

**Minutes of the
Planning & Zoning Commission Work Session
City of Parkville, Missouri
Tuesday April 14, 2015 at 5:30 p.m.
City Hall Boardroom**

1. CALL TO ORDER

Chairman Dean Katerndahl called the meeting to order at 5:33 pm.

Commissioners Present:

Dean Katerndahl, Chairman
Keith Cary, Vice Chairman
John Delich
Judy McRuer
Bryant Lamer
Walt Lane
Doug Krtek
Doug Wylie

Commissioners Absent:

Pam Scott

Staff Present:

Sean Ackerson, Assistant City Administrator / Community Development Director
Alysen Abel, PE, Public Works Director
Kelly Yulich, Department Assistant

2. PRESENTATIONS

A. Pre-review presentation for a preliminary development plan for Bella Vista at the National, apartments in an existing R-5 zoning district

Community Development Director Sean Ackerson gave a brief summary of the projected preliminary plan of the Bella Vista at the National. He then turned the workshop over to the applicant.

The applicants architect and designer Jeff Price presented a PowerPoint slide show. He described the project, stating that they had originally been planned with 360 units on approximately 46-47 acres. Mr. Price explained that they have decreased the number of units down to 300 units in three buildings which would keep the density under the maximum 8 units per acre.

He stated they proposed 80 parking spaces would be under the buildings with an additional charge of \$50.00 per month and additional parking would be located adjacent to the buildings. Also proposed are 46 garages that would be rented

separately for a cost of \$75.00 per month. He projected the lease pricing to be between \$1.45-\$1.60 a square foot.

The applicant presented a proposal for a new VFW east of the dental building on Lake Crest at the proposed entrance to the development. The concept was pending approval from the VFW, prior to purchase of the existing VFW site.

The applicant stated that they hoped for approval from the Planning and Zoning Commission and the Board of Aldermen and would like to the project in June. They estimated construction would last 18 months with the first building ready for occupancy within 10 months, weather permitting.

General questions and concerns addressed by the commissioners the amount parking per unit and concessions for overflow parking. Other concerns were the distance from the apartments to the nearest house across from the golf course. Discussion ensued about the project, visibility to nearby residents, access, parking and project schedule.

No action was taken.

3. **ADJOURNMENT**

Meeting adjourned at 6:26 pm.

Submitted by:

Sean Ackerson
Assistant City Administrator /
Community Development Director

5/1/12
Date