



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, October 10, 2023 5:30 PM
City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the October 10, 2023 regular meeting agenda.
- B. Approve the minutes for the September 12, 2023 regular meeting

4. Unfinished Business

5. Public Hearing

6. Regular Business

- A. An 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. PZ23-29); *Adam Tholen, Pulse Development Group, Applicant.*
- B. An Application for Subdivision - Final Plat for Village on the Green West, a one-lot residential subdivision on 5.30 acres, more or less. (Case No. PZ23-30); *Adam Tholen, Pulse Development Group, Applicant.*
- C. An Application for Subdivision - Final Plat for Village on the Green East, a one-lot residential subdivision on 20.46 acres, more or less. (Case No. PZ23-31); *Adam Tholen, Pulse Development Group, Applicant.*

7. Other Business

- A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, October 17 and November 7 at 7:00 p.m.
 - Board of Zoning Adjustments Meeting: Tuesday, October 24 at 5:30 p.m.
 - Planning & Zoning Commission Regular Meeting: Tuesday, November 14 at 5:30 p.m.

8. Adjournment

Posted Date & Time: October 6, 2023 4:15 p.m. By: JK

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, September 12, 2023 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

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

2. Roll Call

Commissioners Present:

Barbara Wassmer
R. Douglas Krtek
Walt Lane
Gareld Butler
Timothy Cahill
Jackson Kutey
Michael Wright

Absent:

Spencer Keesee
Andrew Barchers

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner

3. General Business

A. Approval of the September 12, 2023, regular meeting agenda.

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

AYES: Barbara Wassmer, R. Douglas Krtek, Gareld Butler, Jackson Kutey, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

B. Approve the minutes for the August 8, 2023, regular meeting

ACTION: Gareld Butler moved to approve, Barbara Wassmer seconded. Motion Passed: 6-0.

AYES: Barbara Wassmer, R. Douglas Krtek, Gareld Butler, Jackson Kutey, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

4. Unfinished Business

5. Public Hearing

6. Regular Business

- A. Request for murals to be painted on walls in the downtown alleyway between Main Street and East Street

STAFF ANALYSIS & SUMMARY

Stephen Lachky, Community Development Director, provided an overview of murals in Parkville. He stated that two murals are proposed in "Photo Op Alley" between the American Legion and Bentley Guitar, Samsara and Level Builders. Rules for murals were established that they may not be advertisement, distracting to motorists, obscene, and must be well maintained. Mr. Lachky stated there were three murals in the packet, however the American Legion proposal has been delayed to a future meeting. The Pierce mural is a landscape with Mackey Hall and A Truss Bridge featured. The Gayle Stockwell mural is a recreation of a popular photo of downtown Parkville. Mr. Lachky stated that MSPA provided feedback on the murals. They unanimously recommended approval of both the Pierce and Stockwell murals. Staff recommends approval.

BOARD DISCUSSION & ANALYSIS

Chair Wright inquired on the location of the murals. Mr. Lachky responded they would more than likely be on the walls on the south side of the mural. Chair Wright asked who was sponsoring the murals. Mr. Lachky stated he did not know who was sponsoring the project, beyond the building owners allowing the murals. Chair Wright had concerns regarding who would maintain the murals. Mr. Lachky stated that property maintenance falls to the property owner. There are funds in the MPSA tax funds to upkeep the murals, however the City has never had any issues with mural maintenance. Commissioner Wassmer asked who would decide whether an old mural could be replaced. Mr. Lachky stated the property owner is responsible for their property while MSPA is a feedback group for proposed murals. Chair Wright asked about the distance or relationship between the two proposed murals. Mr. Lachky did not have that information. The Commission stated they would like the animals to look alive in the murals.

MOTION

Stockwell Mural - pass 7-0

ACTION: R. Douglas Krtek moved to approve, Barbara Wassmer seconded. Motion Passed: 7-0.

AYES: Barbara Wassmer, R. Douglas Krtek, Gareld Butler, Jackson Kutey, Timothy Cahill, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

Pierce Mural - pass 6-1

ACTION: Barbara Wassmer moved to approve, Gerald Butler seconded. Motion Passed: 6-1.

AYES: Barbara Wassmer, R. Douglas Krtok, Gerald Butler, Jackson Kutey, Walt Lane, Michael Wright

NOES: Timothy Cahill

ABSTAIN: None

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, September 19 and October 3 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, September 26 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, October 10 at 5:30 p.m.

8. Adjournment

Chairman 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



Memorandum

To: Members of the Planning & Zoning Commission

From: Brad Stanton, AICP

Date: October 6, 2023

RE: Village on the Green Preliminary and Final Plats

On December 14, 2021 the Planning & Zoning Commission approved the preliminary plat for Village on the Green by a vote of 6-0. According to the Municipal Code, approved preliminary plats are valid for a period of 18 months from the time of approval. Thus, the previously approved preliminary plat expired on June 14, 2023. On July 12, 2022 the Planning & Zoning Commission recommended approval of the final plat of Village on the Green East and Village on the Green West. The final plats were not presented to the Board of Aldermen at the time. The applicant now seeks a renewed approval for the expired preliminary plat of Village on the Green and final plat of Village on the Green East and Village on the Green West. The proposed preliminary and final plats are materially similar to those approved in 2021 and 2022, respectively.

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

Included in the packet for the meeting are revised versions of the staff reports from the original approvals for the preliminary and final plats.

End of Memorandum



Staff Analysis

Agenda Item: 6.A

Proposal: 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.

Staff Recommendation: Approval

Case No: PZ23-29

Applicant: Adam Tholen, Pulse Development Group

Owners: Pulse Development

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

Zoning: Current: “R-5-P” Multi-Family Residential

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

Exhibits:

- A. This Staff Analysis
- B. Application for Subdivision – Preliminary Plat
- C. Subject Area Property Map
- D. Preliminary Plat, Village on the Green (prepared by R.L. Buford & Associates, LLC; dated October 29, 2021)
- E. Additional exhibits as may be presented during the regular meeting

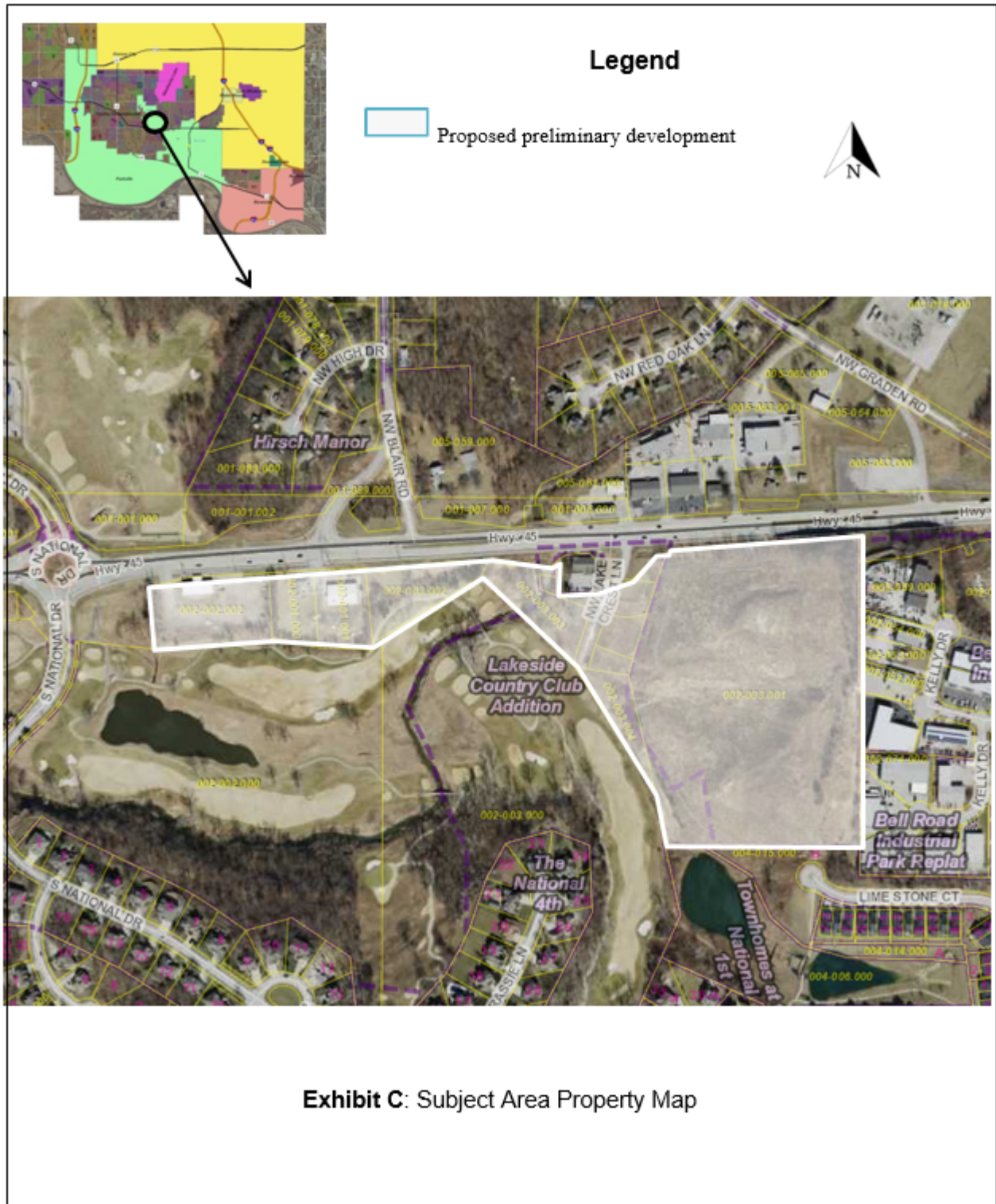
By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf)
 - 1. Section 403.020, D. Preliminary Plat
 - 2. Section 403.030 Zoning Map Amendment
 - 3. Section 403.040 Master Planned Development
 - 4. Chapter 404 Subdivision Regulations

5. Section 405.010 Zoning Districts Established
 6. Section 405.020 Districts & Uses
 7. Section 405.030 Standards Applicable to All Districts
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
 - C. Highway 45 Corridor Plan (<http://parkvillemo.gov/government/city-plans-studies/>)
 - D. Ordinance 3103: An ordinance approving a preliminary development plan for Village on the Green, a planned residential development on 27.14 acres, more or less, generally located south of Highway 45 and 250' east of South National Drive.
 - E. Ordinance 3115: An ordinance extending city limits by voluntary annexation to include Village on the Green, generally located south of Highway 45 and east of South National Drive.
 - F. Ordinance 3116: An ordinance rezoning fourteen parcels for Village on the Green from Platte County "CH" Highway Commercial, Platte County "R25" Single-Family Large Lot, City "B-4-P" Planned Business District, and City "R-5" Multi-Family Residential to City "R-5-P" Planned Multi-Family Residential.
 - G. Ordinance 3117: An ordinance vacating NW Lake Crest Lane south of Highway 45.

Overview

The applicant proposes a preliminary plat and a zoning map amendment for Village on the Green, a subdivision (25.76 acres, more or less) generally located south of Missouri 45 Highway and east of South National Drive. The plat proposes 2 lots with private access drives and necessary utility easements.



On November 16, 2021, the Parkville Board of Aldermen approved Ordinance 3103 approving the preliminary development plan for Village on the Green to allow the development 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 a clubhouse building with amenities. Pursuant to that development plan, the applicant is proposing to plat the subject property to "R-5-P" Multi-Family Residential.



Eastern Portion of Approved Preliminary Development Plan



Western Portion of Approved Preliminary Development Plan

On January 18, 2022, the Board of Aldermen approved Ordinance Nos. 3115, 3116, and 3117 to annex the property into city limits, rezone the property to City “R-5-P” Planned Multi-Family Residential, and vacate old NW Lake Crest Lane right-of-way.

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 acceptable. The following are staff's findings and conclusions for the preliminary plat.

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

This application reasonably reflects the principles and concepts of the Master Plan. Additionally, this preliminary plat reflects the approved preliminary development plan for Village on the Green.

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

Staff has reviewed the submitted plat drawing against the requirements of the Code and found that it meets the requirements. The blocks and lots proposed are capable of meeting all development and site design standards under the R-5-P zoning district.

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

The project is proposed to be completed in one phase.

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

The applicant submitted a preliminary stormwater management plan. This study has been reviewed by Public Works and was found to meet the requirements of the Municipal Code and include generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments. A final stormwater management plan will be required prior to final development plan approval.

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

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

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

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

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

Staff recommends approval of the Application for Subdivision – Preliminary Plat for Village on the Green.

Staff Conclusion and Recommendation

Staff recommends approval of the Application for Subdivision – Preliminary Plat for Village on the Green based on the merits of the application and the findings and conclusions in the report. Additionally, staff recommends approval of the application, subject to the following conditions:

1. Approval is based on the representations of the drawings presented as part of this application and does not waive any requirement or development standard contained within the Municipal Code.

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

Necessary Action

Following Commission approval of the Application for Subdivision – Preliminary Plat an application for Subdivision – Final Plat may be submitted.

End of Memorandum



Brad Stanton

Rev. 10-6-2023

Date



Application #: P223-30
Date Submitted: 10/4/23
Public Hearing: 10/10/23 P2
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64132 • (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: Jeff Nigh - Hofer Walker, LLC
Address: 11460 Tomahawk Creek Pkwy
City, State: Leawood KS 66211
Phone: (913) 387-7700 Fax: _____
E-mail: jeff.nigh@hoferwalker.com

Engineer/Surveyor(s) preparing plat & legal description

Name: R.L. Buford & Associates, LLC
Address: Po Box 14069
City, State: Parkville, MO 64132
Phone: (816) 741-6152 Fax: _____
E-mail: rob@rlbuford.com

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

Name: Adam Tholer - Pulse Dev.
Address: _____
City, State: _____
Phone: (816) 985-0077 Fax: _____
E-mail: _____

Contact Person, if different from applicant(s)

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

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

Applicant's Signature (Required) _____

Date: 9-14-23

Property Owner's Signature (Required) _____

Date: 9-14-23

2. Property Information

Proposed name of subdivision: Village on the Green

Current use(s) of the property: Vacant

Current zoning district: Varies

Acreage open space: _____

Proposed zoning: R-S

Density of development: 8.2 units/Acre

Minimum lot size: _____

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: Private Streets

Proposed surface material: _____ Maximum grade: _____

General character of the neighborhood: _____

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

Explain: _____

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

Attach a narrative addressing:

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

5. Checklist of required submittals

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

For City Use Only

Application accepted as complete by: Brad Stanton / Planner 10/4/23
Name/Title Date

Application fee payment: Check # 371 Amount \$ 305

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)



(816) 741-7676

REC#: 00076472 10/05/2023 3:50 PM

OPER: JK TERM: 002

REF#: 371

PAID BY: Lil' Angels Photography

TRAN: 27.0000 PLATS

P223-29 RLBuford&Assoc

Village on the Green

10 -41207-00

Subdivision Permit 305.00CR

TRAN: 27.0000 PLATS

P223-30 RLBuford & Assoc, LLC

Village on the Green

10 -41207-00

Subdivision Permit 305.00CR

TENDERED: 610.00 CHECK

APPLIED: 610.00-

CHANGE: 0.00

NW COR NW 1/4 SEC.
 26-T51-R34 FND DNR MON.
 DNR DOC.600-49246
 NE COR NE 1/4 SEC.
 27-T51-R34 FND DNR MON.
 DNR DOC.600-49246

POINT OF BEGINNING

FOUND MODOT MONUMENT

A MAJOR SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 26 AND THE
NORTHEAST QUARTER OF SECTION 27 TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI

VILLAGE ON THE GREEN EAST

A MAJOR SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI

CONTAINING 891,255 SQUARE FEET OR 20.46 ACRES

SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARALLEL PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, 40 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE NO. 45, THENCE N67°55'02" E, LONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 227.43 FEET; THENCE N67°32'30" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 112.66 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N67°32'30" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 54.04 FEET; THENCE S57°07'39" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 66.12 FEET; THENCE N67°14'29" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 89.29 FEET TO A POINT ON THE WEST LINE OF TOTT PLATA, A SUBDIVISION OF PARALLEL PLATTE COUNTY, MISSOURI, BEING S07°09'35" E, LONG SAID WEST LINE, A DISTANCE OF 139.69 FEET TO THE SOUTHEAST CORNER OF SAID TOTT PLATA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID LAKE CREST LAKE, THENCE N17°30'07" E, ALONG SAID LINE, A DISTANCE OF 31.08 FEET; THENCE NORTHEAST, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE DISTANCE OF 81.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE NO. 46, THENCE S57°54'02" E, ALONG SAID LINE, A DISTANCE OF 65.92 FEET; THENCE S81°37'30" E, CONTINUING ALONG SAID LINE, A DISTANCE OF 43.16 FEET; THENCE N67°39'48" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 141.19 FEET; THENCE N44°35'43" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 38.38 FEET TO A POINT ON THE WEST LINE OF BELL ROAD, INDUSTRIAL PARK, A SUBDIVISION IN SAID PARALLEL PLATTE COUNTY, MISSOURI, BEING S07°07'04" W, ALONG THE WEST LINE OF SAID BELL ROAD INDUSTRIAL PARK, A DISTANCE OF 104.42 FEET TO THE SOUTHWEST CORNER OF SAID TOTT PLATA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID LAKE CREST LAKE, THENCE N17°30'07" E, ALONG SAID LINE, A DISTANCE OF 11.49 FEET TO THE SOUTHWEST CORNER OF SAID TOTT PLATA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID LAKE CREST LAKE, THENCE N67°32'36" W, ALONG THE NORTHWEST LINE OF TRACT A, TOWNSHIPS, ALONG THE NORTHERLY 1ST PLAT, A DISTANCE OF 662.49 FEET TO THE NORTHEAST CORNER OF TRACT A, TOWNSHIPS, ALONG THE NORTHERLY 1ST PLAT, A DISTANCE OF 662.49 FEET TO THE POINT OF BEGINNING.

57.23 FEET TO THE POINT OF BEGINNING.

FROM A DEED RECORDED IN BOOK 864 AT PAGE 386, AND PARTIALLY DERIVED FROM HIGHWAY PLANS.

2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM (MAD 83) WEST ZONE UTILIZING STANTON PL-28.

3. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.

4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 379 OF 425, MAP NUMBER 29165C0379D, MAP DATE, APRIL 2, 2015, THE SUBJECT PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD FLOOD RISK).

5. ALL PROPERTY MONUMENTATION SHOWN HEREON AS "SET" ARE TO BE SET UP COMPLETION OF CONSTRUCTION OR WITHIN A YEAR OF THE ANNUAL CHANCE FLOODPLAIN, ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD, ZONE AE, AND FLOODWAY AREAS.

DEDICATION:
RECORDING OF THIS PLAT, WHICHEVER COMES FIRST.

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AND MANNER SHOWN ON THIS PLAN AND SAID PROPERTY SHALL HEREFTER BE KNOWN AS:

VILLAGE ON THE GREEN EAST
PART OF THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST
QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 94 WEST, DISTRICT 14, 11TH TOWNSHIP, UNINCORPORATED

QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 34
STREETS:

EASEMENTS:
THE STREETS SHOWN ON THIS PLAN WILL BE PRIVATELY MAINTAINED.

AN EASEMENT IS HEREBY GRANTED TO PARAVILLA, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN PARAVILLA, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PRESETS AND OR ALL OF THEM (HEREIN REFERRED TO AS "UTILITIES") 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 EASEMENT 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

AFORSAID USES AND SPECIALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVEMENTS, GRASS, STRIPES AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF PARALEL, MISSOURI AND PANGLOSS 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 APPEARANCES THEREOF WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

IN WITNESS WHEREOF, ADAM THOLEN, MANAGING MEMBER OF PULSIE PARKVILLE, LLC, HAS CAUSED THESESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20_____

ADAM THOLEN, MANAGING MEMBER

STATE OF MISSOURI {
 {SS

COUNTY OF _____ }
ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED the ABOVE NAMED OWNER who executed the within

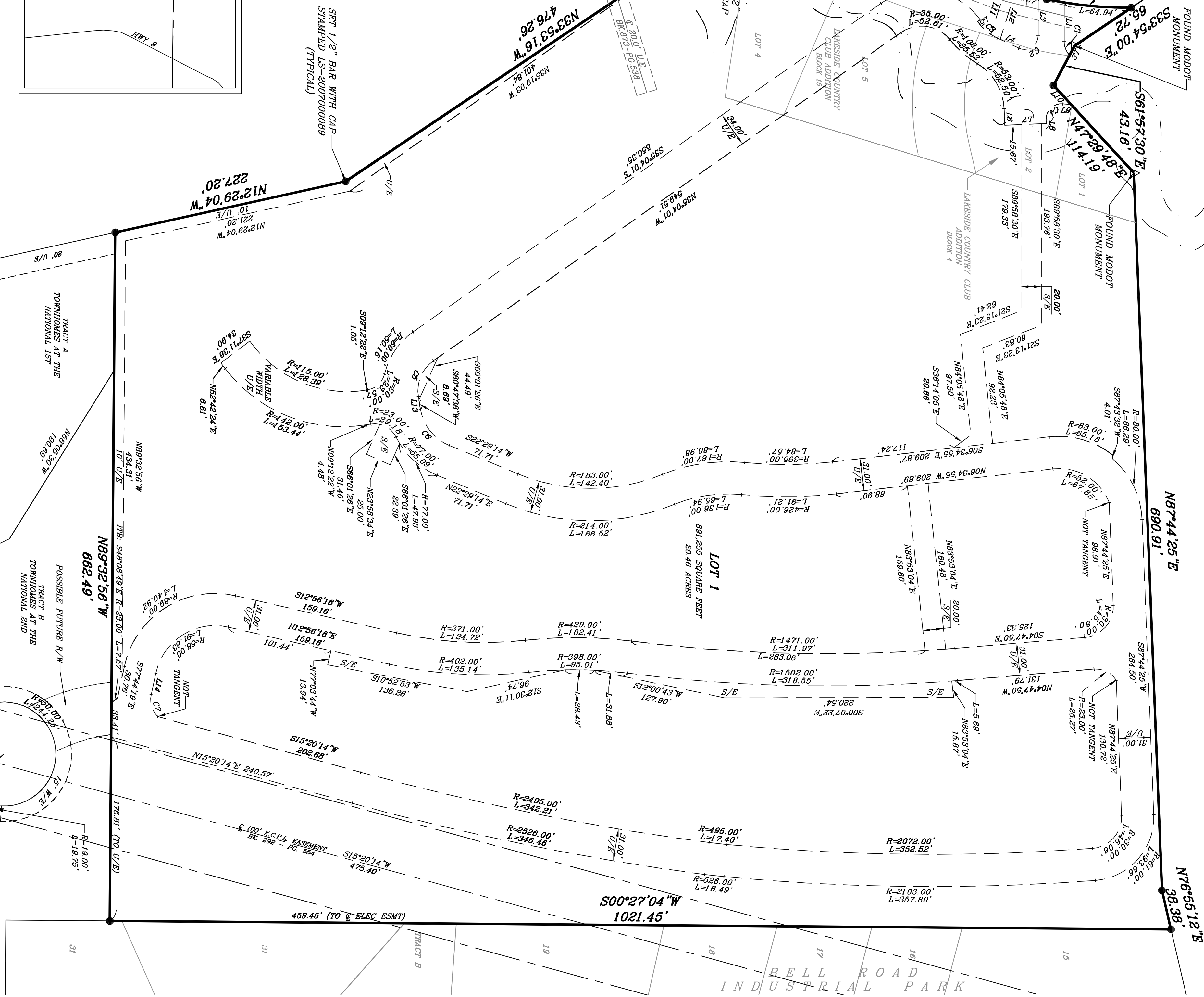
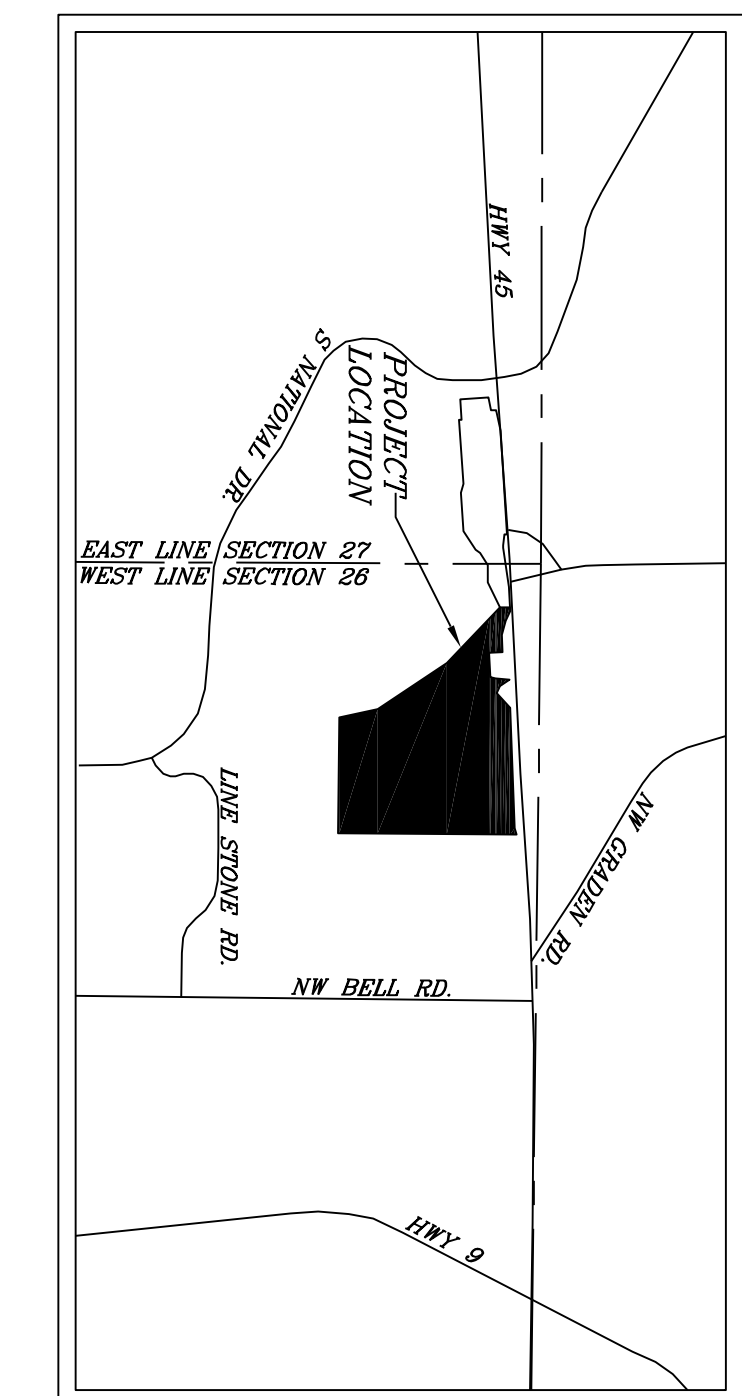
FOR SAID STATE ENCOUNTERED AT ENDED THE ABOVE NAMED OTHER, WHO EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AGENT AND DEED FOR THE PURPOSES HEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

BOARD OF ALDERMAN

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF PARKVILLE, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED THIS _____ DAY OF _____ 2022



COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC
Z:\A-PLATTE COUNTY\P-21170 THOLEN VFW-BELLA TOPO\dwg\GOSPEL\P-21170 FINAL PLAT EAST 06-03-2022.dwg 6/7/2022 2:42:33 PM CDT

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - NO CERT. OF
AUTHORITY LICENSE NO. LS-2010031977
rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152			
OR	<i>PULSE DEVELOPEMENT</i>	SEC.-TWP.-RGE. 26/27-51-34	COUNTY PLATTE
		DATE 05/21/2022	JOB NO. P-2117
			FIELD BOOK

<i>FINAL PLAT</i>	DRAWN R.G.
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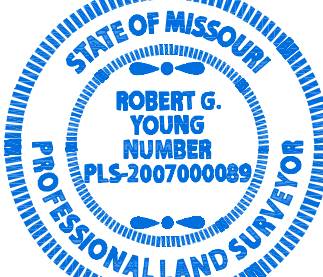
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Blank June

ROBERT G. YOUNG, PLS-2007000089

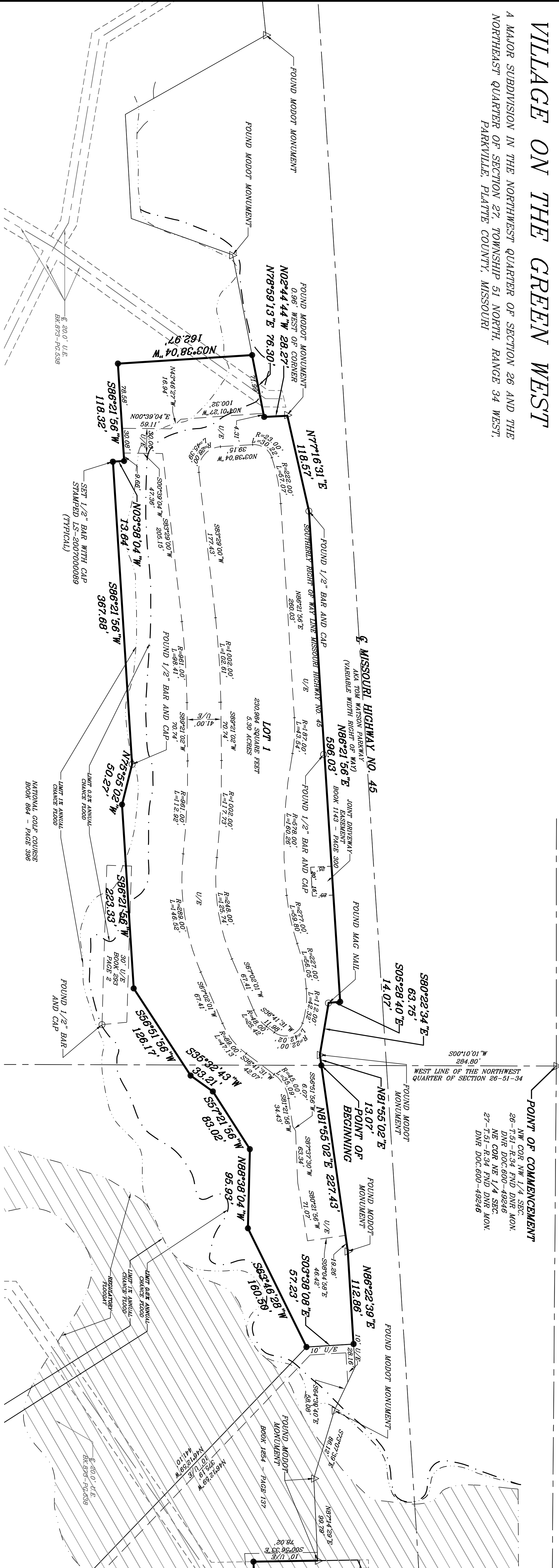
REV 06/07/2022
DATE



FINAL PLAT

VILLAGE ON THE GREEN WEST

A MAJOR SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 26 AND THE
NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI



PROPERTY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST, PLATTE COUNTY, MISSOURI, CONTAINING 230.984 SQUARE FEET OR 5.30 ACRES, COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26, THENCE S00°10'01\"/>

BOUNDARY SURVEY NOTES:

1. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS PARTIALLY DERIVED FROM A DESCRIPTION SHOWN IN A TITLE COMMITMENT ISSUED BY STEWARD TITLE COMPANY, COMMITMENT NUMBER 408804, DATED APRIL 10, 2019 AT 6:00 AM, PARTIALLY DERIVED FROM A DEED RECORDED IN BOOK 864 AT PAGE 396, AND PARTIALLY DERIVED FROM HIGHWAY PLANS.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 83) WEST ZONE UTILIZING STATION PL-88.
3. THIS SURVEY IS BASED UPON RECORDED DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE SURVEYOR'S CLIENTS. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORDED DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 379 OF 435, MAP NUMBER 249539994, MAP DATE, APRIL 2, 2015, THIS SUBJECT PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODPLAIN), ZONE X (AREAS OF 0.25 ANNUAL CHANCE FLOOD, AND 2005 46.
5. ALL PROPERTY MONUMENTATION SHOWN HEREON AS "SET" ARE TO BE SET UP COMPLETION OF CONSTRUCTION OR WITHIN A YEAR OF THE RECORDING OF THIS PLAT, WHICHEVER COMES FIRST.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREFTER BE KNOWN AS:

VILLAGE ON THE GREEN WEST

PART OF THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI, THE STREETS SHOWN ON THIS PLAT WILL BE PRIVATELY MAINTAINED.

EASEMENTS: AS HEREBY GRANTED TO PARKVILLE, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN PARKVILLE, MISSOURI, THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN DO HEREBY GRANT TO THE CITY OF PARKVILLE, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN PARKVILLE, MISSOURI, THE RIGHT OF EASEMENT, INCLUDING BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PUD MOUNTED TRANSDUCERS, SERVICE PADS/STAYS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "UTILITY EASEMENT" OR "U/E". WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS, ENCUMBRANCES, AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREABOUTS 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 AND CATCHES OR THE APPURTENANCES THEREON WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS.

IN WITNESS WHEREOF, ADAM THOLEN, MANAGING MEMBER OF PULSE PARKVILLE, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 20 DAY OF 20

ADAM THOLEN, MANAGING MEMBER

STATE OF MISSOURI

COUNTY OF

ON THIS 20 DAY OF

FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER, WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIRMED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

BOARD OF ALDERMAN

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF PARKVILLE, MISSOURI, BY ORDINANCE NO. 2022 DAY OF 2022

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL AND LAND SURVEY AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS-2007000089

05/04/2022



P.O. BOX 14069, PARKVILLE, MO, 64152 (816) 741-6152

FOR	PULSE DEVELOPEMENT	SEC.-TWP.-RGE. 26-27-51-34	COUNTY PLATTE	JOB NO. P-21170
DATE	05/04/2022	FIELD BOOK		
DRAWN BY	R.C.Y.			

FINAL PLAT



Staff Analysis

Agenda Item: 6.B & 6.C

Proposal: Application for Subdivision – Final Plat for Village on the Green East and Village on the Green West, 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.

Staff Recommendation: Approval

Case No: PZ23-30 (West) & PZ23-31 (East)

Applicant: Pulse Development Group

Owners: Pulse Parkville, LLC

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

Zoning: “R-5-P” Multi-Family Residential

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

Exhibits:

- A. This Staff Analysis
- B. Application for Subdivision – Final Plat East
- C. Application for Subdivision – Final Plat West
- D. Subject Area Property Map
- E. Final Plat, Village on the Green East (prepared by R.L. Buford & Associates; dated May 21, 2022)
- F. Final Plat, Village on the Green West (prepared by R.L. Buford & Associates; dated May 4, 2022)
- G. Additional exhibits as may be presented during the regular meeting

By Reference: A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf)

1. Section 403.020, E. Final Plat
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
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Highway 45 Corridor Plan (<http://parkvillemo.gov/government/city-plans-studies/>)
- D. Ordinance 3103: An ordinance approving a preliminary development plan for Village on the Green, a planned residential development on 27.14 acres, more or less, generally located south of Highway 45 and 250' east of South National Drive.
- E. Ordinance 3115: An ordinance extending the limits of the City of Parkville by voluntary annexation to include described real estate in unincorporated Platte County, Missouri, generally located south of Highway 45 and east of S. National Drive.
- F. Ordinance 3116: An ordinance rezoning fourteen parcels of land from county "CH" Highway Commercial, County "R25" Single-Family Large Lot, City "B-4-P" Planned Business District, and City "R-5" Multi-Family Residential to Parkville City "R-5-P" Planned Multi-Family Residential.

Overview

The applicant proposes final plats 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. The development plats are separated into an east portion (PZ22-19) and a west portion (PZ22-20). The plats propose two total lots and a network of private streets with underlying utility easements.

Subject Area Property Map



 Subject Area



Exhibit D: Subject Area Property Map



Eastern Portion of Approved Preliminary Development Plan



Western Portion of Approved Preliminary Development Plan

Background

On November 16, 2021, the Parkville Board of Aldermen approved *Ordinance 3103* approving the preliminary development plan for Village on the Green to allow the development 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 a clubhouse building with amenities. On January 18, 2022, the Parkville Board of Aldermen approved *Ordinance 3115* to annex portions of the subject area in unincorporated Platte County into the city limits of Parkville. On January 18, 2022, the Parkville Board of Aldermen approved *Ordinance 3116* to rezone the subject property to “R-5-P” Planned Multi-Family Residential to allow for the proposed Village on the Green residential development. The Preliminary Plat for Village on the Green was approved by the Parkville Planning & Zoning Commission on December 14, 2021 (Case No. PZ 2021-52).

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 E provides criteria for how the Planning and Zoning Commission shall determine if a final plat is acceptable. The following are staff’s findings and conclusions for the final plat applications (Case Nos. PZ 2023-30 and PZ2 2023-31).

Final Plat Applications

- 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 plat is substantially consistent with the preliminary plat application (Case No. PZ23-29) 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.**

Construction plans will be reviewed by Public Works staff for compliance prior to construction permitting.

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

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

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

The final plat application does not substantially deviate any from the approved preliminary plat application (Case No. PZ23-29). Per staff’s review of the application for

subdivision – preliminary plat against the requirements of Section 403.020, Subsection D, it was determined the application was in accordance with the *Parkville Master Plan* and purposes and intent of the Development Code.

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

Staff recommends approval of the Applications for Subdivision – Final Plat for Village on the Green.

Staff Conclusion and Recommendation

Staff recommends approval of the Applications for Subdivision – Final Plat for Village on the Green based on the merits of the applications and the findings and conclusions in the report. Additionally, staff recommends approval of the applications, subject to the following conditions:

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

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

Necessary Action

Following consideration of the Application for Subdivision – Final Plat, supporting information, associated exhibits, factors discussed above and any testimony presented at the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on October 17, 2023 for final action.

End of Memorandum



Brad Stanton, AICP

10-06-2023

Date



Application #: P223-29
Date Submitted: 10/4/23
Public Hearing: 10/10/23 P2
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: Adam Tholen
Address: 7712 NW Scenic Dr
City, State: Weatherly Lake MO
Phone: 816-985-0077 Fax: _____
E-mail: Adam@Pulsedevgroup.com

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

Name: RL Buford + Assoc.
Address: PO Box 14069
City, State: Parkville MO 64152
Phone: 816-741-6152 Fax: _____
E-mail: rob@rlbuford.com

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

Name: Adam Tholen
Address: 7712 NW Scenic Dr
City, State: Weatherly Lake MO
Phone: 816-985-0077 Fax: _____
E-mail: _____

Contact Person, if different from applicant(s)

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

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

Applicant's Signature (Required) _____ Date: _____

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

2. Property information

Name and phase of plat: Village on the Green

Final plat in substantial conformance with approved preliminary plat? _____

If not, explain: _____

Zoning district: varies Anticipated uses: _____

Acreage of this phase: _____ Number of lots: _____

Minimum lot size: _____ Density of development: _____

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: Private 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.
- ☐ Guarantees in the form of performance bonds or other city approved instrument ensuring the satisfactory completion of public improvements. The maintenance period for public improvements is two (2) years.

For City Use Only

Application accepted as complete by: Brad Stanton / Planner 10/4/23
Name/Title Date

Application Fee (27.0000): \$ 305

Date Paid: 10-5-2023

Payment by: _____

By: ☒ Check # 371 ☐ MO# _____

☐ Credit Card ☐ Cash

Received by: Jack Karsten

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)



(816) 741-7676

REC#: 00076472 10/05/2023 3:50 PM

OPER: JK TERM: 002

REF#: 371

PAID BY: Lil' Angels Photography

TRAN: 27.0000 PLATS

P223-29 RLBuford&Assoc

Village on the Green

10 -41207-00

Subdivision Permit 305.00CR

TRAN: 27.0000 PLATS

P223-30 RLBuford & Assoc, LLC

Village on the Green

10 -41207-00

Subdivision Permit 305.00CR

TENDERED: 610.00 CHECK

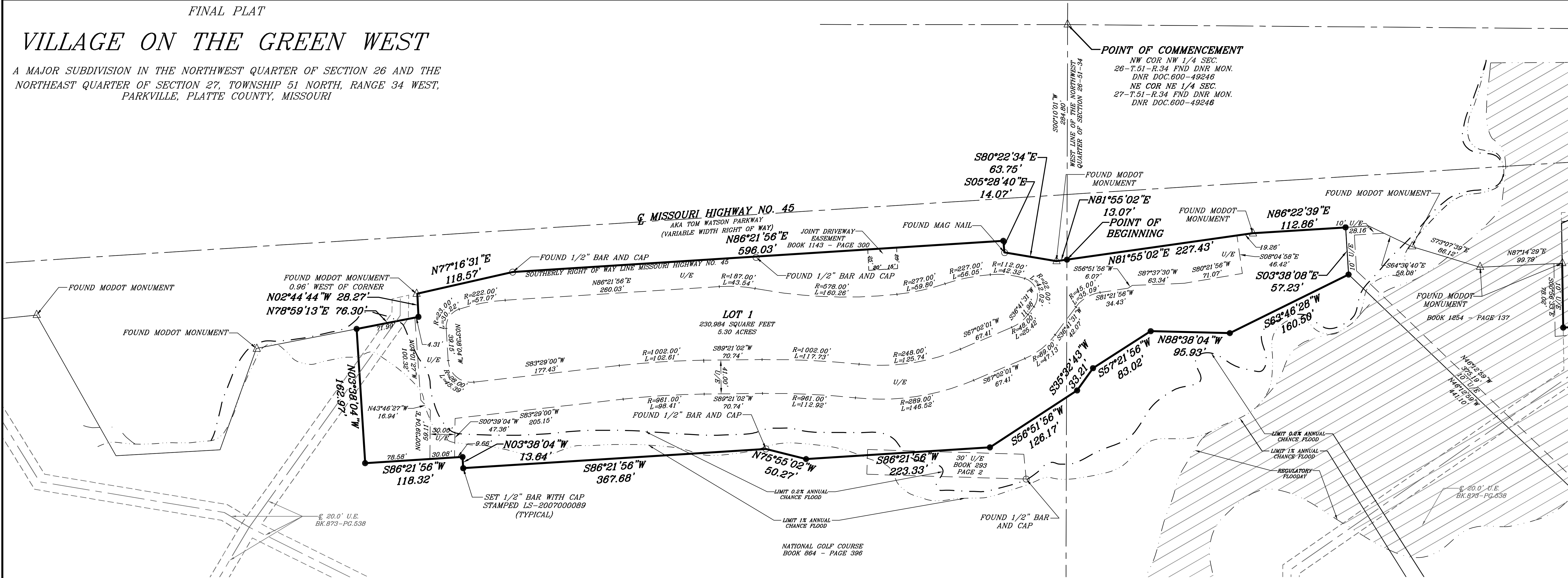
APPLIED: 610.00-

CHANGE: 0.00

FINAL PLAT

VILLAGE ON THE GREEN WEST

A MAJOR SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 26 AND THE
NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI



PROPERTY DESCRIPTION

CONTAINING 230,984 SQUARE FEET OR 5.30 ACRES

PART OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE S00°10'01"W, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 284.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE NO. 45, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N81°55'02"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 227.43 FEET; THENCE N86°22'39"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 112.86 FEET; THENCE S03°38'08"E, A DISTANCE OF 57.23 FEET; THENCE S83°46'28"W, A DISTANCE OF 160.50 FEET; THENCE N88°38'04"W, A DISTANCE OF 95.93 FEET; THENCE S57°21'56"W, A DISTANCE OF 83.02 FEET; THENCE S35°32'43"W, A DISTANCE OF 33.21 FEET; THENCE S56°51'56"W, A DISTANCE OF 126.17 FEET; THENCE S86°21'56"W, A DISTANCE OF 223.33 FEET; THENCE N75°55'02"W, A DISTANCE OF 50.27 FEET; THENCE S86°21'56"W, A DISTANCE OF 367.68 FEET; THENCE N03°38'04"W, A DISTANCE OF 13.64 FEET; THENCE S86°21'56"W, A DISTANCE OF 118.32 FEET; THENCE N03°38'04"W, A DISTANCE OF 162.97 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE NO. 45; THENCE N78°59'13"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 76.30 FEET; THENCE N02°44'44"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 28.27 FEET; THENCE N77°16'31"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 118.57 FEET; THENCE N86°21'56"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 596.03 FEET; THENCE S05°28'40"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 14.07 FEET; THENCE S80°22'34"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 63.75 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

VILLAGE ON THE GREEN WEST

PART OF THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST
QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI

STREETS:

THE STREETS SHOWN ON THIS PLAT WILL BE PRIVATELY MAINTAINED.

EASEMENTS:

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 EASEMENT 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 THERE TO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS.

IN WITNESS WHEREOF: ADAM THOLEN, MANAGING MEMBER OF PULSE PARKVILLE, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____, 20__.

ADAM THOLEN, MANAGING MEMBER

STATE OF MISSOURI { } SS

COUNTY OF { } SS

ON THIS ____ DAY OF ____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER, WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOARD OF ALDERMAN

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF PARKVILLE, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED THIS ____ DAY OF ____, 2022.



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT, CHAPTER 248, R.S.M.O. AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, GEOLOGY AND LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLIS-2007000089 DATE 06/04/2022

R.L. Buford & Associates, LLC			
LAND SURVEYING CONSULTANTS			
P.O. BOX 14068, PARKVILLE, MO 64152 (816) 741-6152			
SEC. 26	TWP. 51 N.	R. 34 W.	PLAT
26	51	34	17-2170
DATE	05/04/2022	FIELD BOOK	
FOR PULSE DEVELOPMENT			DRAWN BY R.C.Y.
FINAL PLAT			

VILLAGE ON THE GREEN EAST

REV 06/07/2022
DATE

SURVEYOR'S CERTIFICATION

LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF
AUTHORITY LICENSE NO. LS-2010031977

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152	SEC	TWO	BOX	COUNTY	JOB NO
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	DATE	FIELD BOOK
	05/21/2022	

FINAL PLAT

n r n c

R.L. Buřtorá

LAND SURVEYING
R.L. BUFORD &

AUTHORITY

J

P.O. BOX 14069, PA

FOR
BRIEF DEVELOPMENT

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FINAL PLAT

Page 30 of 30