

## Staff Analysis

Agenda Item: 5.D

Proposal: Application for the Final Plat, Townhomes at the National – 2<sup>nd</sup> Plat.

Case No: PZ14-21

Applicant: Tony Borchers on behalf of J3-PANDI, LLC

Owner: J3-PANDI, LLC

Location: Generally located north of the Townhomes at the National 1<sup>st</sup> Plat, north of Lime Stone Road and south of the Bell Road Industrial Park. See the attached exhibits for maps and legal descriptions.

Zoning: “R-5” Planned Multi-Family Residential District

Parcel #: A portion of parcel 20-7.0-26-200-002-003.001

Exhibits:

- A. This staff report
- B. Application for Final Plat
- C. Drawing titled “Final Plat, Townhomes at the National - 2<sup>nd</sup> Plat” prepared by Samuel E. Walton, TREKK Design Group, LLC and last revised July 8, 2014.
- D. The Townhomes at the National Preliminary Development Plan (sheets 1 and 2 of 2) prepared by Kaw Valley Engineering Inc. (approved in 2007)
- E. The Townhomes at the National - Phase 1 Final Development Plan prepared by Kaw Valley Engineering, Inc. (approved in 2007)
- F. The Townhomes at the National 1<sup>st</sup> Plat prepared by Kaw Valley Engineering, Inc. (approved in 2007)
- G. Additional exhibits as may be presented during the meeting.

By Reference: A. The Parkville Municipal Code including but not limited to Title IV, *Zoning Code*, Chapters 426, “R-5” Planned Multi-Family Residential District and 459, *Large Scale Developments – The Community Unit Plan*, and 467, *Height, Area and Bulk Requirements*, and Title V, *Building and Construction*, Chapter 505, *Subdivisions*.

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### Overview

Applicant J3-PANDI, LLC, owns 8.42 acres, more or less, which is proposed to be subdivided as the Final Plat, Townhomes at the National – 2<sup>nd</sup> Plat, containing seven lots, two private open space tracts and public rights-of-way. The plat is proposed as phase two of the Townhomes at the National. The property is located north of phase 1 along a continuation of Lime Stone Court Road which is proposed to extend north, parallel to Bell Road and then turn west just south of the Bell Road Industrial Park.

The property is zoned “R-5” Multiple-Family Residential District and is part of the previously approved Community Unit Plan for the National Golf Club of Kansas City and the Townhomes at the National Preliminary Development Plan. In April 2007, the Planning and Zoning Commission and the Board of Aldermen approved a preliminary development plan for the Townhomes (phases I and 2) in accordance with the requirement for the R-5 district and the Community Unit Plan. The plan included 25 lots, three open space tracts and 92 units (in 2, 3 and 4 unit buildings) over 28.81 acres. The preliminary development plans were approved subject to conditions including approval of conceptual landscaping plans, building facades, and other details approved with the Townhomes at the National – 1<sup>st</sup> Plat in 2007. Separately, a final development plan for phase 1 was also approved. See attached exhibits.

Per the requirements of Chapter 459, *Large Scale Developments – The Community Unit Plan* Section 459.015, *Procedure*, subsection F, “If no substantial changes are proposed or required following approval of the preliminary development plan, approval of a final plat shall be considered final approval of the community unit plan, subject to submittal of a final development plan to the Community Development Department. The final development plan shall show all details required for a preliminary development plan and shall reflect all required and approved amendments, conditions or restrictions of the community unit plan.” This section provides for administrative approval of the final development plan following approval of the final plat unless the plan includes substantial changes as defined in Section 459.060. **Although the total number of developable lots has been reduced (7 lots down from the 8 approved with the preliminary development plan),** no substantial changes are proposed. If accepted by the Board of Aldermen following approval by the Planning and Zoning Commission, a final development plan will be submitted to the Community Development Department for final approval. Unless determined to include substantial changes, the plan will be final.

### **Review and Analysis**

The application has been reviewed against the City of Parkville’s Municipal Codes, including the subdivision regulations, the R-5 zoning district regulations, and the previously approved community unit plan, preliminary plan and Final Plat, Townhomes at the National – 1<sup>st</sup> Plat. The primary consideration is consistency with the approved preliminary plat / development plan, as well as the applicable City Codes. The final plat is substantially consistent with the approved preliminary plat/ development plan and the National Golf Club’s CUP. **With regard to the reduction of units, the preliminary development plan included 8 developable lots in Phase II - the eighth lot was proposed at the end of Lime Stone Court. With the final plat this property has been combined with Tract B. Depending on the final development plans for the property to the north, it is possible this portion of Tract B may be replatted in the future to create an extension of Lime Stone Court and / or an additional lot. In spite of these changes, the plans are still substantially consistent with prior approvals.**

**The drawing has been revised since staff’s 7-1-14 review. Revisions include expanding the plat to include an additional 3.53 acre Tract B which encompasses the unplatted property north east and west of the prior draft. The revised plat corresponds to Phase II as shown on the previously approved preliminary development plan. Other revisions include revisions to drawing notes as required by staff and designation of the potential for future right-of-way indicating Lime Stone Court may be extended with the development of property to the north.**

Following is a summary of our review:

1. **Zoning Standards** – The subject property is zoned “R-5” Planned Multi-Family Residential District. All applicable standards of the district have been met. The district allows multiple family units and the lot sizes, setbacks and other standards are set by the Board of Aldermen with the approval of the plan. The proposed lots sizes and setback meet or exceed those previously approved with the preliminary plan. 20 foot front, 15 foot rear and 7.5 foot side yard setbacks were previously approved. No changes to these setbacks or other previously approved standards are proposed.
2. **Adequate utilities** – It has previously been determined with the approval of the preliminary development plan and the 1<sup>st</sup> Plat, that adequate sewer capacity exists to serve development on the proposed lots. Although private improvements may be required, existing utilities have the ability to serve development on the proposed lots.
3. **Parkland Dedication** – Parkland dedications are required by the Subdivision Regulations. Section 505.220 of these regulations allows the City to accept cash in lieu of dedication of parkland. All parkland dedication and cash in lieu of dedication have previously been accepted with the approval of the Community Unit Plan for the National Golf Club of Kansas City. All open space tracts are proposed to be reserved and maintained privately at the discretion and benefit of the development.
4. **Grading, utility, and public improvement plans and storm water management details** – As of the date of this review, grading plans, utility plans, construction documents, public improvement plans, storm water management details and permits have not been approved by the applicable departments and agencies. Any final plat approval should be conditioned on approval of these documents and related permits prior to recording the final plat. Any significant changes should require approval of a revised final plat and/or preliminary development plan.
5. **Covenants and Restrictions** – Covenants and restrictions were previously filed in conjunction with the Townhomes at the National – 1<sup>st</sup> Plat. These covenants and restrictions are proposed to be amended to include the 2<sup>nd</sup> Plat. In accordance with the covenants and restrictions, private open spaces, landscaping, yards, and exterior building maintenance is to be provided by the homes association services.

#### **Staff Conclusion and Recommendation**

Staff concludes: that with the exceptions noted above, the proposed final plat can meet or exceed all applicable zoning and subdivision regulations; and that the plat is substantially consistent with the previous community unit plan for the National Golf Club of Kansas City and approved preliminary plat / development plan for the Townhomes at the National. Staff recommends approval of the final plat, subject to:

- approval of the grading plans, utility plans, construction documents, public improvement plans, storm water management details and permits prior to recording the final plat; and
- any significant changes requiring approval of a revised final plat and/or preliminary development plan.

It should be noted that this recommendation is made without knowledge of additional details and information that may be presented during the meeting and that the conclusions herein are subject to change as a result of evaluating any additional information.

**Necessary Action**

Following consideration of the proposed Final Plat and supporting information, the factors discussed above and any information presented at the meeting, the Planning Commission should approve, approve with conditions, deny or table the application. If approved, the Planning Commission's action will be forwarded to the Board of Aldermen for final action at their July 15, 2014 meeting.

*End of Memorandum*

\_\_\_\_\_  
Sean Ackerson, AICP  
Assistant City Administrator /  
Community Development Director

7-1-14 (revised 7-7-14)

Date



Application #: P214-21  
 Date Submitted: 6/20/14  
 Public Hearing: 7/31/14  
 Date Approved: 7/1

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

**Application for Final Plat**

**1. Applicant / Contact Information**

**Applicant(s)**

Name: J3-Pandi, LLC  
 Address: PO Box 14146  
 City, State: Parkville, MO  
 Phone: 777-2277 Fax: 741-1462  
 E-mail: nickb@thenationalgolfclub.com

**Engineer and/or surveyor(s) preparing plat**

Name: TrekK Design Land Group  
 Address: 1441 E 104th St Suite #105  
 City, State: KC, MO  
 Phone: 874-4655 Fax: 874-4675  
 E-mail: mshirk@trekkdesigngroup.com

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

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Contact Person**

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) Nick Blain Date: 7/1/14  
**Property Owner's Signature** (Required) [Signature] Date: 7/1/14

**2. Property Information**

Name and phase of plat: Townhomes at The National - 2nd Plat

Final plat in substantial conformance with approved preliminary plat? Yes

If not, explain: \_\_\_\_\_

Zoning district: R-5 CUP  
 Acreage of this phase: 4.89  
 Minimum lot size: 15,000 sq ft

Anticipated uses: \_\_\_\_\_  
 Number of lots: 7  
 Density of development: 2nd Plat - 4/acre  
overall - 3.2/acre

**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: 1,210 linear feet

Surface material: Asphalt Maximum grade: 3.46%

Sanitary sewer: PCRSD  
Entity and date approved

Missouri Department of Natural Resources approval: \_\_\_\_\_  
Date approved

Water: Missouri American Water  
Entity and date approved

Erosion and sediment control as per NPDES II: Earthscapes  
Date approved

Flood plain 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 and \$5.00 per lot (minimum \$305.00).
- Submit twelve (12) copies of the final plat (24" x 36" or larger) and any supporting documentation, and one electronic copy (pdf) of the same for initial review by city staff and utility and service providers. Note that prior to Planning Commission and Board of Aldermen consideration additional copies will be required.
- 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: Sam Ackerson \_\_\_\_\_  
Name/Title Date 7/17/14

Application fee payment:  Check # 4630  M.O.  Cash \$335.00  
 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: \_\_\_\_\_

# FINAL PLAT TOWNHOMES AT THE NATIONAL-2ND PLAT NW 1/4 SEC. 26, T-51-N, R-34-W PARKVILLE, PLATTE COUNTY, MISSOURI

**DESCRIPTION:**

A tract of land being a part of the Northwest Quarter of Section 26, Township 51 North, Range 34 West, in the City of Parkville, Platte County, Missouri, being more particularly described as follows:

BEGINNING at the Northeast corner of TRACT A, TOWNHOMES AT THE NATIONAL-1ST PLAT, a subdivision of land in the City of Parkville, Platte County, Missouri according to the recorded plat thereof; thence North 84°49'04" West, along the North line of said TRACT A, a distance of 116.71 feet; thence North 88°47'21" West, continuing along the North line of said TRACT A, a distance of 295.89 feet; thence North 74°40'09" West, continuing along the North line of said TRACT A, a distance of 159.06 feet; thence North 48°27'22" West, continuing along the North line of said TRACT A, a distance of 145.73 feet; thence North 25°10'21" West, continuing along the North line of said TRACT A, a distance of 160.34 feet; thence North 58°05'30" West, continuing along the North line of said TRACT A, a distance of 190.69 feet; thence South 89°32'56" East, departing the North line of said TRACT A, a distance of 529.60 feet, to a point on the West line of LOT 31, BELL ROAD INDUSTRIAL PARK, LOTS 29 through 34, a subdivision of land in the City of Parkville, Platte County, Missouri, according to the recorded plat thereof; thence South 00°27'04" West, along the West line of said LOT 31, a distance of 100.00 feet, to the Southwest corner of said LOT 31; thence South 89°27'53" East, along the South line of said BELL ROAD INDUSTRIAL PARK, LOTS 29-34 and also along the South line of BELL ROAD INDUSTRIAL PARK, a subdivision of land in the City of Parkville, Platte County, Missouri, according to the recorded plat thereof; thence South 00°36'36" West, along the West line of said BELL ROAD MANOR and the Southerly extension thereof, a distance of 537.47 feet, to the Northeast corner of LOT 6, of said TOWNHOMES AT THE NATIONAL-1ST PLAT, thence North 79°28'10" West, a distance of 100.90 feet, to a point on the West right of way line of LIME STONE COURT, as now established, said point also being the Northeast corner of LOT 5-A, LOT 4 COMMON AREA OF THE FINAL PLAT OF LOT 4-1 THROUGH 4-3, TOWNHOMES AT THE NATIONAL-1ST PLAT, LOT 5, TOWNHOMES AT THE NATIONAL-1ST PLAT AND PART OF THE NORTHWEST QUARTER OF SECTION 26-51-34, a subdivision of land in the City of Parkville, Platte County, Missouri, according to the recorded plat thereof; thence North 71°46'45" West, along the North line of said LOT 5-A, a distance of 160.73 feet, to the Northwest corner of said LOT 5-A; thence North 07°55'34" West, along the East line of said LOT 4 COMMON AREA and the Northerly extension thereof, a distance of 179.37 feet, to the POINT OF BEGINNING, containing 366,830.7 square feet or 8.42 acres, more or less.

TOTAL LAND AREA: 366,830.7 SQUARE FEET OR 8.42 ACRES  
PUBLIC RIGHT OF WAY: 61,510.5 SQUARE FEET OR 1.41 ACRES  
NET LAND AREA: 305,320.2 SQUARE FEET OR 7.01 ACRES

BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF TOWNHOMES AT THE NATIONAL-1ST PLAT.  
COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, IN GRID METERS AND TIED TO THE MODOU VIRTUAL REFERENCE NETWORK.  
GRID FACTOR 0.9999082  
1 METER= 3.28083333 U.S. SURVEY FEET

PT#	NORTHING(m)	EASTING(m)
1	337390.486	833809.128
2	337393.699	833773.696
3	337395.605	833530.462
4	337408.421	833483.711
5	337437.876	833450.470
6	337482.104	833429.684
7	337512.823	833380.348
8	337511.552	833541.749
9	337481.076	833541.510
10	337479.203	833742.093
11	337315.405	833740.350
12	337321.025	833718.116
13	337336.342	833663.586

**CITY OF PARKVILLE:**  
THIS IS TO CERTIFY THAT THIS FINAL PLAT OF "TOWNHOMES AT THE NATIONAL-2ND PLAT" WAS SUBMITTED TO, CONSIDERED AND APPROVED BY THE PARKVILLE BOARD OF ALDERMEN  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2014, VIA ORDINANCE NO. \_\_\_\_\_

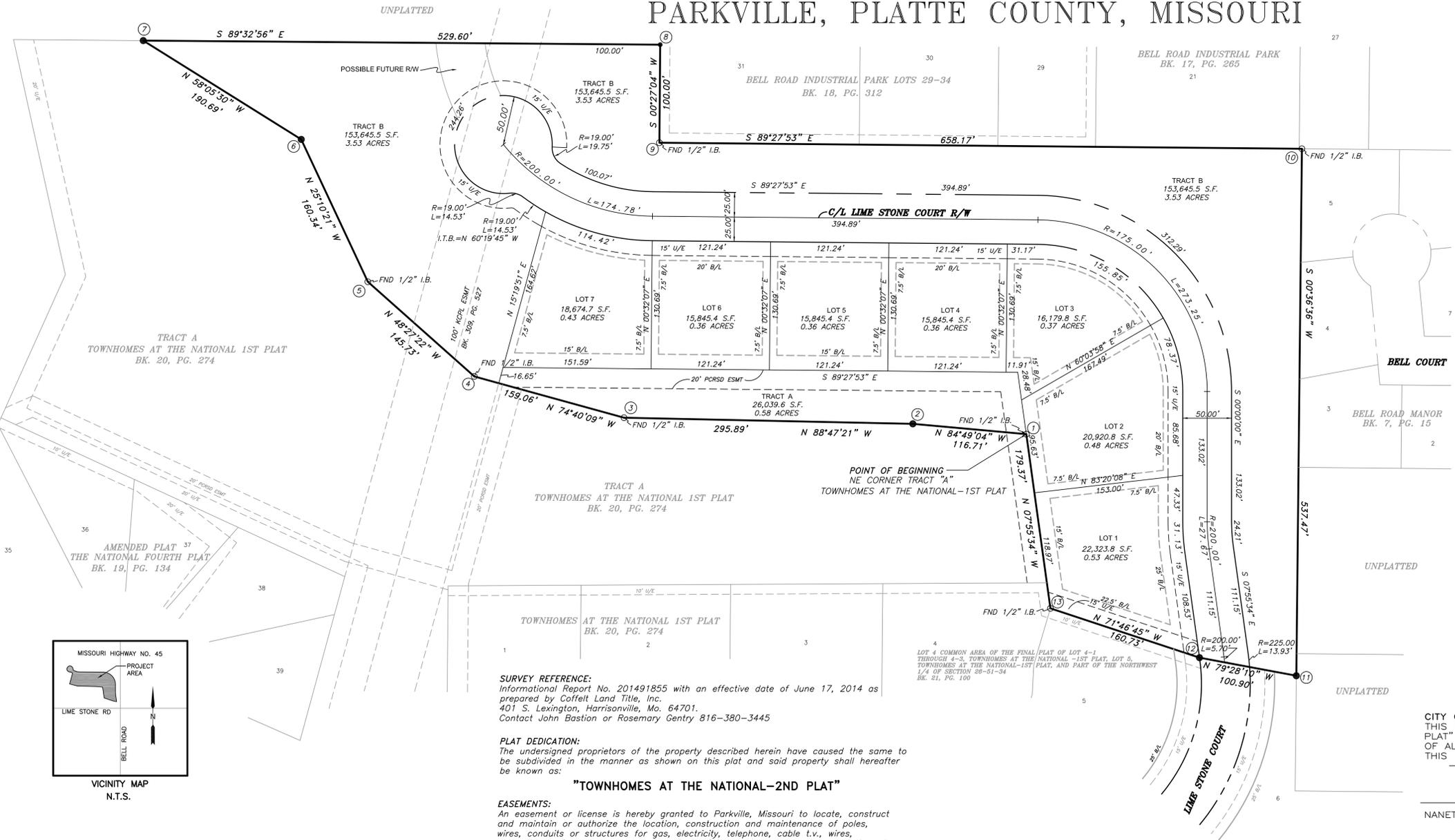
NANETTE K. JOHNSTON, MAYOR  
MELISSA McCHESNEY, CITY CLERK

**NOTES:**

- PROPERTY IS CURRENTLY ZONED R-5 CUP (PLANNED MULTI-FAMILY RESIDENTIAL).
- THIS PROPERTY LIES WITHIN "ZONE C" (AREAS OF MINIMAL FLOODING), AS DEPICTED ON COMMUNITY PANEL NO. 290475 0155A, DATED DECEMBER 18, 1979, NATIONAL FLOOD INSURANCE PROGRAM, PLATTE COUNTY, MISSOURI.
- SET 1/2" IRON BAR WITH "TREKK" CAP AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.

SURVEYED AND PLATTED FOR:  
J3-PANDI, LLC, A MISSOURI LIMITED LIABILITY COMPANY BY  
TREKK DESIGN GROUP, LLC  
1441 E. 104TH STREET, STE. 105  
KANSAS CITY, MO. 64131

Project No.:	14-020
Acad Dwg:	FINAL PLAT
Date:	JUNE 24, 2014
Drawn By:	S. WALTON
Revisions:	
	7/1/14 CITY COMMENTS
	7/8/14 CITY COMMENTS
Sheet No.:	1 OF 1



**SURVEY REFERENCE:**  
Informational Report No. 201491855 with an effective date of June 17, 2014 as prepared by Coffelt Land Title, Inc.  
401 S. Lexington, Harrisonville, Mo. 64701.  
Contact John Bastion or Rosemary Gentry 816-380-3445

**PLAT 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:  
**"TOWNHOMES AT THE NATIONAL-2ND PLAT"**

**EASEMENTS:**  
An easement or license is hereby granted to Parkville, Missouri to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits or structures for gas, electricity, telephone, cable t.v., wires, sidewalks, surface drainage or any and all of them over, under, along and through the strips marked "U/E" or "UTILITY EASEMENT".  
An easement or license is hereby granted to Platte County Regional Sewer District to locate, construct and maintain or authorize the location, construction and maintenance of sanitary sewers over, under, along and through the strips marked "PCRSO" or "PCRSO EASEMENT".

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

**COVENANTS AND RESTRICTIONS:**  
The Covenants and Restrictions recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ as recorded with the final plat of TOWNHOMES AT THE NATIONAL-1ST PLAT are to be amended to include this plat of TOWNHOMES AT THE NATIONAL-2ND PLAT and may be amended from time to time as prescribed in that Covenant and Restrictions.

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

**BUILDING LINES:**  
Building lines or setback lines are hereby established as shown on this plat, and no building or portion thereof shall be built or otherwise located between this line and the lot or street line.

**OPEN SPACE:**  
Tracts A and B are reserved as private open space to be reserved and maintained by J3-PANDI, LLC or its assigns for use and enjoyment as deemed appropriate. Private open space and/or cash in lieu of public open space has previously been accepted as part of the approved community unit plan for the National Golf Club of Kansas City.

**IN WITNESS WHEREOF:**

J3-PANDI, LLC, a Missouri Limited Liability Company licensed to do business in the State of Missouri, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

J3-PANDI, LLC, a Missouri Limited Liability Company

BY: \_\_\_\_\_  
Date Broker \_\_\_\_\_ Co-Manager \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

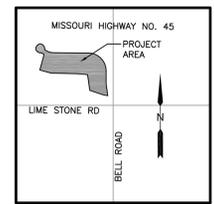
Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came \_\_\_\_\_ to me personally known, who being by me duly sworn, did say that he is \_\_\_\_\_ of J3-PANDI, LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said corporation and that said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

**IN WITNESS WHEREOF:**

I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written

My Commission Expires: \_\_\_\_\_

Notary Public



- LEGEND:**
- FOUND MONUMENT
  - SET 1/2" IRON BAR WITH CAP
  - U/E UTILITY EASEMENT
  - PCRSO PLATTE COUNTY REGIONAL SEWER DISTRICT
  - B/L BUILDING LINE

I HEREBY CERTIFY that this Plat of TOWNHOMES AT THE NATIONAL-2ND PLAT is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Landscape Architects and the Missouri Department of Agriculture. I further certify that I have complied with all statutes, ordinances, and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Samuel E. Walton, PLS 2000161239  
swalton@trekkdesigngroup.com

