A NEW GRIFFIN RILEY DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN
BLUE PARKWAY AND BLACKWELL ROAD
LEE'S SUMMIT, MISSOURI

APARTMENT SITE PLAN

SHEET

C1.3

Site labels

CLUBHOUSE 5,400SF

BLDG. 3 72,950SF 63 UNITS 4/5 FLOORS

BLDG. 2 72,950SF 63 UNITS 4/5 FLOORS

BLDG. 4 72,950SF 63 UNITS 4/5 FLOORS

BLDG. 1 72,950SF 63 UNITS 4/5 FLOORS

POOL

RETENTION POND

TRASH

PRIVATE DRIVE

GARAGE(8) / GARAGE(9)

20' BL

RP-4 PARKING DATA

PARKING REQUIRED
CODE REQUIREMENT(Sec. 8.530. - Vehicle parking Table 8-1)
1 PER STUDIO,
1.5 PER 1 BED OR 2 BED,
2 PER 3 BED
PLUS .5 PER UNIT FOR VISITOR

TYPE I BLDG PARKING REQUIRED
24(STD)X1P + 132(1BD)X1.5P + 72(2 BD)X1.5P + 24(3BD)X2P = 378 + 0.5PX 252 — 504 SPACES(126 SPACES PER BLDG)
CLUBHOUSE PARKING REQUIRED (MINIMUM OF 6) — 6 SPACES
TOTAL APARTMENT PARKING REQUIRED — 510 SPACES

PARKING PROVIDED
TYPE I BLDG DETACHED GARAGE PARKING PROVIDED (12 BLDGS X8) — 96 SPACES
TYPE I BLDG OPEN PARKING PROVIDED — 351 SPACES
TYPE I BLDG ATTACHED GARAGE PARKING PROVIDED (4 BLDGS X18) — 72 SPACES
TOTAL APARTMENT PARKING PROVIDED — 519 SPACES

ACCESSIBLE PARKING SPACES REQUIRED (2% OF TOTAL OPEN SPACES 351X.02) — 10 SPACES
ACCESSIBLE SPACES PROVIDED REQUIRED — 10 SPACES

RP-4 BUILDING SETBACKS
REQUIRED FRONT YARD MAJOR STREET — 50 FT.
PROVIDED FRONT YARD MAJOR STREET — N/A
REQUIRED FRONT YARD FROM OTHER STREETS — 20 FT.
PROVIDED FRONT YARD FROM OTHER STREETS — 20 FT.
REQUIRED SIDE YARD SETBACK FROM LOT LINE — 10 FT.
PROVIDED SIDE YARD SETBACK FROM LOT LINE — 20 FT.
REQUIRED SEPARATION BETWEEN BUILDINGS — 20 FT.
PROVIDED SEPARATION BETWEEN BUILDINGS — 20 FT. FOR CLOSEST
REQUIRED REAR YARD SETBACK — 20 FT.
PROVIDED REAR YARD SETBACK — 20 FT.

PARKING SETBACKS
REQUIRED FROM PUBLIC RIGHT OF WAY — 20 FT.
PROVIDED FROM PUBLIC RIGHT OF WAY — 20 FT.
REQUIRED FROM RESIDENTIAL USE — 20 FT.
PROVIDED FROM RESIDENTIAL USE — 20 FT. (IN MOST AREAS MORE)
REQUIRED FROM SIDE AND REAR PROPERTY — 20 FT.
PROVIDED FROM SIDE AND REAR PROPERTY — 20 FT. (IN MOST AREAS MORE)

SITE DATA
EXISTING ZONING — AG - AGRICULTURAL
PROPOSED ZONING — RP-4 PLANNED APARTMENT RESIDENTIAL DISTRICT
GROSS SITE AREA — 17.10 ACRES (744,751.85 S.F.)

BUILDING DATA
TYPE I NUMBER OF UNITS — 6(3 STD) 33(1 BED) 18(2 BED) 6(3 BED) 63 UNITS TOTAL
TOTAL NUMBER OF UNITS TYPE I BLDG — 4 BLDGS X 63 UNITS = 252 UNITS

RP-4 SITE DATA
PROPOSED NUMBER OF APARTMENT — 252 UNITS
PROPOSED RP-4 DENSITY PROPOSED — 22.11 UNITS / ACRE
(REQUESTED DEVIATION FROM 12 UNITS / ACRE)
DENSITY PER CODE FOR RP-4 ZONING — 12 UNITS/ACRE
NUMBER OF UNITS PER CODE FOR RP-4 ZONING — 205 UNITS
MINIMUM LOT SIZE PER UNIT PER CODE — 3,500 S.F.
MINIMUM LOT SIZE PER UNIT PROPOSED — N/A
OPEN SPACE REQUIRED BY CODE (10%)(744,751.85X.1) — 74,475.19 S.F.
BUILDING AREA — 324,800 S.F.
DRIVE AND PARKING AREA — 194,749 S.F.
TOTAL IMPERVIOUS AREA(BUILDING, DRIVES, AND PARKING AREA) — 333,765 S.F.
OPEN SPACE AREA — 410,987.35 S.F. (55%)

SCALE: 1" = 50'
0 50' 100'

DRAWN BY: SCH	CHECKED BY: SCH	DATE PREPARED:	PROJ. NUMBER:	PROJECT NO

REVISION DATE / DATE / DESCRIPTION / DESCRIPTION 1