



## Public Hearing Summary

**An application for a preliminary development plan for three apartment buildings containing a total of 300 units and associated parking and other amenities on 22.19 acres, more or less, zoned “R-5” Planned Multi-Family Residential District. Case PZ15-11, J-3 Pandi, LLC, applicant /owner.**

The application proposes a preliminary development plan for three apartment buildings containing a total of 300 units and associated parking and other amenities on 22.19 acres, more or less, zoned “R-5” Planned Multi-Family Residential District. The property is located south of 45 Highway, east of NW Lake Crest Lane, west of the Bell Road Industrial Park and north of Lime Stone Court. The property is part of the approved preliminary development plan for The Villas at the National which is zoned “R-5” Planned Multi-Family Residential District. The application proposes to amend the preliminary development plan replacing a combination of townhomes and apartments with the proposed apartment plans.

The property includes all or portions of the following parcels: 20-7.0-26-200-002-003.002, 20-7.0-26-200-002-003.002, 20-7.0-26-200-002-006.000, 20-7.0-26-200-002-006.002, 20-7.0-26-200-002-015.000, 20-7.0-26-200-002-016.000, 20-7.0-26-200-002-017.000, 20-7.0-26-200-002-004.000, 20-7.0-26-200-002-003.001 and 20-7.0-26-200-004-015.000. The approximate location of the subject property is shown below and may also 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 property is legally described as follows: All that part of tract B, Townhomes at the National - 2nd Plat and all that part of the northwest quarter of Section 26, Township 51 north, Range 34 west, all in Parkville, Platte County, Missouri being described as follows: beginning at the

southeast corner of said Tract B; thence N79°28'10"W, along the south line of said Tract B, a distance of 48.64 feet to a point on the east right-of-way line of Lime Stone Court; thence northerly, along said right-of-way line, along a curve to the left, having an initial tangent bearing of N04°22'40"W, a radius of 225.00 feet, an arc distance of 13.93 feet; thence N07°55'34"W, continuing along said right-of-way line, a distance of 111.15 feet; thence northerly, continuing along said right-of-way line, along a curve to the right being tangent to the last described course, having a radius of 175.00 feet, an arc distance of 24.21 feet; thence N00°00'00"E, continuing along said right-of-way line, a distance of 133.02 feet; thence northwesterly, continuing along said right-of-way line and along the northerly right-of-way line of said Lime Stone Court, along a curve to the left being tangent to the last described course, having a radius of 200.00 feet, an arc distance of 312.29 feet; thence N89°27'53"W, continuing along said right-of-way line, a distance of 394.89 feet; thence westerly, continuing along said right-of-way line, along a curve to the right being tangent to the last described course, having a radius of 175.00 feet, an arc distance of 100.07 feet; thence northerly, continuing along said right-of-way line, along a curve to the right being tangent to the last described curve, having a radius of 19.00 feet, an arc distance of 19.75 feet; thence northerly, westerly, southerly, and easterly, along the right-of-way line of said Lime Stone Court, along a curve to the left being tangent to the last described curve, having a radius of 50.00 feet, an arc distance of 244.26 feet; thence easterly, along the southerly right-of-way line of said Lime Stone Court, along a curve to the right being tangent to the last described curve, having a radius of 19.00 feet, an arc distance of 14.53 feet; thence southeasterly, continuing along said right-of-way line, along a curve to the left being tangent to the last described curve, having a radius of 225.00 feet, an arc distance of 27.94 feet to a point on the southeasterly line of said Tract B; thence S15°19'51"W, along said line, a distance of 181.27 feet to a point on the southerly line of said Tract B, said point also being on the northerly line of Tract A, Townhomes at the National - 1st Plat, a subdivision in said Parkville; thence N74°40'09"W, along said line, a distance of 26.00 feet; thence N48°27'22"W, continuing along said line, a distance of 145.73 feet; thence N25°10'21"W, continuing along said line, a distance of 160.34 feet; thence N58°05'30"W, continuing along said line, a distance of 190.69 feet to the northwest corner of said Tract B, said point also being a corner on the northerly line of said Tract A; thence N89°32'56"W, along the north line of said Tract A, a distance of 132.90 feet to the northwest corner of said tract a; thence N12°29'04"W, a distance of 227.20 feet; thence N33°53'16"W, a distance of 476.26 feet to a point on the south right-of-way line of Lake Crest Lane, as established by the plat of Lakeside Country Club Addition; thence S78°52'16"E, along said right-of-way line, a distance of 49.77 feet to a point on the east right-of-way line of said Lake Crest Lane; thence northerly, along said right-of-way line, along a curve to the right, having an initial tangent bearing of N09°22'25"E, a radius of 384.38 feet; an arc distance of 73.74 feet; thence N20°21'56"E, continuing along said right-of-way line, a distance of 123.60 feet; thence N17°29'09"E, continuing along said right-of-way line, a distance of 93.57 feet; thence northerly, continuing along said right-of-way line, along a curve to the left, having an initial tangent bearing of N12°05'28"E, a radius of 434.26 feet, an arc distance of 34.92 feet to a point on the southerly right-of-way line of Missouri Route No. 45; thence S61°57'30"E, along said right-of-way line, a distance of 32.22 feet; thence N47°29'48"E, continuing along said right-of-way line, a distance of 114.19 feet; thence N87°44'25"E, continuing along said right-of-way line, a distance of 690.91 feet; thence N76°55'12"E, continuing along said right-of-way line, a distance of 38.38 feet to a point on the west line of Bell Road Industrial Park, a subdivision in said Parkville; thence S00°27'04"W, along the west line of said Bell Road Industrial Park, a distance of 1121.45 feet to the southwest corner of said Bell Road Industrial Park, said point also being on the north line of Tract B, said Townhomes at the National - 2nd Plat; thence S89°27'53"E, along the south line of said Bell Road Industrial Park and along the north line of said Tract B, a distance of 658.17 feet to the northeast corner of said Tract B, said point also being the northwest corner of Bell Road Manor, a subdivision in said Parkville; thence S00°36'36"W, along the east line of said Tract B and the west line of said Bell Road Manor, a distance of 537.47 feet to the point of beginning.



A public hearing to discuss the proposed rezoning will be held on Tuesday, May 12, 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. In addition, written comments received by the Community Development Department on or before 5:00 p.m. Wednesday, May 6, 2015 will be included in the Commission's materials for consideration prior to the meeting. Comments may be mailed to 8880 Clark Avenue, Parkville, MO, 64152, faxed to 816-741-0013 or emailed to [sackerson@parkvillemo.gov](mailto:sackerson@parkvillemo.gov). Comments received after that date will be handed out the night of the meeting.

Following consideration of the proposed 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, June 2, 2015 at 7:00 pm.

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

Attachments:

1. Preliminary Development Plan set

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

1. Traffic Impact Study

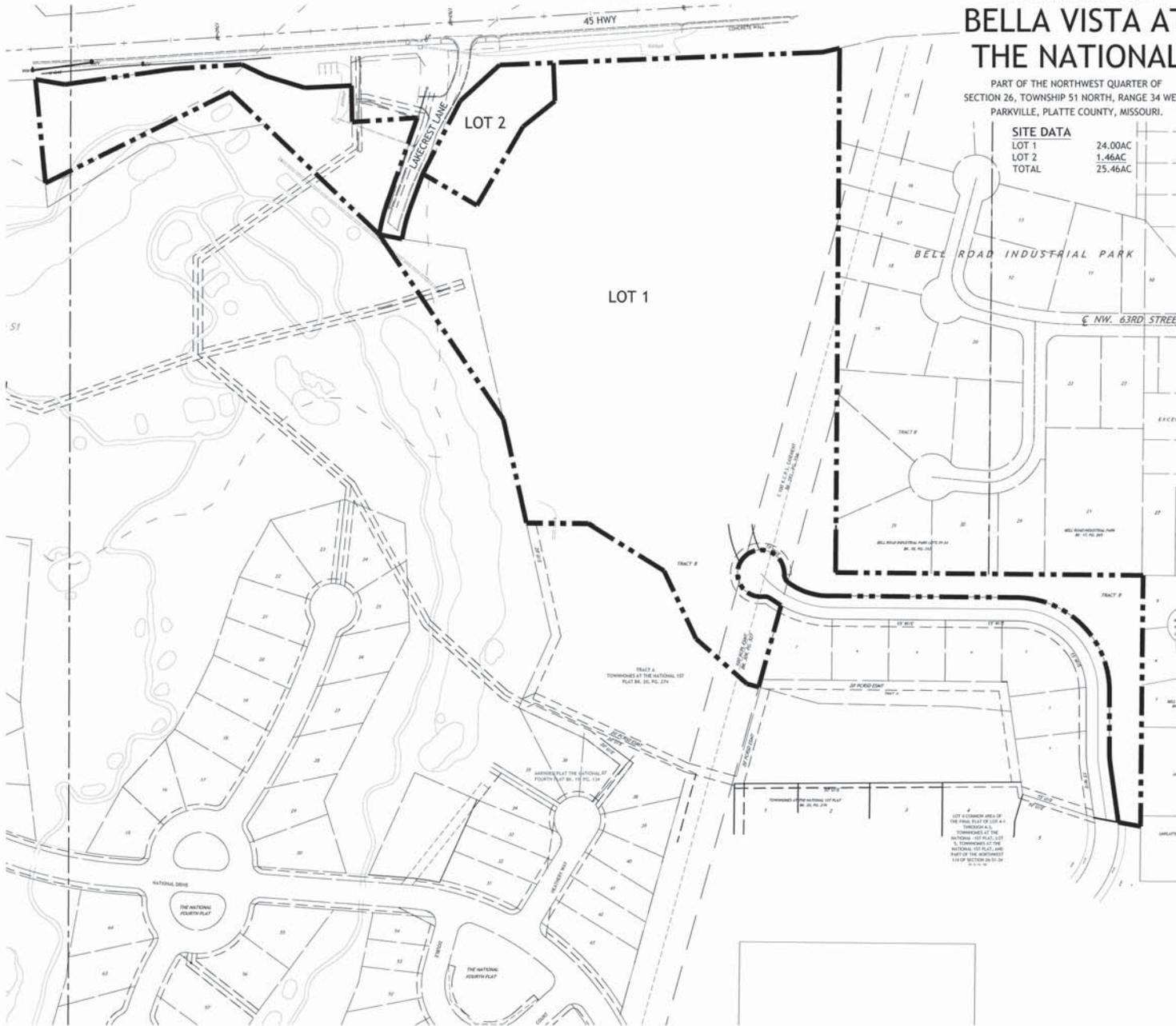
Additional online resources:

1. "R-5" Planned Multi-Family Residential District Regulations - <http://ecode360.com/27901260>
2. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
3. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
4. Platte County GIS map viewer - <http://maps.co.platte.mo.us/>

# PRELIMINARY PLAT BELLA VISTA AT THE NATIONAL

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

SITE DATA	
LOT 1	24.00AC
LOT 2	1.46AC
TOTAL	25.46AC



PROPERTY DESCRIPTION

**TRACT 1**  
CONTAINING 966,391 SQUARE FEET OR 22.19 ACRES  
ALL THAT PART OF TRACT 8, TOWNHOMES AT THE NATIONAL - 2ND PLAT AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 51 NORTH, RANGE 34 WEST, ALL IN PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 8; THENCE N79° 28' 10" W, ALONG THE SOUTH LINE OF SAID TRACT 8, A DISTANCE OF 46.4 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LIME STONE COURT; THENCE NORTHERLY, ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N08° 22' 46" W, A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 13.93 FEET; THENCE N07° 53' 34" W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 11.13 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 34.21 FEET; THENCE N00° 00' 00" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 133.03 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LIME STONE COURT, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 312.29 FEET; THENCE N89° 27' 53" W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 394.89 FEET; THENCE WESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 100.07 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 19.75 FEET; THENCE NORTHERLY, WESTERLY, SOUTHERLY, AND EASTERLY, ALONG THE RIGHT-OF-WAY LINE OF SAID LIME STONE COURT, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 244.26 FEET; THENCE EASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LIME STONE COURT, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 19.00 FEET, AN ARC DISTANCE OF 14.33 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 27.94 FEET TO A POINT ON THE SOUTHEASTERNLY LINE OF SAID TRACT 8; THENCE S15° 19' 51" W, ALONG SAID LINE, A DISTANCE OF 181.27 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT 8, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT 1, TOWNHOMES AT THE NATIONAL - 1ST PLAT, A SUBDIVISION IN SAID PARKVILLE; THENCE N74° 40' 09" W, ALONG SAID LINE, A DISTANCE OF 26.50 FEET; THENCE N48° 27' 22" W, CONTINUING ALONG SAID LINE, A DISTANCE OF 145.23 FEET; THENCE N25° 10' 23" W, CONTINUING ALONG SAID LINE, A DISTANCE OF 140.34 FEET; THENCE N06° 09' 30" W, CONTINUING ALONG SAID LINE, A DISTANCE OF 190.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT 8, SAID POINT BEING A CORNER ON THE NORTHERLY LINE OF SAID TRACT 1; THENCE N89° 32' 26" W, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 132.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE N12° 29' 04" W, A DISTANCE OF 222.20 FEET; THENCE N03° 53' 16" W, A DISTANCE OF 476.26 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE CREST LANE, AS ESTABLISHED BY THE PLAT OF LAKESTONE COUNTRY CLUB ADDITION; THENCE S78° 52' 18" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 49.77 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID LAKE CREST LANE; THENCE NORTHERLY, ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N09° 22' 37" E, A RADIUS OF 364.38 FEET, AN ARC DISTANCE OF 73.14 FEET; THENCE N02° 21' 56" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 123.60 FEET; THENCE S17° 29' 04" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 93.37 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N12° 05' 28" E, A RADIUS OF 424.26 FEET, AN ARC DISTANCE OF 34.92 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE NO. 45; THENCE S61° 57' 30" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 32.22 FEET; THENCE N47° 39' 42" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 114.19 FEET; THENCE N87° 44' 25" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 860.91 FEET; THENCE N76° 55' 12" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 38.38 FEET TO A POINT ON THE WEST LINE OF BELL ROAD INDUSTRIAL PARK, A SUBDIVISION IN SAID PARKVILLE; THENCE S00° 27' 04" W, ALONG THE WEST LINE OF SAID BELL ROAD INDUSTRIAL PARK, A DISTANCE OF 1121.49 FEET TO THE SOUTHWEST CORNER OF SAID BELL ROAD INDUSTRIAL PARK, SAID POINT ALSO BEING ON THE NORTH LINE OF TRACT 6, SAID TOWNHOMES AT THE NATIONAL - 2ND PLAT; THENCE S89° 27' 53" E, ALONG THE SOUTH LINE OF SAID BELL ROAD INDUSTRIAL PARK AND ALONG THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 658.17 FEET TO THE NORTHEAST CORNER OF SAID TRACT 6, SAID POINT ALSO BEING THE NORTHWEST CORNER OF BELL ROAD MANOR, A SUBDIVISION IN SAID PARKVILLE; THENCE S00° 36' 38" W, ALONG THE EAST LINE OF SAID TRACT 6 AND THE WEST LINE OF SAID BELL ROAD MANOR, A DISTANCE OF 537.47 FEET TO THE POINT OF BEGINNING.

**TRACT 2**  
CONTAINING 156,939 SQUARE FEET OR 3.60 ACRES  
ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, TOTT PLAZA, A SUBDIVISION IN SAID PARKVILLE; THENCE N86° 21' 58" E, ALONG THE SOUTH LINE OF SAID TOTT PLAZA, A DISTANCE OF 139.58 FEET TO THE SOUTHWEST CORNER OF SAID TOTT PLAZA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF LAKE CREST LANE; THENCE S17° 29' 04" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 38.83 FEET; THENCE S07° 31' 56" W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 122.36 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 434.26 FEET, AN ARC DISTANCE OF 81.62 FEET; THENCE N46° 12' 09" E, A DISTANCE OF 140.80 FEET; THENCE S47° 46' 23" E, A DISTANCE OF 441.39 FEET; THENCE N05° 28' 40" W, A DISTANCE OF 222.90 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE NO. 45; THENCE S80° 22' 34" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 63.73 FEET; THENCE N81° 55' 02" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 165.50 FEET; THENCE N84° 22' 39" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 141.02 FEET; THENCE S43° 34' 02" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 36.08 FEET; THENCE S73° 07' 19" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 86.12 FEET; THENCE N87° 14' 02" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 99.79 FEET TO A POINT ON THE WEST LINE OF SAID TOTT PLAZA; THENCE S00° 56' 33" E, ALONG SAID WEST LINE, A DISTANCE OF 78.02 FEET TO THE POINT OF BEGINNING.

**TRACT 3**  
CONTAINING 156,939 SQUARE FEET OR 3.60 ACRES  
ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, TOTT PLAZA, A SUBDIVISION IN SAID PARKVILLE; THENCE N86° 21' 58" E, ALONG THE SOUTH LINE OF SAID TOTT PLAZA, A DISTANCE OF 139.58 FEET TO THE SOUTHWEST CORNER OF SAID TOTT PLAZA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF LAKE CREST LANE; THENCE S17° 29' 04" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 38.83 FEET; THENCE S07° 31' 56" W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 122.36 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 434.26 FEET, AN ARC DISTANCE OF 81.62 FEET; THENCE N46° 12' 09" E, A DISTANCE OF 140.80 FEET; THENCE S47° 46' 23" E, A DISTANCE OF 441.39 FEET; THENCE N05° 28' 40" W, A DISTANCE OF 222.90 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE NO. 45; THENCE S80° 22' 34" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 63.73 FEET; THENCE N81° 55' 02" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 165.50 FEET; THENCE N84° 22' 39" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 141.02 FEET; THENCE S43° 34' 02" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 36.08 FEET; THENCE S73° 07' 19" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 86.12 FEET; THENCE N87° 14' 02" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 99.79 FEET TO A POINT ON THE WEST LINE OF SAID TOTT PLAZA; THENCE S00° 56' 33" E, ALONG SAID WEST LINE, A DISTANCE OF 78.02 FEET TO THE POINT OF BEGINNING.

A NEW MULTI-FAMILY DEVELOPMENT FOR:  
**Bella Vista at the National**

MO Highway No. 45 & Lake Crest Lane  
Parkville, Missouri  
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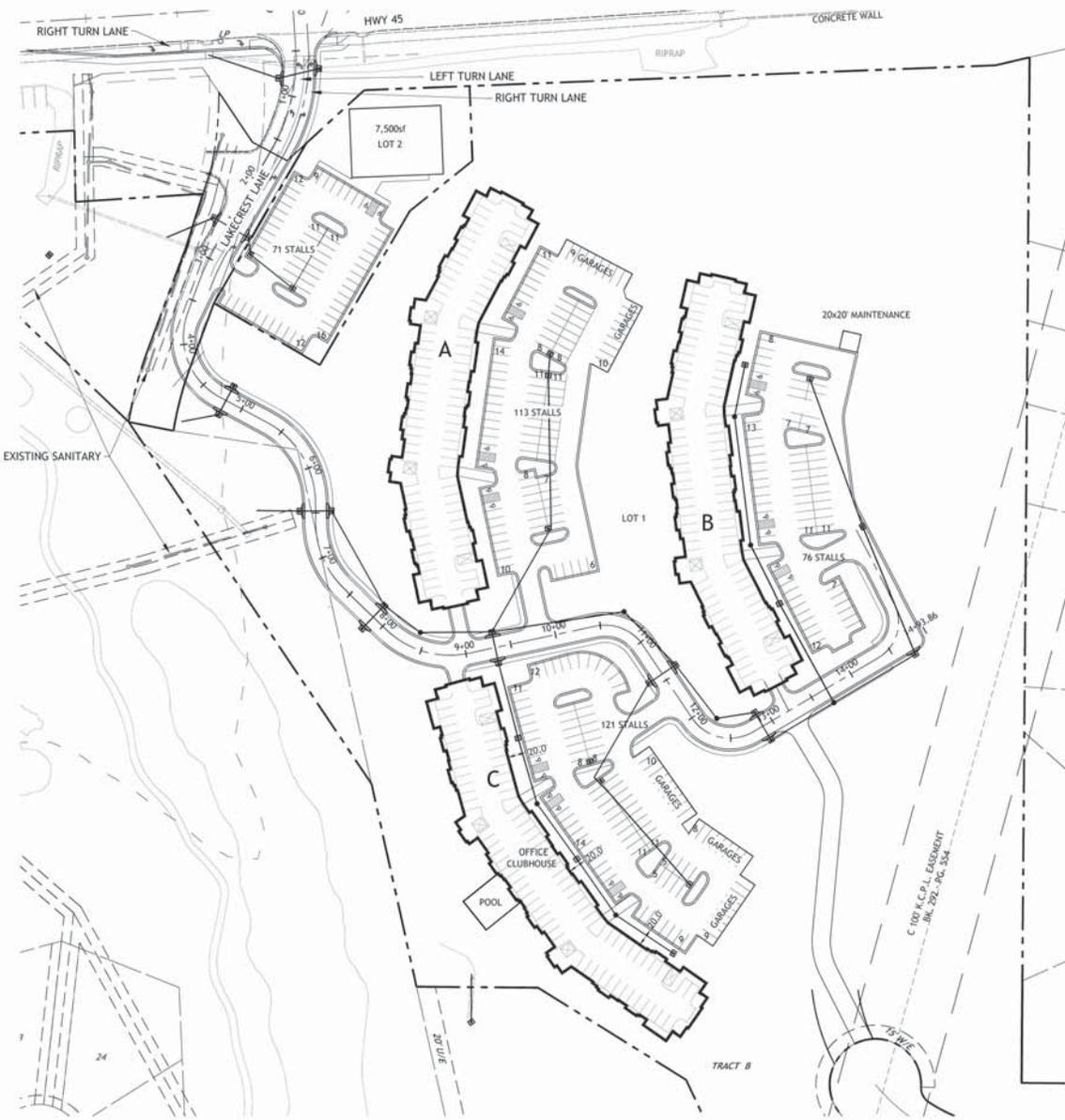
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REVISIONS:

**WARGER ASSOCIATES**  
Consulting Engineers  
1617 Swift  
North Kansas City Missouri, 64116  
816-769-6132  
Steve@wargerassociates.com

PROJECT: DATE: 10/15/15  
DRAWN: J. PRICE  
SHEET NUMBER: 101

1"=100'



# PRELIMINARY PLAN BELLA VISTA AT THE NATIONAL

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

### APARTMENT PARKING COUNT

BUILDING	UNDER BUILDING	OUTSIDE	OUTSIDE GARAGE	TOTAL
A	80	94	19	193
B	80	76	0	156
C	80	94	27	201
<b>TOTAL</b>				<b>550 = 1.83 STALLS / UNIT</b>

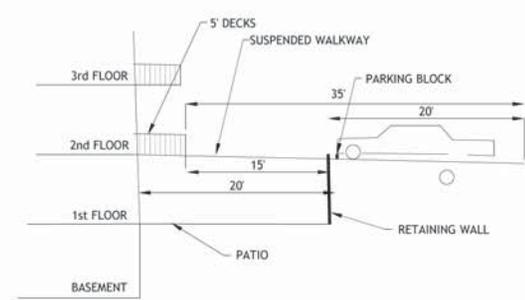
### OUTBUILDING DATA

2-STORY BUILDING	7,500SF
PARKING	71 = 9.46 STALL / 1000sf

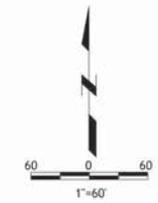
### SITE DATA

LOT 1	24.00AC
LOT 2	1.46AC
<b>TOTAL</b>	<b>25.46AC (1,109,037sf)</b>
OPEN SPACE	98,668sf
BUILDINGS	158,450sf
PAVEMENT	257,118sf
<b>TOTAL</b>	<b>514,236sf</b>

1,109,037sf - 257,118sf = 852,919sf (76.8%)



SECTION FOR BUILDINGS B AND C



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A NEW MULTI-FAMILY DEVELOPMENT FOR:  
**Bella Vista at the National**

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Parkville, Missouri  
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100 W. Kansas  
Suite C  
Liberty, Missouri 64099  
(816) 782-9991

REVISIONS:

DATE	BY	REVISION

**SITE PLAN**  
PROJECT:      DATE:      BY:      REVISION:  
SHEET NUMBER:      PAGE: 3 OF 3



# PRELIMINARY PLAN BELLA VISTA AT THE NATIONAL

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

A NEW MULTI-FAMILY DEVELOPMENT FOR:  
**Bella Vista at the National**

MO Highway No. 45 & Lake Crest Lane  
Parkville, Missouri  
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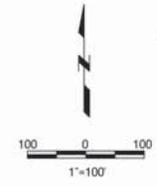


101 W. Kansas  
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(816) 782-6991

J. PRICE ARCHITECTURE, INC.

REVISIONS:

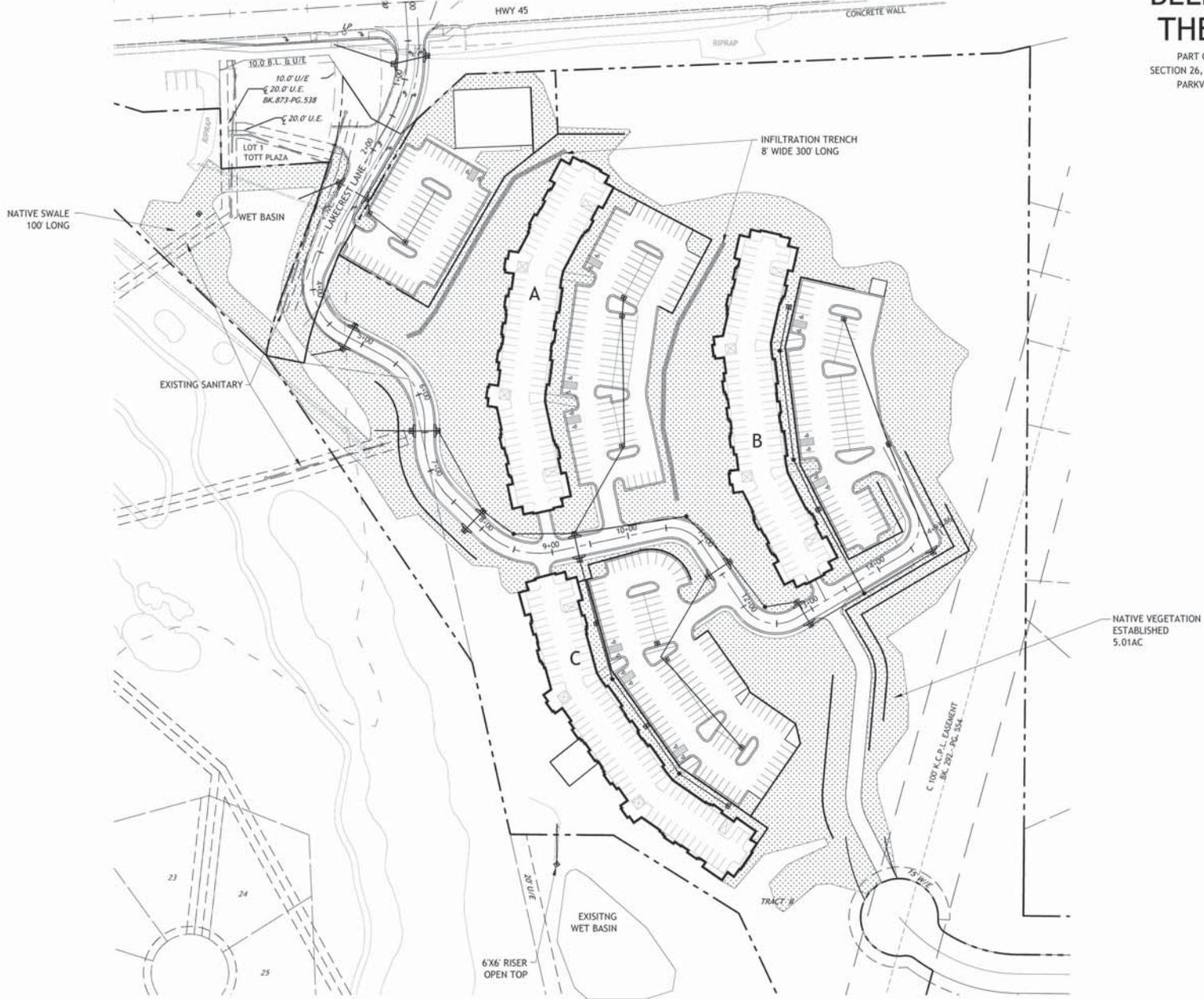
GRADING PLAN	DATE:	APRIL 3, 2015
	SHEET NUMBER:	



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# PRELIMINARY PLAN BELLA VISTA AT THE NATIONAL

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



A NEW MULTI-FAMILY DEVELOPMENT FOR:  
**Bella Vista at the National**

MO Highway No. 45 & Lake Crest Lane  
Parkville, Missouri  
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108 W. Kansas  
Suite C  
Liberty, Missouri 64098  
(816) 792-5091

REVISIONS:

BMP PLAN	DATE:	
	PROJECT:	
	DATE:	
	PROJECT:	
	DATE:	
	PROJECT:	

**WARGER ASSOCIATES**  
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HIGHWAY 45

Design Notes:

Water Quality Area - Design Intent: water quality area to be naturalistic with wetland trees, visible from entry drive and golf course

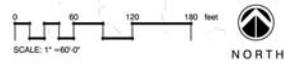
Landscape Design Intent:

- A. fill slopes below buildings - introduce tree massings to mitigate building height from drive approach, low shrub under-story, (grow-lw sumac), pine straw mulch.
- B. light wells at building entry - upright deciduous (columnar aspen), and evergreen trees.
- C. lawn areas - irrigated lawn focused along entry drive and flat areas around buildings where slopes allow for proper maintenance.
- D. parking lot tree requirements - 1 tree per 10 spaces has been provided in all parking areas. Where there are not enough parking islands to accommodate required trees, trees are placed in adjacent landscape areas.

Pool Amenity Area - Design Intent: infinity edge pool and spa features to take advantage of dramatic topography, ADA access to pool, area to include fire feature(s), grill stations, cabana, television, variety of furniture types, access to adjacent interior parking and clubhouse amenity area above, Re: Arch.

SITE LEGEND

- A. PROJECT ENTRY
- B. PROJECT IDENTIFICATION SIGN
- C. VFW BUILDING
- D. PARKING
- E. ENTRY DRIVE
- F. WATER QUALITY AREA
- G. ADJACENT GOLF COURSE
- H. RESIDENTIAL STRUCTURE, RE: ARCH
- I. LIGHT WELL, TYP., RE: ILLUSTRATIVE VIEW
- J. PEDESTRIAN ACCESS BRIDGE, TYP.
- K. COVERED PARKING
- L. RETAINING WALL, RE: CIVIL
- M. CAR WASH
- N. WALKING TRAIL
- O. DOG PARK
- P. FIRE ACCESS DRIVE, RE: CIVIL
- Q. POOL AMENITY AREA, RE: ILLUSTRATIVE VIEW



PRELIMINARY DEVELOPMENT PLAN

A NEW MULTI-FAMILY DEVELOPMENT FOR:  
Bella Vista at the National

1407 Highway No. 45 & Lake Crest Lane  
Parkville, Missouri  
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100 W Kansas  
Suite C  
Liberty, Missouri 64068  
(816) 732-5991

REVISIONS:

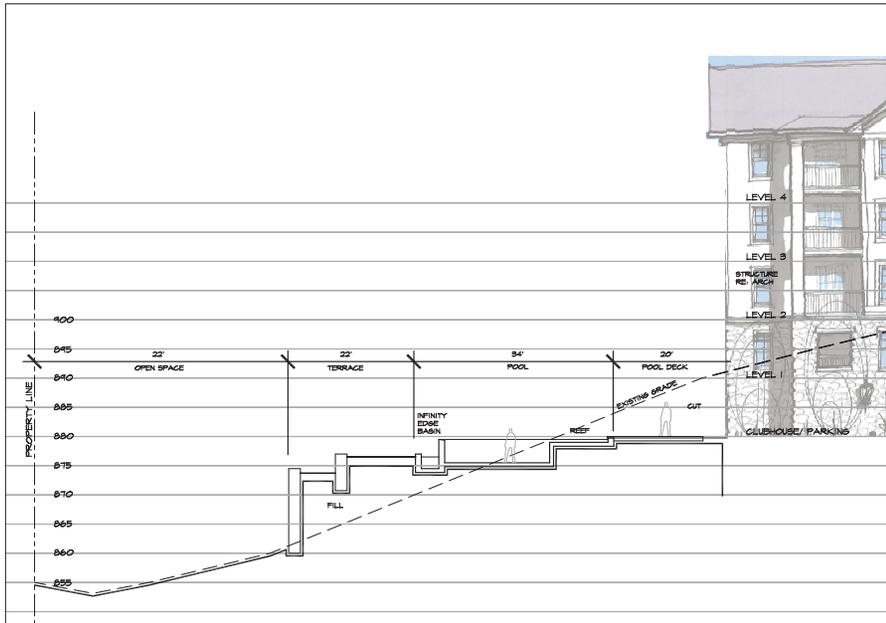
ILLUSTRATIVE PLAN	DATE:	SHEET NUMBER
PROJECT:	APRIL 1, 2015	L101



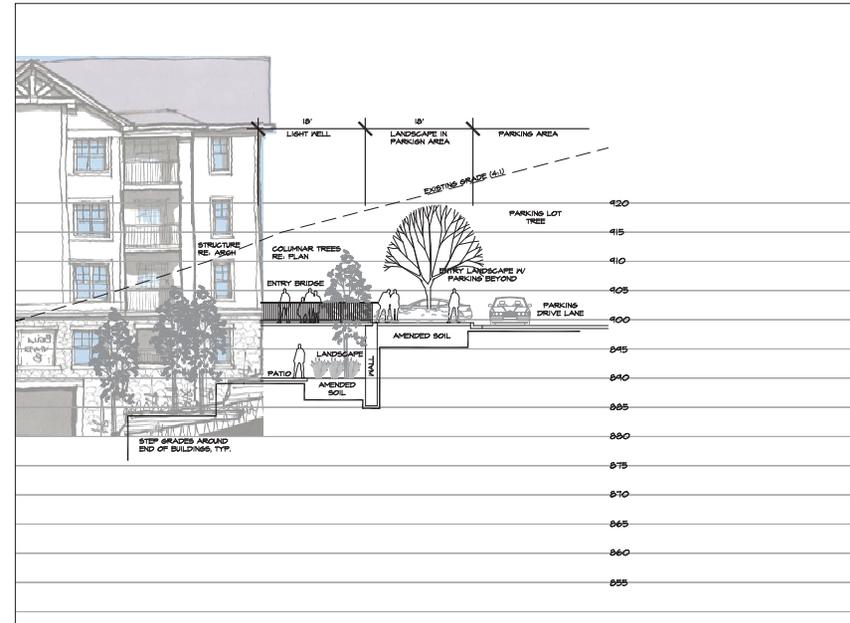
**D** ILLUSTRATIVE POOL VIEW 1  
SCALE: NTS



**C** ILLUSTRATIVE POOL VIEW 2  
SCALE: NTS

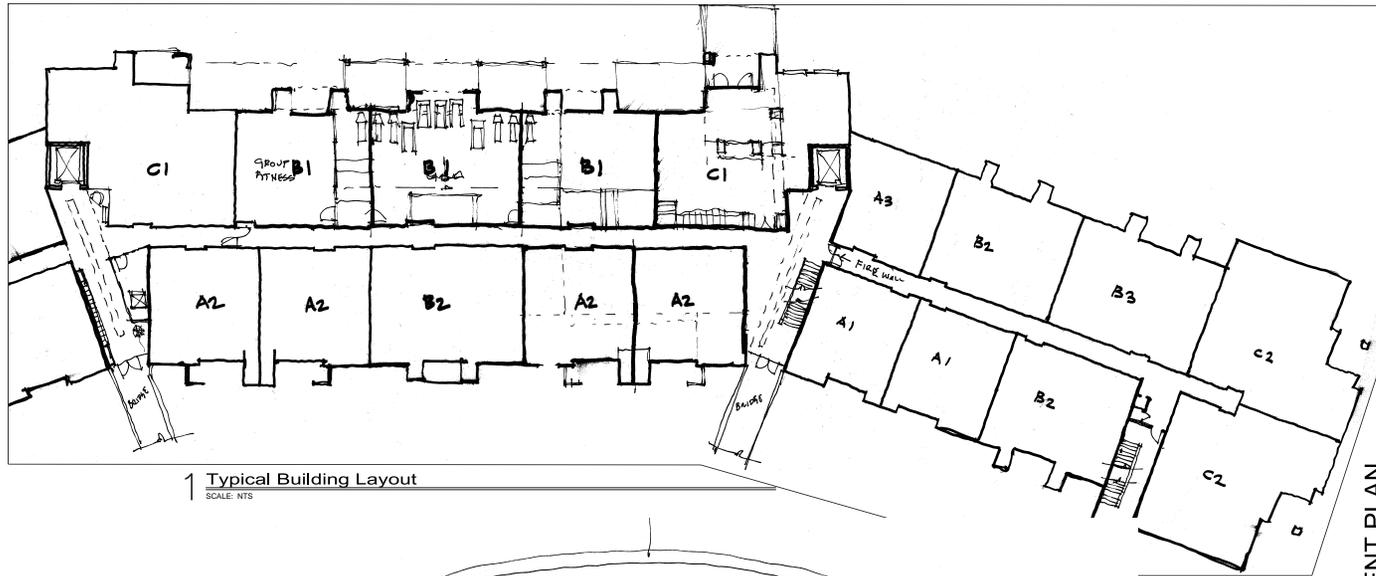


**B** SECTION - CONCEPTUAL POOL CENTERLINE  
SCALE: 1"=10'-0" PLAN

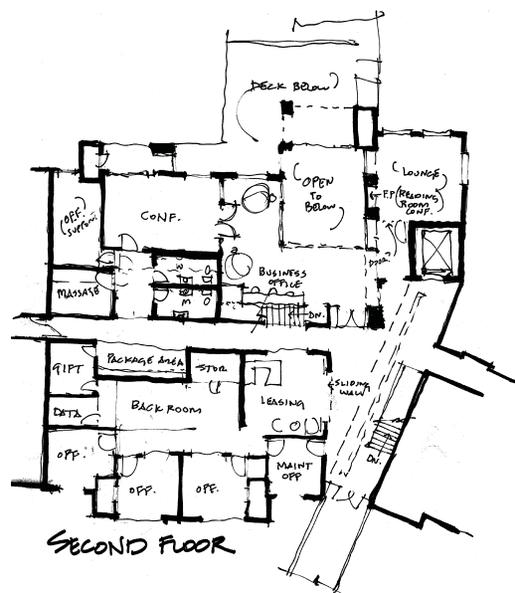


**A** SECTION - CONCEPTUAL LIGHT WELL/ BUILDING ENTRY  
SCALE: 1"=10'-0" PLAN

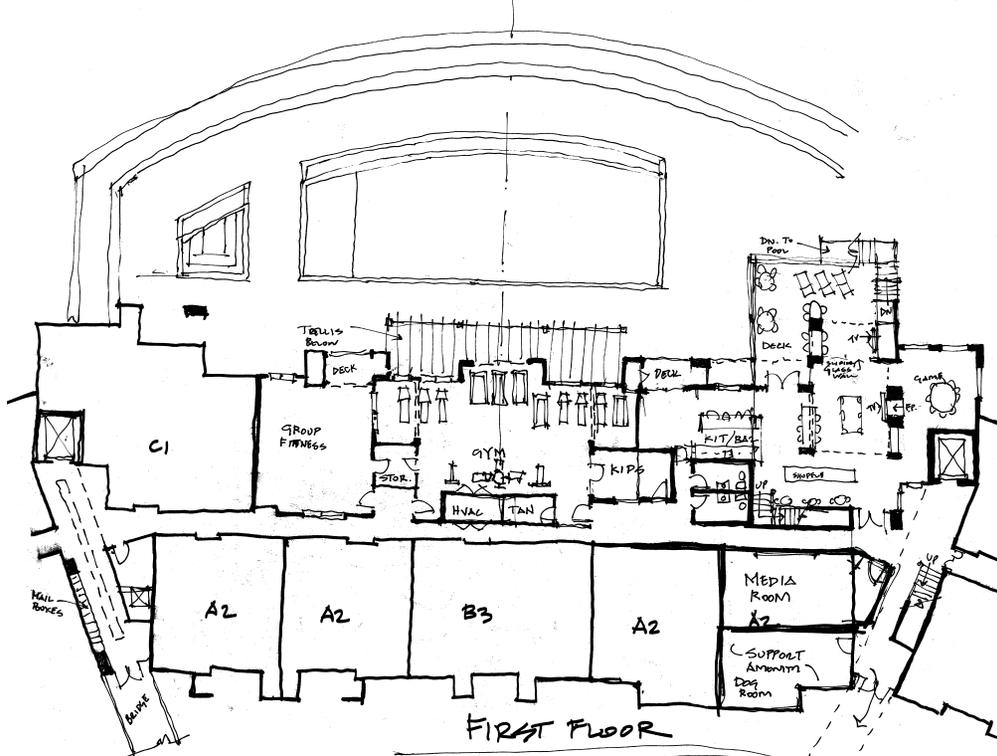




1 Typical Building Layout  
SCALE: NTS



3 Second Floor Core & Amenity Areas  
SCALE: NTS



2 First Floor Core & Amenity Areas  
SCALE: NTS

PRELIMINARY DEVELOPMENT PLAN  
A NEW MULTI-FAMILY DEVELOPMENT FOR:  
Bella Vista at the National

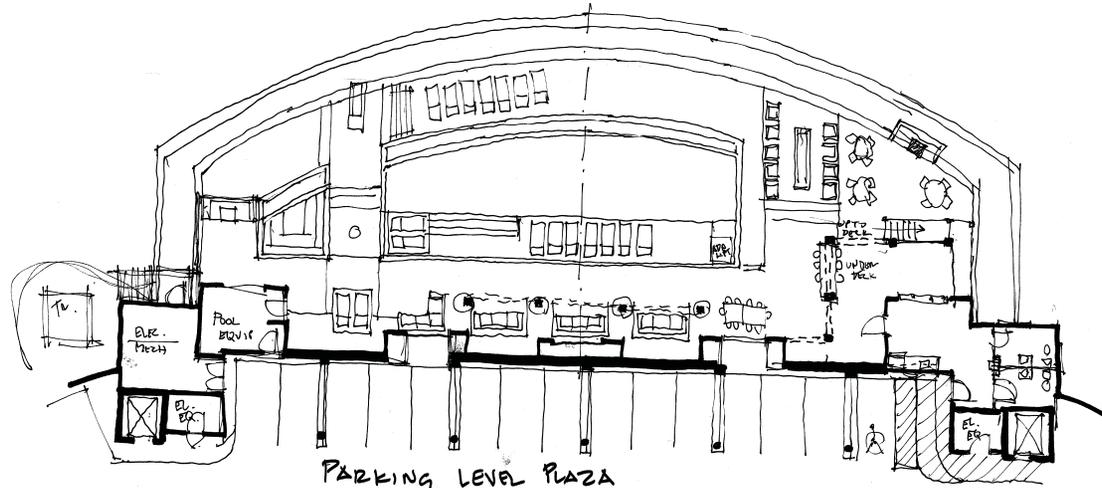
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PROJECT: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SHEET NUMBER: \_\_\_\_\_



**PARKING LEVEL PLAZA**

1 Parking Level Amenity Area  
SCALE: NTS



2 Building Side Elevation  
SCALE: NTS

**PRELIMINARY DEVELOPMENT PLAN**

A NEW MULTI-FAMILY DEVELOPMENT FOR:

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J. PRICE ARCHITECTURE, INC.

REVISIONS:

PROJECT:	DATE:
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1 Building Parking Elevation  
SCALE: NTS



2 Building Garage Elevation  
SCALE: NTS

PRELIMINARY DEVELOPMENT PLAN

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Bella Vista at the National

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