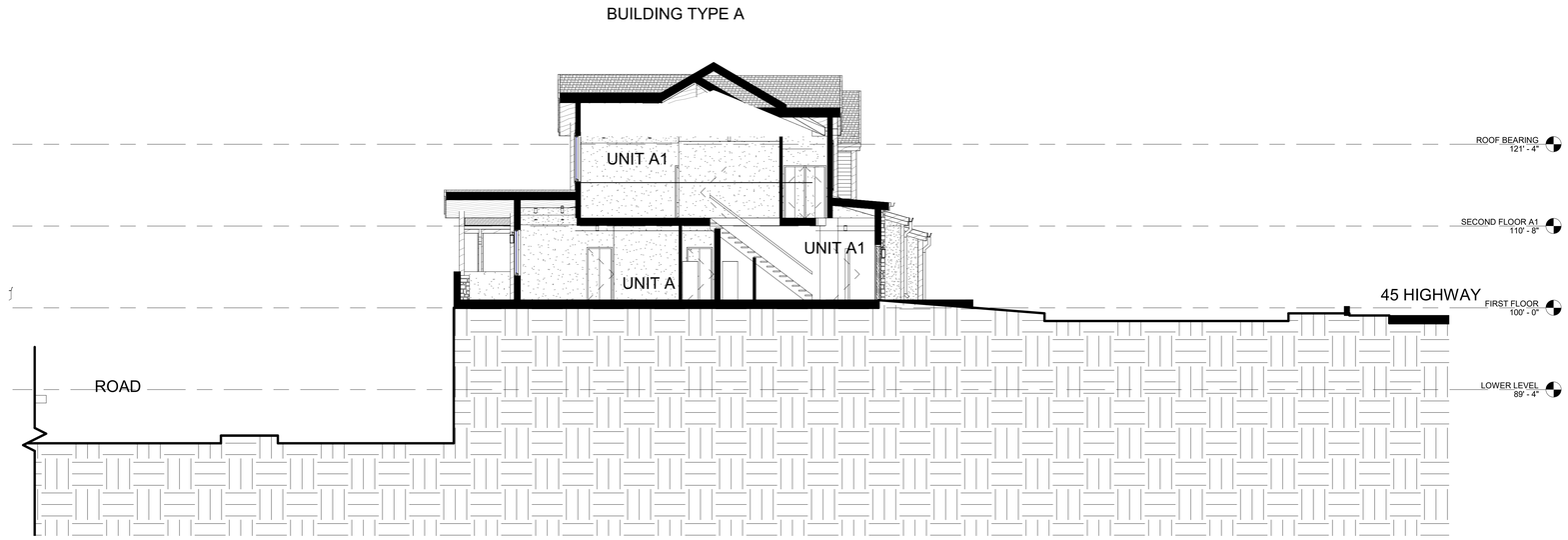
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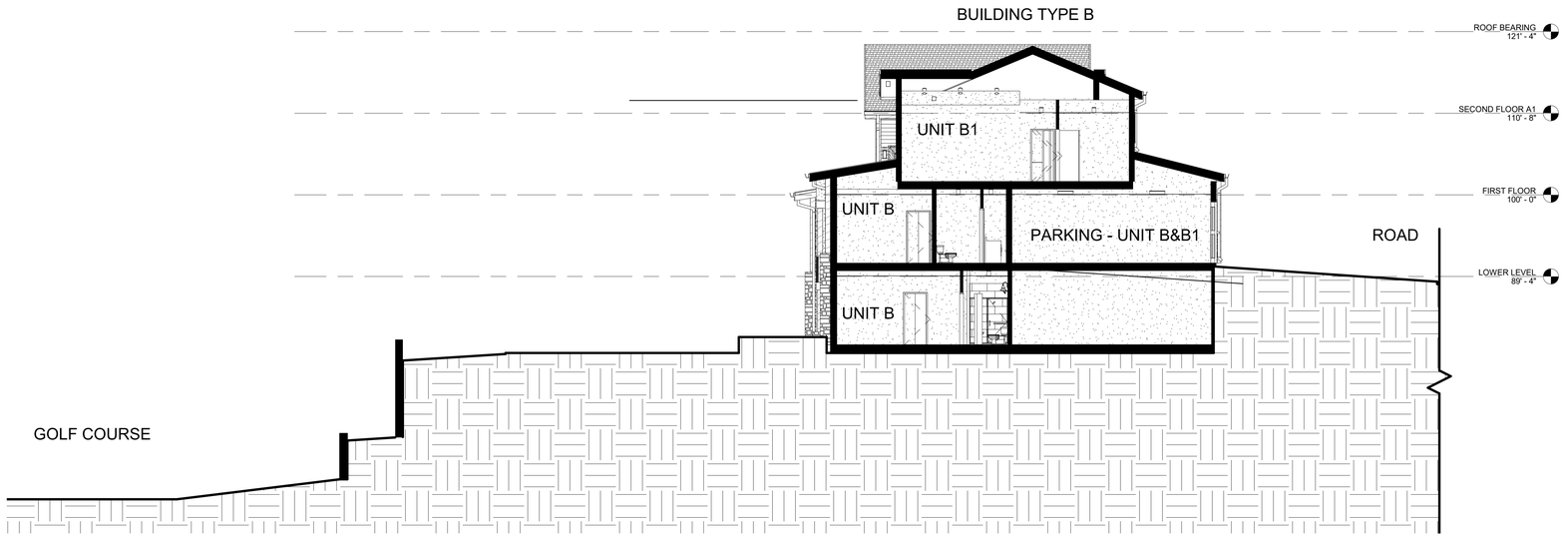
ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER #: 185023

EAST EXTERIOR ELEVATIONS - BLDG G

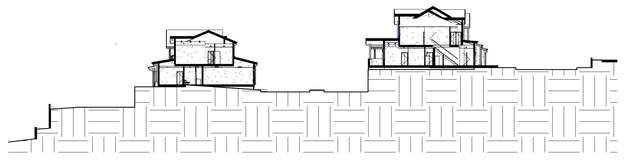
10/4/2021 10:07:35 AM



F1 SITE SECTION - WEST - 45 HW SIDE
1/8" = 1'-0"



B1 SITE SECTION - WEST - GOLF COURSE SIDE
1/8" = 1'-0"



A1 SITE SECTION - OVERALL
1/32" = 1'-0"

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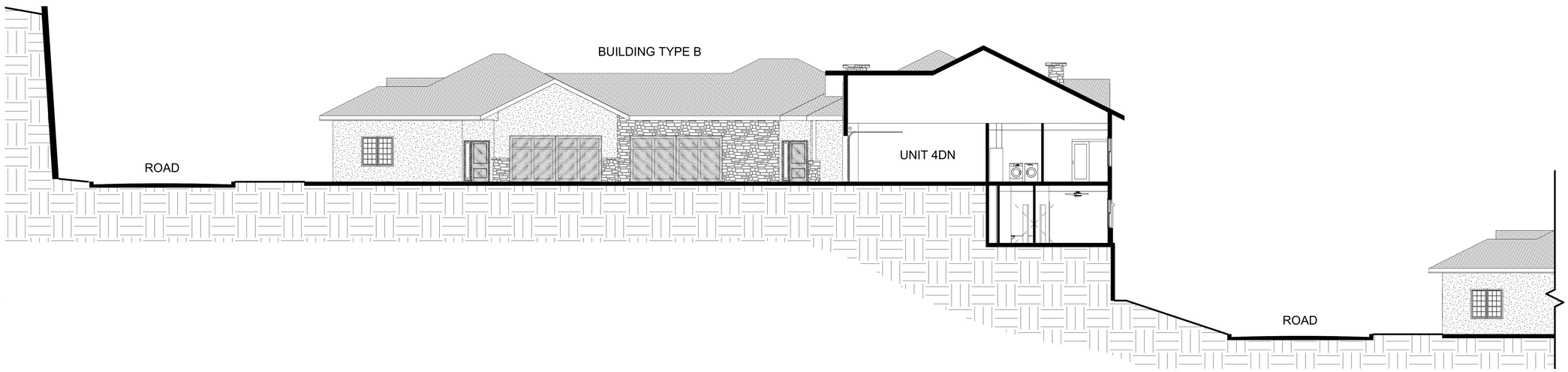
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A3.18

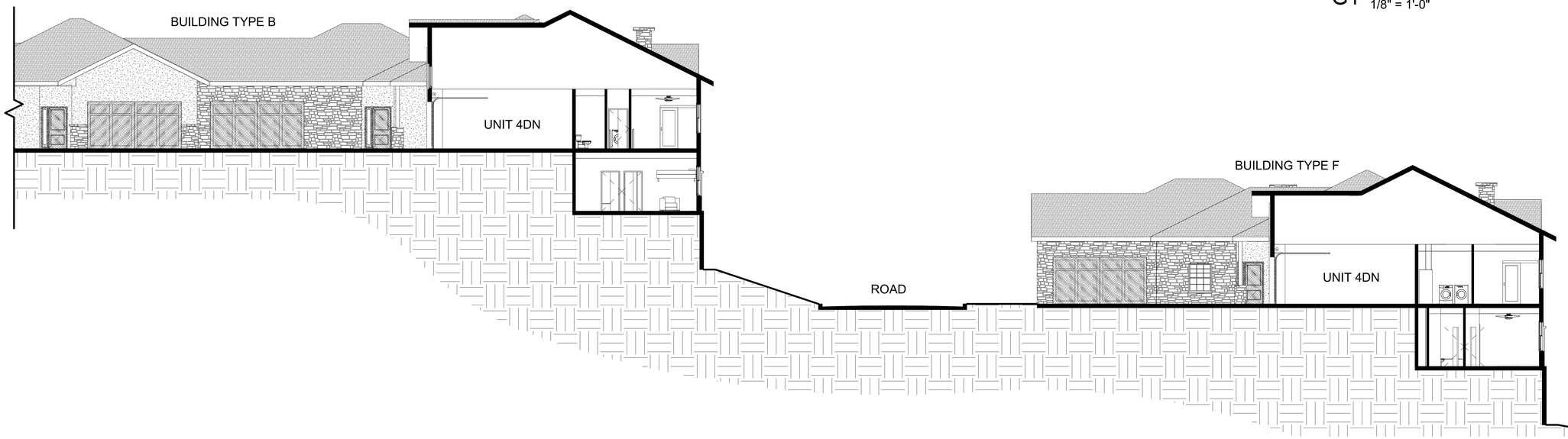
ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER #: 185022

WEST SITE SECTION

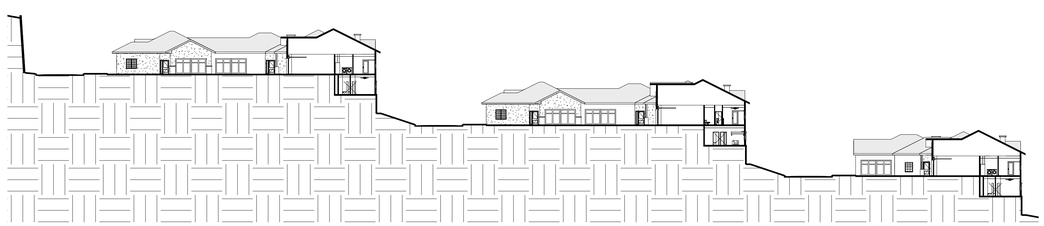
10/1/2021 3:34:00 PM



G1 SITE SECTION - ENLARGED
1/8" = 1'-0"



D1 SITE SECTION - ENLARGED
1/8" = 1'-0"



A1 SITE SECTION
1/32" = 1'-0"

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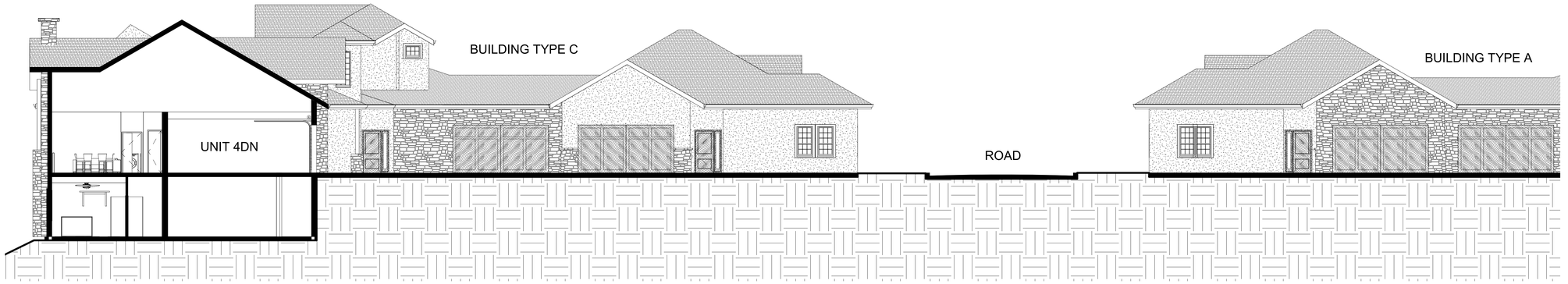
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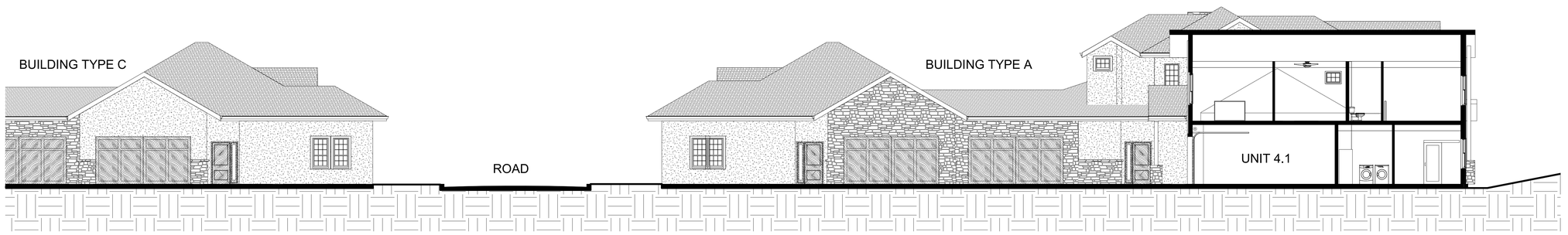
ISSUE DATE: 1 OCTOBER 2021
HOEFER WELKER #: 185023

EAST UPPER SITE SECTION

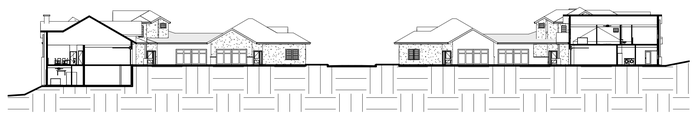
10/1/2021 3:32:31 PM



G1 SITE SECTION - ENLARGED
1/8" = 1'-0"



D1 SITE SECTION - ENLARGED
1/8" = 1'-0"



A1 SITE SECTION
1/32" = 1'-0"

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A3.20

ISSUE DATE: 1 OCTOBER 2021
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EAST LOWER SITE SECTION

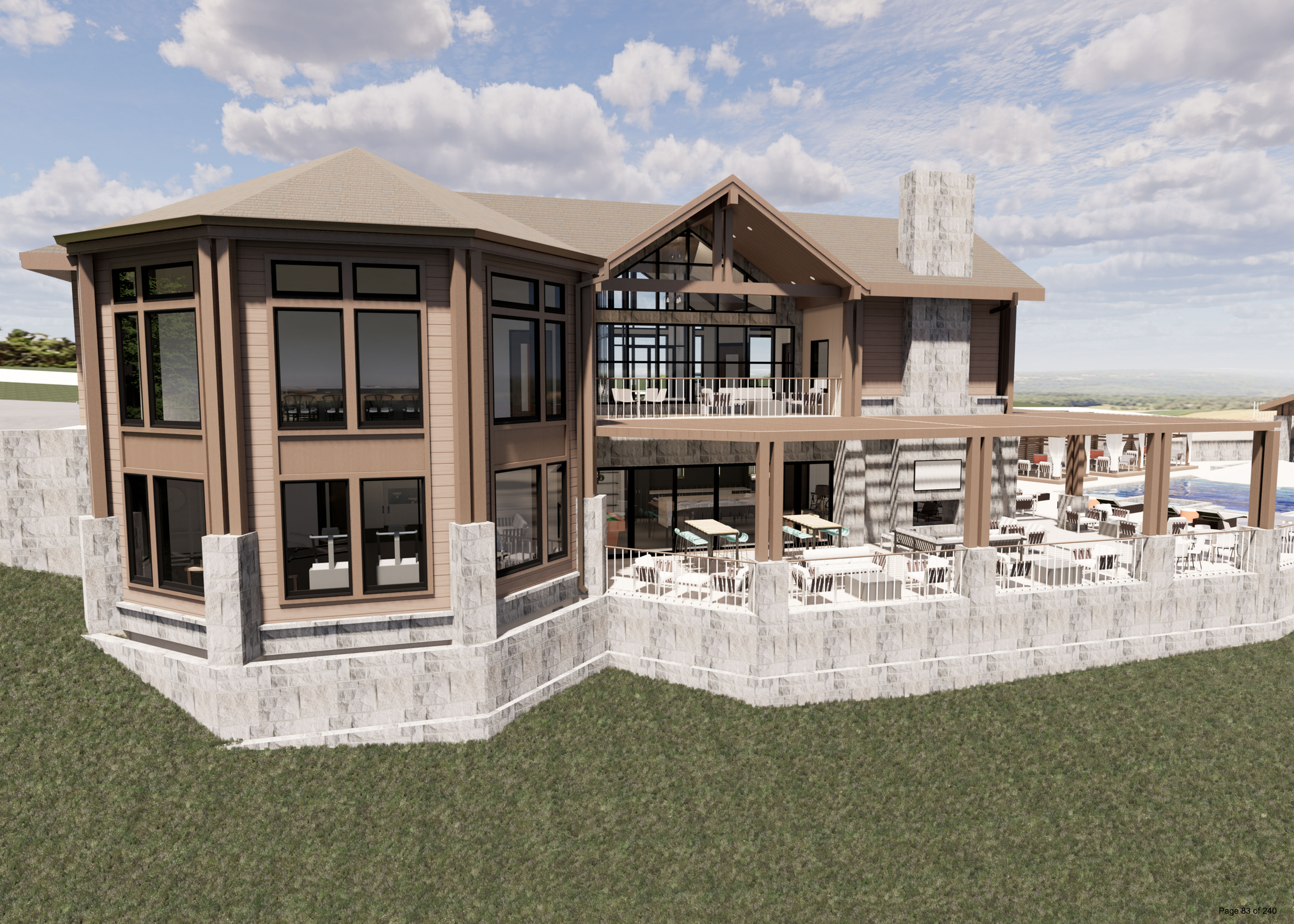
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Village of the Green Preliminary Development Plan – Design Narrative

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.

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

Staff Analysis

Agenda Item: 5.A

Proposal: Application for Preliminary Development Plan for KC Cattle Company, a planned commercial development consisting of one 9,922 square foot office/retail building constructed over two phases on 2.60 acres, more or less, generally located at the northwest corner of the intersection of 45 Highway and North National Drive.

Staff Recommendation: Approval (with conditions)

Case No: PZ21-35

Applicant: Daniel Umscheid, Clockwork Architecture + Design

Owners: Patrick Montgomery, KC Cattle Company

Location: 10316 45 Highway.; generally at the northwest corner of the intersection of 45 Highway and North National Drive.

Zoning: Existing: “B-4-P” Planned Business District

Parcel #s: All of Platte County parcels #20-8.0-27-100-001-003.001 and 20-5.0-22-400-004-007.002

Exhibits:

A. This Staff Analysis
B. Application for Preliminary Development Plan
C. Subject Area Property Map
D. KC Cattle Company Preliminary Development Plan (prepared by Clockwork Architecture + Design; revised October 4, 2021)
E. Additional exhibits as may be presented at the public hearing

By Reference:

A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://ecode360.com/PA3395-DIV-05)
B. Parkville Master Plan (http://parkvillemo.gov/government/city-plans-studies/master-plan/)
C. Highway 45 Corridor Plan (http://parkvillemo.gov/government/city-plans-studies/)
D. Preliminary Storm Water Drainage Study for KC Cattle Co (prepared by McClure Engineering for Clockwork Architecture + Design, dated October 4, 2021)
E. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
F. Hearing notice published in The Platte County Citizen newspaper on September 29, 2021.

G. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/public-hearings/)

Comments Received: No written comments have been received by the Community Development Department as of the completion of this staff analysis on October 8, 2021.

Overview
The application proposes a preliminary development plan for office/retail uses on two parcels of property (2.60 acres, more or less) at 10316 Highway 45, generally located at the northwest corner of the intersection of 45 Highway and North National Drive.

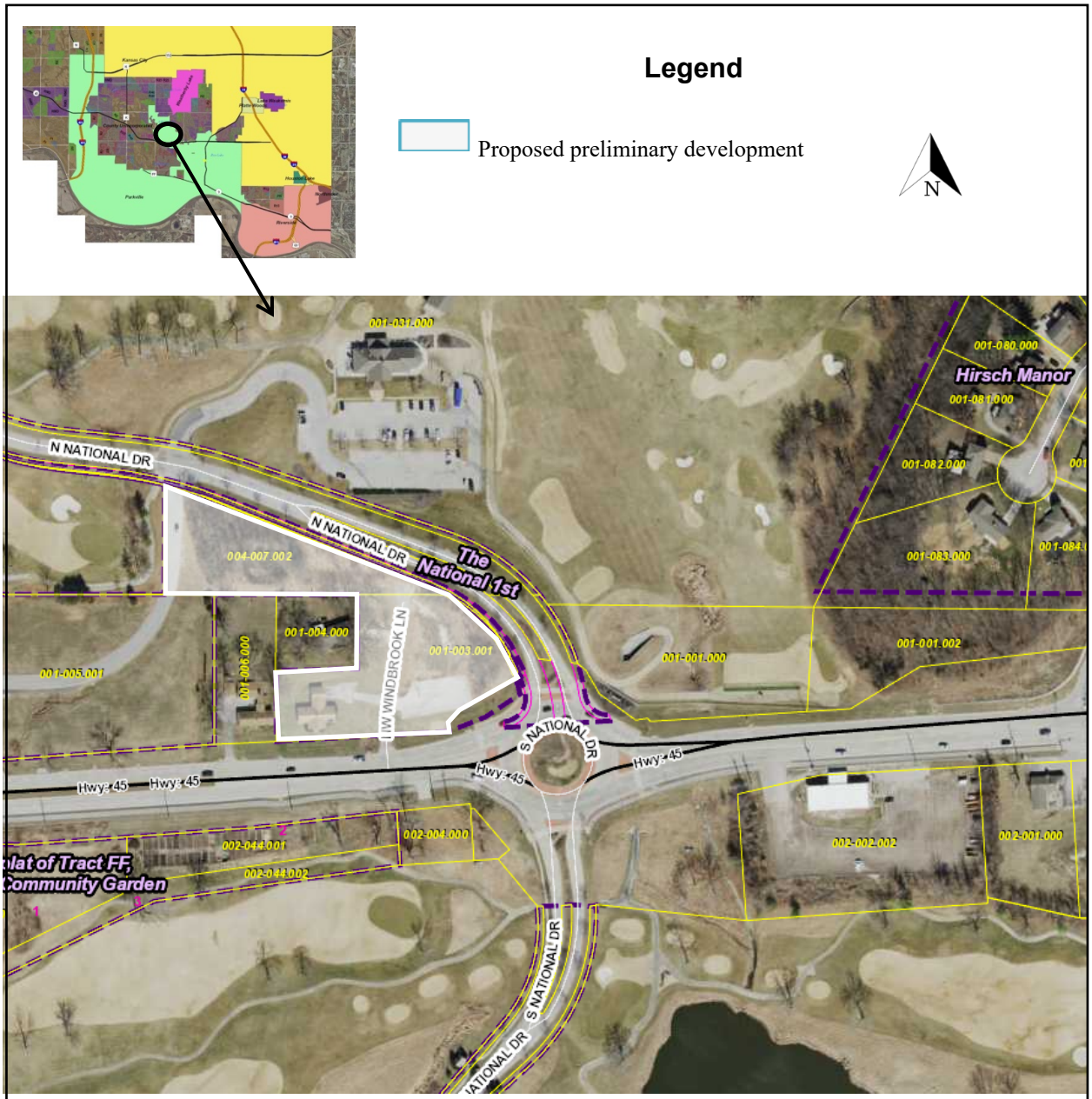


Exhibit C: Subject Area Property Map

The applicant proposes developing an office/retail building for KC Cattle Company, a planned development consisting of a 9,922 sf office building for office/retail uses. The building will contain offices, shipping and receiving facilities (warehousing), and a retail component. The development includes internal circulation, 49 parking spaces, and two points of access (one from 45 Highway and one from North National Drive.

Background
The subject property was initially platted as part of The Village at the National Phase 1. However, no buildings were ever constructed on the property for that development. Currently an existing residence is on the property, however it is slated for demolition in conjunction with this proposed plan. The existing house to the west of this site that takes access through this site is accommodated in the proposed preliminary development plan.

Development Code Review
The application for preliminary development plan (Case No. PZ21-35) 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. **Zoning Districts and Use Standards – Chapter 405**

   Districts and Uses – Section 405.020
   Retail, Office, and Warehousing uses are all allowed in the "B-4-P" Planned Business District zoning district.

   Standards Applicable to All Districts – Section 405.030
   The development standards for the "B-4-P" District shall be set through the master planned development process. The table below shows the "B-2" development standards for reference

Standard	B-2 District	Proposed	Change
Min. Lot Area	7,500 sf	2.60 acres	n/a
Min. Lot Width	60 feet	>60 feet	n/a
Min. Lot Depth	100 feet	>100 feet	n/a
Front Setback	25 feet	62 feet	n/a
Side Setback	20 feet	35 feet	n/a
Rear Setback	20 feet	>100 feet	n/a
Maximum Height	45 feet/3 stories	15 feet/2 stories	n/a

   The proposed development would meet the requirements of the "B-2" zoning district. It is incumbent upon the Planning and Zoning Commission to determine the appropriateness of the development standards in the "B-4-P" District.

2. **Site and Landscape Design Standards – Chapter 407**

   Landscape Design – Section 407.020
   The preliminary development plan meets the landscape design requirements per Section 407.020, including street tree, foundation planting, parking lot planting, buffer, and open space requirements. Staff will review any subsequent final development plan submission for compliance 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 – Section 407.030
The designated trash/dumpster area indicated in the loading dock portion of the property will need to meet the performance standards pertaining to Section 407.030 (Buffers, Screens and Fencing). This includes the dumpsters being stored inside a structure or enclosure constructed of a durable material (e.g., masonry, steel, hard wood), or screened by a fence (typically opaque), ornamental wall or *Type 1* landscaping buffer. The proposed screen wall would meet these requirements. Any subsequent final development plan submission will need to adhere to these standards.

Outdoor Lighting – Section 407.040
The applicant has not provided a lighting plan that meets the requirements of Section 407.040. Prior to the approval of a final development plan, staff will require the submission and approval of a lighting plan that meets the requirements of the Development Code.

Stormwater Management – Section 407.050
The applicant has submitted a preliminary storm study to staff for review. The applicant will be responsible for the installation and management of any recommended storm water infrastructure per Section 407.050.

3. Access and Parking – Chapter 408

Access and Circulation – Section 408.020
The applicant proposes access to the property from two points: from the south off of the existing curb cut on 45 Highway and from the north via a right-in, right-out only off of North National Drive. These locations are appropriately spaced and sized for the development.

Pedestrian access is provided via sidewalk connecting to the existing sidewalk near the 45 Highway roundabout at North National Drive. Additionally, pedestrian connectivity is provided from the parking lot areas to the main building entrances.

Required Parking – Section 408.030
The following table displays the required parking calculations.

Use	Calculation	Amount	Required
General Retail	5 spaces/1000 sf	5,000 sf	25 spaces
Office	3 spaces/1000 sf	4,000 sf	12 spaces
General Industrial (Shipping/Receiving)	2.5 spaces/1000 sf	4,000 sf	10 spaces
Total			47 spaces

The preliminary development plan proposes 49 parking spaces, meeting (and exceeding) this requirement. Additionally, Section 408.030, Subsection D. requires bicycle parking for 10% of required vehicle spaces for office uses, which amounts to 5 spaces. The plan proposes "inverted-U" bicycle racks at the main building entrance to support 6 bicycles.

Parking Design – Section 408.050

The southwestern parking lot meets the parking design requirements of the Code by providing stalls 9 foot wide by 18.5 feet deep with a 30 foot wide drive aisle. The employee parking area to the north does not meet the requirements and the applicant has ask for this deviation to be allowed via the planned development process. These stalls are 9 foot wide by 18.5 feet deep with only a 24 foot wide drive aisle. A 26 foot wide drive aisle would be required by the Code. Staff feels this request is appropriate due to this being employee parking and the maximum width allowable by the property configuration.

4. **Sign Standards – Chapter 409**

   The City has sign allowance requirements per the "B-4-P" district 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.

Review and Analysis

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 preliminary development plan (Case No. PZ21-35).

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.**

   The plan meets the Code requirements except for the employee parking area drive aisle widths. This flexibility allows for a commercial use to be developed on an existing "B-4-P" zoned property.

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.**

   The flexibility requested by the applicant does not represent any harm to the general public health, safety, or welfare. Additionally, the flexibility requested does not harm the reasonable use of any nearby properties.

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 B-4-P Planned Business District provides a wide range of retail, service and employment uses in a more integrated and master planned setting that creates effective transitions to supporting and compatible uses in other adjacent districts. This district should be used to create a better mixture of large and small commercial uses and improved transitions and compatibility with adjacent uses." The proposed project meets the intent of the applicable zoning district.

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.**

Parkville Master Plan
The *Parkville Master Plan* Future Land Use Plan projects Mixed-Use land use for this property. Mixed-Use uses are typically retail, office, and multi-family uses. This project meets that vision by providing both retail and office uses within one commercial building.

Highway 45 Corridor Plan
The *Highway 45 Corridor Plan* represents an opportunity to capitalize on those recent investments by guiding future improvements/development and strengthening the role of the corridor in the region. The Plan calls for the subject property to be a transition segment. "The transition segment incorporates both development and nature, including the topography, forests, natural systems and open spaces." This project strives to meet those goals by providing ample landscaping buffers along 45 Highway as well as an attractive commercial building to provide a transition from the active segment to the east with the natural segment to the west.

5. **The plan meets all of the review criteria for a zoning map amendment.**
The preliminary development plan is utilizing an existing zoning district and does not make major changes to the standards of that district.

Staff Conclusion and Recommendation
Staff concludes that with the exceptions noted above, the proposed preliminary development plans: Accomplishes goals of the *Parkville Master Plan*; promotes the general public health, safety and welfare of the community as a result of flexibility from the "B-4-P" General Business District standards; is better able to meet or exceed the intent statement of the base zoning district as a result of flexibility from the "B-4-P" General Business District standards; reflects generally accepted and sound planning and urban design principles with respect to applying the adopted *Parkville Master Plan* and *45 Highway Corridor Plan*; meets all review criteria for a zoning map amendment; and meets the City's applicable subdivision regulations, site and landscape design standards, access and parking, sign standards, and minimum standards thereof.

Staff recommends approval of the preliminary development plan for KC Cattle Company based on the merits of the application and the findings and conclusions in the report, subject to the following conditions:

- Approval by the Planning & Zoning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or

development standard contained in the Municipal Code unless modified by the Planned District.

- Prior to Final Development Plan approval, the applicant shall submit a lighting plan to staff for review and approval pursuant to Section 407.040.
- 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 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 19, 2021 for final action.

End of Memorandum

08-08-2021

Brad Stanton — Date
Planner

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: Daniel Umscheid
Company: Clockwork Architecture + Design
Address 423 Delaware Street Suite 102
City, State Kansas City, MO 64105
Phone: (816) 548-7094 Fax: _____
E-mail Daniel@Clockwork-ad.com

Owner(s), if different from applicant

Name: Patrick Montgomery
Company: KC Cattle Company
Address: _____
City, State: _____
Phone: (816) 929-6634 Fax: _____
E-mail: p.montgomery@kccattlecompany.com

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

Name: Greg Pfau
Company: McClure
Address 1700 Swift St Suite 100
City, State North Kansas City, MO 64116
Phone: (816) 756-0444 Fax: _____
E-mail GPfau@Mcclurevision.com

Contact Person, if different from applicant

Name: _____
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) _____ Date: 09/10/2021

Property Owner's Signature (Required) Patrick R Montgomery Date: 09/10/2021

2. Property Information

Property address and general location: 10316 HIGHWAY 45, Parkville, MO (NW Corner of MO-45 and N National Dr.)

Legal description (may be attached): Attached Word Doc

Description of proposed use(s): Phase I : Corporate office, Storage & Distribution,walk-in Retail sales for KC Cattle Co.

Zoning district: B-4
Gross acreage of lot: 2.603 acres
Open space acreage: 2.489 acres
Proposed block and lot pattern: Single building

Lot coverage: _____
Density/Intensity: N/A
Net acreage of lot: 2.603 Acres
Building types/scale: Office/Sales

3. Factors affecting the project

Are any public improvements required for this project? Curb cuts to access public ROW

Explain (may be attached):

See plans.

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: No new public roadways proposed

Proposed surface material: N/A Maximum grade: N/A

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

N/A

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: Existing roadways and utitlites have capacity to serve this smaller-scale developme

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.*

THE NATIONAL - KC CATTLE COMPANY BUILDING

PRELIMINARY DEVELOPMENT PLANS

LOT 3, THE VILLAGE AT THE NATIONAL PHASE 1

PLATTE COUNTY, PARKVILLE, MISSOURI

NEW PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 3, THE VILLAGE AT THE NATIONAL PHASE 1, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST;
THENCE SOUTH 89°58'39" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 843.62 FEET TO THE NORTH LINE OF SAID LOT 3, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE ALONG THE NORTH LINE OF SAID LOT 3, THE FOLLOWING FOUR COURSES;
THENCE NORTH 00°01'21" EAST, 185.79 FEET;
THENCE ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING SOUTH 76°36'36" EAST, A RADIUS OF 775.00 FEET AND AN ARC LENGTH OF 118.15 FEET;
THENCE SOUTH 67°52'32" EAST, 378.20 FEET;
THENCE ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 250.00 FEET AND AN ARC LENGTH OF 210.84 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY NO. 45, AS NOW ESTABLISHED;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES;
THENCE SOUTH 63°43'02" WEST, 11.25 FEET;
THENCE SOUTH 58°49'48" WEST, 102.28 FEET;
THENCE SOUTH 40°16'09" WEST, 28.49 FEET;
THENCE SOUTH 12°04'19" EAST, 12.14 FEET;
THENCE SOUTH 86°23'25" WEST, 292.95 FEET;
THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°13'24" EAST, 125.02 FEET;
THENCE NORTH 88°11'18" EAST, 138.09 FEET;
THENCE NORTH 00°01'21" EAST, 121.02 FEET, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27;
THENCE NORTH 89°58'39" WEST, ALONG SAID NORTH LINE, 336.97 FEET, TO THE POINT OF BEGINNING.
CONTAINS 113,404 SQUARE FEET OR 2.603 ACRES MORE OR LESS.

PREPARED BY: JOHN B. YOUNG, PLS-2006016647

UTILITY NOTE

THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUCTED AS ACCURATE OR EXACT.

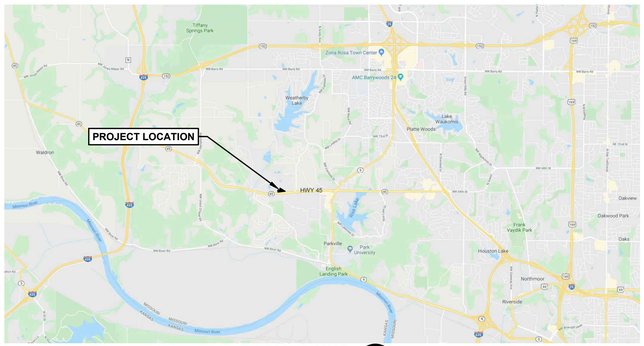
UTILITY CONTACTS:

CITY OF PARKVILLE	816-471-7676
CPWSD #1 OF PLATTE COUNTY	816-891-3457
PLATTE COUNTY REGIONAL SEWER DISTRICT	816-858-2052
MISSOURI GAS ENERGY	800-562-0000
EVERGY	800-807-7502
PLATTE CLAY ELECTRIC	816-243-5642
CENTURY LINK	816-243-5642
UNITE PRIVATE NETWORKS	816-903-9400
TIME WARNER CABLES	816-461-5818
MISSOURI ONE CALL	800-DIG-RITE
AT&T	800-464-7928
COMCAST	913-891-3457
MISSOURI STATE HIGHWAY DEPARTMENT	816-622-6500
PARK HILL SCHOOL DISTRICT	816-359-5000

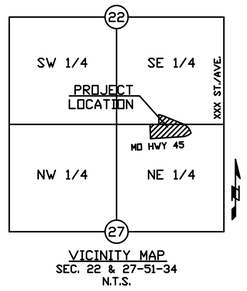
BENCHMARK (DATUM NAVD 88)
STATION PL-28:
MO DNR GRS ALUMINUM DISK SET IN COCRETE, LOCATED 23.3' WEST OF C/L ROUTE K AND 270' NORTH OF MISSOURI HIGHWAY 45.
ELEVATION = 986.87

DEVELOPER:	
KC CATTLE COMPANY	
CONTACT NAME:	PATRICK MONTGOMERY
ADDRESS:	
PHONE:	816.929.6634
EMAIL:	P.MONTGOMERY@KCCATTLECOMPANY.COM
ARCHITECT	
CLOCKWORK	
CONTACT NAME:	DANIEL UMSCHEID
ADDRESS:	432 DELAWARE STE 102
	KANSAS CITY, MO 64105
PHONE:	816.548.7094
EMAIL:	DANIEL@CLOCKWORK-AD.COM
CIVIL ENGINEER	
DESIGN PROFESSIONAL:	MCCLURE
CONTACT NAME:	GREG PFAU
ADDRESS:	1700 SWIFT ST STE 100
	NORTH KANSAS CITY, MO 64116
PHONE:	816.756.0444 EXT. 2709
EMAIL:	GPFAU@MCCLUREVISION.COM





LOCATION MAP
NOT TO SCALE



VICINITY MAP
SEC. 22 & 27-51-34
N.T.S.

INDEX OF SHEETS	
NUMBER	TITLE
C000	COVER SHEET
C001	EXISTING CONDITIONS
C201	SITE PLAN
C202	DIMENSION PLAN
C203	GRADING PLAN
C300	UTILITY PLAN
C301	TRUCK TURNING PLAN
C302	CROSS SECTION PLAN
L001	LANDSCAPE PLAN-1
L002	LANDSCAPE PLAN-2
L003	LANDSCAPE NOTES

Development Summary Table				
a	**Zoning**			
	Existing	B-4-P		
	Proposed	B-4-P		
b	**Total Land Area**			
	Existing	2.603	Acres	
c	**Right-of-Way**			
	Existing	0	Acres	
	Proposed	0	Acres	
d	**Net Land Area**			
	Existing	2.603	Acres	
	Proposed	2.603	Acres	
	Proposed	113,387	SF	
e	**Proposed Uses**			
	Phase 1	Office/Outdoor Sales		
	Phase 2	Office/Retail/Outdoor Sales		
f	**Structure Height & Number of Floors**			
	Number of floors	2	stories	
	Height Above Grade	15	feet	
g	**Phase 1 Gross Floor Area & Number of Units**			
	Building Footprint	4,961	SF	
	Gross Area Per Building	9,922	SF	
	Units per Building	1	EA	
	Number of Buildings	1	EA	
	Total Gross Area	9,922	SF	
	Total Number of Units	1	Units	
h	**Building Coverage & Floor Area Ratio**			
	Coverage (Total Footprint Area)	4,961	SF	
	FAR (Gross Area/Net Land Area)	0.044	FAR	
i	**Vehicle Parking**			
	Stalls Required	47	Stalls	
	Stalls Provided	49	Stalls	
j	**Timeline**			
	Phase 1 Estimated Start Date:	TBD		
	Phase 1 Estimated Completion Date:	TBD		
	Phase 2 Estimated Start Date:	TBD		
	Phase 2 Estimated Completion Date:	TBD		
k	**Deviation Requests**			

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REV	ISSUE	DATE

COVER SHEET

C000

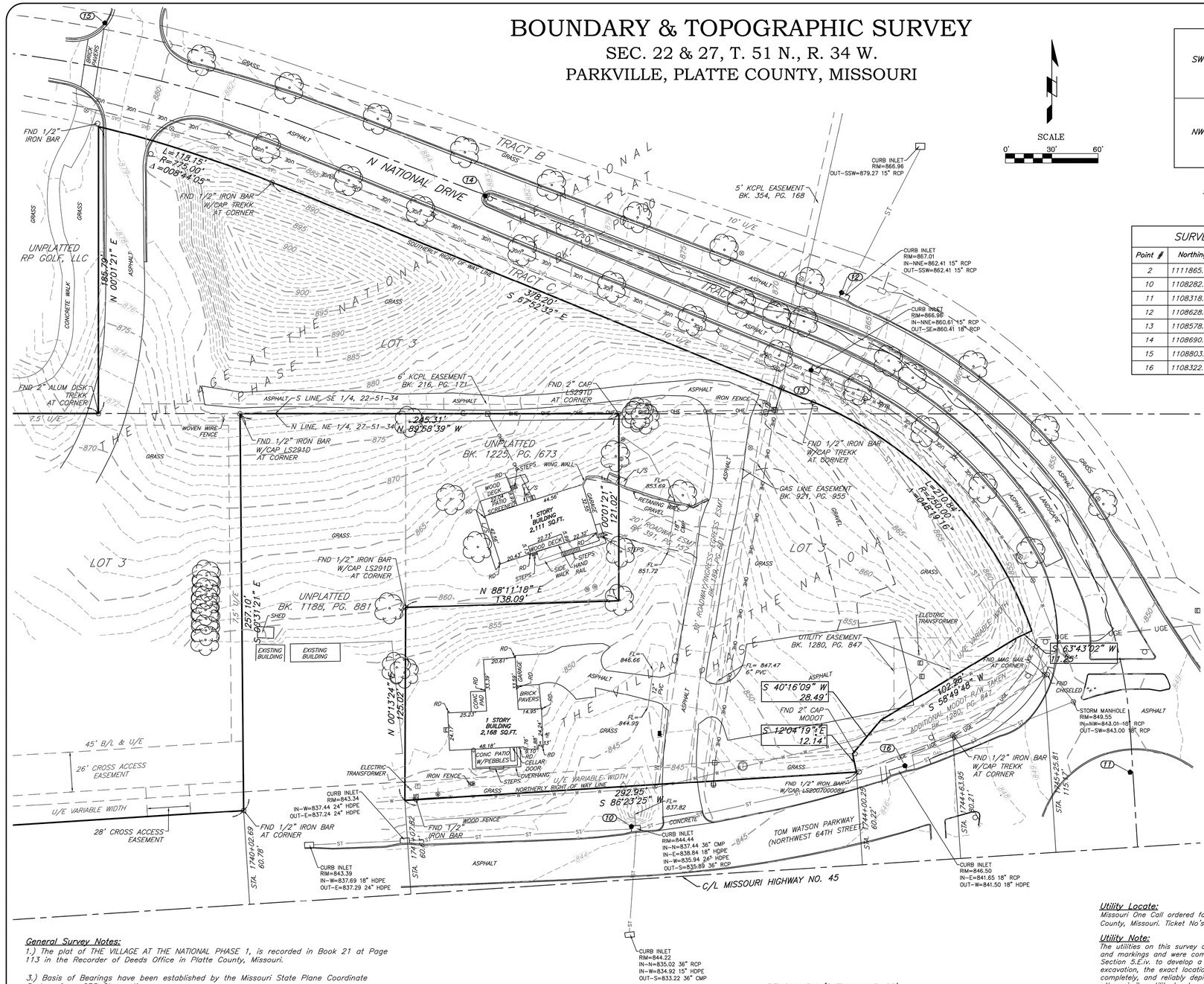
21.00.PROJECT NAME

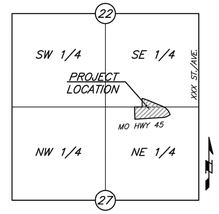
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BOUNDARY & TOPOGRAPHIC SURVEY

SEC. 22 & 27, T. 51 N., R. 34 W.

PARKVILLE, PLATTE COUNTY, MISSOURI





VICINITY MAP
SEC. 22 & 27-51-34
N.T.S.

SURVEY CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
2	1111865.47	2722595.57	986.87	PL-28
10	1108282.78	2731636.81	844.39	PLUS CUT
11	1108318.02	2731959.65	851.52	PLUS CUT
12	1108628.50	2731772.88	867.00	PLUS CUT
13	1108578.29	2731753.11	866.98	PLUS CUT
14	1108690.95	2731542.22	883.53	PLUS CUT
15	1108803.01	2731295.89	878.52	PLUS CUT
16	1108322.17	2731813.89	846.49	PLUS CUT

LEGEND

- ● – 1/2" BAR SET w/ J & J CAP
- ○ – MONUMENT FND. AS NOTED
- ⬟ – MONUMENT SET AS NOTED
- ⬠ – MONUMENT FND. AS NOTED
- PP – LIGHT POLE
- – ELECTRIC BOX
- – GAS VALVE
- GV – PLATTED DISTANCE
- L/S – LANDSCAPED AREA
- – GUY ANCHOR
- – TELEPHONE PEDESTAL
- – TELEPHONE MANHOLE
- – STORM MANHOLE
- – SIGN POST
- – GAS METER
- WV – WATER VALVE
- – WATER METER
- – FIRE HYDRANT
- – PIPE BOLLARD
- – MAILBOX
- – CHAIN LINK FENCE
- – WOOD FENCE
- UGE – UNDERGROUND ELECRICAL
- – WROUGHT IRON FENCE
- OHE – OVERHEAD ELECTRIC
- W – W – UNDERGROUND WATER
- GAS – UNDERGROUND GAS LINE
- – EXISTING TREE
- – CLEANOUT

General Survey Notes:

1.) The plat of THE VILLAGE AT THE NATIONAL PHASE 1, is recorded in Book 21 at Page 113 in the Recorder of Deeds Office in Platte County, Missouri.

3.) Basis of Bearings have been established by the Missouri State Plane Coordinate System from GPS Observation.

4.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29165C0379D, effective April 2, 2015.

BENCHMARK (DATUM NAVD 88):

STATION PL-28:
Mo DNR GRS Aluminum Disk set in concrete, located 23.3' West of C/L Route K and 270' North of Missouri Highway 45.

Elevation = 986.87

Utility Locate:

Missouri One Call ordered for N National Drive & Mo Rte 45 in Parkville, Platte County, Missouri. Ticket No's: 18103146, 18100684 and 18100683.

Utility Note:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 24th day of April, 2018 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

John B. Young PLS-2008016647

Date

J & J SURVEY LLC
6500 NW TOWER DR., SUITE 100 • PLATTE WOODS, MO 64151
PHONE (816)741-1017 • FAX (816)741-1018

Location: S:\18.100 - The National TOPO\DRAWINGS\North National B&T.dwg

REV	ISSUE	DATE
1	INITIAL SUBMITTAL	5/03/18

SHEET 1 OF 1

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EXISTING CONDITIONS

C001

21.00.PROJECT NAME

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Development Summary Table			
a	**Zoning**		
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	Proposed	B-4-P	
b	**Total Land Area**		
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	Stalls Provided	49	Stalls
j	**Timeline**		
	Phase 1 Estimated Start Date:	TBD	
	Phase 1 Estimated Completion Date:	TBD	
	Phase 2 Estimated Start Date:	TBD	
	Phase 2 Estimated Completion Date:	TBD	
k	**Deviation Requests**		

KEY NOTES

1. INSTALL CURB & GUTTER
2. INSTALL CONCRETE SIDEWALK
3. INSTALL CONCRETE PAVEMENT
4. INSTALL ASPHALT PAVEMENT
5. INSTALL RETAINING WALL
6. INSTALL BIKE RACK (5 BIKE CAPACITY)
7. INSTALL SIDEWALK RAMP
8. INSTALL ACCESSIBLE PARKING STALL
9. INSTALL PARKING STALL STRIPING
10. PROPOSED FUTURE SIDEWALK

LEGEND

- DENOTES NEW CURB RAMP
- DENOTES NEW CONCRETE SIDEWALK
- DENOTES NEW ASPHALT PAVEMENT
- DENOTES NEW CONCRETE PAVEMENT
- DENOTES NEW GRAVEL PAVEMENT
- DENOTES NEW CURB & GUTTER (WET)
- DENOTES TRANSITION CURB (0"–6")
- DENOTES FLUSH CURB (0")
- DENOTES ORNAMENTAL BLACK FENCE
- DENOTES RETAINING WALL

N

20 10 0 20

1 STORY BUILDING 2,111 SQ.FT.

1 STORY BUILDING 2,168 SQ.FT.

20' ROADWAY INGRESS ESMT BK. 3911, PG. 604

30' ROADWAY INGRESS ESMT BK. 1894, PG. 604

ESMT 157

U/E VARIABLE WIDTH

ADDITIONAL MODOT R/W TAKEN BK. 1280, PG. 847

10' U/E

7.5' U/E

TOM WATSON PARKWAY (NW 64TH STREET)

C/L MISSOURI HIGHWAY NO. 45

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PARKVILLE, MO, 64152

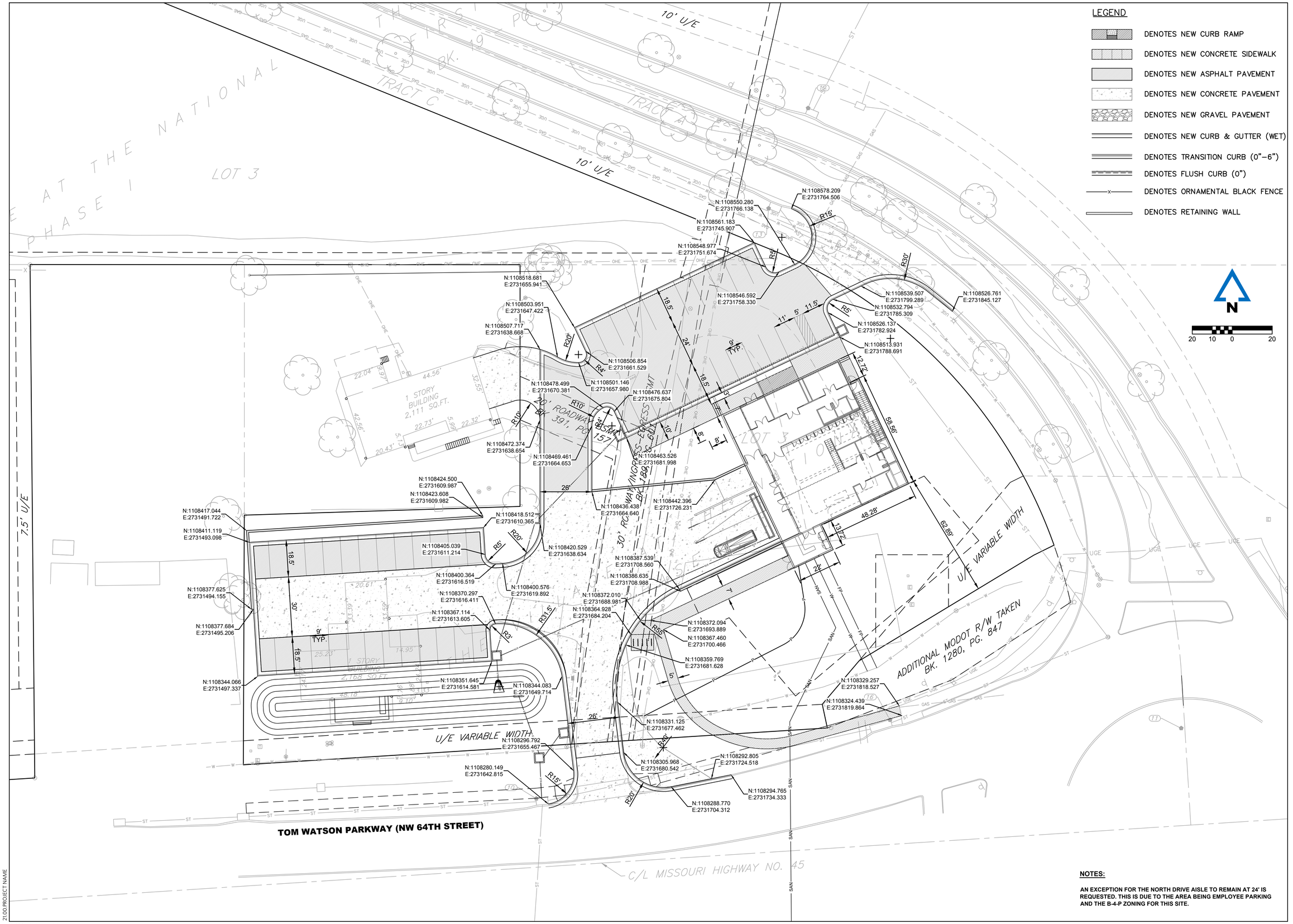
REV ISSUE DATE

SITE PLAN

C201

21.00 PROJECT NAME

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KC CATTLE CO AT THE NATIONAL

10316 NW 64TH ST
PARKVILLE, MO, 64152

REV ISSUE DATE

DIMENSION PLAN

C202

NOTES:

AN EXCEPTION FOR THE NORTH DRIVE AISLE TO REMAIN AT 24' IS REQUESTED. THIS IS DUE TO THE AREA BEING EMPLOYEE PARKING AND THE B-4-P ZONING FOR THIS SITE.

21.00.PROJECT NAME

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KEY NOTES

1. ALL TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION, INCLUDING UTILITY LOCATIONS AND ELEVATIONS, IS PROVIDED BY J&J SURVEY.

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REV ISSUE DATE

GRADING PLAN

C203

21.00.PROJECT NAME

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KEY NOTES

1. STORM INLET TO REMAIN
2. PROPOSED 8700 CF ABOVE GROUND DETENTION
3. PROPOSED FLARED END SECTION
4. PROPOSED HEAVY DUTY TRENCH DRAIN
5. PROPOSED UNDERGROUND POWER
6. PROPOSED DOMESTIC WATER
7. PROPOSED FIRE LINE CONNECTION
8. EXISTING TRANSFORMERS TO BE RELOCATED.
9. EXISTING STORM LINE & EASEMENT TO REMAIN.
10. PROPOSED STORM LINE
11. PROPOSED SANITARY CONNECTION SOUTH OF 45.

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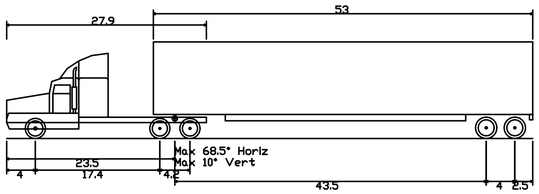
REV ISSUE DATE

UTILITY PLAN

C300

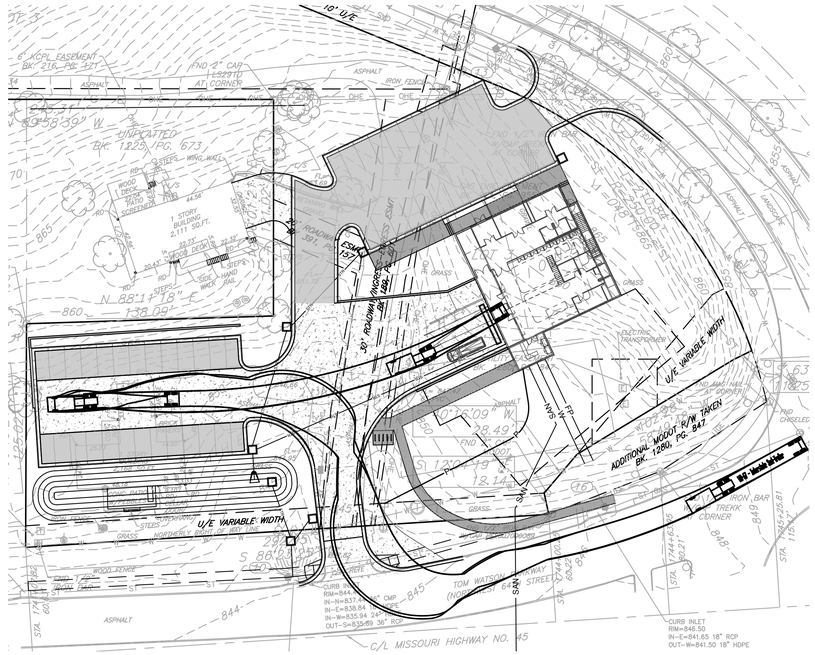
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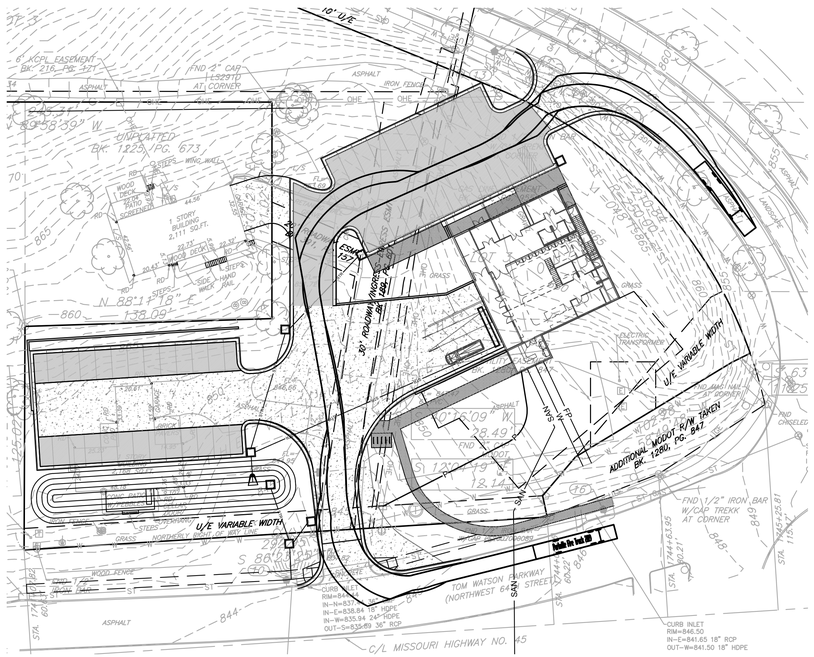
WB-67 - Interstate Semi-Trailer

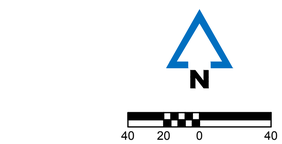
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



Parkville Fire Truck 2019

Overall Length	46.770ft
Overall Width	8.000ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.335ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Wheel Angle	41.20°





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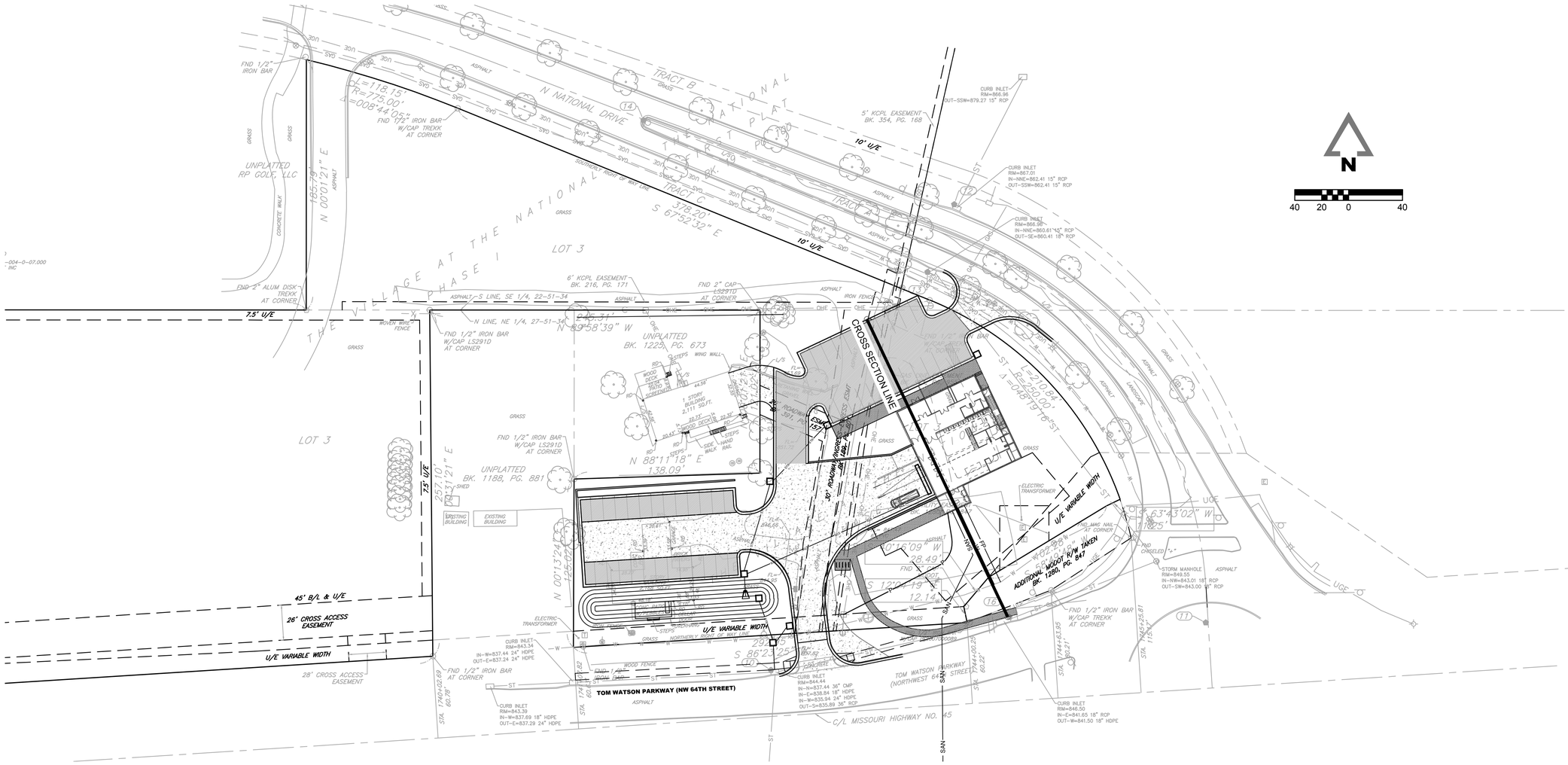
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TRUCK TURNING PLAN

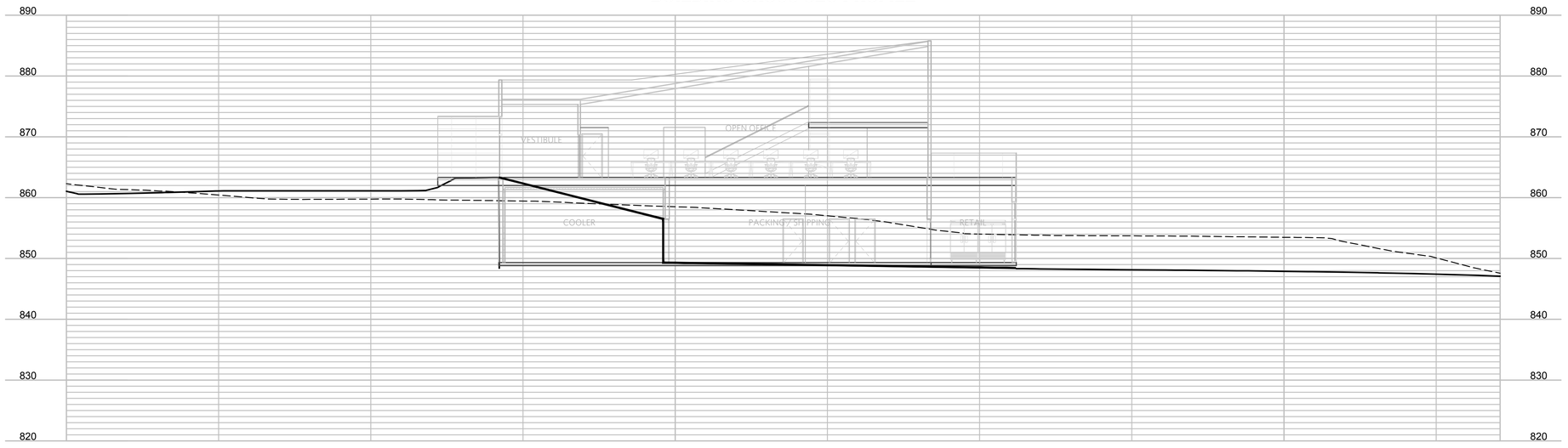
C301

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BUILDING CROSS SEC PROFILE



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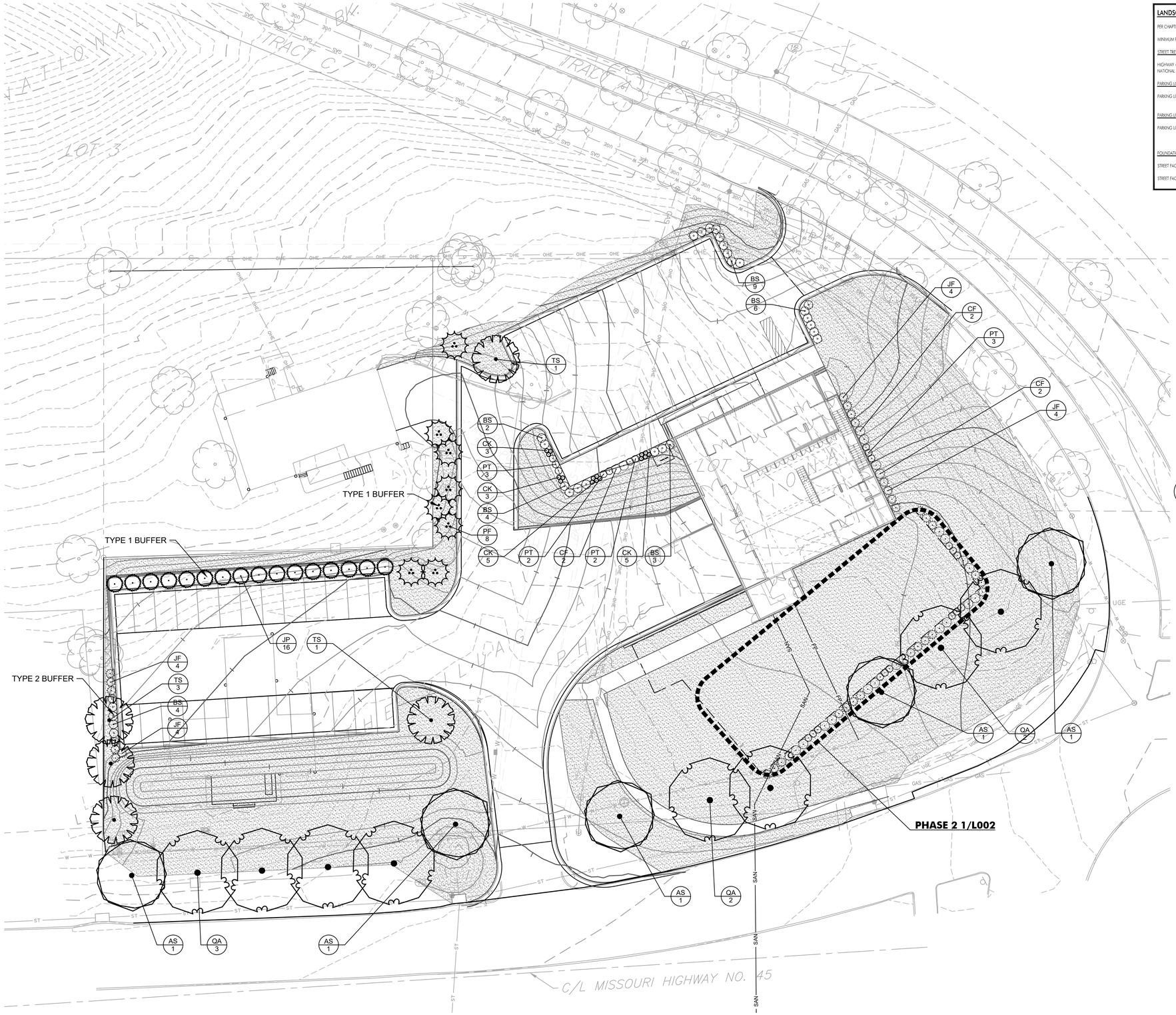
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CROSS SECTION PLAN

C302

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1 LANDSCAPE PLAN
1" = 20'

LANDSCAPE REQUIREMENTS

PER CHAPTER 407.020 OF THE CITY OF PARKVILLE, MISSOURI UNIFIED DEVELOPMENT ORDINANCE:

MINIMUM PLANT UNIT REQUIREMENTS

STREET TREES	REQUIREMENT	PROVIDED
HIGHWAY 45 NATIONAL DR	1 TREE PER 40 LF OF STREET FRONTAGE (508 LF) 1 TREE PER 40 LF OF STREET FRONTAGE	13 REQUIRED - 13 PROVIDED EXISTING STREET TREES TO REMAIN
PARKING LOT PERIMETER	REQUIREMENT	PROVIDED
PARKING LOT PERIMETER	CONTINUOUS EVERGREEN SHRUB SCREENING WITHIN 25 FEET OF ROADWAY	PROVIDED PER PLAN
PARKING LOT INTERIOR	REQUIREMENT	PROVIDED
PARKING LOT INTERIOR	1 TREE PER 25 STALLS (49 STALLS) 1 SHRUB PER 10 LF OF PERIMETER BUFFER (221 LF)	2 TREES REQUIRED - 2 NEW TREES PROVIDED 22 SHRUBS REQUIRED - 34 PROVIDED
FOUNDATION PLANTINGS	REQUIREMENT	PROVIDED
STREET FACING BUILDING FACADE - EAST	75% CONTINUOUS SHRUB COVER	PROVIDED PER PLAN
STREET FACING BUILDING FACADE - SOUTH	75% CONTINUOUS SHRUB COVER	PROVIDED PER PLAN

PLANT LEGEND (SEE FULL SCHEDULE ON L003)

TREES	BOTANICAL / COMMON NAME
AS	Acer miyabei `State Street` / Miyabei Maple
JP	Juniperus chinensis 'Perfecta' / Perfecta Juniper
PF	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine
QA	Quercus alba / White Oak
TS	Tilia tomentosa 'Sterling' / Sterling Silver Linden
SHRUBS	**BOTANICAL / COMMON NAME**
BS	Buxus microphylla `Sprinter` / Sprinter Boxwood
CF	Cornus stolonifera `Farrow` / Arctic Fire Dogwood
JF	Juniperus chinensis `Sea Green` / Sea Green Juniper
PT	Physocarpus opulifolius `SMPOTW` / Tiny Wine Ninebark
GRASSES	**BOTANICAL / COMMON NAME**
CK	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass
GROUND COVERS	**BOTANICAL / COMMON NAME**
	Fescue Sod / Heal-Tolerant Fescue Sod

2 PLANT LEGEND (SEE FULL SCHEDULE ON L003)
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LANDSCAPE PLAN

L001

21.00 PROJECT NAME

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PHASE 2 PLANT LEGEND

SHRUBS	BOTANICAL / COMMON NAME
CF	Cornus stolonifera `Farrow` / Arctic Fire Dogwood
JF	Juniperus chinensis `Sea Green` / Sea Green Juniper
PT	Physocarpus opulifolius `SMPOTW` / Tiny Wine Ninebark

2 PLANT LEGEND (SEE FULL SCHEDULE ON L003)

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1 LANDSCAPE PLAN - PHASE 2

1" = 10'

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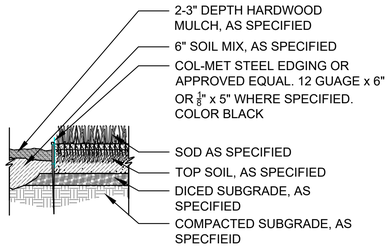
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LANDSCAPE PLAN

L002

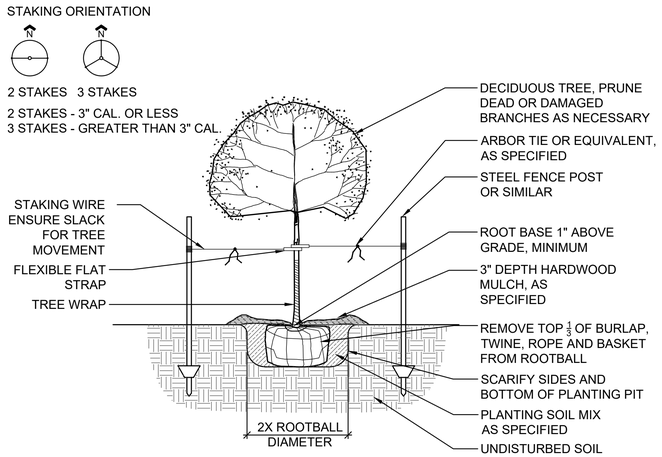
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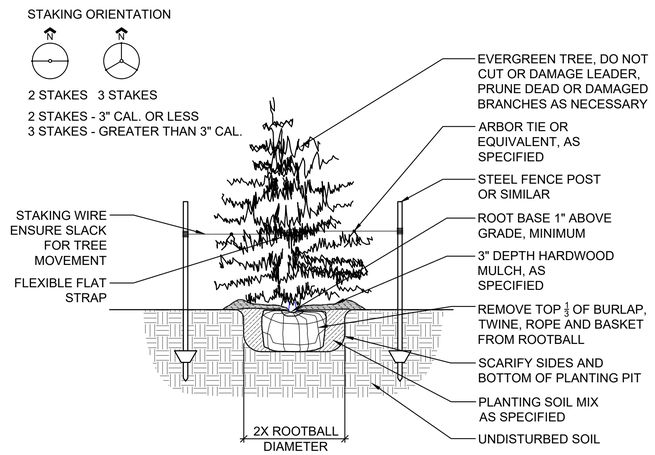
7 METAL EDGING

1" = 1'-0" 329413.23-08



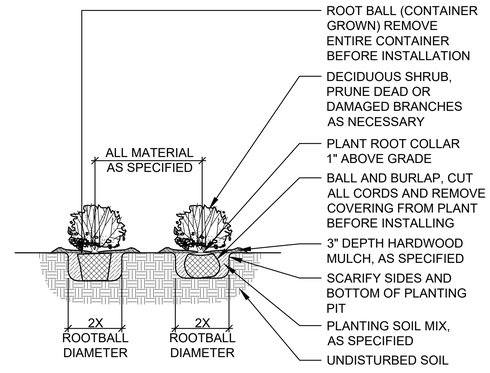
4 DECIDUOUS TREE PLANTING

1/2" = 1'-0" 329343.02-01



5 CONIFEROUS TREE PLANTING

1/2" = 1'-0" 329343.01-01



6 SHRUB AND PERENNIAL PLANTING

1/2" = 1'-0" 329333-04

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AS	7	Acer miyabei `State Street` / Miyabei Maple	B & B	2"Cal
	JP	16	Juniperus chinensis 'Perfecta' / Perfecta Juniper	B & B	6` Ht.
	PF	8	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B & B	6` Ht.
	QA	8	Quercus alba / White Oak	B & B	2"Cal
	TS	5	Tilia tomentosa 'Sterling' / Sterling Silver Linden	B & B	2"Cal
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	
	BS	28	Buxus microphylla `Sprinter` / Sprinter Boxwood	1 Gal. (18" Ht.)	
	CF	22	Cornus stolonifera `Farrow` / Arctic Fire Dogwood	1 Gal. (18" Ht.)	
	JF	36	Juniperus chinensis `Sea Green` / Sea Green Juniper	1 Gal. (18" Ht.)	
	PT	22	Physocarpus opulifolius `SMPOTW` / Tiny Wine Ninebark	1 Gal. (18" Ht.)	
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	
	CK	16	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 Gal. (18" Ht.)	
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	
	FH	39,145 sf	Fescue Sod / Heal-Tolerant Fescue Sod	SF	

1 PLANT SCHEDULE

NTS

PLANT SCHEDULE PHASE 2

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CF	16	Cornus stolonifera `Farrow` / Arctic Fire Dogwood	1 Gal. (18" Ht.)
	JF	18	Juniperus chinensis `Sea Green` / Sea Green Juniper	1 Gal. (18" Ht.)
	PT	12	Physocarpus opulifolius `SMPOTW` / Tiny Wine Ninebark	1 Gal. (18" Ht.)

2 PLANT SCHEDULE - PHASE 2

NTS

LANDSCAPE PLAN NOTES:

1. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES, IRRIGATION PIPING AND DRAINAGE STRUCTURES BEFORE COMMENCING WORK. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY OF THE PREVIOUSLY LISTED ITEMS.

2. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES

3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN PRIOR TO PLANTING. QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND INSTALLING THE QUANTITY OF PLANT MATERIALS SHOWN ON THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.

4. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE STAKED OR LAID OUT IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5. NO SUBSTITUTION (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

6. ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.

7. ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHREDDED DARK BROWN PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE & AFTER MULCHING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH.

8. TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TAUT. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.

9. CONTRACTOR SHALL THOROUGHLY WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION.

10. ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SODDED WITH 90% TURF-TYPE TALL FESCUE AND 10% BLUEGRASS MIX SOD.

11. ALL LANDSCAPED AND TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATED SYSTEM. THE CONTRACTOR SHALL PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO HEAD COVERAGE. ONLY RAINBIRD OR HUNTER IRRIGATION PARTS & EQUIPMENT ARE TO BE USED. DRIP IS PERMITTED. THE DESIGN SHALL PROVIDE ALL PIPES, HEADS, VALVES, CONTROLLER, WIRE, AND SLEEVES. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE / IRRIGATION CONTRACTOR. 4" PVC SLEEVES RECOMMENDED. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER. THE IRRIGATION DESIGN / SUBMITTALS SHALL BE SUBMITTED TO THE OWNER AND OWNER'S REPRESENTATIVE & LA FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. GC SHALL MAKE SURE THAT THE METER & BACKFLOW ARE COVERED IN THE BID, AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS FROM THE IRRIGATION BED. COORDINATE THESE ITEMS AND SLEEVES.

12. NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.

13. ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.

14. CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.

15. THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE PARKVILLE, MISSOURI UNIFIED DEVELOPMENT STANDARDS. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF PARKVILLE, MISSOURI TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.

3 LANDSCAPE NOTES

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LANDSCAPE NOTES

L003

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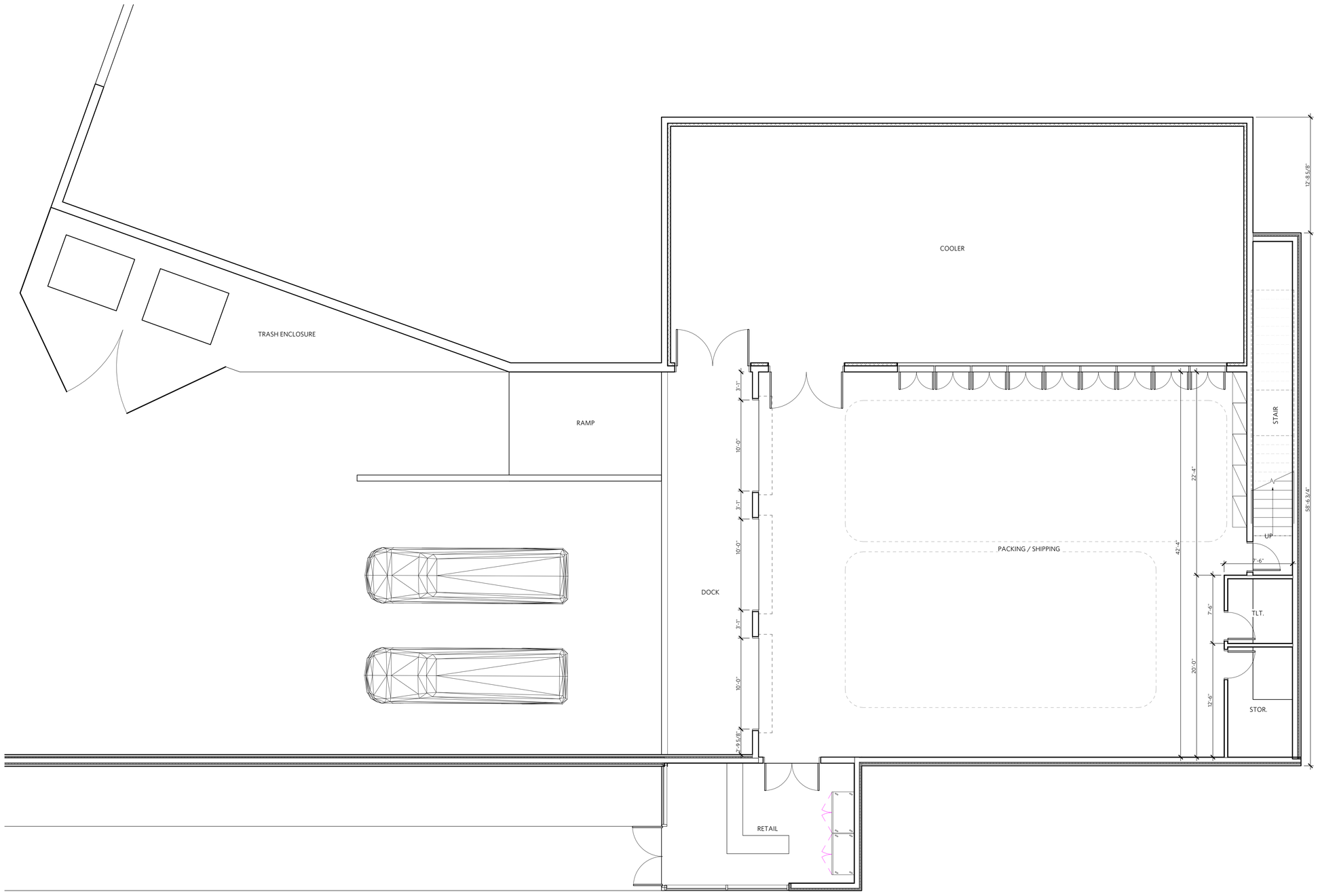
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01 FIRST FLOOR PLAN - PHASE I
3/16" = 1'-0"

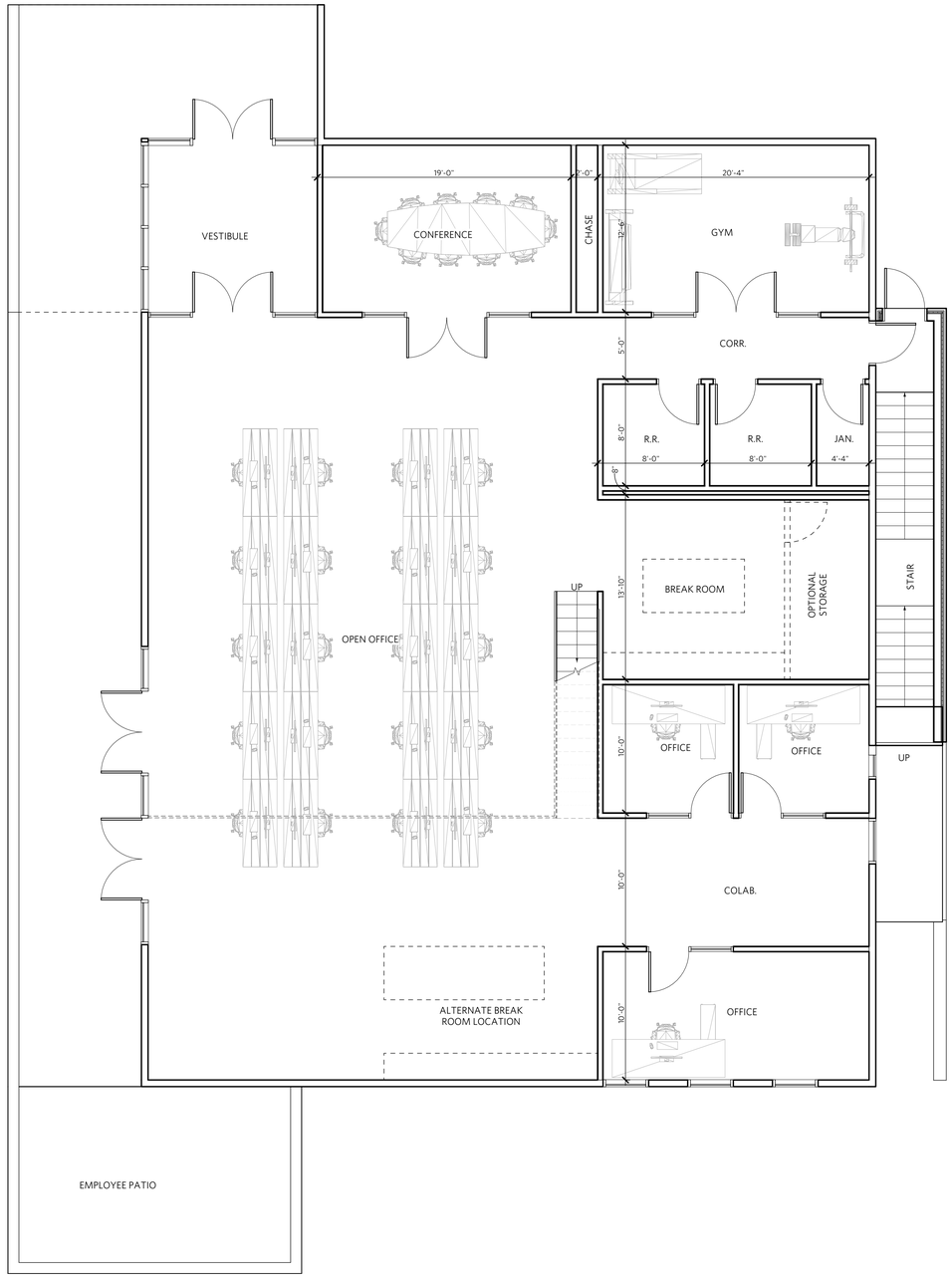
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FIRST FLOOR PLAN - PHASE I

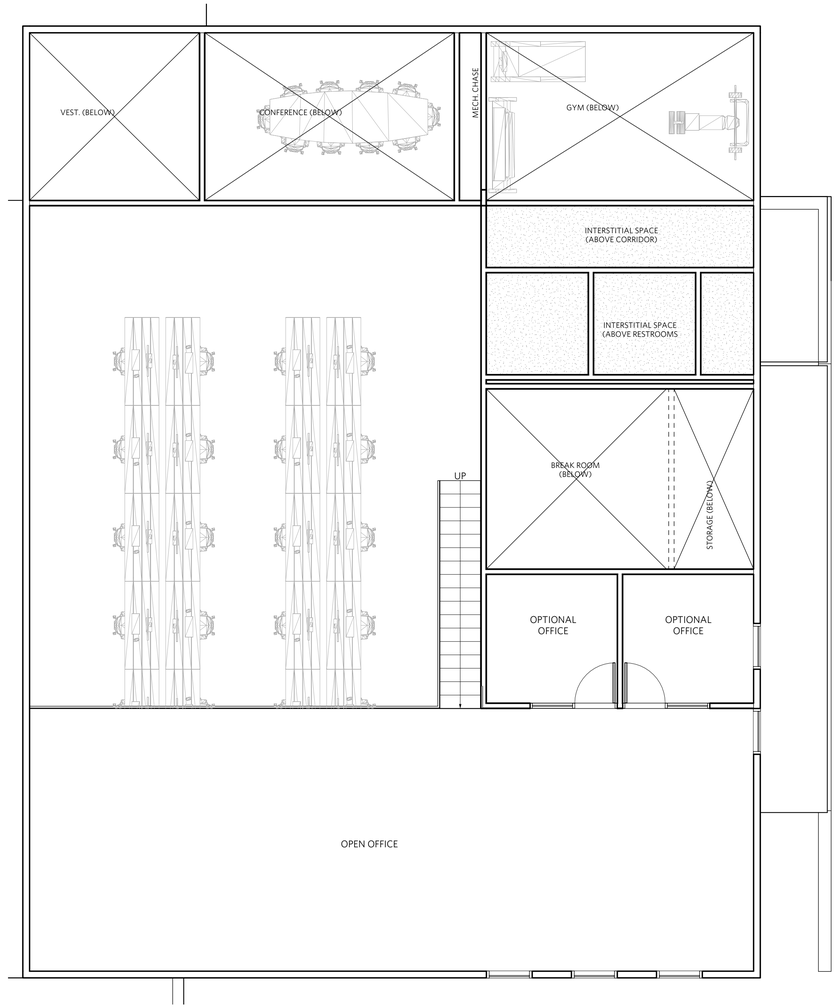
A101

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02 | SECOND FLOOR PLAN - PHASE I
3/16" = 1'-0"



01 | MEZZANINE FLOOR PLAN
3/16" = 1'-0"

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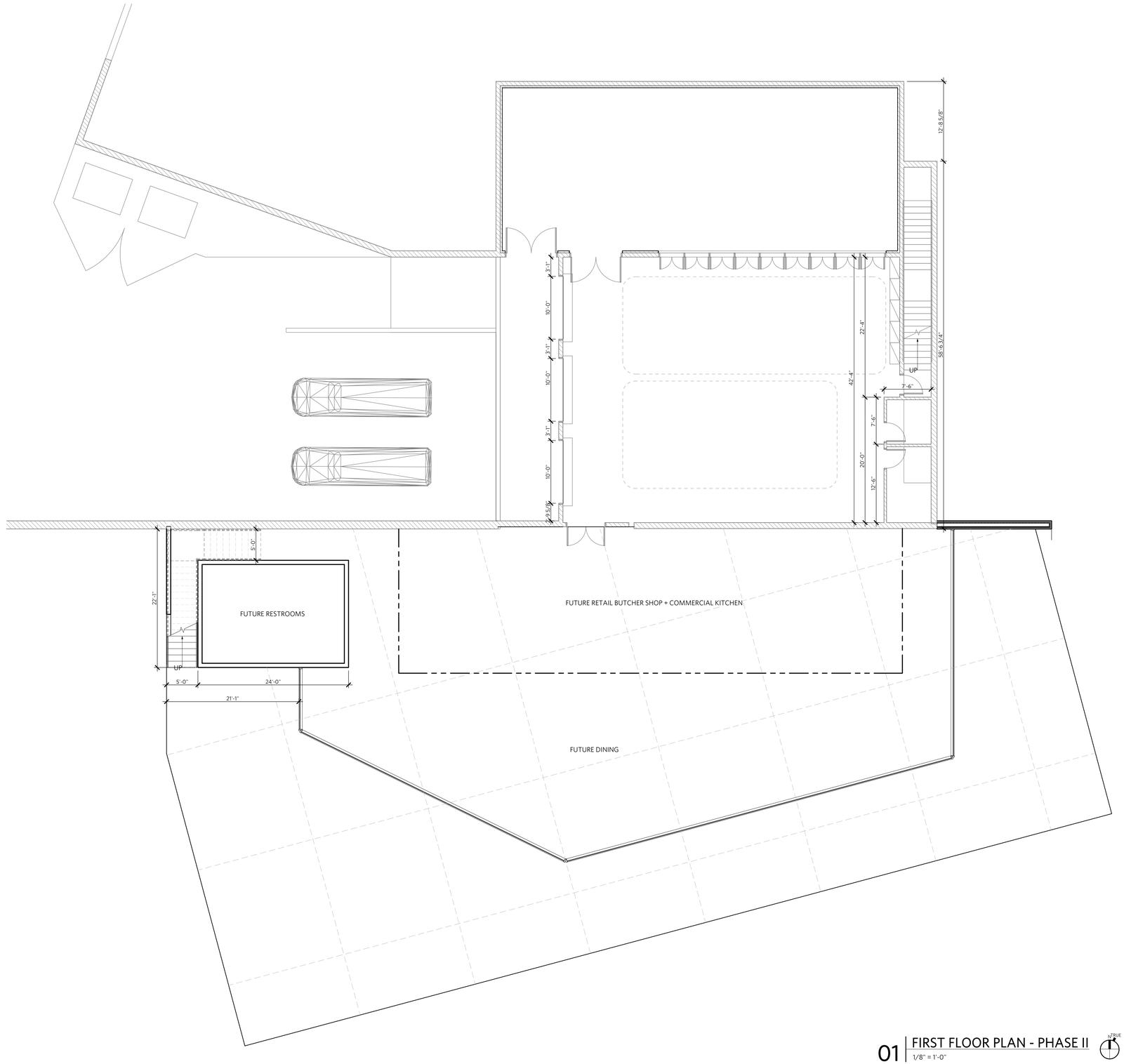
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SECOND FLOOR & MEZZANINE PLAN - PHASE I

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01 FIRST FLOOR PLAN - PHASE II
1/8" = 1'-0"

TRUE NORTH

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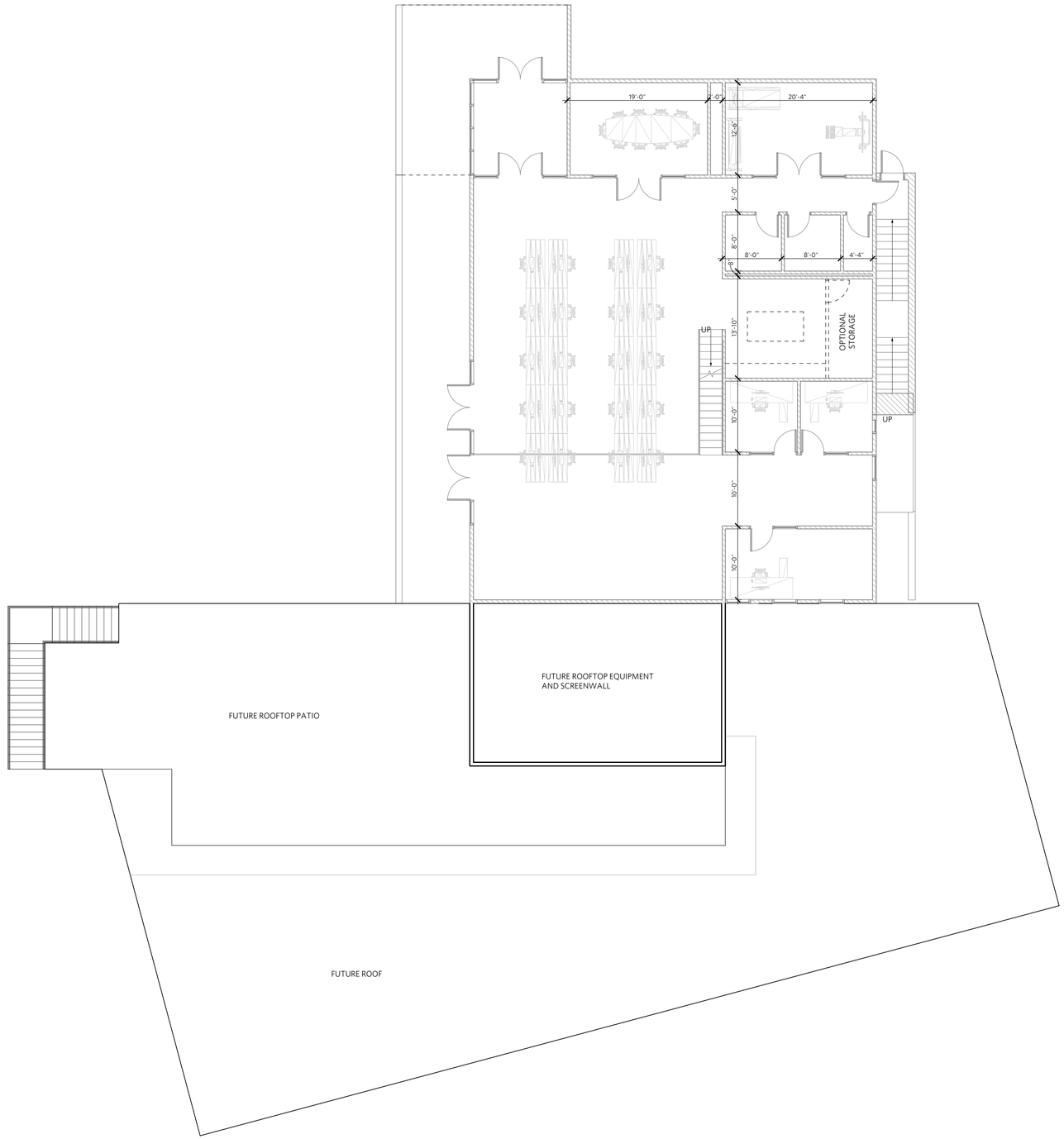
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FIRST FLOOR PLAN - PHASE II

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01 SECOND FLOOR PLAN - PHASE II
1/8" = 1'-0"

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SECOND FLOOR PLAN - PHASE II

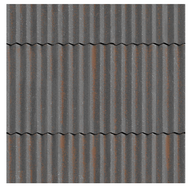
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CORTEN "WEATHERED" STEEL PANEL



PROFILED ARCHITECTURAL METAL PANEL RTU SCREEN



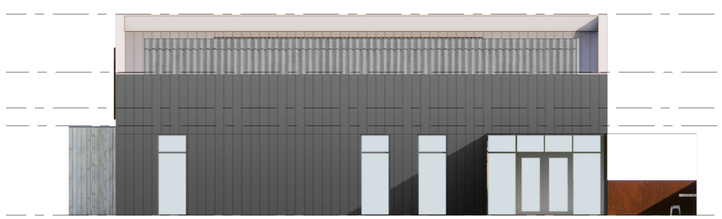
ALUMINUM STOREFRONT GLAZING SYSTEM



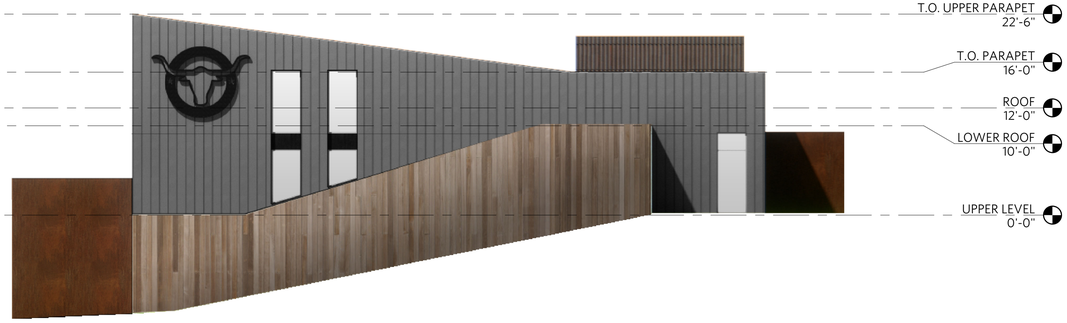
VERTICAL METAL STANDING SEAM PANEL



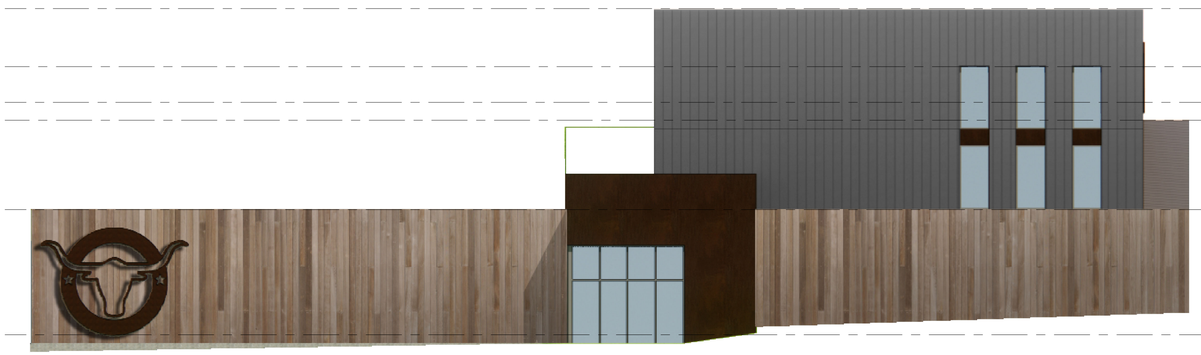
RECLAIMED WOOD SIDING



04 | NORTH ELEVATION - PHASE I
1/8" = 1'-0"



03 | EAST ELEVATION - PHASE I
1/8" = 1'-0"



02 | SOUTH ELEVATION - PHASE I
1/8" = 1'-0"



01 | WEST ELEVATION - PHASE I
1/8" = 1'-0"

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EXTERIOR ELEVATIONS - PHASE I

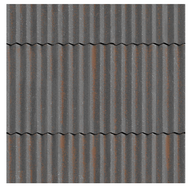
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CORTEN "WEATHERED" STEEL PANEL



PROFILED ARCHITECTURAL METAL PANEL RTU SCREEN



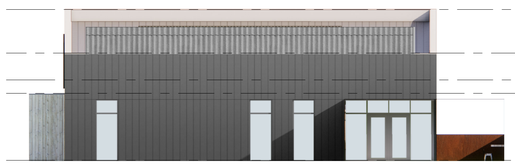
ALUMINUM STOREFRONT GLAZING SYSTEM



VERTICAL METAL STANDING SEAM PANEL



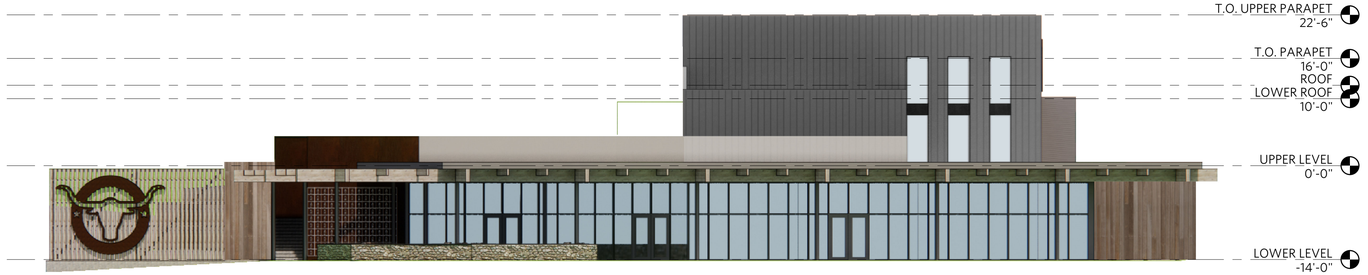
RECLAIMED WOOD SIDING



1 | NORTH ELEVATION - PHASE II
3/32" = 1'-0"



2 | EAST ELEVATION - PHASE II
3/32" = 1'-0"



3 | SOUTH ELEVATION - PHASE II
3/32" = 1'-0"



4 | WEST ELEVATION - PHASE II
3/32" = 1'-0"

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REV ISSUE DATE

EXTERIOR ELEVATIONS - PHASE II

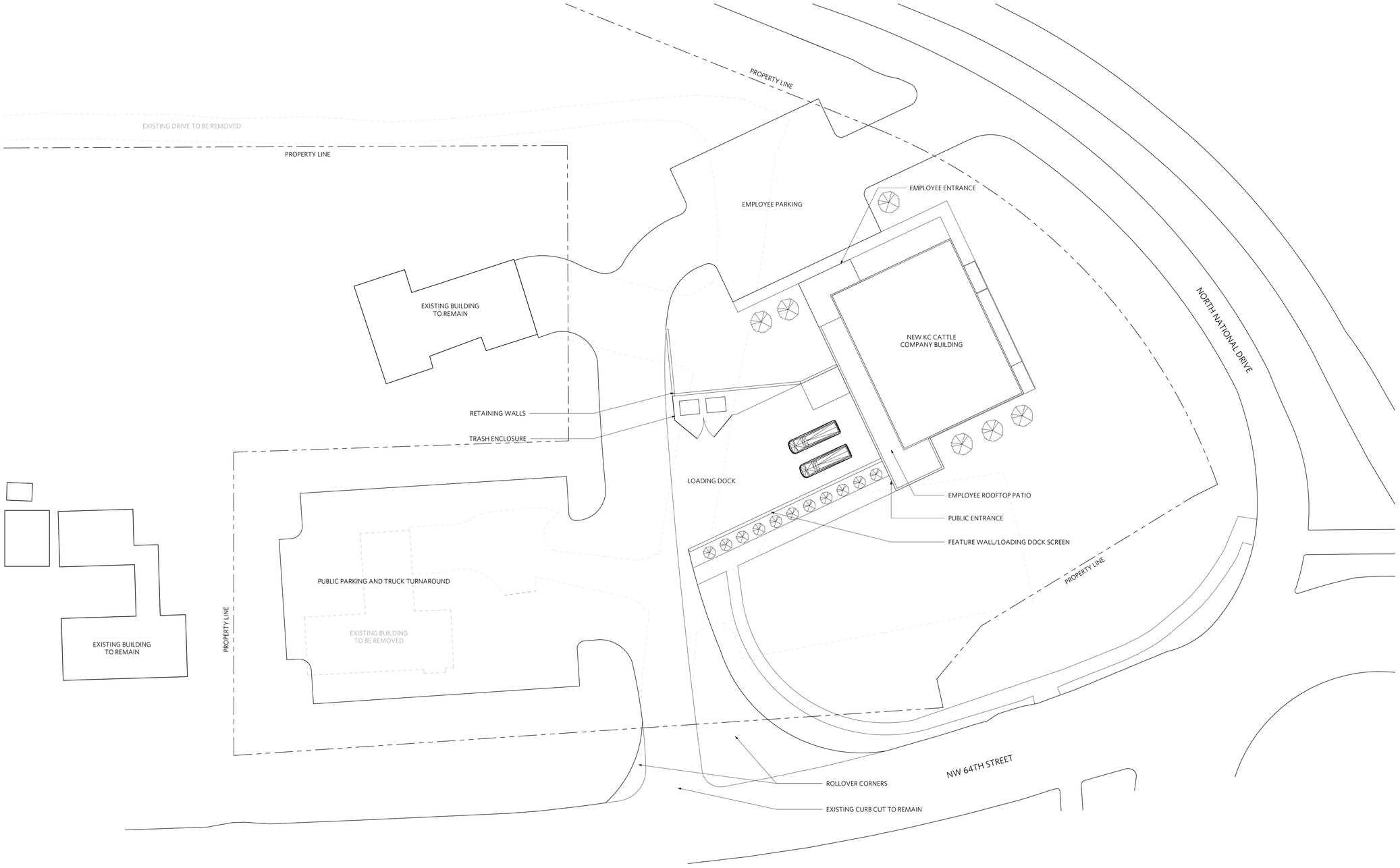
A201

21.00 PROJECT NAME

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01 | ARCHITECTURAL SITE PLAN - PHASE I
1" = 20'-0"

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REV	ISSUE	DATE
A	PLANNING & ZONING REVIEW	2021 09 10

ARCHITECTURAL
SITE PLAN - PHASE I

AS100

21.00 PROJECT NAME

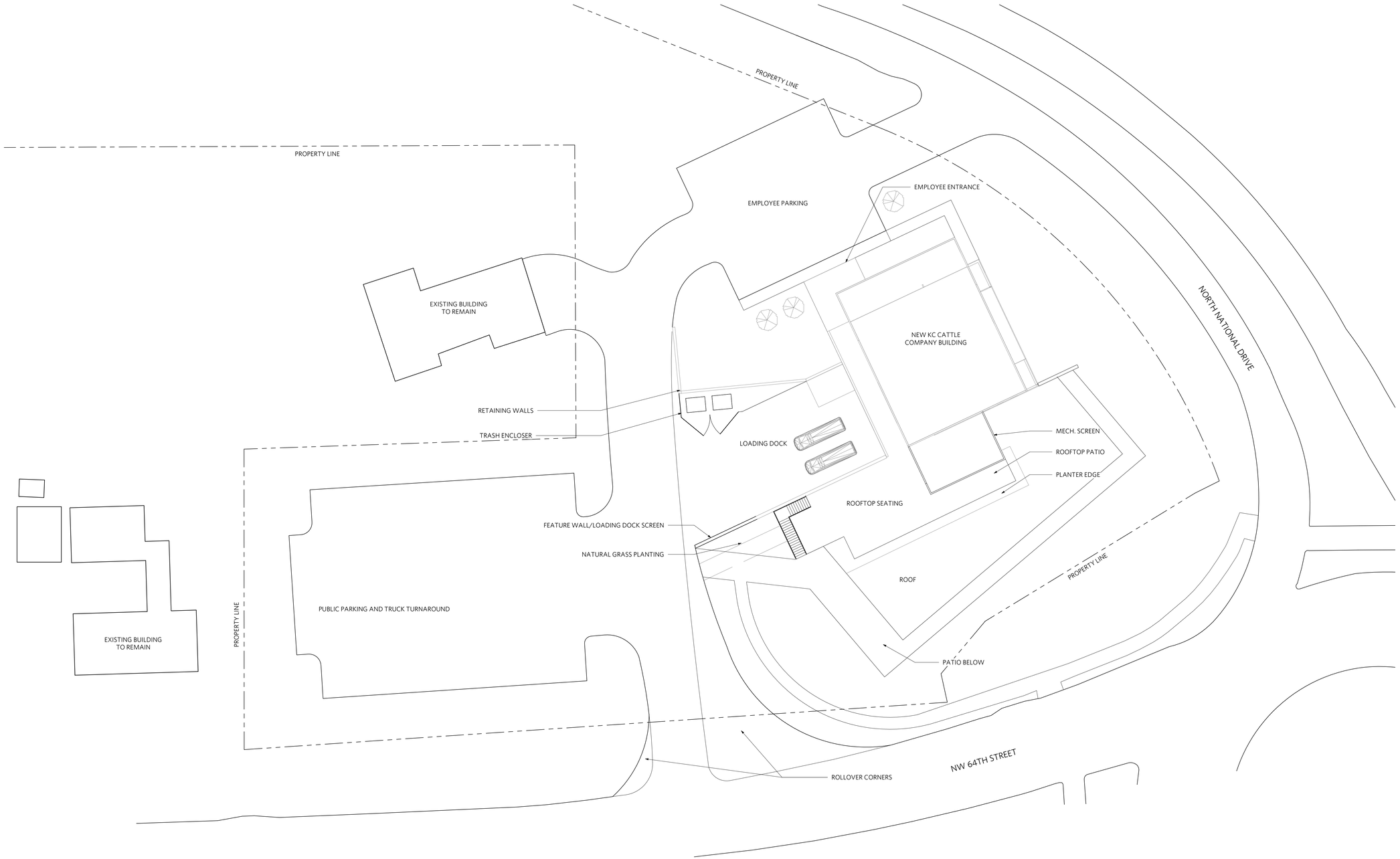
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01 | ARCHITECTURAL SITE PLAN - PHASE II
1" = 20'-0"

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A	PLANNING & ZONING REVIEW	2021 09 10

ARCHITECTURAL
SITE PLAN - PHASE II

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SOUTHWEST AERIAL VIEW - PHASE I



SOUTHWEST AERIAL VIEW - PHASE II

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SOUTHEAST VIEW FROM CIRCLE - PHASE I



SOUTHEAST VIEW FROM CIRCLE - PHASE II

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A	PLANNING & ZONING REVIEW	2021 09 10

RENDER

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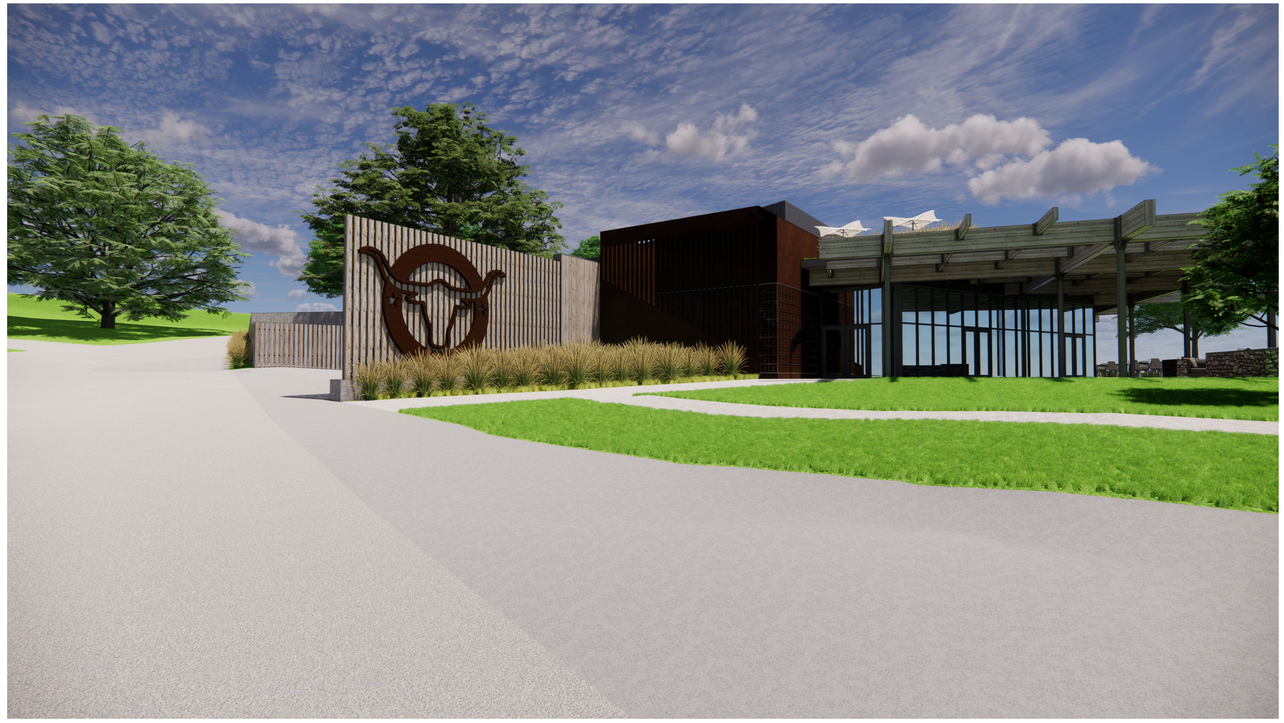
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SOUTHWEST GROUND LEVEL - PHASE I



SOUTHWEST GROUND LEVEL - PHASE II

REV	ISSUE	DATE
A	PLANNING & ZONING REVIEW	2021 09 10

RENDER

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21.00.PROJECT NAME

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

Staff Analysis

Agenda Item: 6.A

Proposal: Application for Final Development Plan for Mixed Use Building on Tract B of Creekside Commons, a planned development for commercial uses generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.

Staff Recommendation: Approval

Case No: PZ 2021-39

Applicant: Tim Baldridge, NSPJ Architects

Owners: Brian Mertz, Parkville Development 140, LLC

Location: Tract B of Creekside Commons, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.

Zoning: “B-2-P” General Business District

Parcel #s: Platte County parcel no. 20-4.0-18-300-002-004.000

Exhibits:

A. This Staff Analysis
B. Application for Final Development Plan
C. Letter from Applicant – Proposed deviation from the City of Parkville Zoning Code (prepared by Tim Baldrige, NSPJ Architects; dated September 10, 2021)
D. Subject Property Area Map
E. Mixed Use Building, Tract B of Creekside Commons – Final Development Plan (prepared by Renaissance Infrastructure Consulting; dated October 6, 2021)
    1. Sheet C01 (Cover Sheet)
    2. Sheet C02 (Existing Conditions)
    3. Sheet C03 (Overall Layout)
    4. Sheet C04 (General Layout)
    5. Sheet C05 (Grading Plan)
    6. Sheet C06 (Site Utility Plan)
    7. Sheet C07 (Fire Protection Plan)
    8. Sheet C08 (Pedestrian Plan)
    9. Sheet C09 (Standard Details)
    10. Sheet E1.01 (Photometric Plan)
    11. Sheet L1.00 (Landscaping Plan)
    12. Sheet L1.01 (Open Space Plan)

13. Sheet L3.00 (Landscaping Details)
14. Sheet A1 (North Elevation)
15. Sheet A2 (South Elevation)
16. Sheet A3 (East and West Elevations)
17. Sheet A4 (South Elevation Context)

F. City of Parkville staff review comments (dated September 28, 2021)
G. Applicant responses to staff review comments
H. Additional exhibits as may be presented during the meting

By Reference:

A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://www.ecode360.com/PA3395-DIV-05)
    1. Section 403.040 Master Planned Development
    2. Chapter 404 Subdivision Regulations
    3. Section 405.010 Zoning Districts Established
    4. Section 405.020 Districts & Uses
    5. Section 405.030 Standards Applicable to All Districts
    6. Appendix B. Great Trees for the Kansas City Region
B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/)
C. Highway 45 Corridor Plan (http://parkvillemo.gov/download/Highway45CorridorPlan.pdf)
D. Creekside Commons, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan – Conditional Use (prepared by Renaissance Infrastructure Consulting; dated September 5, 2018)
    1. Sheet 1 of 19 (Cover Sheet)
    2. Sheet 2 of 19 (Existing Conditions)
    3. Sheet 3 of 19 (Property Subdivision Plan)
    4. Sheet 4 of 19 (Development Plan)
    5. Sheet 5 of 19 (Site Dimension Plan West)
    6. Sheet 6 of 19 (Site Dimension Plan East)
    7. Sheet 7 of 19 (Site Data)
    8. Sheet 8 of 19 (Site Utility Plan)
    9. Sheet 9 of 19 (Parking Summary)
    10. Sheet 10 of 19 (Landscape Plan)
    11. Sheet 11 of 19 (Landscape Data)
    12. Sheet 12 of 19 (Pedestrian Linkage Plan)
    13. Sheet 13 of 19 (Preliminary Plat)
    14. Sheet 14 of 19 (Visionaire Lighting Photometric Study Pg. 1)
    15. Sheet 15 of 19 (Visionaire Lighting Photometric Study Pg. 2)
    16. Sheet 16 of 19 (Visionaire Lighting Photometric Study Pg. 3)
    17. Sheet 17 of 19 (Visionaire Lighting Photometric Study Pg. 4)
    18. Sheet 18 of 19 (Visionaire Lighting Photometric Study Pg. 5)
    19. Sheet 19 of 19 (Visionaire Lighting Photometric Study Pg. 6)
E. Preliminary Macro-Stormwater Drainage Study Lakeside, Brush Creek Watershed (prepared by Renaissance Infrastructure Consulting; dated August 21, 2018)
F. City of Parkville staff review comments (dated August 16, 2018)
G. City Engineer review comments (dated August 9, 2018)
H. On-Call City Engineer review comments (dated September 5, 2018)
I. Utility Provider Verification Correspondence

1. Platte County Regional Sewer District (PCRSD; dated August 21, 2018)
2. Missouri Gas Energy (dba Spire Energy; dated August 24, 2018)
3. Consolidated Public Water Supply District No. 1 of Platte County (dated August 27, 2018)
4. Missouri Department of Transportation (MoDOT; dated August 22, 2018)
5. Platte County Planning and Zoning Department (dated August 28, 2018)
6. Park Hill School District (PHSD; dated August 21, 2018)

J. Public comments provided for Case No. PZ18-17E and PZ18-17F
K. Creekside Development Applicant Presentation (provided at September 11, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC)
L. Aerial Imagery of I-435 Corridor
M. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property.
N. Hearing notice published in The Platte County Citizen newspaper on August 22, 2018
O. Hearing notice published on the Parkville City webpage (https://parkvillemo.gov/download/CreeksideHearingSummary.pdf)
P. Case No. PZ18-17E – Creekside Commons – Zoning Map Amendment
Q. Case No. PZ18-17F – Creekside Commons – Preliminary Development Plan
R. Case No. PZ18-17H – Final Plat Creekside – Administrative Plat
S. Case No. SPA19-19 – Application for Sign Permit for Creekside Commons, Creekside Village, The Woods At Creekside & The New Parkville Cemetery
T. Professional Resume – Stephen Lachky, Community Development Director
U. Professional Resume – Brad Stanton, Planner
V. Professional Resume – Alysen Abel, Public Works Director
W. Professional Resume – Nathan Hladky, City On-Call Engineer, Phelps Engineering, Inc.
X. Staff analyses, exhibits and comments presented at the October 10, 2019 Planning and Zoning Commission public hearing (https://vimeo.com/294490853; https://vimeo.com/294491598) and meeting minutes
Y. Staff analyses, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (https://vimeo.com/298093890) and meeting minutes
Z. Staff analyses, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (https://vimeo.com/299350151) and meeting minutes
AA. Summary of comments provided at the October 10, 2018 Planning and Zoning Commission public hearings; October 30, 2018 and November 6, 2018 Board of Aldermen meetings

BB. Ordinance No. 2973 (approved November 6, 2018) – Rezoning three parcels of land (totaling 11.60 acres) and a portion of one parcel of land (82.75 acres , of the total 128.77 acres), generally located at the northwest quadrant of the intersection of I-435 and MO- Highway 45 from Platte County “R-7” Single-Family High Density District, Platte County “RMD” Residential Multiple Dwelling District, Platte County “RE” Rural Estates District and Platte County “CH” Commercial Highway District to Parkville City “B-2-P” General Business District

CC. Ordinance No. 2974 (approved November 6, 2018) – Approving a preliminary development plan for Creekside Commons, a planned commercial development consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail, outdoor recreation and cemetery uses on approximately 82.75 acres, generally located on the northwest quadrant of the intersection of I-435 and Highway 45

Overview

The application proposes a final development plan for Mixed Use Building on Tract B of Creekside Commons, a planned development for commercial uses generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. The project area is approximately 2.35 acres (more or less) and resides within Platte County parcel no. 20-4.0-18-300-002-004.000.

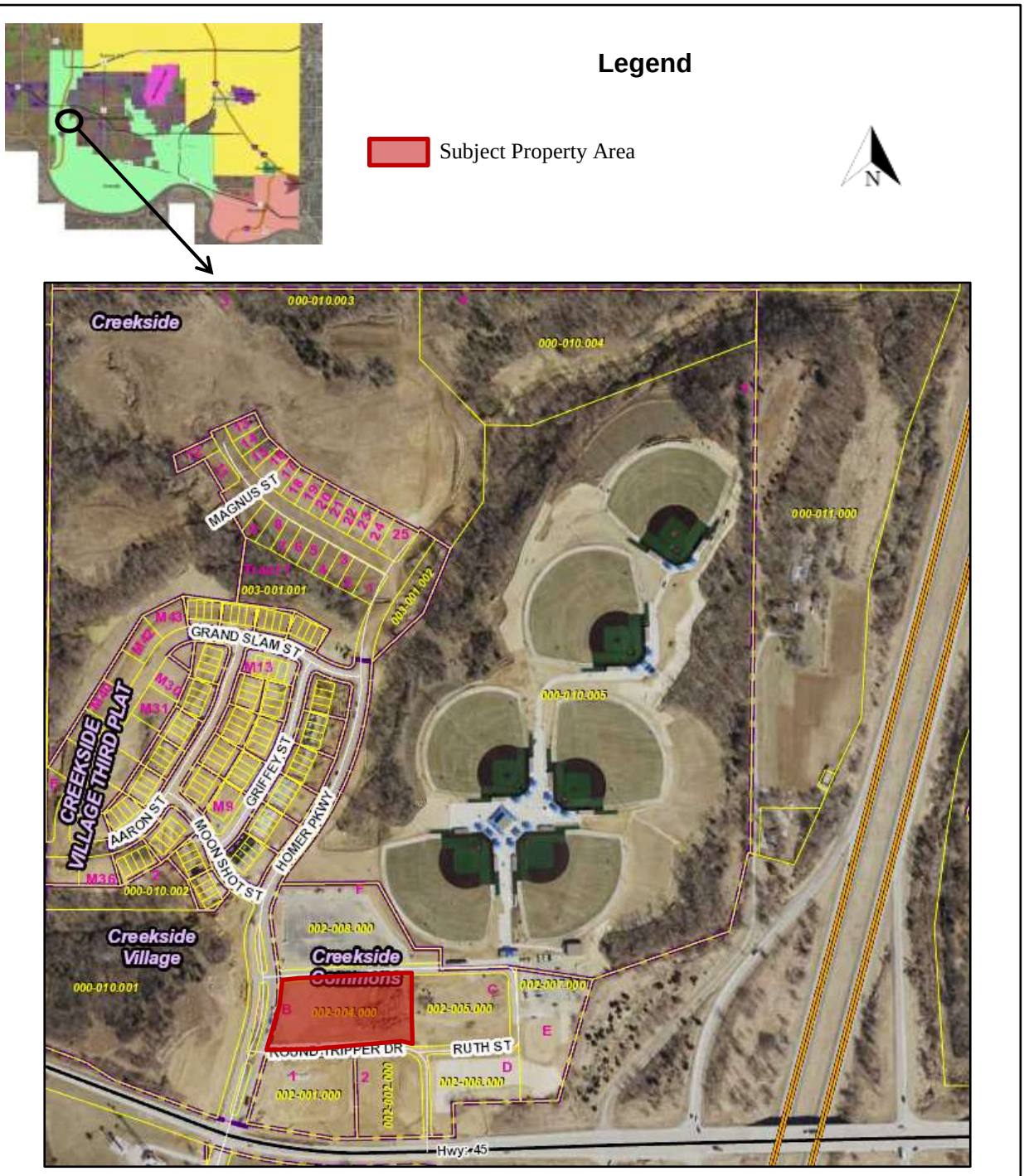
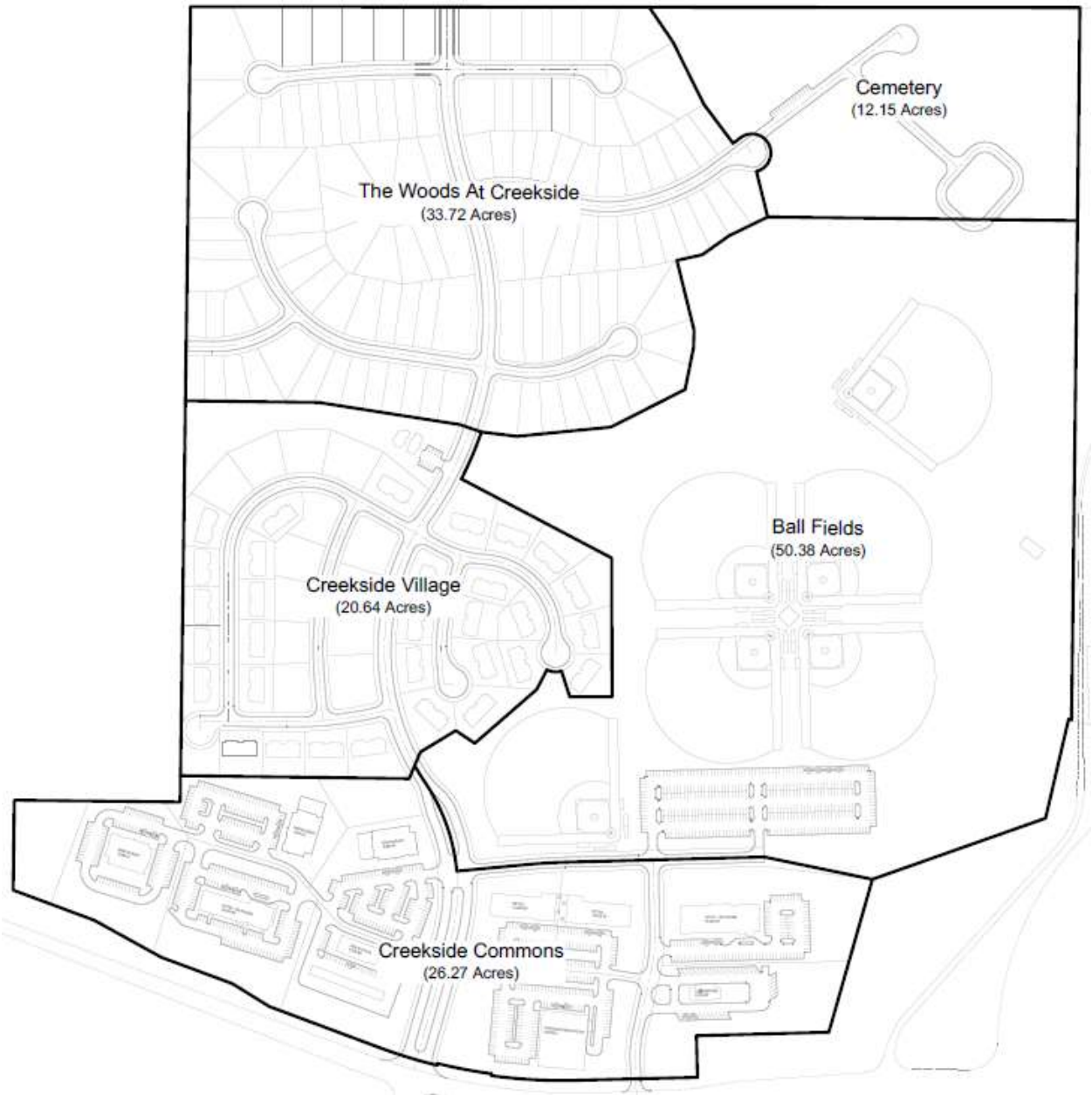


Exhibit D: Subject Property Area Map

Background
On October 10, 2018 the Planning and Zoning Commission held a public hearing for an Application for Zoning Map Amendment in conjunction with an Application for Preliminary Development Plan for Creekside Commons, a planned commercial development consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail, outdoor recreation and cemetery uses on 82.75 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and Mo-Hwy 45 in Parkville, MO 64152. The plan proposed re-platting the subject property and creating internal circulation, public streets, private drives and access of off Highway 45 to serve the development. The Planning and Zoning Commission recommended approval by a vote of 9-0, subject to conditions; and on November 6, 2018 the Board of Aldermen approved the preliminary development plan via Ordinance No. 2974.



Excerpt from Creekside Commons Preliminary Development Plan (dated September 5, 2018)

Copies of the approved preliminary development plans for Creekside Commons (Case No. PZ 2018-17F; dated September 5, 2018) are included in Exhibit D by Reference. Ordinance No. 2974 contained a number of conditions; and since September 5, 2018 many of them have been completed, including:

- Re-platting the subject property area.
- Providing names for all private streets/drives per 911 MSAG address range requirements.
- Submittal of a Traffic Impact Study to MoDOT, and implementing required dedication of right-of-way and roadway improvements as required along MO-Hwy 45.
- Preparing a final development plan for Tract B and going before the Planning and Zoning Commission for approval.

Review and Analysis
A final development plan is a detailed plan for implementing the preliminary development plan including technical information on building, site, open / civic space, and infrastructure development. A final development plan may include the entire area covered in the preliminary development plan or it may include one or more phases of the approved preliminary development plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the preliminary development plan have been met. Parkville Municipal Code, Section 403.040, Subsection F. provides criteria for how the Planning and Zoning Commission shall determine if a final development plan is appropriate. The following are staff's findings and conclusions for the final development plan (Case No. PZ 2021-39).

1. **In general, any site plan in compliance with all requirements of this code shall be approved.**
   Staff concludes the site plan conforms to use allowances permitted in a "B-2-P" General Business District. In addition, the site plan is in compliance with the City's subdivision regulations (i.e., block and lot arrangement), site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications).

2. **In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:**

   1. **The site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.**

      "B-2-P" Height, Area and Bulk Standards
      While all development standards for the "B-2-P" General Business District are established throughout the Master Planned Development Process outlined in Section 403.040, the subject property area (2.35 acres, more or less) is large enough and capable of accommodating the proposed 16,450 sq. ft. commercial building. Nevertheless, staff compared the proposed height, area and bulk standards to those in the base "B-2" General Business District. While the proposed height of 50.5 ft. and 4 stories (to the roofline) and 62 ft. & 2 in. (to the ornamental tower) are above the

base “B-2” district standards for maximum building height (i.e., 45 ft. and 3 stories), it should be noted that the Creekside Hotel — which is immediately adjacent to the subject property to the east on Tract C — has a height of 46 ft. and 4 stories (to the roofline) and 67 ft. (to the ornamental tower). Exhibit E.17 (Sheet A4; South Elevation Context) shows a side-by-side comparison of the two buildings, their facades and approximate heights.

“B-2-P” Use Standards

The proposed use of “Mixed-Use (residential above or behind street level commercial)” is permitted in the “B-2-P” General Business District. On November 6, 2018 the Board of Aldermen approved Ordinance No. 2973 rezoning the subject property from Platte County “R-7” Single-Family High Density District, Platte County “RMD” Residential Multiple Dwelling District, Platte County “RE” Rural Estates District and Platte County “CH” Commercial Highway District to Parkville City “B-2-P” General Business District.

Access

Three points of access are proposed into Tract B — two off of Round Tripper Drive (both from the south) and a third via a private access connection through the Creekside Hotel development in Tract C, immediately adjacent to the property to the east. Per the request of the Fire Marshall with the Southern Platte Fire Protection District (SPFPD), AutoTURN movements have been provided to show a Pierce Fire Truck (Velocity model; duel axle; 110 ft. ladder) can maneuver off of the adjacent roadways into the development and throughout the parking lots (see Exhibit E.7).

In terms of pedestrian access, there will be striped crosswalks providing pedestrian access into Tract B from adjacent properties, one across Long Ball Street from the Creekside Ballfields to the north, one across Round Tripper Drive from the Burget King drive-thru restaurant to the south, and a third across the private access drive into the Creekside Hotel on Tract C (see Exhibit E.8).

Parking Requirements

Section 408.030 requires 5 parking spaces per 1,000 sq. ft. for *Retail – General* uses. The mixed-use building on Tract B contains approximately 15,000 sq. ft., requiring 75 parking spaces. Additionally, Section 408.030 requires 1.5 parking spaces per dwelling unit, and the mixed-use building contains 54 dwelling units. As a result, 81 parking spaces will need to be provided for this use. The applicant is providing a total of 152 parking stalls on the subject property which is 4 less than required; however, it should be noted there are 20 striped parallel parking spaces along Long Ball Street which is off the subject property but runs along the development and can be used by both owners/tenants and residents/visitors.

Parking Layout Design

The parking lot layout, aisle widths and parking stall specifications detailed on the site plan (see Exhibit E.4) are in accordance with the 24. Ft. aisle widths and 9 ft. by 18 ft. parking stall specifications of the approved preliminary development plan (see Exhibit D by Reference); however, the applicant is providing wider drive aisles — 25-27 ft. — to provide better turning movements for larger vehicles and SPFPD emergency vehicles.

Signage

The applicant has indicated the location of a future “Creekside Commons” wall sign along the south elevation of the building facing Missouri Highway 45 (see Exhibit E.15). Based on the total area allowance of the façade, the proposed sign complies with the “B-2” General Business District signage standards for size, height and area allowance listed on Table 409-2: Sign Allowances.

Outdoor Lighting

The Site Photometric Plan (see Exhibit E.10) shows the general footprint and impact of lighting throughout the development and on adjacent property lines, and shows little to no light spillover on adjacent property parcels, including public right-of-way. The exterior lighting pole heights of 20 ft. are below the “B-2” district’s maximum mounting height limit of 37.5 ft., and meets the shielding requirements and design and performance criteria specified in Section 407.040.

a. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

Building Location

The mixed-use building is arranged in a manner parallel to MO-Hwy 45 so that the state highway fronts the building; and the building is positioned appropriately to fit into Tract B of the Creekside Commons planned commercial development.

Landscape Design

Detailed landscaping plans have been provided for Tract B (see Exhibit E.11 and E.13) and meet the City’s landscape design requirements per Section 407.020, including street tree, foundation planting, parking lot planting, buffer and open space requirements.

Stormwater Management

Per our Development Code requirements, the Public Works Department can require a Stormwater Management Analysis study be submitted for review and approval. A preliminary Macro-Stormwater Drainage Study for the area has previously been provided (see Exhibit E by Reference) and Parkville’s contract City Engineer has determined the study’s methodology is reasonable, and that stormwater best management practices (BMP) will need to be updated/revised for the final stormwater drainage study if there are any changes between the preliminary development plan design and the final development plan design. The Public Works Department does not have any issues with stormwater management per the proposed grading, utility and landscaping plans.

b. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

Architectural Design, Materials and Style

Renderings for the proposed 16,450 sq. ft. mixed-use building have been prepared by the applicant (see Exhibits E.14-E.17). The architectural design of the mixed-use building is intended to tie with the design & style of the adjacent Creekside Hotel building by incorporating similar materials and observing certain typical elements of classical design. Stone veneer (Stack Hacket Arizona) will encompass the facades of

the first two floors of the building and be accented by black & bronze vinyl windows, prefinished aluminum railings, and cementitious board and batten siding; while cementitious lap siding (painted brown, bronze and beige) and bronze gutters and awnings will encompass the facades of the third and fourth floors of the building. The look of the commercial building and colors used are compatible with both the “B-2-P” zoning district, as well as the Creekside hotel building immediately adjacent to the east.



South facade of mixed-use building



South façade of Creekside Hotel building

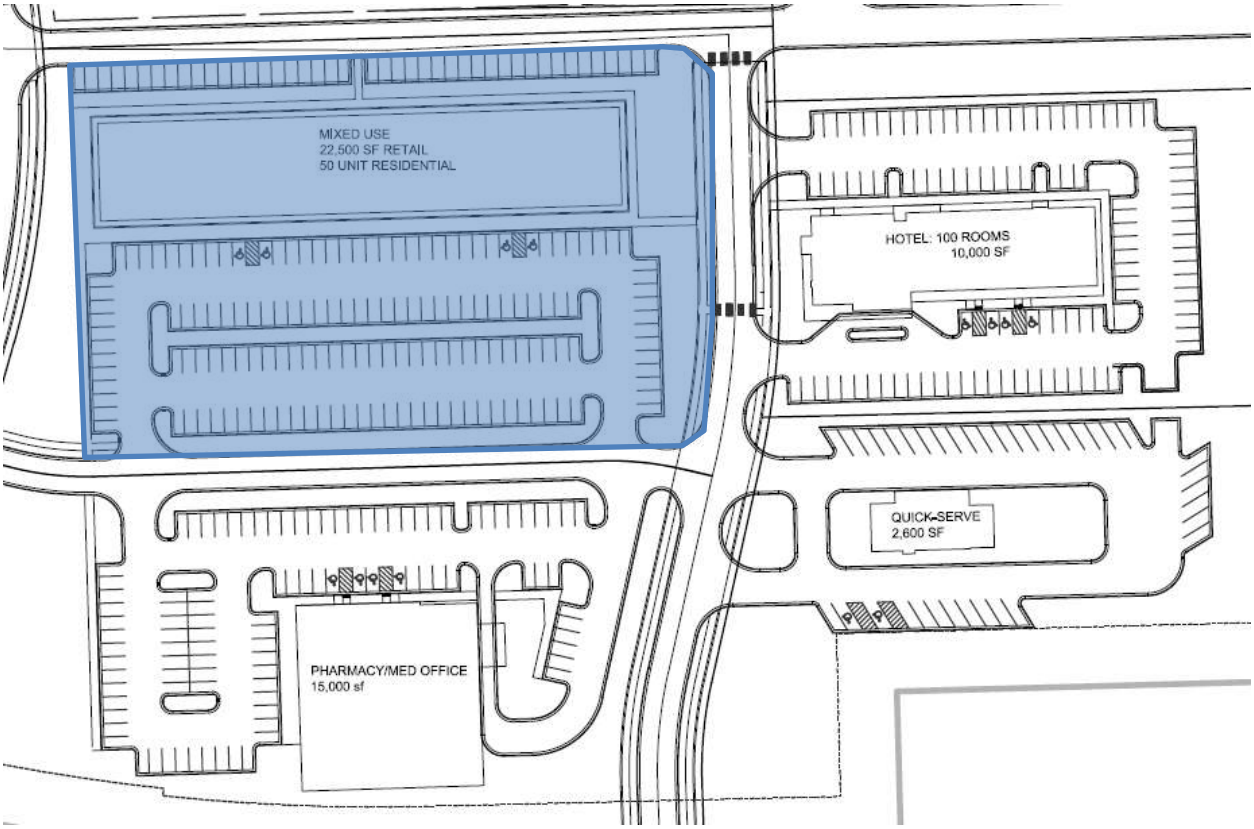
Proportion, Massing and Scale

In terms of proportion, massing and scale, the size of the 16,450 sq. ft. mixed-use building is an appropriate size for the “B-2-P” zoning district and fits in nicely with the 2.35 acre tract.

c. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

Location Compatibility

The preliminary development plan for Creekside Commons (approved November 6, 2018 via Ordinance No. 2974) consisted of hotel, restaurant, gas station, pharmacy/medical office, general retail, outdoor recreation and cemetery uses. The location for a hotel use on Tract C of Creekside Commons is both consistent with and compatible with the approved preliminary development plan.



Excerpt from Creekside Commons Preliminary Development Plan (dated September 5, 2018)

Open Spaces and Natural Features

Per Table 404-6: Required Open Space, a total of 12% of the development needs to be devoted for open space, which amounts to 12,297 sq. ft. for the subject property. Per Exhibit E.12, the applicant is providing a total of 24,400 sq. ft. of open space.

d. Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.

As detailed in the in the review criteria above, the final development plan will meet all of the applicable "B-2-P" requirements of the Development Code, with the exception of the proposed height of 50.5 ft. and 4 stories (to the roofline) and 62.2 ft. & 2 in. (to the ornamental tower), which both exceed the base "B-2" district standards for maximum building height of 45 ft. and 3 stories. Staff feels the additional ft. and story is a reasonable accommodation that doesn't deter the intent of the "B-2" zoning district, sound planning and urban design principles, the goals of the *Parkville Master Plan* or the general public health, safety and welfare of the community. Moreover, by granting the height exception, the building would better match the immediately adjacent Creekside Hotel building to the east, as the two structures were planned in the Creekside Commons preliminary development plan to be oriented/located side-by-side one another on Tracts B & C in a manner parallel to Missouri Highway 45.

3. The application meets the criteria for all other reviews needed to build the project as proposed.

Many of the conditions of preliminary development plan approval for Creekside Commons have already been met as noted in the Background section above; this includes:

- Re-platting the subject property area.
- Providing names for all private streets/drives per 911 MSAG address range requirements.
- Submittal of a Traffic Impact Study to MoDOT, and implementing required dedication of right-of-way and roadway improvements as required along MO-Hwy 45.
- Preparing a final development plan for Tract B and going before the Planning and Zoning Commission for approval.

Staff does not have any outstanding issues/items that need to be addressed or conditions from preliminary development plan approval that have yet to be completed.

4. **The recommendations of professional staff**
   With the exception of the maximum height as noted in review criteria 2.A above, staff finds that the site plan conforms to the "B-2-P" General Business District; and that the site is in compliance with the "B-2-P" General Business District's area and bulk standards, site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications).

Staff Conclusion and Recommendation
Staff concludes that with the exceptions noted above, the proposed final development plan: Conforms to all applicable requirements of the Development Code, including those of the "B-2-P" General Business district; the site is capable of accommodating the buildings, proposed use, access and other site elements required by the Development Code and will not negatively impact the function and design of rights-of-way or adjacent property; the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices; the architecture and building uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building; the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements; the application meets the criteria for all other reviews needed to build the project as proposed; and can meet the recommendations of professional staff. Staff recommends approval of the final development plan for the mixed-use building on Tract B of Creekside Commons.

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 Final Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during 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 serve as the final action.

Note: Approval of a final development plan and fulfillment of staff conditions shall authorize the applicant to apply for a building permit and other applicable permits. The Community Development Director may approve minor amendments to approved final development plan without the refiling of a new application, but in no event shall the Director approve any change that does not qualify for an administrative adjustment, or any change that is different from any condition of approval of the final development plan. An approved final development plan shall expire and be of no further effect if an application for building permit for one or more buildings shown on the site plan is not filed within two years of approval. The Planning and Zoning Commission may grant an extension for up to one additional year.

Note: The Board of Aldermen has the ability to consider the application if an "Appeal of Decision" is filed with the Community Development Director within 15 days of the decision by the appellate body designated in Table 403-1. For applications for final development plan, the Board of Aldermen is designated as the appellate body.

End of Memorandum



10-07-2021

Stephen Lachky, AICP, CPM, CFM — Date
Community Development Director

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 Final Development Plan

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

1. Applicant/Contact Information

Applicant(s)

Name: TIM BALDRIDGE
Company: NSPJ ARCHITECTS
Address: 3515 W 75TH ST, STE 201
City, State: PRAIRIE VILLAGE, KS 66208
Phone: (913) 831-1415 Fax: _____
E-mail: TBALDRIDGE@NSPJARCH.COM

Owner(s), if different from applicant

Name: BRIAN MERTZ
Company: PARKVILLE DEVELOPMENT 140, LLC
Address: 7607 NW JOHN ANDERS ROAD
City, State: KANSAS CITY, MO 64152
Phone: (816) 616-9016 Fax: _____
E-mail: BMERTZ1@KC.RR.COM

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

Name: PATRICK CASSITY
Company: RENAISSANCE INFRASTRUCTURE CONSULTING
Address: 5015 CANAL STREET, SUITE 100
City, State: RIVERSIDE, MO 64150
Phone: (816) 800-0950 Fax: _____
E-mail: PCASSITY@RIC-CONSULT.COM

Contact Person, if different from applicant

Name: _____
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) _____ Date: 9/10/2021

Property Owner's Signature (Required) _____ Date: 9/10/2021

2. Property Information

Property address and general location: Parcel Immediately north of 7201 Homer Parkway

Legal description (may be attached): All of Tract B, Creekside Commons

Description of proposed use(s): NEW MIXED USE BUILDING WITH 15,000 SF 1ST FLOOR RETAIL AND 54 APARTMENT UNITS ABOVE ON FLOORS 2-4

Zoning district: B-2-P
Gross acreage of lot: 2.35
Open space acreage: 0.63
Proposed block and lot pattern: N/A
Lot coverage: 73%
Density/Intensity: N/A
Net acreage of lot: 2.35
Building types/scale: Mixed Use

3. Factors affecting the project

Are any public improvements required for this project? No

Explain (may be attached):

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: N/A

Proposed surface material: N/A Maximum grade: N/A

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

Greenspace on east side of site. Site is east of Homer Parkway, pedestrian connection to existing commercial to east of the site.

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: _____

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.*

NSPJ
ARCHITECTS PA

Creekside Mixed Use III 9-10-2020
B-2-P Mixed Use, 15,000 SF Retail, 54 Units
Tract B, Creekside Commons

Proposed Deviation from the City of Parkville Zoning Code
FDP Submittal dated 09-10-2021

Building Height

The B-2 zone sets a maximum building height of 45 feet and a story limit of 3 stories. However, in conversations with City Planning, it is our understanding that the B-2 zone is intended to allow some flexibility in height and stories depending on the site and its relationship to surrounding neighborhoods. Our building measures 50.5 feet from first floor line to the top of the flat roof deck, and our building is 4 stories. Therefore, we are asking for an allowance of 5.5 feet in height, and an additional story. Our general reasoning to support the deviation request is as follows:

1. In our case, the site is substantially separated from adjacent residential uses, and as such the height increase will not adversely affect the rights of adjacent landowners.
2. Also, our site is adjacent to the Creekside Hotel, and closely matches the height and exactly matches the number of stories. Together they form a unified context and presentation for the area.
3. This building's structure is such that 50.5 feet is the reasonable minimum; should we reduce height below this mark, the structure becomes more inefficient and costly. As well, the anticipated retail white box ceiling height is at 12 feet, which is a general minimum for the use and the market.
4. Our site is recessed into a sloping hillside to the north and west, which reduces or mitigates its perceived height with respect to its immediate surroundings.
5. The anticipated construction type for the apartment buildings is VA per the 2018 IBC, which allows 4 stories in height. By allowing the buildings to reach the 4-story height limit, we can realize a key efficiency in the materials and resources used to construct the project.
6. The deviation for a height increase is not associated with an excessive density. At 54 units, we are providing a unit count which supports the development project financially, but the unit count is not excessive from a standpoint of required parking or traffic.
7. The granting of this deviation will not adversely affect the public health, safety or general welfare.
8. The granting of this deviation will not conflict with the purpose and intent of the B-2 zone.

Thank you, and we look forward to working together as we move through the FDP process.

Respectfully Submitted,



Tim Baldridge
NSPJ Architects

3515 W. 75TH STREET, SUITE 201, PRAIRIE VILLAGE, KS 66208
P. 913.831.1415 | F. 913.831.1563 | NSPJARCH.COM

MIXED USE BUILDING
TRACT B OF CREEKSIDE COMMONS

A DEVELOPMENT IN PARKVILLE, PLATTE COUNTY, MISSOURI

FINAL DEVELOPMENT PLAN

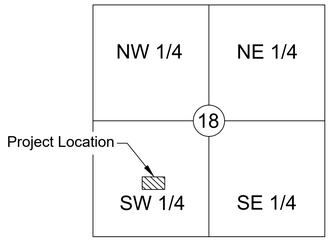
TOTAL AREA: 2.35 ACRES

PROPERTY DESCRIPTION:

All of Tract B of the Plat Creekside Commons, a subdivision in the city of Parkville, Platte County, Missouri.



VICINITY MAP
(Scale: 1"=1500')



SECTION MAP
SEC. 18 TW. 51 RNG. 34

INDEX OF SHEETS

C01	Cover Sheet
C02	Existing Conditions
C03	Overall Layout
C04	General Layout
C05	Grading Plan
C06	Site Utility Plan
C07	Fire Protection Plan
C08	Pedestrian Plan
C09	Standard Details
A1	Building Elevations
A2	Building Elevations
A3	Building Elevations
A4	Building Elevations
E1.01	Photometric Plan
L1.00	Landscaping Plan
L3.00	Landscaping Details

LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
W/L	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main	W/L	Proposed Waterline
SAN	Existing Sanitary Sewer	SAN	Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb & Gutter

DEVELOPMENT DATA

a.	Existing Zoning	B-2-P
b.	Proposed Zoning	B-2-P
c.	Total Land Area	2.35 Acres
d.	Street ROW Area	0 Acres
e.	Net Land Area	2.35 Acres
f.	Proposed Use	Mixed Use (Commercial/Residential)

UTILITY CONTACTS

City of Parkville	(816) 741-7676
CPWSD #1 of Platte County	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2052
Spire Gas Energy	(816) 756-5252
Evergy	(816) 471-5275
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Spectrum	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457

DEVELOPER:

Parkville Development 140, LLC
C/O: Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO 64152

SURVEYOR:

R.L. Buford & Associates, LLC
P.O. Box 14069
Parkville, MO 64152
(816) 741-6152

ENGINEER:

Renaissance Infrastructure Consulting, LLC
5015 NW Canal Street, Suite 100
Riverside, MO. 64150
(816) 800-0950

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

Sheet
C01

Final Development Plan
21-0203
Creekside Commons
Mixed Use Building

Cover Sheet

NO.	BY	DATE	REVISION
1.	JWD	10/06/21	AS PER CITY COMMENTS
	JWD	09/03/21	ORIGINAL SUBMITTAL
	PNC	09/03/21	QD

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Riverside, Missouri 64150
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www.ric-consult.com

STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER PE-2016008244
PROFESSIONAL ENGINEER
PATRICK N. CASSITY PE-2016008244

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Creekside Commons Tract F
Creekside Community Improvement District
Parcel No. 20-4.0-18-300-002-008.000
Area: 2.78 Acres

Existing Underground Power (Typ)

Existing Fire Hydrant (Typ)

Existing Storm (Typ)

LONG BALL STREET

Property Line

10' U/E

Property Line

Property Area: 2.35 Ac. (102,366 SF)
Existing Zoning: B-2-P

Existing Fire Access Drive

10' WL/E

Existing Sidewalk

Existing Fire Hydrant (Typ)

HOMER PARKWAY

Property Line

10' U/E

Existing Waterline (Typ)

15' U/E

Existing Storm Sewer (Typ)

ROUND TRIPPER DRIVE

Property Line

Existing Sanitary (Typ)

Creekside Commons Replat of Lot 1 Lot 1-A
City of Parkville
Parcel No. 20-4.0-18-300-002-001.000
7201 Homer Parkway
Area: 1.97 Acres

Creekside Commons Lot 2
Kosmides Family Trust
Parcel No. 20-4.0-18-300-002-002.000
16055 Round Tripper Drive
Area: 1.40 Acres

Creekside Commons Tract C
Parkville Development 140 LLC
Parcel No. 20-4.0-18-300-002-005.000
Area: 1.77 Acres

NORTH
1"=20'
0 10' 20'

Sheet
C02

Final Development Plan
21-0203
Creekside Commons
Mixed Use Building

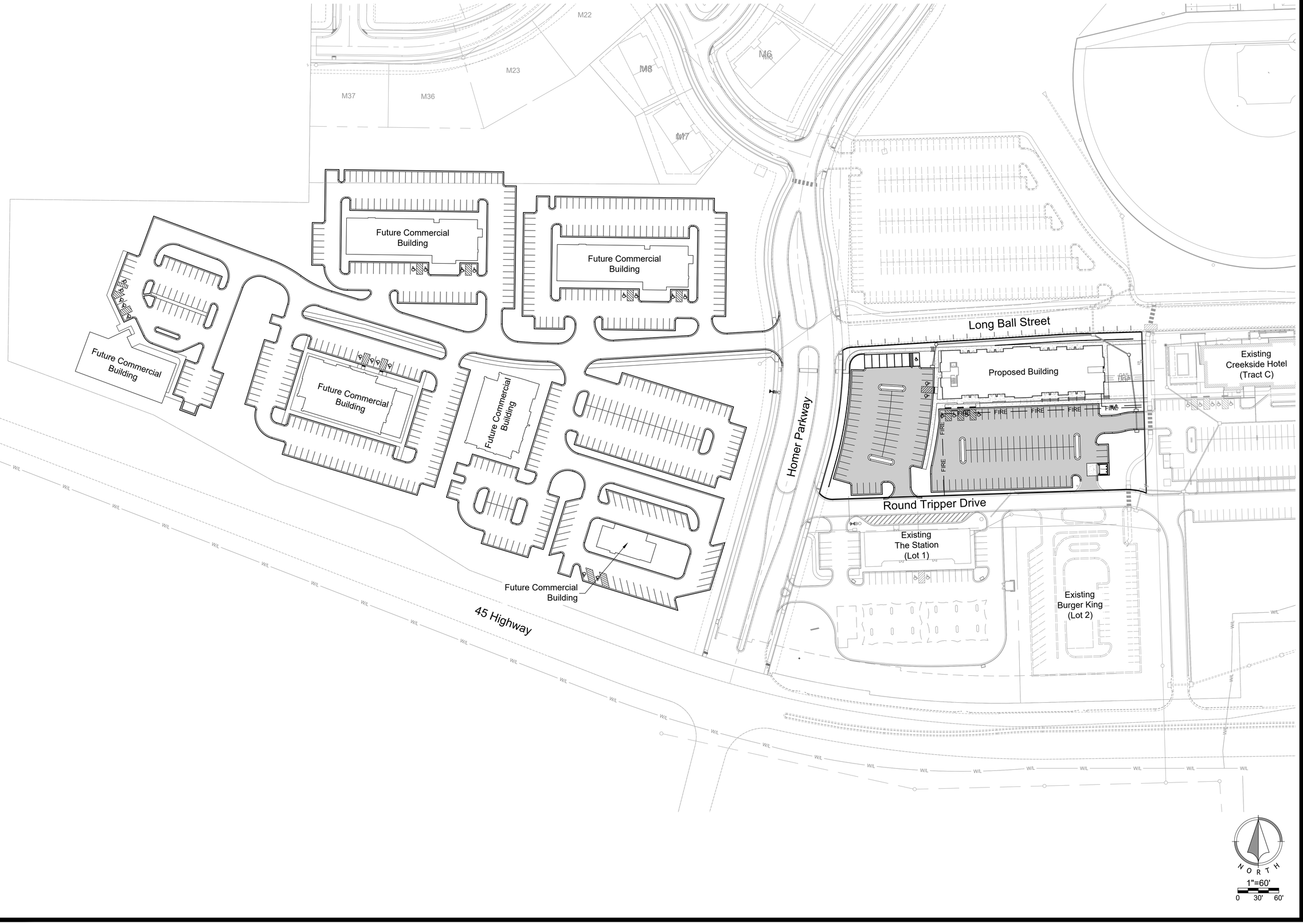
Existing Conditions

NO.	BY	DATE	REVISION
1.	JWD	10/08/21	AS PER CITY COMMENTS
	JWD	09/03/21	ORIGINAL SUBMITTAL

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Sheet
C03

Final Development Plan

21-0203
Creekside Commons
Mixed Use Building

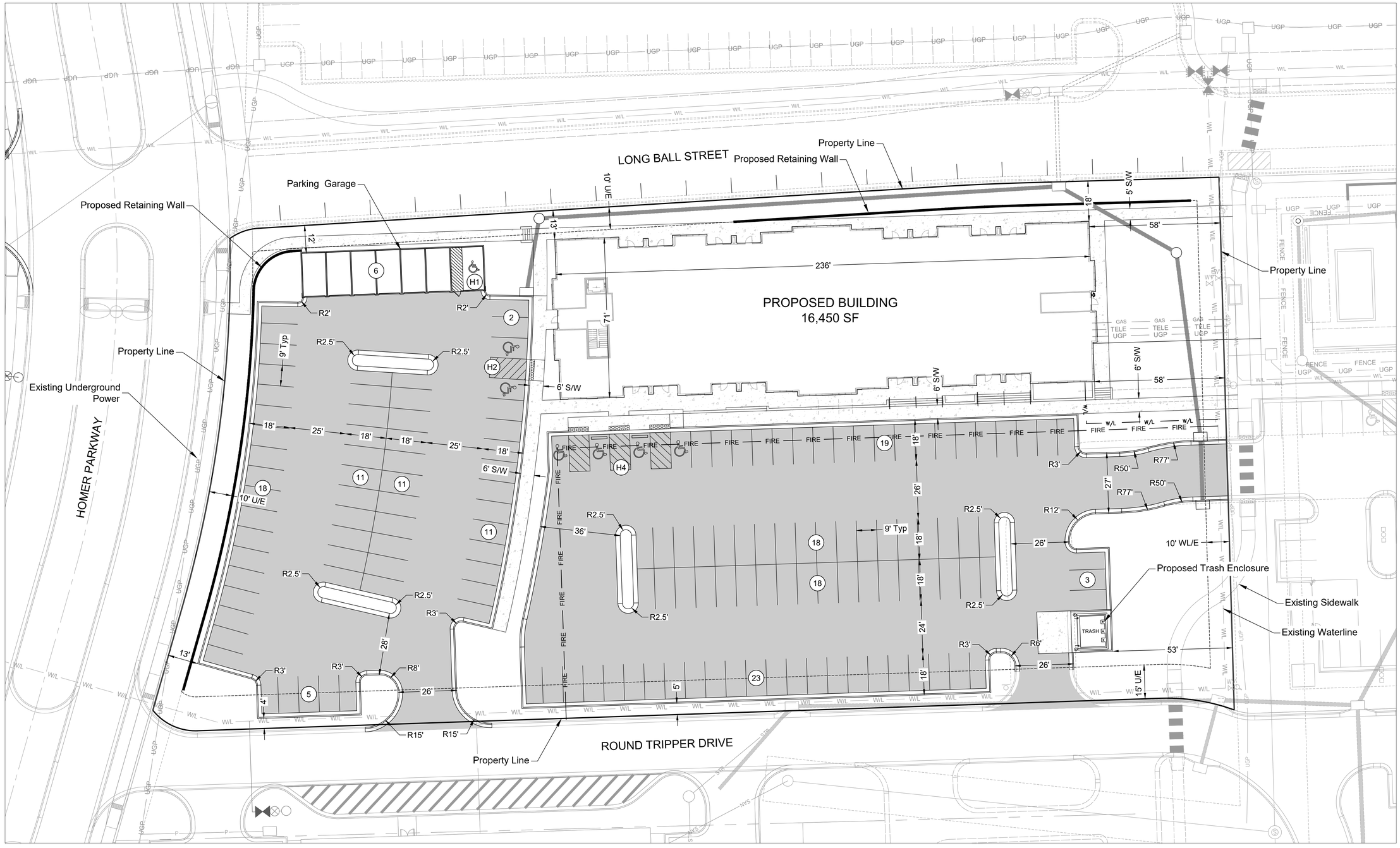
Overall Layout

NO.	BY	DATE	REVISION
1.	JWD	10/06/21	AS PER CITY COMMENTS
	JWD	09/03/21	ORIGINAL SUBMITTAL
	PNC		
	PNC		
	JWD		

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Parking Data Table

Parking Required
(5/1,000 SF - Commercial)
15,000 SF Total-75 Required
(1.5 Spaces/Unit)
54 Units Total-81 Required
156 Parking Stalls Required
152 Parking Stalls Provided

6 ADA Parking Stalls Required
7 ADA Parking Stalls Provided

Parking Legend

(H2) ADA Parking

(1) General Parking

Paving Schedule

Light Asphaltic Concrete Pavement

8" Portland Concrete Pavement and 4" Concrete Sidewalk

(See Geotech Report and Standard Detail Sheets for Additional Information)

NORTH
1"=20'
0 10' 20'

Sheet
C04

Final Development Plan
21-0203
Creekside Commons
Mixed Use Building

General Layout

NO.	BY	DATE	REVISION
1.	JWD	10/06/21	AS PER CITY COMMENTS
	JWD	09/03/21	ORIGINAL SUBMITTAL

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LONG BALL STREET

Property Line

PROPOSED BUILDING
FFE: 916.00

HOMER PARKWAY

ROUND TRIPPER DRIVE

TRASH

Legend

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NORTH

1"=20'

0 10' 20'

Sheet
C05

Final Development Plan

21-0203
Creekside Commons
Mixed Use Building

Grading Plan

NO.	BY	DATE	REVISION
1.	JWD	10/06/21	AS PER CITY COMMENTS
	JWD	09/03/21	ORIGINAL SUBMITTAL

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LONG BALL STREET

Property Line

Proposed Storm Sewer

PROPOSED BUILDING
16,450 SF

Proposed Underground Gas
Proposed Underground Telephone
Proposed Underground Power

Property Line

HOMER PARKWAY

Property Line

Proposed Sanitary Service Line

Proposed Fire Line

Proposed Domestic Water Line

TRASH

TRASH

ROUND TRIPPER DRIVE

Property Line

Existing Sanitary Line (Typ)

N O R T H

1"=20'

0 10' 20'

Sheet
C06

Final Development Plan

21-0203
Creekside Commons
Mixed Use Building

Site Utility Plan

NO.	BY	DATE	REVISION
1.	JWD	10/06/21	AS PER CITY COMMENTS
	JWD	09/03/21	ORIGINAL SUBMITTAL

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Final Development Plan
21-0203
Creekside Commons
Mixed Use Building

Fire Protection Plan

LONG BALL STREET

Property Line

Ex. Fire Hydrant

62'

Proposed Fire
Department Connection

245'

Ex. Fire Hydrant

Roll Back
Curb

HOMER PARKWAY

Fire Truck Turning
Movement Template

Property Line

219'

Fire Truck Turning
Movement Template

149'

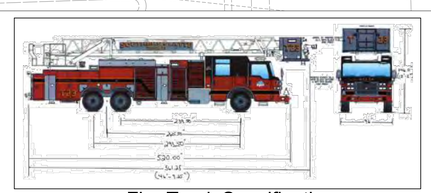
Property Line

Ex. Fire Hydrant

ROUND TRIPPER DRIVE

Property Line

Ex. Fire Hydrant



Fire Truck Specifications

NORTH

1"=20'

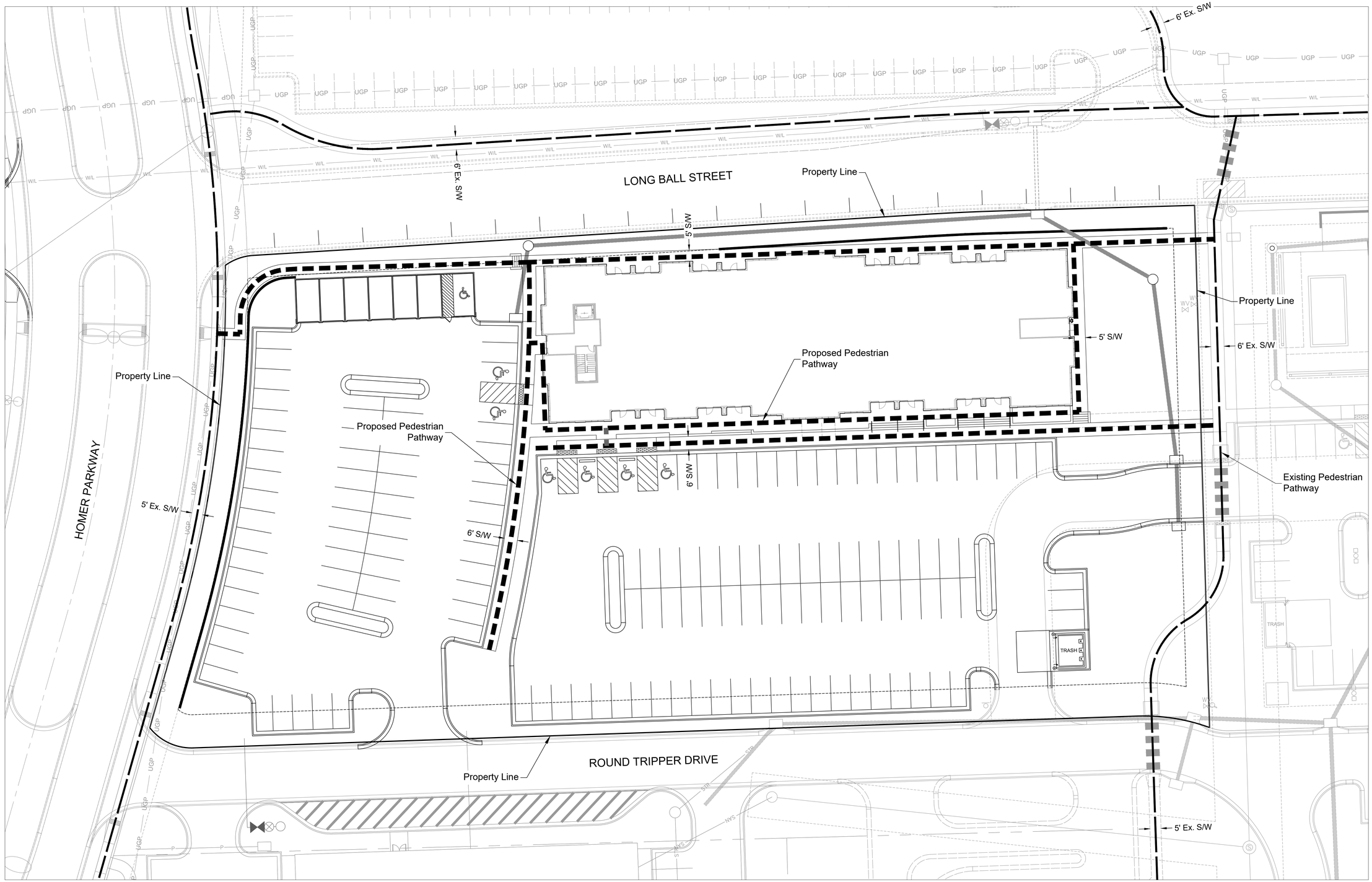
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NO	BY	DATE	REVISION
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	PNC	09/03/21	ORIGINAL SUBMITTAL
	JWD		
	PNC		
	QD		

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LEGEND

Proposed Pedestrian Pathway

Existing Pedestrian Pathway

NORTH

1"=20'

0 10' 20'

Sheet
C08

Final Development Plan

21-0203
Creekside Commons
Mixed Use Building

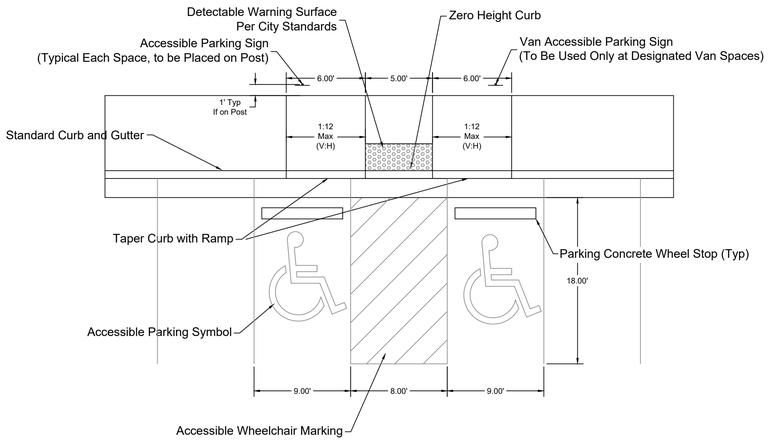
Pedestrian Plan

NO	BY	DATE	REVISION
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	PNC	09/03/21	ORIGINAL SUBMITTAL
	CD		

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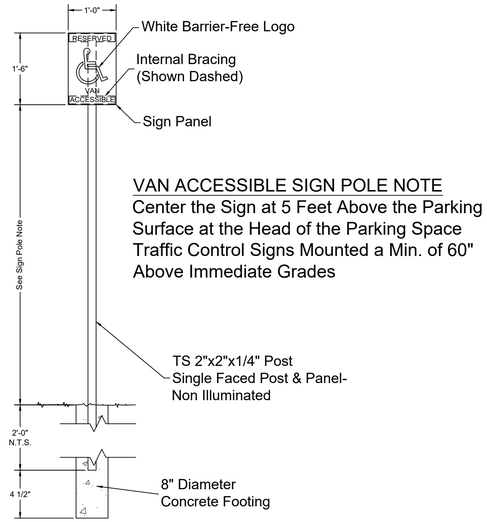
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PROFESSIONAL ENGINEER
PATRICK N. CASSITY PE-2016008244

Oct 05, 2021-1:55pm
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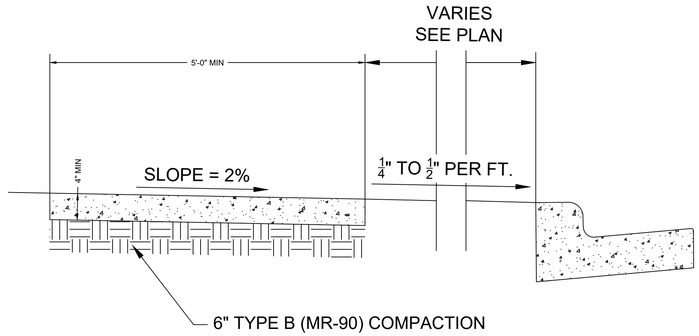
Note:
Accessible Parking Symbol and Signage Shall Comply with the Applicable Recommendations of the Manual of Uniform Traffic Control Devices (MUTCD)

ACCESSIBLE PARKING DETAIL (90°)
Not to Scale

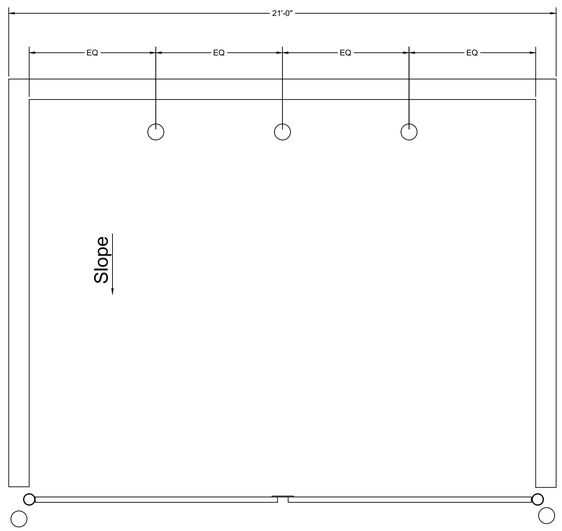


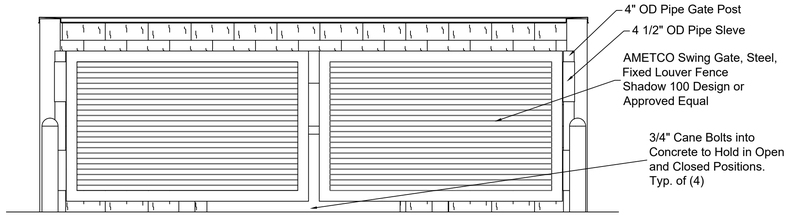
VAN ACCESSIBLE SIGN POLE NOTE
Center the Sign at 5 Feet Above the Parking Surface at the Head of the Parking Space
Traffic Control Signs Mounted a Min. of 60" Above Immediate Grades

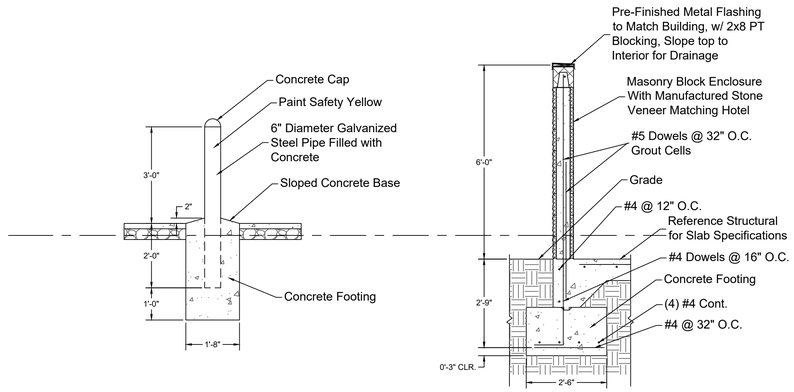
HANDICAP SIGNAGE
Not to Scale



STANDARD SIDEWALK
PUBLIC AND PRIVATE







TRASH ENCLOSURE DETAIL
Not to Scale

Sheet
C09

Final Development Plan
21-0203
Creekside Commons
Mixed Use Building

Standard Details

NO.	BY	DATE	REVISION
1.	JWD	10/06/21	AS PER CITY COMMENTS
	JWD	09/03/21	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER PE-2016008244
PROFESSIONAL ENGINEER
PATRICK N. CASSITY PE-2016008244

Oct 05, 2021-1:55pm
Z:\RIC Design\2021\21-0203\Dwg\Sheets\FDP\21-0203 FDPs.dwg

PGS-2 LED Specifications



Project Name:

Catalog Number:

Type: **"B", "C", & "F"** ⚠

The **PGS-2 LED** luminaire from Visionaire incorporates our single chip LED technology while maintaining a traditional architectural form factor. The LEDs performance and life are maximized by the unique integral aluminum heat sink. It is an ideal retrofit for the high-maintenance HID fixtures of yesterday.

The LED housing is heavy duty formed aluminum; with either 64, 80 or 96 LEDs. Mounting options include Universal Bolt-On Arm Mount, Yoke Mount and Wall Mount.

Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years and is available in standard or custom colors.

The **PGS-2 LED** series is an exceptional choice for universities, shopping centers, parks, recreational areas and general site lighting.

Ordering Information

MODEL	OPTICS	LEDS	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
PGS-2	**T1** Type 1 **T2** Type 2 **T3** Type 3 **T4** Type 4 **T4A** Type 4 Automotive **T5** Type 5 **T5W** Type 5 Wide **T5WR** Type 5 Wide Round	**64LC** **80LC** **96LC**	**3** 350mA **5** 530mA **7** 700mA	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** 120-277V **8** 347V **5** 480V	**UBOA** Universal Bolt-On Arm Mount **YM** Yoke Mount **WM** Wall Mount Round Pole Plate Adaptors (10"-11" are to be ordered separately.	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**PCR-120** **PCR-208** **PCR-240** **PCR-277** **PCR-347** **PCR-480** Photocell & Receptacle **PER** Receptacle **5PINPER** Receptacle w/shorting cap **7PINPER** 3, 5 or 7 Pin Receptacle Requires Dimming Driver **WSC-8** Motion Sensor 8'-10' Mounting Height **WSC-20** Motion Sensor 9-20' Mounting Height **WSC-40** Motion Sensor 21-40' Mounting Height The WSC options will require (1) Profile 100 remote for programing	**DIM** 0-10V Dimming Driver **VWC** Visionaire Wireless Controls Consult Factory **RPP** Round Pole Plate Adaptor **ROT-R** Rotated Optics Right Side **ROT-L** Rotated Optics Left Side **CLS** Black Slate Cutoff Louver Shield

VISIONAIRE LIGHTING

144

TEGEL 18 WALL SCONCE

TECH LIGHTING

Understated modern design characterizes Tegel outdoor LED wall sconces. Providing well-controlled up and down lighting, or down light only, these wall sconces provide accent and ambient illumination. The option of four finish choices and two sizes ensures this design profile successfully blends with all architectural aesthetics.

Outstanding protection against the elements:
- Powder coat finishes
- Impact-resistant, UV stabilized frosted acrylic lensing
- Up light and down light options, with 10° and 36° beam spread options

SPECIFICATIONS

DELIVERED LUMENS	2419 Up-Downlight / 1212 Downlight
WATTS	29.9 Up-Downlight / 15.6 Downlight
VOLTAGE	Universal 120-277V, with integral transient 2.5KV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric Up/Down Lighting, or Down Only
MOUNTING OPTIONS	Wall
OPTICS	10° and 36°
PERFORMANCE OPTIONS	Photocontrol / Surge Protector
CCT	2700K, 3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	Up-Downlight B1-U5-G0 / Downlight B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70, >60,000 Hours
WARRANTY*	5 Years
WEIGHT	8 lbs.

* Visit techlighting.com for specific warranty limitations and details.

"A"



TEGEL 18 shown in charcoal

TEGEL 18 shown in gray



TEGEL 18 shown in bronze

TEGEL 18 shown in black

ORDERING INFORMATION

PRODUCT	CRI/CCT	LENGTH	BEAM SPREAD*	LENS	FINISH	FUNCTION	VOLTAGE	OPTIONS
7000WTEG	827 80 CRI, 2700K 830 80 CRI, 3000K 840 80 CRI, 4000K	18 18"	N 10° NARROW W 36° WIDE NW 10° UP AND DOWN WW 36° UP AND DOWN MW 10° AND 36°	C CLEAR	B BLACK Z BRONZE CH CHARCOAL Y GRAY	DO DOWNLIGHT ONLY UD UPLIGHT-DOWNLIGHT	UNV 120V–277V	NONE PC BUTTON PHOTOCONTROL SP SURGE PROTECTOR PCSP BUTTON PHOTOCONTROL & SURGE PROTECTOR

*N, W = DOWNLIGHT ONLY (DO); NN, WW, NW = UP AND DOWNLIGHT ONLY (UD)

techlighting.com

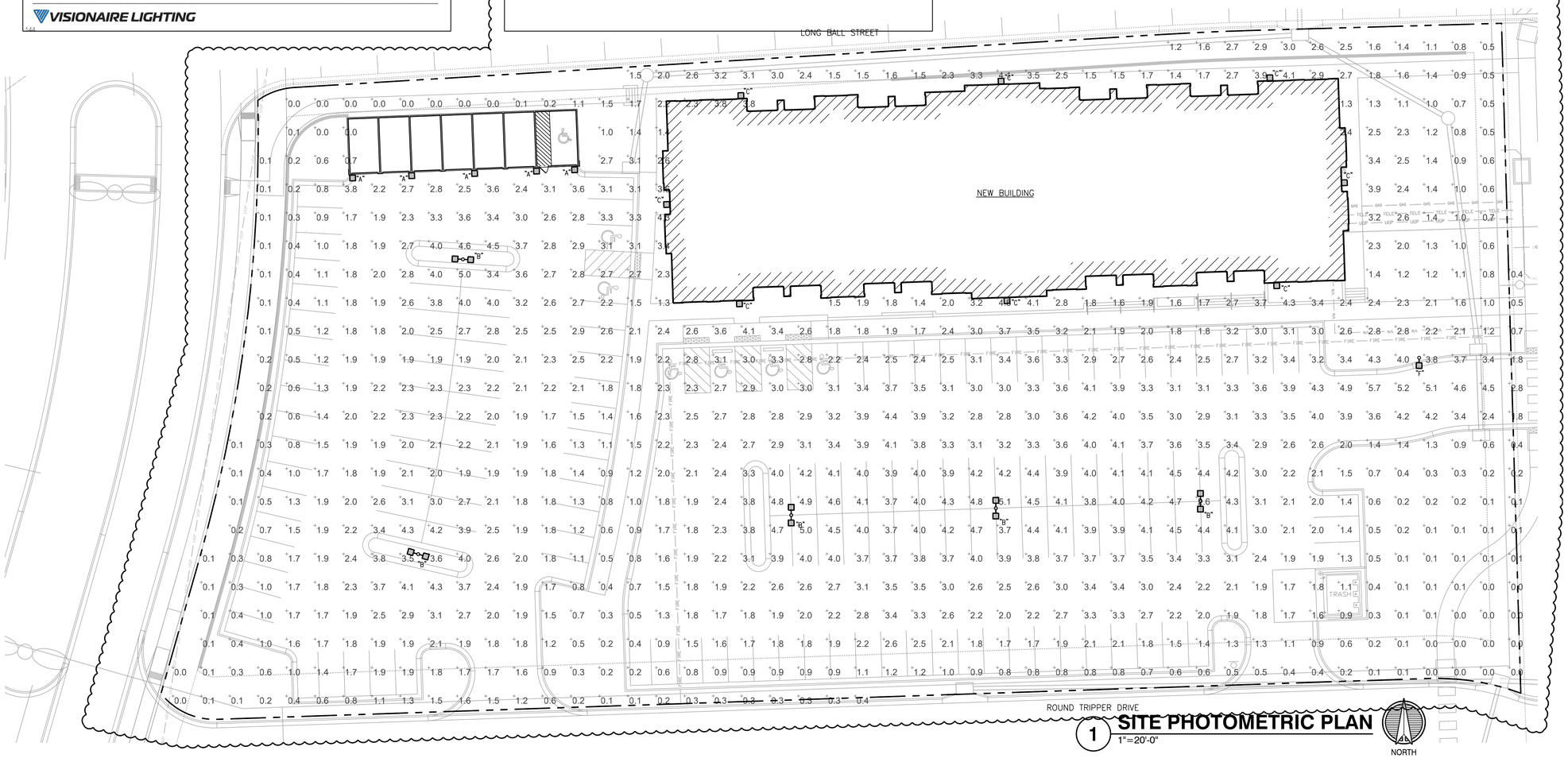
SITE LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS					REMARKS
			RECESS	SURFACE	WALL		LED	FLOUR.	HID	CODE	QUANTITY	
A	TECH LIGHTING	70084018WWCZUDUNV			X	BRONZE	X			2,419LUM/30W	1	5
B	VISIONAIRE	(2) PGS-2-T5W-64LC-5-4K-UNV-D180		POLE		BRONZE	X			12,675LUM/105W	2	1,2,3
C	VISIONAIRE	PGS-2-T4-64LC-5-4K-UNV-WM			X	BRONZE	X			11,963LUM/105W	1	4
F	VISIONAIRE	PGS-2-T2-64LC-5-4K-UNV		POLE		BRONZE	X			12,280LUM/105W	1	1,3

REMARKS:
1 VERIFY EPA RATING OF POLE WITH MANUFACTURER.
2 PROVIDE WITH (2) HEAD.
3 MOUNT ON 20' POLE ROUND STRAIGHT STEEL, 90 MPH RATED. WITH A 4' AFG CONCRETE BASE.
4 WALL MOUNTED AT 24' AFG
5 WALL MOUNTED AT 8' AFG

STATISTICS

Description	Avg	Max	Min	Avg/Min	Max/Min
AREA	2.1 fc	5.7 fc	0.0 fc	n/a	n/a
PARKING	2.5 fc	5.7 fc	0.4 fc	6.3:1	14.3:1



1 SITE PHOTOMETRIC PLAN
1"=20'-0"

NORTH

ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES

NSPJ ARCHITECTS PA
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM

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STATE OF MISSOURI RICHARD R. BEARDMORE NUMBER 2010041 PROFESSIONAL ENGINEER

10/04/2021

A New Mixed-Use Building:

CREEKSIDE TOWN CENTER III

Interstate 435 and 45 Highway
Parkville, Missouri

DRAWING RELEASE LOG

- 09.10.2021 - FDP SUBMITTAL

LS&A Latimer Sommers & Associates, P.A.
CONSULTING ENGINEERS
3639 SW Summerfield Drive, Suite A
Topeka, Kansas 66614-3974
8625 College Boulevard, Suite 102
Overland Park, Kansas 66210
Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2104041

REVISIONS
1 CITY REVIEW COMMENTS 10/4/21

DATE
09/10/2021
JOB NO.
698021
DRAWN BY:
CAD/RRB
SHEET NO.

1 SHEET RENUMBERED

PRELIMINARY VOL.1

E0.01

LANDSCAPE REQUIREMENTS (SEC. 407.020):

STREET TREES: 1 TREE PER 40 L.F.

	REQUIRED:	PROVIDED:
LONG BALL STREET = +/- 425 L.F. /40 =	11 TREES	0 TREES
HOMER PARKWAY = +/- 213 L.F. /40 =	5 TREES	0 TREES
ROUND TRIPPER DRIVE = 480 L.F. /40 =	12 TREES	0 TREES

UTILITY EASEMENTS PREVENT THE PLANTING OF STREET TREES.

FOUNDATION PLANTINGS:

- CONTINUOUS SHRUB MASSING ALONG 75% OF ALL NON-PAVED BUILDING FRONTAGES OR ANY NON-PAVED BUILDING FACADE FACING A PUBLICLY ACCESSIBLE AREA.
  - WEST SIDE IS ONLY NON-PAVED BUILDING FACADE FACING A PUBLICLY ACCESSIBLE AREA. +/- 71 L.F. OF BUILDING FACADE WITH +/- 62'-6" L.F. LANDSCAPED = 88%.

- ANY FACADE GREATER THAN 200 LINEAR FEET AND NOT FRONTING ON A STREET OR CIVIC OR OPEN SPACE SHALL HAVE 1 LARGE TREE PER 50 L.F., 1 SMALL OR EVERGREEN TREE PER 50 L.F., AND 1 SHRUB PER 10 L.F.

	REQUIRED:	PROVIDED:
SOUTH SIDE OF BUILDING = +/- 236'-4" / 50L.F. =	5 LARGE TREES	5 LARGE TREES
SOUTH SIDE OF BUILDING = +/- 236'-4" / 50L.F. =	5 SMALL TREES	5 SMALL TREES
SOUTH SIDE OF BUILDING = +/- 236'-4" / 10L.F. =	24 SHRUBS	24 SHRUBS MIN.

PARKING LOT PLANTING: 1 SHADE TREE PER 25 STALLS

	REQUIRED:	PROVIDED:
PARKING STALLS = 152 STALLS	6 SHADE TREES	6 SHADE TREES

CONTINUOUS ROW OF SHRUBS PROVIDED ALONG SOUTH AND WEST PARKING EDGES. NORTH PARKING EDGE HAS DETACHED GARAGES PROVIDING ARCHITECTURAL SCREENING.

ALL INTERNAL LANDSCAPE ISLANDS WILL HAVE PERMEABLE SURFACES.

BUFFERS: N/A

OPEN SPACE: ZONING = B-2-P = 12% OPEN SPACE REQUIRED. TOTAL SITE = +/- 102,477 SF * 12% = 12,297 SF REQ'D. +/- 24,818 SF PROVIDED. SEE SHEET L1.01

OTHER: ACKNOWLEDGED. ALL UN-BUILT AND PERMEABLE SURFACES THAT ARE NOT LANDSCAPE BED WILL BE TURF LAWN.

PLANT LIST - TREES

	Common Name	Botanical Name	Size	Notes
Columnar Trees				
ARM	Armstrong Maple	Acer rubrum 'Armstrong'	2" Cal.	B&B
CHB	Columnar Hornbeam	Carpinus betulus 'Fastigiata'	2" Cal.	B&B
COM	Columnar Sugar Maple	Acer saccharum 'Endowment'	2" Cal.	B&B
HOK	Heritage Oak	Quercus macdanielii 'Clemons'	2" Cal.	B&B
RPO	Columnar Regal Prince Oak	Quercus robur x bicolor 'Long'	2" Cal.	B&B
large / Shade Trees				
ABM	Autumn Blaze Maple	Acer x fermoni 'Autumn Blaze'	2" Cal.	B&B
AFM	Autumn Fantasy Maple	Acer x fermoni 'Autumn Fantasy'	2" Cal.	B&B
BCY	Common Baldcypress	Taxodium distichum	2" Cal.	B&B
BWM	Brandywine Red Maple	Acer rubrum 'Brandywine'	2" Cal.	B&B
EQM	Emerald Queen Red Maple	Acer platanoides 'Emerald Queen'	2" Cal.	B&B
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2" Cal.	B&B
FFM	Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	2" Cal.	B&B
GNK	Autumn Gold Ginko	Ginko biloba 'Autumn Gold'	2" Cal.	B&B
HOK	Heritage Oak	Quercus macdanielii 'Clemons'	2" Cal.	B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2" Cal.	B&B
LPT	London Plane Tree	P. x acerfolia '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
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	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 fermoni 'Sienna'	2" Cal.	B&B
SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2" Cal.	B&B
SOK	Shumard Oak	Quercus shumardii	2" Cal.	B&B
SVM	Sun Valley Maple	Acer rubrum 'Sun Valley'	2" Cal.	B&B
SWO	Swamp White Oak	Quercus bicolor	2" Cal.	B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	2" Cal.	B&B
	Columnar Zelkova	Zelkova serrata 'Musashino'	2" Cal.	B&B
Evergreen Trees				
BSP	Bakeri Blue Spruce	Picea pungens 'Bakeri'	6' Ht.	B&B
CNS	Columnar Norway Spruce	Picea abies 'Cupressina'	6' Ht.	B&B
ERC	Red Cedar	Juniperus virginiana	6' Ht.	B&B
NWS	Norway Spruce	Picea abies	6' Ht.	B&B
RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	6' Ht.	B&B
SBS	Serbian Spruce	Picea omorika	6' Ht.	B&B
WSS	Wellspire Spruce	Picea mariana 'Wellspire'	6' Ht.	B&B
Small / Ornamental Trees				
CBC	Coralburst Crabapple	Malus 'Coralburst'	1.5" cal	B&B
CPP	Crimson Pointe Plum	Prunus x cerasifera 'Cripoizam'	1.5" cal	B&B
ERB	Eastern Redbud	Cercis Canadensis	1.5" cal	B&B
FLD	Flowering Dogwood	Cornus Florida	1.5" cal	B&B
JTL	Japanese Tree Lilac	Syringia reticulata	1.5" cal	B&B
MAG	Evergreen Magnolia	Magnolia grandiflora 'DD Blanchard'	1.5" cal	B&B
PFC	Prairiefire Crabapple	Malus x 'Prairiefire'	1.5" cal	B&B
RVB	River Birch	Betula Nigra	1.5" cal	B&B
SBM	Sweetbay Magnolia	Magnolia virginiana v .australis	1.5" cal	B&B
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	1.5" cal	B&B
SVB	Serviceberry	Amelanchier canadensis	1.5" cal	B&B
WBD	Whitebud	Cersis Canadensis 'White Bud'	1.5" cal	B&B

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

LANDSCAPE BEDS IN ADDITION TO REQUIRED FOUNDATION PLANTINGS. ALL OTHER AREAS NOT DESIGNATED AS LANDSCAPE BED ARE TO BE TURF LAWN, RIVER ROCK, OR WOOD MULCH WITH A MINIMUM OF 80% TURF LAWN.

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

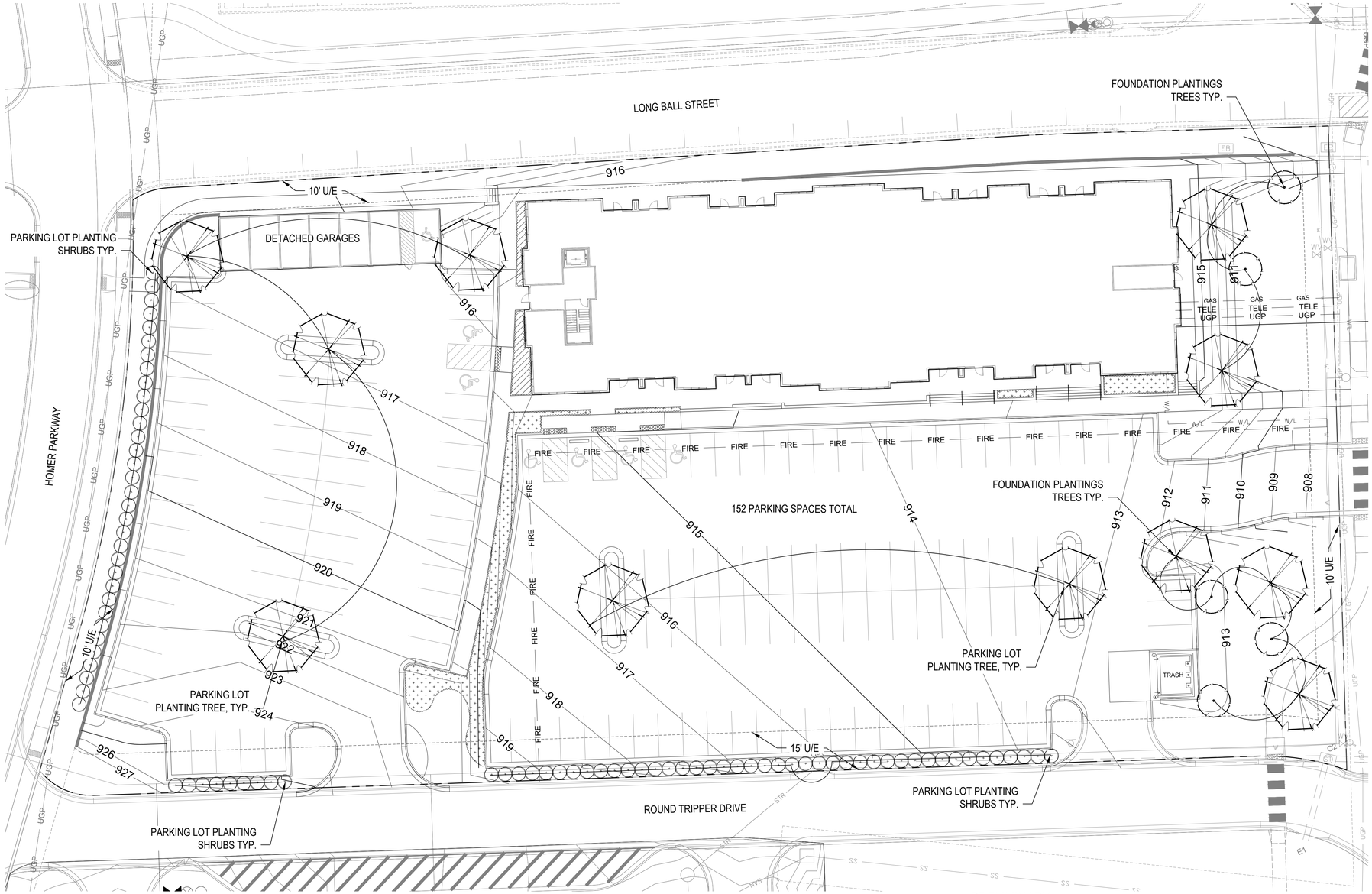
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

6. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX.. REFER TO L3.00 FOR PLANTING SOIL MIX.

7. ALL LANDSCAPE MATERIALS SHALL MEET THE AMERICAN STANDARDS FOR NURSERY STOCK (ASNS), PUBLISHED BY THE AMERICAN NURSERYMEN'S ASSOCIATION, AND BE SELECTED FOR ITS NATIVE CHARACTERISTICS OR SURVIVAL IN THE CLIMATE FOR THE KANSAS CITY REGION, AND BE PLANTED AND MAINTAINED PER ASNS SPECIFICATIONS.



NSPJ ARCHITECTS, PA
ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM

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NOT FOR CONSTRUCTION

A New Mixed-Use Building:

CREEKSIDE TOWN CENTER III

Interstate 435 and 45 Highway
Parkville, Missouri

DRAWING RELEASE LOG

- 09.10.2021 - FINAL DEVELOPMENT PLAN
- 10.06.2021 - FINAL DEVELOPMENT PLAN ReSUBMITTAL

REVISIONS

DATE
10/06/2021
JOB NO.
698021
DRAWN BY:
BNH
SHEET NO.
L1.00

PRELIMINARY
LANDSCAPE PLAN
1" = 20'-0"
0' 10' 20' 40'

FINAL DEVELOPMENT PLAN

GENERAL NOTES:

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   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

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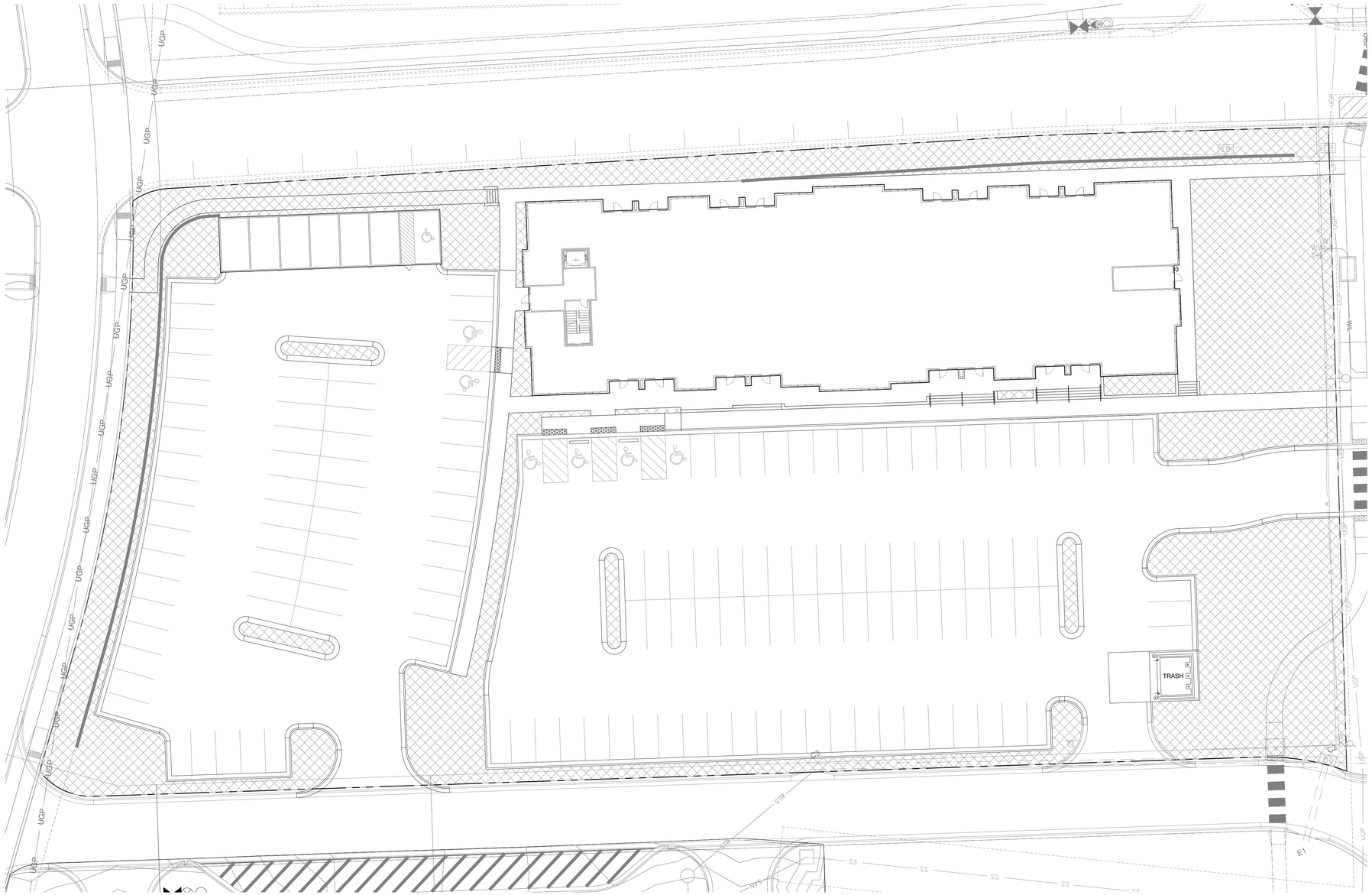
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AREA OF OPEN SPACE, TYP.



PRELIMINARY
OPEN SPACE PLAN
1" = 20'-0"

0' 10' 20' 40'

FINAL DEVELOPMENT PLAN

NSPJ
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES
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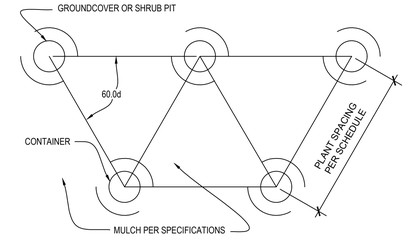
CREEKSIDE TOWN CENTER III

A New Mixed-Use Building:
Interstate 435 and 45 Highway
Parkville, Missouri

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- 10.06.2021 - FINAL DEVELOPMENT PLAN ReSUBMITTAL

REVISIONS

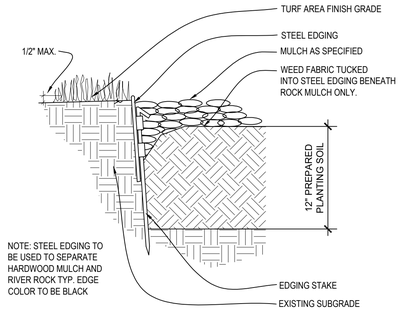
DATE
10/06/2021
JOB NO.
698021
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Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x 1.15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07

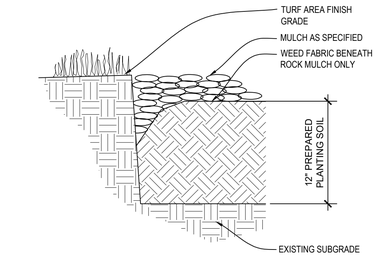
NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

9 PLANT SPACING DETAIL
NOT TO SCALE

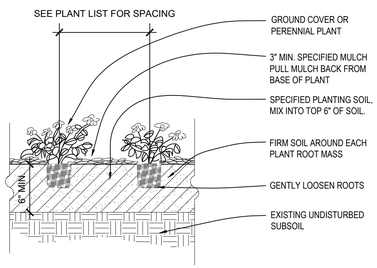


NOTE: STEEL EDGING TO BE USED TO SEPARATE HARDWOOD MULCH AND RIVER ROCK TYP. EDGE COLOR TO BE BLACK

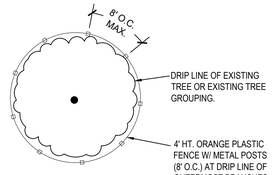
8 STEEL EDGING DETAIL
NOT TO SCALE



7 V-CUT EDGING DETAIL
NOT TO SCALE

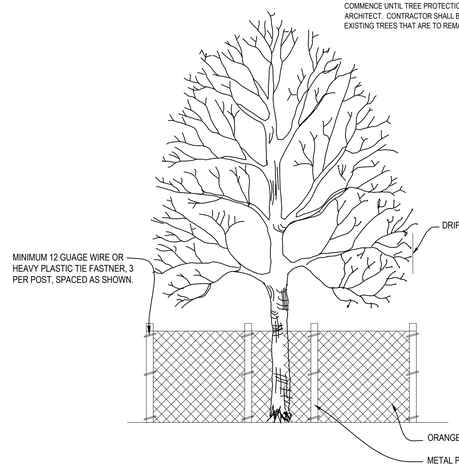


6 PERENNIAL & GROUND COVER PLANTING
NOT TO SCALE

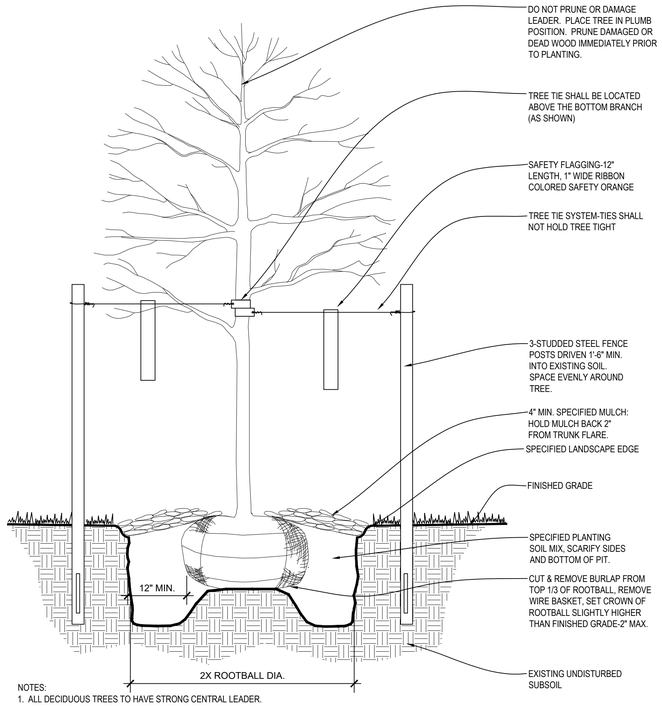


PLAN

NOTE:
PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL IDENTIFY, TAG AND PROTECT, EXISTING TREES TO BE SAVED. WORK CANNOT COMMENCE UNTIL TREE PROTECTION IS IN PLACE AND APPROVED BY THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES THAT ARE TO REMAIN.

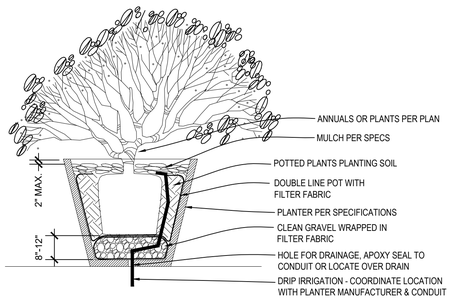


5 TREE PRESERVATION DETAIL
NOT TO SCALE

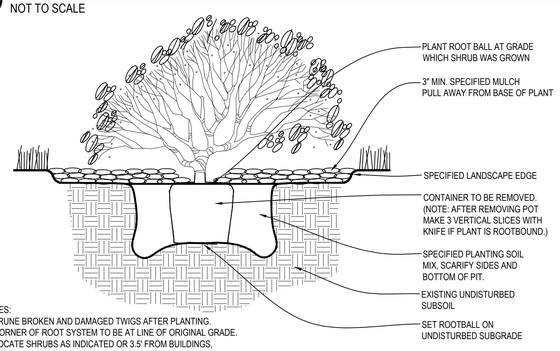


NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

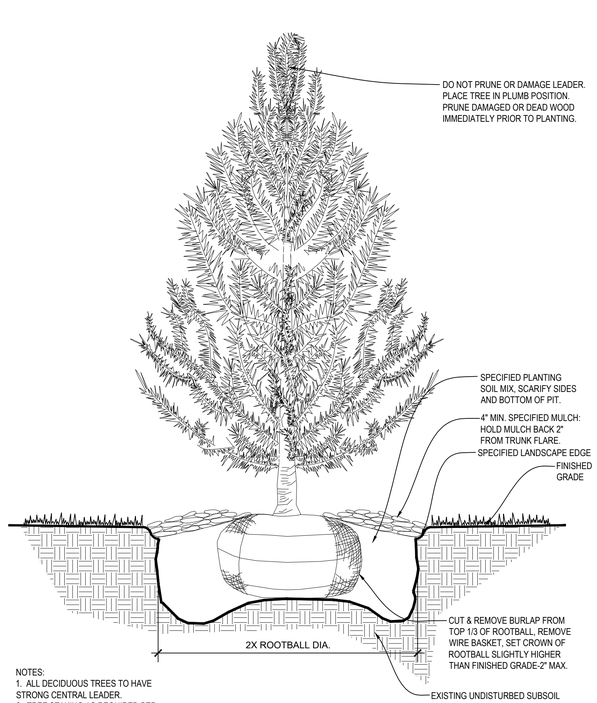


3 TYPICAL FREESTANDING PLANTER
NOT TO SCALE



NOTES:
1. PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.
2. CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.
3. LOCATE SHRUBS AS INDICATED OR 3.5' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

2 SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
   B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
   C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
   D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
5. CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
6. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
7. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
9. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
10. PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
11. THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
12. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.

MATERIALS:

13. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
14. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
15. SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
16. CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "CINCH TIES" BY J. LICHTENTHALER, "ADJ-A-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TYE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
17. SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUNDOG, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM JULTIFLORUM AND PERENE DOMESTIC). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
18. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
19. FOR ALL STEPPING STONES & ROCK BEDS REFER TO SPECIFICATIONS.

INSTALLATION:

20. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.
21. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
22. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
23. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
24. V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
25. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

IRRIGATION PERFORMANCE SPECIFICATIONS:
PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOD), ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.

PIPING SPECIFICATIONS:
A. MINIMUM WORKING PRESSURE RATINGS:
   1. PRESSURE PIPING: 150 PSIG (1035 KPA).
   2. CIRCUIT AND DRAIN PIPING: 100 PSIG (690 KPA)
B. MAIN LINE TO BE CL-200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.
   1. PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
   2. PIPE GREATER THAT 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
      A. THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
C. LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL.
D. DRIP TUBING: POLY TUBING OR APPROVED EQUAL.
E. SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPE(S) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
F. PLASTIC FITTINGS:
   1. UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
   2. UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2609.
      A. PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
G. MINIMUM COVER:
   1. IN LAWN AND PLANTING AREAS:
      A. MAINS - MINIMUM 18 INCHES BELOW FINISH GRADE.
      B. LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
   2. ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
H. CLEARANCES: MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.

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A New Mixed-Use Building:
CREEKSIDE TOWN CENTER III
Interstate 435 and 45 Highway
Parkville, Missouri

DRAWING RELEASE LOG
- 09.10.2021 - FINAL DEVELOPMENT PLAN
- 10.06.2021 - FINAL DEVELOPMENT PLAN ReSUBMITTAL

REVISIONS

DATE
10/06/2021
JOB NO.
698021
DRAWN BY:
BNH
SHEET NO.
L3.00

FINAL DEVELOPMENT PLAN

ARCH D 24" x 36"

MATERIAL KEY



CEMENTITIOUS BOARD AND BATTEN SIDING



CEMENTITIOUS LAP SIDING PAINTED SW2836



CEMENTITIOUS LAP SIDING PAINTED SW2855



STACK HACKET ARIZONA STONE VENEER

KEY NOTES

1. BLACK OR BRONZE VINYL WINDOWS
2. PREFINISHED ALUMINUM RAILINGS
3. BRONZE GUTTERS AND AWNINGS
4. CEMENTITIOUS ROOF AND BALCONY FASCIAS
5. MECHANICAL EQUIPMENT LOCATED AT ROOF AND CONCEALED FROM VIEW



1 NORTH ELEVATION
1/8" = 1'-0"

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Parkville, Missouri

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09.10.21 - FDP SUBMITTAL

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A1

FINAL DEVELOPMENT PLAN

10/5/2021 12:11:50 PM

ARCH D 24" x 36"

MATERIAL KEY



CEMENTITIOUS BOARD AND BATTEN SIDING



CEMENTITIOUS LAP SIDING PAINTED SW2836



CEMENTITIOUS LAP SIDING PAINTED SW2855



STACK HACKET ARIZONA STONE VENEER

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1 SOUTH ELEVATION
1/8" = 1'-0"

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SHEET NO.
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FINAL DEVELOPMENT PLAN

10/5/2021 2:13:32 PM

ARCH D 24" x 36"

MATERIAL KEY



CEMENTITIOUS BOARD AND BATTEN SIDING



CEMENTITIOUS LAP SIDING PAINTED SW2836



CEMENTITIOUS LAP SIDING PAINTED SW2855



STACK HACKET ARIZONA STONE VENEER

KEY NOTES

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3. BRONZE GUTTERS AND AWNINGS
4. CEMENTITIOUS ROOF AND BALCONY FASCIAS
5. MECHANICAL EQUIPMENT LOCATED AT ROOF AND CONCEALED FROM VIEW



2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

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Parkville, Missouri

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FINAL DEVELOPMENT PLAN

10/5/2021 2:13:40 PM

ARCH D 24" x 36"

MATERIAL KEY



CEMENTITIOUS BOARD AND BATTEN SIDING



CEMENTITIOUS LAP SIDING PAINTED SW2836



CEMENTITIOUS LAP SIDING PAINTED SW2855



STACK HACKET ARIZONA STONE VENEER

KEY NOTES

1. BLACK OR BRONZE VINYL WINDOWS
2. PREFINISHED ALUMINUM RAILINGS
3. BRONZE GUTTERS AND AWNINGS
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5. MECHANICAL EQUIPMENT LOCATED AT ROOF AND CONCEALED FROM VIEW





1 SOUTH ELEVATION CONTEXT
1/8" = 1'-0"

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FINAL DEVELOPMENT PLAN

10/5/2021 2:14:15 PM

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

Thursday, September 28, 2021

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RE: City of Parkville staff review comments – Mixed Use Building, Tract B of Creekside Commons (prepared by Renaissance Infrastructure Consulting; dated September 3, 2021)

Dear Tim, Brad, Patrick and Brian,

The following is a compilation of all Parkville staff review comments received to-date regarding the Application for Final Development Plan for Mixed Use Building on Tract B of Creekside Commons. Review comments are provided by myself (Community Development Director), Brad Stanton (Planner), Ed Gault (Building Official), Alysen 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 Wednesday, October 6, 2021**. Thank you.

General Comments

1. **Adopted Building Codes** – Please note, the City of Parkville, Mo. adopted the 2018 International Family of Building Codes and designated appendices on January 7, 2020.

Cover Sheet (C01)

2. **No comments**

Existing Conditions (C02)

3. **Property Area** – Please label the total area of the subject property (in acres and square feet).
4. **Existing Zoning** – Please label the existing "B-2-P" General Business District zoning on the property.
5. **Adjacent Property Owners** – Please label all property owners for adjacent property parcels. This information can be found via the Platte County Assessor's Office website.
6. **Adjacent Property Addresses** – Please label property addresses for all adjacent property owners, as well as their respective Platte County parcel ID numbers.
7. **Adjacent Property Area** – Please label the total acreage for all adjacent properties.

Overall Layout (C03)

8. **Existing Commercial Buildings** – Please label/identify the existing The Station gas station & convenience store (Lot 1), Burger King drive-thru restaurant (Lot 2) and approved Creekside Hotel (Tract C).

General Layout (C04)

9. **Retaining Walls 1** – Please note that any retaining walls greater than 48 inches in height will require an Application for Building Permit to be submitted to the Community Development Department, as well as a structural engineer's report for said retaining wall(s).
10. **Retaining Walls 2** – Per our discussion at the September 28, 2021 staff review meeting, please redesign the proposed retaining wall between the two parking lots to include either a handrail or landscaping/hardscaping elements.
11. **Trash Enclosure** – Per our discussion at the September 28, 2021 staff review meeting, please relocate the proposed trash enclosure to the east side of the parking lot.
12. **Proposed Fire Hydrant** – Per our discussion at the September 28, 2021 staff review meeting, please remove the proposed fire hydrant located in the median island in the parking lot; show the location of all existing fire hydrants on adjacent properties; and show the location of the fire sprinkler connection near the door entrance on the east side of the building.
13. **Parking Islands** – Per our discussion at the September 28, 2021 staff review meeting, please shorten / skinny up the two larger median islands in the parking lot to allow better turning movements for SPFPD emergency vehicles.
14. **Roll-Back Curbs** – Per our discussion at the September 28, 2021 staff review meeting, SPFPD prefers roll-back / lazy-back curbs throughout the parking lots. Please modify from traditional curbs.

Grading Plan (C05)

15. **No comments**

Site Utility Plan (C06)

16. **Proposed Fire Hydrant and Fire Line** – See comment #12 above and modify the proposed fire line.

Fire Protection Plan (C07)

17. **No comments**

Pedestrian Plan (C08)

18. **Sidewalk Dimensions** – Please indicate the width (ft.) dimensions for both existing pedestrian pathways and proposes pedestrian pathways.
19. **Sidewalk Connection to Homer Parkway** – Please include a sidewalk connection from the existing sidewalk along Homer Parkway connecting to the proposed pedestrian pathway around the building — this can either be to the sidewalk along the north side of the property, or to the sidewalk near the south end of the parking lot.

Standard Details (C09)

20. **No comments**

Site Photometric Plan (E1.01)

21. **No comments**

Landscape Plan (L1.00)

22. **No comments**

Open Space Plan (L1.01)

23. **No comments**

Tree Planting Detail (L3.00)

24. **No comments**

North Elevation (A1)

25. **Dimensions** – Please include additional dimensions (height) — specifically from the lowest level of the ground floor up to the highest portion of the roof line or parapet, whichever is greater.

South Elevation (A2)

26. **Dimensions** – Please include additional dimensions (height) — specifically from the lowest level of the ground floor up to the highest portion of the roof line or parapet, whichever is greater.

East and West Elevations (A3)

27. **Dimensions** – Please include additional dimensions (height) — specifically from the lowest level of the ground floor up to the highest portion of the roof line or parapet, whichever is greater.

South Elevation Context (A4)

28. **Dimensions** – Please include additional dimensions (height) — specifically from the lowest level of the ground floor up to the highest portion of the roof line or parapet, whichever is greater.

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

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

Thursday, September 28, 2021

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7607 NW John Anders Road
Kansas City, MO 64152
(816) 616-9016
bmertz1@kc.rr.com

RE: City of Parkville staff review comments – Mixed Use Building, Tract B of Creekside Commons (prepared by Renaissance Infrastructure Consulting; dated September 3, 2021)

Dear Tim, Brad, Patrick and Brian,

The following is a compilation of all Parkville staff review comments received to-date regarding the Application for Final Development Plan for Mixed Use Building on Tract B of Creekside Commons. Review comments are provided by myself (Community Development Director), Brad Stanton (Planner), Ed Gault (Building Official), Alysen 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 Wednesday, October 6, 2021**. Thank you.

General Comments

1. **Adopted Building Codes** – Please note, the City of Parkville, Mo. adopted the 2018 International Family of Building Codes and designated appendices on January 7, 2020.
   RESPONSE: Acknowledged.

Cover Sheet (C01)

2. **No comments**

Existing Conditions (C02)

3. **Property Area** – Please label the total area of the subject property (in acres and square feet). Property area added.
4. **Existing Zoning** – Please label the existing "B-2-P" General Business District zoning on the property. Existing Zoning added.
5. **Adjacent Property Owners** – Please label all property owners for adjacent property parcels. This information can be found via the Platte County Assessor's Office website.
6. **Adjacent Property Addresses** – Please label property addresses for all adjacent property owners, as well as their respective Platte County parcel ID numbers.
7. **Adjacent Property Area** – Please label the total acreage for all adjacent properties.

Property Area Added

Addresses Added

Acreage Added

Overall Layout (C03)

8. **Existing Commercial Buildings** – Please label/identify the existing The Station gas station & convenience store (Lot 1), Burger King drive-thru restaurant (Lot 2) and approved Creekside Hotel (Tract C).

Linework and Labels added

General Layout (C04)

9. **Retaining Walls 1** – Please note that any retaining walls greater than 48 inches in height will require an Application for Building Permit to be submitted to the Community Development Department, as well as a structural engineer's report for said retaining wall(s). Noted
10. **Retaining Walls 2** – Per our discussion at the September 28, 2021 staff review meeting, please redesign the proposed retaining wall between the two parking lots to include either a handrail or landscaping/hardscaping elements.
11. **Trash Enclosure** – Per our discussion at the September 28, 2021 staff review meeting, please relocate the proposed trash enclosure to the east side of the parking lot.
12. **Proposed Fire Hydrant** – Per our discussion at the September 28, 2021 staff review meeting, please remove the proposed fire hydrant located in the median island in the parking lot; show the location of all existing fire hydrants on adjacent properties; and show the location of the fire sprinkler connection near the door entrance on the east side of the building. See Fire Protection Plan
13. **Parking Islands** – Per our discussion at the September 28, 2021 staff review meeting, please shorten / skinny up the two larger median islands in the parking lot to allow better turning movements for SPFPD emergency vehicles.
14. **Roll-Back Curbs** – Per our discussion at the September 28, 2021 staff review meeting, SPFPD prefers roll-back / lazy-back curbs throughout the parking lots. Please modify from traditional curbs. Small islands added with roll back curb

Wall Removed, see landscape plan for more information

Trash Enclosure relocated

Small islands added with roll back curb

Grading Plan (C05)

15. **No comments**

Site Utility Plan (C06)

16. **Proposed Fire Hydrant and Fire Line** – See comment #12 above and modify the proposed fire line. See Fire Protection Plan

Fire Protection Plan (C07)

17. **No comments**

Pedestrian Plan (C08)

18. **Sidewalk Dimensions** – Please indicate the width (ft.) dimensions for both existing pedestrian pathways and proposes pedestrian pathways. Width Added
19. **Sidewalk Connection to Homer Parkway** – Please include a sidewalk connection from the existing sidewalk along Homer Parkway connecting to the proposed pedestrian pathway around the building — this can either be to the sidewalk along the north side of the property, or to the sidewalk near the south end of the parking lot.

Connection added, please note the stairs

Standard Details (C09)

20. **No comments**

RESPONSE: Acknowledged.

Site Photometric Plan (E1.01)

21. **No comments**

RESPONSE: Acknowledged.

Landscape Plan (L1.00)

22. **No comments**

RESPONSE: Acknowledged.

Open Space Plan (L1.01)

23. **No comments**

RESPONSE: Acknowledged.

Tree Planting Detail (L3.00)

24. **No comments**

RESPONSE: Acknowledged.

North Elevation (A1)

25. **Dimensions** – Please include additional dimensions (height) — specifically from the lowest level of the ground floor up to the highest portion of the roof line or parapet, whichever is greater.

RESPONSE: Dimensions have been added.

South Elevation (A2)

26. **Dimensions** – Please include additional dimensions (height) — specifically from the lowest level of the ground floor up to the highest portion of the roof line or parapet, whichever is greater.

RESPONSE: Dimensions have been added.

East and West Elevations (A3)

27. **Dimensions** – Please include additional dimensions (height) — specifically from the lowest level of the ground floor up to the highest portion of the roof line or parapet, whichever is greater.

RESPONSE: Dimensions have been added.

South Elevation Context (A4)

28. **Dimensions** – Please include additional dimensions (height) — specifically from the lowest level of the ground floor up to the highest portion of the roof line or parapet, whichever is greater.

RESPONSE: Dimensions have been added.

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

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

Staff Analysis

Agenda Item: 6.B

Proposal: Application for Final Development Plan for Old Town Creekside Restaurant on Lot 5 of Old Town At Creekside, a planned development for commercial uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.

Staff Recommendation: Approval (with conditions)

Case No: PZ 2021-36

Applicant: Brian Mertz, Parkville Development 140, LLC

Owners: Brian Mertz, Parkville Development 140, LLC

Location: Old Town At Creekside Lot 5, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.

Zoning: "B-2-P" General Business District

Parcel #s: Platte County parcel no. 20-4.0-19-000-000-008.001

Exhibits:

A. This Staff Analysis Report
B. Application for Final Development Plan
C. Subject Property Area Map
D. Old Town Creekside Restaurant, Old Town At Creekside – 5th Plat – Final Development Plan (prepared by Renaissance Infrastructure Consulting; dated October 4, 2021)
    1. Sheet C01 (Cover Sheet)
    2. Sheet C02 (Existing Conditions)
    3. Sheet C03 (Preliminary Development Plan)
    4. Sheet C04 (Overall Layout)
    5. Sheet C05 (General Layout)
    6. Sheet C06 (Grading Plan)
    7. Sheet C07 (Slope Analysis)
    8. Sheet C08 (Site Utility Plan)
    9. Sheet C09 (Fire Protection Plan)
    10. Sheet C10 (Pedestrian Plan)
    11. Sheet C11 (Standard Details)
    12. Sheet E01 (Lighting Plan)
    13. Sheet A101 (First Floor Plan)
    14. Sheet A200 (Exterior Elevations)
    15. Sheet A201 (Exterior Elevations)
    16. Sheet R100 (Exterior Renderings)

17. Sheet R101 (Exterior Renderings)
18. L01 (Landscape Plan)
19. L02 (Landscape Plan)

E. City of Parkville staff review comments (dated September 23, 2021)
F. Additional exhibits as may be presented during the meting

By Reference:

A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://www.ecode360.com/PA3395-DIV-05)
   1. Section 403.040 Master Planned Development
   2. Chapter 404 Subdivision Regulations
   3. Section 405.010 Zoning Districts Established
   4. Section 405.020 Districts & Uses
   5. Section 405.030 Standards Applicable to All Districts'
   6. Appendix B. Great Trees for the Kansas City Region
B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/)
C. Highway 45 Corridor Plan (http://parkvillemo.gov/download/Highway45CorridorPlan.pdf)
D. Old Town At Creekside, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan (prepared by Renaissance Infrastructure Consulting; dated September 5, 2018)
   1. Sheet 1 of 16 (Cover Sheet)
   2. Sheet 2 of 16 (Existing Conditions)
   3. Sheet 3 of 16 (Development Plan)
   4. Sheet 4 of 16 (Site Dimension Plan)
   5. Sheet 5 of 16 (Site Utility Plan)
   6. Sheet 6 of 16 (Parking Summary)
   7. Sheet 7 of 16 (Landscape Plan)
   8. Sheet 8 of 16 (Landscape Data and Details)
   9. Sheet 9 of 16 (Pedestrian Linkage Plan)
   10. Sheet 10 of 16 (Preliminary Plat)
   11. Sheet 11 of 16 (Visionaire Lighting Photometric Study Pg. 1)
   12. Sheet 12 of 16 (Visionaire Lighting Photometric Study Pg. 2)
   13. Sheet 13 of 16 (Visionaire Lighting Photometric Study Pg. 3)
   14. Sheet 14 of 16 (Visionaire Lighting Photometric Study Pg. 4)
   15. Sheet 15 of 16 (Visionaire Lighting Photometric Study Pg. 5)
   16. Sheet 16 of 16 (Visionaire Lighting Photometric Study Pg. 6)
   17. Sheet C1 (Creekside North Grading Exhibit)
   18. Sheet C1 (Creekside Commercial Trail Exhibit)
G. Old Town At Creekside, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan (revision of Preliminary Development Plan prepared by Renaissance Infrastructure Consulting; dated October 22, 2018; see Agenda Item 4H)
   1. Sheet 1 of 10 (Cover Sheet)
   2. Sheet 3 of 10 (Preliminary Development Plan)
   3. Sheet 6 of 10 (Parking Summary)
   4. Sheet 7 of 10 (Landscape Plan)
   5. Sheet 8 of 10 (Landscape Data and Details)
H. Preliminary Macro-Stormwater Drainage Study, Creekside Development, Brush Creek Watershed (prepared by Renaissance Infrastructure Consulting; dated August 3, 2018)

I. City of Parkville staff review comments (dated August 16, 2018)
J. City Engineer review comments (dated August 9, 2018)
K. On-Call City Engineer review comments (dated September 5, 2018)
L. Utility Provider Verification Correspondence
    a. Platte County Regional Sewer District (PCRSD; dated August 21, 2018)
    b. Missouri Gas Energy (dba Spire Energy; dated August 24, 2018)
    c. Consolidated Public Water Supply District No. 1 of Platte County (dated August 27, 2018)
    d. Missouri Department of Transportation (MoDOT; dated August 22, 2018)
    e. Platte County Planning and Zoning Department (dated August 28, 2018)
    f. Park Hill School District (PHSD; dated August 21, 2018)
M. Public comments provided for Case No. PZ18-16A and PZ18-16B
N. Creekside Development Applicant Presentation (provided at September 11, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC)
O. Aerial Imagery of I-435 Corridor
P. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property.
Q. Hearing notice published in The Platte County Citizen newspaper on August 22, 2018
R. Hearing notice published on the Parkville City webpage (https://parkvillemo.gov/download/CreeksideHearingSummary.pdf)
S. Case No. PZ18-16A – Old Town At Creekside – Zoning Map Amendment
T. Case No. PZ18-16B – Old Town At Creekside – Preliminary Development Plan
U. Case No. PZ18-16D – Final Plat, Old Town At Creekside – First Plat – Administrative Plat
V. Professional Resume – Stephen Lachky, Community Development Director
W. Professional Resume – Brad Stanton, Planner
X. Professional Resume – Alysen Abel, Public Works Director
Y. Staff analyses, exhibits and comments presented at the September 11, 2018 Planning and Zoning Commission public hearing (https://vimeo.com/289405189; https://vimeo.com/289404155; https://vimeo.com/289404863) and meeting minutes.
Z. Staff analyses, exhibits and comments presented at the October 9, 2019 Planning and Zoning Commission public hearing (https://vimeo.com/parkvillemo)
AA. Staff analyses, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (https://vimeo.com/298093890) and meeting minutes
BB. Staff analyses, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (https://vimeo.com/299350151) and meeting minutes

CC. Summary of comments provided at the September 11, 2018 and October 9, 2019 public hearings; October 30, 2018 and November 6, 2018 Board of Aldermen meetings

DD. Ordinance No. 2968 (approved November 6, 2018) Rezoning one parcel containing approximately 38.12 acres located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road, from Platte County “PI” Planned Industrial to Parkville City “B-2-P” General Business District

EE. Ordinance No. 2969 (approved November 6, 2018) Approving a preliminary development plan for Old Town at Creekside, a planned commercial development consisting of retail, mixed-use, restaurant and other commercial uses on approximately 38.12 acres, generally located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road

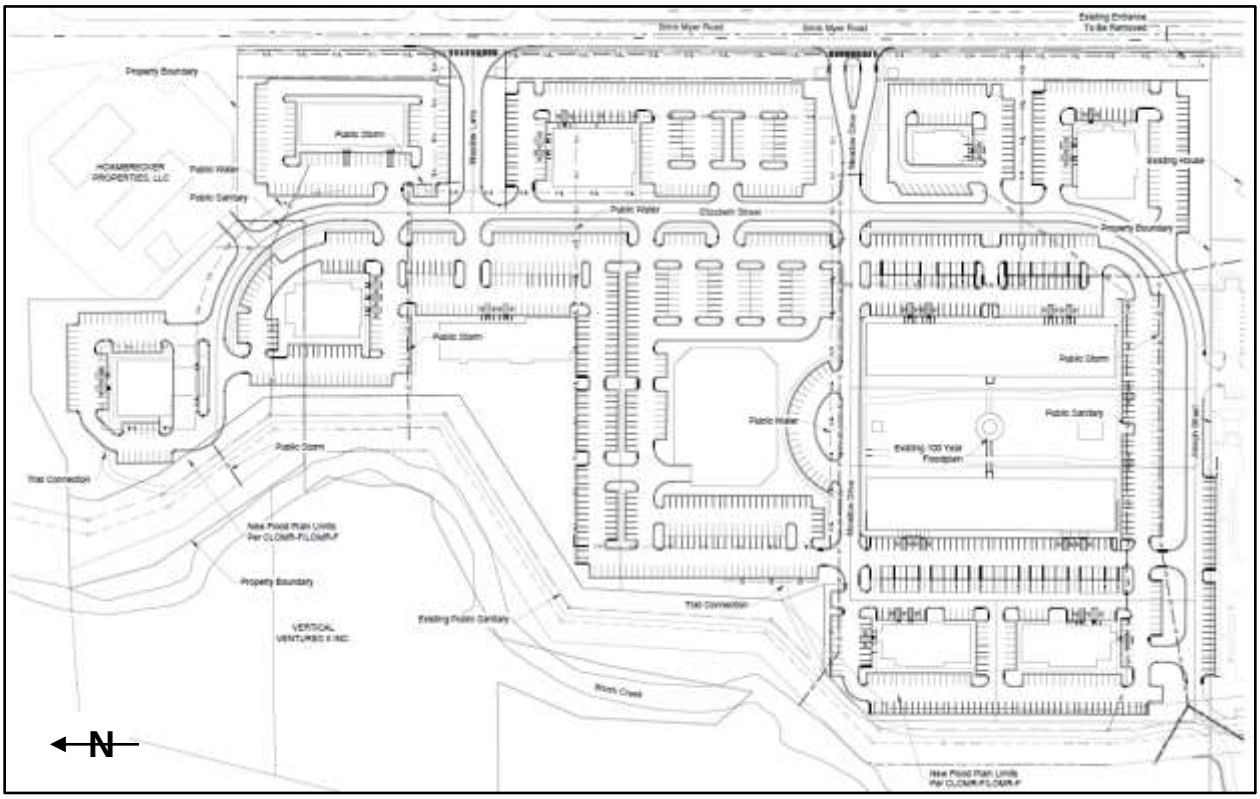
Overview

The application proposes a final development plan for Old Town Creekside Restaurant on Lot 5 of Old Town At Creekside, a planned development for commercial uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. The project area is approximately 2.80 acres (more or less) and resides within Platte County parcel no. 20-4.0-19-000-000-008.001.



Exhibit C: Subject Property Area Map

Background
On October 9, 2018 the Planning and Zoning Commission held a public hearing for an Application for Zoning Map Amendment in conjunction with an Application for Preliminary Development Plan for Old Town at Creekside, a planned commercial development consisting of retail, mixed-use, restaurant, and other commercial uses on 38.12 acres (more or less), generally located at the southeast quadrant of the intersection of I-435 and Mo-Hwy 45 in Parkville, MO 64152. The plan proposed re-platting the subject property and creating internal circulation, public streets, private drives and access to serve the development. The Planning and Zoning Commission recommended approval by a vote of 7-2, subject to conditions; and on November 6, 2018 the Board of Aldermen approved the preliminary development plan via Ordinance No. 2969.



Excerpt from Old Town At Creekside Preliminary Development Plan (dated October 22, 2018)

Copies of the approved preliminary development plans for Old Town At Creekside (Case No. PZ 2018-16B; dated September 5, 2018 and October 22, 2018) are included in Exhibit T by Reference. Ordinance No. 2969 (see Exhibit EE by Reference) contains a number of conditions, and since September 5, 2018 many of them have been completed, including:

- Re-platting the subject property area.
- Providing names for all private streets/drives per 911 MSAG address range requirements.
- Submittal of a Traffic Impact Study to MoDOT, and implementing required dedication of right-of-way and roadway improvements as required.
- Preparing a final development plan for Lot 4 and going before the Planning and Zoning Commission for approval.

Review and Analysis
A final development plan is a detailed plan for implementing the preliminary development plan including technical information on building, site, open / civic space, and infrastructure development. A final development plan may include the entire area covered in the preliminary development plan or it may include one or more phases of the approved preliminary development plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the preliminary development plan have been met. Parkville Municipal Code, Section 403.040, Subsection F. provides criteria for how the Planning and Zoning Commission shall determine if a final development plan is appropriate. The following are staff's findings and conclusions for the final development plan (Case No. PZ 2021-36).

1. **In general, any site plan in compliance with all requirements of this code shall be approved.**
   Staff concludes the site plan conforms to use allowances permitted in a "B-2-P" General Business District. In addition, the site plan is in compliance with the City's subdivision regulations (i.e., block and lot arrangement), site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications); with the exceptions noted in the review criteria below.

2. **In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:**

   a. **The site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.**

      "B-2-P" Height, Area and Bulk Standards
      While all development standards for the "B-2-P" General Business District are established throughout the Master Planned Development Process outlined in Section 403.040, the subject property area (2.80 acres, more or less) is large enough and capable of accommodating the proposed 6,000 sq. ft. and 7,800 sq. ft. commercial buildings. Nevertheless, staff compared the proposed height, area and bulk standards to those in the base "B-2" General Business District. The proposed height of 20 ft. for the roofline and 30 ft. for the top of the ridge are below the base "B-2" district standards for maximum building height are 45 ft. and 3 stories.

      "B-2-P" Use Standards
      The proposed use of *Restaurant – General* (i.e., restaurant/tavern) is permitted in the "B-2-P" General Business District. On November 6, 2018 the Board of Aldermen approved Ordinance No. 2968 rezoning the subject property from Platte County "PI" Planned Industrial to Parkville City "B-2-P" General Business District.

      Access
      Two points of access are proposed off of Meadow Drive, the private east-west drive through Old Town At Creekside. A third, fourth and fifth point of access is also provided to the future lot, adjacent to the north. Per the request of the Fire Marshall with the Southern Platte Fire Protection District (SPFPD), AutoTURN movements

have been provided to show a Pierce Fire Truck (Velocity model; duel axle; 110 ft. ladder) can maneuver off of Meadow Drive into the development and throughout the parking lot (see Exhibit D.9). In terms of pedestrian access, 8 ft. and 6 ft. sidewalks will be installed around the perimeter of the buildings, connecting both the east and west sidewalks to the main entrances of the restaurant building (i.e., east and south facades; see Exhibit D.10). This includes a raised pedestrian crosswalk area connecting to the two mixed-use retail buildings and open space / courtyard area to the south. Additionally, these sidewalks will have connections to the existing 5 ft. sidewalks running north-south along the west side of Elizabeth Street.

Parking Requirements

Section 408.030 requires 10 parking spaces per 1,000 sq. ft. + 1 parking space per employee for *Restaurant, General* uses. The 6,000 sq. ft. and 7,800 sq. ft. buildings encompassing the restaurant will require 60 parking spaces. Additionally, the applicant is providing an additional 83 parking spaces (including 5 ADA stalls) to account for the restaurant's employees as well as additional patrons utilizing the proposed outdoor recreation area. Section 408.030 requires all non-residential uses within 1,000 ft. of a designated bicycle route of trail provide bicycle parking spaces according to Table 408-7: Bicycle Parking. This table requires bicycle parking for at least 5% of the required vehicles spaces be provided for Lot 5, which equates to 6 bicycle parking spaces to be provided. While a location is not specifically identified on the final development plan, installation of bicycle parking will be required as a condition of approval.

Parking Layout Design

The parking lot layout, aisle widths and parking stall specifications detailed on the site plan (see Exhibit D.5) are in accordance with the 25-26 ft. aisle widths of the approved preliminary development plan and 9 ft. by 19 ft. parking stall specifications of the Title IV – Development Code.

Signage

While the applicant has illustrated the location of signage in concept along the east and south elevations (see Exhibits D.14-D.17), these do not include dimensions or specifications. As a result, any proposed signage in the future will need to comply with the "B-2" General Business District signage standards for size, height and area allowance listed on Table 409-2: Sign Allowances.

Outdoor Lighting

The Lighting Plan (see Exhibit D.12) shows the general footprint and impact of lighting throughout the development and on adjacent property lines, and shows little to no light spillover on adjacent property parcels, including private streets. The exterior lighting pole heights of 25 ft. are below the "B-2" district's maximum mounting height limit of 37.5 ft., and meets the shielding requirements and design and performance criteria specified in Section 407.040.

b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

Building Location

While the development is placed in a manner parallel to Meadow Drive, the restaurant building is oriented north-south and faces primary traffic to the east in conformance with the approved preliminary development plan. Furthermore, the development is located towards the south of the subject property area to align with the pedestrian connection from the two mixed-use retail buildings and open space / courtyard area adjacent to the south.

Landscape Design

Detailed landscaping plans have been provided for Lot 5 (see Exhibits D.18-D.19) and meet the City's landscape design requirements per Section 407.020, including street tree, foundation planting, parking lot planting, buffer and open space requirements.

Stormwater Management

Per our Development Code requirements, the Public Works Department can require a Stormwater Management Analysis study be submitted for review and approval. The applicant has submitted a preliminary Macro-Stormwater Drainage Study for the Brush Creek area (see Exhibit H by Reference) and Parkville's contract City Engineer has determined the study's methodology is reasonable, and that stormwater best management practices (BMP) will need to be updated/revised for the final stormwater drainage study if there are any changes between the preliminary development plan design and the final development plan design.

c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

Architectural Design, Materials and Style

Architectural detail/design, materials and style for the proposed 6,000 sq. ft. and 7,800 sq. ft. commercial buildings have been prepared by the applicant (see Exhibits D.14-D.17). The main portion of the restaurant building will consist of colored masonry brick, metal panels and glass block, while the larger enclosed indoor area of the restaurant will consist of the same metal panel with corten metal, providing a more modern feel to the development. Staff finds the look of the commercial buildings and colors used to be compatible with the "B-2-P" zoning district and two 33,433 sq. ft. mixed-use buildings to the immediate south.

Proportion, Massing and Scale

In terms of proportion, massing and scale, the size of the 6,000 sq. ft. and 7,800 sq. ft. commercial buildings are appropriate sizes for the "B-2" zoning district and for the proposed 2.80 acre (more or less) size of Lot 5.



Section view drawing as depicted on Sheet 14 of 19 (Exterior Elevations)

d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

Location Compatibility

The preliminary development plan for Old Town At Creekside (approved November 6, 2018 via Ordinance No. 2969) is a planned commercial development consisting of retail, mixed-use, restaurant and other commercial uses on 30.05 acres, more or less (see Exhibits D and G by Reference). While one of the earlier versions of the preliminary development plan (dated October 22; see Exhibit G by Reference) contained a market/grocery retail use for the subject property, the location for the proposed 6,000 sq. ft. and 7,800 sq. ft. commercial buildings are both consistent and compatible with the approved "B-2-P" General Business District.

Open Spaces and Natural Features

The proposed commercial buildings on Lot 5 of Old Town At Creekside are oriented parallel to Meadow Drive. With the proposed outdoor recreation areas combined with the adjacent open space / courtyard area between the two mixed-use buildings to the south, the final development plan accomplishes "Square" open space type which is the preferred type for a "Walkable / Compact" planning context (i.e., downtown, core areas of commercial centers, and abutting blocks adjacent to walkable places). Additionally, landscaping is provided along the pedestrian connections and parking areas around the buildings.

e. Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.

As detailed in the in the review criteria above, the final development plan meets all of the applicable "B-2-P" requirements of the Development Code, with the exception of flexibility needed for the 25 ft. parking aisles in specific locations. This is in conformance with and detailed in staff's review of the preliminary development plan (dated October 9, 2018).

3. The application meets the criteria for all other reviews needed to build the project as proposed.

Many of the conditions of preliminary development plan approval for Old Town At Creekside have already been met as noted above. Per Section 408.020, Subsection D., the Public Works Director can request a Traffic Impact Study to analyze the impacts of the function of the transportation network in the vicinity of the site. Per staff's request, a Traffic Impact Study was prepared for the overall Creekside development projects and submitted it to MoDOT in January 2019.

4. The recommendations of professional staff

As detailed in the review criteria above, staff finds that the site plan conforms to the "B-2-P" General Business District, with the one exception noted review criteria 2.E above; and that the site is in compliance with the "B-2-P" General Business District's height, area and bulk standards, site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications).

Staff Conclusion and Recommendation
Staff concludes that with the once exception noted above, the proposed final development plan: Conforms to all applicable requirements of the Development Code, including those of the "B-2-P" General Business district; the site is capable of accommodating the buildings, proposed use, access and other site elements required by the Development Code and will not negatively impact the function and design of rights-of-way or adjacent property; the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices; the architecture and building uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the buildings; the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements; the application meets the criteria for all other reviews needed to build the project as proposed; and can meet the recommendations of professional staff. Staff recommends approval of the final development plan for Old Town Creekside Restaurant on Lot 5 of Old Town At Creekside, subject to the following conditions:

- The subject property area for Lot 5 be subdivided/platted prior to the issuance of building permits.
- Installation of bicycle parking to meet the requirements of Table 408-7: Bicycle Parking prior to the issuance of a certificate of occupancy.
- Public Works Department discretion as to the submittal of a Final Stormwater Drainage Study for Lot 5 if necessary. If requested, the study shall include details and revised/updated best management practices (BMP) calculations for the proposed final development plan and associated improvements; and the study shall be reviewed and approved by the Public Works Department.
- 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, 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 Final Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during 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 serve as the final action.

Note: Approval of a final development plan and fulfillment of staff conditions shall authorize the applicant to apply for a building permit and other applicable permits. The Community Development Director may approve minor amendments to approved final development plan without the refiling of a new application, but in no event shall the Director approve any change that does not qualify for an administrative adjustment, or any change that is different from any condition of approval of the final development plan. An approved final development plan shall expire and be of no further effect if an application for building permit for one or more buildings

shown on the site plan is not filed within two years of approval. The Planning and Zoning Commission may grant an extension for up to one additional year.

Note: The Board of Aldermen has the ability to consider the application if an “Appeal of Decision” is filed with the Community Development Director within 15 days of the decision by the appellate body designated in Table 403-1. For applications for final development plan, the Board of Aldermen is designated as the appellate body.

End of Memorandum



10-04-2021

Stephen Lachky, AICP, CPM, CFM — Date
Community Development Director

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

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0015

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: BRIAN MERTZ
Company: PARKVILLE DEVELOPMENT 140, LLC
Address: 7607 NW JOHN ANDERS ROAD
City, State: KANSAS CITY, MO 64152
Phone: (816) 616-9016 Fax: _____
E-mail: BMERTZ1@KC.RR.COM

Owner(s), if different from applicant

Name: BRIAN MERTZ
Company: PARKVILLE DEVELOPMENT 140, LLC
Address: 7607 NW JOHN ANDERS ROAD
City, State: KANSAS CITY, MO 64152
Phone: (816) 616-9016 Fax: _____
E-mail: BMERTZ1@KC.RR.COM

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

Name: PATRICK CASSITY
Company: RENAISSANCE INFRASTRUCTURE CONSULTING
Address: 5015 CANAL STREET, SUITE 100
City, State: RIVERSIDE, MO 64150
Phone: (816) 800-0950 Fax: _____
E-mail: PCASSITY@RIC-CONSULT.COM

Contact Person, if different from applicant

Name: _____
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) _____ Date: _____

Property Owner's Signature (Required) _____ Date: _____

2. Property Information

Property address and general location: Parcel immediately north of the Old Town Creekside Mixed Use Building
Legal description (may be attached): See Attached.
Description of proposed use(s): Proposed restaurant and outdoor entertainment

Zoning district: B-2-P
Gross acreage of lot: 2.92
Open space acreage: 0.85
Proposed block and lot pattern: N/A
Lot coverage: 71%
Density/Intensity: N/A
Net acreage of lot: 2.92
Building types/scale: Mixed Use

3. Factors affecting the project

Are any public improvements required for this project? No

Explain (may be attached):

Application #: _____

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: N/A

Proposed surface material: N/A Maximum grade: N/A

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

Pedestrian connection to Meadow drive to the south and mixed courtyard to the south.

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: _____

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: _____

Application #: _____

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.*

OLD TOWN CREEKSIDE RESTAURANT
OLD TOWN AT CREEKSIDE - 5TH PLAT

A DEVELOPMENT IN PARKVILLE, PLATTE COUNTY, MISSOURI

FINAL DEVELOPMENT PLAN

TOTAL AREA: 2.80 ACRES

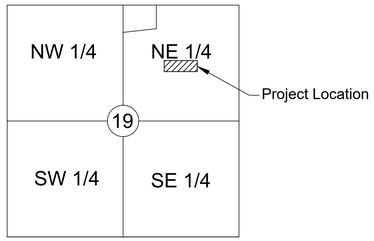
PROPERTY DESCRIPTION:

All that part of the West half of the Northeast Quarter of Section 19, Township 51 North, Range 34 West in the City of Parkville, Platte County, Missouri, described by Steve E. Roberts, Missouri LS-2496 of Renaissance Infrastructure Consulting as follows:

Beginning at the Northeast corner of Tract B, OLD TOWN AT CREEKSIDE - FIRST PLAT, a subdivision in said City of Parkville, recorded in Instrument No. 2019010297 of the records of said Platte County, said point bearing North 00°13'12" East, 20.00 feet of the Northwest corner of Lot 1, said OLD TOWN AT CREEKSIDE - FIRST PLAT; thence North 00°13'12" East, along the northerly extension of the West line of said Tract B, 218.26 feet; thence departing said extension South 89°46'48" East, 559.81 feet to a point on the westerly line of said Tract B; thence along the said westerly line for the following three courses, South 00°05'49" West, 194.21 feet; thence southwesterly, along a curve to the right having an arc length of 37.75 feet a radius of 24.00 feet and a delta of 90°07'23"; thence North 89°46'48" West, 536.23 feet to the Point of Beginning, containing 122,114 square feet, or 2.803 acres, more or less.



VICINITY MAP
(Scale: 1"=1500')



SECTION MAP
SEC. 19 TW. 51 RNG. 34

INDEX OF SHEETS

C01	Cover Sheet
C02	Existing Conditions
C03	Preliminary Development Plan
C04	Overall Layout
C05	General Layout
C06	Grading Plan
C07	Slope Analysis
C08	Site Utility Plan
C09	Fire Protection Plan
C10	Pedestrian Plan
C11	Standard Details
E01	Lighting Plan
A101	First Floor Plan
A200	Exterior Elevations
A201	Exterior Elevations
R100	Exterior Renderings
R101	Exterior Renderings
L01	Landscape Plan
L02	Landscape Plan

LEGEND

Existing Section Line	Proposed Right-of-Way
Existing Right-of-Way Line	Proposed Property Line
Existing Lot Line	Proposed Lot Line
Existing Easement Line	Proposed Easement
Existing Curb & Gutter	Proposed Curb & Gutter
Existing Sidewalk	Proposed Sidewalk
Existing Storm Sewer	Proposed Storm Sewer
Existing Storm Structure	Proposed Storm Structure
W/L Existing Waterline	Proposed Fire Hydrant
Existing Gas Main	Proposed Waterline
SAN Existing Sanitary Sewer	SAN Proposed Sanitary Sewer
Existing Sanitary Manhole	Proposed Sanitary Manhole
Existing Contour Major	Proposed Contour Major
Existing Contour Minor	Proposed Contour Minor
	Future Curb & Gutter

DEVELOPMENT DATA

a.	Existing Zoning	B-2-P
b.	Proposed Zoning	B-2-P
c.	Total Land Area	2.80 Acres
d.	Street ROW Area	0 Acres
e.	Net Land Area	2.35 Acres
f.	Proposed Use	Mixed Use (Commercial/Residential)

UTILITY CONTACTS

City of Parkville	(816) 741-7676
CPWSD #1 of Platte County	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2052
Spire Gas Energy	(816) 756-5252
Evergy	(816) 471-5275
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Spectrum	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457

DEVELOPER:

Parkville Dev. 38, LLC
C/O: Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO 64152

SURVEYOR:

Renaissance Infrastructure Consulting, LLC
5015 NW Canal Street, Suite 100
Riverside, MO. 64150
(816) 800-0950

ENGINEER:

Renaissance Infrastructure Consulting, LLC
5015 NW Canal Street, Suite 100
Riverside, MO. 64150
(816) 800-0950

Know what's below. Call before you dig.

Sheet
C01

Final Development Plan
21-0204
Old Town At Creekside Restaurant

Cover Sheet

NO.	BY	DATE	REVISION
1.	JWD	10/04/21	AS PER CITY COMMENTS
	JWD	09/10/21	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, Missouri 64150
816.800.0950
www.ric-consult.com

STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER PE-2016008244
PROFESSIONAL ENGINEER
PATRICK N. CASSITY PE-2016008244

Oct 04, 2021 - 10:01am
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Old Town at Creekside (Unplatted Lot)
City of Parkville
Parcel No. 20-4.0-19-000-000-008.001
Area: 21.77 Acres

Property Line
S89°46'48"E 559.81'

FEMA ZONE A
Ex. SS/E
Property Line
N00°13'12"E 227.26'
30' SS/E
Existing Sanitary Sewer (Typ)
Existing Waterline (Typ)
20' SS/E
N89°46'48"W 536.23'
Property Line
MEADOW DRIVE
GAS
GAS
GAS

Property Area: 2.80 Ac. (121,968 SF)
Existing Zoning: B-2-P

Existing Gravel Parking
ELIZABETH STREET
S00°05'49"W 203.21'
15' D/E
Existing Fire Hydrant (Typ)
L=37.75'
R=24'

785
790
795
800
800

Old Town at Creekside 1st Plat, Lot 1
City of Parkville
Parcel No. 20-4.0-19-000-000-008.002
Area: 2.10 Acres

Old Town at Creekside 1st Plat, Tract A
City of Parkville
Parcel No. 20-4.0-19-000-000-008.003
Area: 1.52 Acres

Old Town at Creekside 1st Plat, Lot 2
City of Parkville
Parcel No. 20-4.0-19-000-000-008.004
Area: 2.26 Acres

NORTH
1"=20'
0 10' 20'

Sheet
C02

Final Development Plan
21-0204
Old Town At
Creekside Restaurant

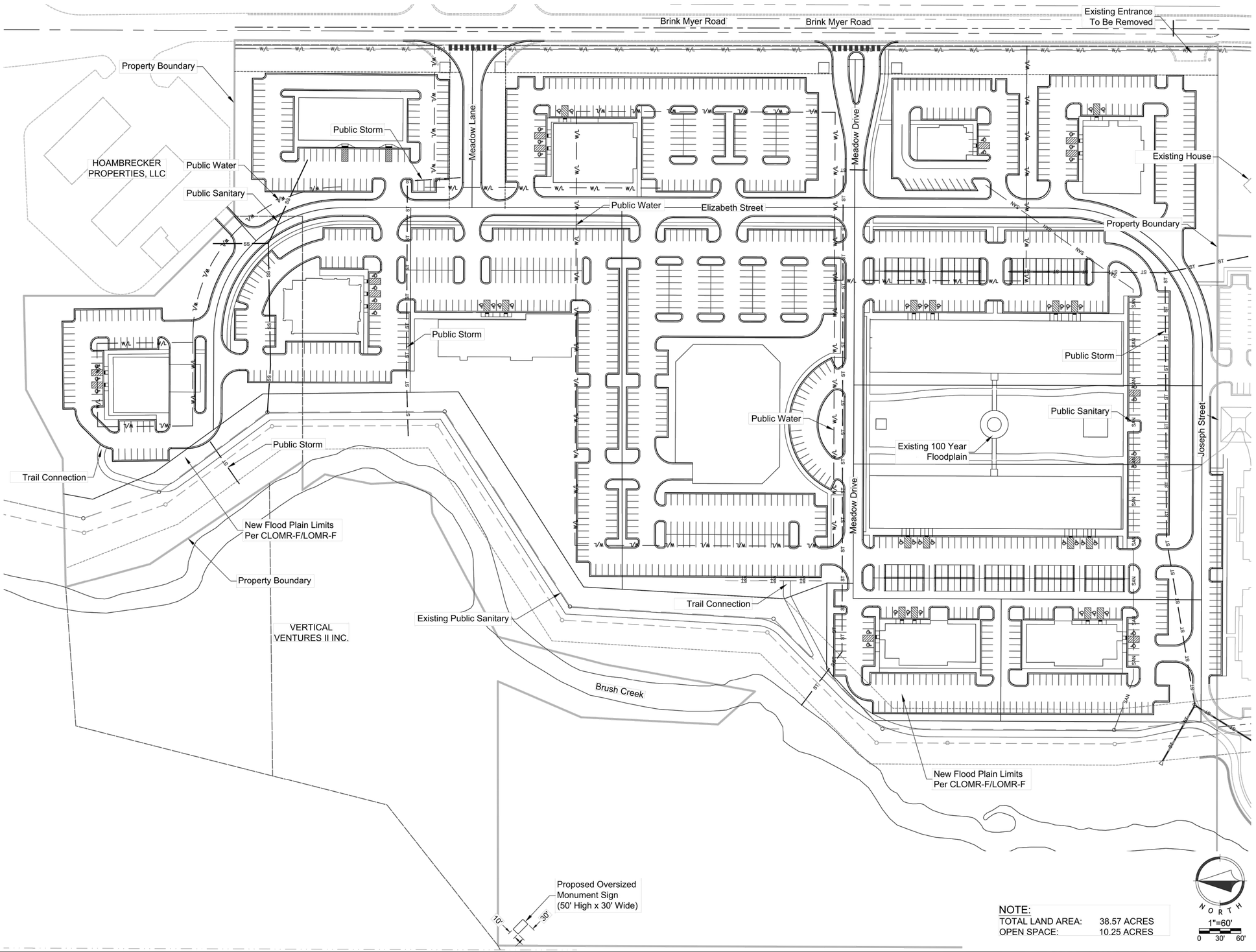
Existing Conditions

NO.	BY	DATE	REVISION
1.	JWD	10/04/21	AS PER CITY COMMENTS
	PNC	09/10/21	ORIGINAL SUBMITTAL
	QD		

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Sheet
3 of 10

Preliminary Development Plan

18-0211
Old Town At Creekside

Development Plan

NO.	BY	DATE	REVISION
4.	AM/	SW	10/22/18	AS PER CITY COMMENTS
3.	JWD	SW	10/08/18	AS PER CITY COMMENTS
2.	BDS	SW	09/05/18	AS PER CITY COMMENTS
1.	JWD	SW	08/23/18	AS PER CITY COMMENTS
	JWD	SW	08/03/18	ORIGINAL SUBMITTAL
NO.	BY	QD	DATE	REVISION

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Sheet
C03

Final Development Plan

21-0204
Old Town At Creekside Restaurant

Preliminary
Development Plan

NO.	BY	DATE	REVISION
1.	JWD	PNC	10/04/21	AS PER CITY COMMENTS
	JWD	PNC	09/10/21	ORIGINAL SUBMITTAL
NO.	BY	QD	DATE	REVISION

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PATRICK N. CASSITY
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Oct 23, 2018 - 8:11am
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Brink Myer Road

Meadow Lane

10 and 2 Coffee

Anytime Fitness

Johnny's Tavern

Future Commercial Building

Elizabeth Street

Existing Building

Future Commercial Building

Future Commercial Building

Future Commercial Building

Meadow Drive

Proposed Building

Existing Mixed-Use Building

Existing Mixed-Use Building

FIRE

NORTH

1"=50'

0 25' 50'

Sheet
C04

Final Development Plan

21-0204
Old Town At
Creekside Restaurant

Overall Layout

NO.	BY	DATE	REVISION
1.	JWD	10/04/21	AS PER CITY COMMENTS
	JWD	09/10/21	ORIGINAL SUBMITTAL
	PNC		
	QD		

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Future Parking

Future Building

Future Building

Future Parking

Retaining Wall

Property Line

S89°46'48"E 559.81'

Property Line

Trash Enclosure

ELIZABETH STREET

PROPOSED BUILDING 7,800 SF

PROPOSED BUILDING 6,000 SF

Property Line

N00°13'12"E 227.26'

S00°05'49"W 203.21'

Proposed Storm (Typ)

Proposed Outdoor Recreation

Existing Sanitary (Typ)

Patio

Ex. Parking

Existing Parking

Existing Parking

N89°46'48"W 536.23'

MEADOW DRIVE

Property Line

L=37.75'
R=24'

Raised Colored Concrete Pedestrian Area/Crossing

Existing Building

Existing Building

Parking Data Table

Parking Required
(10/1,000 SF - Restaurant)
(1/4 Seats - Outdoor Area)
125 Parking Stalls Required
137 Parking Stalls Provided

5 ADA Parking Stalls Required
5 ADA Parking Stalls Provided

Parking Legend

(H2) ADA Parking

(1) General Parking

Paving Schedule

Light Asphaltic Concrete Pavement

8" Portland Concrete Pavement and 4" Concrete Sidewalk

(See Geotech Report and Standard Detail Sheets for Additional Information)

NORTH
1"=20'
0 10' 20'

Sheet
C05

Final Development Plan

21-0204
Old Town At
Creekside Restaurant

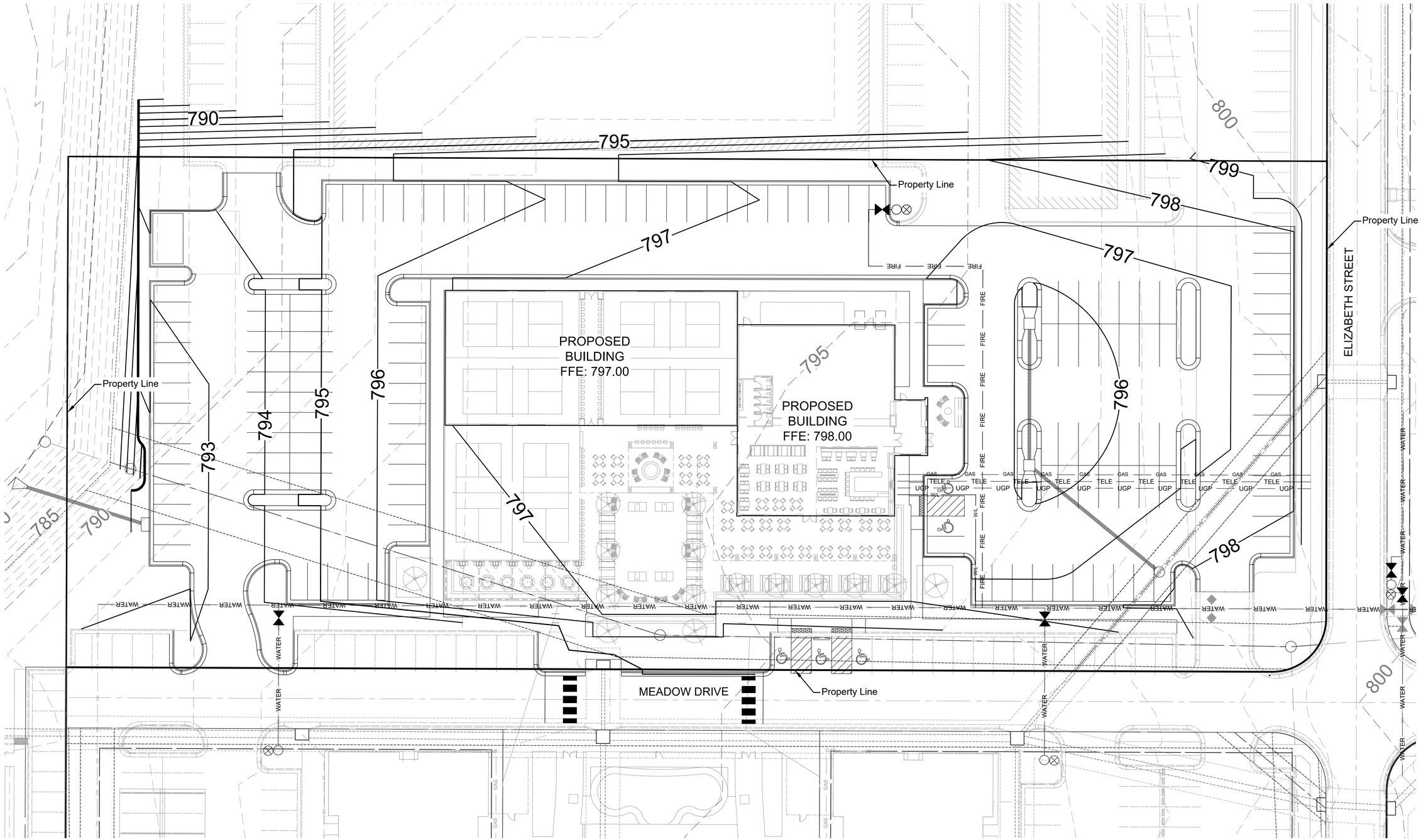
General Layout

NO	BY	DATE	REVISION
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790
795
797
796
794
793
785
799
798
800
Property Line
Property Line
Property Line
ELIZABETH STREET
PROPOSED BUILDING FFE: 797.00
PROPOSED BUILDING FFE: 798.00
MEADOW DRIVE
FIRE
GAS
TELE
UGP
WATER
WATER
WATER

PROPOSED BUILDING
FFE: 797.00

PROPOSED BUILDING
FFE: 798.00

Property Line

Property Line

Property Line

ELIZABETH STREET

MEADOW DRIVE

790 795 796 797 798 799 800 793 794 785

3.33% 1.67% 10.25% 1.00% 4.00% 2.72% 5.00% 2.15% 3:1 4.00% 4.00% 2.38% 0.65% 6.67% 3.57% 5.80% 3.36% 2.85% 2.22% 2.43%

FIRE WATER GAS TELE UGP W/L

Legend

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour
- 1.00% Existing Slope
- 1.00% Proposed Slope

NORTH

1"=20'

0 10' 20'

Sheet
C07

Final Development Plan

21-0204
Old Town At
Creekside Restaurant

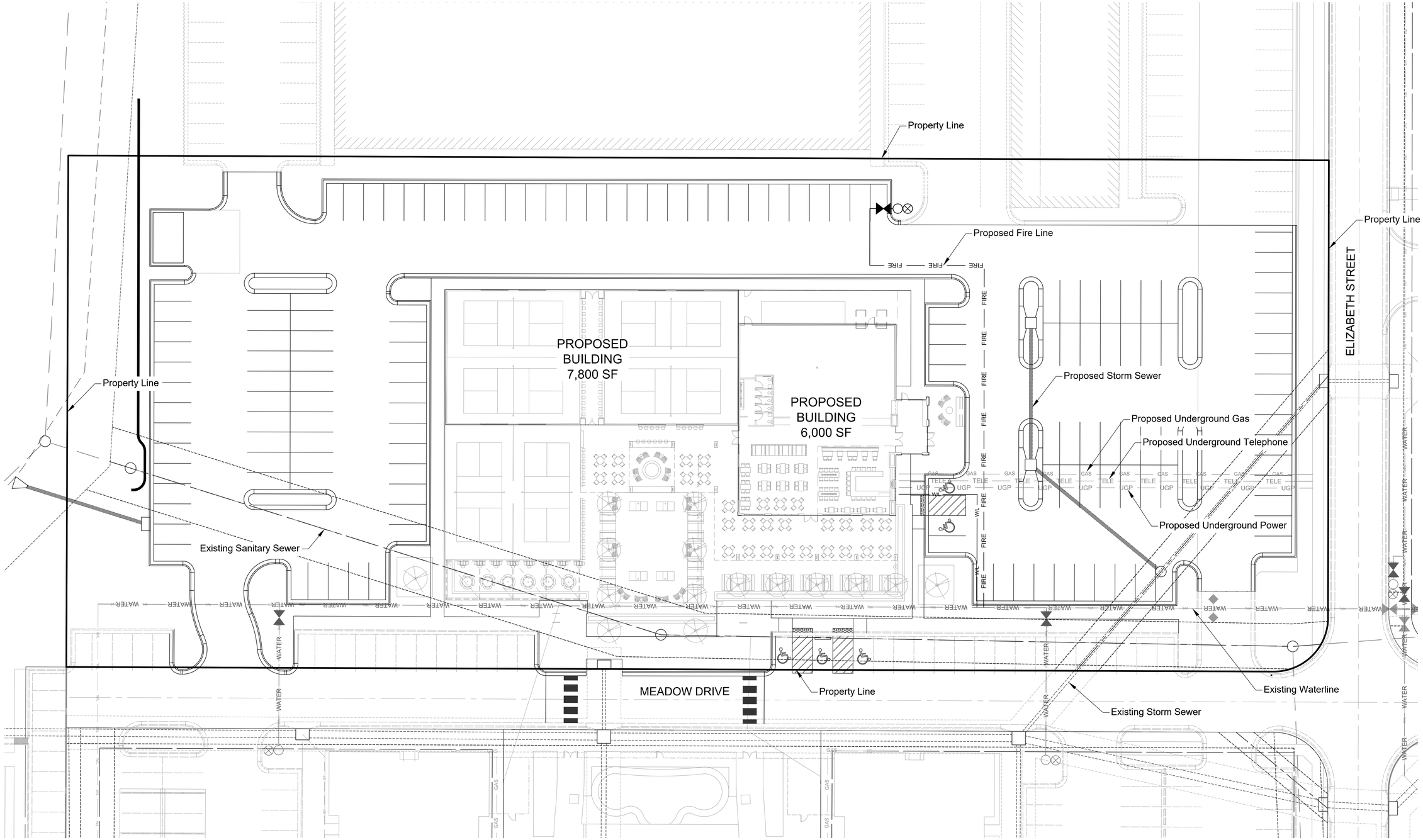
Slope Analysis

NO	BY	DATE	REVISION
1.	JWD	10/04/21	AS PER CITY COMMENTS
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	JWD	QD	
	PNC		

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Sheet
C08

Final Development Plan

21-0204
Old Town At
Creekside Restaurant

Site Utility Plan

NO	BY	DATE	REVISION
1.	JWD	10/04/21	AS PER CITY COMMENTS
	JWD	09/10/21	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
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STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER PE-2016008244
PROFESSIONAL ENGINEER
PATRICK N. CASSITY PE-2016008244

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Fire Truck Turning Movement Template

Property Line

Proposed Fire Hydrant

Property Line

ELIZABETH STREET

PROPOSED BUILDING 7,800 SF

PROPOSED BUILDING 6,000 SF

37'

Property Line

105'

95'

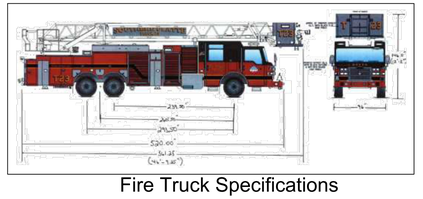
Ex. Fire Hydrant

Ex. Fire Hydrant

MEADOW DRIVE

Property Line

Ex. Fire Hydrant



Fire Truck Specifications

NORTH

1"=20'

0 10' 20'

Sheet
C09

Final Development Plan

21-0204
Old Town At
Creekside Restaurant

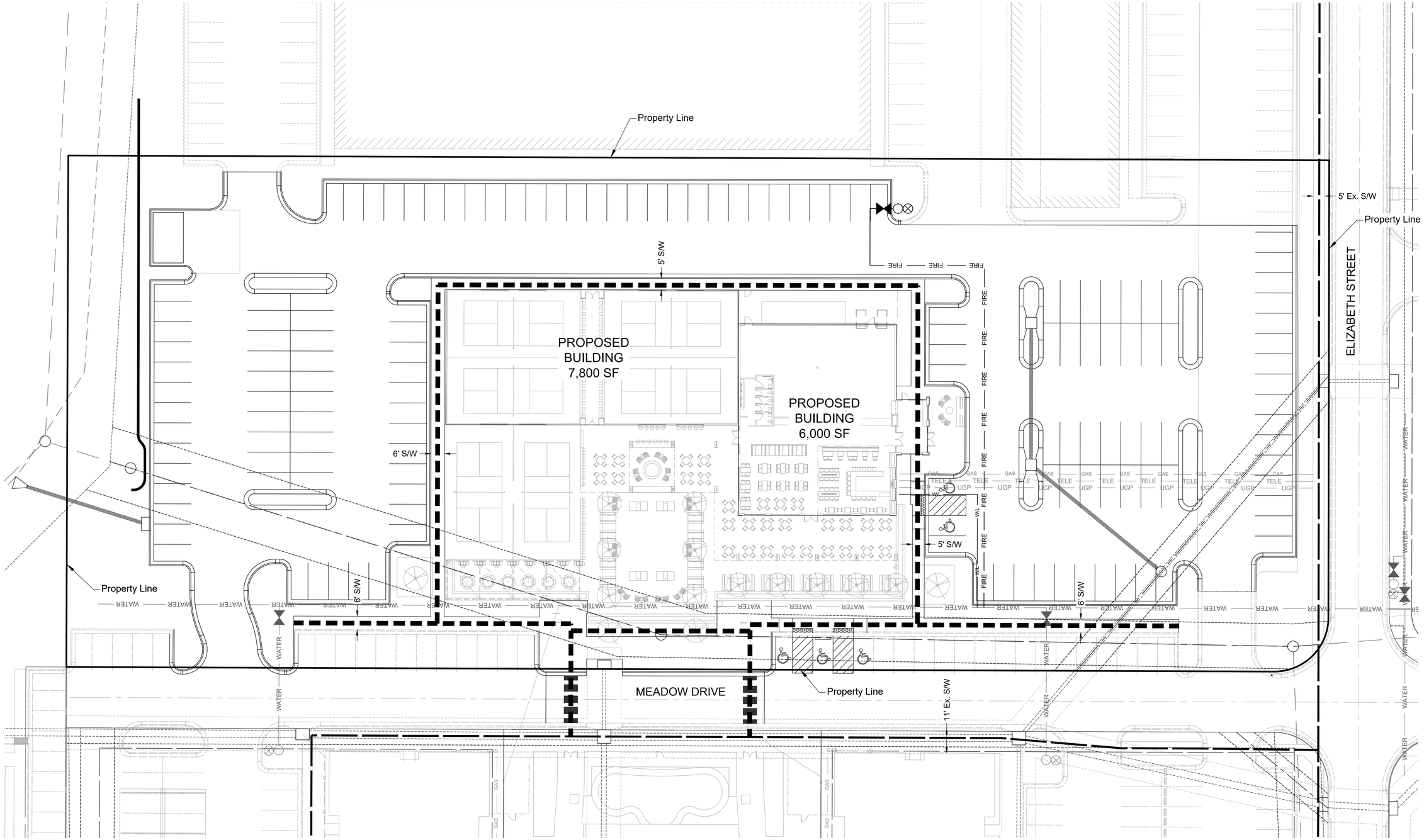
Fire Protection Plan

NO	BY	DATE	REVISION
1.	JWD	10/04/21	AS PER CITY COMMENTS
	PNC	09/10/21	ORIGINAL SUBMITTAL
	QD		

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Final Development Plan

21-0204
Old Town At
Creekside Restaurant

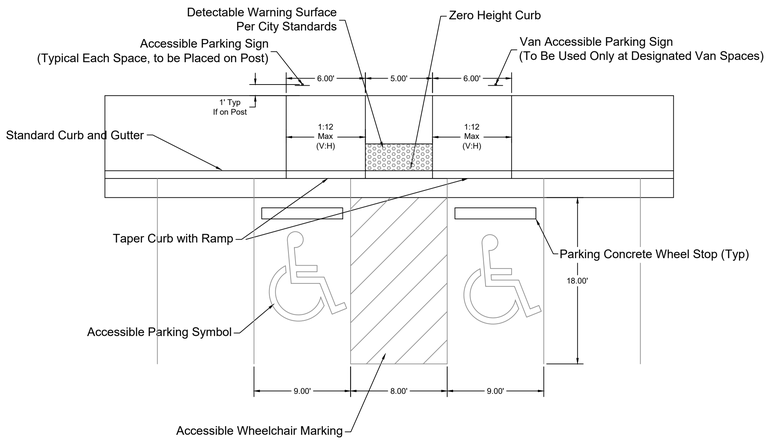
Pedestrian Plan

NO	BY	DATE	REVISION
1.	JWD	10/04/21	AS PER CITY COMMENTS
	PNC	09/10/21	ORIGINAL SUBMITTAL
	JWD	PNC	

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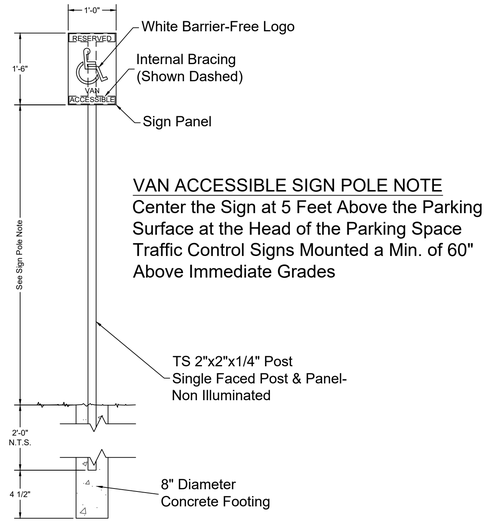
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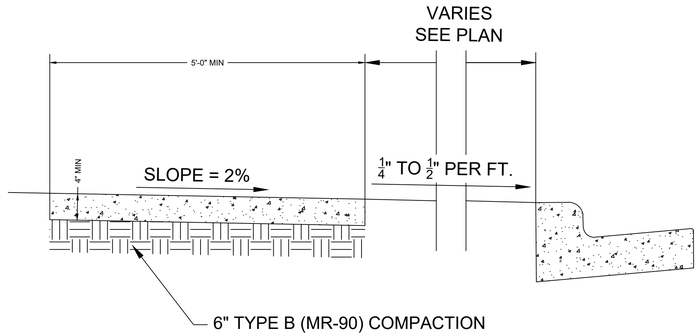
Note:
Accessible Parking Symbol and Signage Shall Comply with the Applicable Recommendations of the Manual of Uniform Traffic Control Devices (MUTCD)

ACCESSIBLE PARKING DETAIL (90°)
Not to Scale

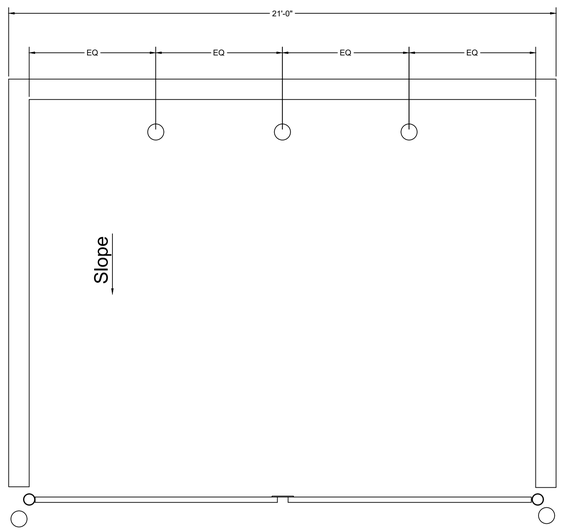


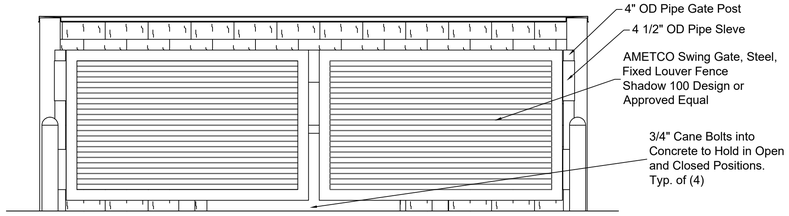
VAN ACCESSIBLE SIGN POLE NOTE
Center the Sign at 5 Feet Above the Parking Surface at the Head of the Parking Space
Traffic Control Signs Mounted a Min. of 60" Above Immediate Grades

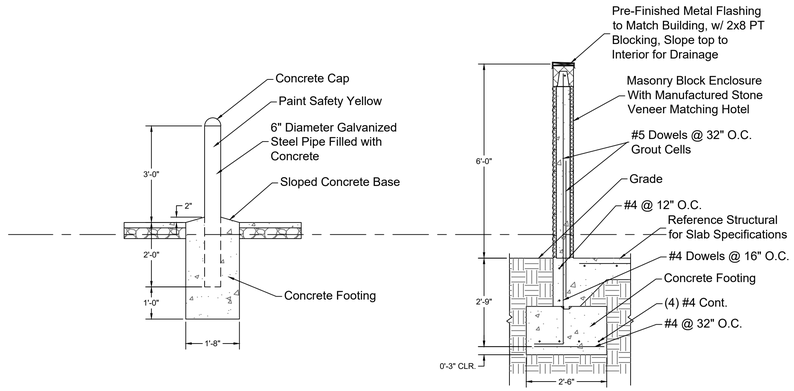
HANDICAP SIGNAGE
Not to Scale



STANDARD SIDEWALK
PUBLIC AND PRIVATE







TRASH ENCLOSURE DETAIL
Not to Scale

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Final Development Plan

21-0204
Old Town At
Creekside Restaurant

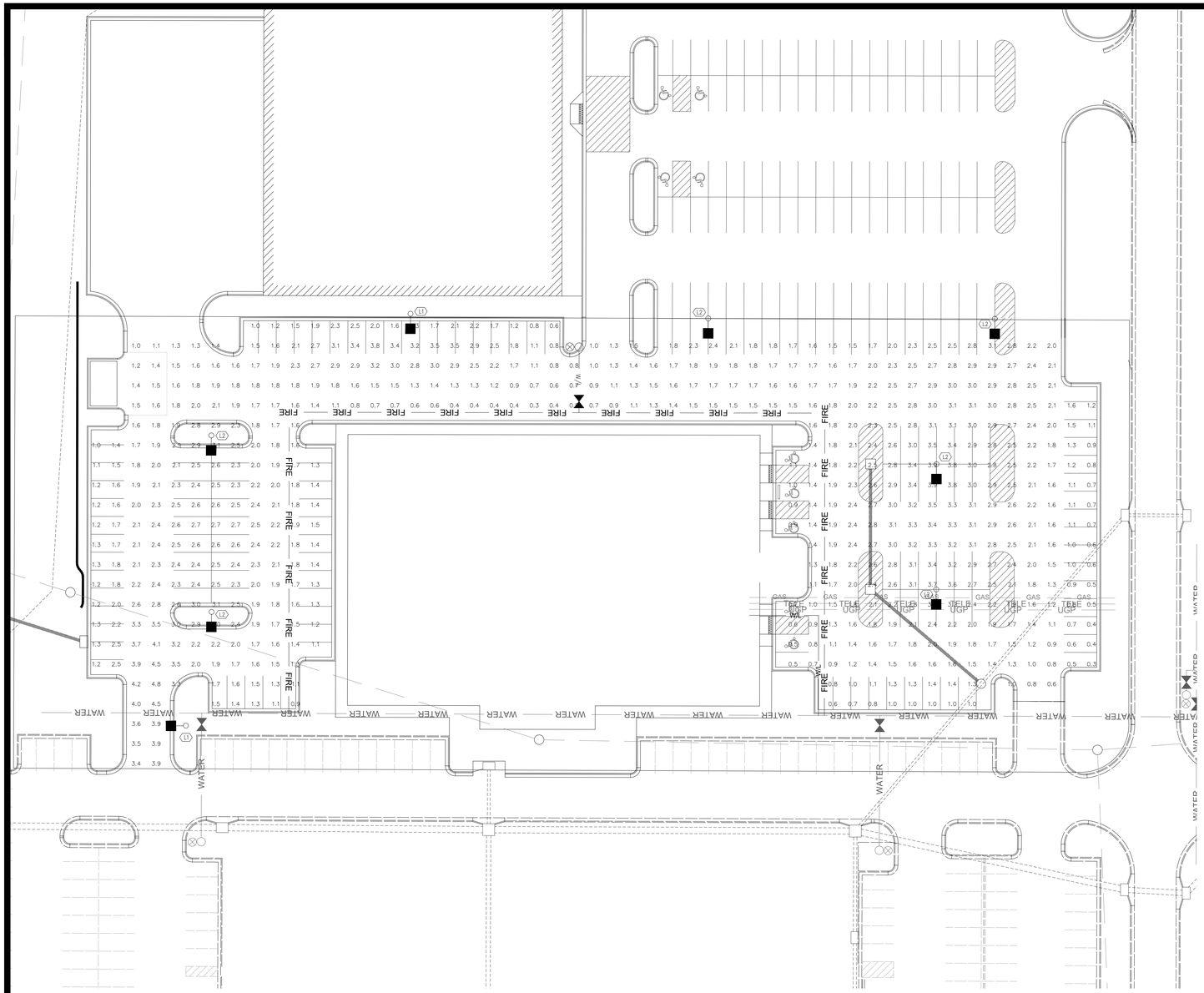
Standard Details

NO	BY	DATE	REVISION
1.	JWD	10/04/21	AS PER CITY COMMENTS
	JWD	09/10/21	ORIGINAL SUBMITTAL

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FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

IP66

See Certification Specifications

CONTROL TECHNOLOGY

SiteSync Lighting Controls · NX DISTRIBUTED™ INTELLIGENCE · wiSCAPE™



RELATED PRODUCTS

Airo · Cimarron LED · Ratio Family

HUBBELL Lighting

RAR1

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT–CANDLES	1.96
MAXIMUM FOOT–CANDLES	4.8
MINIMUM FOOT–CANDLES	0.3
MAXIMUM TO MINIMUM FC RATIO	14.26
AVERAGE TO MINIMUM FC RATIO	5.83

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	MODEL	WATTAGE	MOUNTING	HEIGHT	LAMP DEPRECIATION
L1		2	HUBBELL OUTDOOR, RAR–2–320L–165–4K7–3–BC	165 W	POLE	25 FT.	0.9
L2		6	HUBBELL OUTDOOR, RAR2–480L–210–4K7–5QW	210 W	POLE	25 FT.	0.9

NORTH

1"=30'

0 15' 30'

Final Development Plans

21-0204
Old Town At Creekside
45 Highway & I-435

Lighting Plan

NO.	DATE	REVISION
1	09/10/2021	Original Submittal

DRAWN BY AJV · CHECKED BY GDN

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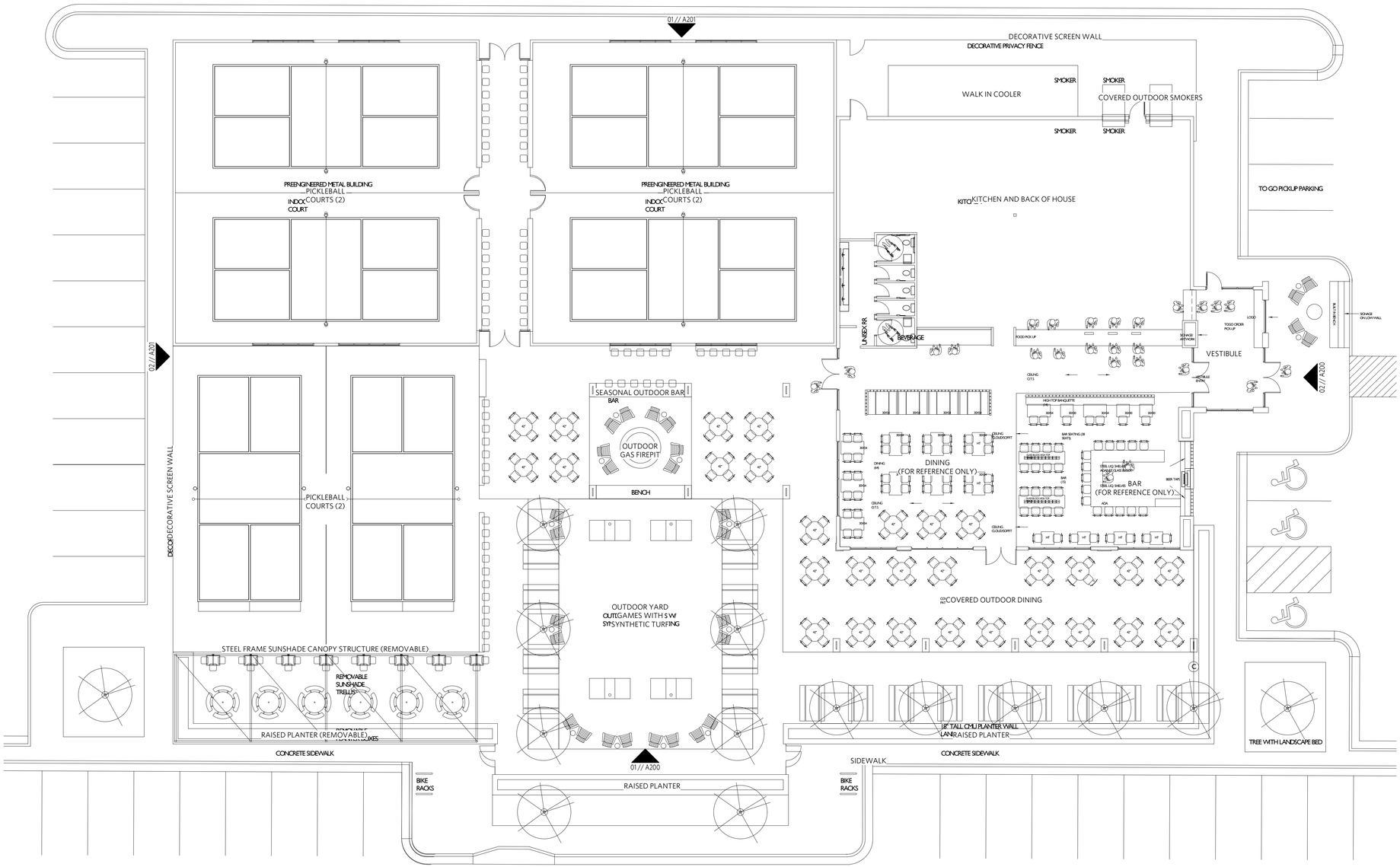
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OLD TOWN AT CREEKSIDE RESTAURANT

FINAL DEVELOPMENT PLAN



REV	ISSUE	DATE

FIRST FLOOR PLAN

A101

21.00 PROJECT NAME

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OLD TOWN AT CREEKSIDE RESTAURANT

FINAL DEVELOPMENT PLAN

MATERIAL KEY



GLASS BLOCK



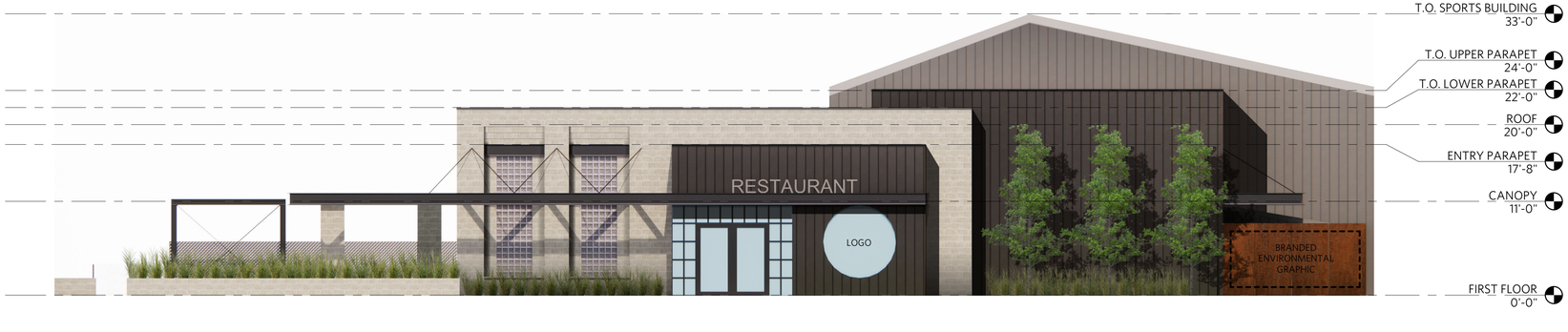
COLORED MASONRY UNIT



METAL PANEL



CORTEN METAL



02 EAST ELEVATION
1/8" = 1'-0"



01 SOUTH ELEVATION
1/8" = 1'-0"

REV	ISSUE	DATE

EXTERIOR ELEVATIONS

A200

21.00.PROJECT NAME

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MATERIAL KEY



GLASS BLOCK



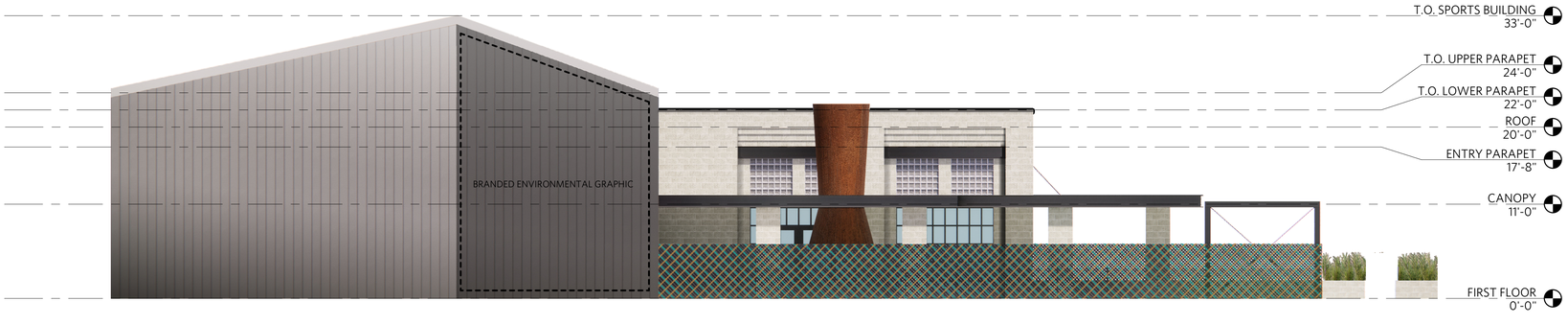
COLORED MASONRY UNIT



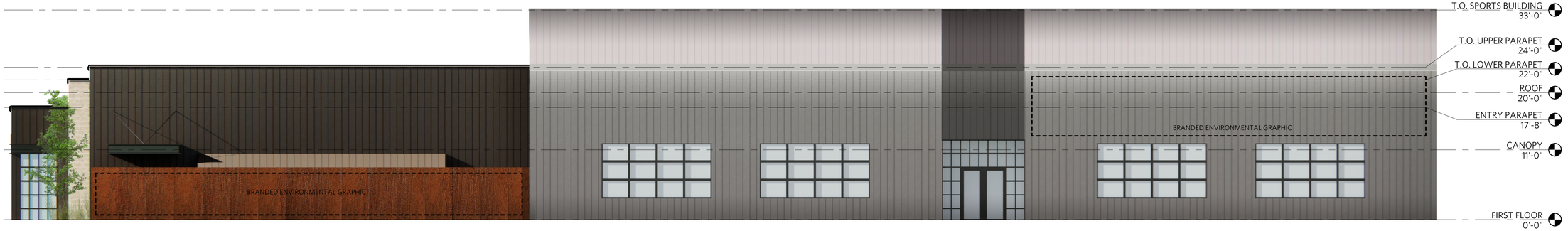
METAL PANEL



CORTEN METAL



02 WEST ELEVATION
1/8" = 1'-0"



01 NORTH ELEVATION
1/8" = 1'-0"

OLD TOWN AT CREEKSIDE RESTAURANT

FINAL DEVELOPMENT PLAN

REV	ISSUE	DATE

EXTERIOR ELEVATIONS

A201

21.00 PROJECT NAME

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VIEW LOOKING NORTHWEST

OLD TOWN AT CREEKSIDE RESTAURANT

FINAL DEVELOPMENT PLAN

REV ISSUE DATE

EXTERIOR RENDERINGS

R100

21.00.PROJECT NAME

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AERIAL VIEW LOOKING NORTHEAST

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OLD TOWN AT CREEKSIDE RESTAURANT

FINAL DEVELOPMENT PLAN

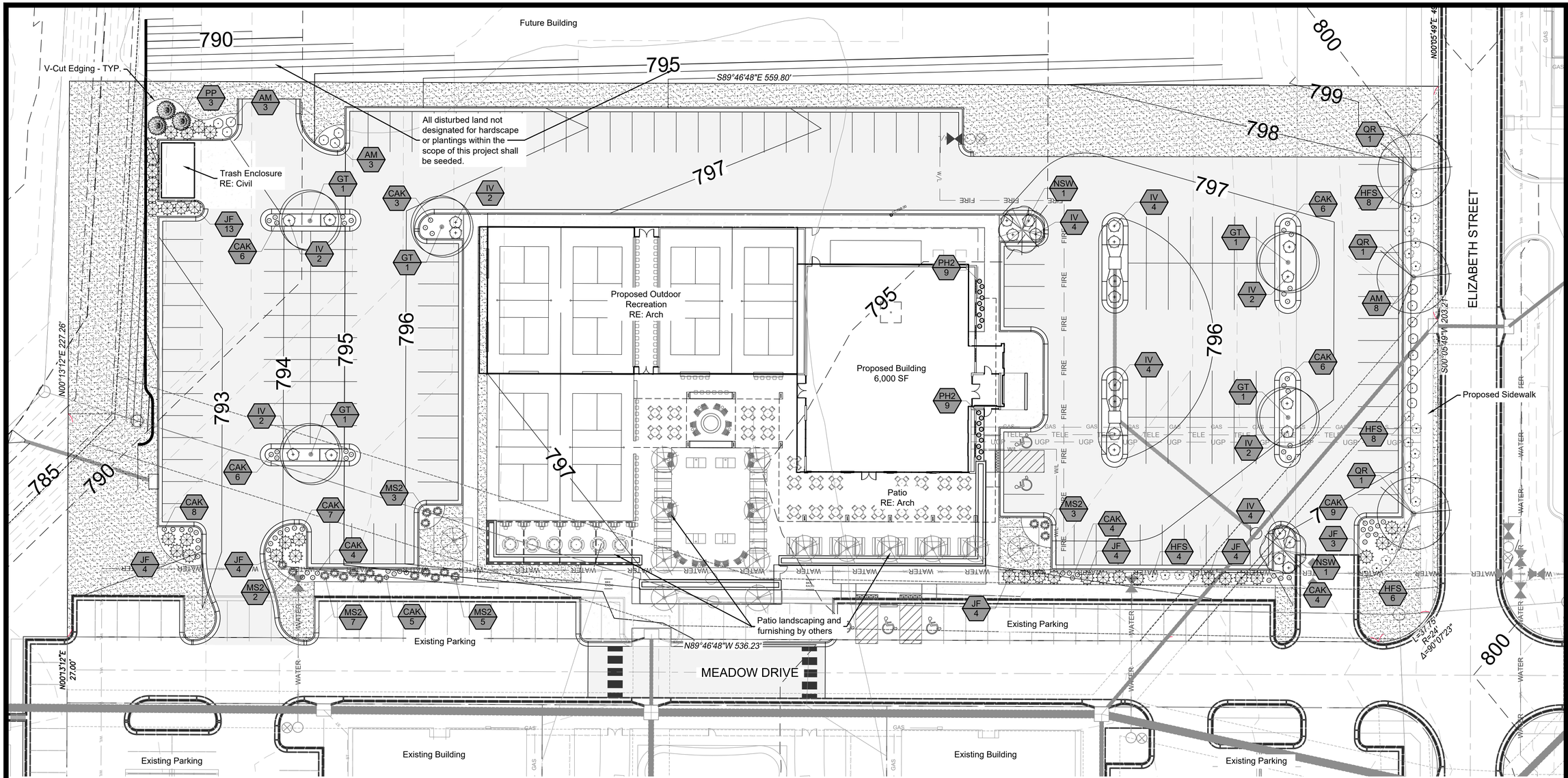
REV ISSUE DATE

EXTERIOR RENDERINGS

R101

21.00.PROJECT NAME

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LANDSCAPE CALCULATIONS
Zoning: B-2-P
Street Trees
Required:
1 Large Tree / 40 lf Lot Frontage
Provided:
Elizabeth St (95') = 3 Trees

Foundation Planting
Required:
Cont. shrub massing along 75% of all non-paved building frontages
Provided:
As required

Parking Lot Planting
Required:
1 Large Tree / 25 Spaces
10' Perimeter Buffer
1 Shrub / 10 lf Perimeter Landscape Buffer
(Cont. shrub massing for any perimeter within 24' of a street
Provided:
143 Spaces = 6 Trees
10' Perimeter Buffer
East Perimeter (145') = 15 Shrubs
South Perimeter (137') = 14 Shrubs

Open Space
Required: 12%
Provided:
Lot Area = 127,152 sf x 12% = 15,258 sf min.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	GT	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B&B, 2" Cal.	5
	NSW	Nyssa sylvatica `Wildfire` / Black Gum	B&B, 2" Cal.	2
	QR	Quercus rubra / Red Oak	B&B, 2" Cal.	3

EVERGREEN	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	PP	Picea pungens `Fat Albert` / Colorado Spruce	B&B, 6` Ht. Min.	3

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	SOD	20,337 sf

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AM	Aronia melanocarpa `Morton` TM / Iroquis Beauty Black Chokeberry	3 Gal.	14
	HFS	Hypericum frondosum `Sunburst` / Sunburst Hypericum	3 Gal.	26
	IV	Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire	3 Gal.	26

EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	JF	Juniperus chinensis `Sea Green` / Sea Green Juniper	5 Gal.	36

GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	CAK	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	3 Gal.	68
	MS2	Miscanthus sinensis `Gracillimus` / Maiden Grass	3 Gal.	20
	PH2	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	3 Gal.	18

NORTH
1"=20'
0 10' 20'

Final Development Plan
21-0204
Old Town at Creekside Restaurant
Parkville, Platte County, Missouri

Landscape Plan

NO.	DATE	REVISION
	10/04/2021	Per City Comments
	09/10/2021	Original Submittal

DRAWN BY AL | CHECKED BY AG

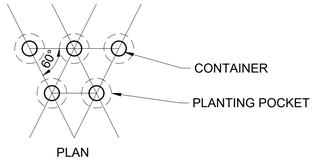
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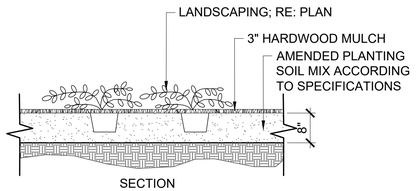
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LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. TREE WELLS SHALL BE IRRIGATED BY ROOT WATERING SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.



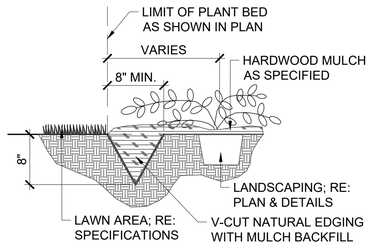
PLAN



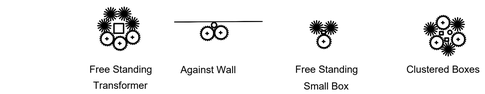
SECTION

CONTAINER PLANTING DETAIL - NTS

NOTES:
1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.

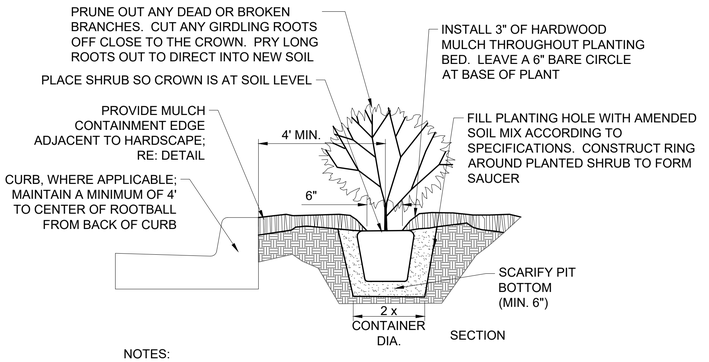


V-CUT NATURAL EDGE DETAIL - NTS



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS

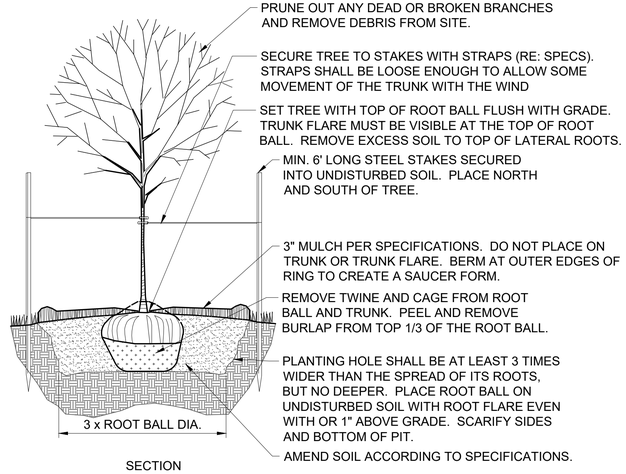


SECTION

NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS

NOTES:
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



SECTION

DECIDUOUS TREE PLANTING DETAIL - NTS

Final Development Plan

21-0204
Old Town at Creekside Restaurant
Parkville, Platte County, Missouri

Landscape Notes and Details

NO.	DATE	REVISION
	10/04/2021	Per City Comments
	09/10/2021	Original Submittal

DRAWN BY AL | CHECKED BY AG

Renaissance Infrastructure Consulting
1815 McGee Street, Suite. 200
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com
MO Certificate of Authority: E-2010033630

Sheet
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Oct 04 , 2021- 10:24am
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CITY OF PARKVILLE ▪ 8880 Clark Avenue ▪ Parkville, MO 64152 ▪ (816) 741-7676 ▪ FAX (816) 741-0013

Thursday, September 23, 2021

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gpfau@mcclurevision.com

RE: City of Parkville staff review comments – Old Town At Creekside Restaurant (prepared by Renaissance Infrastructure Consulting; dated September 10, 2021)

Dear Patrick, Brian, Daniel and Greg,

The following is a compilation of all Parkville staff review comments received to-date regarding the Application for Final Development Plan for Old Town At Creekside Restaurant. Review comments are provided by myself (Community Development Director), Brad Stanton (Planner), Ed Gault (Building Official), Alysen 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, October 4, 2021**. Thank you.

General Comments

1. **Adopted Building Codes** – Please note, the City of Parkville, Mo. adopted the 2018 International Family of Building Codes and designated appendices on January 7, 2020.
2. **Preliminary Development Plan Sheet** – Between sheets C02 (Existing Conditions) and C03 (General Layout), please add a sheet showing the approved Preliminary Development Plan for Old Town At Creekside. This way staff and Planning and Zoning Commission members can compare changes/modifications between the original and proposed layouts for Old Town At Creekside.

Cover Sheet (C01)

3. **No comments**

Existing Conditions (C02)

4. **Property Area** – Please label the total area of the subject property (in acres and square feet).
5. **Existing Zoning** – Please label the existing "B-2-P" General Business District zoning on the property.
6. **Adjacent Property Owners** – Please label all property owners for adjacent property parcels. This information can be found via the Platte County Assessor's Office website.
7. **Adjacent Property Addresses** – Please label property addresses for all adjacent property owners, as well as their respective Platte County parcel ID numbers.
8. **Adjacent Property Area** – Please label the total acreage for all adjacent properties.

General Layout (C03)

9. **Existing Commercial Buildings** – Please label/identify the existing Ten & Two Coffee, Anytime Fitness, and Johnny's Tavern buildings (currently labeled "Future Commercial Building"); as well as the existing mixed-use building (currently labeled "Existing Building").

General Layout (C04)

10. **Marked Pedestrian Crosswalks** – Please include stripping for two marked pedestrian crosswalks across Meadow Drive — one for each of the shared-use paths that run through the courtyard between the two mixed-use buildings; as well as one for the sidewalk running along Elizabeth Street. Or alternative pedestrian crosswalk infrastructure may be implemented in-place of marked pedestrian crosswalks; this includes, but is not limited to, a speed table with stamped concrete / pavement markings.
11. **Drive Aisle Alignment** – Please re-align the drive aisles along the western end of the site that connect The Meadows At Creekside to Old Town At Creekside across Meadow Drive.
12. **Parking Islands** – Per our discussion, SPFPD prefers narrower median islands / parking islands throughout the parking lot, with roll-back / lazy-back curbs. Please see if the island widths can be reduced, while still maintaining enough space for landscape plantings.
13. **Striped Islands** – Please convert the stripped parking lot islands on the east side of the parking lot into median islands / parking islands with curb. Note that this will require curb inlet stormwater infrastructure instead of the storm drain inlets as shown.
14. **Trash Enclosure** – 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 (C05)

15. **Slope** – Please detail both the existing and proposed slope (%) in a table or footnote on the sheet.

Site Utility Plan (C06)

16. **Sanitary Sewer Easement** – Please note staff's concerns regarding the existing sanitary sewer easement that runs through a portion of the site plan and retaining wall.
17. **Platte County Regional Sewer District (PCRSD)** – Please coordinate with Dan Koch, Executive Director of PCRSD regarding the existing sanitary sewer easement that runs through a portion of the site plan and retaining wall. He can be reached at (816) 858-2052 or via e-mail at dkoch@pcrsd.com.

Fire Protection Plan (C07)

18. **No comments**

Pedestrian Plan (C08)

19. **Sidewalk Dimensions** – Please indicate the width (ft.) dimensions for both existing pedestrian pathways and proposes pedestrian pathways.
20. **Additional Sidewalks** – Please explore providing additional pedestrian infrastructure for the existing parking spaces located along the north side of Meadow Drive. This will allow a safe pedestrian connection to the building, where none currently exists.

Lighting Plan (E01)

21. **No comments**

First Floor Plan (A101)

22. **No comments**

Exterior Elevations (A200)

23. **No comments**

Exterior Elevations (A201)

24. **No comments**

Architectural Site Plan (AS100)

25. **No comments**

Exterior Renderings (R100)

26. **Directional Footnote** – Please include a footnote referencing either the direction the user is looking towards, or façade the user is looking at.

Exterior Renderings (R101)

27. **Directional Footnote** – Please include a footnote referencing either the direction the user is looking towards, or façade the user is looking at.

Exterior Renderings (R102)

28. **Directional Footnote** – Please include a footnote referencing either the direction the user is looking towards, or façade the user is looking at.

Exterior Renderings (R103)

29. **Directional Footnote** – Please include a footnote referencing either the direction the user is looking towards, or façade the user is looking at.

Landscape Plan (L01)

30. **No comments**

Landscape Notes and Details

31. **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, October 4, 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: Alysen Abel, Public Works Director
Brad Stanton, Planner
Ed Gault, Building Official
Dean Cull, Fire Marshall (Southern Platte Fire Protection District)

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

Staff Analysis

Agenda Item: 6.C

Proposal: Application for Final Development Plan for Lot 4 of Old Town At Creekside, a planned development for commercial uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.

Staff Recommendation: Approval

Case No: PZ 2021-42

Applicant: Rob Geist, Kadean Construction

Owners: Michael Strohm Jr., M Strohm Properties, LLC

Location: Old Town At Creekside Lot 4, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.

Zoning: "B-2-P" General Business District

Parcel #s: Platte County parcel no. 20-4.0-19-000-000-008.001

Exhibits:

A. This Staff Analysis
B. Application for Final Development Plan
C. Subject Property Area Map
D. Lot 4, Old Town At Creekside – Final Development Plan (prepared by Kadean Construction; dated September 10, 2021)
    1. Cover Sheet (P1)
    2. Existing Site (P2)
    3. Proposed Site Plan (P3)
    4. Proposed Grading Plan (P4)
    5. Proposed Utility Plan (P5)
    6. Fire Access Plan (P6)
    7. Pedestrian Plan (P7)
    8. Floor Plan (P8)
    9. Elevations & Cross Section (P9)
    10. Landscape Plan (P10)
    11. Landscape Notes and Details (P11)
    12. Photometric Plan (P12)
E. City of Parkville staff review comments (dated September 23, 2021)
F. Additional exhibits as may be presented during the meting

By Reference:

A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://www.ecode360.com/PA3395-DIV-05)

1. Section 403.040 Master Planned Development
2. Chapter 404 Subdivision Regulations
3. Section 405.010 Zoning Districts Established
4. Section 405.020 Districts & Uses
5. Section 405.030 Standards Applicable to All Districts'
6. Appendix B. Great Trees for the Kansas City Region

B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/)
C. Highway 45 Corridor Plan (http://parkvillemo.gov/download/Highway45CorridorPlan.pdf)
D. Old Town At Creekside, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan (prepared by Renaissance Infrastructure Consulting; dated September 5, 2018)
   1. Sheet 1 of 16 (Cover Sheet)
   2. Sheet 2 of 16 (Existing Conditions)
   3. Sheet 3 of 16 (Development Plan)
   4. Sheet 4 of 16 (Site Dimension Plan)
   5. Sheet 5 of 16 (Site Utility Plan)
   6. Sheet 6 of 16 (Parking Summary)
   7. Sheet 7 of 16 (Landscape Plan)
   8. Sheet 8 of 16 (Landscape Data and Details)
   9. Sheet 9 of 16 (Pedestrian Linkage Plan)
   10. Sheet 10 of 16 (Preliminary Plat)
   11. Sheet 11 of 16 (Visionaire Lighting Photometric Study Pg. 1)
   12. Sheet 12 of 16 (Visionaire Lighting Photometric Study Pg. 2)
   13. Sheet 13 of 16 (Visionaire Lighting Photometric Study Pg. 3)
   14. Sheet 14 of 16 (Visionaire Lighting Photometric Study Pg. 4)
   15. Sheet 15 of 16 (Visionaire Lighting Photometric Study Pg. 5)
   16. Sheet 16 of 16 (Visionaire Lighting Photometric Study Pg. 6)
   17. Sheet C1 (Creekside North Grading Exhibit)
   18. Sheet C1 (Creekside Commercial Trail Exhibit)
G. Old Town At Creekside, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan (revision of Preliminary Development Plan prepared by Renaissance Infrastructure Consulting; dated October 22, 2018; see Agenda Item 4H)
   1. Sheet 1 of 10 (Cover Sheet)
   2. Sheet 3 of 10 (Preliminary Development Plan)
   3. Sheet 6 of 10 (Parking Summary)
   4. Sheet 7 of 10 (Landscape Plan)
   5. Sheet 8 of 10 (Landscape Data and Details)
H. Preliminary Macro-Stormwater Drainage Study, Creekside Development, Brush Creek Watershed (prepared by Renaissance Infrastructure Consulting; dated August 3, 2018)
I. City of Parkville staff review comments (dated August 16, 2018)
J. City Engineer review comments (dated August 9, 2018)
K. On-Call City Engineer review comments (dated September 5, 2018)
L. Utility Provider Verification Correspondence
   a. Platte County Regional Sewer District (PCRSD; dated August 21, 2018)
   b. Missouri Gas Energy (dba Spire Energy; dated August 24, 2018)

c. Consolidated Public Water Supply District No. 1 of Platte County (dated August 27, 2018)
d. Missouri Department of Transportation (MoDOT; dated August 22, 2018)
e. Platte County Planning and Zoning Department (dated August 28, 2018)
f. Park Hill School District (PHSD; dated August 21, 2018)

M. Public comments provided for Case No. PZ18-16A and PZ18-16B
N. Creekside Development Applicant Presentation (provided at September 11, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC)
O. Aerial Imagery of I-435 Corridor
P. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property.
Q. Hearing notice published in The Platte County Citizen newspaper on August 22, 2018
R. Hearing notice published on the Parkville City webpage (https://parkvillemo.gov/download/CreeksideHearingSummary.pdf)
S. Case No. PZ18-16A – Old Town At Creekside – Zoning Map Amendment
T. Case No. PZ18-16B – Old Town At Creekside – Preliminary Development Plan
U. Case No. PZ18-16D – Final Plat, Old Town At Creekside – First Plat – Administrative Plat
V. Professional Resume – Stephen Lachky, Community Development Director
W. Professional Resume – Brad Stanton, Planner
X. Professional Resume – Alysen Abel, Public Works Director
Y. Staff analyses, exhibits and comments presented at the September 11, 2018 Planning and Zoning Commission public hearing (https://vimeo.com/289405189; https://vimeo.com/289404155; https://vimeo.com/289404863) and meeting minutes.
Z. Staff analyses, exhibits and comments presented at the October 9, 2019 Planning and Zoning Commission public hearing (https://vimeo.com/parkvillemo)
AA. Staff analyses, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (https://vimeo.com/298093890) and meeting minutes
BB. Staff analyses, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (https://vimeo.com/299350151) and meeting minutes
CC. Summary of comments provided at the September 11, 2018 and October 9, 2019 public hearings; October 30, 2018 and November 6, 2018 Board of Aldermen meetings
DD. Ordinance No. 2968 (approved November 6, 2018) Rezoning one parcel containing approximately 38.12 acres located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road, from Platte County “PI” Planned Industrial to Parkville City “B-2-P” General Business District

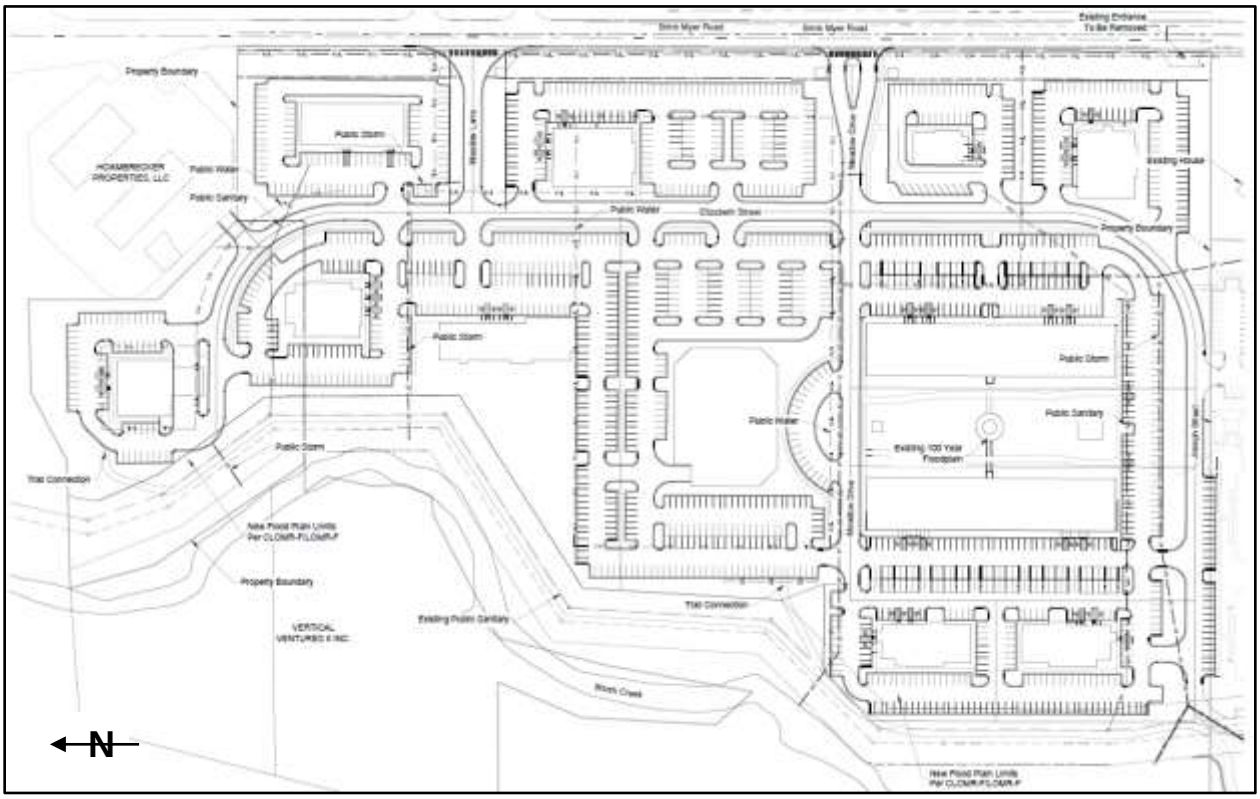
EE. Ordinance No. 2969 (approved November 6, 2018) Approving a preliminary development plan for Old Town at Creekside, a planned commercial development consisting of retail, mixed-use, restaurant and other commercial uses on approximately 38.12 acres, generally located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road

Overview
The application proposes a final development plan for Lot 4 at Old Town At Creekside, a planned development for commercial uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. The project area is approximately 1.05 acres (more or less) and resides within Platte County parcel no. 20-4.0-19-000-000-008.001.



Exhibit C: Subject Property Area Map

Background
On October 9, 2018 the Planning and Zoning Commission held a public hearing for an Application for Zoning Map Amendment in conjunction with an Application for Preliminary Development Plan for Old Town at Creekside, a planned commercial development consisting of retail, mixed-use, restaurant, and other commercial uses on 38.12 acres (more or less), generally located at the southeast quadrant of the intersection of I-435 and Mo-Hwy 45 in Parkville, MO 64152. The plan proposed re-platting the subject property and creating internal circulation, public streets, private drives and access to serve the development. The Planning and Zoning Commission recommended approval by a vote of 7-2, subject to conditions; and on November 6, 2018 the Board of Aldermen approved the preliminary development plan via Ordinance No. 2969.



Excerpt from Old Town At Creekside Preliminary Development Plan (dated October 22, 2018)

Copies of the approved preliminary development plans for Old Town At Creekside (Case No. PZ 2018-16B; dated September 5, 2018 and October 22, 2018) are included in Exhibit T by Reference. Ordinance No. 2969 (see Exhibit EE by Reference) contains a number of conditions, and since September 5, 2018 many of them have been completed, including:

- Re-platting the subject property area.
- Providing names for all private streets/drives per 911 MSAG address range requirements.
- Submittal of a Traffic Impact Study to MoDOT, and implementing required dedication of right-of-way and roadway improvements as required.
- Preparing a final development plan for Lot 4 and going before the Planning and Zoning Commission for approval.

Review and Analysis
A final development plan is a detailed plan for implementing the preliminary development plan including technical information on building, site, open / civic space, and infrastructure development. A final development plan may include the entire area covered in the preliminary development plan or it may include one or more phases of the approved preliminary development plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the preliminary development plan have been met. Parkville Municipal Code, Section 403.040, Subsection F. provides criteria for how the Planning and Zoning Commission shall determine if a final development plan is appropriate. The following are staff's findings and conclusions for the final development plan (Case No. PZ 2021-42).

1. **In general, any site plan in compliance with all requirements of this code shall be approved.**
   Staff concludes the site plan conforms to use allowances permitted in a "B-2-P" General Business District. In addition, the site plan is in compliance with the City's subdivision regulations (i.e., block and lot arrangement), site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications).

2. **In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:**

   a. **The site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.**

      "B-2-P" Height, Area and Bulk Standards
      While all development standards for the "B-2-P" General Business District are established throughout the Master Planned Development Process outlined in Section 403.040, the subject property area (1.05 acres, more or less) is large enough and capable of accommodating the proposed 8,550 sq. ft. commercial building. Nevertheless, staff compared the proposed height, area and bulk standards to those in the base "B-2" General Business District. The proposed height of 17 ft. 4.25 inches for the top of the highest part of the roof are below the base "B-2" district standards for maximum building height are 45 ft. and 3 stories.

      "B-2-P" Use Standards
      The proposed use of *Retail – General* is permitted in the "B-2-P" General Business District. On November 6, 2018 the Board of Aldermen approved Ordinance No. 2968 rezoning the subject property from Platte County "PI" Planned Industrial to Parkville City "B-2-P" General Business District.

      Access
      Two points of access are proposed into Lot 4 off of Elizabeth Street, the private drive through Old Town At Creekside. Per the request of the Fire Marshall with the Southern Platte Fire Protection District (SPFPD), AutoTURN movements have been provided to show a Pierce Fire Truck (Velocity model; duel axle; 110 ft. ladder) can

maneuver off of Elizabeth Street into the development and throughout the parking lot (see Exhibit D.6).

In terms of pedestrian access, a 5 ft. sidewalk will be installed along the subject property, running along east side of Elizabeth Street and providing access to Lot 3 (i.e., Johnny's Tavern, Anytime Fitness, Ten & Two Coffee) to the north and Lot 5 (future restaurant) to the south. This sidewalk also connect to an internal sidewalk that runs around the perimeter of the building (see Exhibit D.7).

Parking Requirements
Section 408.030 requires 5 parking spaces per 1,000 sq. ft. for *Retail – General* uses. The 8,550 sq. ft. building will requires 43 parking spaces to be provided. Lot 4 includes 43 parking spaces (including 2 ADA stalls) for this use. Section 408.030 requires all non-residential uses within 1,000 ft. of a designated bicycle route of trail provide bicycle parking spaces according to Table 408-7: Bicycle Parking. This table requires bicycle parking for at least 5% of the required vehicles spaces be provided for Lot 4, which equates to 3 bicycle parking spaces to be provided. The applicant has indicated the location of bicycle parking via a R-8224-EM Circular Bike Rack to be installed on the east side of the building near the main entrance (see Exhibit D.3).

Parking Layout Design
The parking lot layout, aisle widths and parking stall specifications detailed on the site plan (see Exhibit D.3) are in accordance with the 26 ft. aisle widths and 9 ft. by 18.5 ft. parking stall specifications of the Title IV – Development Code.

Signage
The applicant has indicated the location of future wall signs along the east and north elevations (see Exhibit D.9). Based on the number of wall signs and total area allowance per façade, the proposed signs comply with the "B-2" General Business District signage standards for size, height and area allowance listed on Table 409-2: Sign Allowances.

Outdoor Lighting
The Photometric Plan (see Exhibit D.12) shows the general footprint and impact of lighting throughout the development and on adjacent property lines, and shows little to no light spillover on adjacent property parcels, including public right-of-way. The exterior lighting pole heights of 15 ft. and 25 ft. are below the "B-2" district's maximum mounting height limit of 37.5 ft., and meets the shielding requirements and design and performance criteria specified in Section 407.040.

a. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

Building Location
The convenience store building is located in a manner parallel to NW Brink Meyer Road and Elizabeth Street in conformance with the approved preliminary development plan, and orientation of adjacent buildings on Lot 3 (i.e., Johnny's Tavern, Anytime Fitness, Ten & Two Coffee). As illustrated on Exhibit D.9, the building will reside approximately 11-12 ft. lower than Brink Meyer Road to the east.

Landscape Design

Detailed landscaping plans have been provided for Lot 4 (see Exhibits D.10-D.11) and meet the City's landscape design requirements per Section 407.020, including street tree, foundation planting, parking lot planting, buffer and open space requirements. It should be noted that per the Old Town At Creekside preliminary development plan, a subsequent landscape buffer will be provided along the west side of NW Brink Meyer Road to provide screening from the adjacent residential subdivision of Stonegate to the east.

Stormwater Management

Per our Development Code requirements, the Public Works Department can require a Stormwater Management Analysis study be submitted for review and approval. The applicant has submitted a preliminary Macro-Stormwater Drainage Study for the Brush Creek area (see Exhibit H by Reference) and Parkville's contract City Engineer has determined the study's methodology is reasonable, and that stormwater best management practices (BMP) will need to be updated/revised for the final stormwater drainage study if there are any changes between the preliminary development plan design and the final development plan design.

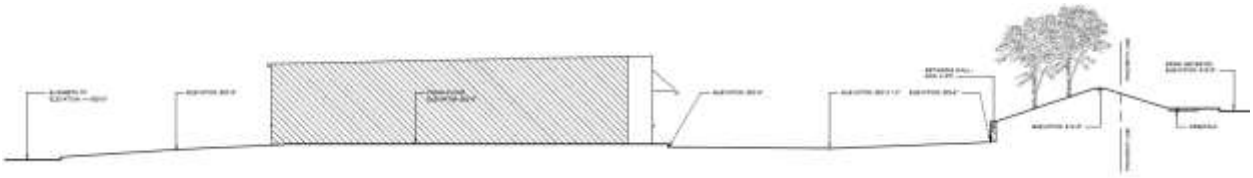
b. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

Architectural Design, Materials and Style

Architectural detail/design, materials and style for the proposed 8,550 sq. ft. commercial building have been prepared by the applicant (see Exhibit D.9). All sides of the building will consist of Sante Fe Canyon Ledge stone veneer which is a natural limestone that is saw-cut into square & rectangular pieces; accented by Montery Taupe fiber cement siding and Burnished Slate fascia for trim. These materials and colors are similar to the "Deer Valley" and "Texas Cream" colors of Castle Stone and Canyon Ridge veneer which are found on the adjacent Johnny's Tavern restaurant building to the north on Lot 3, but distinct enough to be unique for Lot 4. The look of the commercial building and colors used are compatible with both the "B-2-P" zoning district, the 15,000 sq. ft. building on Lot 3 to the north, as well as the two 33,433 sq. ft. mixed-use buildings to the west.

Proportion, Massing and Scale

In terms of proportion, massing and scale, the size of the 8,550 sq. ft. commercial building is an appropriate size for the "B-2-P" zoning district and for Lot 4. The building itself will reside approximately 11-12 ft. lower than Brink Meyer Road to the east.



Site Cross-Section drawing as depicted on Sheet 9 of 12 (Elevations & Cross Section)

c. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

Location Compatibility

The preliminary development plan for Old Town At Creekside (approved November 6, 2018 via Ordinance No. 2969) is a planned commercial development consisting of retail, mixed-use, restaurant and other commercial uses on 30.05 acres, more or less (see Exhibits D and G by Reference). While one of the earlier versions of the preliminary development plan (dated October 22; see Exhibit G by Reference) contained a quick-serve restaurant use for the subject property, the location for the proposed 8,550 sq. ft. commercial building is both consistent and compatible with the approved "B-2-P" General Business District.

Open Spaces and Natural Features

The proposed commercial building on Lot 4 of Old Town At Creekside is positioned in a manner oriented parallel to NW Brink Meyer Road and Elizabeth Street, and includes open space & landscaping along the northern and western end of the property, as well as along the rear façade of the building. The applicant tried to preserve the natural features and existing grade along the west side of NW Brink Meyer Road, but much like Lot 3 to the north, due to grading issues the applicant will have to install a retaining wall to allow enough room for the parking lot.

d. Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.

As detailed in the in the review criteria above, the final development plan meets all of the applicable "B-2-P" requirements of the Development Code and does not need flexibility to any development standards per the "-P" planned district allowance.

3. The application meets the criteria for all other reviews needed to build the project as proposed.

Many of the conditions of preliminary development plan approval for Old Town At Creekside have already been met as noted above. Per Section 408.020, Subsection D., the Public Works Director can request a Traffic Impact Study to analyze the impacts of the function of the transportation network in the vicinity of the site. Per staff's request, a Traffic Impact Study was prepared for the overall Creekside development projects and submitted it to MoDOT in January 2019.

4. The recommendations of professional staff

As detailed in the review criteria above, staff finds that the site plan conforms to all development standards of the "B-2-P" General Business District including height, area and bulk standards, site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications).

Staff Conclusion and Recommendation

Staff concludes that the proposed final development plan: Conforms to all applicable requirements of the Development Code, including those of the "B-2-P" General Business district; the site is capable of accommodating the buildings, proposed use, access and other site

elements required by the Development Code and will not negatively impact the function and design of rights-of-way or adjacent property; the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices; the architecture and building uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building; the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements; the application meets the criteria for all other reviews needed to build the project as proposed; and can meet the recommendations of professional staff. Staff recommends approval of the final development plan for Lot 4 of Old Town At Creekside.

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 Final Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during 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 serve as the final action.

Note: Approval of a final development plan and fulfillment of staff conditions shall authorize the applicant to apply for a building permit and other applicable permits. The Community Development Director may approve minor amendments to approved final development plan without the refiling of a new application, but in no event shall the Director approve any change that does not qualify for an administrative adjustment, or any change that is different from any condition of approval of the final development plan. An approved final development plan shall expire and be of no further effect if an application for building permit for one or more buildings shown on the site plan is not filed within two years of approval. The Planning and Zoning Commission may grant an extension for up to one additional year.

Note: The Board of Aldermen has the ability to consider the application if an "Appeal of Decision" is filed with the Community Development Director within 15 days of the decision by the appellate body designated in Table 403-1. For applications for final development plan, the Board of Aldermen is designated as the appellate body.

End of Memorandum



10-04-2021

Stephen Lachky, AICP, CPM, CFM — Date
Community Development Director

Application #: PZ 2021-42
Date Submitted: 9/10/2021
Public Hearing: N/A
Date Approved:

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

Application for Final Development Plan

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

1. Applicant/Contact Information

Applicant(s)

Name: Rob Geist
Company: Kadean Construction
Address: 1821 McGee St
City, State: Kansas City, MO 64108
Phone: (816) 708-1199 Fax:
E-mail: rgeist@kadean.com

Owner(s), if different from applicant

Name: Michael Strohm Jr
Company: M Strohm Properties LLC
Address: 10203 NE 103rd Terrace
City, State: Kansas City, MO 64157
Phone: (816) 277-5956 Fax:
E-mail: michaelstrohmjr@gmail.com

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

Name: Greg Pfau
Company: McClure
Address: 1700 Swift Ave, Suite 100
City, State: North Kansas City, MO 64116
Phone: (816) 756-0444 Fax: (816) 756-1763
E-mail: gpfau@mcclurevision.com

Contact Person, if different from applicant

Name:
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) Date: 9/10/21

Property Owner's Signature (Required) Date: 9/10/21

2. Property Information

Zoning district: B-2

Property address and general location: Address not defined. SW corner of Old Town Dr and Brink Meyer Rd

Legal description (may be attached): Attached

Description of proposed use(s): Approximately 8500 sf retail liquor store

Gross acreage of lot: 1.05 Net acreage of lot: 1.05

Open space acreage: .86 Lot coverage: .65

Is proposal an alteration to an existing building or new construction? ☐ alteration ☑ new construction

Application #: PZ 2021-42

3. Factors affecting the project

Are any public improvements required for this project? Sidewalks, site lighting

Explain (may be attached):

Attach a narrative addressing:

1. *How the site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.*
2. *How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.*
3. *How the architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.*
4. *How the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.*
5. *Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.*
6. *How the final development plan is substantially consistent with the approved preliminary development plan.*

4. Checklist of required submittals

- ☐ Completed application, including site plan 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 Office Use Only

Application accepted as complete by: Stephen Lachky, Community Development Director (Name/Title) 9/17/2021 (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: _____

Application #: PZ 2021-42

5. Final 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. **Conformity with Preliminary Development Plan**
    a. Clearly indicate where the final development plan differs from the approved preliminary development plan
    b. Clearly indicate when exhibits do not conform to the final development plan and reasons for any nonconformities

7. **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 final 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.*

Legal Description

A tract of land being all that part of the Northeast Quarter of Section 19, Township 51 North, Range 34 West in the City of Parkville, Platte County Missouri, being more particularly described by Steve E. Roberts, Missouri LS #2496, as follows:

Beginning at the Northeast corner of Lot 4, OLD TOWN AT CREEKSIDE – SECOND PLAT, a platted subdivision in said City of Parkville, said point being on the West right-of-way line of NW Brink-Meyer Road; thence North 89°54'11" West, along the North line of said Lot 4, 205.60 feet to a point on the East line of Tract B, OLD TOWN AT CREEKSIDE – FIRST PLAT, platted subdivision in said City of Parkville; thence North 00°05'49" East, along said East line, 208.22 feet; thence northeasterly, continuing along said East line, along a curve to the right, having a radius of 24.00 feet, an arc length of 37.75 feet and a chord which bears North 45°09'30" East, 33.98 feet; thence along the Southerly line of said Tract B, the following five courses: thence South 89°46'48" East, 27.48 feet; thence easterly along a curve to the right, having a radius of 199.00 feet, an arc length of 41.67 feet and a chord which bears South 83°46'51" East, 41.60 feet; thence South 77°46'54" East, 60.13 feet; thence easterly along a curve to the left, having a radius of 190.00 feet, an arc length of 39.79 feet and a chord which bears South 83°46'55" East, 39.72 feet; thence South 89°46'56" East, 14.73 feet to a point on said West right-of-way line of NW Brink-Meyer Road; thence South 00°10'53" West, along said West right-of-way line, 210.84 feet to the Point of Beginning, containing 45857.447 square feet, or 1.053 acres, more or less.

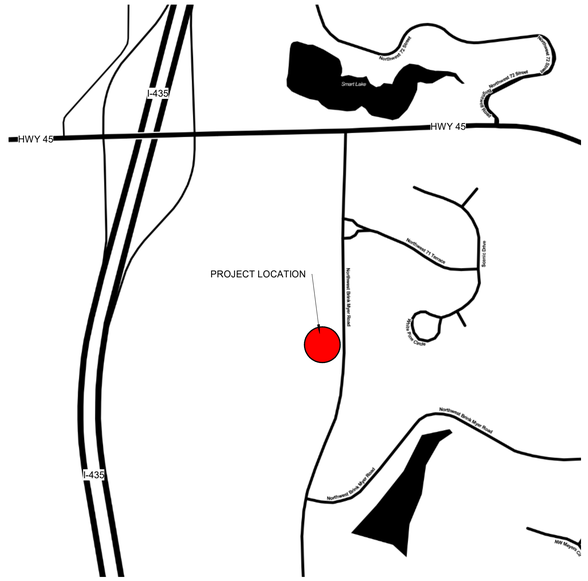
Narrative for Bubbles Liquor Parkville-FDP

1. The site in question is zoned for commercial retail use. The building has been designed to work closely within the Old Town at Creekside FDP parameters shown. The building will work within current easements for the property with no portion of the building falling within said easements. Site access is proposed with 1 drive lane at the NW portion of the site continuing around building to the NE to a shared access drive with the adjacent South lot at the SE corner of the site.
2. The arrangement of the building is consistent with other structures throughout the development. Green space will be utilized as necessary and conform to the landscape designs in the Old Town at Creekside FDP. The site and parking lot will be designed to sheet drain to inlets connecting to the common stormwater structures in place.
3. The Architectural design for the building will be consistent with adjacent structures in place throughout the development. The use of quality construction materials will be evident throughout the design with appropriate scale and quantity.
4. The design elements for the building exterior materials will be congruent with surrounding structures in both material forms and colors, utilizing a mix of stacked rock veneer and fiber cement siding and trim with standing seam metal roof awning at the entrance and metal accents.
5. To achieve the needed drainage for the lot and parking areas, a short retaining wall on the East side of the lot may be necessary.
6. All of our design elements in relation to the building and site will be within the standards shown in the Old Town at Creekside FDP.

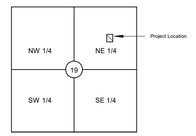


EXISTING LOCATION IN GLADSTONE, MO

LOT 4, OLD TOWN AT CREEKSIDE
PARKVILLE, MO
FINAL DEVELOPMENT PLAN



VICINITY MAP



SECTION MAP
SEC. 19 TW. 51 RNG. 34

DEVELOPMENT INFORMATION

EXISTING ZONING:	B-2-P
PROPOSED ZONING:	B-2-P
TOTAL LAND AREA:	1.05 ACRES
NET LAND AREA:	1.05 ACRES
PROPOSED USE:	LIQUOR STORE (M - MERCANTILE)
HEIGHT ABOVE GRADE:	17-6"
GROSS FLOOR AREA:	8,550SF
BLDG. COVERAGE RATIO:	0.19
FLOOR AREA RATIO:	0.19
TOTAL SITE COVERAGE:	0.65
REQUIRED PARKING:	5 STALLS PER 1,000 SF = 43
PROVIDED PARKING:	43 (2 ACCESSIBLE)
BICYLCLE PARKING:	5% OF STALLS = 3
SIGNAGE ALLOWANCE:	10% OF BLDG FACADE AREA
BLDG. FACADE AREA:	6454SF
ALLOWABLE SIGNAGE:	645SF
PROVIDED SIGNAGE:	50SF

2018 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE W/ AMENDMENTS
2018 INTERNATIONAL FIRE CODE W/ AMENDMENTS
2017 NATIONAL ELECTRIC CODE

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P8	FLOOR PLAN
P9	ELEVATIONS & CROSS SECTION
P10	LANDSCAPE PLAN
P11	LANDSCAPE NOTES AND DETAILS
P12	PHOTOMETRIC PLAN

OWNER

MICHAEL STROHM JR.
M STROHM PROPERTIES LLC
10203 NE 3RD TERRACE
KANSAS CITY, MO 64157
(816) 277-5956

ARCHITECT / GENERAL CONTRACTOR

ROB GEIST
KADEAN CONSTRUCTION
1821 MCGEE STREET
KANSAS CITY, MO 64108
(816) 708-1199

ENGINEER / SURVEYOR

GREG PFAU
MCCLURE
1700 SWIFT AVE, SUITE 100
NORTH KANSAS CITY, MO 64116
(816) 756-0444

UTILITY CONTACTS

ELECTRIC	KANSAS CITY POWER & LIGHT	RON MCCALL	(816) 420-4803
	PLATTE CLAY ELECTRIC		(816) 807-7502
GAS	SPIRE ENERGY	CHRIS COLLINS	(816) 472-3434
SEWER	CITY OF PARKVILLE PUBLIC WORKS DEPARTMENT	ALYSEN ABEL	(816) 741-7676
	PLATTE COUNTY REGIONAL SEWER DISTRICT	DAN KOCH	(816) 858-2052
WATER	MISSOURI AMERICAN WATER	ROGER SPARK	(816) 233-3317
	CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1 OF PLATTE COUNTY	JODI LINDSAY	(816) 891-3457
FIRE	SOUTHERN PLATTE FIRE PROTECTION DISTRICT	DEAN CULL	(816) 607-2189
SCHOOL	PARK HILL SCHOOL DISTRICT	JEANETTE COWHERD	(816) 359-4050
INTERNET/PHONE	CENTURY LINK		(816) 243-5642
	ATT&T		(800) 464-7928
MISC	UNITE PRIVATE NETWORKS		(816) 903-9400
	TIME WARNER CABLE		(816) 431-5818
	MISSOURI ONE CALL		(800) DIG-RITE
	COMCAST		(913) 891-3457
	MISSOURI STATE HIGHWAY DEPARTMENT		(816) 622-6500

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KADEAN CONSTRUCTION
1558 FENPARK DRIVE
FENTON, MO 63026
636.305.0099

OWNER

CONSULTANTS

PROJECT

BUBBLES LIQUOR
OLD TOWN AT CREEKSIDE, LOT 4

PROFESSIONAL RECORD

NOT FOR CONSTRUCTION

KYLE ALLYN WILSON
MO A2012004051

ISSUE

DESCRIPTION	DATE
FDP	09.10.2021

DATE
09.10.2021

PROJECT NUMBER
21-139

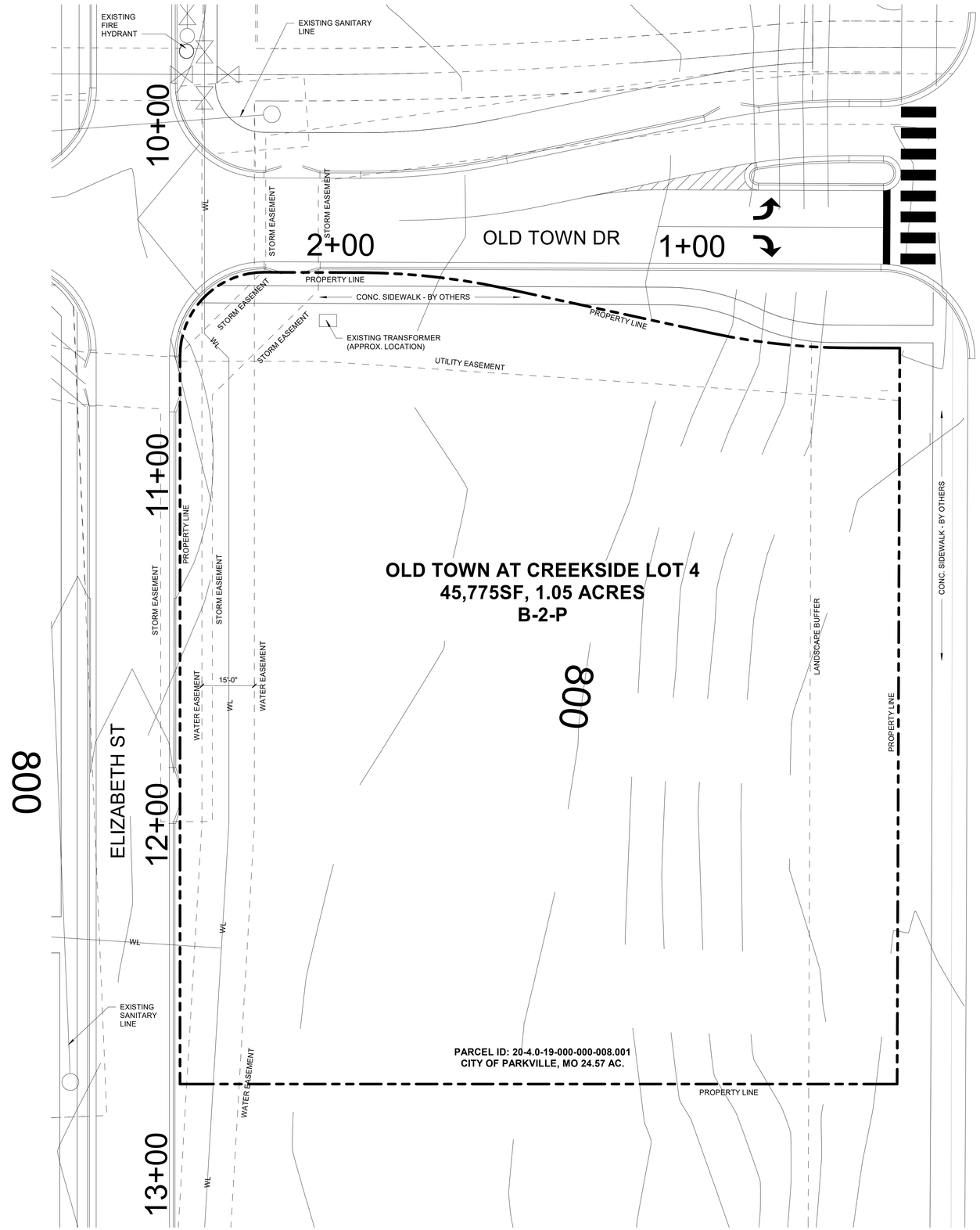
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COVER SHEET

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P1

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EXISTING SITE PLAN
1/16" = 1'-0"

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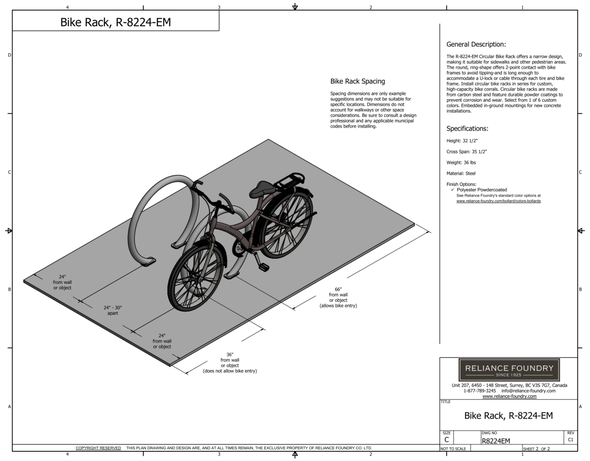
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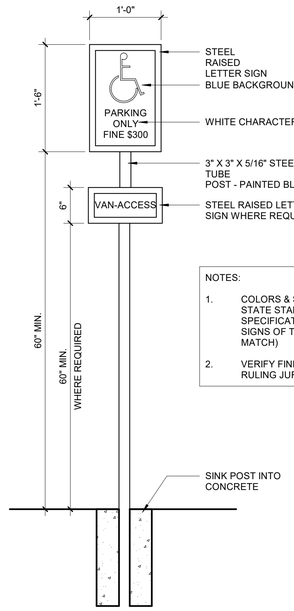
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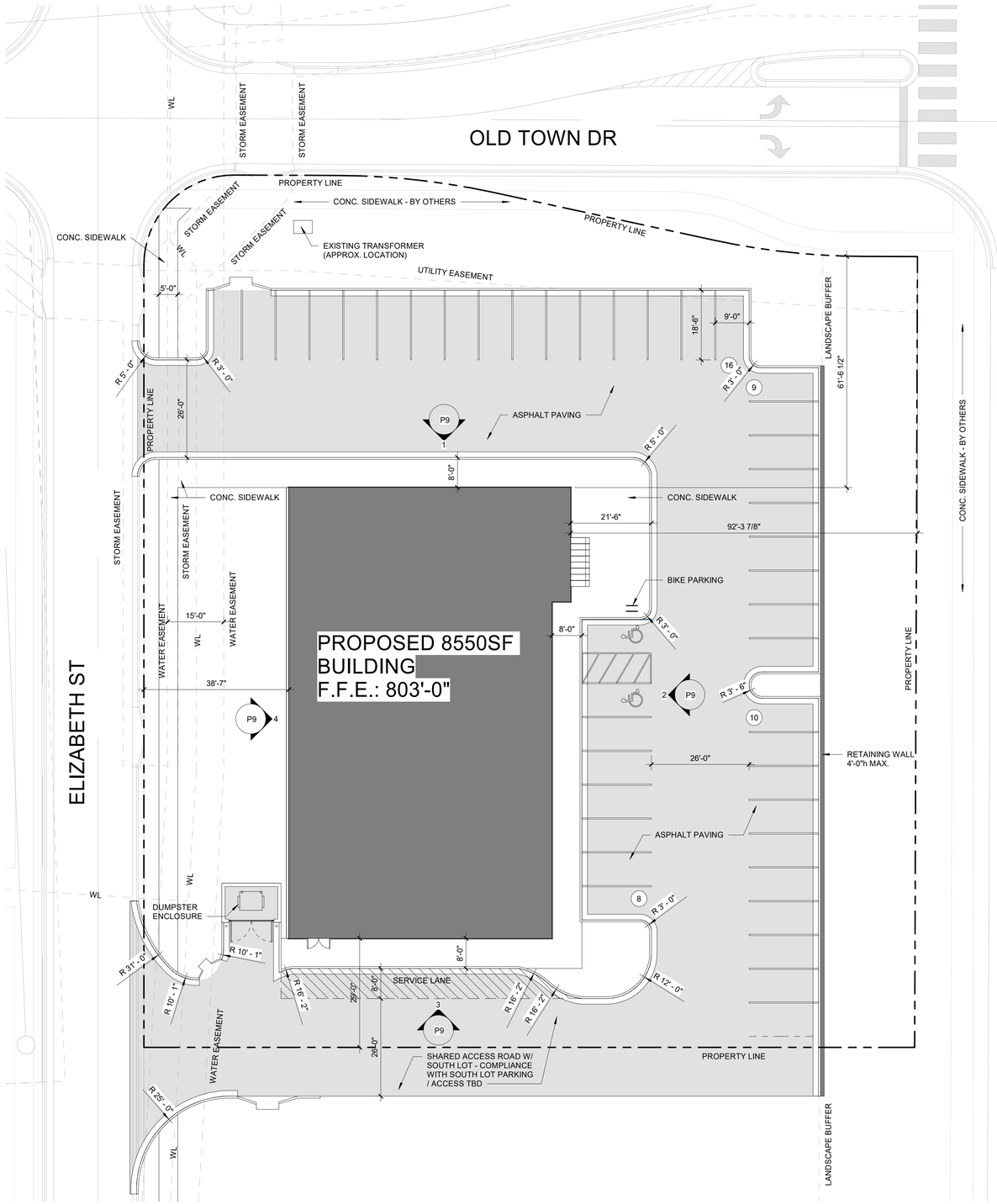
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SITE PLAN
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OLD TOWN AT CREEKSIDE, LOT 4

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PROPOSED SITE PLAN

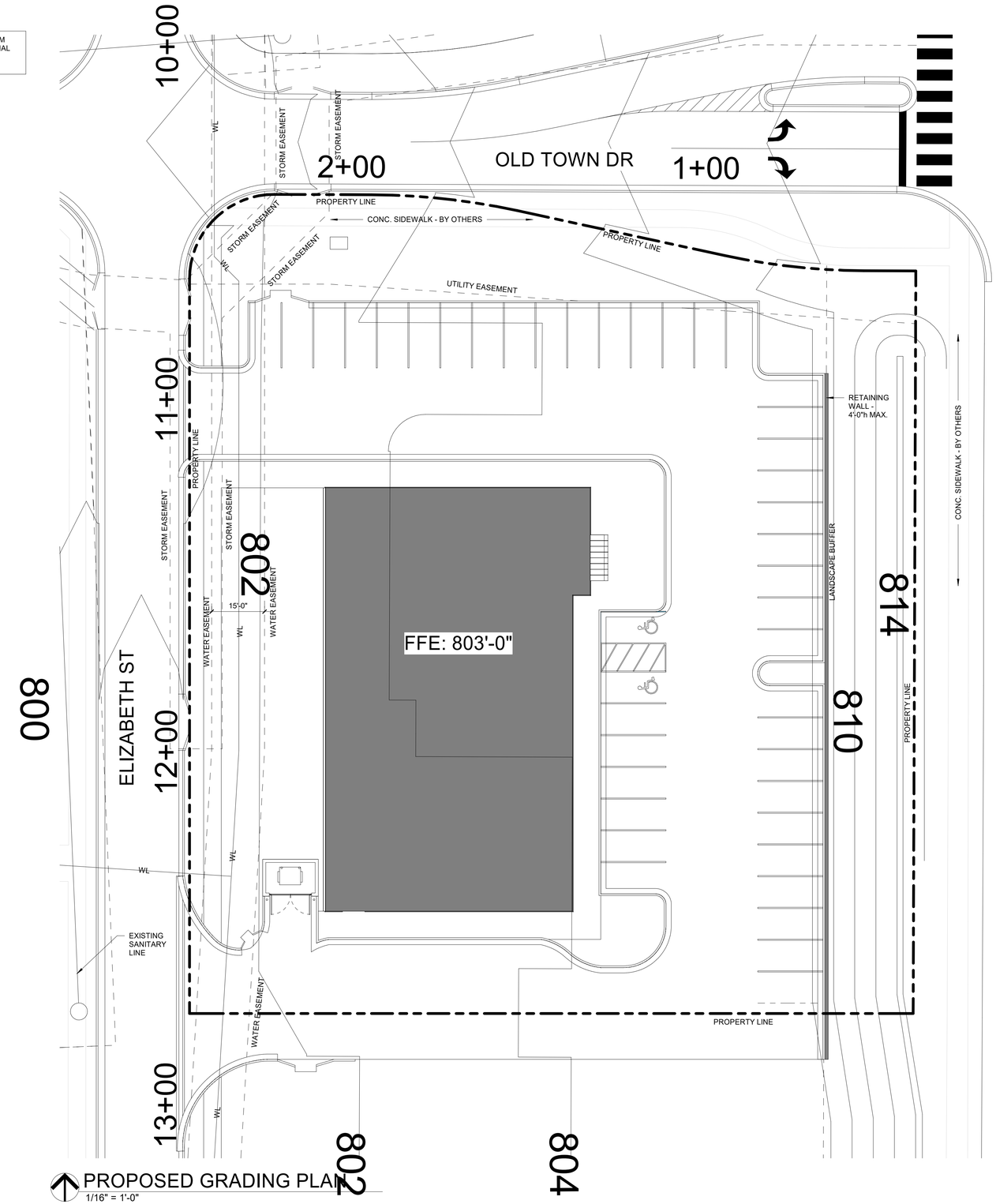
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NOTE: TOPOGRAPHY PRELIMINARY FROM "OLD TOWN AT CREEKSIDE PHASE 1" FINAL DEVELOPMENT PLAN. REVISIONS TO PROPOSED TBD.



PROPOSED GRADING PLAN
1/16" = 1'-0"

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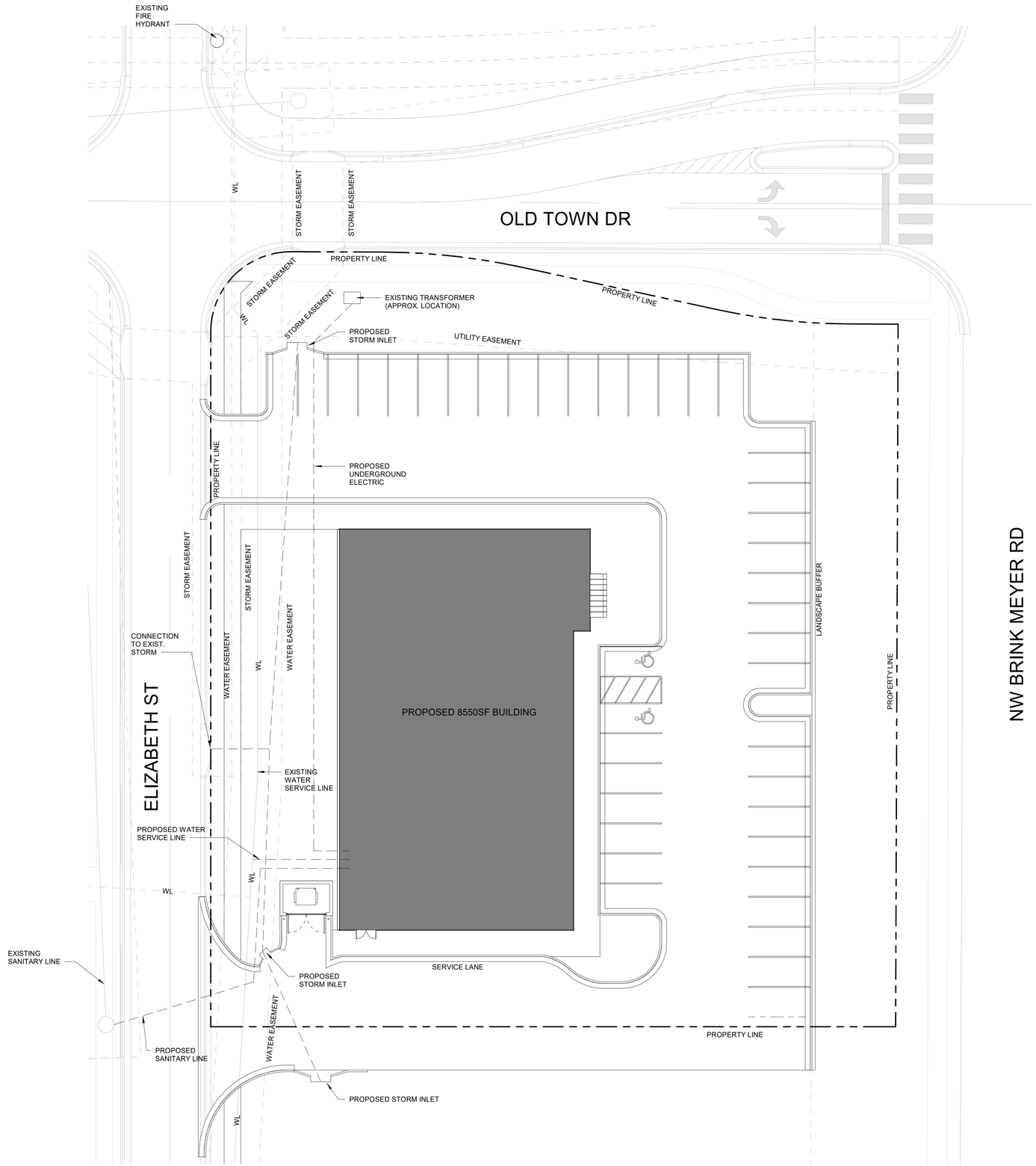
PROPOSED GRADING PLAN

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UTILITY PLAN
1/16" = 1'-0"

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BUBBLES LIQUOR

OLD TOWN AT CREEKSIDE, LOT 4

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PROPOSED UTILITY PLAN

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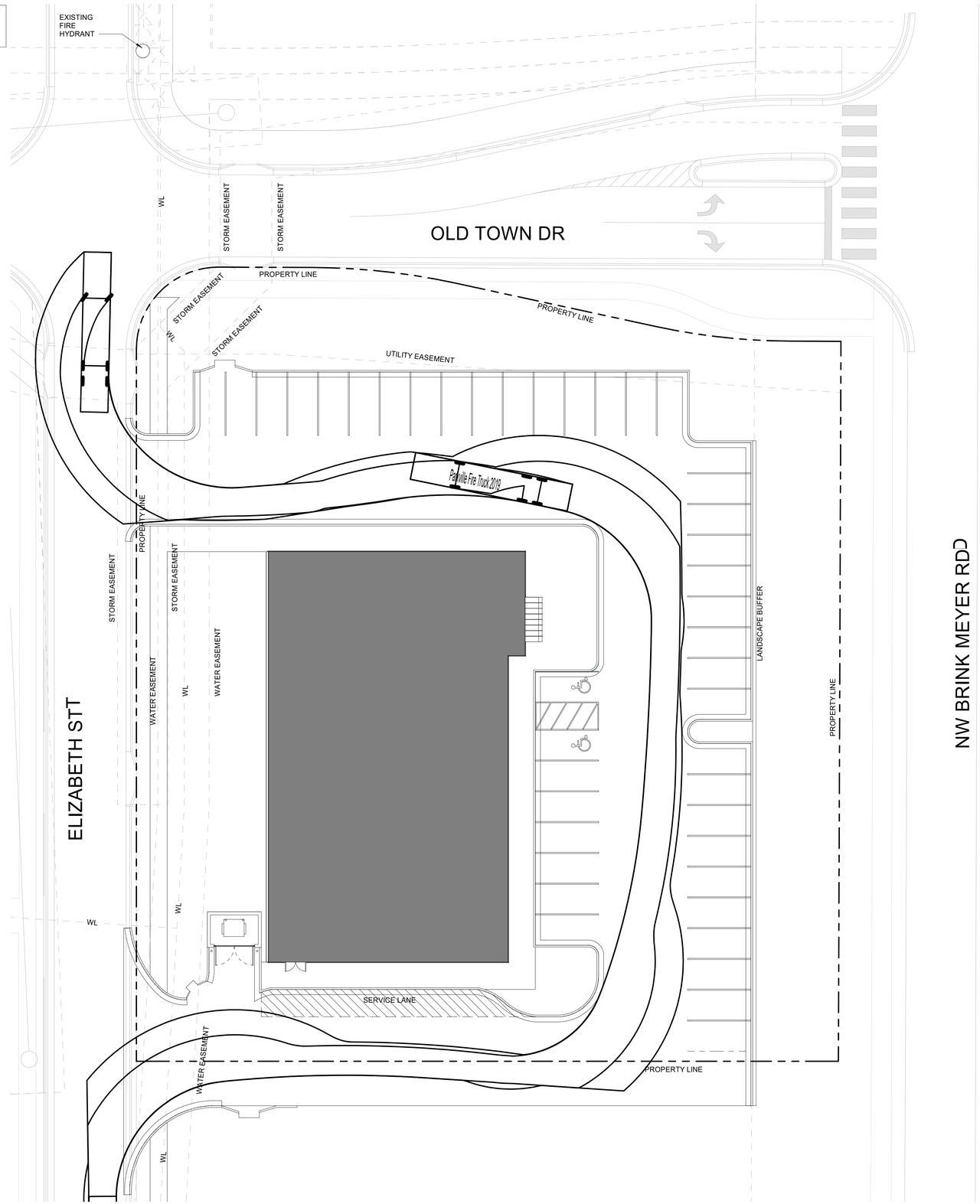
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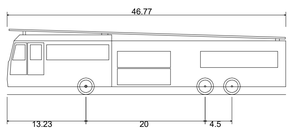
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ADDITIONAL INFORMATION:

BUILDING IS TO BE NON-SPRINKLERED W/ COMPLIANCE TO 2012 IFC, 903.2.7.





Parkville Fire Truck 2019	
Overall Length	46.770ft
Overall Width	8.000ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.335ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Wheel Angle	41.20°

FIRE ACCESS PLAN

1/16" = 1'-0"

KADEAN CONSTRUCTION

1558 FENPARK DRIVE
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OLD TOWN AT CREEKSIDE, LOT 4

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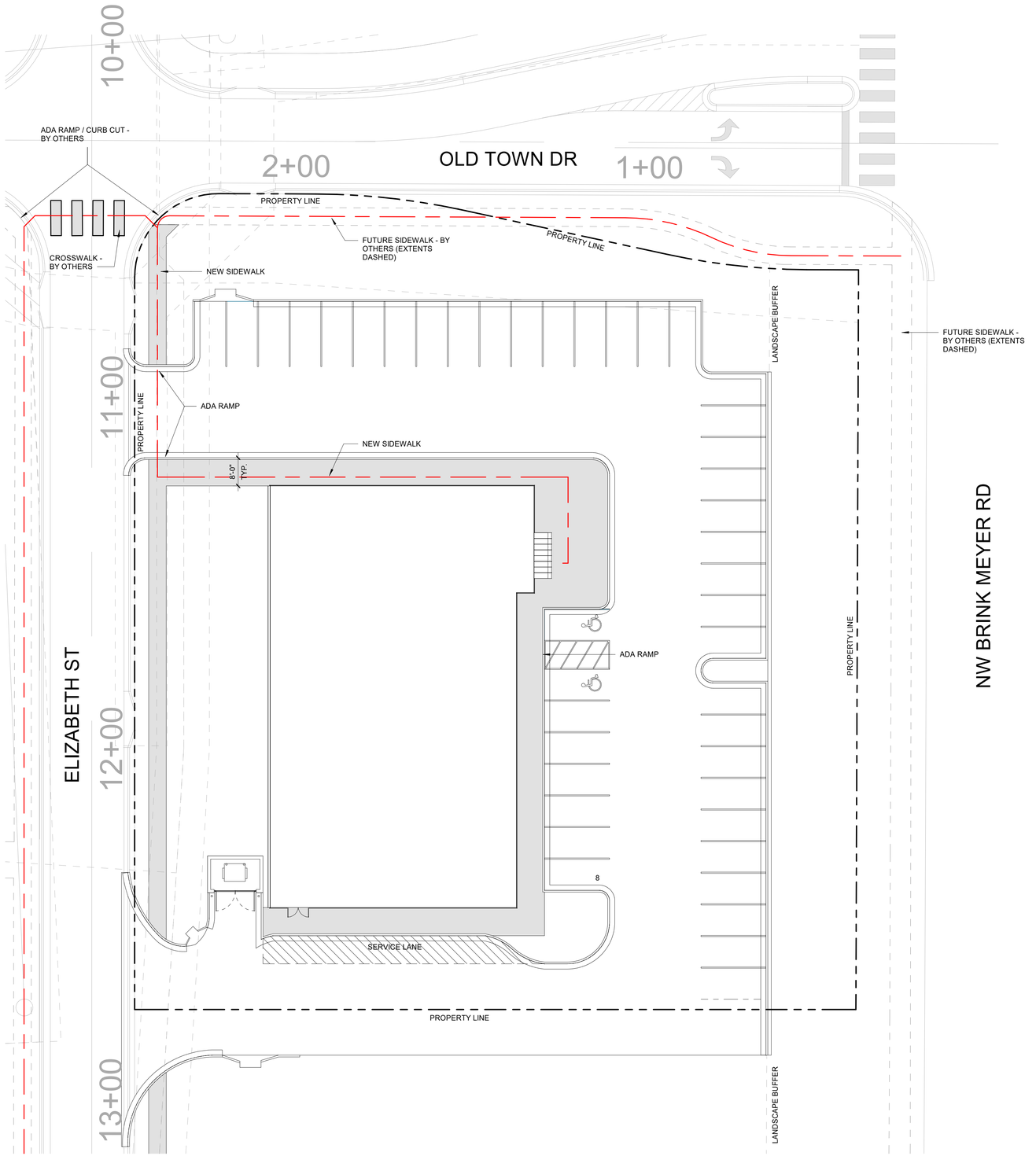
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PEDESTRIAN PLAN
1/16" = 1'-0"

KADEAN CONSTRUCTION
1558 FENPARK DRIVE
FENTON, MO 63026
636.305.0099

OWNER

CONSULTANTS

PROJECT

BUBBLES LIQUOR

OLD TOWN AT CREEKSIDE, LOT 4

PROFESSIONAL RECORD

NOT FOR CONSTRUCTION

KYLE ALLYN WILSON
MO A2012004051

ISSUE

DESCRIPTION	DATE
FDP	09.10.2021

DATE
09.10.2021

PROJECT NUMBER
21-139

TITLE

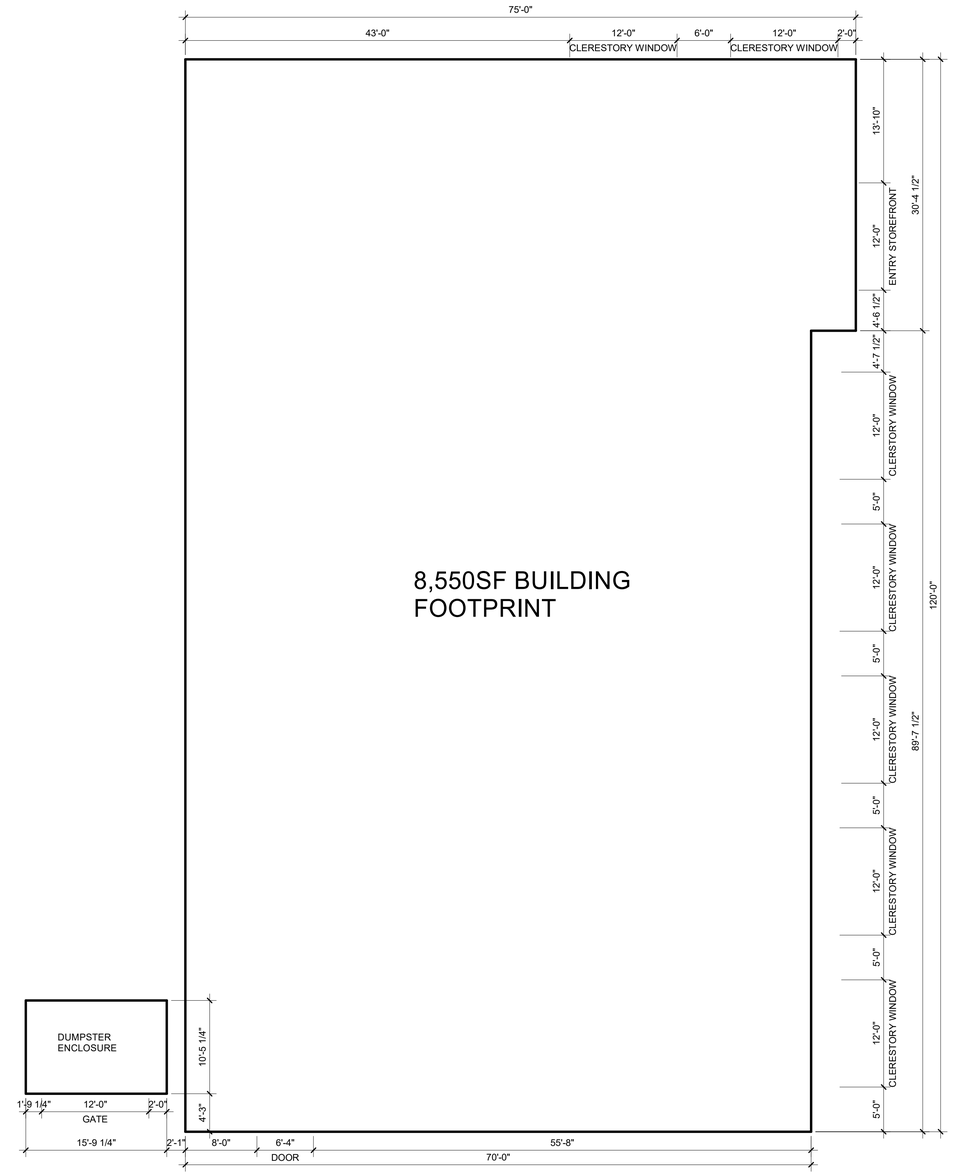
PEDESTRIAN PLAN

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NLW KAW

SHEET
P7

10/4/2021 9:29:12 AM

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PROPOSED SITE PLAN

1/8" = 1'-0"

KADEAN CONSTRUCTION

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636.305.0099

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FLOOR PLAN

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MATERIAL LEGEND



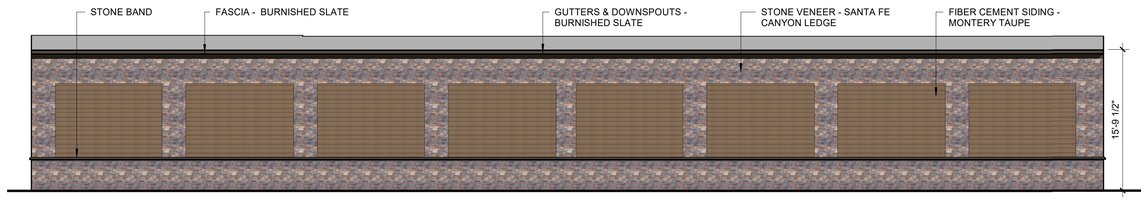
BURNISHED SLATE



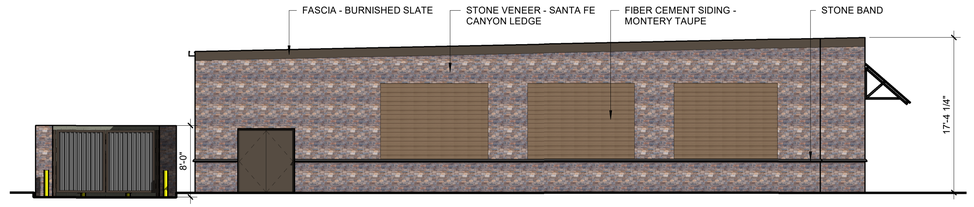
SANTA FE CANYON LEDGE



MONTERY TAUPE



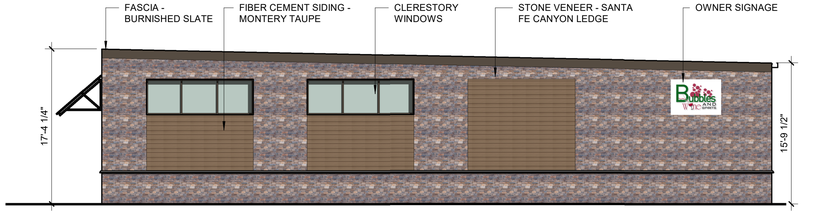
WEST ELEVATION
1/8" = 1'-0"



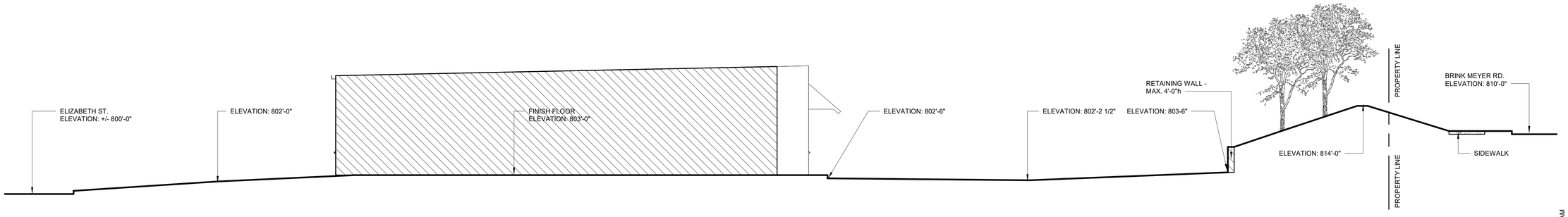
SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SITE CROSS SECTION
1/8" = 1'-0"

10/4/2021 9:29:20 AM

KADEAN CONSTRUCTION
1558 FENPARK DRIVE
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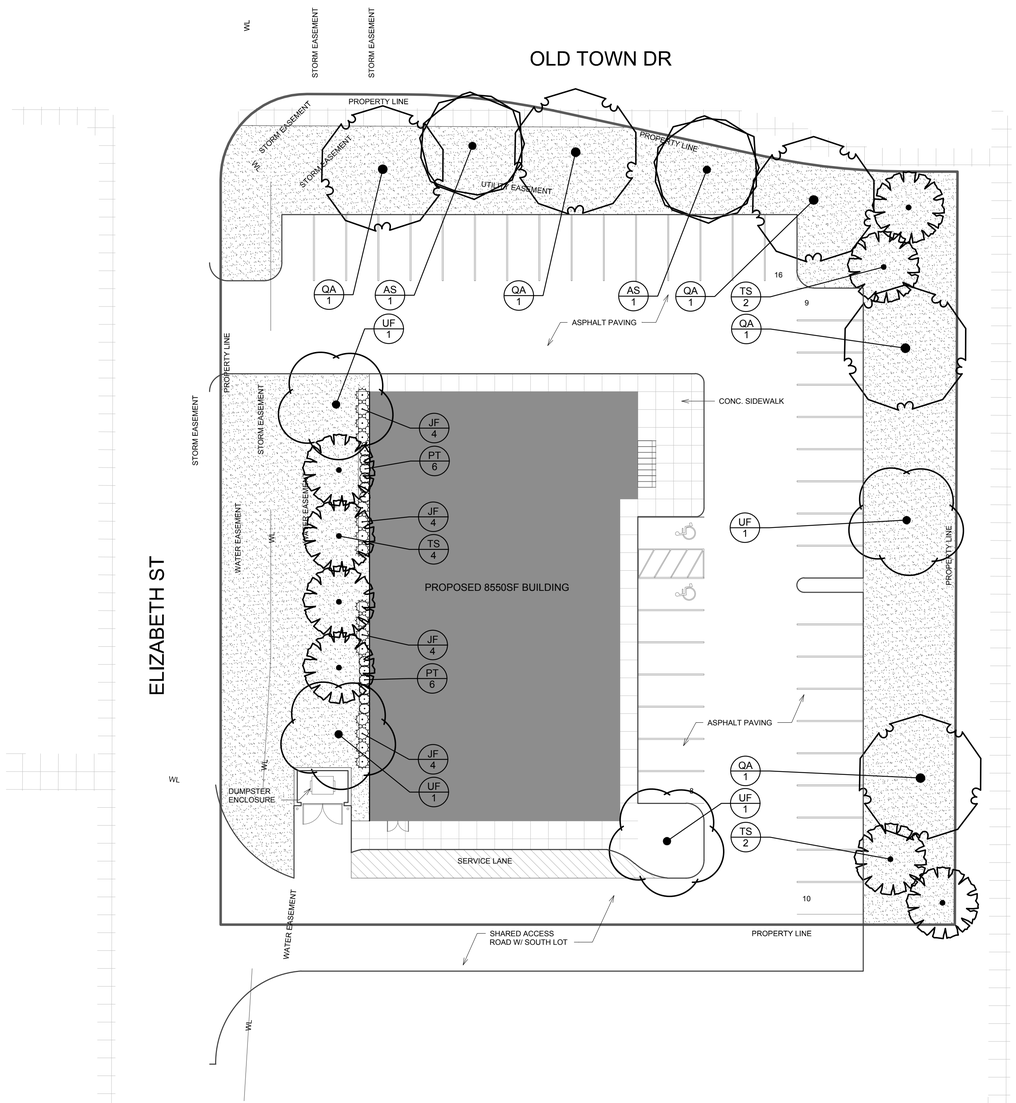
TITLE

ELEVATIONS & CROSS SECTION

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1 LANDSCAPE PLAN
1" = 10'

N
20 10 0 20

LANDSCAPE REQUIREMENTS

PER CHAPTER 407.020 OF THE CITY OF PARKVILLE, MISSOURI UNIFIED DEVELOPMENT ORDINANCE:

MINIMUM PLANT UNIT REQUIREMENTS

STREET TREES	REQUIREMENT	PROVIDED
BRINK MEYER DR	1 TREE PER 40 LF OF STREET FRONTAGE (210 LF)	6 TREES REQUIRED -
OLD TOWN RD	1 TREE PER 40 LF OF STREET FRONTAGE (205 LF)	5 TREES REQUIRED -
ELIZABETH ST	1 TREE PER 40 LF OF STREET FRONTAGE (228 LF)	6 TREES REQUIRED -
PARKING LOT PERIMETER	**REQUIREMENT**	**PROVIDED**
PARKING LOT PERIMETER	CONTINUOUS EVERGREEN SHRUB SCREENING WITHIN 25 FEET OF ROADWAY	NO PARKING LOCATED WITHIN 25 LF OF ROADWAY
PARKING LOT INTERIOR	**REQUIREMENT**	**PROVIDED**
PARKING LOT INTERIOR	1 TREE PER 25 STALLS (43 STALLS) 1 SHRUB PER 10 LF OF PERIMETER BUFFER	2 TREES REQUIRED - 2 NEW TREES PROVIDED NO BUFFER REQUIRED
FOUNDATION PLANTINGS	**REQUIREMENT**	**PROVIDED**
STREET FACING BUILDING FACADE - EAST	75% CONTINUOUS SHRUB COVER	PROVIDED PER PLAN

PLANT LEGEND

TREES	BOTANICAL / COMMON NAME
AS	Acer miyabei `State Street` / Miyabei Maple
QA	Quercus alba / White Oak
TS	Tilia tomentosa 'Sterling' / Sterling Silver Linden
UF	Ulmus carpinifolia x parvifolia `Frontier` / Frontier Elm
SHRUBS	**BOTANICAL / COMMON NAME**
JF	Juniperus chinensis `Sea Green` / Sea Green Juniper
PT	Physocarpus opulifolius `SMPOTW` / Tiny Wine Ninebark
GROUND COVERS	**BOTANICAL / COMMON NAME**
	Fescue Sod / Heal-Tolerant Fescue Sod

2 PLANT LEGEND (SEE FULL SCHEDULE ON L200)
NTS

KADEAN CONSTRUCTION
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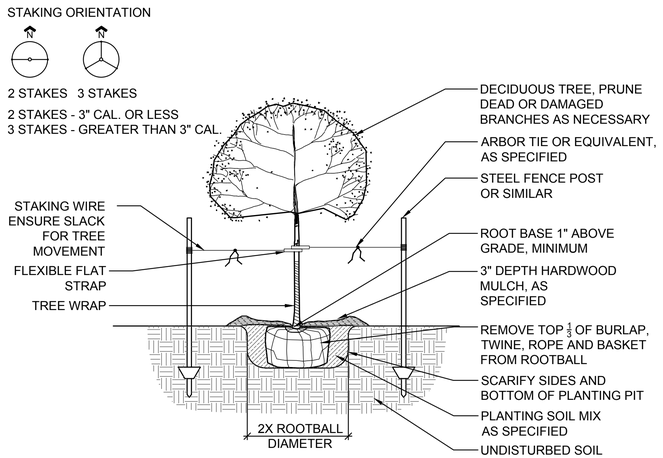
PROJECT NUMBER
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TITLE
LANDSCAPE PLAN

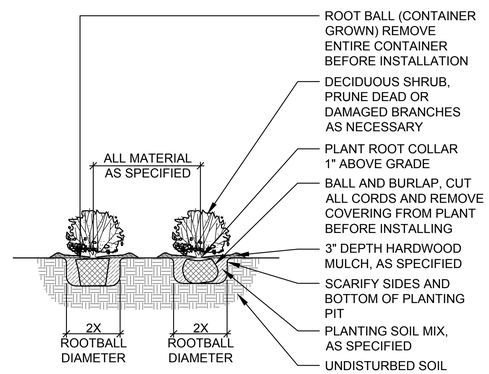
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SHEET
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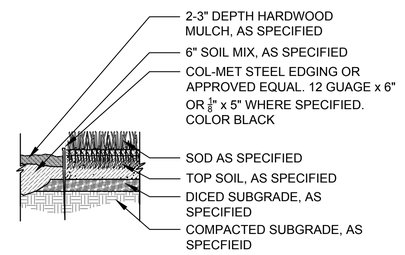
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3 DECIDUOUS TREE PLANTING
1/2" = 1'-0" 32 9343.02-01



4 SHRUB AND PERENNIAL PLANTING
1/2" = 1'-0" 32 9333-04



5 METAL EDGING
1" = 1'-0" 32 9413.23-08

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AS	2	Acer miyabei `State Street` / Miyabei Maple	B & B	2"Cal
	QA	5	Quercus alba / White Oak	B & B	2"Cal
	TS	8	Tilia tomentosa 'Sterling' / Sterling Silver Linden	B & B	2"Cal
	UF	4	Ulmus carpinifolia x parvifolia `Frontier` / Frontier Elm	B & B	2"Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	JF	16	Juniperus chinensis `Sea Green` / Sea Green Juniper	2 gal
	PT	12	Physocarpus opulifolius `SMPOTW` / Tiny Wine Ninebark	1 gal

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SPACING
	14,971 sf	Fescue Sod / Heal-Tolerant Fescue Sod	

1 PLANT SCHEDULE
NTS

LANDSCAPE PLAN NOTES:

1. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES, IRRIGATION PIPING AND DRAINAGE STRUCTURES BEFORE COMMENCING WORK. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY OF THE PREVIOUSLY LISTED ITEMS.

2. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES

3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN PRIOR TO PLANTING. QUANTITIES PROVIDED ARE FOR CONVENIENCE ONLY AND CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND INSTALLING THE QUANTITY OF PLANT MATERIALS SHOWN ON THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.

4. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE STAKED OR LAID OUT IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5. NO SUBSTITUTION (INCL. CULTIVARS) SHALL BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

6. ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.

7. ALL TREES & MULCH BEDS (UNLESS ROCK MULCH) SHALL RECEIVE 3" MIN. OF SHREDDED DARK BROWN PREMIUM HARDWOOD MULCH, AS DETAILED. ADD PREEN OR SNAPSHOT TO BEDS BEFORE & AFTER MULCHING FROM MARCH 1 TO OCTOBER 1. IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH.

8. TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TAUT. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.

9. CONTRACTOR SHALL THOROUGHLY WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SUBSTANTIAL COMPLETION. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION.

10. ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SODDED WITH 90% TURF-TYPE TALL FESCUE AND 10% BLUEGRASS MIX SOD.

11. ALL LANDSCAPED AND TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATED SYSTEM. THE CONTRACTOR SHALL PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO HEAD COVERAGE. ONLY RAINBIRD OR HUNTER IRRIGATION PARTS & EQUIPMENT ARE TO BE USED. DRIP IS PERMITTED. THE DESIGN SHALL PROVIDE ALL PIPES, HEADS, VALVES, CONTROLLER, WIRE, AND SLEEVES. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE / IRRIGATION CONTRACTOR. 4" PVC SLEEVES RECOMMENDED. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER. THE IRRIGATION DESIGN / SUBMITTALS SHALL BE SUBMITTED TO THE OWNER AND OWNER'S REPRESENTATIVE & LA FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. GC SHALL MAKE SURE THAT THE METER & BACKFLOW ARE COVERED IN THE BID, AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS FROM THE IRRIGATION BED. COORDINATE THESE ITEMS AND SLEEVES.

12. NO TREES SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.

13. ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS. PLANT MATERIALS WILL BE ONE TIME REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.

14. CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.

15. THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE PARKVILLE, MISSOURI UNIFIED DEVELOPMENT STANDARDS. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF PARKVILLE, MISSOURI TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.

2 LANDSCAPE NOTES
NTS

KADEAN CONSTRUCTION
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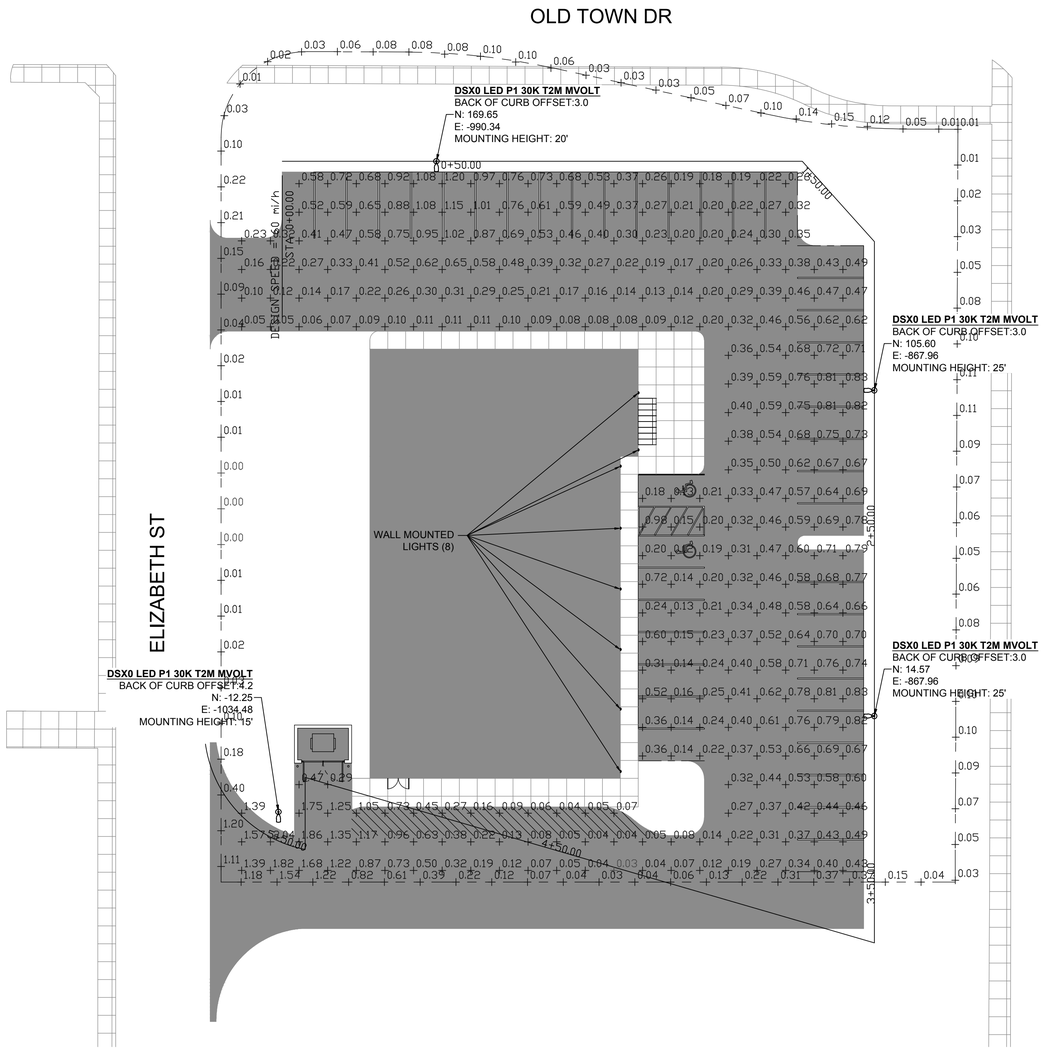
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LANDSCAPE NOTES AND DETAILS

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NOTES:
1. ALL LIGHT POLES SHALL BE AS FOLLOWS:
   A) MOUNTING HEIGHT VARIES ABOVE FINISHED GRADE. SEE LIGHT POLE LABEL FOR HEIGHT.
2. ALL LIGHTS SHALL BE LED FIXTURES.
3. TOTAL NUMBER OF LIGHTS PROPOSED = 12 LIGHTS, 4 POLES.
4. LIGHT POLES TYPICALLY PLACED 3' FROM BACK OF PAVING.

Statistics

Description	Avg	Max	Min	Avg/Min
Bubbles Parking Lot	0.46 fc	2.04 fc	0.03 fc	15.3:1
Property Line	0.17 fc	1.54 fc	0.00 fc	N/A

SCHEDULE

Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
T2M	4	Lithonia Lighting	DSX0 LED P1 30K T2M MVOLT	DSX0 LED P1 30K T2M MVOLT	1	4364	0.85	38
WALL	8	Lithonia Lighting	OLLWD LED P1 40K MVOLT	OUTDOOR LED WALL CYLINDER DOWN LIGHT & 4000K NICHIA 219C	1	576	0.85	9.02

LITHONIA LIGHTING

Submittal Spec Sheet

D-Series Pole Mount (DSX0)

OVERVIEW

Pedestrian in scale only, the D-Series LED Area, Size 0 is an extraordinary luminaire that can be configured to meet any site's lighting needs. The versatility and power of this luminaire prove big things really do come in small packages. Coupled with nLight® AIR wireless controls, the D-Series family provides enhanced end-user experiences and unmatched energy savings.

The sleek design reflecting the embedded high-performance LED outdoor lighting technology makes the D-Series, Size 0 the ideal choice for campuses, bike paths, walkways, and retail sites.



Product Webpage: https://www.acuitybrands.com/products/detail/196671
Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

The product images shown are for illustration purposes only and may not be an exact representation of the product.

ORDERING INFORMATION DSX0 LED P1 30K T2M 120 SPA DBLBXD

Series*	Lamp Type*	LED Configuration*	
DSX0 D-Series Size 0 LED Area Luminaire	LED LED	P1 Package 1	P6 Package 6
		P10 Package 10	P7 Package 7
		P11 Package 11	
		P12 Package 12	
		P13 Package 13	
		P2 Package 2	
		P3 Package 3	
		P4 Package 4	
		P5 Package 5	

Correlated Color Temperature*	Distribution*		Lens Type and Pattern	
30K 3000K	BLC	Backlight control	T1M	Type V Medium	DDL Diffuse drop lens
40K 4000K	LCCO	Left Corner Cutoff Optic	T5S	Type V Short
50K 5000K	RCCO	Right Corner Cutoff Optic	T5VS	Type V Very short
AMBPC Amber, Phosphor Converted	T1S	Type I Short	T5W	Type V Wide
	T2M	Type II Medium	TFTM	Forward throw medium
	T2S	Type II Short		
	T3M	Type III Medium		
	T3S	Type III Short		
	T4M	Type IV Medium		

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LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE
Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION
Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.
ADA compliant.

OPTICS
4000K CCT LEDs.
Polycarbonate lens protects the LED from moisture, dirt and other contaminants.
LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL
MVOLT driver operates on any line voltage from 120-277V
Operating temperature -30ºC to 40ºC.
1KV surge protection standard.

INSTALLATION
Surface mounts to universal junction box (provided by others).

LISTINGS
UL Listed for U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Catalog Number	
Notes	
Type	

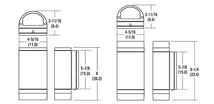
Outdoor General Purpose

OLLWD & OLLWU

LED WALL CYLINDER LIGHT



Specifications
All dimensions are inches (centimeters)



ORDERING INFORMATION For shortest lead times, configure products using **bolded options.** **Example:** OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight	**P1**	**40K** 4000K	**MVOLT** 120V-277V	**DDB** Dark bronze
OLLWU LED Up & downlight			**120** 120V	**WH** White[1]

Notes
1. Only available with OLLWU and in DDB.
2. Only available with OLLWL.

Voltage*		Ambient Starting Temp		Bird Deterrent	
120 120V	XVOLT XVOLT	HA High Ambient		BS Bird spikes
208 208V				
240 240V				
24VDC 24V DC				
277 277V				
347 347V				
480 480V				
MVOLT 120-277V				
SOLAR SOLAR				

Shielding	Mounting*		Dimming Wires	
EGS External Glare Shield	LADFTR Less adapter	WBA Wall mount bracket	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
HS House-side shield	PUMBA Square and round universal mounting adapters			
	RPA Round pole mounting			
	RPUMBA Round pole universal mounting bracket adaptor			
	SPA Square pole mounting			
	SPUMBA Square pole universal mounting bracket adaptor			

Dimmable/Controllable	Receptacle Type	Internal Control	
NLTAIR2 Nlight air gen 2 controller	PER NEMA twist-lock receptacle only (no controls)	PIR Motion/ambient sensor <15', dims to 3V	PIRHNRD Motion/ambient sensor 15-30' - Networked, retro door
	PER5 NEMA receptacle only (no controls)	PIR1FC3V Motion/ambient sensor <15', photocontrol set at 1 FC; dims to 3V	
	PER7 Seven-wire receptacle only (no controls)	PIRHV Motion/ambient sensor <15', dims to 4V	
		PIRH Motion/ambient sensor 15-30'; dims to 3V	
		PIR1FC3V Motion/ambient sensor 15-30'; photocontrol set at 1 FC; dims to 3V	
		PIRHVHV Motion/ambient sensor 15-30'; dims to 4V	
		PIRHN Motion/ambient sensor 15-30' - Networked	

Field Adjustable	Fusing	Aiming	Finish*	
FAO Field adjustable output	DF Double Fuse	L90 Left rotated optics	DBLBXD Textured black, super durable
	SF Single Fuse	R90 Right rotated optics	DBLXD Black finish, super durable
			DDBTXD Textured dark bronze, super durable
			DDBXD Dark bronze finish, super durable
			DGCXD Charcoal grey, super durable
			DGRHXD Dark green, RAL6012, super durable
			DHBUXD Custom Color Hoisphere Munsell Gray
			DMBXD Medium bronze, super durable
			DNATXD Textured natural aluminum, super durable

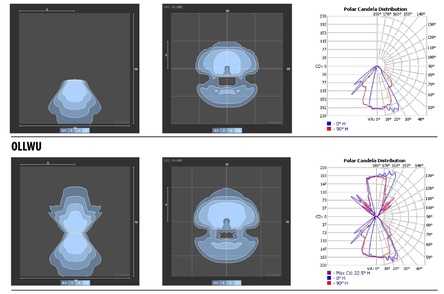
Finish* (Cont...)	National Accounts		Assembled in America	
DNAXD Natural aluminum finish, super durable	NAAA National Account - Advance Auto		BAA Buy American Act
DSPDXD Textured dark grey, super durable	NATS National Account Tractor Supply		
DSPJXD Light grey, super durable	NAWL National account - Walgreens		
DSSTXD Textured sandstone, super durable			
DSSXD Sandstone, super durable			
DTGXD Tennis green, super durable			
DWHDXD White, RAL9002, super durable			
DWHGXD Textured white, super durable			
DWHXD White, super durable			

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OLLWD & OLLWU LED Wall Cylinder Light

PHOTOMETRICS
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's Outdoor LED homepage
Tested in accordance with IESNA LM-79 and LM-80 standards.

OLLWD



OLLWU

OLLWD



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KADEAN CONSTRUCTION
1558 FENPARK DRIVE
FENTON, MO 63026
636.305.0099

OWNER

CONSULTANTS

PROJECT

BUBBLES LIQUOR

OLD TOWN AT CREEKSIDE, LOT 4

PROFESSIONAL RECORD

NOT FOR CONSTRUCTION

KYLE ALLYN WILSON
MO A2012004051

ISSUE

DESCRIPTION	DATE

DATE
10/04/2021

PROJECT NUMBER
21-139

TITLE

PHOTOMETRIC PLAN

DRAWN BY / CHECKED BY
BF PJO

SHEET
P12

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

Thursday, September 23, 2021

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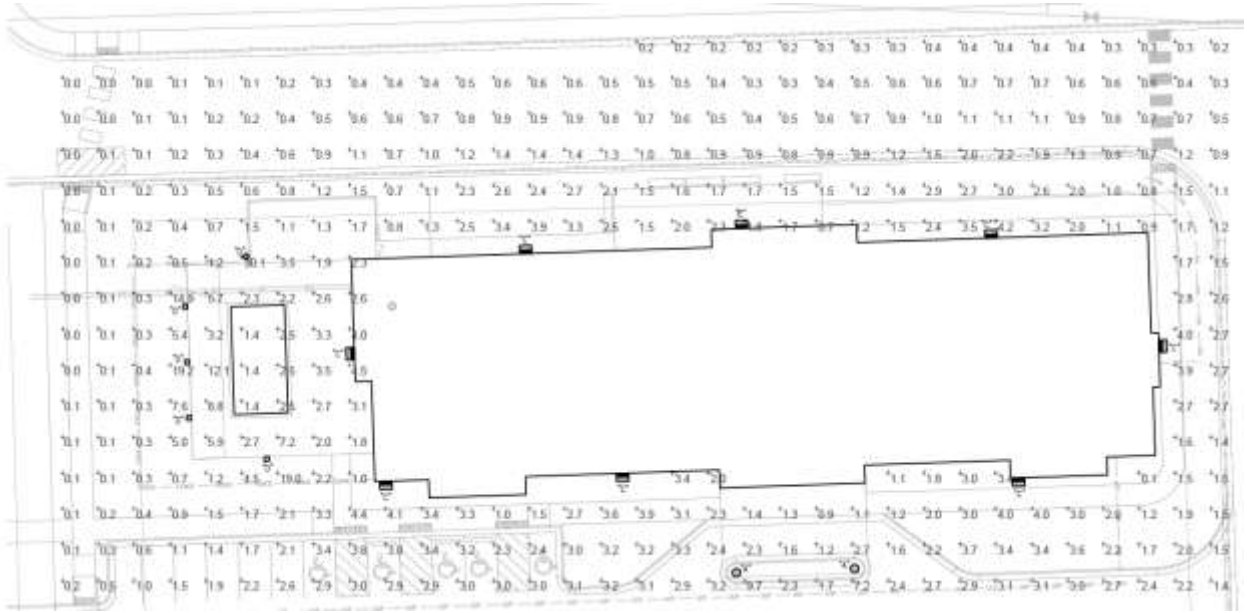
RE: City of Parkville staff review comments – Lot 4, Old Town At Creekside, Final Development Plan (prepared by Kadean Construction; dated September 10, 2021)

Dear Rob, Nick, Josh, Greg, Anthony and Michael,

The following is a compilation of all Parkville staff review comments received to-date regarding the Application for Final Development Plan for Lot 4 of Old Town At Creekside. Review comments are provided by myself (Community Development Director), Brad Stanton (Planner), Ed Gault (Building Official), Alysen 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, October 4, 2021**. Thank you.

General Comments

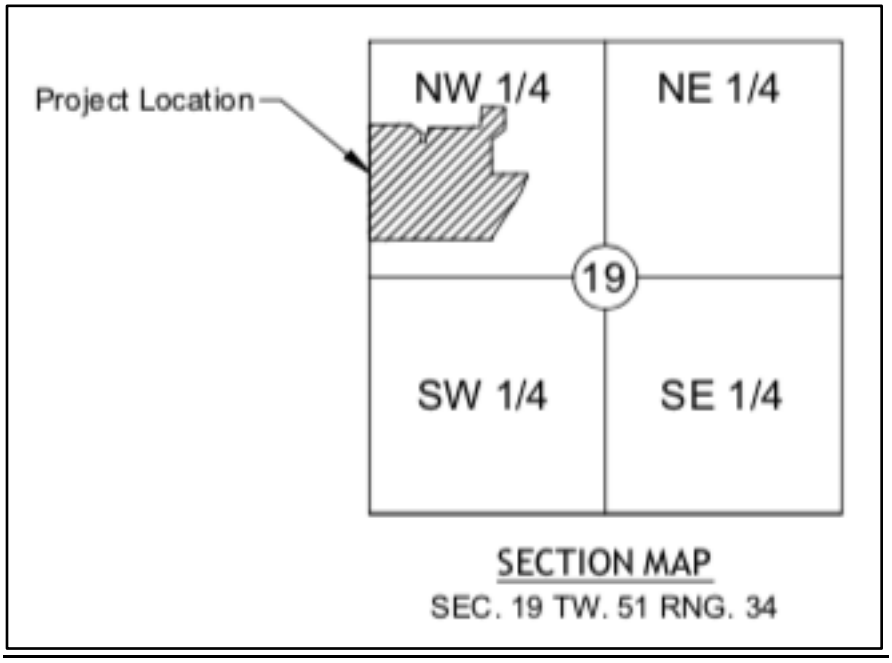
1. **Adopted Building Codes** – Please note, the City of Parkville, Mo. adopted the 2018 International Family of Building Codes and designated appendices on January 7, 2020.
2. **Landscape Design Plan Sheet** – Please include a landscape design sheet, in conformance with Section 407.020 and 407.030, specifically detailing the required foundation planting along the west side of the building, as well as any required parking lot plantings.
3. **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.





Cover Sheet (P1)

4. **Section Map** – Please include a map showing the section, township and range of the project/development (see below for an example).
5. **Utility Contacts** – Please list all Parkville area utility providers and their contact information. City staff will provide you the list.



6. **Blank Space** – Please include either a photo/image of an existing, similar Bubbles Liquor store building for reference, or a 3D colored rendering of the proposed building. If you decide to use a photo/image of an existing location, please note in a footnote underneath the photo/image the location and identify and differences between the two for clarity.

Existing Site (P2)

7. **Property Area** – Please label the total area of the subject property (in acres and square feet).
8. **Existing Zoning** – Please label the existing "B-2-P" General Business District zoning on the property.
9. **Adjacent Property Owners** – Please label all property owners for adjacent property parcels. This information can be found via the Platte County Assessor's Office website.
10. **Adjacent Property Addresses** – Please label property addresses for all adjacent property owners, as well as their respective Platte County parcel ID numbers.
11. **Adjacent Property Area** – Please label the total acreage for all adjacent properties.

Proposed Site Plan (P3)

12. **Finished Floor Elevations** – Please include the finished floor elevations (FFE) for the building.
13. **Sidewalk Extension** – Please extend the sidewalk along the west property boundary, so that it runs along the entirety of Elizabeth St.
14. **Sidewalk Dimensions** – Please include the sidewalk width dimensions (ft.).
15. **Trash Enclosure** – 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.
16. **Retaining Wall** – Please note that any retaining walls greater than 48 inches in height will require an Application for Building Permit to be submitted to the Community Development Department, as well as a structural engineer's report for said retaining wall(s).
17. **Bicycle Parking** – Per Section 408.030, Subsection D, all retail uses within 1,000 ft. of a designated bicycle route or trail (specifically the Brush Creek 10-ft. multi-use trail along NW Brink Meyer Road) shall provide bicycle parking spaces according to Table 408-7: Bicycle Parking; this includes bicycle parking for 10% of the required vehicle spaces. That said, please indicate the location of bicycle parking infrastructure to be proposed.

Proposed Grading Plan (P4)

18. **No comments**

Proposed Utility Plan (P5)

19. **Fire Hydrant Locations** – Please identify the location (if any) of fire hydrants to be provided. Please coordinate with Dean Cull (Fire Marshall, Southern Platte Fire Protection District) regarding the proposed location for any fire hydrants, and whether the proposed fire protection utilities are sufficient to provide emergency water service to the building per the City's adopted 2018 International Fire Code. Please indicate (if any) their locations, as well as utility water line connections.

Fire Access Plan (P6)

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.

Pedestrian Plan (P7)

21. **Sidewalk Extension** – See comment #13 above. Please revise the plan sheet based on the sidewalk extension along Elizabeth St.

Floor Plan (P8)

22. **No comments**

Elevations & Cross Section (P9)

23. **Street Trees from Landscaping Berm** – Please detail the location of street trees to be provided along the landscape berm along the east property boundary along Brink-Meyer Road.

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, October 4, 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: Alysen Abel, Public Works Director
Brad Stanton, Planner
Ed Gault, Building Official
Dean Cull, Fire Marshall (Southern Platte Fire Protection District)