



Application Summary for 3-31-15 hearing

Application for site plan approval for the Lake Point Lodge - an apartment building, club house and associated improvements all on 5.02 acres, more or less. Case PZ15-03, KGH Building Group LLC, applicant on behalf of SKG, LLC owners.

The application proposes a site plan for development of a multi-story, 50-unit apartment building, a separate clubhouse and pool, a monument sign, parking in attached garages, carports and uncovered stalls, landscaping / screening and other proposed improvements on 5.02 acres, more or less. The property is located on the east side of 9 Highway, east of the Clark Avenue (east of Mosaic, the Global Orphan Project, Craig Marshal Dental building and the Southern Platte County Community Center / YMCA) and is specifically identified as Platte County parcel numbers: 20-7.0-26-100-003-012.001, 20-7.0-26-100-003-012.002, and 20-7.0-26-100-003-013.000. The properties are also identified as Lots 1 and 2 of the Final Plat, Lake Pointe Professional Center, A Part of the Northeast ¼, Section 26, Township 51 North, Range 34 West, Parkville, Platte County, Missouri.

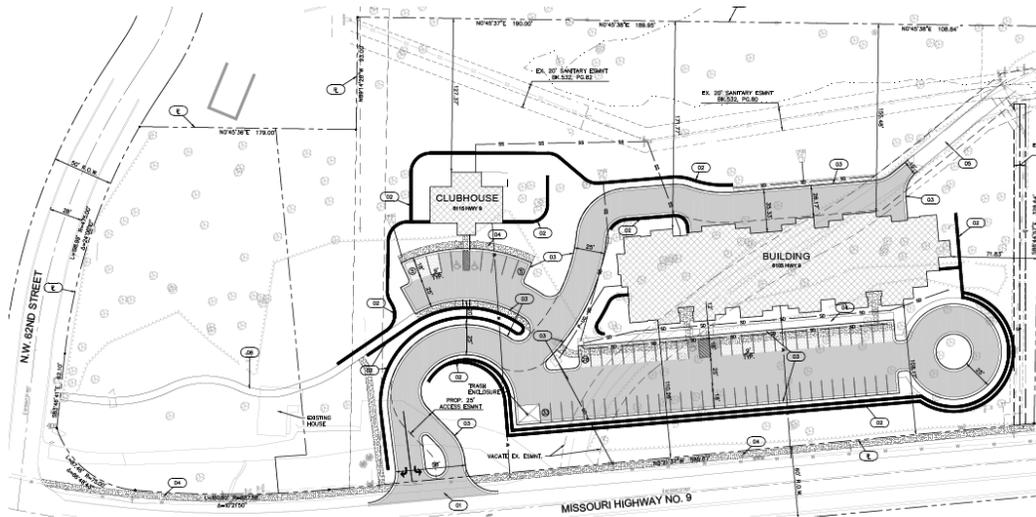
The application also proposes public improvements, including removal of an existing single-family home, re-grading, and construction of a new trail, on the abutting City owned parkland to the north (Lot 3 of the Final Plat, Lake Pointe Professional Center, also known as Platte County parcel number 20-7.0-26-100-003-012.000).

The approximate location of the project is shown below and the specific property boundaries may be viewed online using the Platte County GIS map viewer at <http://maps.co.platte.mo.us/>. Enter the parcel number in the address field or zoom to the proposed area using the general location description above.



The site plan is proposed in conjunction with Case 15-02, an application to rezone 5.02 acres, more or less, (parcels 20-7.0-26-100-003-012.001, 20-7.0-26-100-003-012.002 and 20-7.0-26-100-003-013.000) from “B-4” Planned Business District to “R-5” Planned Multi-Family Residential District.

The subject property was previously approved for development of the “Lake Pointe Professional Center” which included two office buildings and associated improvements. Although approved the office buildings were never developed. Following approval of the office building development the applicant deeded a 1.14 acre parcel to the City of Parkville for use as parkland. The application includes a request for credit for the previously dedicated parkland (Platte County parcel number 20-7.0-26-100-003-012.000).



Proposed site plan layout (see attached for additional details).

A public hearing to discuss the proposed site plan and associated rezoning will be held on Tuesday, March 31, 2015 at 5:30 pm in the Parkville City Hall Boardroom at 8880 Clark Avenue, Parkville, MO 64152. The hearing is open to the public and all interested parties are welcome to attend and express opinions before the Planning and Zoning Commission during the hearing.

Following consideration of the proposed site plan and rezoning, the Planning and Zoning Commission will forward their recommendation to the Board of Aldermen. Unless postponed, the Board will consider the application at their regularly scheduled meeting on Tuesday, April 21, 2015 at 7:00 pm.

For additional questions please contact the Parkville Community Development Department at 816-741-7676.

Attachments:

1. Application for Site Plan / Development Plan
2. Site Plan - architectural plans only (with changes highlighted in yellow)

Additional resources available as a separate download at <http://parkvillemo.gov/public-hearings/>:

1. Site Plan - landscape plans
2. Site Plan - civil engineering plans
3. Drawings comparing the proposed plans to the previously approved office plans
4. Revised Micro Stormwater Drainage Study
5. Revised Traffic Impact Study

Additional online resources:

1. Application for Public Hearing Summary for the associated Rezoning application - <http://parkvillemo.gov/public-hearings/>
2. "R-5" Planned Multi-Family Residential District Regulations - <http://ecode360.com/27901260>
3. "B-4" Planned Business District Regulations - <http://ecode360.com/27901710>
4. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
5. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
6. Platte County GIS map viewer - <http://maps.co.platte.mo.us/>



Application #: PZ15-03
 Date Submitted: Jan 30, 15
 Meeting Date: March 19, 15
 Date Approved: _____

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

Site Plan / Development Plan Application

1. Applicant / Contact Information

Applicant(s)

Name: KEVIN GREEN
 Company: KGH BUILDING GROUP LLC
 Address: 6610 ROYAL STREET
 City, State: HERSHPAT VALLEY MO 64068
 Phone: 816 407-7500 Fax: 816 407-7515
 E-mail: KEVIN@KEVINGREENHOMES.COM

Owner(s), if different from applicant

Name: SKCF LLC
 Company: _____
 Address: 6610 ROYAL STREET
 City, State: HERSHPAT VALLEY MO 64068
 Phone: 816 407-7500 Fax: 816 407-7500
 E-mail: KWGREEN@YEHOO.COM

Person(s) preparing plans

Name: Bill Prelogak
 Company: NSPT ARCHITECTS
 Address: 3515 W 75TH STREET
 City, State: PRINCEVILLE KS Suite 201
 Phone: 913 831-1415 Fax: 913 831-1563
 E-mail: Billp@prelogaknsptarch.com

Contact Person, if different from applicant

Name: _____
 Company: (SAME)
 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) [Signature] Date: 1/29/2015
 Property Owner's Signature (Required) [Signature] Date: 1/29/2015

2. Property Information

Zoning district: R-4
 Address and general location: EAST OF HIGHWAY 9, SOUTH OF 62ND STREET.
 Legal description (may be attached): - SEE ATTACHMENTS

Description of proposed use(s): 50 UNIT RESIDENTIAL APARTMENT BUILDING CLUBHOUSE WITH OFFICES.

Gross acreage of lot: 6.25 Net acreage of lot: _____
 Open space acreage: _____ Lot coverage: 6.9%
 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? No

Explain (may be attached): _____

Does the proposed site / development plan meet the following criteria? Attach a separate Yes No sheet explaining how / why.

Does the proposal conform to the provisions of the City's Zoning Code? No - APPLYING FOR A ZONING APP. REVISION

Does the proposal conform to the provisions of the City's subdivision regulations? YES

Does the proposal conform to the goals and objectives of the City's Master Plan? YES

Is the proposed development compatible with the surrounding area? YES

Does the proposal conform to customary engineering standards used in the City? YES

Are the streets, paths, walkways and driveways located so as to enhance connectivity, circulation and safety and minimize any adverse traffic impact on the surrounding area? YES

Please note below other comments or factors relating to the proposed development (may be attached):

N/A

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, one (1) 11 x 17 size set, and one (1) electronic set (pdf format) of the development plan and elevations for staff and service providers review. Please note additional copies will be required for submittal to the Planning Commission, and Board of Aldermen.
- Five (5) paper copies and one (1), electronic copy (pdf format) of any supporting documentation for staff and service providers review. Please note additional copies will be required for submittal to the Planning Commission, and Board of Aldermen.
- Authorization signature of the applicant and owner of record of the property.
- If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

For City Use Only

Application accepted as complete by: ERIN ACKERSON / COMM. DEPT. DIR. 2-6-15
Name/Title Date

Application fee payment: Check # 27952 M.O. Cash Received from: NSPI ARCHITECTS. \$300.00

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: _____

Lake Pointe Lodge

A RESIDENTIAL DEVELOPMENT

NEAR THE INTERSECTION OF
Clark Avenue & Highway 9
Parkville, Missouri



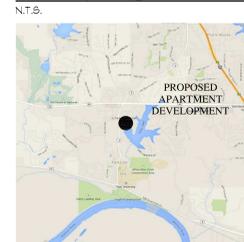
Project Description

A CONTROLLED ACCESS 50 UNIT
APARTMENT BUILDING AND CLUBHOUSE
WITH SUPPORTING AMENITIES, INCLUDING
A POOL.
THE RESIDENCES AND CLUBHOUSE WILL
OPERATE 24 HOURS PER DAY. USE OF
THE POOL FACILITY WILL BE LIMITED TO
THE HOURS BETWEEN 8:00AM AND 10:00
PM.

Unit Tabulations

Unit Type/SF	Units
1 Br	
A-1	748 S.F. 1
A-2	784 S.F. 9
A-3	841 S.F. 1
1BR/Den	
B-1	858 S.F. 3
B-2	1,088 S.F. 3
2 Br	
C-1	1,004 S.F. 3
C-2	1,135 S.F. 26
C-3	1,178 S.F. 1
2 BR/Den	
D	1,330 S.F. 3
Total	50

Vicinity Map



Site Description

LOTS 1 AND 2 OF LAKE POINTE PROFESSIONAL
CENTRE SUBDIVISION, LOCATED IN THE
NORTH-EAST QUARTER OF SECTION 26,
TOWNSHIP 51 NORTH, RANGE 34 WEST IN
PARKVILLE, PLATTE COUNTY, MISSOURI

Site Data

ZONING DISTRICT	PROPOSED R-5
GROSS SITE AREA	28,825 SQ.FT.
SITE AREA CONSIDERED FOR DENSITY*	6.25 ACRES (272,250 SQ.FT.)
TOTAL RESIDENTIAL UNITS	50 DU
TOTAL APARTMENT FLOOR AREA (UNITS ONLY)	52,173 SF
AVERAGE UNIT SIZE	1,043 SF
DENSITY	8 DU/ACRE
TOTAL BUILDING COVERAGE	19,507 SF
% OF SITE COVERED BY BUILDING	6.9%
PARKING STALLS REQUIRED	75 STALLS
PARKING STALLS PROVIDED	89 STALLS
ATTACHED GARAGES	14 STALLS
SURFACE PARKING	27 STALLS
CAR PORTS	30 STALLS
CLUBHOUSE	10 STALLS
HANDICAP ACCESSIBLE	4 STALLS
TOTAL SURFACE PARKING	71 STALLS
STORM SHELTER OCCUPANT LOAD**	133 PERSONS
REQUIRED STORM SHELTER AREA	665 SQ. FT.
5 SQ. FT. PER PERSON	
PROVIDED STORM SHELTER AREA	1521 SQ. FT.

*THE DENSITY TAKES INTO ACCOUNT A CREDIT FOR THE LOT TO THE NORTH WHICH IS OWNED BY THE CITY OF PARKVILLE
**LOAD CALCULATED AT 2 PERSONS FOR EACH ONE BEDROOM UNIT AND 3 PERSONS FOR EACH 2 BEDROOM UNIT

Zoning Map



Project Team

Owner:

KEVIN GREEN
K&H BUILDING GROUP LLC
KEVIN GREEN HOMES, INC.
6610 ROYAL STREET
PLEASANT VALLEY, MO 64068
TEL: (816) 407-1500
EMAIL: KEVIN@KEVINGREENHOMES.COM
CONTACT: KEVIN GREEN

Architect:

NEARING STAATS PRELOGAR & JONES
AIA CHARTERED ARCHITECTS
3315 W 15TH ST, SUITE 201
PRAIRIE VILLAGE, KS 66208
TEL: (913) 831-1415
FAX: (913) 831-1563
EMAIL: MKNAPF@NSPJARCH.COM
CONTACT: MICHAEL KNAPP

Civil Engineer:

OLSSON ASSOCIATES
1251 NW BRIARCLIFF PARKWAY, STE 50
KANSAS CITY, MO 64116
TEL: (816) 316-1111
EMAIL: DECKMAN@OLSSONASSOCIATES.COM
CONTACT: DAVID EICKMAN

Standard Abbreviations

ALTERNATE	ALT.	FLASHING	FLASH	PLATE	PL.
ALPHABET	ALPH.	FLOOR	F.L.R.	PROPERTY	PROP.
AT	AT	FLOOR DRAIN	F.L.D.	RADIUS	RAD.
BASEMENT	BSMT.	FLOOR FINISH	F.L.F.	REINFORCED	REIN.
BEAM	BEAM	FOOTING	FOOT.	REQUIRED	REQD.
BLOCK	BLK.	FOUNDATION	FOUND.	RUBBER	RUB.
BOARD	BD.	GALVANIZED	GALV.	ROOF DRAIN	R.D.
BOTTOM	BTM.	GLASS	GL.	ROOF	RF.
BOTTOM OF	BTM OF	GUTTER	GUT.	ROOFING	ROOF.
BUILDING	BLDG.	HARDWARE	H.W.	SECTION	SECT.
CABINET	CABIN.	HOLLOW METAL	H.M.	SHEET METAL	S.M.
CONCRETE	CONC.	HORIZONTAL	HORIZ.	SHEET	SH.
CEILING	CEIL.	HORIZONTAL	HORIZ.	SQUARE	SQ.
CENTER LINE	C.L.	INCH	IN.	SPECIFICATIONS	SPECS.
COLOR	COLOR	LONG LEG HORIZONTAL	L.L.H.	SQUARE	SQ.
CONSTRUCTION	CONSTR.	LONG LEG VERTICAL	L.L.V.	STAINLESS STEEL	S.S.
CONTRACTOR	CONTR.	LEVEL	LEV.	STEEL	ST.
CONTRACTOR	CONTR.	LINE	LN.	STREET	ST.
DAMP PROOFING	D.P.	MASONRY OPENING	M.O.	SUBMIT (ED)	SUBM (D)
DETAIL	DET.	MASSING	MASS.	STRUCTURAL	STRUCT.
DIMENSION	DIM.	METAL	MET.	TOP OF	T.O.
DOOR	DR.	METAL	MET.	TOP OF SLAB	T.O.S.
DRAWING (S)	DWG (S)	METAL	MET.	UNIFORM BUILDING CODE	UBC
ELECTRICAL	ELEC.	METAL	MET.	VENT.	VENT.
ELEVATION	ELEV.	MOUNTED	MNTD.	LABORATORIES	LAB.
EQUIPMENT	EQUIP.	NOT APPLICABLE	N/A.	VERTICAL	VERT.
EXCAVATE	EXCAV.	NON-COMBUSTIBLE	NC.	WATERPROOFING	W.P.
EXISTING	EXIST.	NOT TO SCALE	N.T.S.	WINDOW	WIN.
EXPANSION	EXPAN.	OPENING	OPEN.	WITHOUT	W/O
EXPRESSED	EXP.	PANEL	PAN.		
EXTERIOR	EXT.	PREFABRICATED	PREF.		
EXHAUST	EXH.	PRESERVATIVE	PRES.		
FINISH	FIN.	TREATED	TREAT.		

Index of Drawings

Architectural

A0.00	COVER SHEET
A0.01	ARCHITECTURAL SITE PLAN/MONUMENT SIGNAGE
A0.02	NORTH SITE AND SITE SECTION
A1.01	LOWER LEVEL LAYOUT PLAN
A1.02	1ST FLOOR LAYOUT PLAN
A1.03	2ND FLOOR (ENTRY LEVEL) LAYOUT PLAN
A1.04	3RD/4TH FLOOR LAYOUT PLAN
A1.05	NORTH AND WEST ELEVATION
A1.06	SOUTH AND EAST ELEVATION
A3.01	CLUBHOUSE PLAN & ELEVATION

Landscape

L1.00	PRELIMINARY LANDSCAPE PLAN
L1.00	LANDSCAPE PLANTING DETAILS

Civil

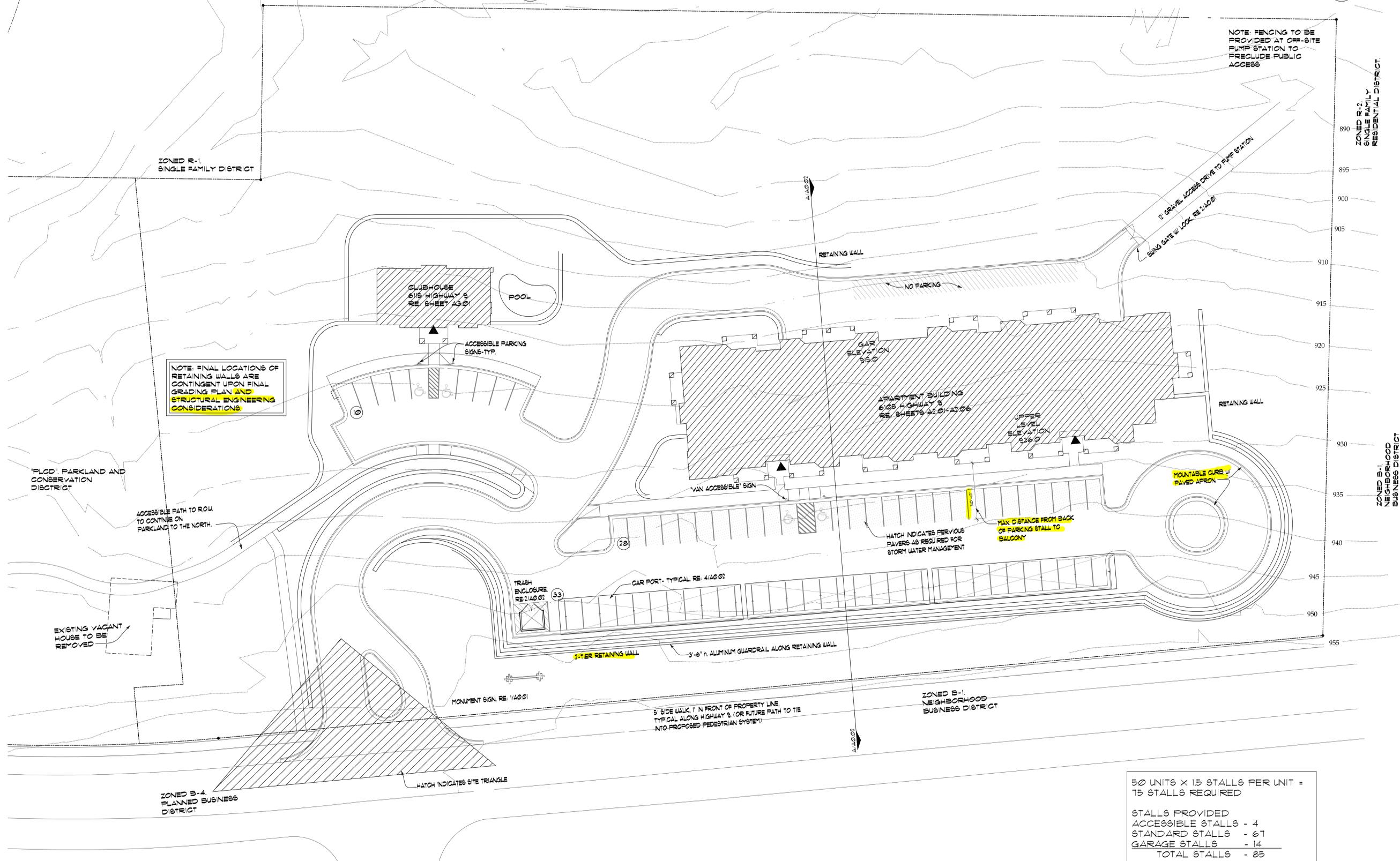
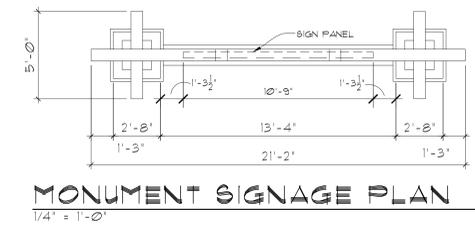
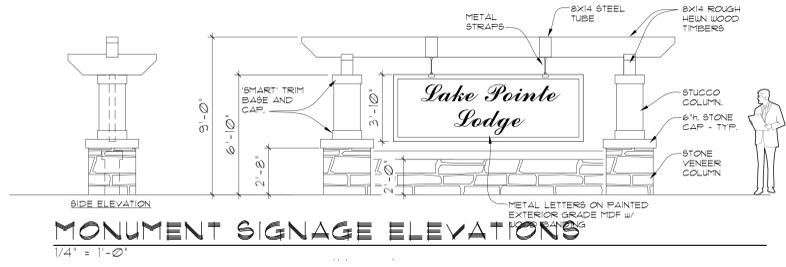
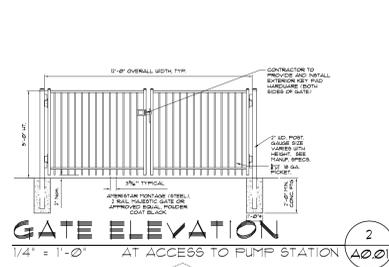
C1	SITE PLAN
C2	ORGANIC AND UTILITY PLAN
C3	STORM WATER MANAGEMENT PLAN

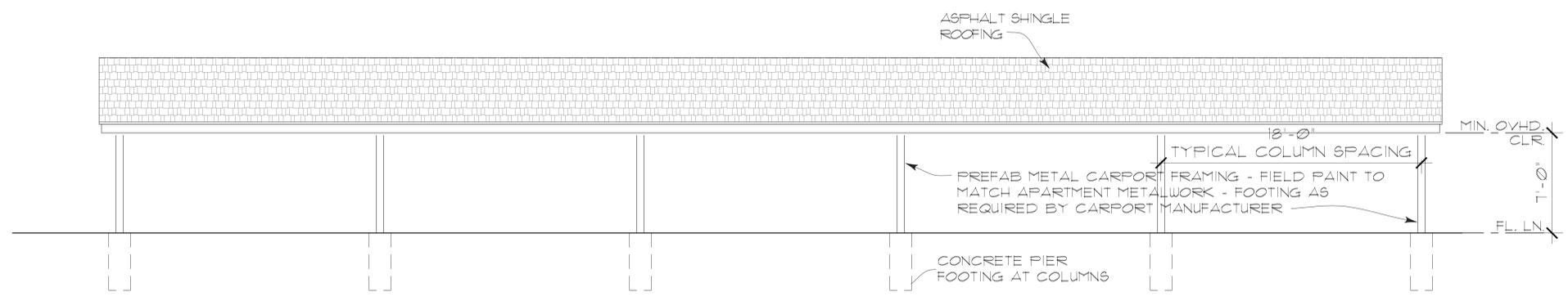
LAKE POINTE LODGE
6115 and 6105 HIGHWAY 9
PARKVILLE, MISSOURI

REVISIONS

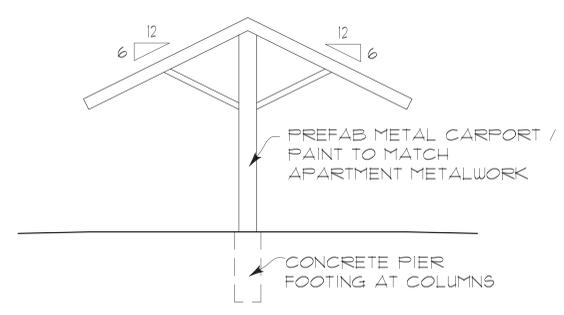
DATE
January 30, 2014
JOB No.
503711
SHEET No.

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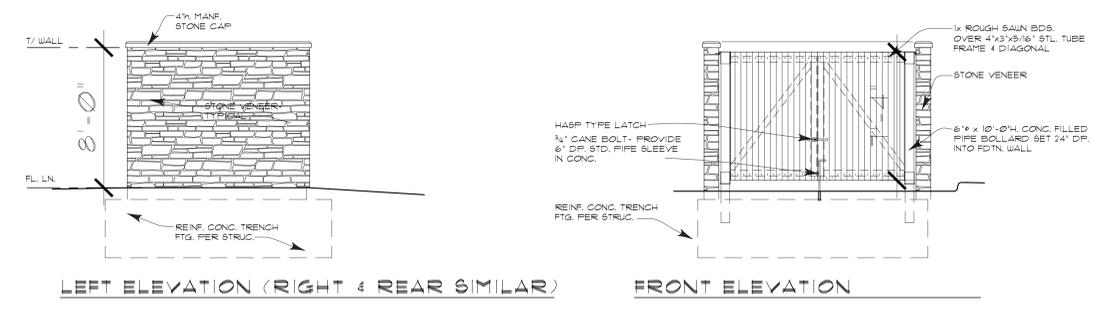




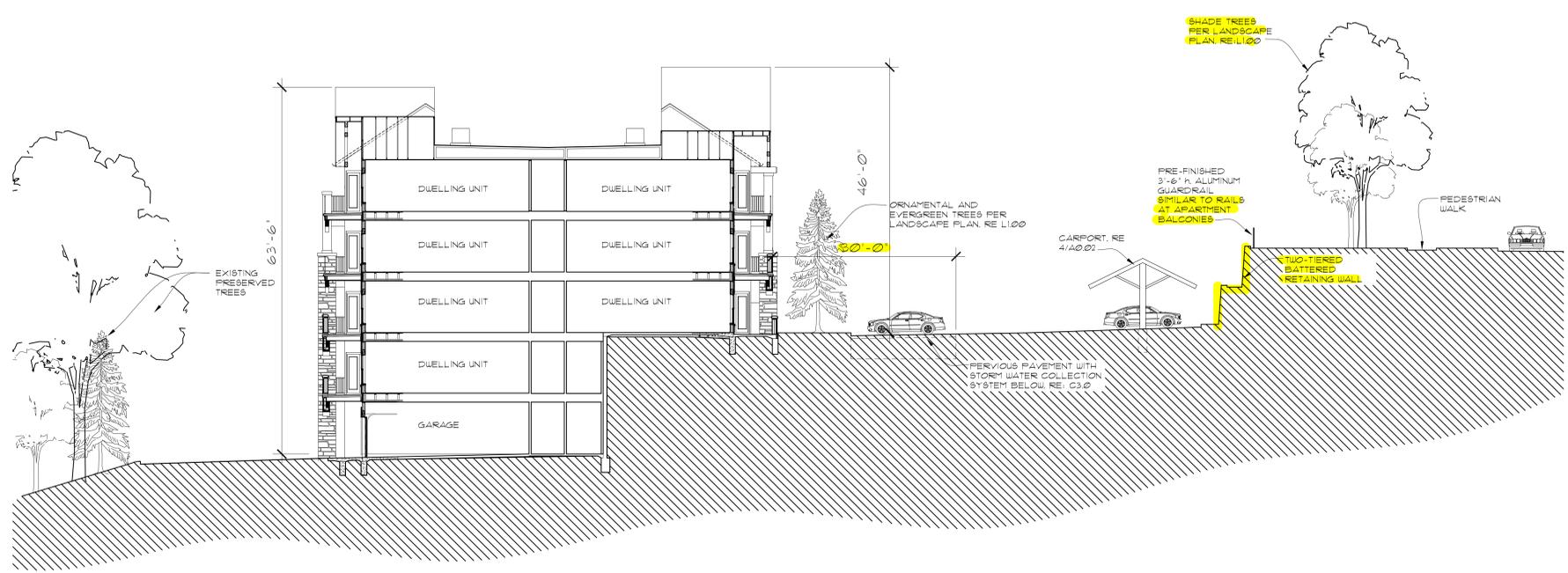
TYPICAL 10-CAR CARPORT FRONT & REAR ELEV.
 1/4" = 1'-0" (4) A002



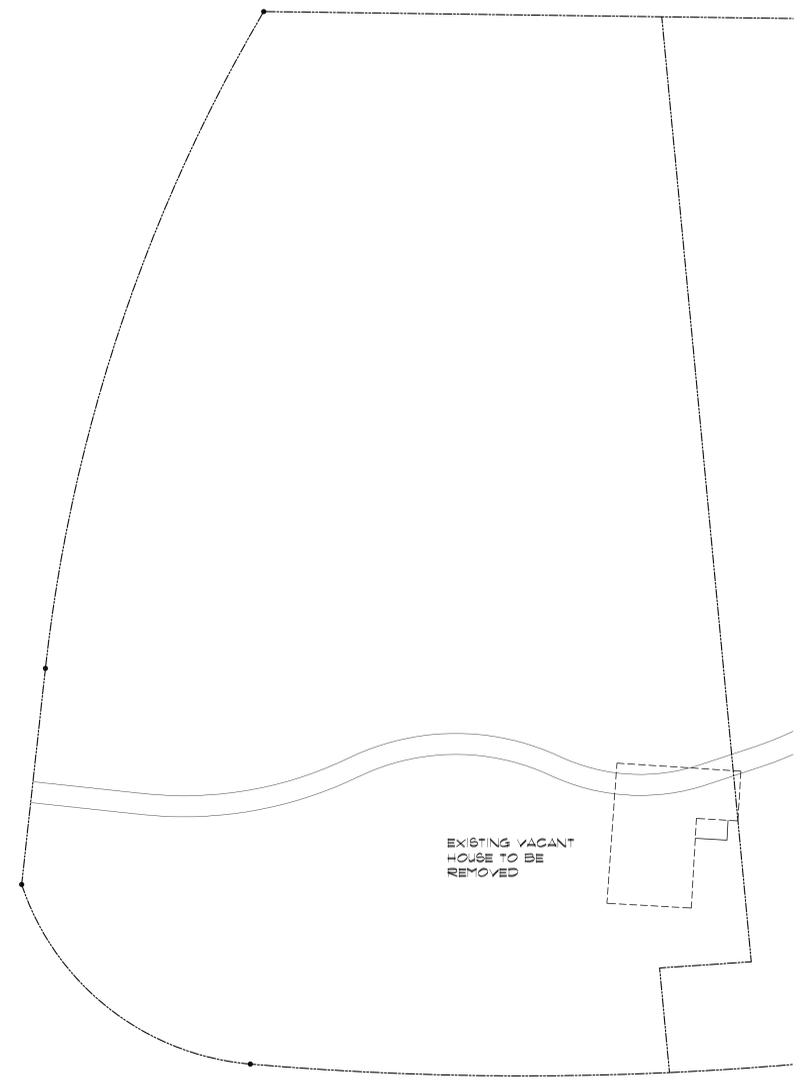
SIDE ELEVATION
 1/4" = 1'-0" (3) A002



TRASH COMPACTOR ENCLOSURE
 1/4" = 1'-0" (2) A002

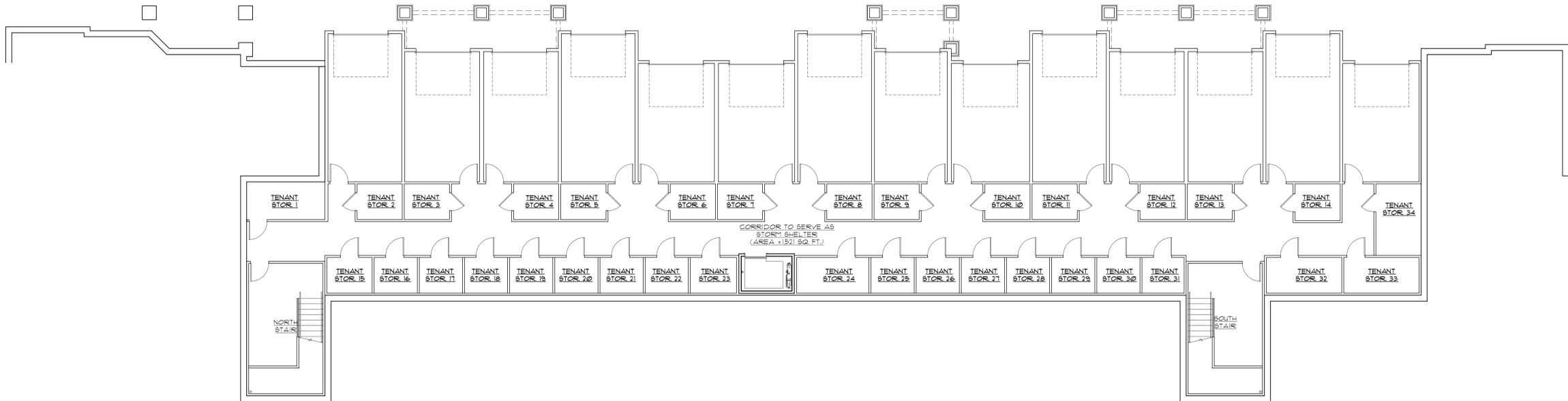


PRELIMINARY SITE SECTION
 SCALE: 3/32" = 1'-0" (A) A002



PRELIMINARY SITE PLAN-NORTH LOT
 SCALE: 1" = 20'-0" (1) A002

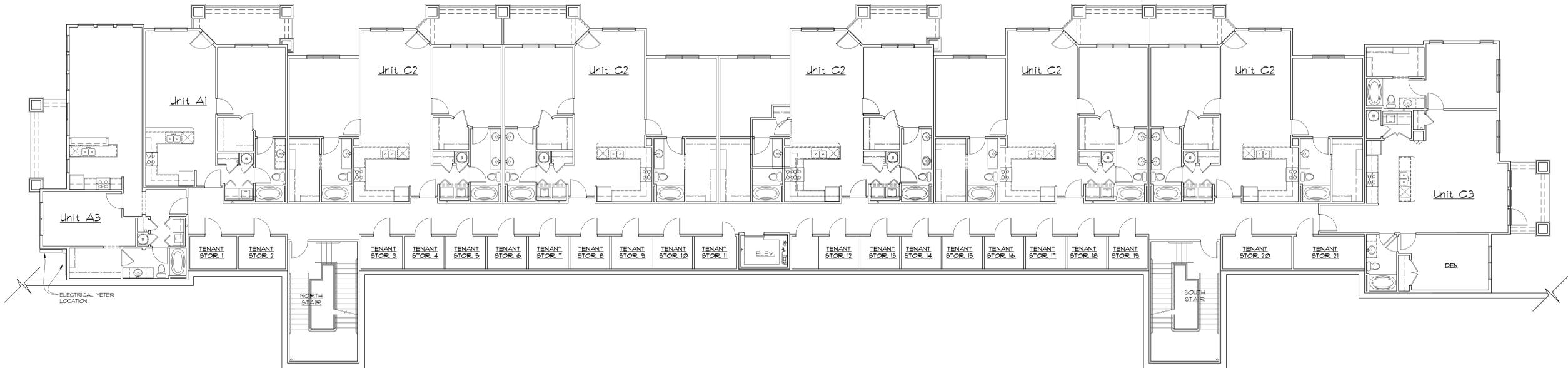
LAKE POINTE LODGE
 6115 and 6105 HIGHWAY 9
 PARKVILLE, MISSOURI



LOWER LEVEL LAYOUT PLAN
 1/8" = 1'-0"

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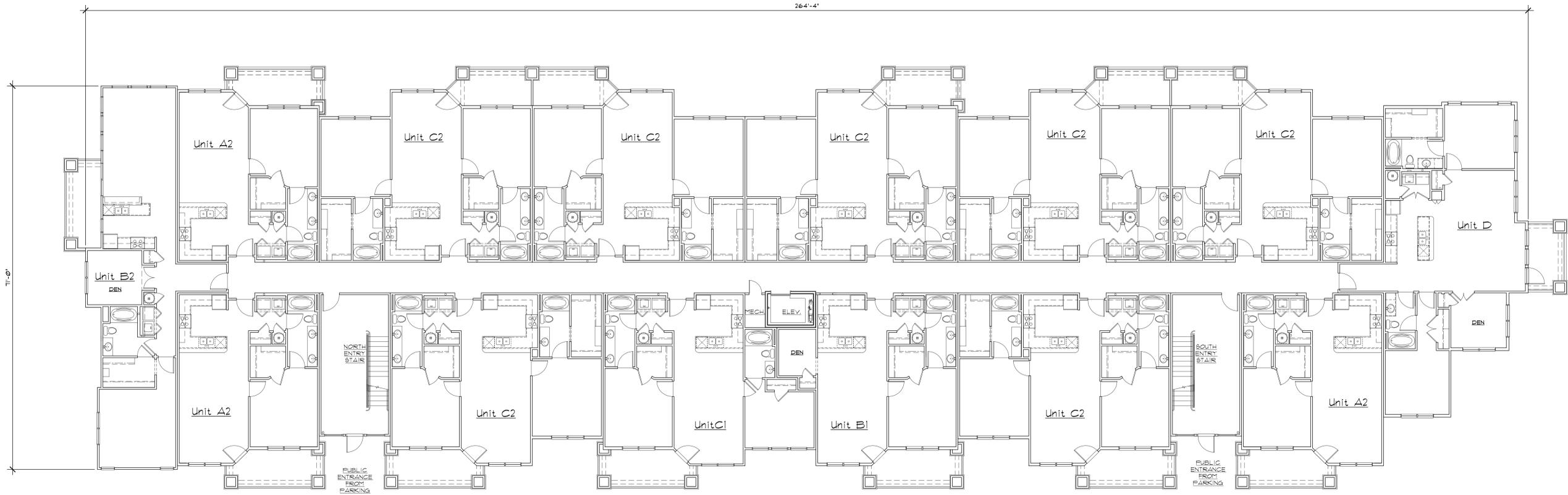
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FIRST FLOOR LAYOUT PLAN
 1/8" = 1'-0"

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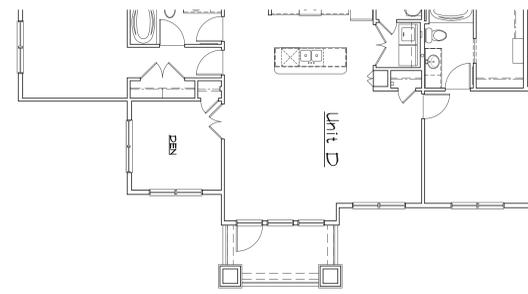
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2ND FLOOR LAYOUT PLAN
 1/8" = 1'-0" (ENTRY LEVEL)



3RD & 4TH FLOOR LAYOUT PLAN
 1/8" = 1'-0"



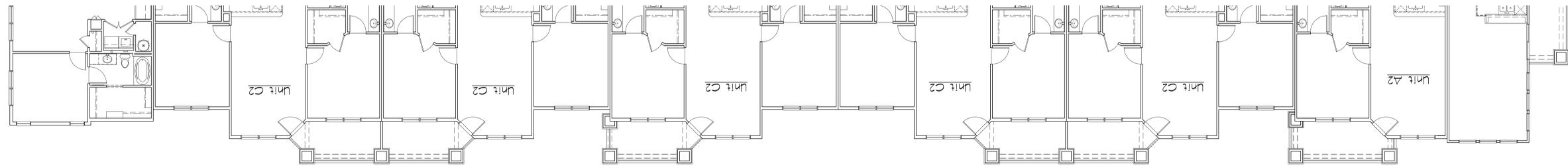
PARTIAL REFERENCE 2ND FLOOR PLAN

1/8" = 1'-0"



RIGHT (SOUTH) ELEVATION

1/8" = 1'-0"



PARTIAL REFERENCE 2ND FLOOR PLAN

1/8" = 1'-0"



NEAR (EAST) ELEVATION

1/8" = 1'-0"

03.25.15 PRELIMINARY DEVELOPMENT PLAN RESUBMITTAL

LAKE POINTE LODGE
 6115 and 6105 HIGHWAY 9
 PARKVILLE, MISSOURI

REVISIONS

DATE
 January 30, 2014
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 503711
 SHEET No.

A2.06

