



PLANNING & ZONING COMMISSION

Special Workshop Agenda

CITY OF PARKVILLE, MISSOURI

Tuesday, July 14, 2020

Immediately after the Regular Meeting of the Planning & Zoning Commission

City Hall Board Room

In light of public health orders from the Missouri Governor and Platte County related to 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: 816 3459 3695, Password: 978825 rather than appear at City Hall (note: occupancy will be limited).

1. Call to Order

2. Roll Call

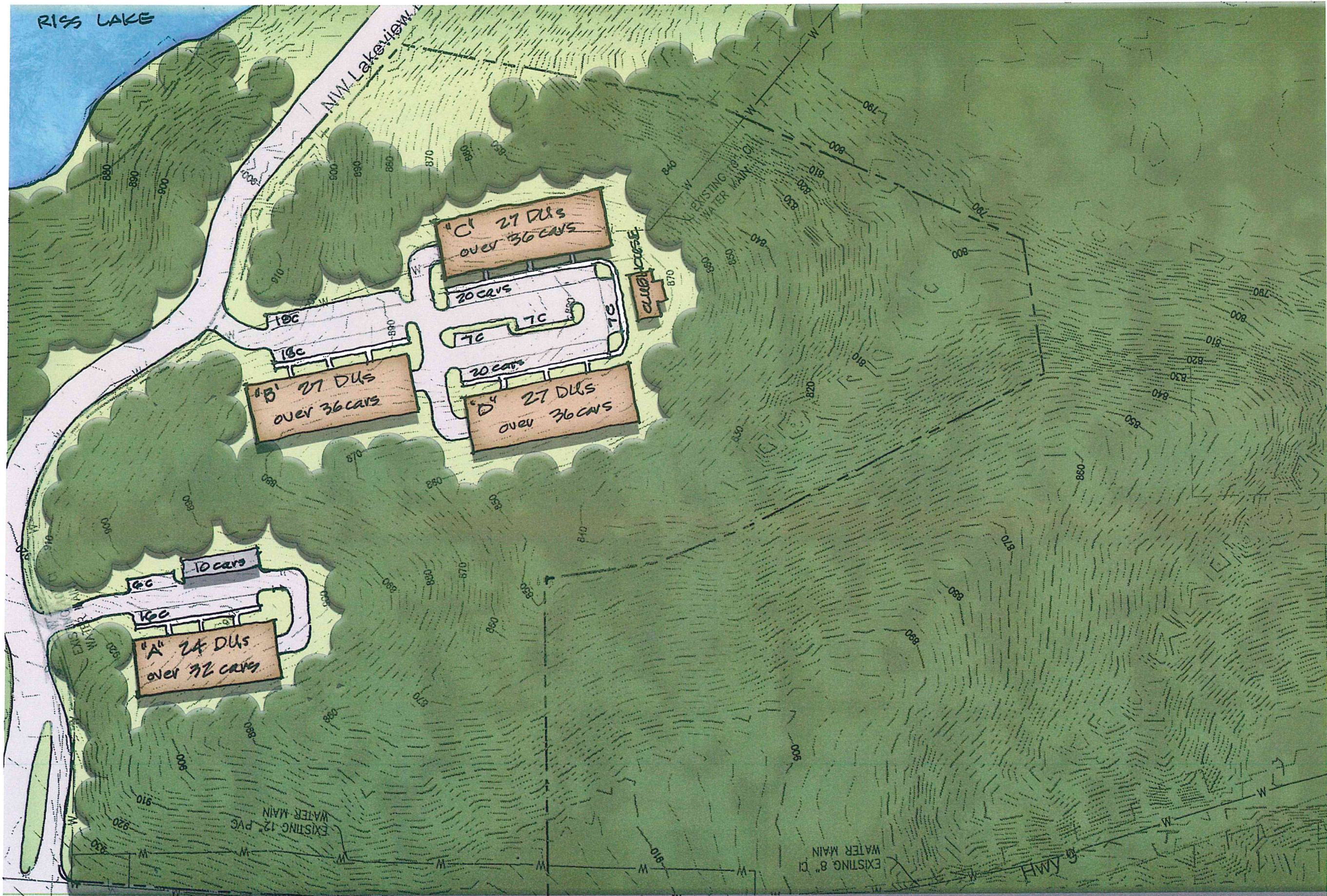
3. Work Session

- A. The Residences At Riss Lake concept plan discussion (presentation by Bill Prelogar, AIA, Senior Project Manager, NSPJ Architects)
- B. Creekside freestanding signage standards research (presentation by Cristina Aurich, Planning Intern, City of Parkville)
- C. Final Development Plan staff review checklist discussion

4. Adjourn

Subject Property Area Map





SITE PLAN
1:50

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
INTERIORS
ENERGY SERVICES



ARCHITECTSSM
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F. 913.831.1563
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
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RESIDENCES AT RISS LAKE

LAKEVIEW DRIVE AND HWY 9
PARKVILLE, MISSOURI

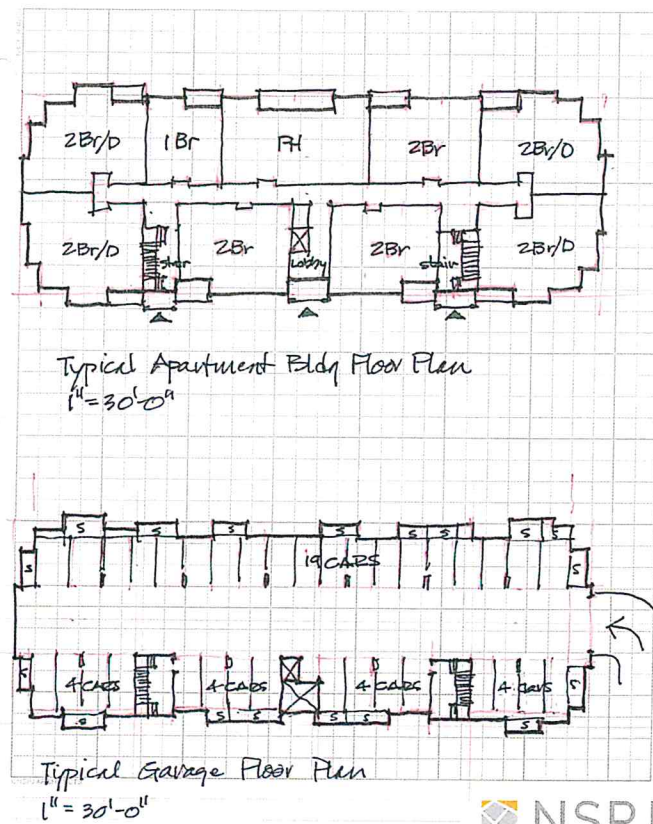
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REVISIONS

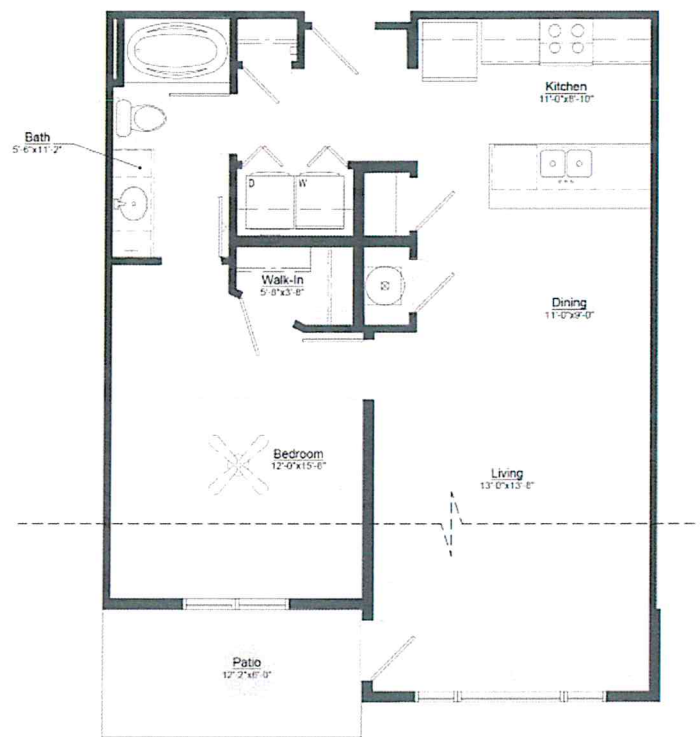
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02/11/2020
JOB NO.

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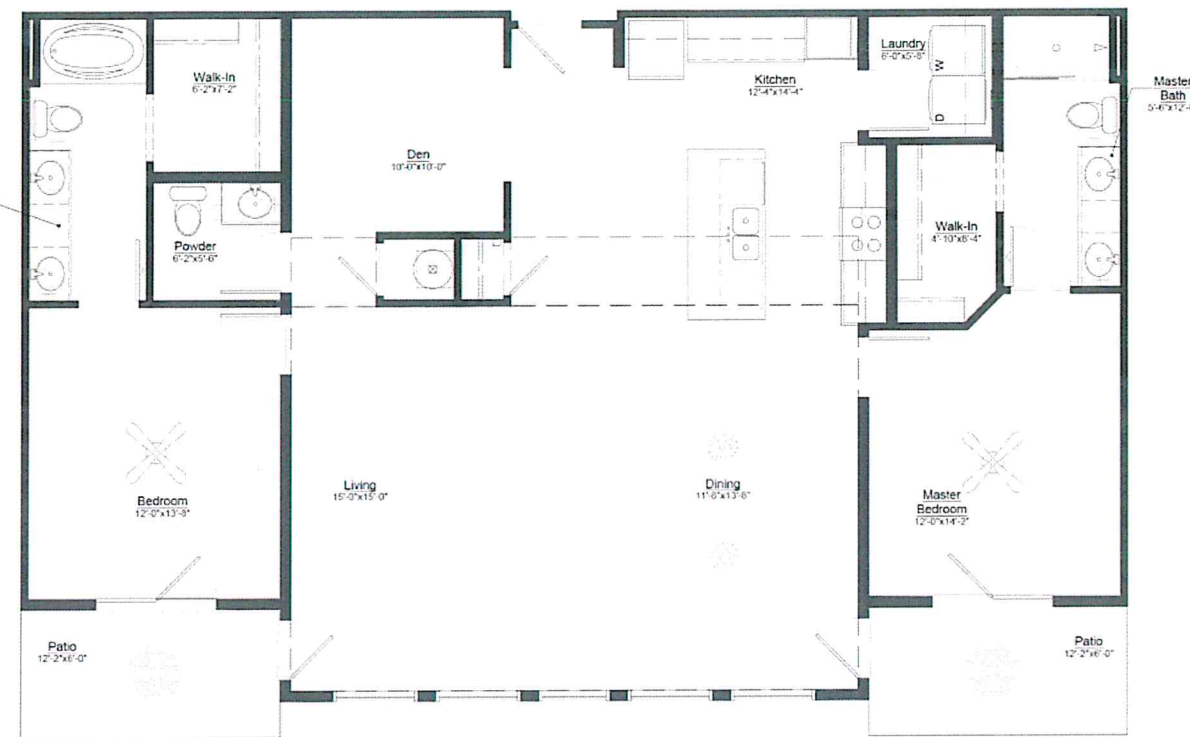
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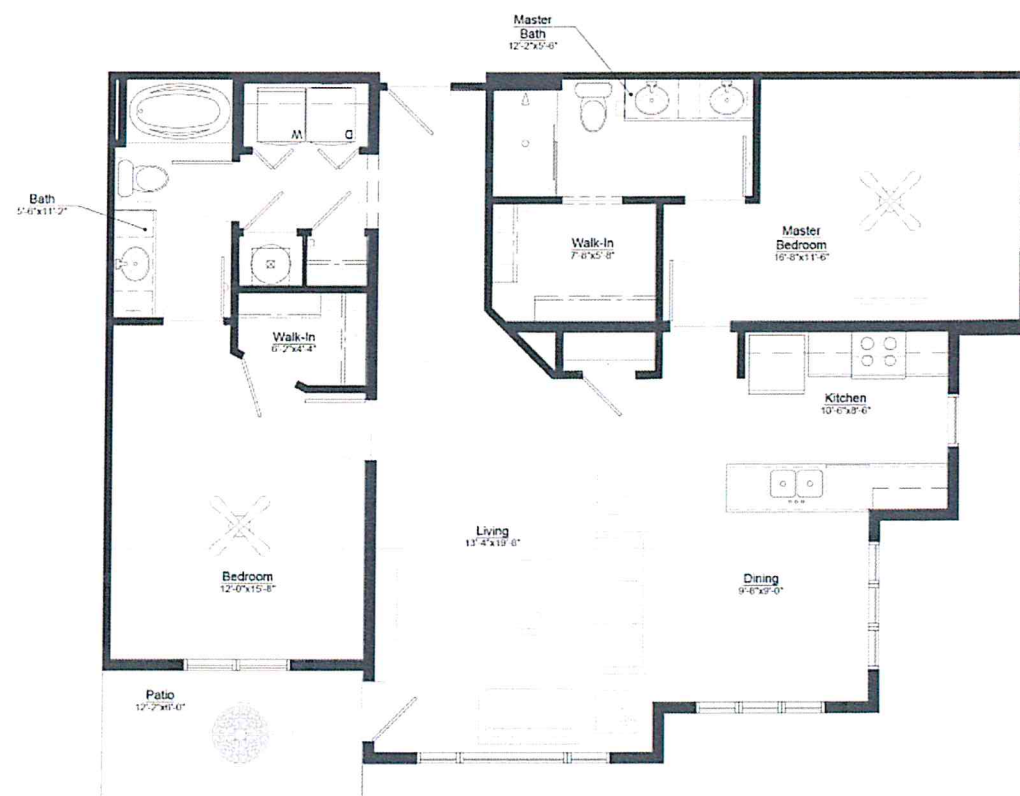
NSPJ
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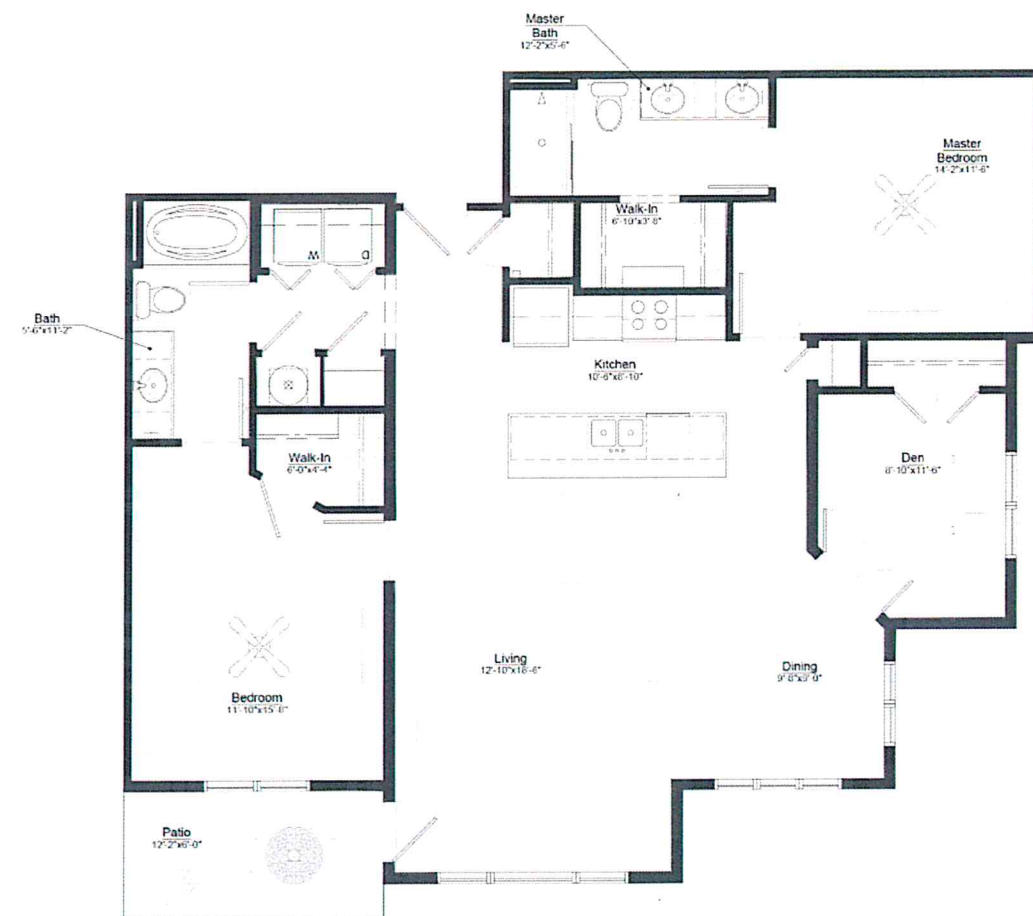
**UNIT TYPE "A2"
FLOOR PLAN**
1/4" = 1'-0"
1 BEDROOM / 1 BATH
785 G.S.F.
TYP. FLOOR UNIT



**UNIT TYPE "PENTHOUSE"
FLOOR PLAN**
1/4" = 1'-0"
2 BEDROOM / 2 BATH / DEN
1,572 G.S.F.
TYP. UPPER FLOOR UNIT



**UNIT TYPE "C2"
FLOOR PLAN**
1/4" = 1'-0"
2 BEDROOM / 2 BATH
1,208 G.S.F.
TYP. FLOOR UNIT



**UNIT TYPE "D1"
FLOOR PLAN**
1/4" = 1'-0"
2 BEDROOM / 2 BATH / DEN
1,341 G.S.F.
TYP. FLOOR UNIT

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RESIDENCES AT RISS LAKE

LAKEVIEW DRIVE AND HWY 9
PARKVILLE, MISSOURI

DRAWING RELEASE LOG

REVISIONS

DATE
02/11/2020
JOB NO.

DRAWN BY:

SHEET NO.



RESIDENCES AT RISS LAKE
 LAKEVIEW DRIVE AND HWY 9
 PARKVILLE, MISSOURI
 DRAWING RELEASE LOG

REVISIONS

DATE	02/11/2020
JOB NO.	
DRAWN BY:	
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Residences At Riss Lake
Pre-Application Conference Meeting (June 16, 2020)
Initial Staff Review/Notes

Zoning Considerations

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

Access and Circulation

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

Parking Requirements

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

Landscaping Requirements

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

Public Works Department

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

Architecture

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

Additional Considerations

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

Final Thoughts

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

Residences At Riss Lake

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

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

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

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

Freestanding Monument Signs							
State	Municipality	Number	Total Area	Location	Size	Height	Exception
Missouri	Parkville	1 per 150' of street frontage, 3 max per lot; 120' min apart	1 sq ft per 2 linear ft of street frontage	10' minimum setback	32 sq ft max	7' max	additional 7 sq ft per 5' setback; max 64sq ft
	Kansas City, MO	1 per major street frontage	200 sq ft	20' minimum setback		24' max	
	Liberty	1	50 sq ft			8' max	
	Riverside	1	65 sq ft	3' minimum setback		10' max	Corner lots with at least 250 ft of frontages along each side can have a maximum of 2
	Platte City	1	100 sq ft	10' minimum setback		8' max	
	North Kansas City	1 per acre, ', 1 additional sign for each increment on an acre above 1 acre, 35' apart	250 sq ft			6' max	
	Gladstone	1	50 sq ft	15' minimum setback		7' max	
	Independence	1 per street frontage, maximum 2 per property	40 sq ft	5' minimum setback, 3' side setback		6' max	
	Raytown	1				8' max	
Kansas	Shawnee	1 per street frontage	50 sq ft			7' max	
	Overland Park	1	50 sq ft	10' minimum setback	additional 1' on height with a maximum of 20' high	10' max	
	Kanas City, KS	1 per lot, 1 per 1,000' of street frontage, 10' min apart	50 sq ft	5' minimum setback	additional 1' on height and 5sq ft of area for each 1' setback,	6' max	

Freestanding Pole Signs

State	Municipality	Number	Total Area	Location	Size	Height	Exception
Missouri	Parkville	Projects over 5 acres may have 1	120 sq ft in B-2, B-4-P, and BP; 200 sq ft in P-EC, I-1, I-2, & I-3	30' setback from right-of-way & 100' setback from property line	-	35' max	Projects over 5 acres may have 1 pole sign up to 10 sq ft and 35' tall
	Kansas City, MO	-	-	-	-	-	
	Liberty	1	100 sq ft	located within 300 linear ft of right of way for I-35,		25' max	no closer than 500 linear ft from another pole sign
	Riverside	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	
	Platte City	1, lots with over 15 acres are allowed 2	200 sq ft if lot is within 300 ft of interstate 29, 150sq ft if lot is not within 300 ft of			75' max	
	North Kansas City	1				30' max	
	Gladstone	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	
	Independence	1 per public street frontage, max of 2 per property		10' setback, 3' side setback		25' max	only permitted in western independence
	Raytown		Prohibited	Prohibited	Prohibited	Prohibited	
Kansas	Shawnee	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	
	Overland Park	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	
	Kanas City, KS	-	-	-	-	-	

Monument Signs Comparison

Kansas City, MO



Liberty



Riverside, MO



Platte City



North Kansas City



Gladstone



Independence



Raytown



Shawnee



Overland Park



Kansas City, KS



09-23-2018 1:20pm
Z:\RCDesign\2018-02-19 Lakeside Commercial\Draw\18-0219 Preliminary Development Plan.dwg



SUMMARY TABLE

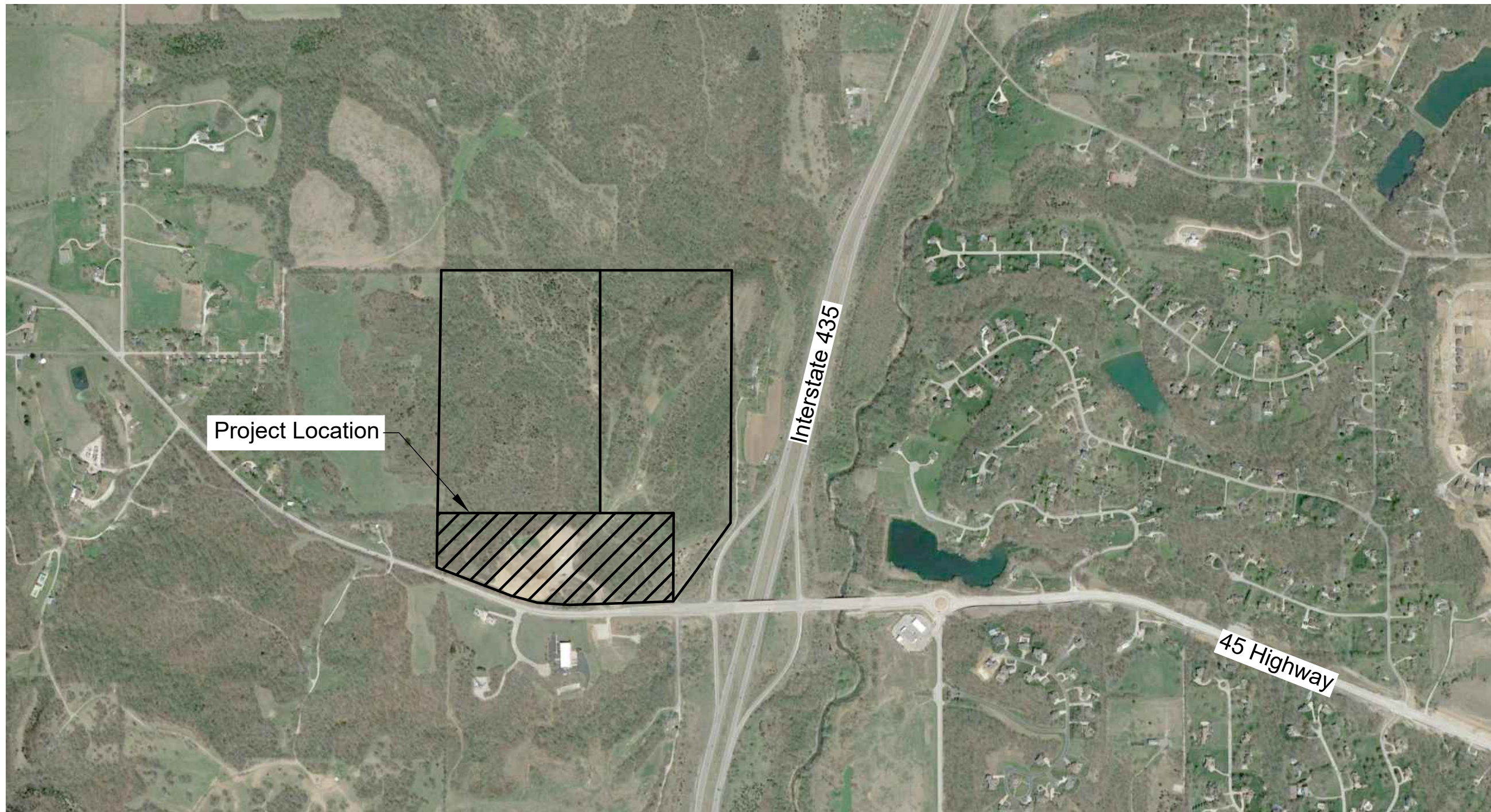
This represents a Planned Commercial Development with internal circulation, private streets, and access off Brink Myer Road. Current zoning ("CH" Highway Commercial District). Development includes the following:

Square Footage without Hotels: 65,800 SF
Total Ball Field Square Footage: 681,240 SF
Parking Provided: 1,205 Stalls
Maximum Height: 60 Feet
Potential Number of Lots: 12
Potential Users: Hotel; Restaurants; Pharmacy/Medical Office; General Retail; Gas Station; Recreational Sports Complex; Greenspace; Cemetery

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18 AND PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST AND ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 35 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S89°56'10"E, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1208.69 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S89°56'10"E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 1134.80 FEET; THENCE S00°40'28"W, A DISTANCE OF 1874.88 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE ROUTE 435, AS NOW ESTABLISHED; THENCE N75°10'28"W, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 8.22 FEET; THENCE S13°06'36"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 267.22 FEET; THENCE S70°35'33"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 483.81 FEET; THENCE S15°55'40"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 418.45 FEET; THENCE S88°29'33"W, ALONG THE NORTHERLY LINE OF INTERSTATE ROUTE I-435, A DISTANCE OF 349.13; THENCE S01°32'27"E, A DISTANCE OF 109.72 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 45; THENCE S88°36'54"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 45, A DISTANCE OF 321.19 FEET; THENCE WESTERLY ALONG SAID HIGHWAY 45 RIGHT OF WAY ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1392.32 FEET, AN ARC DISTANCE OF 222.69 FEET; THENCE N07°49'53"E, ALONG SAID HIGHWAY 45 RIGHT OF WAY, A DISTANCE OF 5.00 FEET; THENCE WESTERLY ALONG SAID HIGHWAY 45 RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N82°13'17"W, A RADIUS OF 1387.32 FEET, AN ARC DISTANCE OF 145.29 FEET; THENCE S13°49'54"W, ALONG SAID HIGHWAY 45 RIGHT OF WAY, A DISTANCE OF 5.00 FEET; THENCE WESTERLY ALONG SAID HIGHWAY 45 RIGHT OF WAY, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N76°13'14"E, A RADIUS OF 1392.32 FEET, AN ARC DISTANCE OF 162.05 FEET; THENCE N69°33'06"W, ALONG SAID HIGHWAY 45 RIGHT OF WAY, A DISTANCE OF 306.42 FEET; THENCE N58°20'32"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 114.15 FEET; THENCE N69°39'08"W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 200.00 FEET; THENCE N61°07'17"W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 202.24 FEET; THENCE N69°39'08"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 227.40 FEET; THENCE N00°44'51"E, A DISTANCE OF 236.57 FEET; THENCE S89°22'21"E, A DISTANCE OF 437.01 FEET TO A POINT ON THE RANGE LINE BETWEEN RANGE 34 AND RANGE 35; THENCE N00°45'15"E, ALONG SAID RANGE LINE, A DISTANCE OF 69.44 FEET; THENCE S89°14'45"E, A DISTANCE OF 602.53 FEET; THENCE N61°43'34"E, A DISTANCE OF 196.44 FEET; THENCE N49°01'15"E, A DISTANCE OF 185.58 FEET; THENCE N89°49'32"E, A DISTANCE OF 221.50 FEET; THENCE N00°10'28"W, A DISTANCE OF 365.24 FEET; THENCE N23°36'25"E, A DISTANCE OF 484.04 FEET; THENCE N11°22'42"E, A DISTANCE OF 111.41 FEET; THENCE N01°55'58"E, A DISTANCE OF 46.53 FEET; THENCE N13°51'13"W, A DISTANCE OF 189.31 FEET; THENCE N77°31'45"E, A DISTANCE OF 68.53 FEET; THENCE N54°52'37"E, A DISTANCE OF 88.08 FEET; THENCE N64°06'19"E, A DISTANCE OF 111.49 FEET; THENCE N13°53'54"W, A DISTANCE OF 123.55 FEET; THENCE EASTERLY, NORTHERLY AND WESTERLY, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N76°06'06"E, A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 177.09 FEET; THENCE N34°57'35"W, A DISTANCE OF 419.38 FEET TO THE POINT OF BEGINNING.

TOTAL AREA: 88.80 ACRES

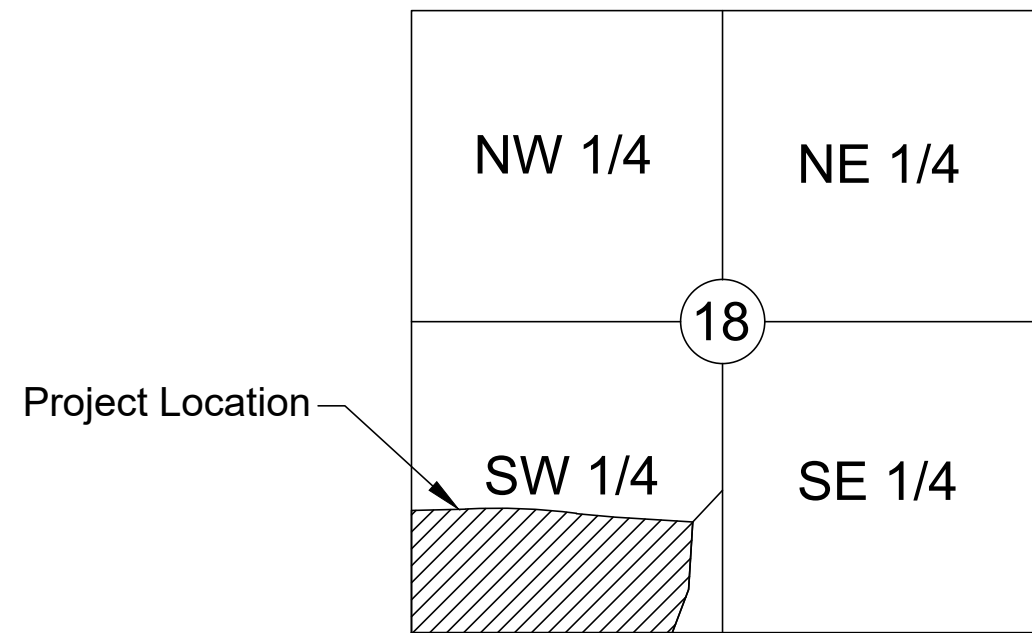


VICINITY MAP
(Scale: 1"=1000')



LEGEND

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



SECTION MAP
SEC. 18 TW. 51 RNG. 34

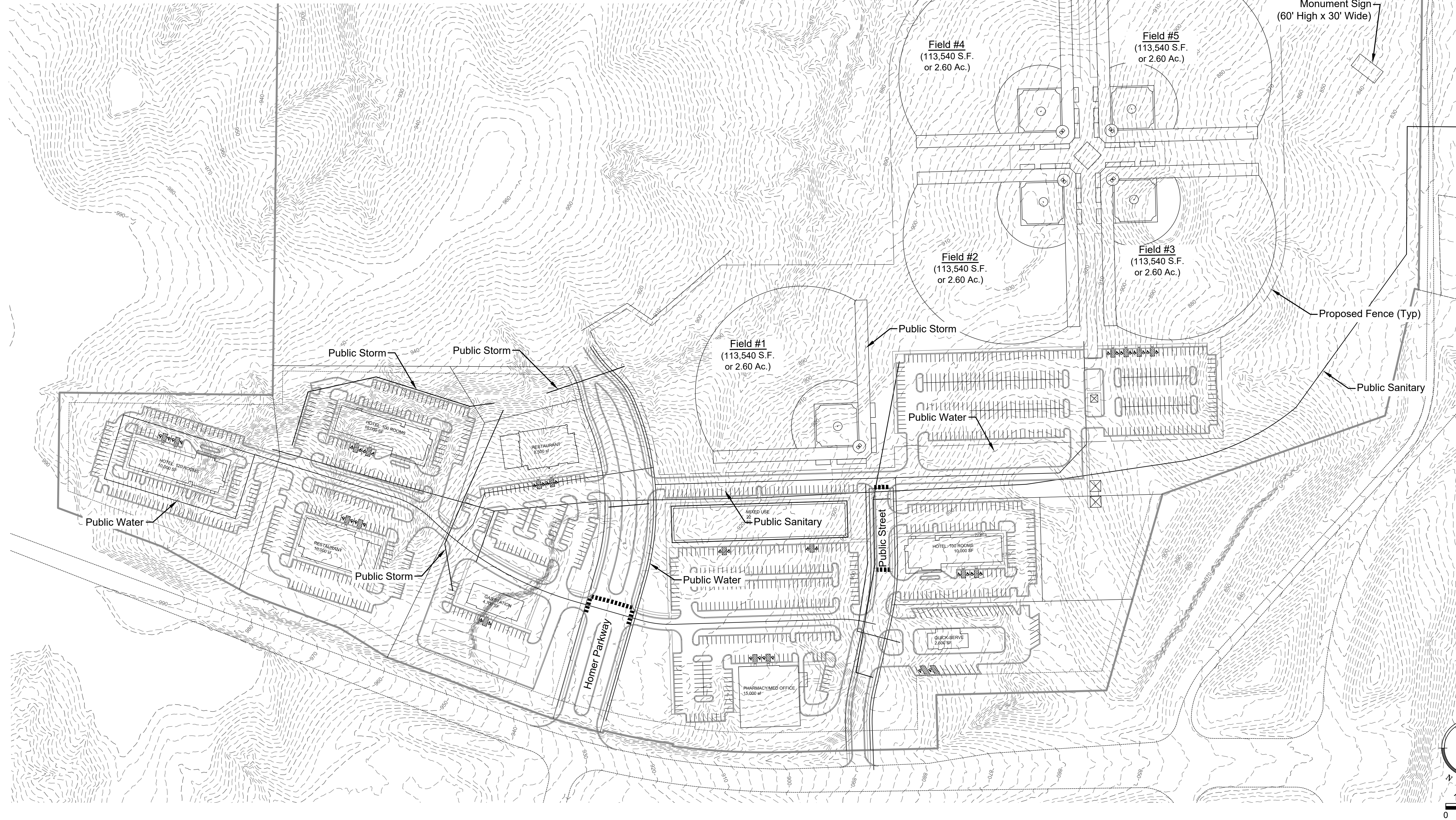
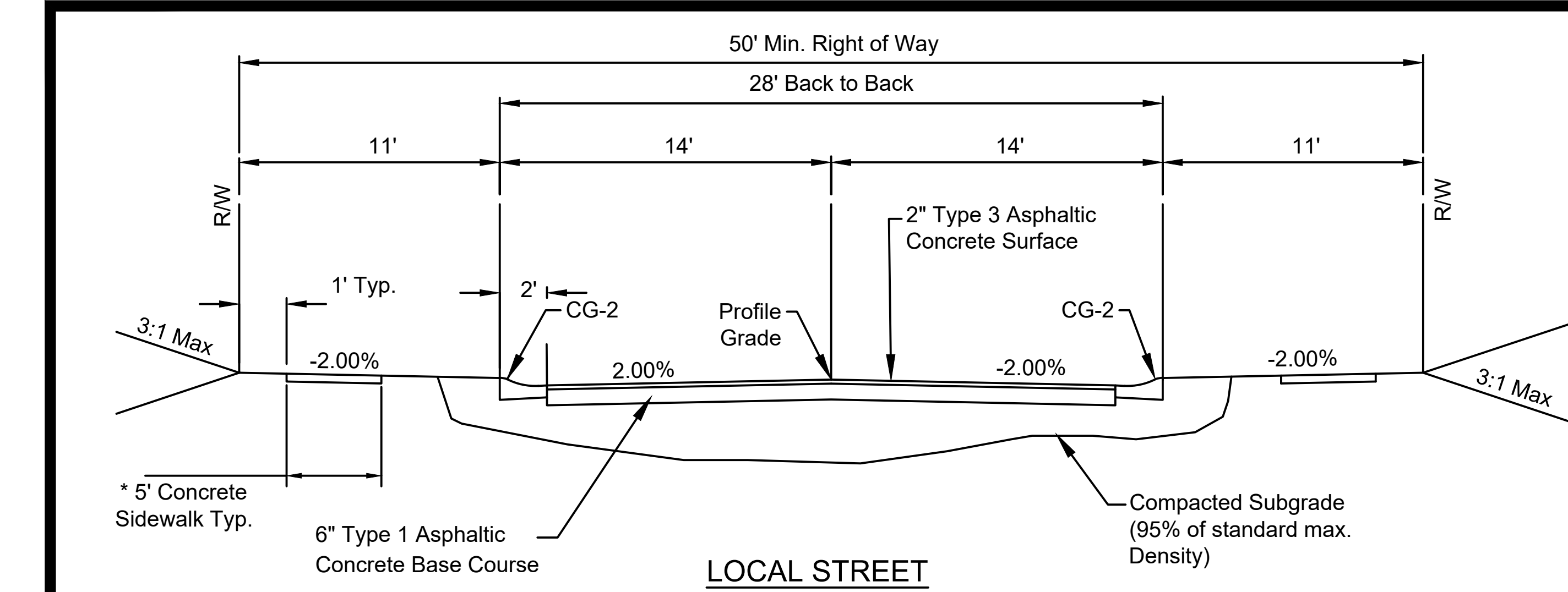
UTILITY CONTACTS

City of Parkville	(816)741-7676
CPWSD #1 of Platte County	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2052
Missouri Gas Energy	(800) 562-0000
Kansas City Power & Light	(800) 544-4852
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Time Warner Cable	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457
Missouri State Highway Department	(816) 622-6500
Park Hill School District	(816) 359-5000

Revised October 2018

AS PER CITY COMMENTS	10/22/18	NO.	BY	DATE
AS PER CITY COMMENTS	10/09/18	4.	JWD	SW
AS PER CITY COMMENTS	09/10/18	3.	JMM	SW
AS PER CITY COMMENTS	08/05/18	2.	JWD	SW
AS PER CITY COMMENTS	08/25/18	1.	JWD	SW
ORIGINAL SUBMITTAL	08/03/18		JWD	SW
REVISION				

Renaissance Infrastructure Consulting
5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM



Sheet
4 of 19

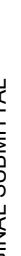
Preliminary Development Plan
18-0219
Creekside Commons

Development Plan

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

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RIVERSIDE, MISSOURI 64450
816.800.0950
WWW.RIC-CONSULT.COM

NO.	BY	OD	DATE	REVISION
1.	JWSD	SW	08/23/18	AS PER CITY COMMENTS
2.	JWSD	SW	08/23/18	AS PER CITY COMMENTS
3.	JWSD	SW	08/23/18	AS PER CITY COMMENTS
4.	JWSD	SW	08/23/18	ORIGINAL SUBMITTAL
5.	JWSD	SW	10/22/18	AS PER CITY COMMENTS

Land Area 88.80

COMMERCIAL	
Commercial Areas	
Areas and density	
Gross area	26.27
Area of right of way	3.34
Net area	22.93
Square Feet of Buildings	#####

Lots	All shown are minimums
Front lot width at Building line	NA
Depth of lot	NA
Square footage of lot	NA
Front Yard Setback	10'
Side Yard Setback	10'
Corner lot side yard setback	10'
Rear Yard setback	10'

Parking		
On site		734
Off site		0
Total Parking		4.43
Streets	Public	
Width of Right of way		50'-60'
Width of street		25'-36'
Sidewalk width		5'
Street horizontal radius		150'
culdesac radius		
Right of way		50'
Back of curb		39'
Design speed		25 mph

Recreational Areas

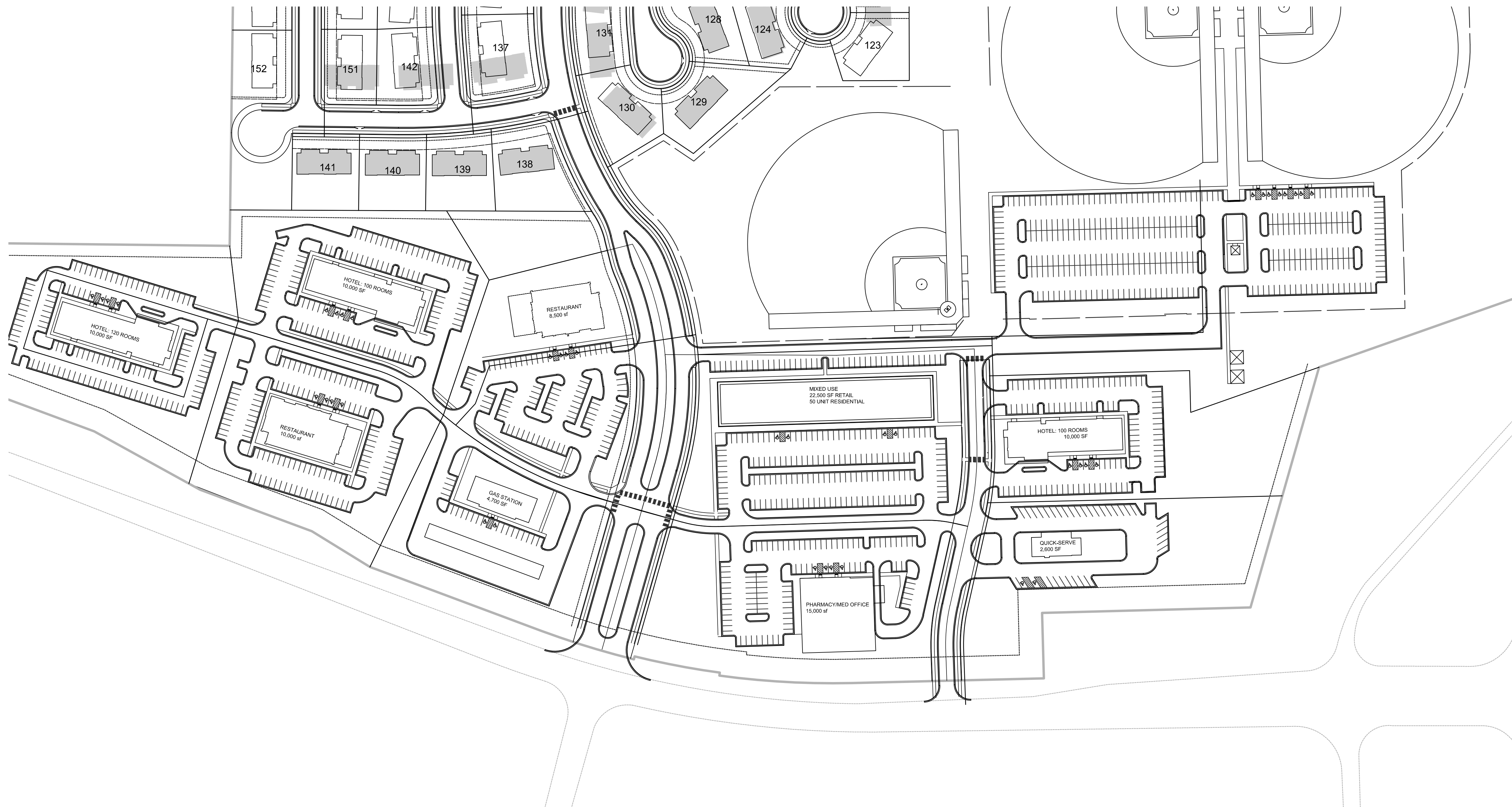
Areas and density	
Gross area	50.58
Area of right of way	0.00
Net area	50.58
Acres of Ball Field	18.32
Total area Parking	2.66

Lots	All shown are minimums
Front lot width at Building line	NA
Depth of lot	NA
Square footage of lot	NA
Front Yard Setback	NA
Side Yard Setback	NA
Corner lot side yard setback	NA
Rear Yard setback	NA

Parking		
On site		341
Off site		0
Average Parking Spaces Per Field		57
Streets	Public	
Width of Right of way		50'-60'
Width of street		25'-36'
Sidewalk width		5'
Street horizontal radius		150'
culdesac radius		
	Right of way	50'
	Back of curb	39'
Design speed		25 mph

Cemetary Areas

Areas and density	
Gross area	12.15
Area of right of way	0.00
Net area	12.15

[illegible]

PARKING REQUIRED	UNITS			PARKING REQUIRED
(1 SPACE/ ROOM)	120			120

PARKING REQUIRED	UNITS			PARKING REQUIRED
(10 SPACES / 1,000sf)	8,500			85

PARKING REQUIRED	UNITS			PARKING REQUIRED
(1 SPACE / ROOM)	100			100

PARKING REQUIRED	UNITS			PARKING REQUIRED
(10 SPACES / 1,000sf)	8,500			85

PARKING REQUIRED	UNITS			PARKING REQUIRED
(5 SPACES / 1,000sf)	4,700			23

PARKING REQUIRED	UNITS			PARKING REQUIRED
(5 SPACES / 1,000sf)	25,300			126
(1.5 SPACES / UNIT)	50			75

PARKING REQUIRED	UNITS			PARKING REQUIRED
(1 SPACE / ROOM)	100			100

PARKING REQUIRED	UNITS			PARKING REQUIRED
(5 SPACES / 1,000sf)	13,000sf			65

PARKING REQUIRED	UNITS		PARKING REQUIRED
(12 SPACES / 1,000sf)	26		32
(1 SPACE / EMPLOYEE)	5		5

BASEBALL COMPLEX				
PARKING REQUIRED	UNITS			PARKING REQUIRED

PARKING REQUIRED	UNITS		PARKING REQUIRED
(35 SPACES / FIELD)	6		245
(1 SPACE / 2,000 SF PROGRAMMED GREEN SPACE)	10,895 SF		6

*60 spaces provided per field

Total Ball Field Square Footage:	681,240 SF
Total Building Footprint Square Footage:	101,100 SF
Total Commercial Square Footage without hotels:	66,100 SF
Total Parking Stalls:	1,236 STALLS
Total Parking Stalls without Ball Fields:	864 STALLS



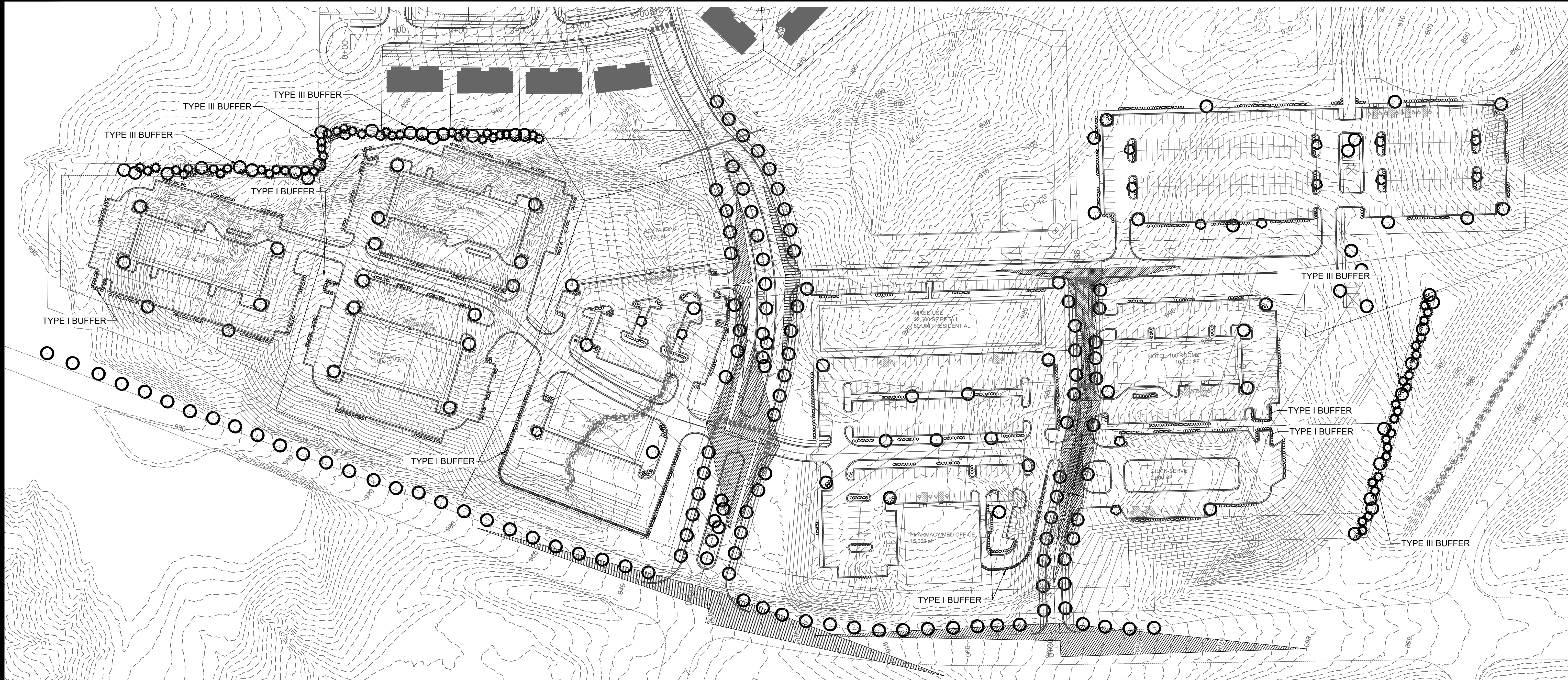
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	ORIGINAL SUBMITTAL
	REVISION

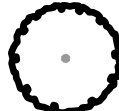
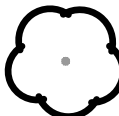
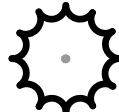
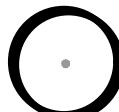
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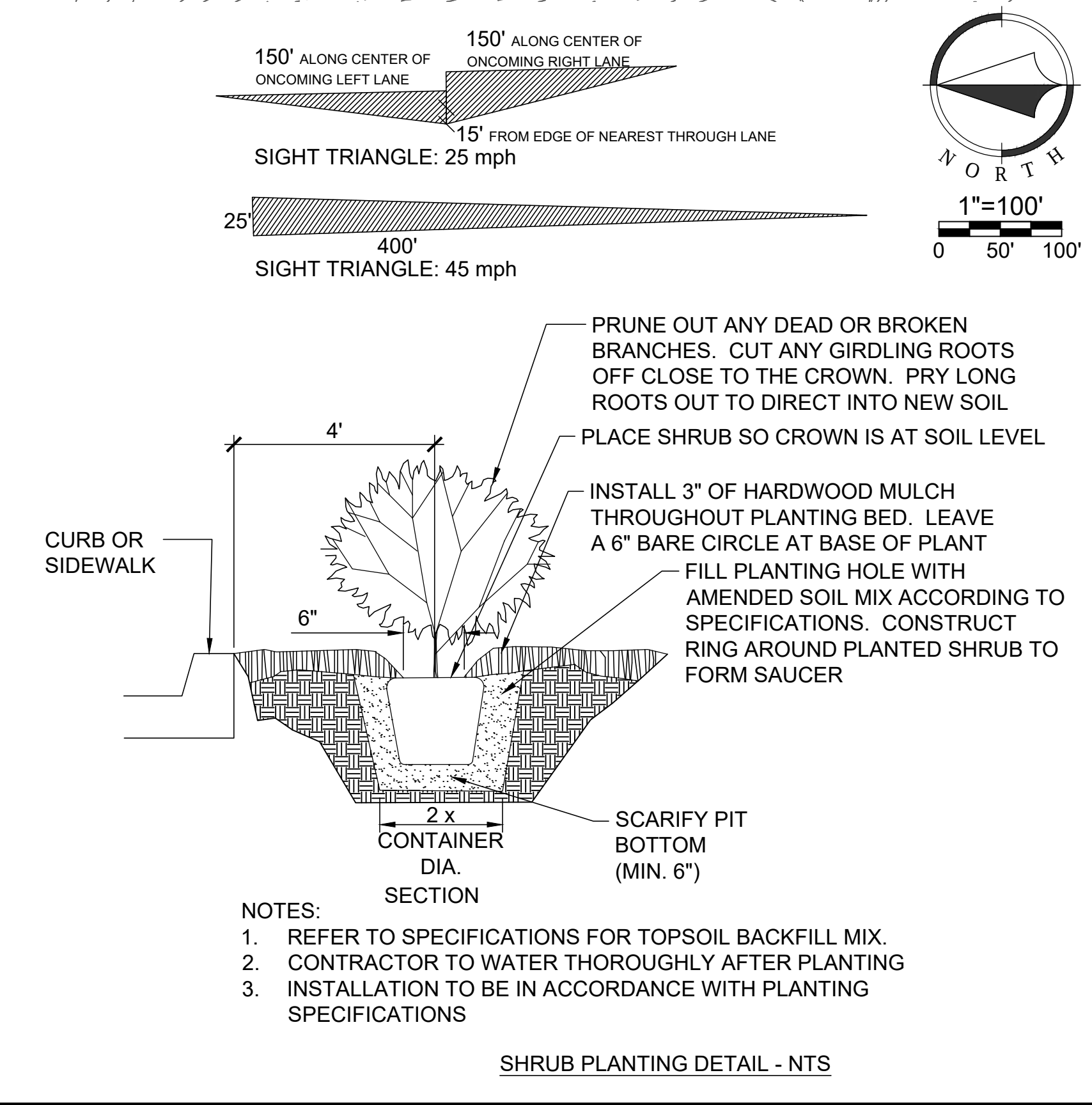
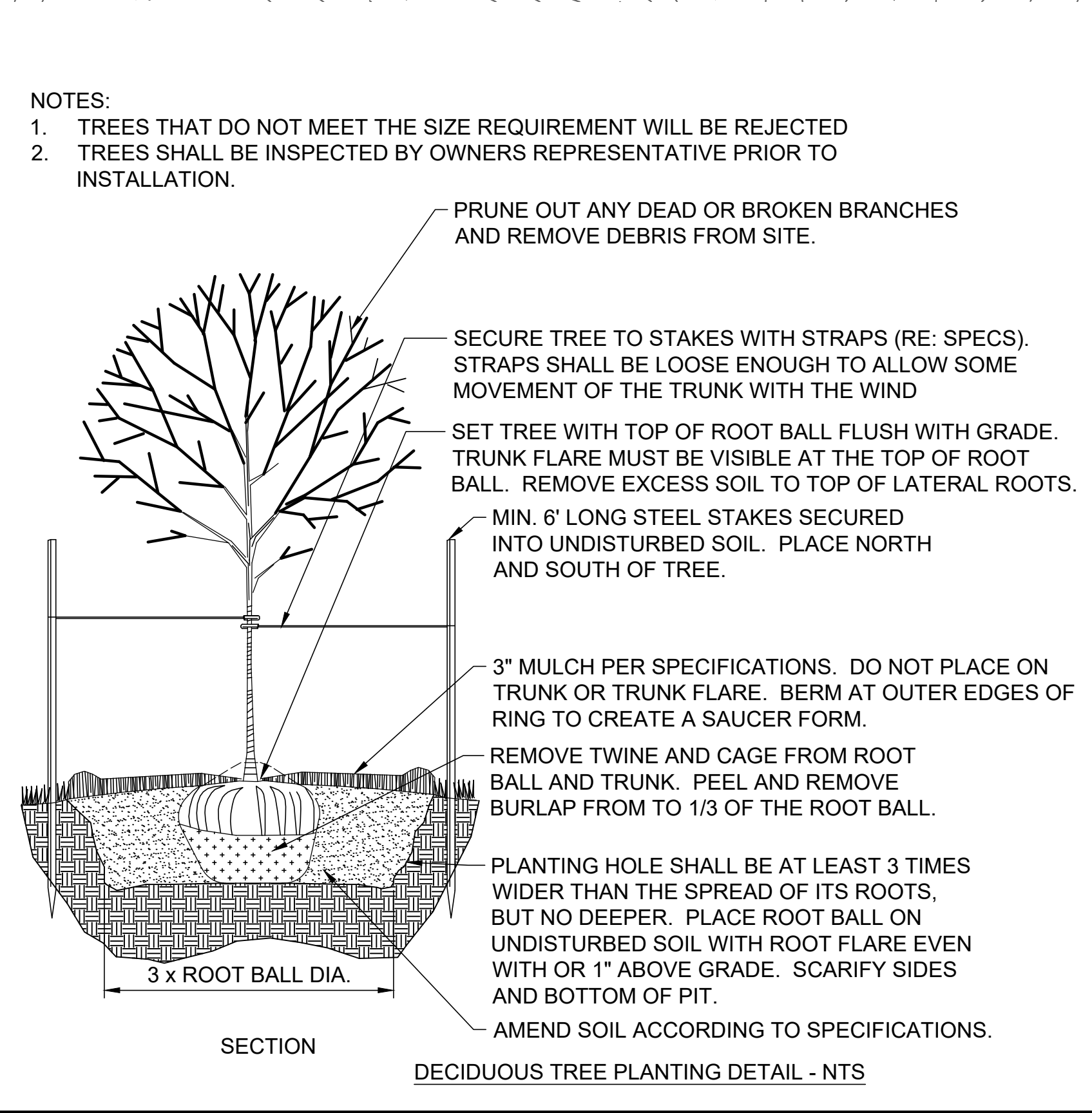
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5015 NW CANAL STREET, SUITE 100
 RIVERSIDE, MISSOURI 64150
 816.800.0950
WWW.RIC-CONSULT.COM



CONCEPT PLANT SCHEDULE COMMERCIAL CONCEPT		
	<u>LARGE SHADE TREE</u> 2" CAL B&B	84
	-	
	<u>SMALL/ORNAMENTAL TREE</u> 1.5" CAL B&B	17
	-	
	<u>EVERGREEN TREE</u> 6' HT. MIN	58
	-	
	<u>STREET TREE</u> 2" CAL B&B	77
	-	
	<u>SHRUB 2'-4' DIAMETER</u> 3 gal.	1,174
	-	
	<u>EVERGREEN SHRUB 4' DIAMETER</u> 3 gal.	254
	-	

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
14. ALL LANDSCAPE LOCATED WITHIN AN ISLAND THAT IS WITHIN THE PUBLIC ROW SHALL BE MAINTAINED BY THE HOA.



[illegible]

LOT 1 BUFFER: BUFFER TYPE 3: 300 LF ALONG NW LOT BORDER REQ.: 1 EVG / 20' = 15 1 LG TREE OR 2 SM TREES / 40' =8 1 SHRUB / 10' = 30 PROV.: EVG TREES: 15 TREES: 8 SHADE SHRUBS: 30 TYPE 1: UTILITY AREA REQ.: WALL or CONTINUOUS HEDGE PROV.: CONTINUOUS SHRUBS: 15 PARKING - 122 SPACES, 927 LF PERIMETER REQ.: 1 TREE / 25 SPACES = 5 TREES 1 SHRUB / 10 LF OF PARKING PERIMETER = 93 SHRUBS PROV.: 6 SHADE 93 SHRUBS STREET TREES - 120 LF (HWY 45)* REQ.: 1 / 40 LF PROV.: 8 TREES	LOT 4 PARKING - 92 SPACES, 750 LF PERIMETER REQ.: 1 TREE / 25 SPACES = 4 SHADE 1 SHRUB / 10 LF OF PARKING PERIMETER = 56 SHRUBS PROV.: 3 SHADE 2 ORNAMENTAL 75 SHRUBS + CONTINUOUS WITHIN 25' OF STREET STREET TREES - 360 LF (EAST) REQ.: 1 / 40 LF = 10 PROV.: 9 TREES MEDIAN ISLAND TREES - 1,447 LF (EAST) REQ.: 1 / 40 LF = 5 TREES 5 TREES LOT 5 TYPE 1: VEHICLE SERVICE AREA REQ.: WALL or CONTINUOUS HEDGE PROV.: CONTINUOUS SHRUBS: 152 PARKING - 30 SPACES, 280 LF PERIMETER REQ.: 1 TREE / 25 SPACES = 1 SHADE, 1 ORNAMENTAL TREES 1 SHRUB / 10 LF OF PARKING PERIMETER = 28 SHRUBS PROV.: 1 SHADE 1 ORNAMENTAL 28 SHRUBS STREET TREES - 240 LF (EAST) REQ.: 1 / 40 LF = 6 PROV.: 6 TREES MEDIAN ISLAND TREES $\frac{1}{2}$ 196 (EAST) REQ.: 1 / 40 LF = 2 PROV.: 2 TREES STREET TREES - 360 LF (HWY 45) REQ.: 1 / 40 LF = 9 PROV.: 9 TREES	LOT 7 BUFFER: TYPE 3: 225 LF REQ.: 1 EVG/ 20' = 12 1 LG TREE/ 40' = 6 1 SHRUB / 10' = 23 PROV.: EVG TREES: 12 SHADE TREES: 6 SHRUBS: 23 TYPE 1: TRASH UTILITY AREA REQ.: WALL or CONTINUOUS HEDGE PROV.: CONTINUOUS SHRUBS: 18 SHRUBS PARKING - 102 SPACES, 797 LF PERIMETER REQ.: 1 TREE / 25 SPACES = 4 SHADE TREES 1 SHRUB / 10 LF OF PARKING PERIMETER = 80 SHRUBS PROV.: 4 SHADE 78 SHRUBS (CONTINUOUS WITHIN 25' OF STREET) STREET TREES - 200 LF (WEST) REQ.: 1 / 40 LF =7 PROV.: 7 TREES GAZEBO GREENSPACE - 2,000 SF REQ.: 1 TREE/2,000 SF = 1 TREE PROV.: 2 ORNAMENTAL TREES PARKING - 8 SPACES , 1,920 LF PERIMETER REQ.: 1 TREE / 25 SPACES = 1 TREE 1 SHRUB / 10 FEET = 20 SHRUBS PROV.: 1 TREE 20 SHRUBS	LOT 9 BUFFER: TYPE 3: 195 LF REQ.: 1 EVG/ 20' = 10 1 LG TREE OR 2 SM TREES / 40' = 5 1 SHRUB / 10' = 20 PROV.: EVG TREES: 10 SHADE TREES: 5 SHRUBS: 20 TYPE 1: UTILITY AREA REQ.: WALL or CONTINUOUS HEDGE PROV.: CONTINUOUS SHRUBS: 18 PARKING - 38 SPACES, 756 LF PERIMETER REQ.: 1 TREE / 25 SPACES = 1 SHADE TREES, 2 ORNAMENTAL 1 SHRUB / 10 LF OF PARKING PERIMETER = 76 SHRUBS PROV.: 1 SHADE 2 ORNAMENTAL 76 SHRUBS STREET TREES - 238 LF (EAST) REQ.: 1 / 40 LF = 6 PROV.: 6 TREES STREET TREES - 138 LF (HWY 45)* REQ.: 1 / 40 LF = 4 PROV.: 4 TREES
LOT 2 BUFFER: BUFFER TYPE 1: UTILITY AREA REQ.: WALL or CONTINUOUS HEDGE PROV.: CONTINUOUS SHRUBS: 13 PARKING - 116 SPACES, 750 LF PERIMETER REQ.: 1 TREE / 25 SPACES = 5 TREES 1 SHRUB / 10 LF OF PARKING PERIMETER = 75 SHRUBS PROV.: 6 SHADE 75 SHRUBS STREET TREES - 330 LF (HWY 45)* REQ.: 1 / 40 LF = 9 PROV.: 9 TREES	LOT 6 PARKING - 155 SPACES, 1,000 LF PERIMETER REQ.: 1 TREE / 25 SPACES = 7 TREES 1 SHRUB / 10 LF OF PARKING PERIMETER = 100 SHRUBS PROV.: 7 TREES 100 SHRUBS PARKING - 43 SPACES, 432 LF REQ.: 1 TREE / 25 SPACES = 2 TREES 1 SHRUB / 10 LF = 44 SHRUBS PROV.: 2 TREES 44 SHRUBS STREET TREES - 236 LF (WEST) REQ.: 1 / 40 LF = 6 PROV.: 6 TREES MEDIAN ISLAND TREES - $\frac{1}{2}$ 215 LF (WEST) REQ.: 1 / 40 LF = 3 TREES PROV.: 3 TREES STREET TREES - 268 LF (EAST) REQ.: 1 / 40 LF = 7 TREES PROV.: 7 TREES	LOT 8 TYPE 1: DRIVE THROUGH REQ.: WALL or CONTINUOUS HEDGE PROV.: CONTINUOUS SHRUBS: 61 PARKING - 100 SPACES, 920 LF PERIMETER REQ.: 1 TREE / 25 SPACES = 4 TREES 1 SHRUB / 10 LF OF PARKING PERIMETER = 92 SHRUBS PROV.: 4TREES 92 SHRUBS (CONTINUOUS WITHIN 25' OF STREET) STREET TREES - 515 LF (HWY 45)* REQ.: 1 / 40 LF = 25 PROV.: 25 TREES STREET TREES - 273 LF (EAST) REQ.: 1 / 40 LF = 7 PROV.: 7 TREES STREET TREES - 238 LF (WEST) REQ.: 1 / 40 LF = 6 PROV.: 6 TREES MEDIAN ISLAND TREES $\frac{1}{2}$ 215 LF (WEST) REQ.: 1 / 40 LF = 3 TREES PROV.: 3 TREES	
LOT 3 BUFFER: BUFFER TYPE 3: 360 LF REQ.: 1 EVG / 20' = 18 1 LG TREE OR 2 SM TREES / 40' = 9 1 SHRUB / 10' = 36 PROV.: EVG TREES: 18 TREES: 9 SHRUBS: 36 TYPE 1: UTILITY AREA REQ.: WALL or CONTINUOUS HEDGE PROV.: CONTINUOUS SHRUBS: 13 PARKING - 114 SPACES, 810 LF PERIMETER REQ.: 1 TREE / 25 SPACES = 5 SHADE 1 SHRUB / 10 LF OF PARKING PERIMETER = 81 SHRUBS PROV.: 6 SHADE 81 SHRUBS		BALL FIELDS BUFFER: TYPE 1: RECREATION FIELD REQ.: WALL or CONTINUOUS HEDGE PROV.: FENCE PARKING - 372 SPACES, 2768 LF PERIMETER REQ.: 1 TREE / 25 SPACES = 15 SHADE TREES 1 SHRUB / 10 LF OF PARKING PERIMETER = 277 SHRUBS PROV.: 11 SHADE 8 ORNAMENTAL 277 SHRUBS PLAYGROUND GREENSPACE - 1,452 SF REQ.: 1 TREE/2,000 SF = 1 TREE PROV.: 2 ORNAMENTAL GAZEBO ISLAND - 3,853 SF REQ.: 1 TREE/2,000 SF = 2 TREES PROV.: 2 TREES PICNIC AREA - 7,042 SF REQ.: 1 TREE/2,000 SF = 4 TREES PROV.: 4 TREES STREET TREES - 336 LF (WEST) REQ.: 1 / 40 LF = 9 PROV.: 9 TREES MEDIAN ISLAND TREES - $\frac{1}{2}$ 447 LF (WEST) REQ.: 1 / 40 LF = 6 TREES PROV.: 6 TREES	

*NOTE: STREET TREEST ALONG HWY 45 SHALL ONLY BE PLANTED UPON MODOT APPROVAL

OLD TOWN AT CREEKSIDE

PHASE 1

A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

PROPERTY DESCRIPTION:

A tract of land being all that part of the West half of the Northeast Quarter of Section 19, Township 51 North, Range 34 West in the City of Parkville, Platte County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of said Northeast quarter; thence North 00°13'43" East, along the West line of said Northeast quarter, a distance of 657.19 feet, to the Southwest corner of the North half, of the Southwest quarter of the Northeast quarter;

thence South 89°56'27" East, along the South line of said North half, a distance of 380.61 feet, to the Point of Beginning;

thence departing said South line, North 00°12'40" East a distance of 37.31 feet;

thence South 89°47'20" East a distance of 106.25 feet;

thence North 00°13'12" East a distance of 496.99 feet;

thence South 89°46'48" East a distance of 536.23 feet;

thence northeasterly, along a curve to the left having an arc length of 37.75 feet, a radius of 24.00 feet, and a chord which bears North 45°09'30" East, 33.98 feet;

thence North 00°05'49" East a distance of 699.60 feet;

thence northwesterly, along a curve to the left having an arc length of 267.81 feet, a radius of 171.50 feet, and a chord which bears North 44°38'18" West, 241.41 feet;

thence North 00°14'06" East a distance of 27.00 feet;

thence easterly, along a non-tangent curve to the right having an arc length of 122.49 feet, a radius of 198.50 feet, and a chord which bears South 71°44'53" East, 120.56 feet;

thence easterly, along a reverse curve to the left having an arc length of 33.63 feet, a radius of 24.00 feet, and a chord which bears North 85°46'55" East, 30.95 feet;

thence North 45°38'00" East a distance of 13.16 feet to a point on the Southwesterly line of Lot 1, VERTICAL VENTURES II 1ST PLAT, a subdivision in the City of Parkville, Platte County, Missouri;

thence South 45°04'14" East, along said Southwesterly line, 23.07 feet to the most Southerly Southwest corner of said Lot 1;

thence South 89°50'57" East, along the South line of said Lot 1, a distance of 5.61 feet;

thence departing said South line, South 45°38'00" West a distance of 17.44 feet;

thence southerly, along a curve to the left having an arc length of 33.63 feet, a radius of 24.00 feet, and a chord which bears South 05°29'05" West, 30.95 feet;

thence southerly, along a reverse curve to the right having an arc length of 120.43 feet, a radius of 198.50 feet, and a chord which bears South 17°17'00" East, 118.59 feet;

thence South 00°05'49" West a distance of 148.19 feet;

thence southeasterly, along a curve to the left having an arc length of 37.65 feet, a radius of 24.00 feet, and a chord which bears South 44°50'30" East, 33.90 feet

thence South 89°46'48" East a distance of 182.64 feet to a point the West right-of-way line of NW Brink-Meyer Road, said right-of-way line being 40 feet West of and parallel with the East line of the West half of said Northeast quarter;

thence South 00°11'41" West, along said West right-of-way line, a distance of 27.00 feet;

thence departing said West right-of-way line, North 89°46'48" West a distance of 182.49 feet;

thence southwesterly, along a curve to the left having an arc length of 37.75 feet, a radius of 24.00 feet, and a chord which bears South 45°09'30" West, 33.98 feet;

thence South 00°05'49" West a distance of 475.07 feet;

thence southeasterly, along a curve to the left having an arc length of 37.65 feet, a radius of 24.00 feet, and a chord which bears South 44°50'30" East, 33.90 feet;

thence South 89°46'48" East a distance of 27.66 feet;

thence easterly, along a curve to the left having an arc length of 41.68 feet, a radius of 199.00 feet, and a chord which bears North 84°13'11" East, 41.60 feet;

thence North 78°13'11" East a distance of 60.11 feet;

thence easterly, along a curve to the right having an arc length of 39.79 feet, a radius of 190.00 feet, and a chord which bears North 84°13'11" East, 39.72 feet;

thence South 89°46'48" East a distance of 14.36 feet to a point on said West right-of-way line of NW Brink-Meyer Road, said right-of-way line being 40 feet West of and parallel with the East line of the West half of said Northeast quarter;

thence South 00°11'41" West, along said West right-of-way line, a distance 72.00 feet;

thence departing said West right-of-way line, North 89°46'56" West a distance of 14.39 feet;

thence westerly, along a curve to the right having an arc length of 39.79 feet, a radius of 190.00 feet, and a chord which bears North 83°46'55" West, 39.72 feet;

thence North 77°46'54" West a distance of 60.13 feet;

thence westerly, along a curve to the left having an arc length of 41.67 feet, a radius of 199.00 feet, and a chord which bears North 83°46'51" West, 41.60 feet;

thence North 89°46'48" West a distance of 27.48 feet;

thence southwesterly, along a curve to the left having an arc length of 37.75 feet, a radius of 24.00 feet, and a chord which bears South 45°09'30" West, 33.98 feet;

thence South 00°05'49" West a distance of 257.42 feet;

thence southwesterly, along a curve to the right having an arc length of 263.90 feet, a radius of 213.50 feet, and a chord which bears South 35°30'27" West, 247.42 feet;

thence South 00°00'35" East a distance of 20.83 feet to a point on the South line of said North half of the of the Southwest quarter of said Northeast quarter;

thence North 89°56'27" West, along said South line, a distance of 551.35 feet to the Point of Beginning.

Containing 350,943 square feet, or 8.057 acres, more or less.

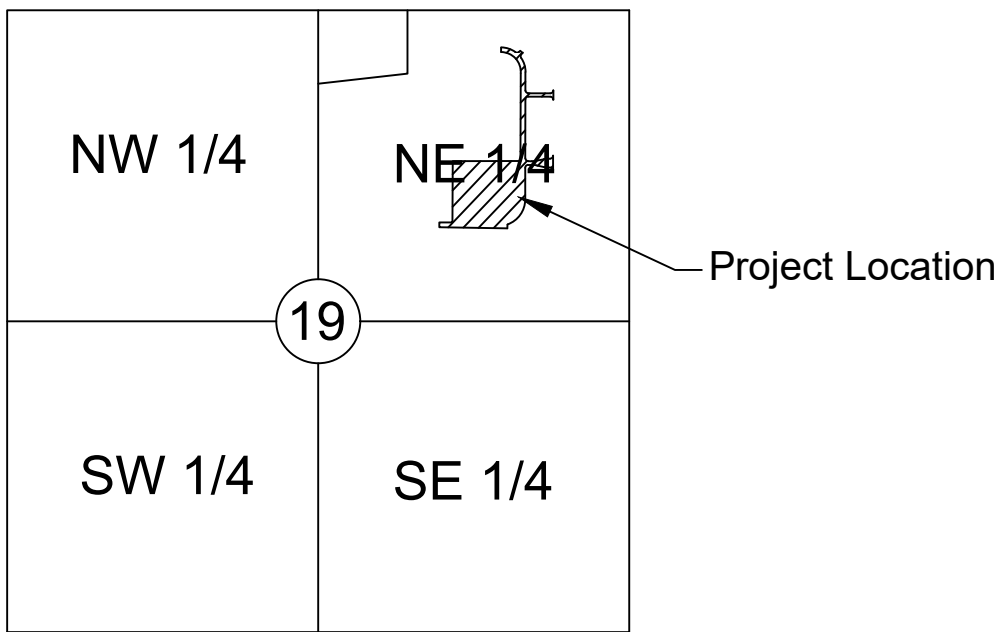
FINAL DEVELOPMENT PLAN

TOTAL AREA: 8.057 ACRES



VICINITY MAP

(Scale: 1"=1500')



SECTION MAP

SEC. 19 TW. 51 RNG. 34

LEGEND

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

INDEX OF SHEETS

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C09	Fire Truck Access Plan
L01	Overall Landscape Plan
L02	Lot 1 Landscape Plan
L03	Tract A Landscape Plan
L04	Lot 2 Landscape Plan
L05	Brink Myer Road Landscape Plan

SUMMARY TABLE

This represents a Planned Commercial Development with internal circulation, private streets, and access off Brink Myer Road. Current zoning ("B-2-P" General Business District). Development includes the following:

Building Square Footage:	50,000 SF
Total Recreation Square Footage:	56,730 SF
Parking Provided:	415 Stalls
Maximum Height:	60 Feet
Potential Number of Lots:	2 Lots, 1 Tract
Proposed Users:	Mixed Use Retail With 2 Story Residential; Public Green for Outdoor Recreation with Splash Pad, Fountain or Artwork Focal Point, Gathering Space and Open Lawn, 10' Paved Recreational Trail

UTILITY CONTACTS

City of Parkville	(816)741-7676
CPWSD #1 of Platte County	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2052
Missouri Gas Energy	(800) 562-0000
Kansas City Power & Light	(800) 544-4852
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Time Warner Cable	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457
Missouri State Highway Department	(816) 622-6500
Park Hill School District	(816) 359-5000

DEVELOPER:

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

ENGINEER:

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

SURVEYOR:

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



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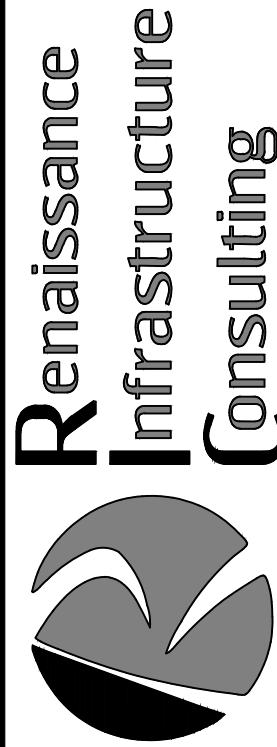
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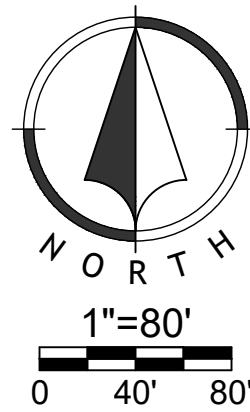
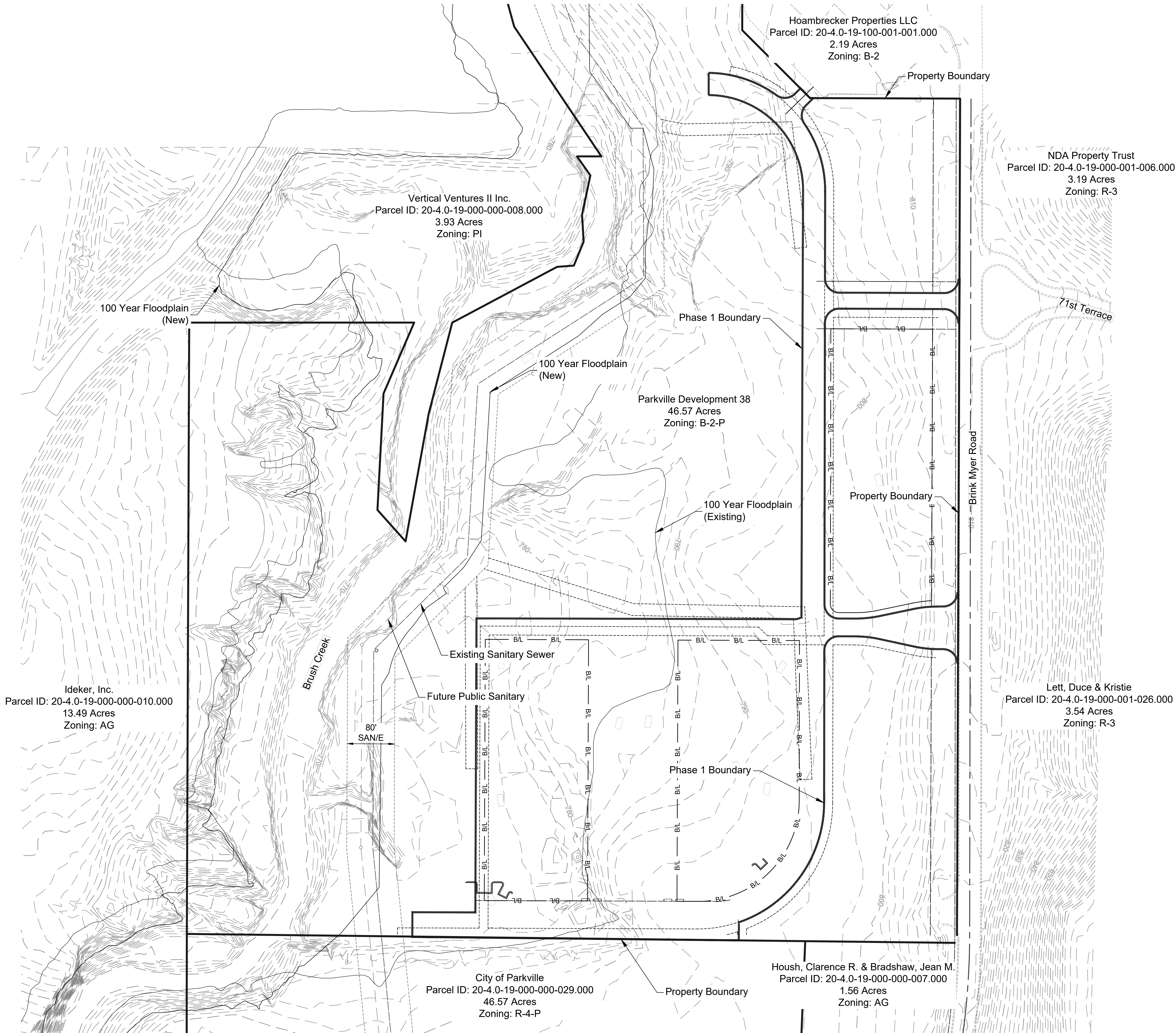
Final Development Plan

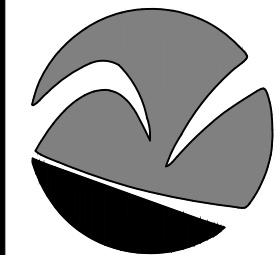
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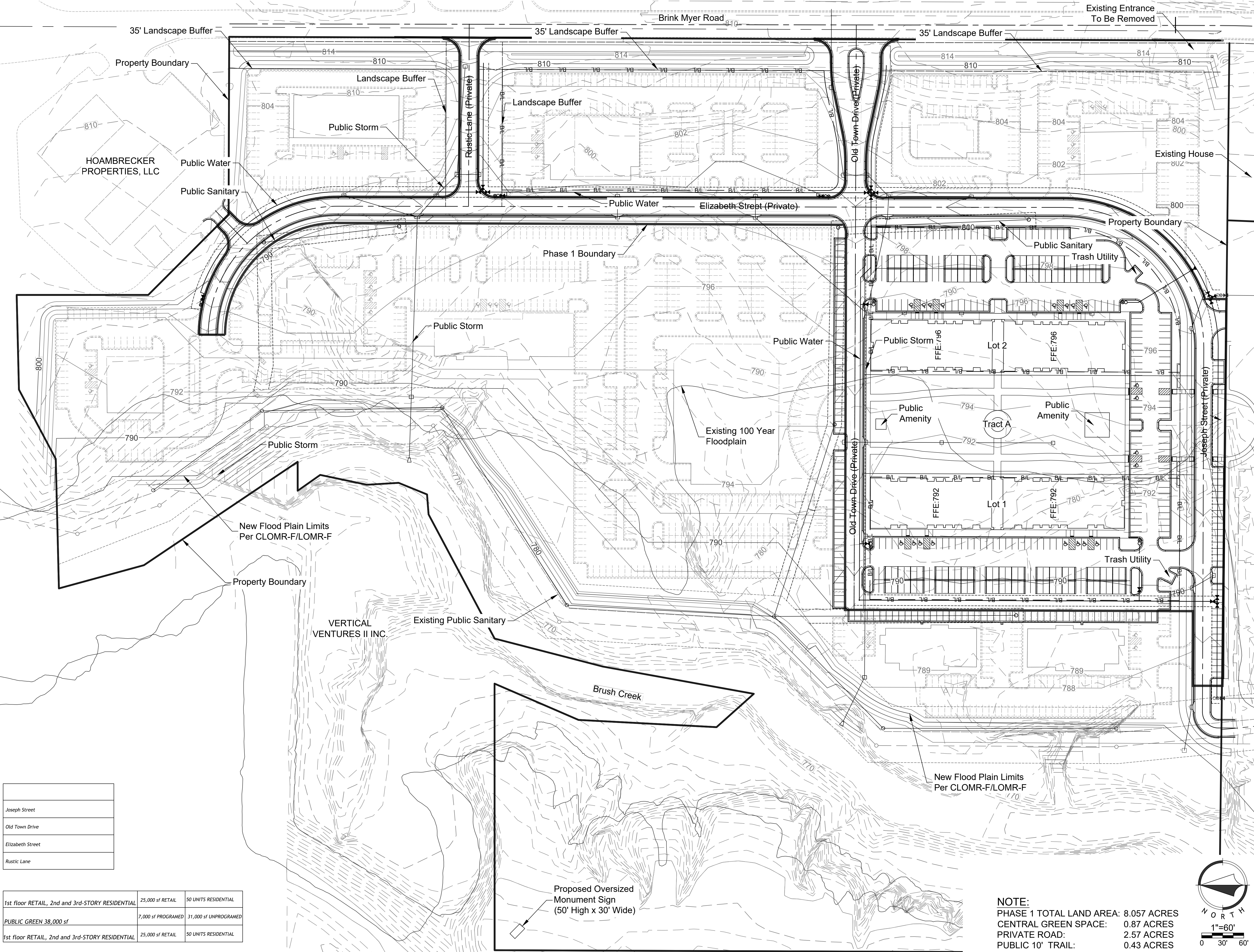
Old Town At Creekside
Phase 1

Cover Sheet





Sheet C02													
Final Development Plan 18-0211 Old Town At Creekside Phase 1													
Existing Conditions													
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NO.	BY	DATE	PER CITY COMMENTS										
1.	JMM/SMM	08/07/19	ORIGINAL SUBMITTAL										
			REVISION										
Renaissance Infrastructure Consulting 5015 NW CANAL STREET, SUITE 100 RIVERSIDE, MISSOURI 64150 816.800.0950 WWW.RIC-CONSULT.COM													



Joseph Street
Old Town Drive
Elizabeth Street
Rustic Lane

1st floor RETAIL, 2nd and 3rd-STORY RESIDENTIAL	25,000 sf RETAIL	50 UNITS RESIDENTIAL
PUBLIC GREEN 38,000 sf	7,000 sf PROGRAMED	31,000 sf UNPROGRAMED
1st floor RETAIL, 2nd and 3rd-STORY RESIDENTIAL	25,000 sf RETAIL	50 UNITS RESIDENTIAL

NOTE:
PHASE 1 TOTAL LAND AREA: 8.057 ACRES
CENTRAL GREEN SPACE: 0.87 ACRES
PRIVATE ROAD: 2.57 ACRES
PUBLIC 10' TRAIL: 0.43 ACRES

Sheet
C03

Final Development Plan
18-0211
Old Town At Creekside
Phase 1

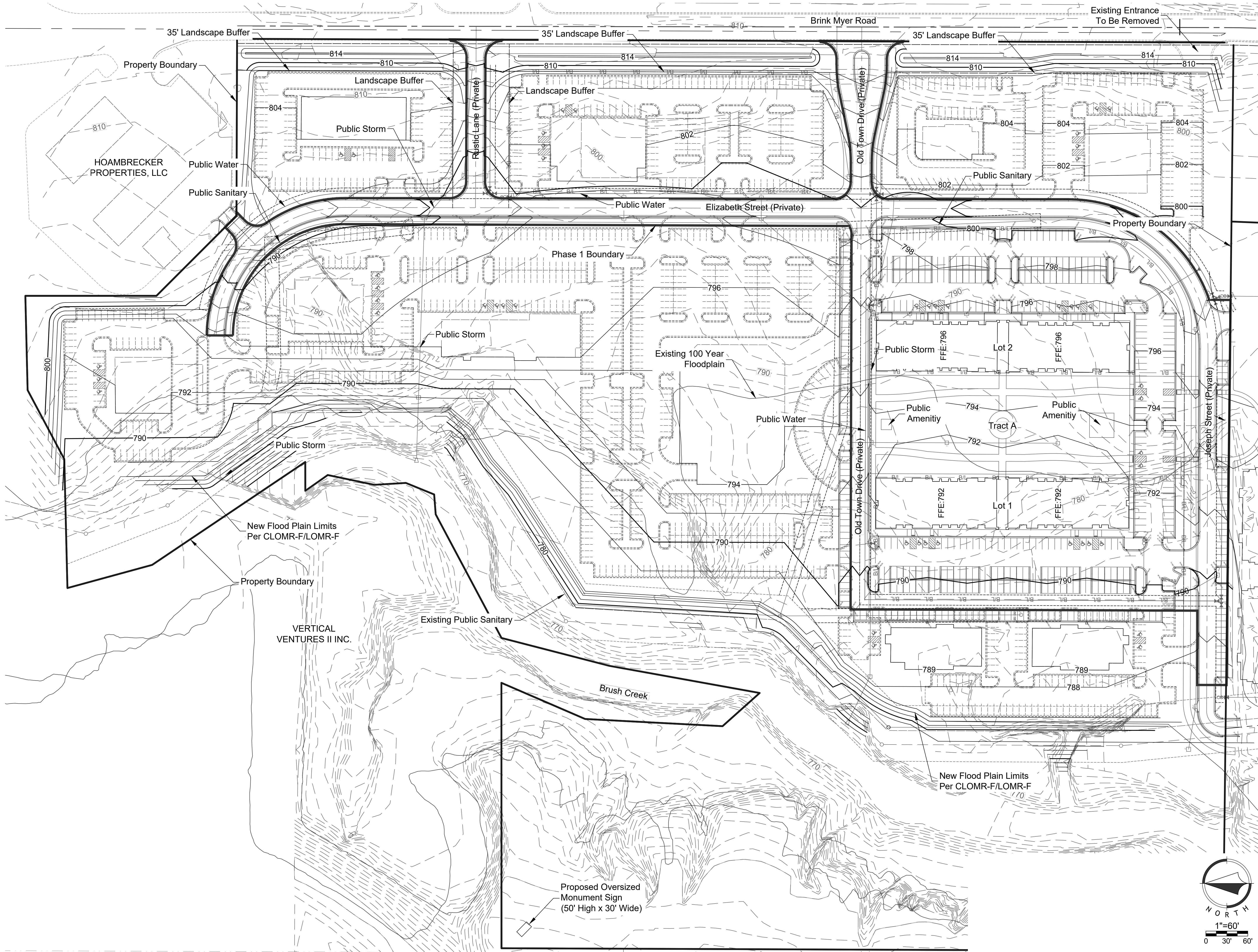
Development Plan

1. JMW SWM 08/07/19	PER CITY COMMENTS
JMW SWM 07/22/19	ORIGINAL SUBMITTAL
NO. BY CD DATE	REVISION

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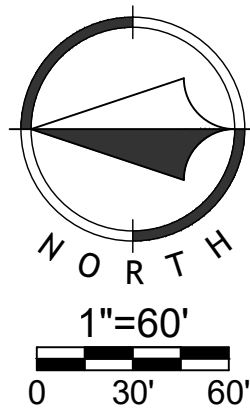
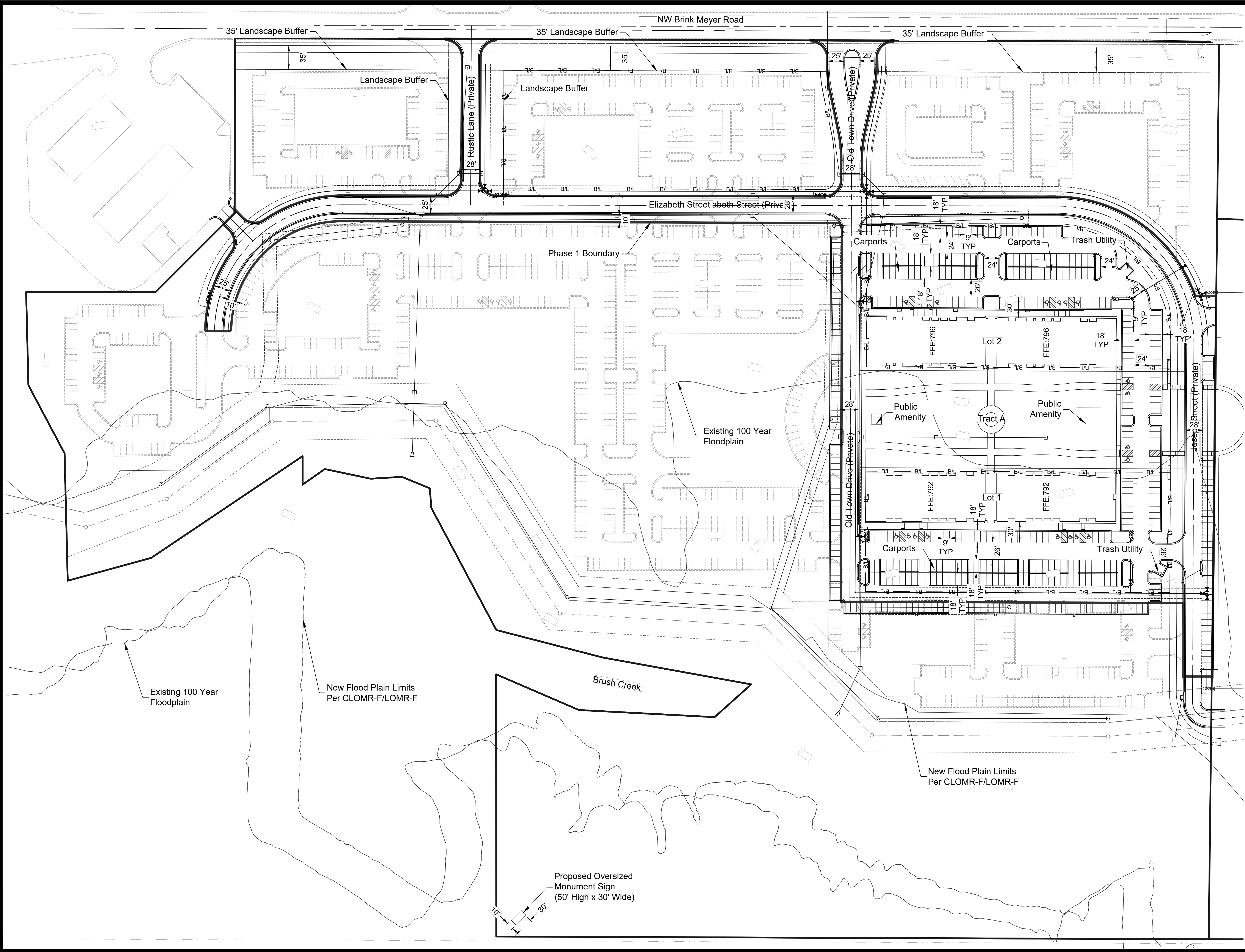
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Aug 08, 2019, 11:50am
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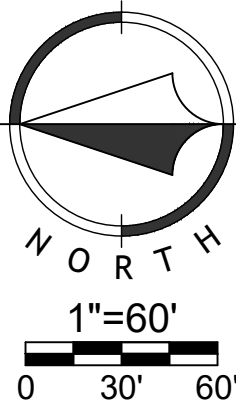
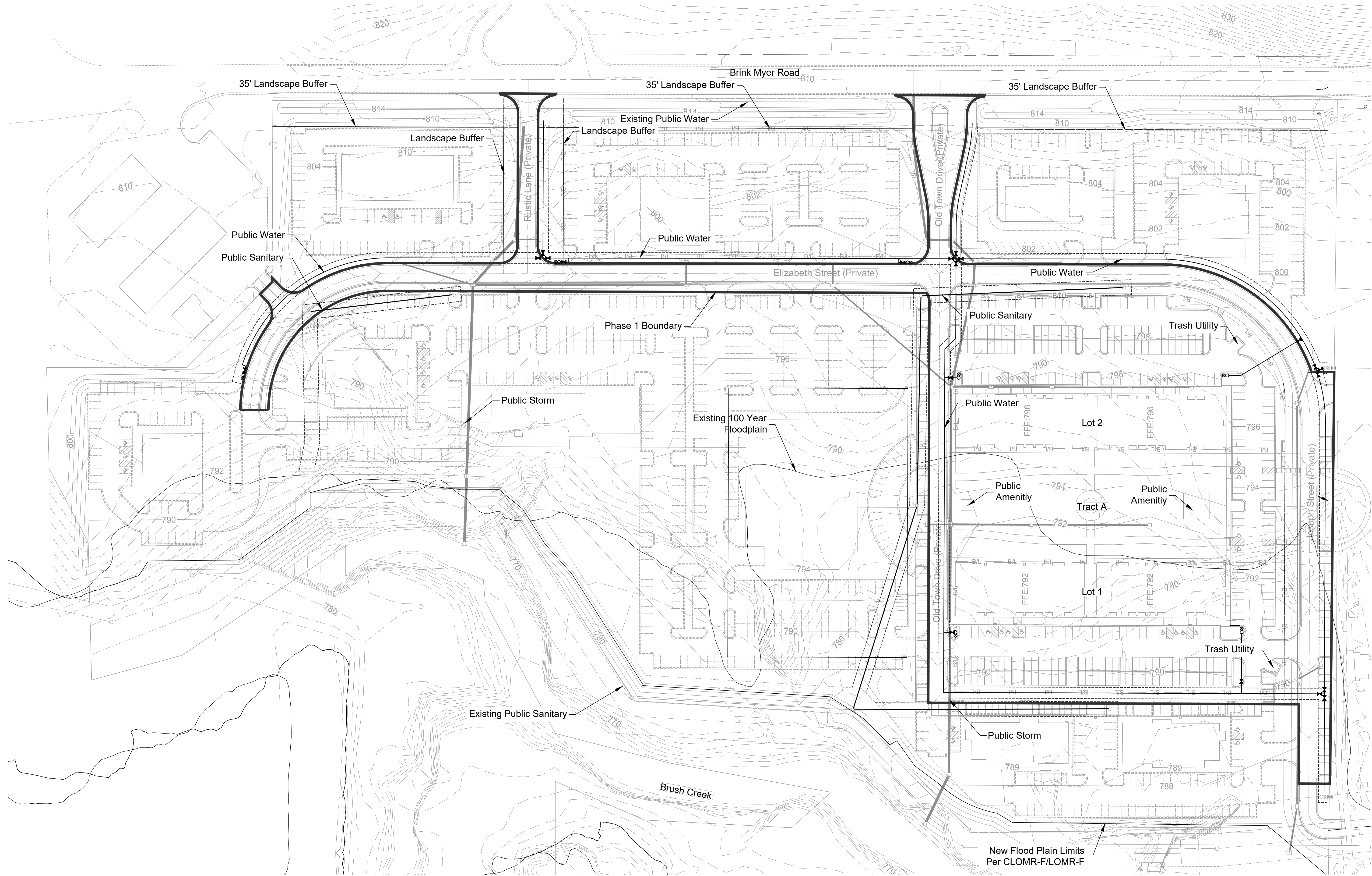


Sheet C05													
Final Development Plan 18-0211 Old Town At Creekside Phase 1													
Site Dimension Plan													
<table border="1"><thead><tr><th>NO.</th><th>BY</th><th>DATE</th><th>PER CITY COMMENTS</th></tr></thead><tbody><tr><td>1.</td><td>JMM/SMM</td><td>08/07/19</td><td>ORIGINAL SUBMITTAL</td></tr><tr><td></td><td>JMM/SMM</td><td>07/22/19</td><td>REVISION</td></tr></tbody></table>		NO.	BY	DATE	PER CITY COMMENTS	1.	JMM/SMM	08/07/19	ORIGINAL SUBMITTAL		JMM/SMM	07/22/19	REVISION
NO.	BY	DATE	PER CITY COMMENTS										
1.	JMM/SMM	08/07/19	ORIGINAL SUBMITTAL										
	JMM/SMM	07/22/19	REVISION										
Renaissance Infrastructure Consulting 5015 NW CANAL STREET, SUITE 100 RIVERSIDE, MISSOURI 64150 816.800.0950 WWW.RIC-CONSULT.COM													

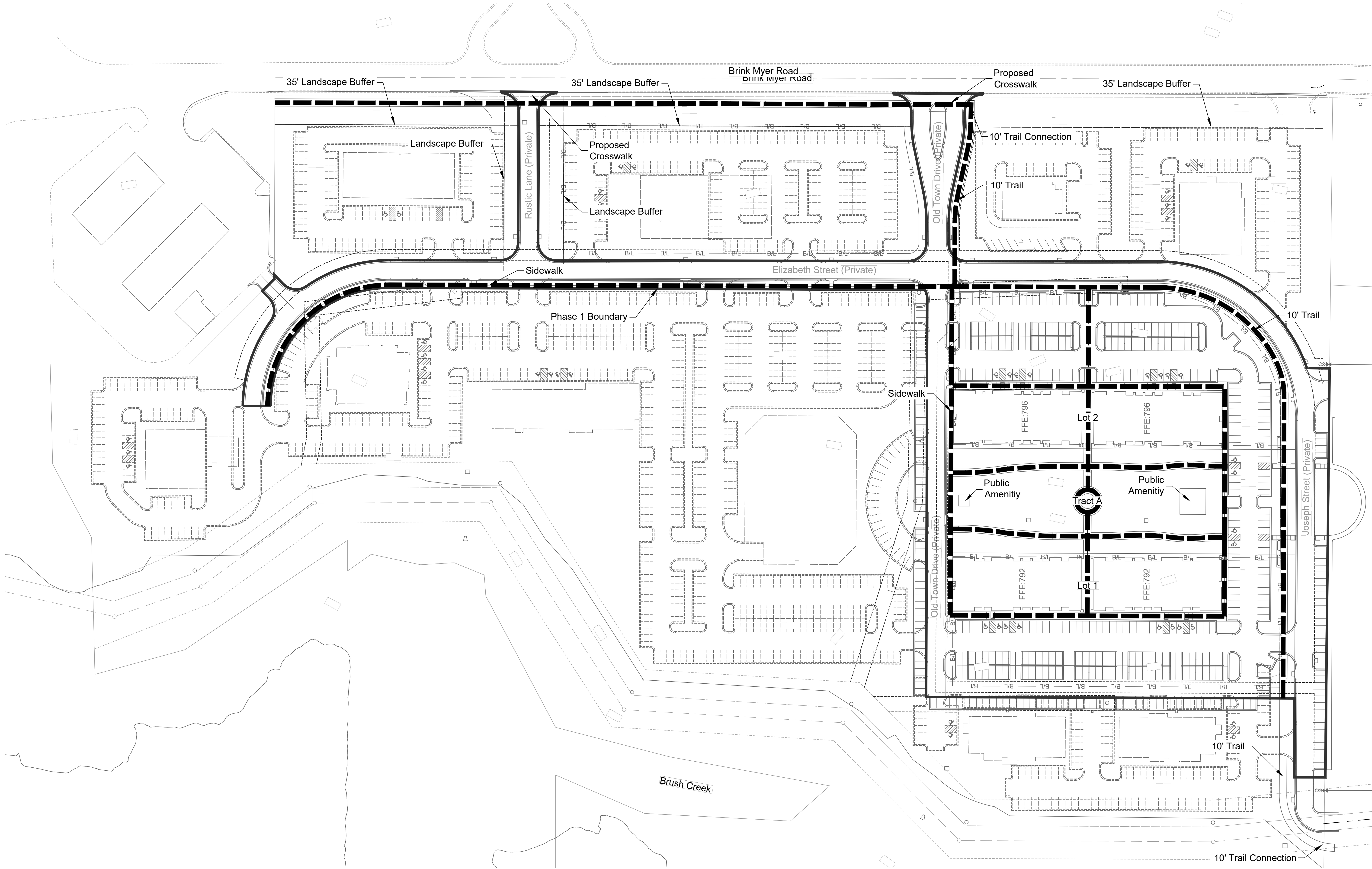
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LEGEND

	Water Pipe Connection
	Fire Hydrant
	Storm Structure
	Sanitary Manhole
	Public Water Line
	Public Sanitary Line
	Public Storm Pipe



Sheet C06	Final Development Plan 18-0211 Old Town At Creekside Phase 1	Site Utility Plan	PER CITY COMMENTS			
			ORIGINAL SUBMITTAL			
			1. JMM/SMM	08/07/19	JMM/SMM	07/22/19
			NO.	BY	CD	DATE
			REVISION			
			5015 NW CANAL STREET, SUITE 100 RIVERSIDE, MISSOURI 64150 816.800.0950 WWW.RIC-CONSULT.COM			

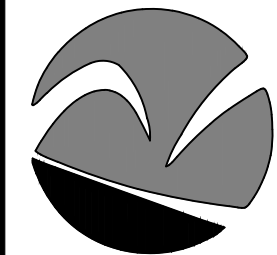


Sheet
L07

Final Development Plan
18-0211
Old Town At Creekside
Phase 1

Pedestrian Linkage
Plan

NO.	BY	DATE	PER CITY COMMENTS
1.	JMM/SMM	08/07/19	ORIGINAL SUBMITTAL
	JMM/SMM	07/22/19	REVISION

**Renaissance
Infrastructure
Consulting**

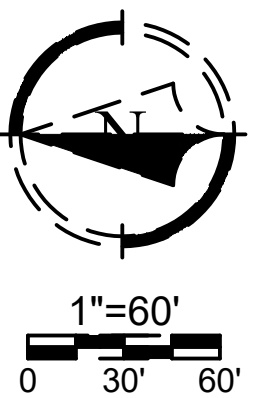
5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

PARKING SUMMARY

NO	BY	DATE	REVISION
1.	JMM	08/07/19	PER CITY COMMENTS
	JMM	07/26/19	ORIGINAL SUBMITTAL



MISSOURI CERTIFICATE OF AUTHORITY No. 2010033630



LOT 1 (2.22 ac) – 3 story MIXED USE
Ground floor RETAIL, 2nd and 3rd floor RESIDENTIAL

	UNITS	PARKING REQUIRED	PARKING PROVIDED
RETAIL – (5 SPACES / 1,000sq)	25,000	128	128
RESIDENTIAL– (1.5 SPACES / unit)	50	75	75
TOTAL REQUIRED SPACES = 201	TOTAL PROVIDED SPACES = 203		

TRACT A (1.3 ac) – GREENSPACE			
PUBLIC GREEN 38,000 sf			
	UNITS	PARKING REQUIRED	PARKING PROVIDED
PROGRAMMED (1 SPACE/ 1,000 sf)	7,000	7	7
UNPROGRAMMED (1 SPACE/10,000 sf)	31,000	4	4
TOTAL REQUIRED SPACES = 11		TOTAL PROVIDED SPACES = 11	

LOT 2 (2.73 ac) – 3 story MIXED USE
Ground floor RETAIL, 2nd and 3rd floor RESIDENTIAL

	UNITS	PARKING REQUIRED	PARKING PROVIDED
RETAIL – (5 SPACES / 1,000sf)	25,000	126	126
RESIDENTIAL – (1.5 SPACES / unit)	50	75	75
TOTAL REQUIRED SPACES = 201	TOTAL PROVIDED SPACES = 201		

Total Building Footprint Area: 50,000 sf
Total Outdoor Recreation Area: 38,000 sf
Total Parking: 413 spaces



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

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

Application for Final Development Plan

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

1. Applicant/Contact Information

Applicant(s)

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

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

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

Owner(s), if different from applicant

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

Contact Person, if different from applicant

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

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

Applicant's Signature (Required) _____ Date: _____

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

2. Property Information

Zoning district: _____

Property address and general location: _____

Legal description (may be attached): _____

Description of proposed use(s): _____

Gross acreage of lot: _____ Net acreage of lot: _____

Open space acreage: _____ Lot coverage: _____

Is proposal an alteration to an existing building or new construction? ☐ alteration ☐ new construction

3. Factors affecting the project

Are any public improvements required for this project? _____

Explain (may be attached):

Attach a narrative addressing:

1. *How the site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.*
2. *How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.*
3. *How the architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.*
4. *How the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.*
5. *Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.*
6. *How the final development plan is substantially consistent with the approved preliminary development plan.*

4. Checklist of required submittals

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

For Office Use OnlyApplication 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: _____

5. Final Development Plan checklist for staff review

1. Basic Information

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

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

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

3. Plan Drawing

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

4. Parking and Circulation

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

5. Landscaping and Screening

- a. A plan for landscaping and screening
- b. A landscape schedule showing compliance with City Code ([Chapter 407](#))

6. Other Requirements

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