



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, January 11, 2022 5:30 PM
City Hall Board Room

In light of the COVID-19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Planning and Zoning Commission will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in on the meeting via the following telephone number and access code – (312) 626 6799, Meeting ID: 886 4896 2927, Password: 888327 rather than appear at City Hall (note: occupancy will be limited).

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

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the January 11, 2022, regular meeting agenda.
- B. Approve the minutes for the December 14, 2021, regular meeting.

4. Unfinished Business

5. Public Hearing

6. Regular Business

- A. Application for Subdivision – Preliminary Plat for Sanctuary At Riss Lake, a residential development consisting of 19 lots for duplexes and 4 tracts of open space 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.
- B. Application for Subdivision – Final Plat for Sanctuary At Riss Lake, a residential development consisting of 19 lots for duplexes and 4 tracts of open space 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.

7. Other Business

- A. Upcoming meetings & dates of importance:

Posted Date & Time: January 7, 2022 3:00p.m. By: BS

- Board of Aldermen Meetings: Tuesday, January 18, 2022 and February 1, 2022 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, January 25, 2022 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, February 8, 2022 at 5:30 p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**

Tuesday, December 14, 2021 5:30 PM

City Hall Board Room

City Hall Board Room

1. Call to Order

Vice-Chair Wright called the meeting to order at 05:30 PM.

2. Roll Call

Commissioners Present:

Michael Lee

Barbara Wassmer

R. Douglas Krtek

Allyson Berberich

Michael Wright

Kathy Leibrand

Absent:

John Delich

Walt Lane

Dean Katerndahl

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director

Brad Stanton, Planner

3. General Business

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

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

AYES: Michael Lee, Michael Wright, Barbara Wassmer, R. Douglas Krtek,
Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

B. Approve the minutes for the October 12, 2021, regular meeting

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

AYES: Michael Lee, Michael Wright, Barbara Wassmer, R. Douglas Krtek,
Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

- C. Approve the minutes for the November 9, 2021, regular meeting

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

AYES: Michael Lee, Michael Wright, Barbara Wassmer, R. Douglas Krtek,
Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

4. Regular Business

- A. Application for Final Development Plan for Wells Bank, 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. PZ21-47); *Brian Mertz, Parkville Development 38, LLC, Applicant.*

STAFF ANALYSIS & SUMMARY

Stephen Lachky, Director of Community Development, provided an overview of the project. He stated that a 4,400 square foot commercial building was proposed. He noted there were 2 points of access off of Elizabeth St.

QUESTIONS & CLARIFICATIONS

Vice Chair Wright inquired about the sign detailed on the plans. Mr. Lachky responded that the sign was a sign for the overall development and was shown to provide reference, it was separate from the current application.

DEVELOPER'S PRESENTATION

Brian Mertz, applicant, was available for questioning. He stated that the site had been filled to bring it more level with 45 Highway. No questions from the commission.

MOTION

ACTION: Barbara Wassmer moved to approve the final development plan, Allyson Berberich seconded. Motion : 6-0.

AYES: Michael Lee, Michael Wright, Barbara Wassmer, R. Douglas Krtek,
Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

5. Unfinished Business

6. Public Hearing

- A. Application for Zoning Map Amendment for Platte 38, a planned residential development consisting of 27 lots for duplexes and 9 lots for detached homes on 38.24 acres, more or less, generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152. (Case No. PZ21-13); *Todd Kobayashi, Genesis Companies, Applicant.*

STAFF ANALYSIS & SUMMARY

Mr. Lachky presented an overview of the Platte 38 project. The developer revised the previous plan to remove the condominium building and replace it with single-family residential and duplexes. Mr. Lachky noted that the project had reduced the number of units proposed from 200 to 63 units or 1.65 units/acre.

QUESTIONS & CLARIFICATIONS

Vice-Chair Wright inquired about the pool building. Vice-Chair Wright asked about the architecture of the proposed duplexes. Mr. Lachky showed the proposed duplex designs. Commissioner Wassmer asked about sidewalks in the development. Mr. Lachky responded that sidewalks were proposed on both sides of the street as well as connections to Crooked Rd and land set aside for connections to South National Drive.

DEVELOPER'S PRESENTATION

Todd Kobayashi, applicant, was available for questioning. He stated that they replaced the footprint of the previous larger condominium building with larger homes. Vice Chair Wright asked about the driveway layouts for the duplex units. The applicant responded that it was proposed as a shared driveway, but that could change. Vice Chair Wright asked about connections to South National Drive. The applicant responded that a tract was reserved for future connection but that nothing was currently proposed. Commissioner Wassmer asked about the trail that was previously proposed behind the condo building. The submitted plans show a 6 foot walking trail along the northern property line. The applicant stated that a tract was designed around the development for a walking trail. Commissioner Lee asked about the aesthetics of the area around the proposed walking trail. The applicant stated that it would be against home lots so it could vary.

PUBLIC HEARING

Blake Pryor, 6116 Persimmon Ct, believes that this plan is an improvement over the prior submission as well as the suitability of the land for duplex and single-family homes. Mr. Pryor had concerns about the single-family homes being built. Mr. Pryor had concerns with the plat dimensions, stated that lots 26-28 appeared to be on the golf course. Mr. Pryor was concerned with the homes being located against the existing homes on Persimmon Ct and would like a landscape buffer. Mr. Lachky responded that R-2 zoning cannot support duplexes.

Derek Clark, 6120 Persimmon Ct, had concerns with the cul-de-sac and duplex along the rear of his property. He shared concerns with vehicle lights entering his windows.

Public hearing closed at 6:14 p.m. Hearing reopened at 6:18 p.m.

Dee Nelson, 6124 Persimmon Ct, asked the applicant about his timeline for construction and pricing for the homes. Mr. Kobayashi responded that with single-family homes he's not

required to presell the homes as he had to with the condo building plan. He stated that his company would not be building the single family homes, but that he would sell lots to homebuilders. He stated that he does not know the home prices but guessed \$500k-800k.

Robert Davis, 6118 Persimmon Ct, does not feel the development adds anything valuable to Parkville. He stated that the more buffer between this development and The National, the better.

Pam Maeger, 6133 S National Dr, asked whether this development would have its own HOA. The applicant responded that the plan was to have an HOA for the development.

Public hearing closed at 6:31 p.m.

BOARD DISCUSSION & ANALYSIS

Commissioner Krtek asked about the timeline for the duplexes vs the single-family. Mr. Kobayashi stated he didn't know because those lots would be sold to builders and be on the builders' timelines. Vice Chair Wright asked whether the buildings would be compatible in aesthetics. Mr. Lachky responded that the City does not mandate what homes look like. Commissioner Wassmer inquired about Tract C. Mr. Kobayashi stated that it was currently wooded. Commissioner Lee asked about the eastern edge of lots 24 and 25. Mr. Kobayashi stated that the land was part of the lots and the homeowner can choose what it looks like. Commissioner Berberich expressed concerns with the duplex lots 19, 20, and 21.

MOTION

ACTION: R. Douglas Krtek moved to approve the application for Zoning Map Amendment, Barbara Wassmer seconded. Motion Passed: 6-0.

AYES: Michael Lee, Michael Wright, Barbara Wassmer, R. Douglas Krtek, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

- B. Application for Subdivision – Preliminary Plat for Platte 38, a planned residential development consisting of 27 lots for duplexes and 9 lots for detached homes on 38.24 acres, more or less, generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152. (Case No. PZ21-48); *Todd Kobayashi, Genesis Companies, Applicant.*

ACTION: R. Douglas Krtek moved to approve the Preliminary Plat, Barbara Wassmer seconded. Motion Passed: 5-1.

AYES: Michael Lee, Michael Wright, Barbara Wassmer, R. Douglas Krtek, Kathy Leibrand

NOES: Allyson Berberich

ABSTAIN: None

- C. Application for Subdivision – Final Plat for Platte 38, a planned residential development consisting of 27 lots for duplexes and 9 lots for detached homes on 38.24 acres, more or less, generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152. (Case No. PZ21-49); *Todd Kobayashi, Genesis Companies, Applicant.*

ACTION: Barbara Wassmer moved to approve the Final Plat, R. Douglas Krtek seconded. Motion Passed: 5-1.

AYES: Michael Lee, Michael Wright, Barbara Wassmer, R. Douglas Krtek, Kathy Leibrand

NOES: Allyson Berberich

ABSTAIN: None

- D. Application for Zoning Map Amendment for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit cluster townhomes (145 units total), seven (7) 1-3-story townhomes (80 units total) and related amenities (5,000+/- sq. ft.) on 25.76 acres, more or less, generally located south of Highway 45 and east of South National Drive. (Case No. PZ21-53); *Hoefer Welker, Applicant.*

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, presented an overview of the project. He noted that the applications were pursuant to the previously approved Preliminary Development Plan.

DEVELOPER'S PRESENTATION

Doug Ubben, engineer for the applicant, was available for questioning. He stated that there was a graphical error present in the plat in northeastern portion of the site that would be corrected prior to final plat approval.

PUBLIC HEARING

No public comment.

MOTION

ACTION: Allyson Berberich moved to approve the Zoning Map Amendment, R. Douglas Krtek seconded. Motion Passed: 6-0.

AYES: Michael Lee, Michael Wright, Barbara Wassmer, R. Douglas Krtek, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

- E. Application for Subdivision – Preliminary Plat for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit cluster townhomes (145 units total), seven (7) 1-3-story townhomes (80 units total) and related amenities (5,000+/- sq. ft.) on 25.76 acres, more or less, generally located south of Highway 45 and east of South National Drive. (Case No. PZ21-52); *Hoefer Welker, Applicant.*

MOTION

ACTION: Barbara Wassmer moved to approve the Preliminary Plat, R. Douglas Krtek seconded. Motion Passed: 6-0.

AYES: Michael Lee, Michael Wright, Barbara Wassmer, R. Douglas Krtek, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, December 21, 2021 and January 4, 2022 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, December 28, 2021 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, January 11, 2022 at 5:30 p.m.

8. Adjournment

Vice-Chair Wright called further discussion. Seeing none, he called for a motion to adjourn.

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

Date



Staff Analysis

Agenda Item: 6.A and 6.B

Proposal: Application for Subdivision – Preliminary Plat and Application for Subdivision – Final Plat for Sanctuary At Riss Lake, a residential development consisting of 19 lots for duplexes and 4 tracts of open space on 16.18 acres (more or less), generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152.

Staff Recommendation: Approval (with conditions)

Case No: PZ 2021-50; PZ 2021-51

Applicant: Don Julian, Don Julian Builders, Inc.

Owners: Don Julian Builders, Inc.

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

Zoning: “R-4” Mixed-Density Residential

Parcel #s: Platte County parcel #20-7.0-26-400-006-001.000

Exhibits:

- A. This Staff Analysis
- B. Applications
 - 1. Application for Subdivision – Preliminary Plat (Case No. PZ 2021-50)
 - 2. Application for Subdivision – Final Plat (Case No. PZ 2021-51)
- C. Subject Area Property Map
- D. Preliminary Plat of Sanctuary At Riss Lake (prepared by Phelps Engineering, Inc.; dated December 28, 2021)
 - 1. Untitled (Preliminary Plat)
 - 2. Sheet C1 (Site Plan)
 - 3. Sheet C2 (Grading Plan)
- E. Final Plat of Sanctuary At Riss Lake (prepared by Phelps Engineering, Inc.; dated December 28, 2021)
- F. City of Parkville staff review comments (prepared by Stephen Lachky; dated November 17, 2021)
- G. Case No. PZ 2021-28 (Sanctuary At Riss Lake – Preliminary Development Plan) review comments from the Planning and Zoning Commission
 - 1. Barbara Wassmer comments
 - 2. Dean Katerndahl comments
 - 3. John Delich comments

4. Michael Wright comments
 5. Walt Lane comments
- H. Additional exhibits as may be presented at the public hearing

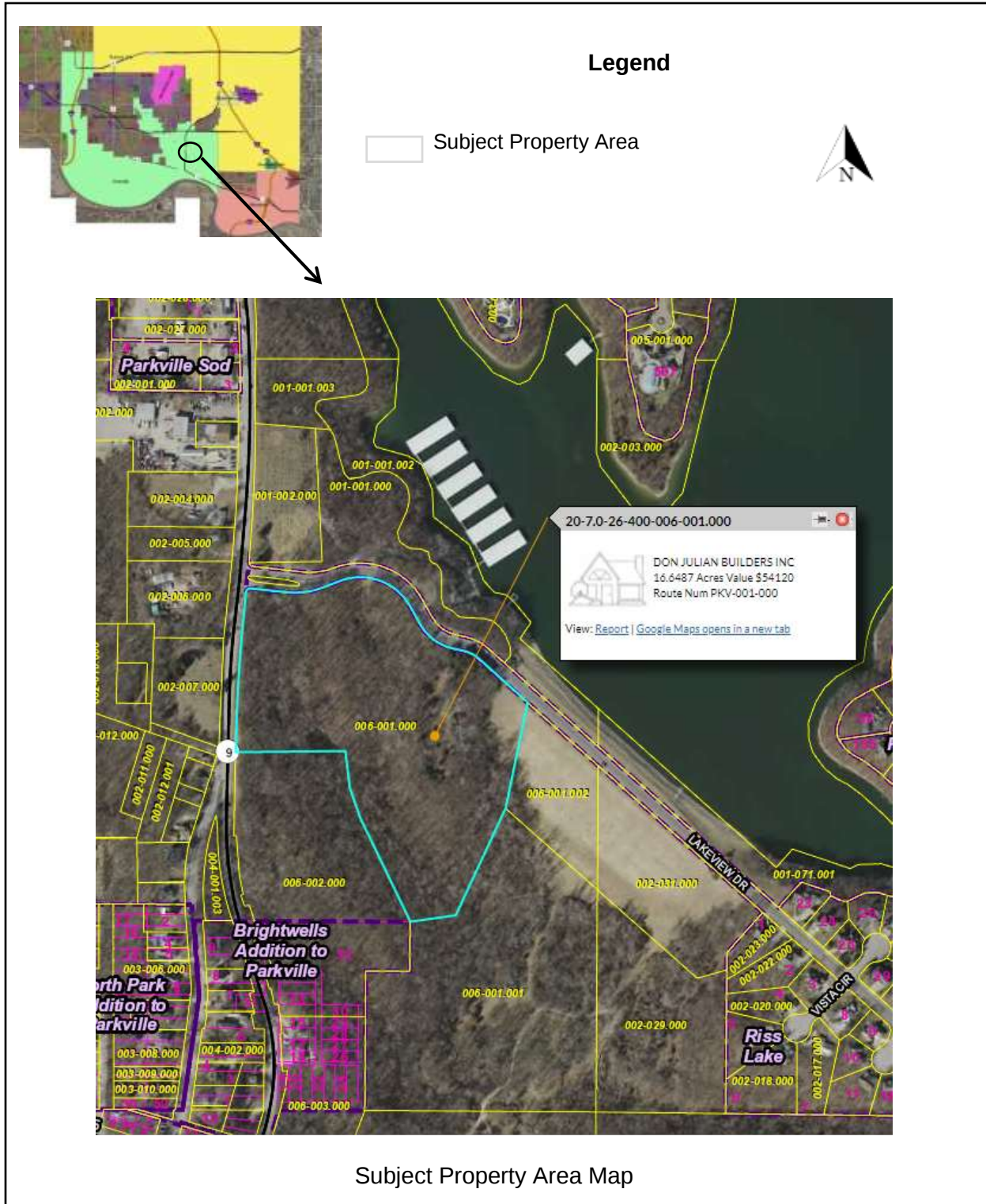
By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 1. Section 403.030 Zoning Map Amendment
 2. Section 403.040 Master Planned Development
 3. Chapter 404 Subdivision Regulations
 4. Section 405.010 Zoning Districts Established
 5. Section 405.020 Districts & Uses
 6. Section 405.030 Standards Applicable to All Districts
 7. Appendix B. Great Trees for the Kansas City Region
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Riss Lake Illustrative Master Plan (prepared by Eisenberg Company; dated June 8, 1987).
- D. Questions & Answers from Riss Lake Residents at August 3, 2021 Open House
- E. Pre-Application Conference Meeting Notes (Community Development Department; dated June 16, 2020)
- F. Pre-Application Conference Meeting Notes (Public Works Department; dated June 30, 2020)
- G. Preliminary Stormwater Management Plan, Sanctuary At Riss Lake, Hwy 9 and NW Lakeview Dr., Section: NE ¼ Sec. 26-51-34, Parkville, Missouri (prepared by Phelps Engineering, Inc.; dated August 6, 2021)
- H. Preliminary Stormwater Management Plan, Sanctuary At Riss Lake, Hwy 9 and NW Lakeview Dr., Section: NE ¼ Sec. 26-51-34, Parkville, Missouri (prepared by Phelps Engineering, Inc.; dated December 28, 2021)
- I. Traffic Engineering Services, Residences at Riss Lake Trip Generation, Parkville, Missouri (prepared by Janelle M. Clayon, P.E., PTOE, Merge Midwest Engineering, LLC; dated August 10, 2021)
- J. E-mail correspondence – RE: Sanctuary At Riss Lake – Traffic Impact Study (prepared by David J. Mennenga, P.E., PTOE, George Butler Associates, Inc.; dated August 9, 2021)
- K. E-mail correspondence – RE: Sanctuary At Riss Lake – Traffic Impact Study (prepared by David J. Mennenga, P.E., PTOE, George Butler Associates, Inc.; dated August 11, 2021)
- L. Utility Provider Verification Correspondence
 1. Utility Provider Verification Letter (prepared by Stephen Lachky; dated August 24, 2021)
 2. Evergy (Melissa Feltes, General Design Technician; dated September 17, 2021)
- M. Planning and Zoning Commission (July 14, 2020) Special Workshop Agenda
- N. Planning and Zoning Commission (July 14, 2020) Special Workshop Video Recording (<https://vimeo.com/441460366>)
- O. Ordinance No. 1017 – Rezoning certain properties around Riss Lake to B-4 (dated January 5, 1988)

- P. Ordinance No. 1193 – Accepting certain real property from Parkville Development Company (dated December 18, 1990)
- Q. Ordinance No. 1196 – Repealing Ordinance No. 1193, which accepted certain real property from Parkville Development Company as described and restricted according to exhibits attached thereto, and accepting certain real property from Parkville Development Company, as described and restricted according to exhibits attached hereto (Parkville Nature Sanctuary; dated December 26, 1990)
- R. Professional Resume – Stephen Lachky, Community Development Director
- S. Professional Resume – Brad Stanton, Planner
- T. Professional Resume – Alysén Abel, Public Works Director
- U. Case No. PZ 2021-27 Sanctuary At Riss Lake – Zoning Map Amendment
- V. Case No. PZ 2021-28 Sanctuary At Riss Lake – Preliminary Development Plan
- W. Public comments associated with Case No. PZ 2021-27 and Case No. PZ 2021-28

Overview

The applications propose a preliminary plat and final plat for Sanctuary At Riss Lake, a residential development consisting of 19 lots for duplexes and 4 tracts of open space on 16.18 acres (more or less) generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152.



The applications propose creating right-of-way to support new public streets, internal circulation and access off Lakeview Dr. to serve the development. The subject property is currently undeveloped and vacant.

Background

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

On July 14, 2020 the applicant presented a residential concept plan for the subject property before the Planning and Zoning Commission via a special workshop to receive comments/feedback (see Exhibits M by Reference and N by Reference). The applicant subsequently submitted an Application for Zoning Map Amendment (Case No. PZ 2021-27) in conjunction with an Application for Preliminary Development Plan (Case No. PZ 2021-28) for Sanctuary At Riss Lake, which went before the Planning and Zoning Commission for consideration on September 14, 2021. The development applications proposed rezoning the subject property from “R-4” Mixed-Density Residential to “R-5-P” Multi-Family Residential to support four 4-story condominium buildings and a clubhouse. Members of the public expressed their support and opposition to the project; and following discussion with the Planning and Zoning Commission, the applicant agreed to explore an alternate layout and plan for their development. As a result, the Planning and Zoning Commission recommended postponement of both applications (vote of 7-0) to their November 9, 2021 regular meeting.

At the November 9, 2021 regular meeting of the Planning and Zoning Commission, the applicant presented an update of a revised site plan concept they’re considering based on feedback from the September 14th public hearing (see Exhibits G.1-G.5) and requested another continuation of their applications for another two months to give them enough time to make proper revisions to the development plans. As a result, the Planning and Zoning Commission recommended postponement of both applications (vote of 8-0) to their January 11, 2022 regular meeting. Rather than presenting a revised preliminary development plan for a residential concept containing condominium buildings, the applicant has submitted traditional platting applications for subdividing the land; and the proposed residential development does not require a (-P) master planned development or any exceptions to the Title IV – Development Code. Based on public comments provided at the September 14, 2021 public hearing, as well as suggestions provided by the Planning and Zoning Commission, the final plat proposes:

- A residential development consisting of duplex building types permitted by the existing “R-4” Mixed-Density Residential zoning district.
- Meeting the building standards for the existing “R-4” zoning district, specifically not exceeding the maximum height requirements (35 ft. / 2.5 stories) for duplex uses.
- Reducing the density of the development from 112 total units (6.92 units/acre) to 38 total units (2.35 units/acre).

- Eliminating a point of access off NW Lakeview Drive to create a single point of access into the development rather than two.
- Mitigating stormwater runoff and impacts to the stream/waterfall draining to the Parkville Nature Sanctuary via a 100-ft. stream corridor setback and dedicated Tract C (1.77 acres, more or less) for natural vegetation and open space area.

The applicant is also foregoing construction of a sanitary sewer line via an existing easement running through the Parkville Nature Sanctuary, and instead will construct a new low pressure main line along Lakeview Dr. to pump sewage across the Riss Lake Dam into an existing line on the other side. This will better preserve the Parkville Nature Sanctuary, avoid clear cutting trees and disruption to the area. The applicant also proposes deeding Tract D (0.76 acres, more or less) to the City of Parkville for the Parkville Nature Sanctuary per Section 404.020, Subsection H. Park Land Dedication requirements. Tract D is currently private property (Don Julian Builders, Inc., owner); however, the property contains natural vegetation and the waterfall connected by the Old Kate Trail via the Parkville Nature Sanctuary's Jim Reed trail system.

Subdivision – Preliminary Plat – Review and Analysis

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

Parkville Municipal Code, Section 403.020, Subsection D. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary plat is appropriate. The following are staff's findings and conclusions for the preliminary plat application (Case No. PZ 2021-50).

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

The preliminary plat proposes 19 lots for duplex uses and 4 tracts of open space which is in accordance with the *Parkville 2040 Master Plan's* projection of Medium-Density Residential future land use. The preliminary plat has a main point of access off Lakeview Dr., does not contain any dead end streets, and contains circulation and streets connecting to each lot, as well as two cul-de-sacs. Lentz Drive serves as the main public thoroughfare through the development, and is bisected by West Ridge Court. Utility easements are provided on all lots for utility service purposes, and are accessible from the public right-of-way.

The proposed layout meets the City's guidance for block size and street design types as detailed in Section 404.010 Street Networks and Design. Dean Cull, Southern Platte Fire Protection District (SPFPD) Fire Marshall, has also reviewed the preliminary plat layout against the requirements of the 2018 International Fire Code and determined additional requirements need to be met as a result of the development having more than 30 dwelling units on a single public or private fire apparatus access road (see Exhibit F).

In terms of civic and open space, the subject area resembles the "Suburban" planning context (i.e., areas removed from walkable centers, commercial corridors or large scale projects arranged around a campus). Section 404.020 prefers Park, Trail/Greenway, or Green open space typologies for this planning context. The preliminary plat proposes

four large common open space for buffer area / screening, stormwater management, stream corridor preservation, and passive recreation purposes:

- **Tract A** – 1.14 acres, more or less. This tract contains natural vegetation and serves as a 50 ft. buffer area / screening along Hwy 9 and NW Lakeview Dr.
- **Tract B** – 0.35 acres, more or less. This tract contains natural vegetation and serves as buffer area / screening to views from existing homes in Riss Lake
- **Tract C** – 1.77 acres, more or less. This tract contains natural vegetation and serves as stormwater management area, as well as to preserve the existing stream corridor from the Riss Lake Dam to the Parkville Nature Sanctuary.
- **Tract D** – 0.76 acres, more or less. This tract contains natural vegetation as well as the waterfall connected by the Old Kate Trail, part of the Parkville Nature Sanctuary's Jim Reed trail system. The applicant proposes deeding this tract to the City of Parkville, Missouri, provided they maintain the right to access the property for the purposes of monitoring, servicing and maintaining the weir stormwater structure adjacent to the waterfall.

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

The preliminary plat meets the requirements of the Development Code for blocks and lot standards (i.e., height, area and bulk standards). Block sizes are between 300-750 ft., which fits the planning context of a "Suburban" area — areas removed from walkable centers, commercial corridors or large scale projects arranged around a campus. "R-4" district standards require a minimum area (5,000-8,000 sq. ft.), width (50 ft.) and building coverage (40%) requirements to be met. The preliminary plat meets all of these standards.

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

Following a special workshop with the Planning and Zoning Commission on July 14, 2020, the applicant held an open house meeting at the Parkville Athletic Complex (PAC) on August 3, 2021 to receive public comments and answer questions from residents. At the meeting poster boards of initial concept plans, renderings and copies of the preliminary development plan were made available to the public; and the development team presented background information on the history of the development within Riss Lake, current housing needs and their vision for developing the property. Residents asked questions regarding parking and traffic, impacts to the Parkville Nature Sanctuary and impacts to the Riss Lake Homeowners Association and its existing amenities throughout Riss Lake (e.g., pools, tennis courts, and playgrounds).

Initial preliminary development plans for the property contained condominium buildings four stories in height, which required a (-P) master planned development in order to receive flexibility to exceed the City's 3-story maximum height requirement. The applicant has since revised their development concept to contain duplex uses on the property, a subdivision layout that can meet all allowances of the "R-4" zoning district, and does not require any exceptions to the Title IV – Development Code.

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

All proposed and required improvements (e.g., streets, sidewalks) will need to meet American Public Works Association (APWA) Standards Specifications and Design Criteria, the City's storm drainage standards per Section 404.040, and stormwater management best management practices per Section 407.050. The applicant had previously submitted a preliminary stormwater management plan for the previous preliminary development plan (Case No. PZ 2021-28) containing four 4-story condominium buildings and a clubhouse (see Exhibit G by Reference), which contains an assessment outlining the stormwater management needs for the site, detailing the proposed stormwater management infrastructure and rationale for why it's being used. As a result of the revised development layout per the proposed preliminary plat, our Public Works Director has requested an update to the study. The applicant has since revised their stormwater drainage study via submittal of a revised Preliminary Stormwater Management Plan (see Exhibit H by Reference).

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

This application does not deter any existing or future development on adjacent properties from meeting the goals and policies of the *Parkville 2040 Master Plan*. To the north of the subject property across Lakeview Dr. is the Walnut Grove Cemetery the Riss Lake Marina property (zoned "R-2-P Single-Family Residential). To the south of the subject property is the 40+ acres of donated park land owned by the Conversation Commission of Missouri and City of Parkville for the Parkville Nature Sanctuary (zoned "PLCD" Parkland and Conservation District). Immediately adjacent to the east is the Riss Lake Dam property owned by the Riss Lake Community Association, Inc. And to the west across MO-9 Hwy is the Parkville Cemetery and Friends of Parkville Animal Shelter (zoned "R-4" Mixed-Density Residential). Based on the character of existing uses and their proximity to the subject property area — including existing topography, vegetation, and property size — any impacts on adjacent property from the proposed preliminary plat are expected to be minimal, if any.

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

The design and layout of the preliminary plat of Sanctuary At Riss Lake does not impede the construction of anticipated or planned future public infrastructure in the general area as indicated by received utility provider correspondence (see Exhibits L.1-L.2 by Reference). Staff reached out to local utility providers — electricity, natural gas, water, sanitary sewer — as well as the Southern Platte Fire Protection District (SPFPD), Missouri Department of Transportation (MoDOT) and Park Hill School District (PHSD), Platte County Planning and Zoning Department, and Parkville Special Roads District.

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

When reviewing development applications (including platting applications), City staff consults with Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD). He concluded that the width of the streets (measured front-of-curb to front-of-curb) and radius of the cul-de-sacs were wide enough to support turning movements for their standard Pierce Fire Truck (duel axle; 110 ft. ladder). SPFPD also reviewed the

preliminary plat layout against the requirements of the 2018 International Fire Code and determined additional requirements need to be met as a result of the development having more than 30 dwelling units on a single public or private fire apparatus access road (see Exhibit F).

Subdivision – Final Plat – Review and Analysis

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

Parkville Municipal Code, Section 403.020, Subsection D. provides criteria for how the Planning and Zoning Commission shall determine if a final plat is appropriate. The following are staff's findings and conclusions for the preliminary plat application (Case No. PZ 2021-51).

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

The layout and design of the final plant does not deviate any from the preliminary plat application (Case No. PZ 2021-50) with regards to the number of lots or parcels, the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

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

The applicant will be required to submit street and storm sewer plans for review by the Public Works Department, as well as an updated Preliminary Stormwater Management Plan (see Application for Subdivision – Preliminary Plat review criteria #4 above). The City's Public Works Director, Alysén Abel, will be reviewing the street and storm sewer plans per APWA Standards Specifications and Design Criteria, the City's storm drainage standards per Section 404.040, and stormwater management best management practices per Section 407.050. The City's on-call stormwater hydrology engineer, VSM Engineering, LLC, will conduct an independent review of the updated preliminary stormwater management plan (see Exhibit H by Reference).

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

The applicant proposes to complete the development in one phase. Completion of public improvements (e.g., sidewalks, streets) will be required prior to the issuance of building permits for the lots. Per Parkville Municipal Code, Section 505.080, the Board of Aldermen must accept public improvements prior to the issuance of building permits. Per this Section, the Board must also approve the maintenance bond in an amount equal to 50% of the cost of the improvements and guaranteeing against defects in the construction of streets for a period of 2 years. The applicant will be required to design and construct public improvements in accordance with American Public Works Association (APWA) design standards and construction specifications. Furthermore, the City's Public Works Construction Inspector will work closely with

the developer to ensure public improvements are constructed in accordance with the approved plans.

4. **Any deviation in the final plat from the preliminary plat brings the application in further compliance with the Master Plan and the purposes and intent of this code.** The final plat application does not deviate any from the preliminary plat application (Case No. PZ 2021-50). Per staff's review of the application for subdivision – preliminary plat against the requirements of Section 403.020, Subsection D, it is determined that the application is in accordance with the *Parkville 2040 Master Plan* and purposes and intent of the Development Code.

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

When reviewing development applications (including platting applications), City staff consults with Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD). He concluded that the width of the streets (measured front-of-curb to front-of-curb) and radius of the cul-de-sacs were wide enough to support turning movements for their standard Pierce Fire Truck (duel axle; 110 ft. ladder). SPFPD also reviewed the preliminary plat layout against the requirements of the 2018 International Fire Code and determined additional requirements need to be met as a result of the development having more than 30 dwelling units on a single public or private fire apparatus access road (see Exhibit F).

Staff Conclusions and Recommendations

Preliminary Plat

Staff concludes that: The proposed preliminary plat is in accordance with the *Parkville 2040 Master Plan* in terms of physical patterns, arrangement of streets, blocks, lots and open spaces; said blocks and lots are compliant with the building type, lot size and building standards of the Title IV – Development Code for the proposed “R-4” zoning district; the Public Works Department will review all proposed and required improvements (e.g., streets, sidewalks) per APWA standards, and will require the updated stormwater drainage study to be reviewed against the City's storm drainage standards and stormwater management best practices; the preliminary plat does not deter any existing or future development on adjacent property from meeting the goals and policies of the *Parkville 2040 Master Plan*; nor will the design and layout of the preliminary plat impede the construction of anticipated or planned future public infrastructure within the area; and the preliminary plat has been reviewed by professional staff from SPFPD.

Final Plat

Staff concludes that: The proposed final plat is substantially consistent with the preliminary plat (Case No. PZ 2021-50); the construction plans for any utilities, infrastructure or public facilities meets all technical specifications; the phasing and timing of public improvements ensures construction and performance guarantees; there are no deviations from the preliminary plat; the final plat is in accordance with the *Parkville 2040 Master Plan*; and the final plat has been reviewed by professional staff from SPFPD.

Following review, staff recommends approval of the Application for Subdivision – Preliminary Plat (Case No. PZ 2021-50), and Application for Subdivision – Final Plat (Case No. PZ 2021-51). Staff bases this decision on the merits of the applications and findings and conclusions in this staff analysis report, subject to the following conditions:

Preliminary Plat

- The subject property be platted via an Application for Subdivision – Final Plat — prior to construction permits being issued — in order to accommodate the lots and tracts for the proposed preliminary plat.
- Submittal of street and storm sewer plans to the Public Works Department for review.
- The Public Works Department review the updated stormwater management plan, and the applicant address comments/findings from the City's independent review (to be performed by VSM Engineering, LLC) for said updated stormwater management plan.
- Submittal of a Stormwater Pollution Prevention Plan (SWPPP), Erosion Control Plan, and monitoring to report storm events and inspect the installation and maintenance of sediment control devices in accordance with similar staff conditions associated with Case No. PZ 2017-03B (Application for Major Site Plan – Lake Pointe Lodge).
- All requirements of the 2018 International Fire Code (IFC) be met per review of the preliminary plat by the Southern Platte Fire Protection District (SPFPD) — including but not limited to, the location of fire hydrants and standards within Appendix D, Section D107: One or Two Family residential developments.
- Any other conditions the Planning and Zoning Commission determines are necessary.

Final Plat

- Submittal of street and storm sewer plans to the Public Works Department for review.
- The Public Works Department review the updated stormwater management plan, and the applicant address comments/findings from the City's independent review (to be performed by VSM Engineering, LLC) for said updated stormwater management plan.
- Submittal of a Stormwater Pollution Prevention Plan (SWPPP), Erosion Control Plan, and monitoring to report storm events and inspect the installation and maintenance of sediment control devices in accordance with similar staff conditions associated with Case No. PZ 2017-03B (Application for Major Site Plan – Lake Pointe Lodge).
- All requirements of the 2018 International Fire Code (IFC) be met per review of the preliminary plat by the Southern Platte Fire Protection District (SPFPD) — including but not limited to, the location of fire hydrants and standards within Appendix D, Section D107: One or Two Family residential developments.
- The Board of Aldermen acceptance of Tract D (0.76 acres, more or less) in accordance with Section 404.020, Subsection H. Park Land Dedication.
- The payment of public improvement fees as required by Parkville Municipal Code, Chapter 800 Fee Ordinance.
- 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 Application for Subdivision – Preliminary Plat, and Application for Subdivision – Final Plat, 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 applications 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 for the Application for Subdivision – Preliminary Plat will be final; and the Planning and Zoning Commission's action for the Application for Subdivision – Final Plat will be forwarded to the Board of Aldermen on January 18, 2022 for first action.

End of Memorandum



12-30-2021

Stephen Lachky, AICP, CPM, CFM

Date



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

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

Application for Subdivision – Preliminary Plat

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

1. Applicant/Contact Information

Applicant(s)

Name: Don Julian Builders, Inc. (Attn: Don Julian)
Address: P.O. Box14305
City, State: Kansas City, MO 64152
Phone: (816) 589-7615 Fax: _____
E-mail: donwj58@aol.com

Engineer/Surveyor(s) preparing plat & legal description

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

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

Name: Don Julian Builders, Inc. (Attn: Don Julian)
Address: P.O. Box14305
City, State: Kansas City, MO 64152
Phone: (816) 589-7615 Fax: _____
E-mail: donwj58@aol.com

Contact Person, if different from applicant(s)

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

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

Applicant's Signature (Required)

Date: 12/28/21

Property Owner's Signature (Required)

Date: 12/28/21

2. Property Information

Proposed name of subdivision: Sanctuary at Riss Lake

Current use(s) of the property: Undeveloped

Current zoning district: R-4

Acreage open space: _____

Proposed zoning: No Change, R-4

Density of development: 38 units / 16.65 acres = 2.3 du/ac.

Minimum lot size: 2,500 per unit code minimum.

Application #: _____

3. Signatures of Acknowledgement

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

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

South Platte Fire Protection District (SPFPD)
816.741.2900

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

Streets (Parkville Public Works)
816.741.7676

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

Electricity (KCP&L)
816.471.5275

Natural Gas (Spire Energy DBA Missouri Gas Energy)
816.756.5252

School District (Park Hill or Platte County)
816.741.1521 816.858.2822

4. Public Improvements

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

Length of proposed new roadways: X

Proposed surface material: Asphalt (City street) Maximum grade: X

General character of the neighborhood: X

Are area streets and utilities sufficient to serve the property once subdivided? Yes upon completion of public improvements
(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:

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. How the application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan. 2. Compliance with the requirements of the Development Code, and in particular the blocks and lots proposed is capable of meeting all development and site design standards under the existing or proposed zoning. 3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property. | <ol style="list-style-type: none"> 4. How any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments. 5. How the application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan. 6. How the design does not impede the construction of anticipated or planned future public infrastructure in the area. 7. Any other information relevant to the application. |
|--|---|

5. Checklist of required submittals

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

For City Use Only

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

Application fee payment: Check # _____ Amount \$ _____

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

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

Conditions if any: _____

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

Conditions if any: _____

6. Subdivision – Preliminary Plat checklist for staff review

1. Basic Information

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

2. Plat Information

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

3. Plat Drawing

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

4. Signature Information

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



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

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

Application for Subdivision – Final Plat

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

1. Applicant/Contact Information

Applicant(s)

Name: Don Julian Builders, Inc. (Attn: Don Julian)
Address: P.O. Box 14305
City, State: Kansas City, MO 64152
Phone: (816) 589-7615 Fax: _____
E-mail: donwj58@aol.com

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

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

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

Name: Don Julian Builders, Inc. (Attn: Don Julian)
Address: P.O. Box 14305
City, State: Kansas City, MO 64152
Phone: (816) 589-7615 Fax: _____
E-mail: donwj58@aol.com

Contact Person, if different from applicant(s)

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

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

Applicant's Signature (Required)

Date: 12/28/21

Property Owner's Signature (Required)

Date: 12/28/21

2. Property information

Name and phase of plat: Sanctuary at Riss Lake

Final plat in substantial conformance with approved preliminary plat? Yes

If not, explain:

Zoning district: R-4

Acreage of this phase: 16.65 acres

Minimum lot size: 2,500 per unit code minimum.

Anticipated uses: Residential twin villa (duplex) development

Number of lots: 19 twin villa lots and 3 tracts.**

Density of development: 38 units / 16.65 acres = 2.3 du/ac.

** the twin villa lots will be split upon construction of the home

3. Additional factors affecting the project

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

4. Public Improvements

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

Improvement plans submitted and approved for:

Streets and access: _____
(Date approved)

Length of new streets: _____

Surface material: _____ Maximum grade: _____

Sanitary sewer: _____
(Entity and date approved)

Missouri Department of Natural Resources (MDNR) approval: _____
(Date approved)

Water: _____
(Entity and date approved)

Erosion and sediment control as per NPDESII: _____
(Date approved)

Floodplain development permit (if required): _____
(Date approved)

5. Checklist of required submittals

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

For City Use Only

Application accepted as complete by: _____
Name/Title Date

Application fee payment: Check # _____ Amount \$ _____

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

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

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

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

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

2. Plat Information

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

3. Plat Drawing

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

4. Signature Information

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

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

Commencing at the Southwest corner of the Southeast Quarter of said Section 26; thence N 0°04'04" W, along the West line of the Southeast Quarter of said Section 26, a distance of 1237.27 feet; thence N 89°55'56" E, a distance of 1362.69 feet to a point on the East Right-of-Way line of Missouri Route No. 9, as now established, said point being the Point of Beginning; thence Northerly along the east Right-of-Way of said Missouri Route No. 9 for the following four (4) courses; thence N 1°20'52" E, a distance of 247.90 feet; thence; on a curve to the right, said curve being tangent to the last described course and having a radius of 2486.07 feet, an arc distance of 256.44 feet; thence N 7°15'32" E, a distance of 24.48 feet; thence on a curve to the left, said curve being tangent to the last described course and having a radius of 5675.84 feet, an arc distance of 42.94 to a point on the southerly Right-of Way of Lakeview Drive, as now established, thence Northeasterly, Easterly and Southeasterly along the Southerly Right-of-Way line of said Lakeview Drive for the following nine (9) courses; thence on a curve to the right, said curve being tangent to the last described course and having a radius of 15.00 feet, an arc distance of 23.44 feet; thence S 83°38'52" E, a distance of 124.83' feet; thence on a curve to the left, said curve being tangent to the last described course and having a radius of 275.00 feet, an arc distance of 131.27 feet; thence N 69°00'08" E, a distance of 65.36 feet; thence on a curve to the right, said curve being tangent to the last described course and having a radius of 200.00 feet an arc distance of 284.66 feet; thence S 29°26'52" E, a distance of 73.36 feet; thence on a curve to the left, said curve being tangent to the last described course and having a radius of 175.00 feet, an arc distance of 148.19 feet; S 77°57'52" E, a distance of 33.96 feet; thence on a curve to the right, said curve being tangent to the last described course and having a radius of 125.00 feet, an arc distance of 64.76 feet to a point, said point being the northmost corner of the Dam Maintenance Area, as described in Quit Claim Deed document #0000356 and recorded in the Platte County Recorder of Dees office in book 0805 at page 146; thence S 09°47'07" E, along the West line of said Dam Maintenance Area, a distance of 561.88; thence S 26°16'34" W, a distance of 414.84' feet; N 89°52'04" W, a distance of 152.77 feet to a point on the east line of White Alloe Nature Area, as shown on a survey by Affinis dated May 1, 2009; thence Northerly and Westerly along the East and North lines of said White Alloe Nature Area for the following four (4) courses; thence N 29°49'29" W, a distance of 342.34 feet; thence N 19°00'41" W, a distance of 160.00 feet; thence N 3°38'11" W, a distance of 136.25 feet; thence N 89°40'11" W, a distance of 380.25 to the point of beginning, containing 16.1882 acres, more or less, of unplatted land.

PRELIMINARY PLAT OF
SANCTUARY AT RISS LAKE
A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER
SECTION 26, TOWNSHIP 51 SOUTH, RANGE 34 EAST, IN THE
CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI

DESCRIPTION

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

Commencing at the Northwest corner of lot 1, Riss Lake Lots 1 thru 93, a subdivision in said city, county and state, according to the recorded plat thereof, lying on the south right-of-way line of Lakeview Drive as now established and shown on said plat; thence north 49 degrees west along the southwesterly right-of-way line of Lakeview Drive (Lakeview Drive also shown as Tract B on said plat of Riss Lake), a distance of 1,337.19 feet to the point of beginning of the tract of land to be herein described; thence south 10 degrees 28 minutes 14 seconds east and no longer along said southwesterly right-of-way line, a distance 561.88 feet; thence south 25 degrees 37 minutes 24 seconds west, 414.84 feet; thence south 89 degrees 56 minutes 36 seconds west, 152.77 feet; thence north 30 degrees 12 minutes 42 seconds west, 342.34 feet; thence north 19 degrees 23 minutes 54 seconds west, 160 feet; thence north 04 degrees 01 minutes 24 seconds west, 135.81 feet; thence south 89 degrees 35 minutes 41 seconds west, 382.90 feet to a point on the east right-of-way line of Missouri state highway route no. 9, as now established; thence northerly along said east right-of-way line, the following courses and distances; thence north 00 degrees 37 minutes 48 seconds east, 248.11 feet; thence northerly along a curve to the right, tangent to the last described course, having a radius of 2,486.07 feet and a central angle of 5 degrees 54 minutes 36 seconds, an arc length of 256.44 feet; thence north 08 degrees 32 minutes 24 seconds east, tangent to the last described curve, a distance of 24.48 feet; thence northeasterly along a curve to the left, tangent to the last described course, having a radius of 5,675.84 feet and a central angle of 0 degrees 26 minutes 00 seconds, an arc length of 42.94 feet to a point of reverse curve, said point being the intersection with the southerly right-of-way line of said lakeview drive (lakeview drive also shown as tract b on said plat of riss lake); thence generally easterly along said southerly right-of-way line, the following courses and distances; thence northerly, northeasterly and easterly along a curve to the right, tangent to the last described curve, having a radius of 15 feet and a central angle of 89 degrees 31 minutes 36 seconds, an arc length of 23.44 feet; thence south 84 degrees 22 minutes east, tangent to the last described curve, a distance of 124.83 feet; thence easterly and northeasterly along a curve to the left, tangent to the last described curve, having a radius of 275 feet and a central angle of 27 degrees 21 minutes, an arc length of 131.27 feet; thence north 68 degrees 17 minutes east, tangent to the last described curve, a distance of 65.36 feet; thence northeasterly, easterly and southeasterly along a curve to the right, tangent to the last described course, having a radius of 200 feet and a central angle of 81 degrees 33 minutes, an arc length of 284.66 feet; thence south 30 degrees 10 minutes east, tangent to the last described curve, a distance of 73.36 feet; thence southeasterly along a curve to the left, tangent to the last described curve, having a radius of 175 feet and a central angle of 48 degrees 31 minutes, an arc length of 148.19 feet; thence south 78 degrees 41 minutes east, tangent to the last described curve, a distance of 53.96 feet; thence southeasterly along a curve to the right, tangent to the last described course, having a radius of 125 feet and a central angle of 29 degrees 41 minutes, an arc length of 64.76 feet to the point of beginning, and containing 16.1882± acres / 705,159.236± s.f.

DEDICATION

The undersigned proprietor of the above-described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter known as "SANCTUARY AT RISS LAKE".

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

DRAINAGE EASEMENT: An easement is hereby granted to Parkville, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for stormwater drainage including, but not limited to, underground pipes and conduits, any, or all of them upon, over, under and along the strips of land designated "Drainage Easement" or "D/E".

SANITARY SEWER EASEMENT: An easement or license is hereby granted to Platte County Regional Sewer District to locate, construct, and maintain or authorize the location, construction and maintenance and use of sanitary sewer mains under and along the strips designated "Sanitary Sewer Easement" or "SS/E".

STREET DEDICATION: Streets and Right of Ways shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the lot line nearest thereto.

RESTRICTIONS: Covenants and restrictions have been filed simultaneously with this plat.

MAINTENANCE OF TRACTS:
Tracts A, B, & C are hereby reserved as Open Space and shall be maintained by the SANCTUARY AT RISS LAKE Homes Association.
Tract D is to be deeded to the City of Parkville, Missouri. Riss Lake Developer, Don Julian Builders, Inc and/or Riss Lake Homeowners Association hereby reserves the right of access to Tract D for the purpose of access for the monitoring, service and maintenance to the weir which is located adjacent to the waterfall which is used to monitor the waterflow that infiltrates the west abutment of the dam as well as the overflow that is discharged when the lake is above pool elevation.

In addition, City of Parkville and Board or other governing body that oversees the operation of The Nature Sanctuary further agrees that the Riss Lake Developer, Riss Lake Board of Directors and Riss Lake Homeowner's Association have the right to access Tract D from anywhere within the boundary of Tract C for the purpose of enjoyment of the Nature Sanctuary or the constructing of any path, trail or other pedestrian access on Tract D from Tract C.

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.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PARKVILLE, COMMUNITY NO. 290294, PLATTE COUNTY, MISSOURI, MAP NO. 291650C03830, AND DATED APRIL 2, 2015.

RP-4:

GROSS AREA	16.1882± ACRES
PROPOSED ZONING/EXISTING ZONING	RP-4/RP-4
PROPOSED NUMBER OF LOTS	19
PROPOSED NUMBER OF UNITS	38
PROPOSED NUMBER OF TRACTS	4
PROPOSED LAND USE	TWIN VILLA RESIDENTIAL
DENSITY	2.3 LOTS PER ACRE

SETBACK TABLE:

FRONT SETBACK	25 FEET
REAR SETBACK	25 FEET
SIDE SETBACK	5 FEET
SIDE YARD (CORNER LOT)	15 FEET

ENGINEER:

PHelps ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

DEVELOPER/APPLICANT:

DON JULIAN BUILDERS, INC.
P.O. BOX 14305
KANSAS CITY, MO 64152
(816) 589-7615
donj58@aol.com

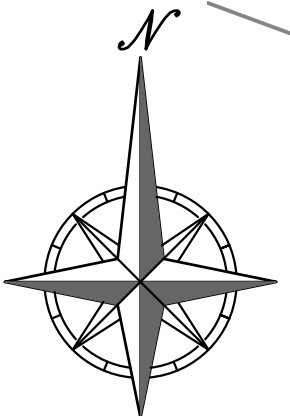
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - LS-82
ENGINEERING - E-391
MISSOURI
LAND SURVEYING-200700128
ENGINEERING-200700303



PLANNING
ENGINEERING
IMPLEMENTATION

PHelps ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

- LEGEND**
- DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
 - DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP. UNLESS OTHERWISE NOTED
 - DENOTES FOUND MONUMENT, ORIGIN UNKNOWN UNLESS DESCRIBED
 - U/E DENOTES UTILITY EASEMENT
 - B.L. DENOTES BUILDING LINE
 - TP/E DENOTES TREE PROTECTION EASEMENT



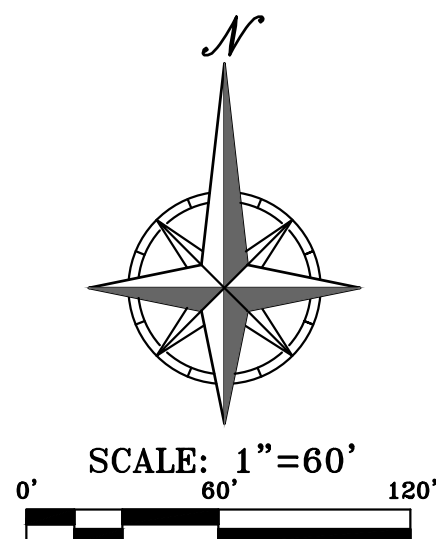
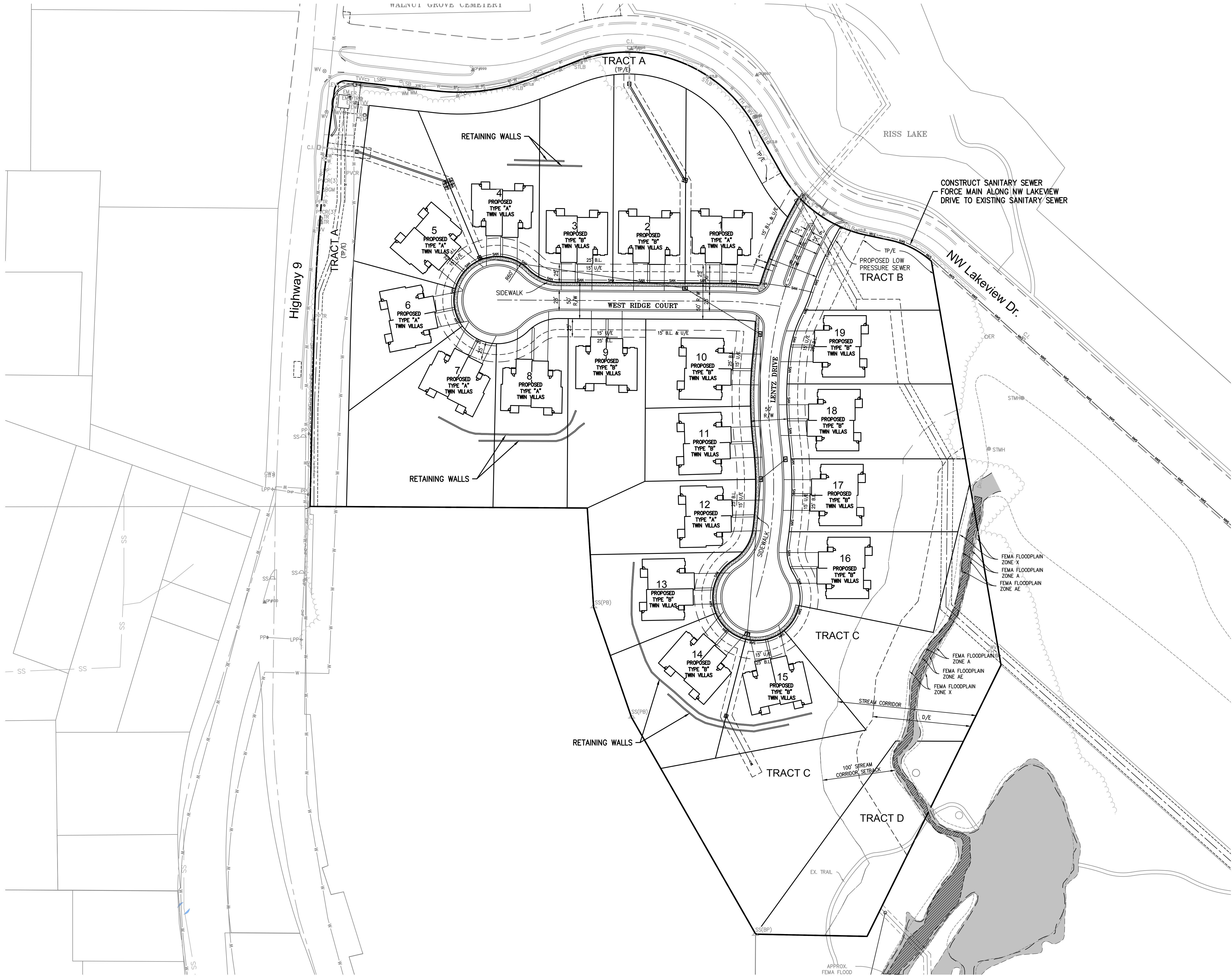
SCALE: 1"=60'
0' 60' 120'
BEARING BASIS: MISSOURI STATE PLANE
1983 WEST ZONE #2403



SCALE: 1"=1000'
VICINITY MAP
SE 1/4 SEC. 26-51-34

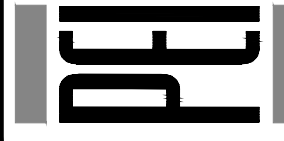
AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
ROW	65185.52	1.4965
TRACT D	32914.00	0.7556
TRACT C	76982.40	1.7673
PLAT	705159.24	16.1882
TRACT A	49541.44	1.1373
TRACT B	15347.81	0.3523
1	24645.24	0.5658
2	27834.52	0.6390
3	27302.12	0.6268
4	25551.99	0.5866
5	28503.53	0.6544
6	18980.06	0.4357
7	40104.27	0.9207
8	24383.71	0.5598
9	26145.39	0.6002
10	17584.01	0.4037
11	14825.54	0.3403
12	21001.55	0.4821
13	19123.03	0.4390
14	25163.84	0.5777

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
15	20065.31	0.4606
16	33755.98	0.7749
17	24748.42	0.5681
18	24075.53	0.5527
19	21355.30	0.4903



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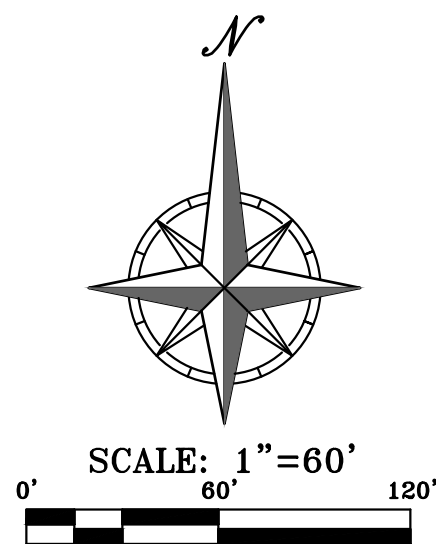
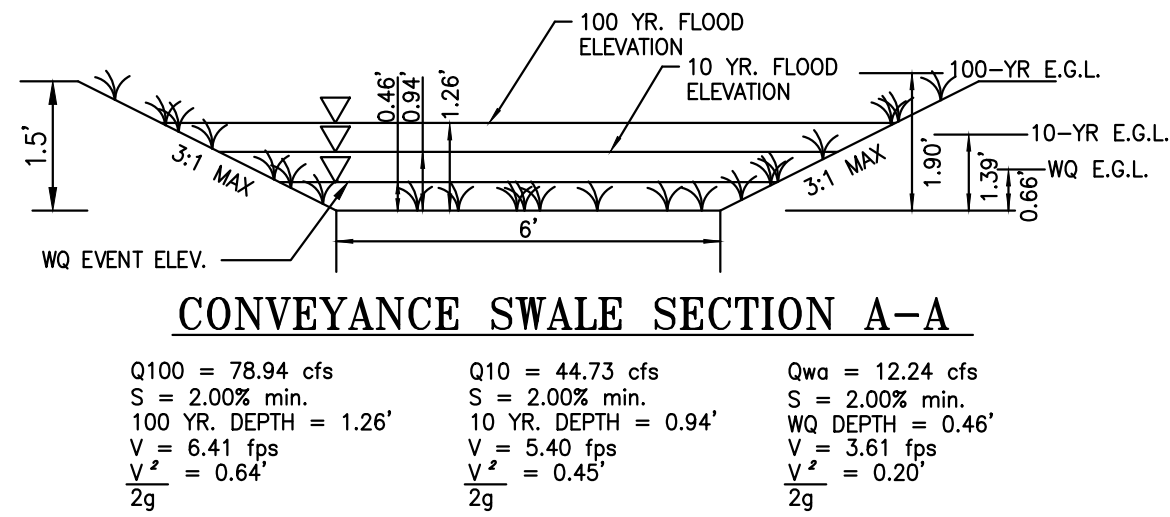
PLANNING
ENGINEERING
IMPLEMENTATION



SITE PLAN
SANCTUARY AT RISS LAKE
NORTHWEST LAKEVIEW DRIVE
PARKVILLE, PLATTE COUNTY, MISSOURI

Revisions:	No.	Date	By	App.
PROJECT NO. 200860				
DATE: 12-28-21				
CHECKED: DEU				
DRAWN: JMO				
CANVAS				
DATE OF AUTHORIZATION				
LAND SURVEYING - LS-82				
CERTIFICATE OF AUTHORIZATION				
MISSOURI ENGINEERING BOARD				
ENGINEERING NO. 000000000				

SHEET
C1



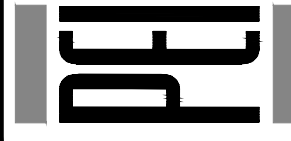
GRADING PLAN
SANCTUARY AT RISS LAKE
NORTHWEST LAKEVIEW DRIVE
PARKVILLE, PLATTE COUNTY, MISSOURI

Revisions:	No.	Date	By	App.
PROJECT NO. 2000860				
CHECKED: DEU APPROVED: JDC				
DATE: 12-28-21 DRAWN: JMO				
CANVAS DATE OF AUTHORIZATION				
LAND SURVEYING - LS-82				
CERTIFICATE OF AUTHORIZATION				
MISSOURI REGISTERED PROFESSIONAL ENGINEER 000000028				

SHEET
C2

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

**PLANNING
ENGINEERING
IMPLEMENTATION**



FINAL PLAT OF
SANCTUARY AT RISS LAKE
A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER
SECTION 26, TOWNSHIP 51 SOUTH, RANGE 34 EAST, IN THE
CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI

DESCRIPTION

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

Commencing at the Northwest corner of lot 1, Riss Lake Lots 1 thru 93, a subdivision in said city, county and state, according to the recorded plat thereof, lying on the south right-of-way line of lakeview drive as now established and shown on said plat; thence north 49 degrees west along the southwesterly right-of-way line of Lakeview Drive, (Lakeview Drive also shown as Tract B on said plat of Riss Lake), a distance of 1,337.19 feet to the point of beginning of the tract of land to be herein described; thence south 10 degrees 28 minutes 14 seconds east and no longer along said southwesterly right-of-way line, a distance 561.88 feet; thence south 25 degrees 37 minutes 24 seconds west, 414.84 feet; thence south 89 degrees 56 minutes 36 seconds west, 152.77 feet; thence north 30 degrees 12 minutes 42 seconds west, 342.34 feet; thence north 19 degrees 23 minutes 54 seconds west, 160 feet; thence north 04 degrees 01 minutes 24 seconds west, 335.81 feet; thence south 89 degrees 35 minutes 41 seconds west, 382.90 feet to a point on the east right-of-way line of missouri state highway route no. 9, as now established; thence northerly along said east right-of-way line, the following courses and distances; thence north 00 degrees 37 minutes 48 seconds east, 248.11 feet; thence northerly along a curve to the right, tangent to the last described curve, having a radius of 2,486.07 feet and a central angle of 5 degrees 54 minutes 36 seconds, an arc length of 256.44 feet; thence north 06 degrees 32 minutes 24 seconds east, tangent to the last described curve, a distance of 24.48 feet; thence northeasterly along a curve to the left, tangent to the last described curve, having a radius of 5,675.84 feet and a central angle of 0 degrees 26 minutes 00 seconds, an arc length of 42.94 feet to a point of reverse curve, said point being the intersection with the southerly right-of-way line of said lakeview drive (lakeview drive also shown as tract b on said plat of riss lake); thence generally easterly along said southerly right-of-way line, the following courses and distances; thence northerly, northeasterly and easterly along a curve to the right, tangent to the last described curve, having a radius of 15 feet and a central angle of 89 degrees 31 minutes 36 seconds, an arc length of 23.44 feet; thence south 84 degrees 22 minutes east, tangent to the last described curve, a distance of 124.83 feet; thence easterly and northeasterly along a curve to the left, tangent to the last described curve, having a radius of 275 feet and a central angle of 27 degrees 21 minutes, an arc length of 131.27 feet; thence north 68 degrees 17 minutes east, tangent to the last described curve, a distance of 65.36 feet; thence northeasterly, easterly and southeasterly along a curve to the right, tangent to the last described curve, having a radius of 200 feet and a central angle of 81 degrees 33 minutes, an arc length of 284.66 feet; thence south 30 degrees 10 minutes east, tangent to the last described curve, a distance of 73.36 feet; thence southeasterly along a curve to the left, tangent to the last described curve, having a radius of 175 feet and a central angle of 48 degrees 31 minutes, an arc length of 148.19 feet; thence south 78 degrees 41 minutes east, tangent to the last described curve, a distance of 33.96 feet; thence southeasterly along a curve to the right, tangent to the last described curve, having a radius of 125 feet and a central angle of 29 degrees 41 minutes, an arc length of 64.76 feet to the point of beginning, and containing 16.1882± acres / 705,159.236± s.f.

DEDICATION

The undersigned proprietor of the above-described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter known as "SANCTUARY AT RISS LAKE".

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

DRAINAGE EASEMENT: An easement is hereby granted to Parkville, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for stormwater drainage including, but not limited to, underground pipes and conduits, any, or all of them upon, over, under and along the strips of land designated "Drainage Easement" or "D/E".

SANITARY SEWER EASEMENT: An easement or license is hereby granted to Platte County Regional Sewer District to locate, construct, and maintain or authorize the location, construction and maintenance and use of sanitary sewer mains under and along the strips designated "Sanitary Sewer Easement" or "SS/E".

STREET DEDICATION: Streets and Right of Ways shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the lot line nearest thereto.

RESTRICTIONS: Covenants and restrictions have been filed simultaneously with this plat.

MAINTENANCE OF TRACTS:
Tracts A, B, & C are hereby reserved as Open Space and shall be maintained by the SANCTUARY AT RISS LAKE Homes Association.
Tract D is to be deeded to the City of Parkville, Missouri. Riss Lake Developer, Don Julian Builders, Inc and/or Riss Lake Homeowners Association hereby reserves the right of access to Tract D for the purpose of access for the monitoring, service and maintenance to the weir which is located adjacent to the waterfall which is used to monitor the waterflow that infiltrates the west abutment of the dam as well as the overflow that is discharged when the lake is above pool elevation.

In addition, City of Parkville and Board or other governing body that oversees the operation of The Nature Sanctuary further agrees that the Riss Lake Developer, Riss Lake Board of Directors and Riss Lake Homeowner's Association have the right to access Tract D from anywhere within the boundary of Tract C, for the purpose of enjoyment of the Nature Sanctuary or the constructing of any path, trail or other pedestrian access on Tract D from Tract C.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 20____

Don Julian Builders, Inc.

Don Julian, President

STATE OF _____

_____) SS

COUNTY OF _____

BE IT REMEMBERED, that on this ____ day of _____, 20____, before me a Notary Public in and for said County and State, came Don Julian, President of Don Julian Builders, Inc. who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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

My Appointment Expires: _____

Notary Public

CITY OF PARKVILLE, MISSOURI
This is to certify that the within plat was duly submitted to, reviewed, and approved by the Community Development Director of Parkville, Missouri on _____

Nanette K. Johnson, Mayor

Melissa McChesney, City Clerk

Stephen Lachky, Community Development Director

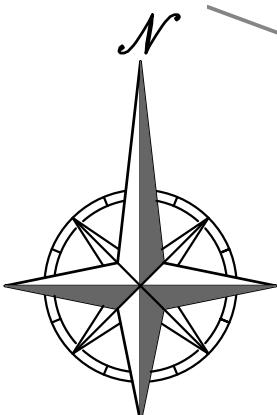
CERTIFICATE OF AUTHORIZATION
LAND SURVEYING - LS-82
ENGINEERING - E-391
MISSOURI
LAND SURVEYING-200700128
ENGINEERING-2007000508

PEI

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

- LEGEND**
- DENOTES SET 1/2"x24" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP
 - DENOTES FOUND 1/2" REBAR W/PHELPS CORP. CLS-82 PLASTIC CAP. UNLESS OTHERWISE NOTED
 - DENOTES FOUND MONUMENT, ORIGIN UNKNOWN UNLESS DESCRIBED
 - U/E DENOTES UTILITY EASEMENT
 - B.L. DENOTES BUILDING LINE
 - TP/E DENOTES TREE PROTECTION EASEMENT



SCALE: 1"=60'
0' 60' 120'
BEARING BASIS: MISSOURI STATE PLANE
1983 WEST ZONE #2403

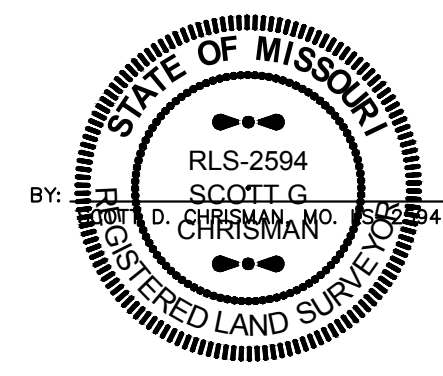


SCALE:
1"=1000'
VICINITY MAP
SE 1/4 SEC. 26-51-34

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
ROW	65185.52	1.4965
TRACT D	32914.00	0.7556
TRACT C	76982.40	1.7673
PLAT	705159.24	16.1882
TRACT A	49541.44	1.1373
TRACT B	15347.81	0.3523
1	24645.24	0.5658
2	27834.52	0.6390
3	27302.12	0.6268
4	25551.99	0.5866
5	28503.53	0.6544
6	18980.06	0.4357
7	40104.27	0.9207
8	24383.71	0.5598
9	26145.39	0.6002
10	17584.01	0.4037
11	14825.54	0.3403
12	21001.55	0.4821
13	19123.03	0.4390
14	25163.84	0.5777

AREAS		
PARCEL	AREA (S.F.)	AREA (AC.)
15	20065.31	0.4606
16	33755.98	0.7749
17	24748.42	0.5681
18	24075.53	0.5527
19	21355.30	0.4903

I, SCOTT G. CHRISMAN, HEREBY CERTIFY THAT IN APRIL 2021, I OR SOMEONE UNDER MY DIRECT SUPERVISION HAVE MADE A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



From: Stephen Lachky

Sent: Wednesday, November 17, 2021 4:09 PM

To: 'Don Julian' <donwj58@aol.com>; 'jeffj@donjulianbuilders.com' <jeffj@donjulianbuilders.com>; 'Judd Claussen' <jclaussen@phelpsenengineering.com>; Doug Ubben, Jr.

<dougubben@phelpsenengineering.com>; 'bprelogar@nspjarch.com' <bprelogar@nspjarch.com>

Cc: Brad Stanton <BStanton@parkvillemo.gov>; Alysén Abel <AAbel@parkvillemo.gov>; 'Dean Cull' <DCull@spfpd.com>

Subject: The Sanctuary At Riss Lake - Staff Review Meeting Follow-Up

Don, Jeff, Judd, Doug and Bill,

Thank you for participating in our staff review meeting this afternoon for The Sanctuary At Riss Lake — Application for Subdivision – Preliminary Plat, and Application for Subdivision – Final Plat. Per our discussion this afternoon:

Per the City's adopted 2018 International Fire Code, Appendix D, Section D107: One or Two Family residential developments: D 107.1: One or two family dwelling residential development:

- *"Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads."*
- *"Exceptions: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required."*
- *"The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official."*
- *"D107.2: Remoteness: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to no less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses."*

That said, please coordinate with Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD) regarding compliance with the adopted Fire Code.

Additionally, please update the Preliminary Stormwater Management Plan to reflect the revised residential development and its layout. The City's Public Works Department will review our adopted APWA standards to see if any requirements will be needed for any proposed lots near the stream that runs into the Parkville Nature Sanctuary.

Alysén Abel (Public Works Director) will reach out to Jay Norco (City Engineer) regarding sanitary sewer plans and line connection options for the proposed development; and coordinate a follow-up meeting/discussion if necessary.

Please also be aware that the Missouri Department of Natural Resources prohibits tree clearing in southern Platte County, Mo. (including Parkville) from April 1st-October 1st as a result of Gray Bay (myotis grisescens), Indiana Bat (myotis sodalist) and Northern Long-eared Bat (myotis septentrionalis) species in the area, which are both endangered and threatened.

For any onsite fill/grade changes, you will need to submit a Grading & Land Disturbance Permit (see attached PDF) to our Public Works Department for approval.

Lastly, please complete and submit an Application for Subdivision – Preliminary Plat, and Application for Subdivision – Final Plat; along with the proper final plat sheet to the Community Development Department for review by **Tuesday, December 28, 2021** in order for the item to be considered by the Planning and Zoning Commission at their January 11, 2022 (5:30 p.m.) regular meeting. Let me know if you have any questions. Thank you.

Stephen Lachky, AICP, CPM, CFM

Community Development Director | City of Parkville

8880 Clark Ave. | Parkville, MO 64152

t. 816.741.7676 | slachky@parkvillemo.gov



I do not like the idea of a huge retaining wall with 4-story condos on top because it will block the sky from the Nature Sanctuary, particularly in the winter. I prefer the stair-step approach, therefore, as well. I went to the Sanctuary to view the blue lift. I could only see a small part of it by walking to the top of the waterfall and using binoculars. However, when I imagined what would actually be there (a huge retaining wall holding up a four-story building) I felt it would loom over that area of the park and that it would be seen.

I believe it should remain R-4 and changed to no more than R-4P. I do not want it so high that the "penthouse" has views because that will mean that floor would be above the 60-70' tree height.

I feel there should only be the 3 buildings as presented to the residents and to keep it buffered in the woods.

Barbara

Sent from my iPhone

Stephen, here are my main concerns regarding the Sanctuary at Riss Lake.

- Building mass of the buildings is too great, especially with the retaining walls
- Would prefer to maintain R4 with 3 story buildings
- Buildings have to be moved away from the tree line on the east and away from the creek
- I expect the stormwater plans be submitted with **correct** building footprint
- I would still like to see what the existing traffic counts are on Lakeview Dr so we can assess the relative impact of the new development
- I expect a detailed plan on how runoff and potential damage to the tree canopy will be minimized during construction, especially in the development of the sanitary sewer
- I do believe visual impact off-site is a valid issue, especially as you cross the dam
- Project redesign should be reviewed with residents prior to returning to the PC
- Would like to see some kind of commitment and bond to assure no long-term impact on the Nature Sanctuary

Feel free to share with the other PC members.

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Dean

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John Delich Comments/Concerns:

DEVELOPER: Original developer was Parkville Development Co. (Leo Eisenberg Company – representing a group of investors) as shown on June 1987 First Phase Grading Plan. Don Julian began his participation some three years later (after the RL Manor was initiated) when the investors wanted to disband. Don has done a good job in completing the residential portion, and has inherited the adjacent perimeter properties; he is now trying to develop. I look at it as a “bonus” opportunity he has “earned”. That said, he has an obligation to The Homeowners and the Development to respect their wishes. The petition presented last night is a strong indicator of the vast majority of homeowners’ position against tall buildings.

ZONING: Chris Cline’s presentation pretty much summed up all the zoning issues and used Don’s position on similar developments to justify the Homeowner’s objections. All his comments seemed well thought out and ethical and need to be addressed by the developer in some fashion.

BUILDING HEIGHTS: Buildings tall enough to look over the dam at the lake are, in my opinion, too tall for the site and Parkville to be justified by penthouse marketing desirability. Also the position that four stories are necessary to amortize the underground parking costs can be rectified by building fewer underground spaces (say ¾ of the building footprint)

SPILLWAY-DAM-CREEK-WATERFALL: Relocate new building(s) and maintain 100’ MDNR set back at the creek/dam spillway. Also reconfigure ownership (as Don suggested) so it is all part Nature Sanctuary. It would be nice if the run-out area could be naturalized and enhanced with rocks and plantings.

DESIGN STATEMENT: I thought the renderings looked better than I remembered but, although design isn’t necessarily under our purview, many people have cited the buildings as not-particularly unique or appropriate for Parkville. Cement board and synthetic stone with gable-end wood trim seems somewhat pedestrian. Many have said stucco with tile roof and wrought iron would be classier. A difficult call to make.

DENSITY: Being on both sides of the issue I have seen it is common for developers to claim that their project’s viability absolutely depends on a specific density/number of units. Many times this is a ploy to maximize their profitability by deliberately seeking an outrageous density with the expectation that an increase to the ideal-maximum will be achieved in some form of compromise. It is up to you to decide if this applies to Don Julien’s proposal. Three buildings became expanded to four, and with real Lakeview Drive proximity issues, that seem contrary to his stated architectural objectives.

WHAT I WOULD LIKE TO DO/SEE: Retain the existing zoning – with the possible change to “P” classification. Stick with the definition of a “floor”. That includes each exposed garage level as well as living level; with the roof height also a consideration. Reduce the number and height of all the buildings to more closely comply with the zoning definition. Get much closer to the 64 unit count Chris Cline cited. If under building parking is desirable, and I agree it is, locate the building so that it is not an exposed floor (bury the long sides) that will be counted in the number of floors. Do what is necessary to improve the ratio of 600+ out of ~850 Riss residents against the project.

Stephen and Brad, here is a list of items I consider important to offer the developer of the Sanctuary at Riss Lake:

1. Maintain 100' MDNR set back at the creek/dam spillway. This will provide more tree buffer along the east side of phase 2.
2. I'm personally OK with 4 stories and the planned density (6.91 units/acre and 112 units), but would prefer to see the structures including retaining walls not be in excess of 65-75' in height, measured from the average grade to highest point of a roof as outlined per City of Parkville Development Code. This will almost certainly "elongate" the buildings, causing them to move further south on the site.
3. I'd like to see the buildings work more with the grade to "step down" the hill. This will likely involve more slope to the parking lots, but will help enable point #2 above. I really don't want to see a 40' retaining wall plus the height of the buildings at the next submission.
4. I'd like to see only one driveway into both phases of the development as opposed to the two shown.
5. I'm OK with the R5-P zoning request, which keeps the density lower and disturbs less of the site, but will yield to the group if the majority wants to keep R4. I'm unclear what advantage if any going to R4-P would provide to the developer or the city.

Thanks.

Sent from my iPhone

I'm more inclined to retain the R4 and keep it 3 stories maximum (with 1 story for parking). I am not concerned as much about the visibility of the complex from the street over the dam. But more the view from the sanctuary.

However, if there was a way for them to achieve a height that would not diminish the natural view from the preserve, I would be open to seeing an alternative solution.

I am not concerned with requiring 1 driveway entry. I'm not sure why it would be important to eliminate one of the 2 entries. I believe that it would only cause for a challenge with the traffic and also the grade to get to the other side of the entry would be a challenge for vehicles and possibly water flow.

Back to keeping it R4 with 3 stories. Wasn't there a solution that could keep it 3 stories height and they could have a density that would only reduce a few from the total of dwellings?

Walt