



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, November 9, 2021 5:30 PM
City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the November 9, 2021, regular meeting agenda.
- B. Approval of the August 10, 2021 regular meeting minutes
- C. Approval of the September 14, 2021 regular meeting minutes

4. Unfinished Business

- A. Application for Zoning Map Amendment for Sanctuary At Riss Lake, a planned residential development consisting of four 4-story condominium buildings and a clubhouse on 16.18 acres (more or less), generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152. (Case No. PZ21-27); *Don and Jeff Julian, Julian Development, Applicant(s)*.
- B. Application for Preliminary Development Plan for Sanctuary At Riss Lake, a planned residential development consisting of four 4-story condominium buildings and a clubhouse on 16.18 acres (more or less), generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152. (Case No. PZ21-28); *Don and Jeff Julian, Julian Development, Applicant(s)*.

5. Public Hearing

- A. Application for Conditional Use Permit for Evergy to operate an electrical substation on 6.28 acres, more or less, generally located at the southwest corner of Highway 45 and Ensign Drive. (Case No. PZ21-41); *Burns & McDonnell, Applicant*.

6. Regular Business

- A. Application for Final Development Plan for Old Town Creekside Retail, a planned development for commercial uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. (Case No. PZ21-45); *Brian Mertz, Parkville Development 38, LLC, Applicant*.

7. Other Business

- A. Upcoming meetings & dates of importance:

Posted Date & Time: November 5, 2021 3:30 p.m By: BS

- Board of Aldermen Meetings: Tuesday, November 16, 2021 and December 7, 2021 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, November 23, 2021 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, December 14 at 5:30 p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, August 10, 2021 5:30 PM
City Hall Board Room**

In light of public health orders from the Missouri Governor and Platte County related to the COVID19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Planning and Zoning Commission will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in on the meeting via the following link: https://us02web.zoom.us/webinar/register/WN_giBsc91dTlEA2nKDu0AveQ rather than appear at City Hall (note: occupancy will be limited).

In addition, rather than appearing at City Hall to provide input at the meeting on action agenda items, members of the public may submit written testimony to the City Clerk in advance by noon on the day of the meeting and the testimony will be to be provided to the Planning and Zoning Commission and presented at the meeting and made part of the official record.
City Hall Board Room

1. Call to Order

Chair Katerndahl called the meeting to order at 05:31 PM.

2. Roll Call

Commissioners Present:

Michael Lee
Michael Wright
Barbara Wassmer
John Delich
Allyson Berberich
Dean Katerndahl

Absent:

Walt Lane
Kathy Leibrand
Doug Krttek

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner

3. General Business

A. Approval of the August 10, 2021, regular meeting agenda.

ACTION: Michael Wright moved to approve the agenda, Allyson Berberich seconded. Motion Passed: 6-0.
AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, Allyson Berberich
NOES: None
ABSTAIN: None

B. Approve the minutes for the July 13, 2021, regular meeting

ACTION: Barbara Wassmer moved to approve the minutes, Michael Lee seconded. Motion Passed: 6-0.
AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, Allyson Berberich
NOES: None
ABSTAIN: None

4. Unfinished Business

- A. Application for Zoning Map Amendment for Platte 38 to rezone Platte County "RMD" Residential Multiple Dwelling and "R-7" Single-Family High Density to "R-5-P" Multi-Family Residential and "R-4-P" Mixed-Density Residential (Case No. PZ 2021-13); *Todd Kobayashi, Genesis Companies, Applicant*.
Stephen Lachky, Director of Community Development, presented the item. Mr. Lachky stated that the developer delayed their application in order to make revisions and meet with neighbors.

The Public Hearing Remained Open

Todd Kobayashi, applicant, provided an overview of their plan as it has developed. Mr. Kobayashi noted that the National HOA Board did not vote yes or no on the proposed access to S. National Drive. He stated that they removed the access to S. National Drive to move forward. The developer reduced the number of apartment units and overall units from 242 to 200. This allows, Mr. Kobayashi stated, the project to have a more substantial tree barrier between it and the houses along Persimmon. The applicant also added a walking trail along the northern property line.

Mr. Kobayashi stated the main neighbor concerns were: traffic, density, height of buildings, and apartment buildings. Their responses were: eliminating the access to S. National Dr., reducing the density, and decreasing the building height. Clint Evans, NSPJ Architects, presented an overview of the architecture for the apartment buildings. Mr. Evans stated that there would be the amenities expected of a class "A" product. Mr. Evans stated that the duplexes would be similar to the townhouses on Limestone Road. Mr. Kobayashi stated (quoting from the Staff Report) that the Future Land Use map in the Parkville 2040 Master Plan is not the only tool to determine whether a land use is appropriate for a location.

Commissioner Wright asked whether there was increased distance from the properties to the east to the development. The applicant stated that it was increased by the width of the proposed road connection to S. National Drive.

Commissioner Wright asked whether the parking was compliant with the Code, Mr. Lachky responded that it was.

Commissioner Wright asked about the density change, Mr. Lachky responded that it decreased from 8 to 4.6 gross units/acre.

Commissioner Delich asked about the density of the net usable area. Mr. Lachky responded that the net density of the duplexes was 2.2 units/acre and the condo building is 17.7 units/acre and overall the net density is 6.5 units/acre. Commissioner Delich stated that he believed the developer had made a good effort to reduce the density of the project.

Commissioner Wright asked about the reduction in height. Mr. Evans responded that they reduced the visual height of the building, not the actual height. Commissioner Wright stated whether the elevations were conceptual or specific to this project. Mr. Evans responded that it was specific to this project.

Commissioner Delich asked about the materials proposed to be used. Mr. Evans responded that it was an epoxy-finished hardie siding product.

Commissioner Delich inquired about the parking underneath the building. Mr. Evans responded that the parking under the building ran the length of the building.

Commissioner Delich asked about enhanced landscaping along the "motor court".

Chair Katerndahl stated that if the Commission were to take action contrary to the Future Land Use Map in the Master Plan that there needs to be a compelling reason to do so. Residents made investments in part based on the Master Plan and what would or would not be built next to them. He stated that he feels the multi-story condo building is too close to the single family residents. Chair Katerndahl inquired about moving condo units from the east to the western portion of the development. He stated that he would like the condo building as far away from the National neighborhood as possible. The developer indicated they could do more to move the condo building away from the single family residences.

Commissioner Wassmer noted that there was a significant elevation difference between the adjacent neighborhood and the proposed condo building.

Commissioner Berberich inquired about the HOA giving access to S National Drive. The applicant stated they would come back to the Commission with revisions if that were the case.

Blake Pryor, 6116 Persimmon Ct, is opposed to a 4-story building. Mr. Pryor stated that there were no similar buildings in Parkville. Mr. Pryor believes that there does not exist a need for senior living in Parkville. Mr. Pryor stated that the Master Plan does not support this plan.

Josh Fisher, 6126 S. National Dr., believes that this should be the last meeting for this project because the project did not receive approval of the HOA Board. Mr. Fisher stated

that the proposed walking trail was located on HOA property and parts of the plans were marked "to be maintained by the HOA."

Katie DiBernardo, 6203 Heathery Way, stated that her relatives were aging and wants to downsize in the area.

Karen Norris, 6129 S. National Dr., stated she would like renderings showing the condo building looking west/northwest from S. National Drive.

Crystal Davis, 6118 Persimmon Ct., is opposed to a 4-story building and does not feel the landscaping is adequate. Ms. Davis had concerns regarding wildlife in the area, specifically including the pileated woodpecker.

The Chair closed the public hearing.

Mr. Lachky stated that the reduction to one access point does not significantly change the Traffic Impact Study (TIS). Dave Mennenga, GBA, provided on-call engineering review of the TIS. Mr. Kobayashi stated that it was 115 feet from the edge of the property to the easternmost point of the parking lot.

Mr. Kobayashi stated that the developer controlled all of the necessary resources to make the project happen re: trail land and HOA maintenance.

Chair Katerndahl stated that he was concerned about the height of the building and agreed with Ms. Norris re: wanting a rendering from S. National Drive. Will the multi-story condo loom over these properties.

Questions arose about the building being 4-story. Mr. Evans noted that the rendering shows the foundation and then 4-stories on top of that.

Commissioner Wright inquired about the area of land to be rezoned. Director Lachky provided exhibits demonstrating the existing and proposed zoning districts. The current county zoning is for single family to the east, adjacent to current homes, and multi-family up to 3 stories on the west. The developer is asking for for multi-family zoning on north up to 4 stories and additional height, which would be adjacent to the current single family homes. The Master Plan calls for low density residential. Chairman Katerndahl indicated that the multi-family zoning adjacent to the existing single family was a great concern.

Commissioner Berberich does not feel that this project justifies deviating from the Master Plan. A change is what the developer wants, but a need has not been demonstrated. Granting this change is also setting a bad precedent that will affect future development. Chair Katerndahl feels that a compelling reason has not been provided and what the existing residents reasonably expected.

Commissioner Delich believes the building is too tall for its planned location. Have to take into account the expectations of the existing residents.

Commissioner Wright echoed Commissioner Delich's comments.

ACTION: Dean Katerndahl moved to deny the application, for the expressed reason that the project is incompatible with the Master Plan and this abuts single family homes and that the development is incompatible in its current configuration, Barbara Wassmer seconded. Commissioner Delich asked that we include that the developer is encouraged to resubmit with necessary changes which was included in the motion. Motion Passed: 6-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, Allyson Berberich

NOES: None

ABSTAIN: None

- B. Application for Preliminary Development Plan for Platte 38, a planned residential development consisting of apartment/condominium buildings and duplexes on 38.24 acres, more or less, generally located to the west of The National 7th subdivision between N. Crooked Rd. and S. National Dr. (Case No. PZ 2021-14); *Todd Kobayashi, Genesis Companies, Applicant.*

ACTION: Michael Wright moved to deny the application for the same reasons and encourage the developer to resubmit with appropriate changes, Michael Lee seconded.
Motion Passed: 6-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, Allyson Berberich

NOES: None

ABSTAIN: None

5. Public Hearing

6. Regular Business

- A. Application for Major Site Plan for VFW at The National, a community center development on 3.96 acres, more or less, generally located south of 45 Highway and approx. 700 feet west of S. National Dr. (Case No. PZ 2021-23); *Dale Brouk, J3-Pandi, LLC, Applicant.*

Director Lachky introduced the project. Director Lachky stated that the proposed building is to be a new VFW community center property is zoned commercial. Dale Brouk, applicant, provided an overview of the project. The proposal is for 2-story 9,900 square foot building including parking and a future performance space. Mr. Brouk stated that the roof would either be metal or composite, the stone will either be as presented or a wainscot along the northern elevation, and the siding will either be stucco or a hardieboard siding similar to the townhomes on Limestone Road. The planned future pavilion will look similar to the pavilion at the Deuce clubhouse.

Commissioner Wright inquired about the pedestrian connection. Mr. Brouk responded that the topography made a path to access the Southern Platte Trail nearly impossible. Director

Lachky indicated that when there were topographic obstacles the connection did not have to be made as suggested in code if acceptable to the Planning Commission.

Commissioner Wright had concerns about the building design and architecture. Commissioner Lee asked if additional landscaping would address some of these questions.

Commissioner Berberich asked if the developer had spoken to the dentist to the west. Mr. Brouk indicated they had spoken to them several years ago, but not about this project.

Commissioner Delich questioned allowing the developer to change features and materials without the approval of the Planning Commission. Don't want to create a precedent to allow changes without Planning Commission approval. He believes any changes should have to come back to the Planning Commission. The applicant committed to returning to the Commission if the materials change.

ACTION: Dean Katerndahl moved to approve the application, subject to additional landscaping approved by the Community Development and that any changes to building materials must be resubmitted to the Planning Commission for approval, John Delich seconded.

AYES: Dean Katerndahl, Michael Lee, Barbara Wassmer, John Delich, Allyson Berberich

NOES: Michael Wright

ABSTAIN: None

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, August 17 and September 7 at 7:00p.m.
- Board of Zoning Adjustments Meeting: Tuesday, August 24 at 5:30p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, September 14 at 5:30p.m.

8. Adjournment

ACTION: Allyson Berberich moved to adjourn, Michael Lee seconded. Motion Passed: 6-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, Allyson Berberich

NOES: None

ABSTAIN: None

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**

Tuesday, September 14, 2021 5:30 PM

City Hall Board Room

City Hall Board Room

1. Call to Order

Chair Katerndahl called the meeting to order at 05:39 PM.

2. Roll Call

Commissioners Present:

Dean Katerndahl

Michael Wright

Barbara Wassmer

John Delich

R. Douglas Krtok

Walt Lane

Allyson Berberich

Absent:

Kathy Leibrand

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director

Brad Stanton, Planner

Alysen Abel, Public Works Director

3. General Business

A. Approval of the September 14, 2021, regular meeting agenda.

ACTION: R. Douglas Krtok moved to approve the agenda, Allyson Berberich seconded. Motion Passed: 7-0.

AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtok, Walt Lane, Allyson Berberich

NOES: None

ABSTAIN: None

B. Approve the minutes for the August 10, 2021, regular meeting

Discussion was held regarding postponing approval of the minutes until such time as they've been revised for thoroughness.

ACTION: John Delich moved to postpone approval of the minutes, Allyson Berberich seconded. Motion Passed: 7-0.

AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich
NOES: None
ABSTAIN: None

4. Regular Business

- A. Application for Subdivision – Preliminary Plat for Sanctuary Hill at The National, a subdivision (11.49 acres, more or less) generally located to the north of The National – Twelfth Plat subdivision in Parkville, Mo. (Case No. PZ21-20); *Dale Brouk, FiveStar Lifestyles, Applicant*.

Brad Stanton, Planner, presented the preliminary plat and final plat for Sanctuary Hill at the National, a 13-lot single-family subdivision located to the north of The National 12th Plat. Commissioner Lane noted that Dale Brouk met with him and the neighbors and has worked to accommodate concerns, specifically regarding traffic calming. Dale Brouk, applicant, noted the addition of landscaping to the west of North National Drive as well as the traffic calming island and signage at the entrance to the subdivision. Commissioner Lane had questions regarding stormwater detention and setbacks. Mr. Brouk responded that the stormwater detention would be a natural area with a hydrodynamic separator. The setbacks for the subdivision would be 20 feet from the front, 25 feet from the rear on the non-golf side, and 30 feet from the rear on the golf side.

ACTION: Michael Wright moved to approve the preliminary plat, John Delich seconded. Motion : 7-0.

AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich

NOES: None

ABSTAIN: None

- B. Application for Subdivision – Final Plat for Sanctuary Hill at The National, a subdivision (11.49 acres, more or less) generally located to the north of The National – Twelfth Plat subdivision in Parkville, Mo. (Case No. PZ21-21); *Dale Brouk, FiveStar Lifestyles, Applicant*.

ACTION: Michael Wright moved to approve the final plat, John Delich seconded. Motion : 7-0.

AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich

NOES: None

ABSTAIN: None

5. Public Hearing

- A. Application for Zoning Map Amendment for Sanctuary At Riss Lake, a planned residential development consisting of four 4-story condominium buildings and a clubhouse on 16.18 acres (more or less), generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152. (Case No. PZ21-27); *Don and Jeff*

Julian, Julian Development, Applicant(s).

Stephen Lachky, Community Development Director, introduced the project. Don Julian, applicant, provided an overview of the proposal. Bill Prelogar, architect for the applicant, gave details on the proposed site plan and development. He stated that the property contains 2 ridges where they would concentrate the buildings while leaving the valleys in-between undisturbed. They would be disturbing 5 acres and leaving over 11 acres undisturbed. A mulch trail is proposed from the development south to the Nature Sanctuary. The Phase One building will be 28 units, 4-stories on top of a parking garage.

Also proposed on the western portion of Phase One are 3 parking garages with "walk-out basement" type garages/workshops/studios. The architecture is proposed to be similar to a lodge. Stone veneer and some stucco will be used on the facade. The -P zoning is being requested to allow for a taller building than allowed by the maximum building height. The average height of the building is 65 feet above grade to the ridge of the roof. A clubhouse building is proposed in the second phase. The clubhouse building is proposed to use the same materials as the main condo buildings.

Mr. Prelogar displayed elevations showing the relationship of the building to the surrounding tree canopy. Mr. Prelogar stated that there were concerns regarding rezoning from R-4 to R-5-P. He responded that R-5 zoning (8 units/acre) has lower density allowances than R-4 (29 units/acre). The proposal is currently 6+/- units/acre. Mr. Prelogar stated that they wished to have the density vertically instead of spread out to preserve trees and land. Another concern from residents was regarding the Nature Sanctuary and the waterfall. There is 385 feet in distance and 100 feet of elevation drop from the nearest building to the waterfall. There have been concerns about runoff into White Alloe Creek.

There have been concerns about traffic. The applicant has provided a traffic study to staff for review. Judd Claussen, civil engineer for the project, stated that the traffic study was performed using the apartment trip generation (higher) rather than a senior living use. Mr. Claussen stated that there would be minimal impacts to 9 Highway and Lakeview Dr. Mr. Claussen stated that the stormwater was being detained under the parking lot rather than using more land for stormwater detention.

Mr. Lachky stated that the Master Plan Future Land Use Map projects the property as medium-density residential and this project was more in line with a high density residential project. However, the site lends itself to a high density project due to topography, traffic, and surrounding land uses.

Commissioner Wright inquired about the tree coverage over the eastern portion of the site. Mr. Prelogar stated that they would be willing to consider shifting the buildings in phase 2 to the west to allow for more tree buffer.

Commissioner Wright asked about combining the two entry drives into one. Mr. Prelogar stated that that would require breaching the natural valley between the two ridges. He also stated that the sight triangles of the two entry points onto Lakeview Dr are appropriate.

It was asked about the Nature Sanctuary's position on the proposed development. Kristen

Bontrager, Director of the Parkville Nature Sanctuary, provided a statement regarding the nature trail and their concern about maintenance of the trail leading from the development to the nature sanctuary.

Commissioner Delich asked Public Works Director Alysén Abel if the city would be monitoring stormwater management during construction. Ms Abel suggested that the Planning Commission could make 3rd party monitoring of stormwater management during construction a condition of approval as it has done for other projects.

Public Hearing.

Chris Cline, 8012 Agron Dr

Mr. Cline presented an overview of the Master Plan recommendations as they relate to the proposal. Mr. Cline had the following concerns:

- The stormwater plan submittal from the developer shows only three buildings in the development when in fact they are proposing four buildings.
- MDNR has recommended a 100 foot offset of any development from the stream that runs from Riss Lake to the waterfall in the Nature Sanctuary. While the three building plan honors this set back the four building, actual plan, overlaps the buffer by a considerable extent.
- There will be little or no tree canopy left on the east edge of the project to screen the buildings in phase 2.
- Given the slopes of the project it appears the buildings, footings and retaining walls will stand about 100 feet high, well above the 60 foot tree canopy. The retaining walls will be in the neighborhood of 30 - 40 feet high.
- If the project was denied it would not be possible for a developer to build a denser project without review by the Planning Commission if using the existing R4 zoning. Only single family and duplex development is allowed by right. Mr. Cline estimated that the highest number of units a developer could get in there would be 64 by right.
- The variance in height being requested for these buildings in percentage terms is the greatest for any project proposed or developed in Parkville, not a positive trend. It is even greater when you include the very high retaining walls.
- The developer should post a bond and build a retention pond for potential damage to the Nature Sanctuary during construction from runoff or other construction related activities.
- Mr. Cline concluded by suggesting a three building, three story project would be more appropriate for the site and would stay within the parameters of the current R4 zoning.

Blake Pryor, 6116 Persimmon Ct

Mr. Pryor had concerns regarding the height of the building. Mr. Pryor believes this project does not meet the Future Land Use projection for the site.

Daniell Gile, 5600 Coffey Rd

Ms. Gile stated that she supported the project because it strives to preserve trees and land.

Melanie Roben, 8423 N Vista Cir

Ms. Robin stated there were 628 signatures that were collected on a petition in opposition of the project in 2 weeks.

David Reed, 8100 Park Ridge Dr

Mr. Reed had concerns regarding the height of the buildings. Mr. Reed had concerns regarding the amount of traffic and the two entrances on Lakeview near 9 Highway.

HB Turner, 6099 Southlake Dr

Mr. Turner supports the project because he believes Mr. Julian has a vision for the area and supports the needs of the residents. He believes this building is an aesthetic view that would blend into the area.

Gordon Cook, 7908 Deer Run

Mr. Cook supports the project and Mr. Julian and his vision and contributions for the community.

There was a discussion between Planning Commission members and Chris Cline about the feasibility of having the buildings lengthened and conformed more to the terrain, hopefully reducing their visual impact and the height and impact of retaining walls. Mr. Cline thought it might be feasible but would take considerable engineering and deferred to the developer as to impact and difficulty.

Public Hearing Closed at 8:29p.m.

Mr. Julian responded that they would be willing to donate a portion of this property to the Nature Sanctuary. Mr. Julian stated he would be willing to re-evaluate the plan and the proposal. He stated that he believed the buildings being 4-stories were important. Mr. Julian stated that he believed the petition signers may not have the same intention as the developer.

Pre-action Discussion

Commissioner Berberich asked about approval of the phase 2 preliminary development plan portion of the project. Chair Katerndahl explained that if phase 2 of the preliminary development plan is approved then, although we can review the final development plan we must conform with what was approved in the preliminary development plan. If we approved 4 story buildings in the preliminary development plan we cannot come back and require 3 story buildings. Director Lachky confirmed this.

Commissioner Berberich had concerns about the buildings being 4-stories due to the Master Plan's recommendations and the rezoning, which was echoed by Chair Katerndahl, due to the visual impact. Commissioner Delich had concerns about the retaining wall heights and the 5-story nature of the buildings when underground parking is included.

Commissioner Wright had concerns about the 4-story buildings but stated they could be relieved by working more with the terrain and having less retaining wall.

Commissioner Delich had concerns regarding the density.

Mr. Julian stated that the 4-story buildings were important because the 4th story has nice views of the lake and Park University. Mr. Julian proposed removing one building.

Chair Katerndahl and Commissioner Delich responded that the height and visual impact of the buildings were also an issue.

Questions were raised about the projected traffic counts and the need for a right-turn in lane. Alysén Abel indicated that would be addressed in the traffic study.

Chair Katerndahl indicated that the a new stormwater plan would have to be submitted which addressed the issues raised in Chris Cline's presentation.

Mr. Prelogar stated that he would like a 3 building, 4-story plan.

Chair Katerndahl indicated that the Planning Commission would provide to the developer a list of concerns that would need to be addressed in their next submission.

Following is a summary of the principal concerns expressed by the Planning Commission that should be addressed in the follow up submission:

- Visual impact off-site, particularly to the east and at the entrances
- Maintenance of the tree canopy on the east side of the project as a visual screen
- The 4 story nature of the buildings and the high retaining walls because of the visual impact and because it does not conform to the recently adopted Master Plan
- The density of the project, something more in line with the current zoning seems more appropriate
- Submittal of a new stormwater plan that conforms to what is being proposed and honors the MDNR recommended 100 foot buffer from the existing outfall

Clarification on traffic impacts, especially at peak periods

ACTION: Michael Wright moved to postpone the item to the November 9, 2021 P&Z Meeting, R. Douglas Krtek seconded. Motion : 7-0.

AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich

NOES: None

ABSTAIN: None

- B. Application for Preliminary Development Plan for Sanctuary At Riss Lake, a planned residential development consisting of four 4-story condominium buildings and a clubhouse on 16.18 acres (more or less), generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152. (Case No. PZ21-28); *Don and Jeff Julian, Julian Development, Applicant(s)*.

ACTION: Michael Wright moved to postpone to the November 9, 2021 meeting, John Delich seconded. Motion : 7-0.

AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R.

Douglas Krtek, Walt Lane, Allyson Berberich

NOES: None

ABSTAIN: None

- C. Application for Preliminary Development Plan for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit townhomes (145 units total), seven (7) 1-3-story cluster townhomes (80 units total) and a clubhouse building (5,000+/- sq. ft.) on 27.14 acres, more or less, generally located south of Highway 45 and 250' east of South National Drive. (Case No. PZ21-30); *Jeffrey Nigh, Hoefer Welker LLC, Applicant*.

Adam Tholen, Applicant, presented an overview of the application. He noted that they have been attempting to acquire the VFW property and have just recently been successful. The western portion has A, A1, and B units arranged in the a townhome style and a clubhouse. The National is asking for a natural limestone wall on the National side of the project. The driveways are long enough that every unit will have offstreet parking. The West side of the project has a total of 72 units starting at 978 sf and going up to 2066 sf. These units will be for rent (\$2500-\$3500). The buildings will be 30 feet tall from grade to the top of the roof. The retaining wall gets up to about 14 feet tall. The A units are on slab, the B units have basement. They are proposing a 2-story clubhouse building with a pool. The eastern portion of the site has pods of units around a shared motor court rather than every unit having a driveway. The eastern portion of the site is proposed 135 total units with 29 feet from grade to the top of the roof.

Commissioner Delich had concerns about the density of the site; he stated that more space between the units would be appreciated. He stated that enhanced landscaping would help alleviate the density.

Chair Katerndahl would like to see a rendering of two buildings to evaluate their relationship to each other.

Mr. Pholen stated that the road to the south towards Limestone Road would be gated for fire access only. A dog park and a playground are proposed for the eastern portion. The eastern portion of the site would have access to the western clubhouse. The applicant proposes to increase the size of the existing retention pond on the National property. They are proposing detention on the western portion.

Commissioner Wright suggested removing the road fronting 45 Highway and having one road rather than a loop. He felt a road adjacent to a road is bad planning. The developer indicated that because of the topo if they did that the row of houses to the north would require residents to climb two stories to get to the main levels.

Commissioner Krtek suggested highlighting the fact that the southern entrance was emergency only.

Public Hearing Closed at 9:40pm

It was indicated that this project will require some rezoning and annexation, as well as the preliminary development plan, although no particular order is required.

ACTION: John Delich moved to postpone the item to the October 12, 2021 P&Z meeting, Allyson Berberich seconded. Motion : 7-0.
AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich
NOES: None
ABSTAIN: None

6. Unfinished Business

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, September 21 and October 5, 2021 at 7:00p.m.
- Board of Zoning Adjustments Meeting: Tuesday, September 28, 2021 at 5:30p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, October 12, 2021 at 5:30p.m.

8. Adjournment

Chairman Katerndahl called further discussion. Seeing none, he called for a motion to adjourn.

ACTION: R. Douglas Krtek moved to adjourn, Allyson Berberich seconded. Motion : 7-0.
AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich
NOES: None
ABSTAIN: None

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

Date



Memorandum

To: Planning and Zoning Commission
Cc: Brad Stanton, Planner
From: Stephen Lachky, Community Development Director
Date: Friday, November 5, 2021
RE: Alternate Concept Plan for Sanctuary At Riss Lake

On September 14, 2021, the Planning and Zoning Commission considered an Application for Zoning Map Amendment and an Application for Preliminary Development Plan for Sanctuary At Riss Lake, a planned residential development consisting of four 4-story condominium buildings and a clubhouse on 16.18 acres (more or less), generally located at the southeast corner of the intersection of MO-Hwy 9 and Lakeview Dr. in Parkville, MO 64152 (see Exhibits 2 and 3 for copies of the preliminary development plan).

At the meeting a public hearing was opened, and following discussion the Planning and Zoning Commission voted unanimously (7-0) to postpone both applications to the November 9, 2021 regular meeting; and in the meantime provide City staff comments, which would in-turn be provided to the developer to use on their revisions to the preliminary development plan (see Exhibit 4).

Following the September 14, 2021 regular meeting of the Planning and Zoning Commission, the applicant and his development team have been considering alternative preliminary development plans for Sanctuary At Riss Lake. Based on public comments provided during the public hearing, as well as comments provided from the planning and zoning commission, there are many challenges associated with revising the original concept plan (i.e., the 4-story, 3 condominium building concept). As a result, the applicant is exploring an alternate concept more suitable for the existing "R-4" Mixed-Density Residential zoning district — a townhome building concept (see Exhibit 5).

While the Planning and Zoning Commission provided the applicant 60 days to make revisions to their original plan, the new concept is a complete deviation from the condominium building concept; therefore, will require additional time for the development team to prepare preliminary development plans and revise their preliminary stormwater management study for the Commission. As a result, the applicant is requesting that consideration of their applications be postponed to the next regular meeting on December 14, 2021.

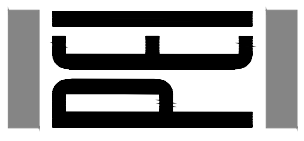
Initial Staff Notes

- Per a public comment suggestion provided during the public hearing, the applicant is proposing a residential development suitable per the existing "R-4" zoning requirements.
- Per the Planning and Zoning Commission's suggestion, the applicant has eliminated one of the points of access off of Lakeview Dr. to create a single point of access into the development.
- Per the Planning and Zoning Commission's suggestion, the applicant is reducing the density of their development (112 units total) from 6.92 units/acre to (40 units total) 2.40 units/acre.

EXHIBITS:

1. Memorandum – Alternate Concept Plan for Sanctuary At Riss Lake (prepared by Stephen Lachky; dated November 5, 2021)
2. Preliminary Development Plans for Sanctuary At Riss Lake (prepared by Phelps Engineering, Inc.; dated September 3, 2021)
 - a. Sheet C1 (Overall Site Plan)
 - b. Sheet C2 (Site Plan – Phase I)
 - c. Sheet C3 (Grading Plan)
 - d. Sheet C4 (Overall Utility Plan)
 - e. Sheet C5 (Truck Movement)
 - f. Sheet C6 (Pedestrian Plan)
 - g. Sheet C7 (Tree Preservation Plan)
3. Residences At Riss Lake (prepared by NSPJ Architects; dated September 3, 2021)
 - a. Sheet L1.00 (Tree Plan)
 - b. Sheet L1.01 (Overall Site Section)
 - c. Sheet 1 (North and West Elevations)
 - d. Sheet 2 (South and East Elevations)
 - e. Sheet 3 (Garage Floor Plan)
 - f. Sheet 4 (Typical Building Floor Plan)
 - g. Sheet 5 (Clubhouse Lower Level and Main Floor Plan)
 - h. The Sanctuary At Riss Lake (Clubhouse Colored Elevations)
 - i. The Sanctuary At Riss Lake (Colored West Elevation)
 - j. The Sanctuary At Riss Lake (Colored West Elevation W/ Site Context)
 - k. The Sanctuary At Riss Lake (Colored North and South Elevations)
 - l. The Sanctuary At Riss Lake (Colored East Elevation)
 - m. Sheet E001 (Site Photometric Plan)
 - n. Sheet E101 (Typical Building Floor Plan)
4. Review Comments from the Planning and Zoning Commission
 - a. Barbara Wassmer comments
 - b. Dean Katerndahl comments
 - c. John Delich comments
 - d. Michael Wright comments
 - e. Walt Lane comments
5. Alternate Concept Plan for Sanctuary At Riss Lake (prepared by Phelps Engineering, Inc.; dated November 3, 2021)
 - a. Sheet 1 (Concept – Site Plan)
 - b. Sheet 2 (Concept – Grading Plan)

PLANNING ENGINEERING IMPLEMENTATION



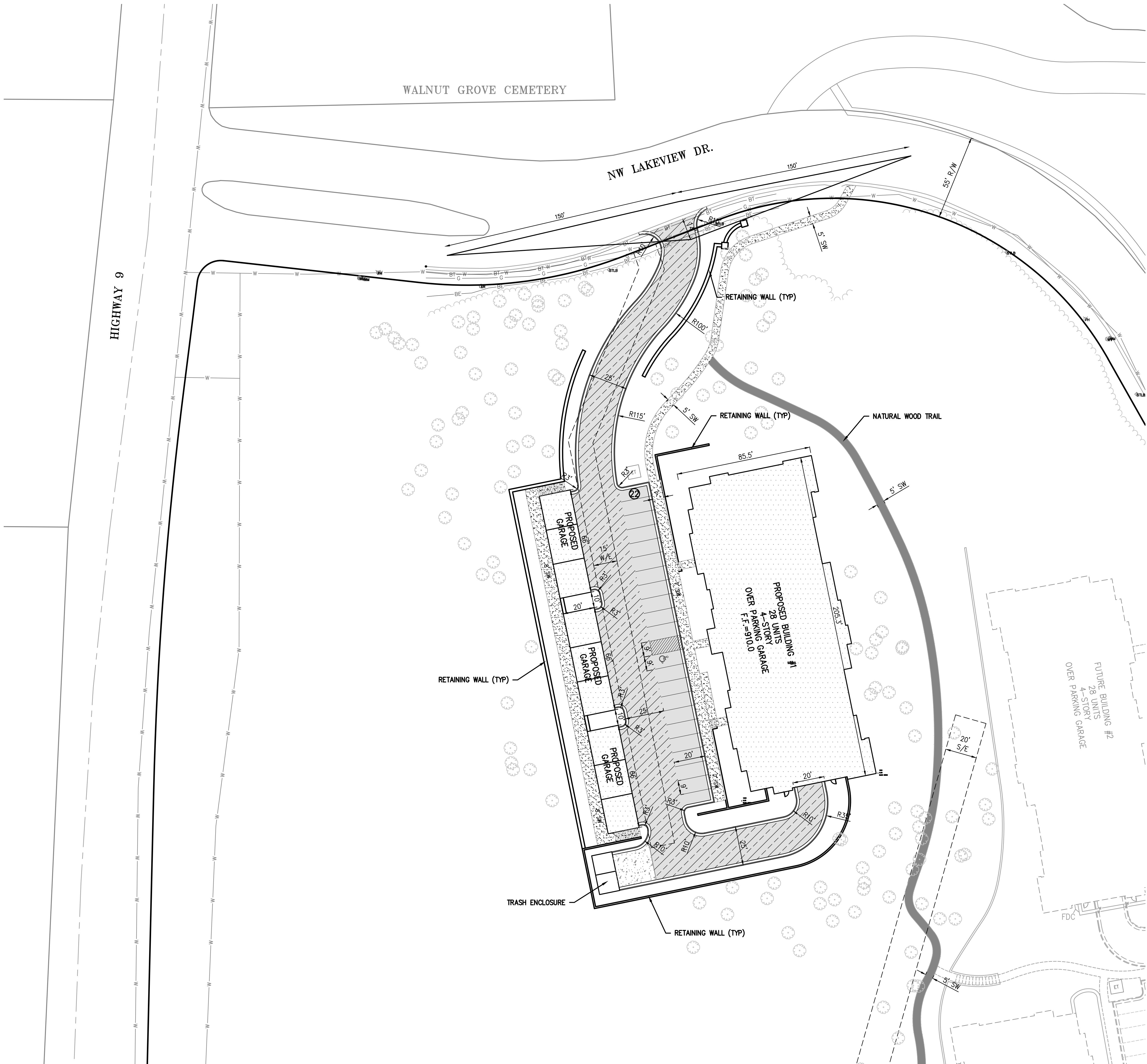
SITE PLAN

SANCTUARY AT RISS LAKE

PARKVILLE, MISSOURI

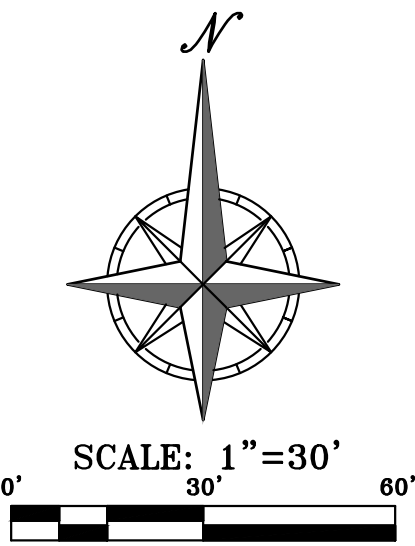
Parking Provided - Buildings #2, #3 & #4	
Standard Parking Provided (Surface)	93 Spaces
Standard Parking Provided (Garage)	108 Spaces
Handicap Accessible Parking Spaces Provided (Surface)	2 Spaces
Total Parking Provided	203 Spaces
Total Parking Per Unit	2.41
Parking Required:	
1.5 Spaces For Every Unit	126 Spaces

\\PHELPS-SERVEN\Projects\200080\DWG\Prod Draw Plans\3_building_layout\SITE.dwg Layout 2 Sep 02, 2021 - 2:31pm JEANETTE DPAT



Know what's below.
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UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



FLOOD NOTE:
A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PARKVILLE, COMMUNITY NO. 290294, PLATTE COUNTY, KANSAS, MAP NO. 29165C0383D, AND DATED APRIL 2, 2015.

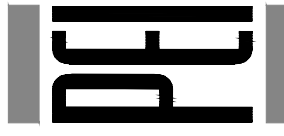
BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (SMARTNET GPS NETWORK)

LEGEND	
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED BUILDING
	CONCRETE SIDEWALK



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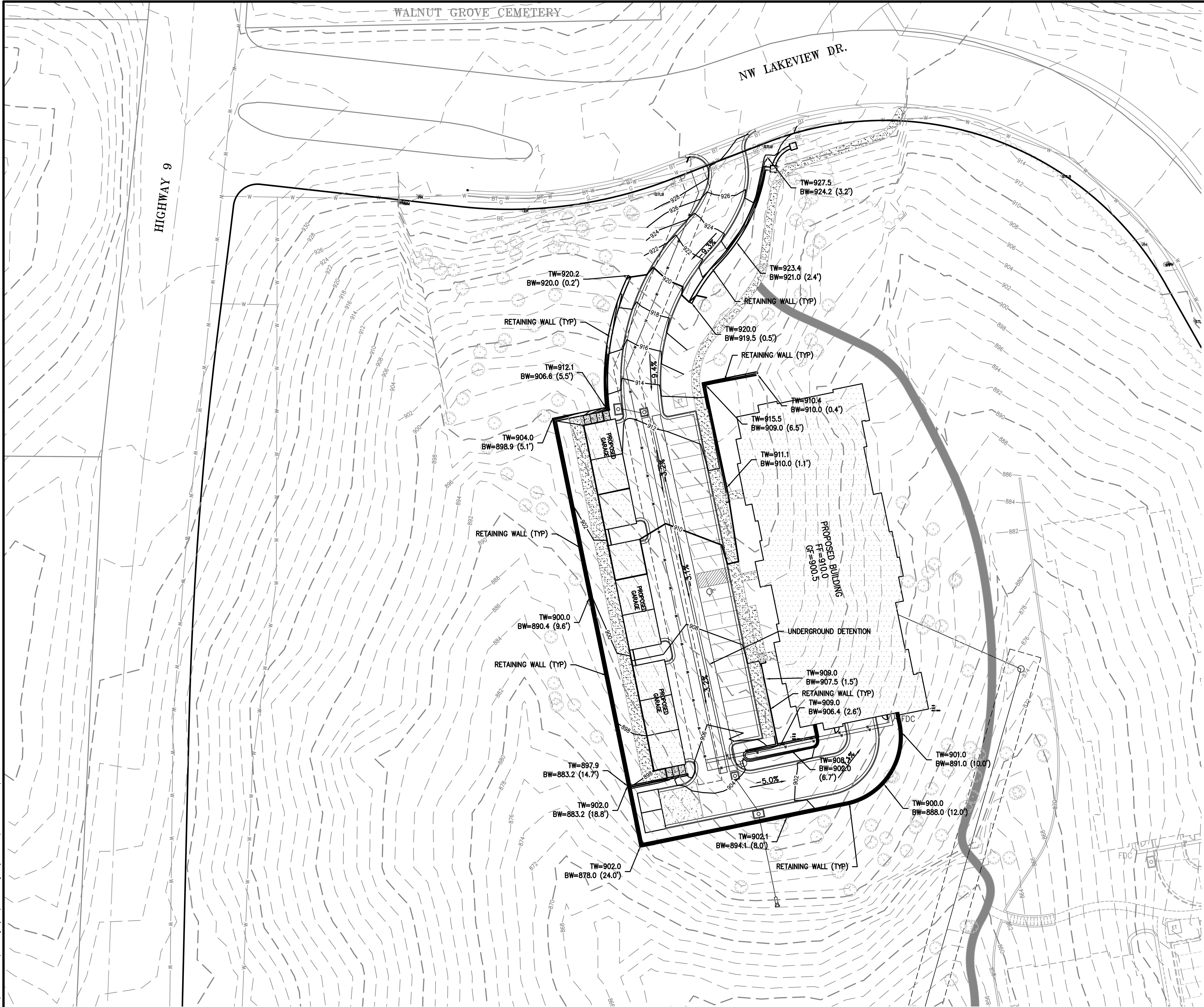
SITE PLAN - PHASE I
SANCTUARY AT RISS LAKE
PARKVILLE, MISSOURI

PROJECT NO.	DATE	BY	DATE	REVISIONS
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CHECKED: DEU / APPROVED: JDC				
KANSAS STATE OF AUTHORIZATION				
LAND SURVEYING - LS-62				
CERTIFICATE OF AUTHORIZATION				
MISSOURI ENGINEERING BOARD				
ENGINEERING NO. 0000028				

SHEET

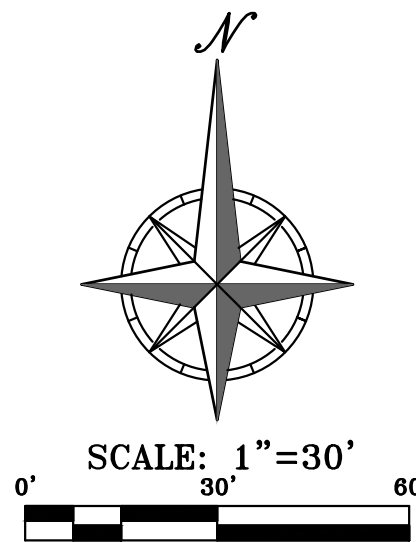
C2

\\PHELPS-SERVER\Projects\Projects\200080\DWG\Prod Draw Plans\3 building layout\GRADING.dwg Layout:1 Sep 02, 2021 - 2:32pm JEANETTE OPAT



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UTILITY NOTES:
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A PORTION OF THIS PROPERTY LIES WITHIN ZONE X(SHADED), DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

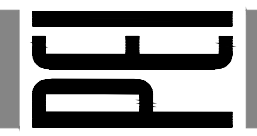
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PARKVILLE, COMMUNITY NO. 290294, PLATTE COUNTY, KANSAS, MAP NO. 29165C03830, AND DATED APRIL 2, 2015.

BENCHMARK: VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING (SMARTNET GPS NETWORK)



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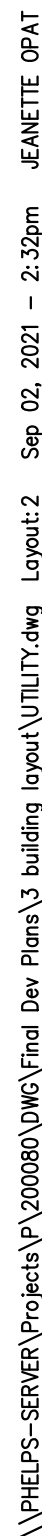


GRADING PLAN SANCTUARY AT RISS LAKE PARKVILLE, MISSOURI

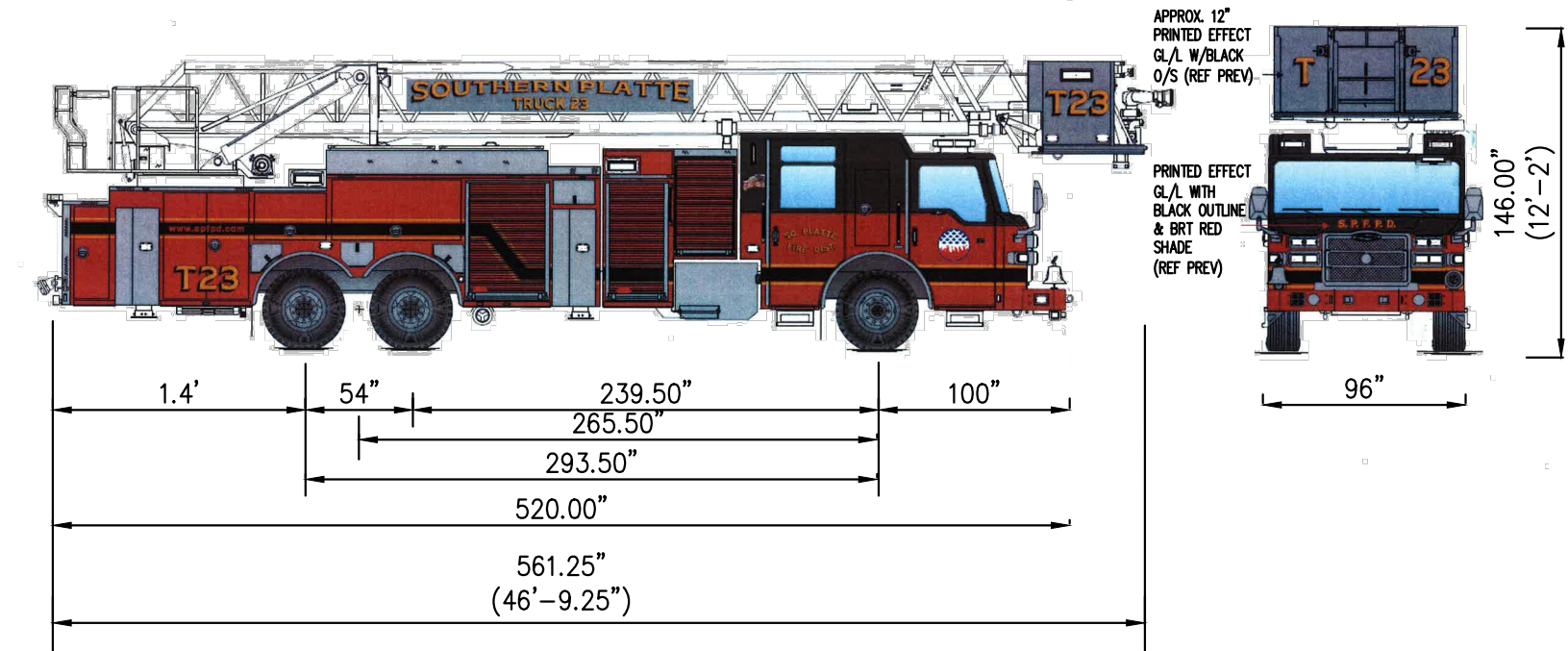
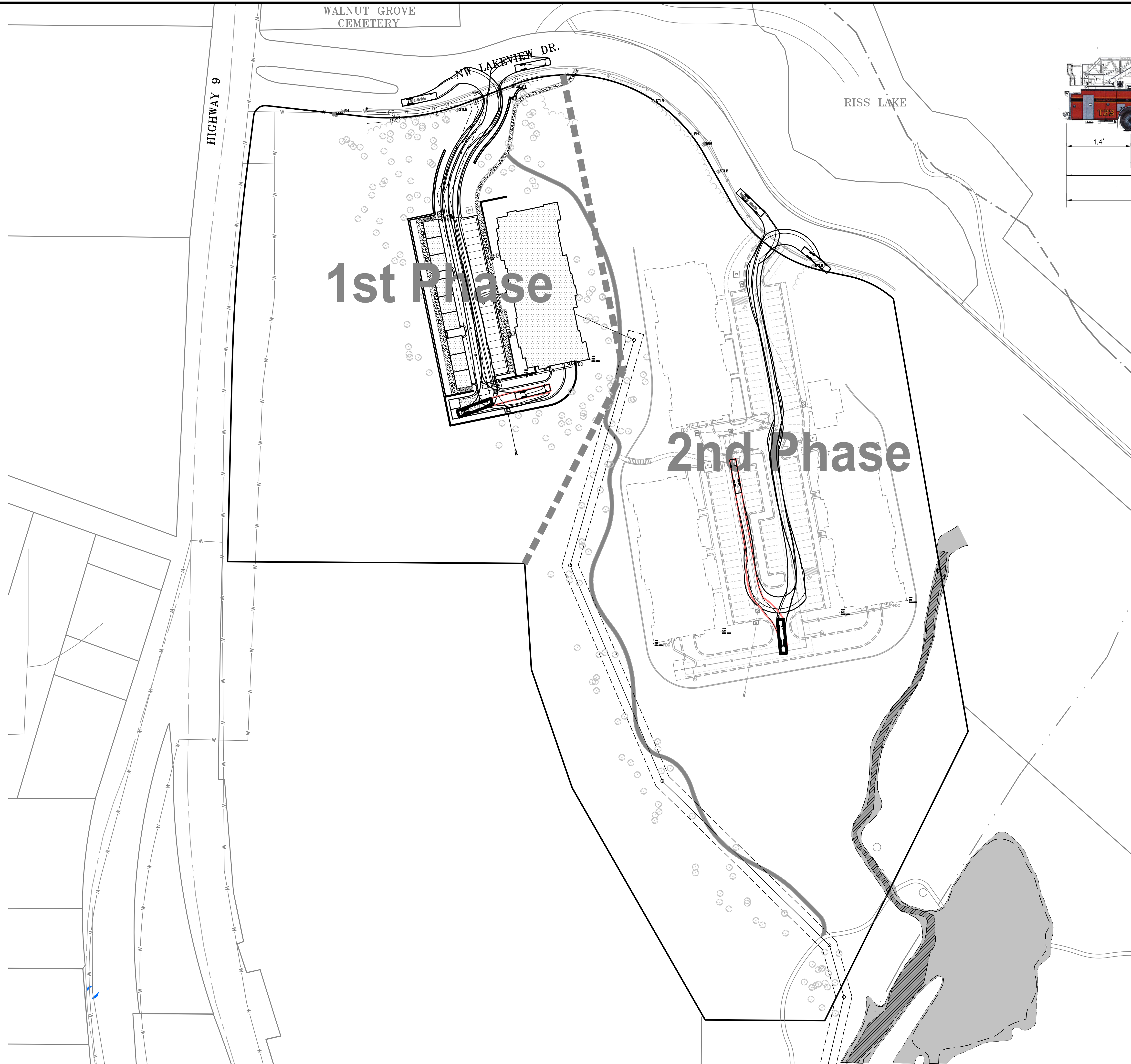
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200080	8-6-21	JMO		
CHECKED: DEU	APPROVED: JDC			
CANVAS DATE OF AUTHORIZATION				
LAND SURVEYING - LS-82				
CERTIFICATE OF AUTHORIZATION				
MISSOURI ENGINEERING BOARD				
ENGINEERING NO. 000000000				

SHEET

C3

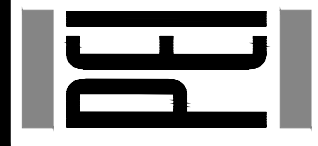


Page 23 of 117



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PLANNING ENGINEERING IMPLEMENTATION

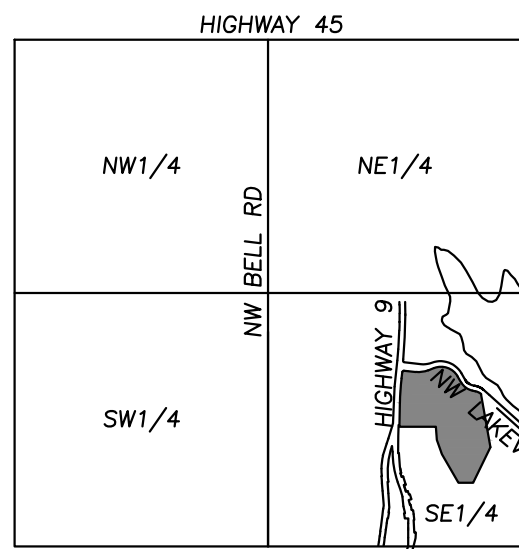


TRUCK MOVEMENT SANCTUARY AT RISS LAKE PARKVILLE, MISSOURI

Revisions:	Date	No.	By	App.
PROJECT NO. 200080				
DRAWN: JMO				
CHECKED: DEJ				
APPROVED: JDC				
CERTIFICATE OF AUTHORIZATION				
ISSUED DATE OF AUTHORIZATION				
LAST REVISION - LS-82				
ENGINEERING - E-381				
ISSUED DATE OF AUTHORIZATION				
LAST REVISION - LS-82				
ENGINEERING - E-381				
ISSUED DATE OF AUTHORIZATION				
LAST REVISION - LS-82				
ENGINEERING - E-381				

SHEET
C5

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SCALE:
1"=2000'
VICINITY MAP
SEC. 26-51-34



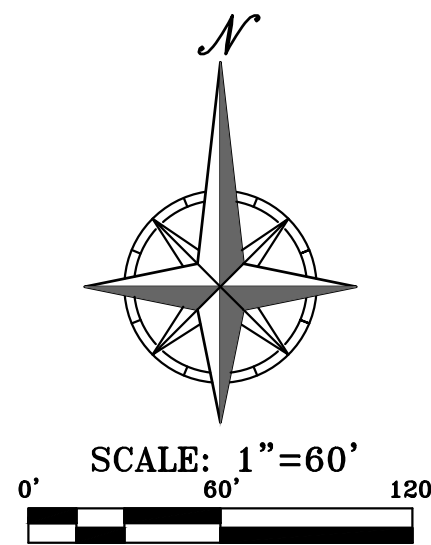
UTILITY NOTES:
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THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

1st Phase

2nd Phase

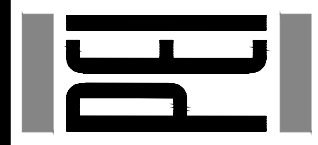
LEGEND

- CONCRETE SIDEWALK
- ASPHALT PATH
- PROPERTY LINE
- 2' CURB & GUTTER



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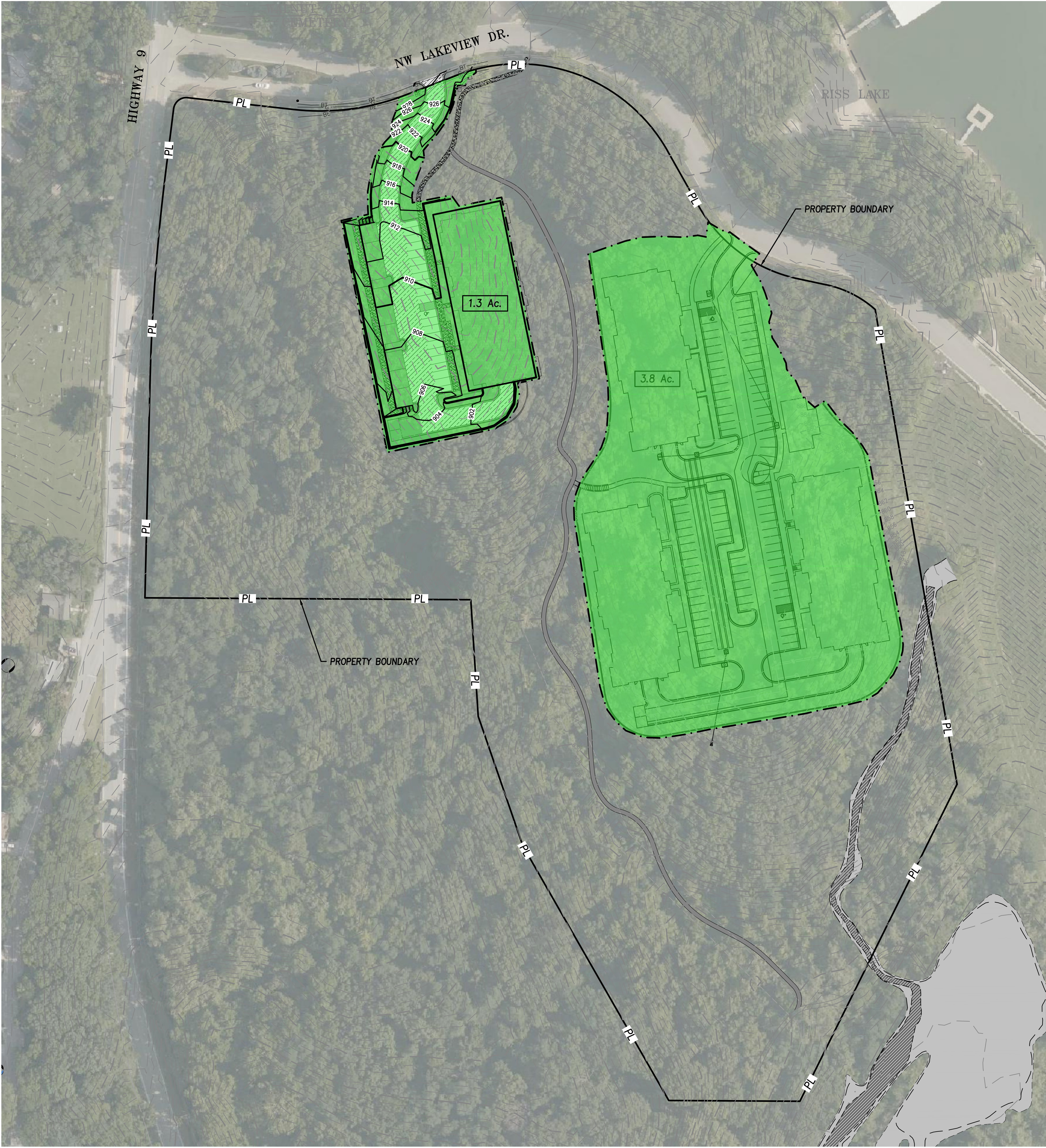
PEDESTRIAN PLAN
SANCTUARY AT RISS LAKE
PARKVILLE, MISSOURI

PROJECT NO.	200860	No.	Date	Revisions:	By	App.
DATE: 8-6-21	DRAWN: JMO					
CHECKED: DEU	APPROVED: JDC					
CARRIES DATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
CERTIFICATE OF AUTHORIZATION						
MISSOURI ENGINEERING BOARD						
ENGINEERING NO. 091010698						

SHEET

C6

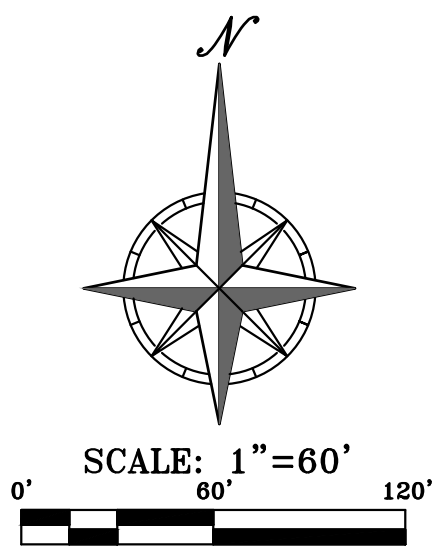
\\PHELPS-SERVER\Projects\Projects\200080\DWG\Prod Des Plans\3 building layout\TREE Preservation.dwg Layout:1 Sep 02, 2021 6:30pm JEANETTE CPAI



OVERALL TREE PRESERVATION SUMMARY	
TOTAL AREA OF TREE CANOPY	16.2 AC.
AREA OF TREES PRESERVED	11.1 AC.
% OF TREES PRESERVED	69%
ACTUAL	
TOTAL	11.1 Ac (69%)

NOTES:
1. TREE PROTECTION FENCING PER UDO SECTION 18.30.240.E
MUST BE INSTALLED AROUND ALL AREAS OF TREE PRESERVATION ON SITE.

LEGEND:
—1044— EXISTING CONTOUR
—1044— PROPOSED CONTOUR
AREA OF DISTURBANCE (5.0 Ac.)



TREE PRESERVATION PLAN
SANCTUARY AT RISS LAKE
PARKVILLE, MISSOURI

PROJECT NO.	DATE	BY	DATE	REVISIONS
200080	8-6-21	JMO		
CHECKED: DEU	APPROVED: JDC			
CANVAS DATE OF AUTHORIZATION				
LAND SURVEYING - LS-62				
CERTIFICATE OF AUTHORIZATION				
MEASURED: 2000000000				
ENGINEERING: 2000000000				

SHEET
C7

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PEI

Existing Trees to Remain				
	Common Name	Botanical Name	Size	Notes
●	Shade Trees			
	ABM	Autumn Blaze Maple	Acer x fernoni 'Autumn Blaze'	2" Cal. B&B
	AFM	Autumn Fantasy Maple	Acer x fernoni 'Autumn Fantasy'	2" Cal. B&B
	APA	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	2" Cal. B&B
	BCY	Common Baldcypress	Taxodium distichum	2" Cal. B&B
	CPP	Crimson Pointe Plum	Prunus cerasifera 'Cripiozam'	2" Cal. B&B
	CHB	Columnar Hornbeam	Carpinus betulus 'Frans Fontaine'	2" Cal. B&B
	COK	Columnar Crimson Spire Oak	Quercus alba x Q. robur 'Crimschmidt'	2" Cal. B&B
	COM	Columnar Sugar Maple	Acer saccharum 'Endowment'	2" Cal. B&B
	COM	Crimson Queen Red Maple	Acer platanoides 'Crimson Queen'	2" Cal. B&B
	FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2" Cal. B&B
	FFM	Fall Fiesta Sugar Maple	Acer truncatum x A. platanoides 'Fall Fiesta'	2" Cal. B&B
	GNK	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	2" Cal. B&B
	HOK	Heritage Oak	Quercus macdanieli 'Clemons'	2" Cal. B&B
	LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2" Cal. B&B
	LPT	London Plane Tree	P. x acerifolia 'Bloodgood'	2" Cal. B&B
	LSM	Legacy Sugar Maple	Acer saccharum 'Legacy'	2" Cal. B&B
	NSM	Norwegian Sunset Maple	Acer truncatum x A. platanoides 'Keithsform'	2" Cal. B&B
	PSM	Pacific Sunset Maple	Acer truncatum x A. platanoides 'Warrenred'	2" Cal. B&B
	ROK	Red Oak	Quercus rubra	2" Cal. B&B
	SGM	Sienna Glen Maple	Acer x fernoni 'Sienna'	2" Cal. B&B
	SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2" Cal. B&B
	SOK	Shumard Oak	Quercus shumardii	2" Cal. B&B
	SWO	Swamp White Oak	Quercus bicolor	2" Cal. B&B
	ZEL	Zelkova	Zelkova serrata 'Green Vase'	2" Cal. B&B
●	Evergreen Trees			
	BSP	Bakeri Blue Spruce	Picea pungens 'Bakeri'	6" Ht. B&B
		Blue Spruce	Picea pungens 'Baby Blue'	6" Ht. B&B
	CBS	Columnar Blue Spruce	Picea pungens 'Blue Totem'	6" Ht. B&B
	CNS	Columnar Norway Spruce	Picea abies 'Cupressina'	6" Ht. B&B
	ERC	Red Cedar	Juniperus virginiana	6" Ht. B&B
	EWPP	Eastern White Pine	Pinus strobus	6" Ht. B&B
	GGA	Green Giant Arborvitae	Thuja plicata	6" Ht. B&B
	KTJ	Keteleeri Juniper	Juniperus chinensis 'Keteleeri'	6" Ht. B&B
	NWS	Norway Spruce	Picea abies	6" Ht. B&B
	PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5" Ht. B&B
	SBS	Serbian Spruce	Picea omorika	6" Ht. B&B
	TYJ	Taylor Juniper	Juniperus chinensis 'Taylor'	6" Ht. B&B
	RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	6" Ht. B&B
	WSS	Wellspruce Spruce	Picea mariana 'Wellspruce'	6" Ht. B&B
●	Ornamental Trees			
	CBC	Coralburst Crabapple	Malus 'Coralburst'	1" cal. B&B
	CPP	Crimson Pointe Plum	Prunus x cerasifera 'Cripiozam'	1" cal. B&B
	ERB	Eastern Redbud	Cercis canadensis	1" cal. B&B
	FLD	Flowering Dogwood	Cornus florida	1" cal. B&B
	HGC	Harvest Gold Crabapple	Malus 'Harvest Gold'	1" cal. B&B
	MAG	Evergreen Magnolia	Magnolia grandiflora 'DD Blanchard'	1" cal. B&B
	PRF	Prairiefire Crabapple	Malus x 'Prairiefire'	1" cal. B&B
	RRC	Royal Red Crabapple	Malus 'Royal Red'	1" cal. B&B
	RVB	River Birch	Betula nigra	1" cal. B&B
	SBM	Sweetbay Magnolia	Magnolia virginiana v. australis	1" cal. B&B
	SSC	Spring Snow Crabapple	Malus 'Spring Snow'	1" cal. B&B
	SVB	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	1" cal. B&B
	WBD	Whitebud	Cercis canadensis 'White Bud'	1" cal. B&B

THE ABOVE PLANT LIST IS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.

FOUNDATIONS PLANTS W/ SHRUBS, GRASSES, PERENNIALS, ETC.

LANDSCAPE REQUIREMENTS (SEC. 407.020):

FOUNDATION PLANTINGS:

- CONTINUOUS SHRUB MASSING ALONG 75% OF ALL NON-PAVED BUILDING FRONTAGES OR ANY NON-PAVED BUILDING FACADE FACING A PUBLICLY ACCESSIBLE AREA - ACKNOWLEDGED.
 - 1 LARGE TREE PER 50 LINEAR FEET, 1 SMALL OR EVERGREEN TREE PER 50 LINEAR FEET AND 1 SHRUB PER 10 LINEAR FEET
- | | | |
|---|---|---|
| | REQUIRED: | PROVIDED: |
| APARTMENT BUILDING = 210 L.F. x 8 FACADES | 34 SHADE TREES
34 EVERGREENS
168 SHRUBS | 34 SHADE TREES (EXISTING TO REMAIN)
34 EVERGREENS
168 SHRUBS MIN. |

EXISTING TREES TO REMAIN TO SATISFY SHADE TREE REQUIREMENTS FOR FOUNDATION PLANTINGS.

PARKING LOT PLANTING: 1 SHADE TREE PER 25 STALLS

	REQUIRED:	PROVIDED:
PARKING STALLS = 119 STALLS	5 SHADE TREES	5 SHADE TREES

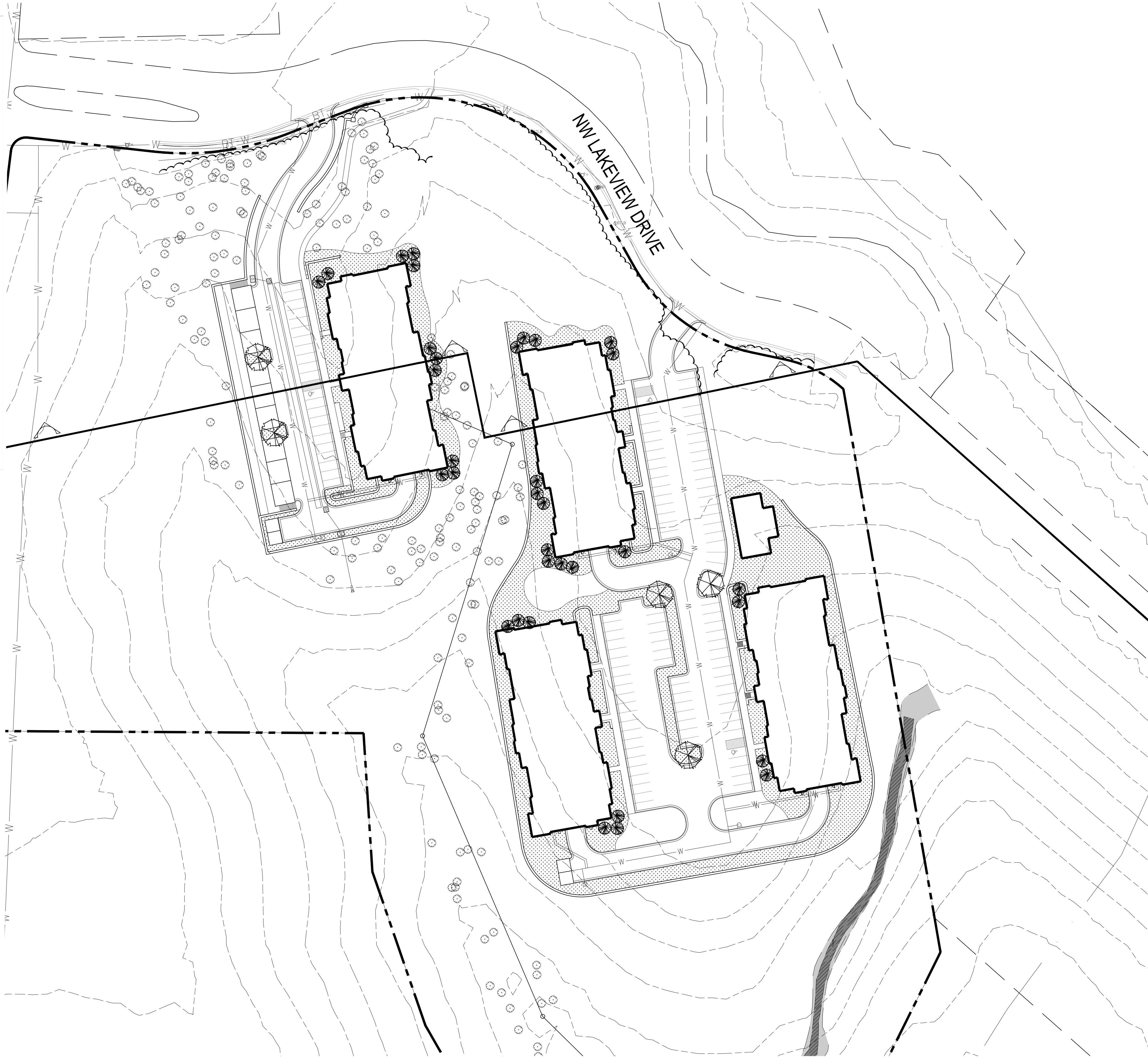
SHRUBS NOT REQUIRED. NO PARKING WITHIN 25FT OF A STREET.

ALL INTERNAL LANDSCAPE ISLANDS WILL HAVE PERMEABLE SURFACES.

BUFFER LANDSCAPING: N/A

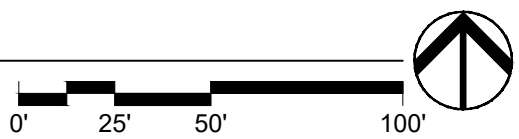
OPEN SPACE: N/A

OTHER: ACKNOWLEDGED.



TREE PLAN

1" = 50'-0"



RESIDENCES AT:

RISS LAKE
LAKEVIEW DRIVE and HIGHWAY 9
PARKVILLE, MISSOURI



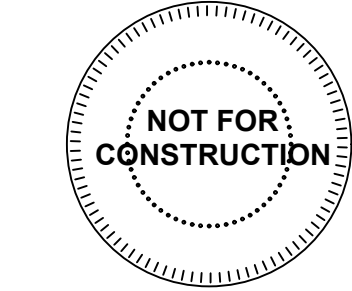
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- 08.06.2021 - PDP SUBMITTAL
- 09.03.2021 - PDP RESUBMITTAL

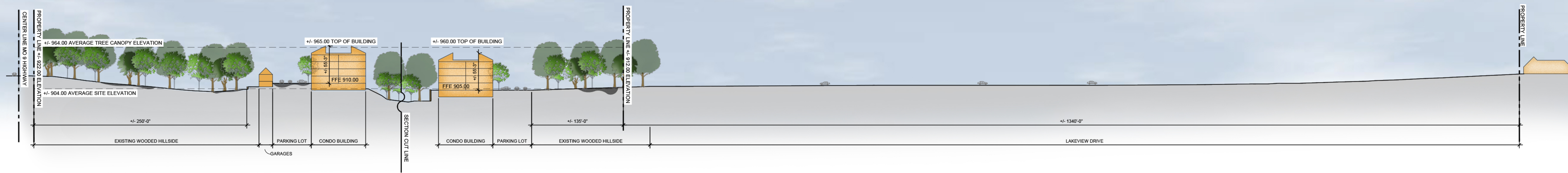
REVISIONS

DATE
08/06/2021
JOB NO.
662220
DRAWN BY:
WHP/CSB
SHEET NO.

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES



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F. 913.831.1563
NSPARCH.COM
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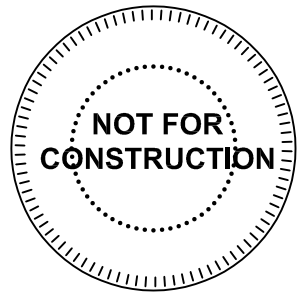
NORTH ELEVATION

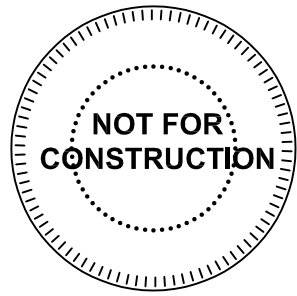
1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"





SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

RESIDENCES AT:
RISS LAKE
LAKEVIEW DRIVE and HIGHWAY 9
PARKVILLE, MISSOURI

DRAWING RELEASE LOG
08.06.2021 - PDP SUBMITTAL

REVISIONS

DATE
08/06/2021
JOB NO.
662220
DRAWN BY:
WHP/CSB
SHEET NO.

2



GARAGE FLOOR PLAN
1/8" = 1'-0" 36 PARKING SPACES
(35 REGULAR AND 1 HANDICAPPED)

RESIDENCES AT:

RISS LAKE
LAKEVIEW DRIVE and HIGHWAY 9
PARKVILLE, MISSOURI

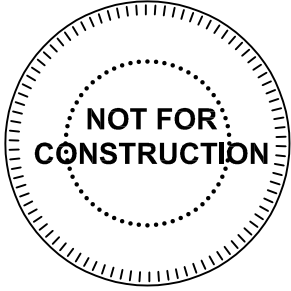
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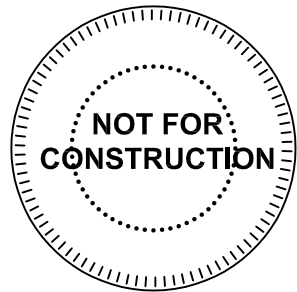
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3

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
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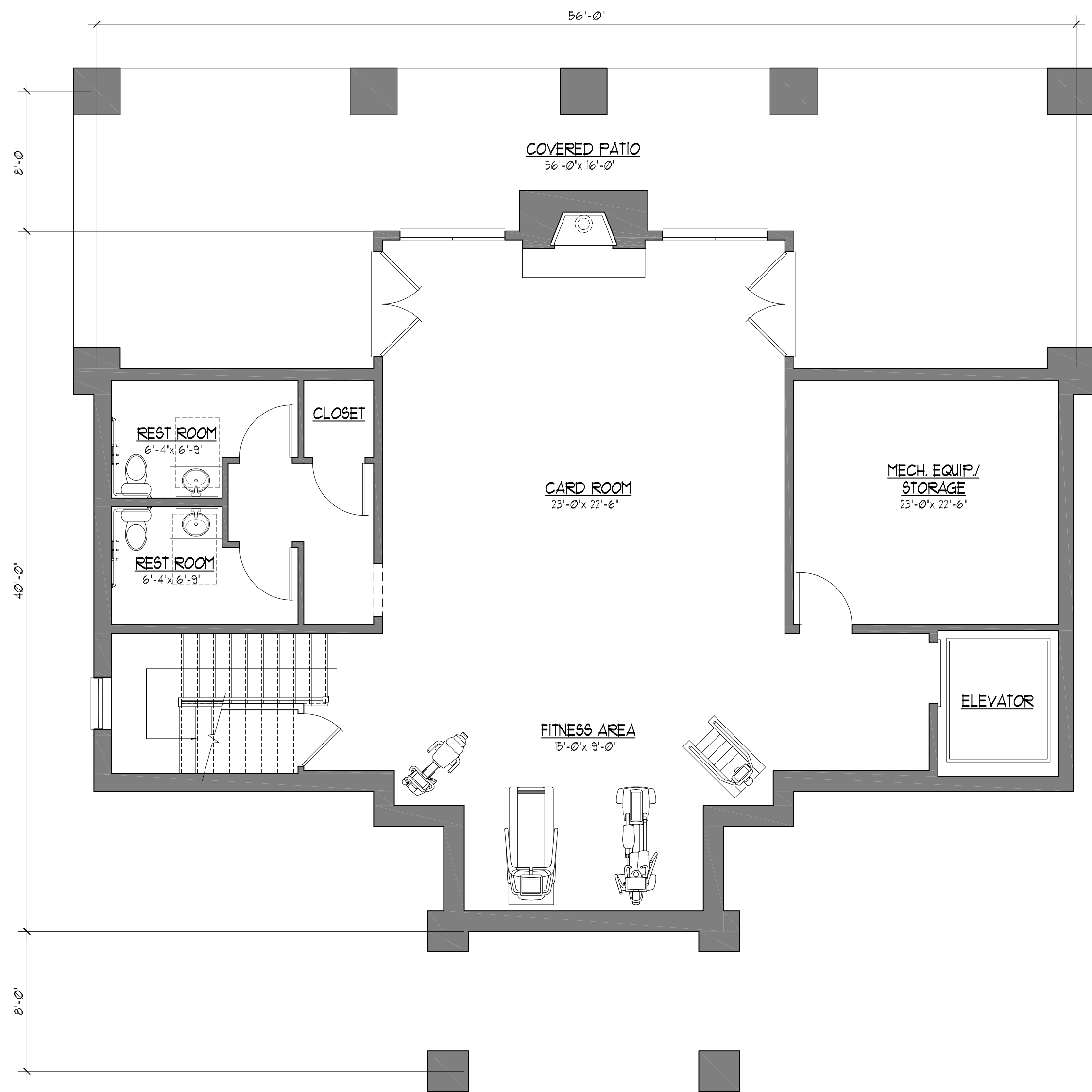
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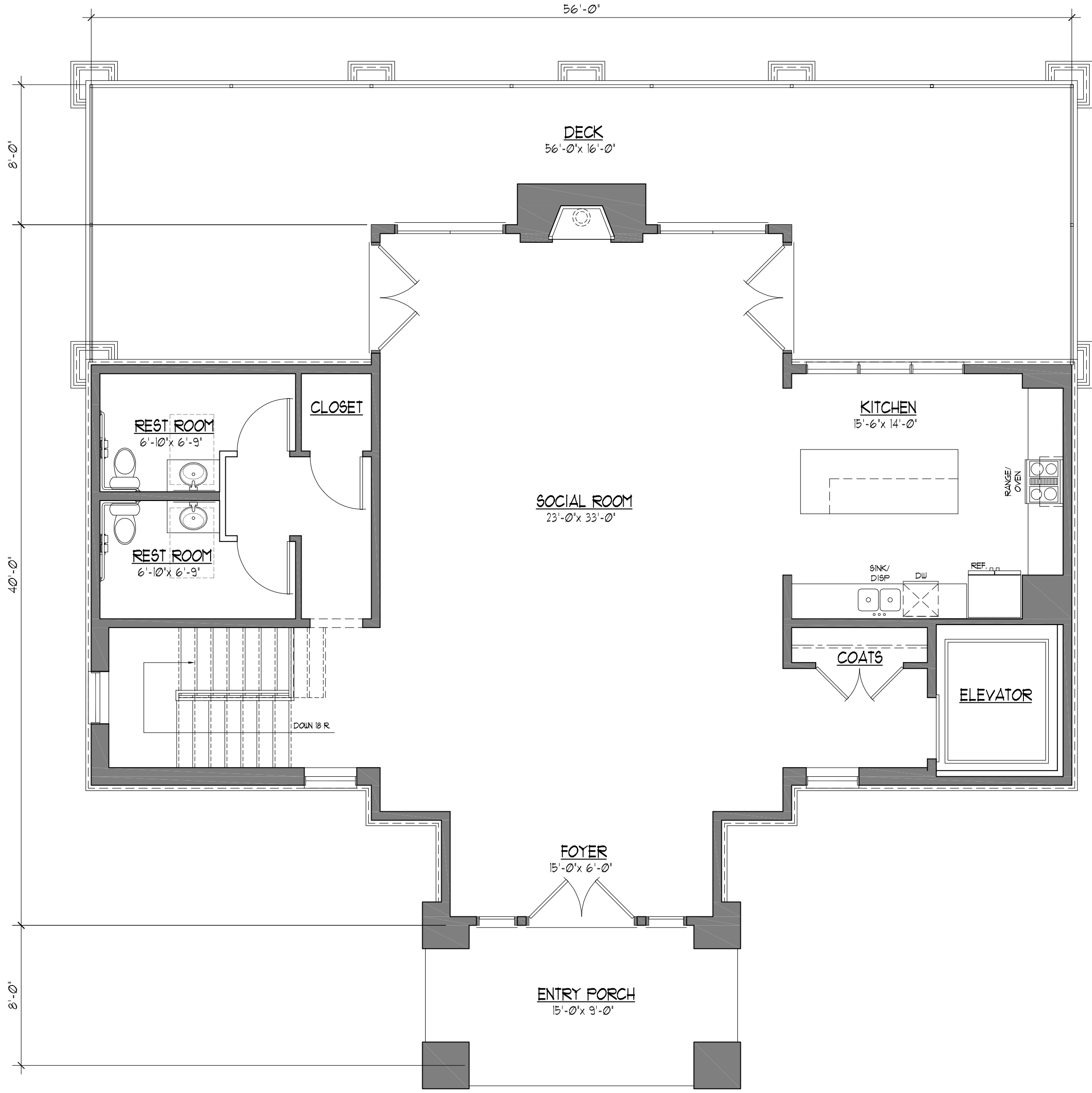
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JOB No.
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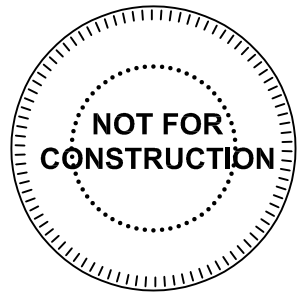
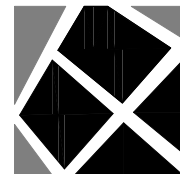
4



CLUBHOUSE LOWER LEVEL FLOOR PLAN
3/16" = 1'-0" 1,463 SQ. FT.



CLUBHOUSE MAIN FLOOR PLAN
3/16" = 1'-0" 1,695 SQ. FT.





CLUBHOUSE
WEST ELEVATION

3/16" = 1'-0"



CLUBHOUSE
SOUTH ELEVATION

3/16" = 1'-0"



CLUBHOUSE
EAST ELEVATION

3/16" = 1'-0"



CLUBHOUSE
NORTH ELEVATION

3/16" = 1'-0"



WEST ELEVATION



WEST ELEVATION W/ SITE CONTEXT



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

SITE LIGHT FIXTURE SCHEDULE												
MARK	MANUFACTURE	MODEL NUMBER	MOUNTING				LAMPS					REMARKS
			RECESS	SURFACE	WALL	FINISH	LED	FLOUR.	HID	CODE	QUANTITY	
SL 1	MCGRAW EDISON	IST-E02-LED-E1-BL4			X	BLACK	X			12,337LUM/113W	1	1,2
SL 2	RP LIGHTING	4408-E26			X	BLACK	X			E26 A19 LED 9W	1	2,3
SL 3	MCGRAW EDISON	GLEON-SA3B-740-U-T2		POLE		BLACK	X			17,121LUM/124W	1	2,4
SL 4	MCGRAW EDISON	GLEON-SA1B-740-U-T3		POLE		BLACK	X			5,986LUM/44W	1	2,4

REMARKS:

- 1 WALL MOUNTED 15' AFF.
- 2 4000 K
- 3 WALL MOUNTED 7' AFF.
- 4 PROVIDE WITH 20" ROUND STRAIGHT STEEL POLE MOUNTED, VERIFY EPA RATING WITH MANUFACTURER.

STATISTICS						
Description	Avg	Max	Min	Max/Min	Avg/Min	
PARKING LOT	1.3 FC	5.5 FC	0.2 FC	27.5:1	6.5:1	

Project

Catalog #

Type

"SL1"

Prepared by

Notes

Date



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 4](#)

Quick Facts

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 65W)
- Efficacy up to 143 lumens per watt

Product Certifications

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details

Cylinder

Quarter Sphere

Hook-n-Lock

Trapezoid

Wedge

COOPER

Lighting Solutions

P5000040801

page 1

April 12, 2021 11:25 AM

Catalog #

Type

"SL2"

Project

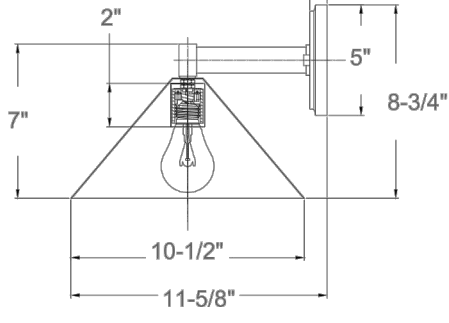
Date

Prepared by

4408-E26

120V-60Hz

Outdoor Cone Shaped Wall Mount

DESCRIPTION

The 4408 LED Outdoor Cone Shaped Wall Mount is the ideal choice for outdoor applications for building-mounted doorway and pathway illumination. The E26 A19 LED included lamps allows for improved lamp life and energy savings.

DESIGN FEATURES

Construction

- Steel construction
- Inner cone: gold finish

Certifications

- cETLus Listed for wet location
- Energy Star Listed
- CEC JAS Compliant *
- 1 Year Limited Warranty

Electrical

- 120V-60Hz
- Dimmable TRIAC, 10-100%
- 3000K | 90 CRI
- 1 x 9W E26 A19 LED lamp included | 800 lms
- Operating temperature: -4°F (-20°C) to 104°F (40°C)

ORDERING GUIDE

Example: 4408BK-E26

Model #	Finish	Lamp
4408		
4408	BK : Black	-E26 : 9W A19 LED Lamp Included

Dimension

- 10-1/2" H x 11-5/8" W x 8-3/4" D

* Included A19 LED lamp listed on CEC JAS website as L9-A19DG-9W-30

TEL: 800.937.6925 | Fax: 800.207.9509 | [www.rplighting.com](#)

RP | LIGHTING - FANS

Project

Catalog #

Type

"SL3" & "SL4"

Prepared by

Notes

Date



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

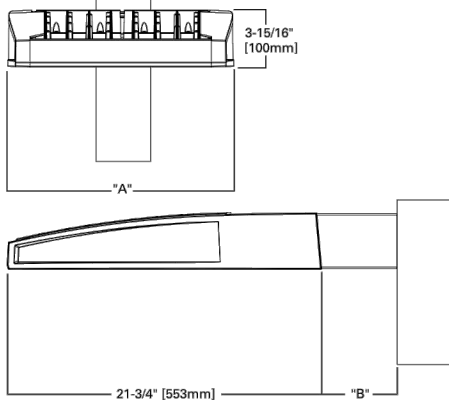
Product Certifications

Product Features

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



Number of Light Spheres	"X" Width	"Y" Standard Arm Length	"Z" Extended Arm Length	"H" Overall Height	"H" Overall Height	"H" Overall Height
1-4	15-1/2"	7"	10"	10-5/8"	—	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	—	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	—
9-10	33-3/4"	7"	16"	—	10-5/16"	—

NOTES:

For arm selection requirements and additional details, see Mounting Details section.

COOPER

Lighting Solutions

P5000020201

page 1

August 3, 2021 11:52 AM

1 SITE PHOTOMETRIC PLAN
1"=30'-0"

LS&A

Latimer Sommers & Associates, P.A.

CONSULTING ENGINEERS

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8625 College Boulevard, Suite 102
Overland Park, Kansas 66210

Telephone: (785) 233-3632
Email: [lsaa@lsaa.com](#)

LSA PROJECT NO: 2104026

DATE
09/03/2021
JOB No.
662220
DRAWN BY:
CAD/RRB
SHEET NO.

E001

REVISIONS

DRAWING RELEASE LOG

- 08.06.2021 - PDP SUBMITTAL
- 09.03.2021 - PDP RE-SUBMITTAL

SANCTUARY AT:
RISS LAKE
LAKEVIEW DRIVE and HIGHWAY 9
PARKVILLE, MISSOURI

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Page 39 of 117

DESCRIPTION

The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create a wide-area profile luminaire with the performance and look of a traditional downlight. SLD is designed for installation in many 3" to 4" square, octagon, and round junction boxes. And may also retrofit in 5" and 6" IC and Non-IC recessed housings. Suitable for residential and commercial installations. Ideal for closets, storage areas, attics and basements. Compliant with NFPA-70, NEC Section 410.16 (A)(3) and 410.16 (C)(5).

SPECIFICATION FEATURES

CONSTRUCTION

- Die cast aluminum trim ring, and die formed aluminum frame

OPTICS

- WaveStream™ technology provides uniform luminance from a low profile flat lens
- Aqua™ optics provide directional control for the "cone of light" beam distribution of a traditional downlight.
- Precision molded lens features high transmission polymer with UV stabilized protecting film

DESIGNER TIPS

Accessories (sold separately)

- SLD designer trims are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.

- White (Paintable)
- Satin Nickel
- Brushed Bronze

ELECTRICAL JUNCTION BOX

- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation

- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes

Note: Driver consumes 2 cubic inches of junction box

- Installer must ensure compatibility of file, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes.

- Proprietary Slot-N-Lock quick installation system for junction box installation.

- Traverse with Slot-N-Lock mounting tabs included

RECESSED HOUSING MOUNTING

- May be installed in IC recessed housings in direct contact with insulation

Note: Not for use in recessed housings in direct contact with spray foam insulation. Refer to NFPA 70, NEC 410.16 (C)(5)

Torsion Spring 5" & 6"

- Optional precision formed torsion spring bracket kit is included

- The torsion springs adjust on the frame to fit 5" or 6" compatible housings

Friction Blade 5" & 6"

- Optional precision formed friction blades included

- For retrofit in 5" and 6" housings without torsion spring mounting tabs

- Friction blade design allows the SLD to be installed in any position within the housing aperture (360 degrees)

LED

- Trifacial linear LED assembly is integrated in trim perimeter

- Color Temperature: 2700K, 3000K, 3500K, 4000K

- CRI options: 80 and 90

- 90 CRI can be used for California Title 24 compliance

- 90 CRI can be used to comply with California Title 24 Non-Residential Lighting Controls

- L70 at 50,000 hours projected in accordance with TM-21

WARRANTY

- Cooper Lighting Solutions provides a five year limited warranty on the SLD LED

LED CHROMATICITY

- A tight chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated

HALO

Catalog #	Type
Project	Disk
Comments	Date
Prepared by	



SLD 600 Series

SLD6068xxWH

2700K, 3000K, 3500K, and 4000K

90CRI

SLD6069xxWH

2700K, 3000K, 3500K, and 4000K

90CRI

6" Surface LED Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

ENERGY DATA

	80 CRI	90 CRI
Lumen (8000 reading)	800	780
Input Voltage	120V	120V
Frequency	50/60 Hz	50/60 Hz
Input Current	0.10 A	0.11 A
Input Power	12.2 W	13.2 W
Efficiency (8000 reading)	66 lm/W	58 lm/W
THD	≤ 20%	
Power Factor	≥ 0.95	
Temperature	-30 ~ +40°C	
Sound Rating	Class A	

NOMENCLATURE

SLD606830WH

606 = 6" SLD 600 Series

30 = 3000K

WH = Matte White

4408-E26

120V-60Hz

Outdoor Cone Shaped Wall Mount



DESCRIPTION

The 4408 LED Outdoor Cone Shaped Wall Mount is the ideal choice for outdoor applications for improving-mounted doorway and pathway illumination. The E26 A19 LED included lamps allows for improved lamp life and energy savings.

DESIGN FEATURES

Construction

- Steel construction
- Inner cone: gold finish

Electrical

- 120V-60Hz
- Dimmable TRIAC, 10-100%
- 3000K / 90 CRI
- 1 x 9W E26 A19 LED lamp included / 800 hrs
- Operating temperature: -4°F (-20°C) to 104°F (40°C)

Dimension

- 10-1/2" H x 11-5/8" W x 8-3/4" D

Catalog #:	Type
Project:	Sconce
Prepared by:	Date

4408-E26 Outdoor Cone Wall Mount

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightSquares technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

SPECIFICATION FEATURES

Construction

- Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door fitted for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics

- Choice of 10 patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the ability to meet customized application requirements. Offered Standard in 4000K (L: 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 5700K CCT.

Electrical

- LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V/50/60Hz), 347V/60Hz or 480V/60Hz operation, greater than 0.8 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All features are shipped standard with T8WV0A common - and differential - mode surge protection. LightSquares feature an IP68 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per ENEC TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

- Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" I-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

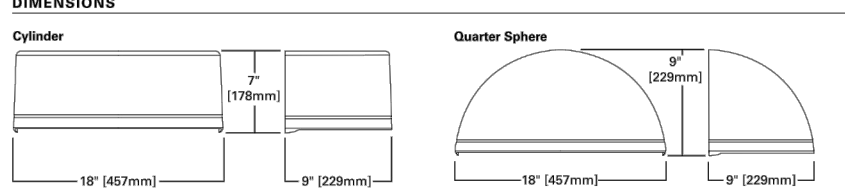
Finish

- Cast components finished in a five-stage super TiO2 polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

- Five year warranty.

DIMENSIONS

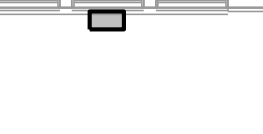
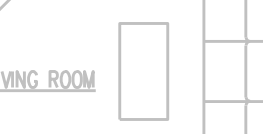
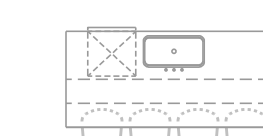
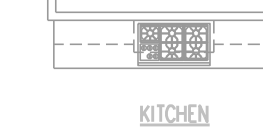
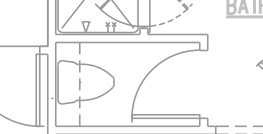
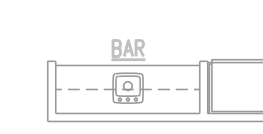
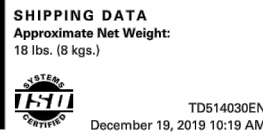
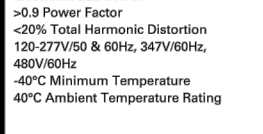
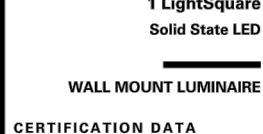
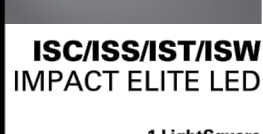
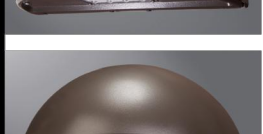


HOOK-N-LOCK MOUNTING



McGraw-Edison

Catalog #	Type
Project	"SL1"
Comments	Date
Prepared by	



80 CRI

2700K

3000K

3500K

4000K

90 CRI

2700K

3000K

3500K

4000K

COOPER

19120219

ADV142256

19120219

COOPER

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19120219

TYPICAL BUILDING FLOOR PLAN

1/8"=1'-0"

LIGHTING

RESIDENCES AT:

RISS LAKE
LAKEVIEW DRIVE and HIGHWAY 9
PARKVILLE, MISSOURI

DRAWING RELEASE LOG
● 08.06.2021 - PDP SUBMITTAL

REVISIONS

DATE
08/06/2021
JOB No.
662220
DRAWN BY:
CAD
SHEET No.

E101

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& Associates, P.A.
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Overland Park, Kansas 66210
Telephone: (785) 233-3632
Email: lsas@aol.com
LSA PROJECT NO. 2104026

DATE
08/06/2021
JOB No.
662220
DRAWN BY:
CAD
SHEET No.

E101

I do not like the idea of a huge retaining wall with 4-story condos on top because it will block the sky from the Nature Sanctuary, particularly in the winter. I prefer the stair-step approach, therefore, as well. I went to the Sanctuary to view the blue lift. I could only see a small part of it by walking to the top of the waterfall and using binoculars. However, when I imagined what would actually be there (a huge retaining wall holding up a four-story building) I felt it would loom over that area of the park and that it would be seen.

I believe it should remain R-4 and changed to no more than R-4P. I do not want it so high that the "penthouse" has views because that will mean that floor would be above the 60-70' tree height.

I feel there should only be the 3 buildings as presented to the residents and to keep it buffered in the woods.

Barbara

Sent from my iPhone

Stephen, here are my main concerns regarding the Sanctuary at Riss Lake.

- Building mass of the buildings is too great, especially with the retaining walls
- Would prefer to maintain R4 with 3 story buildings
- Buildings have to be moved away from the tree line on the east and away from the creek
- I expect the stormwater plans be submitted with **correct** building footprint
- I would still like to see what the existing traffic counts are on Lakeview Dr so we can assess the relative impact of the new development
- I expect a detailed plan on how runoff and potential damage to the tree canopy will be minimized during construction, especially in the development of the sanitary sewer
- I do believe visual impact off-site is a valid issue, especially as you cross the dam
- Project redesign should be reviewed with residents prior to returning to the PC
- Would like to see some kind of commitment and bond to assure no long-term impact on the Nature Sanctuary

Feel free to share with the other PC members.

--

Dean

Dean Katerndahl
913-449-5340
deankaterndahl@gmail.com

John Delich Comments/Concerns:

DEVELOPER: Original developer was Parkville Development Co. (Leo Eisenberg Company – representing a group of investors) as shown on June 1987 First Phase Grading Plan. Don Julian began his participation some three years later (after the RL Manor was initiated) when the investors wanted to disband. Don has done a good job in completing the residential portion, and has inherited the adjacent perimeter properties; he is now trying to develop. I look at it as a “bonus” opportunity he has “earned”. That said, he has an obligation to The Homeowners and the Development to respect their wishes. The petition presented last night is a strong indicator of the vast majority of homeowners’ position against tall buildings.

ZONING: Chris Cline’s presentation pretty much summed up all the zoning issues and used Don’s position on similar developments to justify the Homeowner’s objections. All his comments seemed well thought out and ethical and need to be addressed by the developer in some fashion.

BUILDING HEIGHTS: Buildings tall enough to look over the dam at the lake are, in my opinion, too tall for the site and Parkville to be justified by penthouse marketing desirability. Also the position that four stories are necessary to amortize the underground parking costs can be rectified by building fewer underground spaces (say ¾ of the building footprint)

SPILLWAY-DAM-CREEK-WATERFALL: Relocate new building(s) and maintain 100’ MDNR set back at the creek/dam spillway. Also reconfigure ownership (as Don suggested) so it is all part Nature Sanctuary. It would be nice if the run-out area could be naturalized and enhanced with rocks and plantings.

DESIGN STATEMENT: I thought the renderings looked better than I remembered but, although design isn’t necessarily under our purview, many people have cited the buildings as not-particularly unique or appropriate for Parkville. Cement board and synthetic stone with gable-end wood trim seems somewhat pedestrian. Many have said stucco with tile roof and wrought iron would be classier. A difficult call to make.

DENSITY: Being on both sides of the issue I have seen it is common for developers to claim that their project’s viability absolutely depends on a specific density/number of units. Many times this is a ploy to maximize their profitability by deliberately seeking an outrageous density with the expectation that an increase to the ideal-maximum will be achieved in some form of compromise. It is up to you to decide if this applies to Don Julien’s proposal. Three buildings became expanded to four, and with real Lakeview Drive proximity issues, that seem contrary to his stated architectural objectives.

WHAT I WOULD LIKE TO DO/SEE: Retain the existing zoning – with the possible change to “P” classification. Stick with the definition of a “floor”. That includes each exposed garage level as well as living level; with the roof height also a consideration. Reduce the number and height of all the buildings to more closely comply with the zoning definition. Get much closer to the 64 unit count Chris Cline cited. If under building parking is desirable, and I agree it is, locate the building so that it is not an exposed floor (bury the long sides) that will be counted in the number of floors. Do what is necessary to improve the ratio of 600+ out of ~850 Riss residents against the project.

Stephen and Brad, here is a list of items I consider important to offer the developer of the Sanctuary at Riss Lake:

1. Maintain 100' MDNR set back at the creek/dam spillway. This will provide more tree buffer along the east side of phase 2.
2. I'm personally OK with 4 stories and the planned density (6.91 units/acre and 112 units), but would prefer to see the structures including retaining walls not be in excess of 65-75' in height, measured from the average grade to highest point of a roof as outlined per City of Parkville Development Code. This will almost certainly "elongate" the buildings, causing them to move further south on the site.
3. I'd like to see the buildings work more with the grade to "step down" the hill. This will likely involve more slope to the parking lots, but will help enable point #2 above. I really don't want to see a 40' retaining wall plus the height of the buildings at the next submission.
4. I'd like to see only one driveway into both phases of the development as opposed to the two shown.
5. I'm OK with the R5-P zoning request, which keeps the density lower and disturbs less of the site, but will yield to the group if the majority wants to keep R4. I'm unclear what advantage if any going to R4-P would provide to the developer or the city.

Thanks.

Sent from my iPhone

I'm more inclined to retain the R4 and keep it 3 stories maximum (with 1 story for parking). I am not concerned as much about the visibility of the complex from the street over the dam. But more the view from the sanctuary.

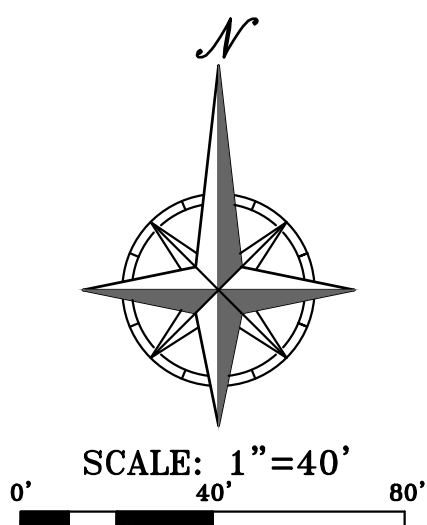
However, if there was a way for them to achieve a height that would not diminish the natural view from the preserve, I would be open to seeing an alternative solution.

I am not concerned with requiring 1 driveway entry. I'm not sure why it would be important to eliminate one of the 2 entries. I believe that it would only cause for a challenge with the traffic and also the grade to get to the other side of the entry would be a challenge for vehicles and possibly water flow.

Back to keeping it R4 with 3 stories. Wasn't there a solution that could keep it 3 stories height and they could have a density that would only reduce a few from the total of dwellings?

Walt

\\PHELPS-SERVER\Projects\1\00000\JMS\Concept Plans\Concept-1.dwg Layout SITE PLAN Nov 03, 2021 1:45pm Mark Resender

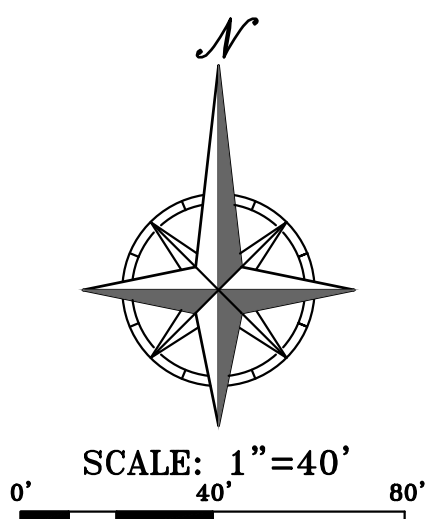


CONCEPT - SITE PLAN
RISS LAKE TOWNHOMES
NORTHWEST LAKEVIEW DRIVE
PARKVILLE, PLATTE COUNTY, MISSOURI

PROJECT NO.	DATE	BY	APP.
200080	11/03/21	JRM	MJR
CHECKED	JAC	APPROVED	HAF
DATE	11/03/21	DATE	11/03/21
DESIGNED	JRM	DATE	11/03/21
DRAWN	JRM	DATE	11/03/21
ENGINEER	JRM	DATE	11/03/21
REGISTERED PROFESSIONAL ENGINEER	JRM	DATE	11/03/21
STATE OF MISSOURI	JRM	DATE	11/03/21
NO. 0000000000	JRM	DATE	11/03/21

SHEET
1

PHELPS ENGINEERING, INC.
1020 N. Winchester
Olathe, Kansas 66061
(913) 799-7155
www.pelphsengineering.com





Staff Analysis

Agenda Item: **5.A**

Proposal: An application for a Conditional Use Permit (CUP) for Evergy to operate an electrical substation on 6.28 acres, more or less, generally located at the southwest corner of Highway 45 and Ensign Drive.

Case No: PZ21-41

Applicant: Burns & McDonnell

Owners: Evergy Metro, Inc.

Location Southwest corner of Highway 45 and Ensign Drive, addressed as 16215 NW MO-45 HWY

Zoning: "BP" Business Park

Parcel #: #20-4.0-19-000-000-016.001

Exhibits:

- A. This Staff Analysis
- B. Application
 - 1. Application for Conditional Use Permit
 - 2. Application Narrative
- C. Subject Area Property Map
- D. Submitted Site Plans
- E. Additional exhibits as may be presented at the public hearing

By Reference:

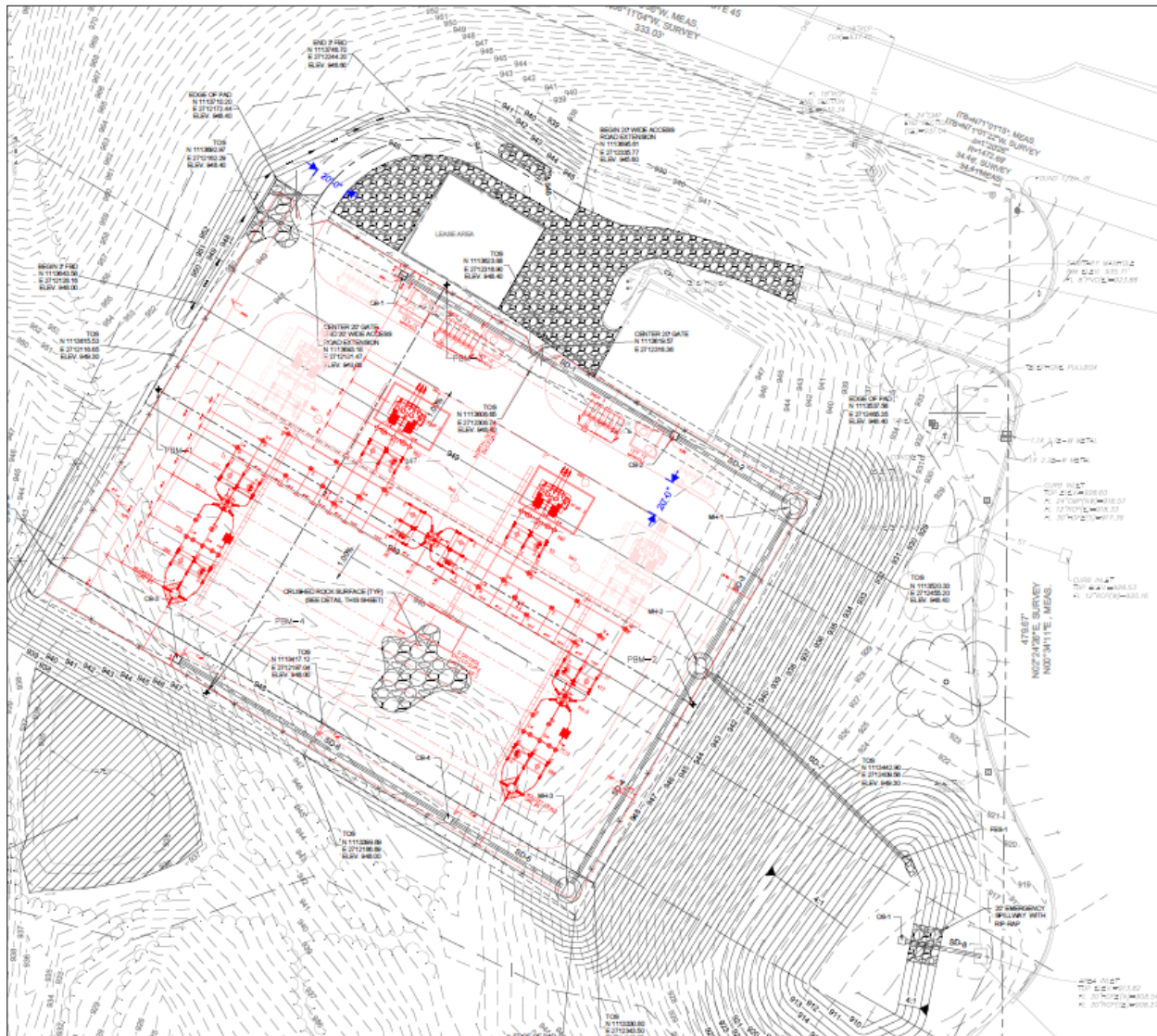
- A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf)
 - 1. Section 403.050 Conditional Use Permit
 - 2. Section 405.050 Conditional Uses
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Notice of Public Hearing mailed to property owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper on October 20, 2021.
- E. Summary of Public Hearing posted on Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)

Comments

Received: The Community Development Department has not received any public comments at the time of this report.

Background

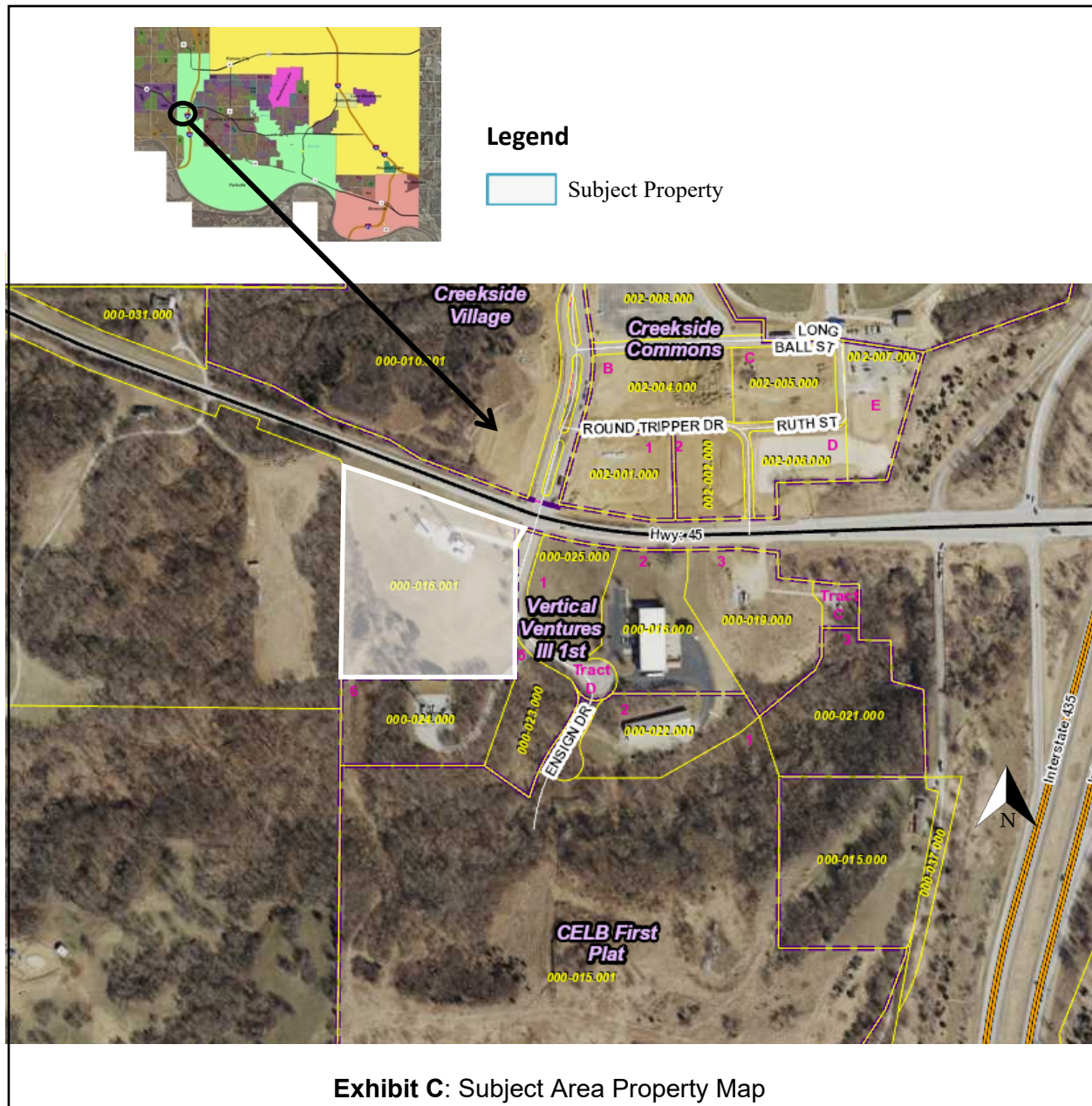
Evergy wishes to construct a new electrical substation on property that currently contains a communications tower. Per Section 405.050 of the Municipal Code, "Public utilities or public service uses, buildings, structures, or appurtenances thereto" require Conditional Use Permit approval. The applicant has submitted the relevant building/site plans and applications for a Conditional Use Permit.



Proposed Site Plan (Provided by Applicant)

Overview

The applicant proposes to operate an electrical substation on the property. The subject property consists of one parcel (#20-4.0-19-000-000-016.001) containing 6.28 acres, more or less, and is located on the southwest corner of Highway 45 and Ensign Drive. Evergy would develop the substation behind the existing communications tower to their standard for electrical equipment. Additionally, the site would not include public facilities as public access will not be allowed to the site. Fencing and locked gates will surround the planned substation. The applicant has submitted a Stormwater Pollution Prevention Plan as well as stormwater plans for the site. This application is subject to a discretionary review as established in Parkville Municipal Code, Title IV, Section 403.050 "Conditional Use Permit."



CUP Matters for Consideration

Per Parkville Municipal Code, Title IV, Section 403.050, a conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses. Further, due to the varying design and operational characteristics of the use or due to conditions in the area where the use is proposed, these uses may not be appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location. Section 405.050, Subsection B.9 allows for the proposed use as a conditional use.

This application has been reviewed against the City of Parkville's Development Code, including the applicable general requirements in Table 403-1, Section 403.010 and Section 403.050, Subsection B. Per these requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on October 20, 2021; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice was provided to all property owners within 185 ft. of the subject properties. As of the date of the completion of this staff analysis report, the Community Development Department has received no public comment.

General Review and Analysis

Parkville Municipal Code, Section 403.050, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a conditional use permit is appropriate. The following are staff's findings and conclusions.

- 1. The application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.**

This property is zoned "BP" Business Park District. The Conditional Use Permit allows this property to be used for a public utility use, an electrical substation. The surrounding zoning districts are all "BP" Business Park District or similar business districts. The installation of the electrical substation does not conflict with the intent of these zoning districts. Public utility infrastructure is necessary to support current and future development in the surrounding area.

The *Parkville Master Plan (adopted 2021)* Future Land Use map labels this property as "Business Park." The proposed electrical substation does not conflict with the surrounding future land uses.

- 2. Compliance of any proposed development with the requirements of this code.**

The proposed development appears to meet the requirements of the Municipal Code. The proposal meets the criteria to apply for a Conditional Use Permit. The substation is designed to Evergy's standard.

- 3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of the Development Code and the intent or design objectives of any applicable subsections of the Development Code, or mitigate any other potential impacts that are specific to the proposed use.**

No site-specific conditions are necessary to meet the purposes and intent of the Development Code or mitigate any other potential impacts that are specific to the proposed use.

- 4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.**

The substation will be constructed behind an existing communication tower south of Missouri Highway 45. The Applicant has provided streetscape plans with their application for Conditional Use Permit. The substation is anticipated to have minimal impact on the public realm.

- 5. The adequacy of drainage, utilities and other public facilities.**
No public facilities are planned for the substation, as public access will not be allowed at the site. The Applicant has provided plans for the drainage system on the site; as well as a Stormwater Pollution Prevention Plan that will be utilized during construction and a sediment basin that will capture and filter drainage after construction.
- 6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.**
The Applicant is proposing Evergy's standard electrical equipment, steel structures, and security fencing for the site. The surrounding area is mostly undeveloped with some utility and communication tower uses. The proposed substation is generally compatible with the character of the surrounding area.
- 7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.**
The existing communications tower on the property operates 24 hours a day but does not allow public access. The Applicant is proposing the same operating characteristics for the substation. The substation will typically be unoccupied except for occasional maintenance and will not be accessible by the general public.
- 8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.**
The operation of the proposed electrical substation will be necessary for Evergy to provide electrical service to the region. Therefore, it would not be reasonable to limit the duration of the use for this permit.
- 9. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.**
Approval of the Application for Conditional Use Permit should not prevent development and use of neighboring properties in accordance with the applicable development regulations. The proposed development will be fenced and self-contained.
- 10. The long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.**
Staff does not foresee any negative impact to long range plans in the area from this plan.
- 11. The recommendations of professional staff or other technical reviews associated with the application.**
Staff recommends approval of the application as submitted by the Applicant.

Staff Conclusion and Recommendation

Staff concludes that the proposed use serves a public utility need and fits the character of the surrounding area, most notably the existing communications tower on the subject property.

Following review, staff recommends approval of the Application for Conditional Use Permit for the subject property based on the merits of the application and the findings and conclusions in this report, subject to the following conditions:

1. Approval is based on the representations of the drawings presented as part of this application and does not waive any requirement or development standard contained in the Parkville Municipal Code.
2. The Conditional Use Permit is to allow an electrical substation use on the property described in attached exhibits covering 6.28 +/- acres indefinitely, unless revoked.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Conditional Use Permit, supporting information, associated exhibits, factors discussed above, and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval, approval with conditions, denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen on November 16, 2021 for final action.

End of Memorandum

<u>/s/ Brad Stanton</u>	<u>11-5-2021</u>
Brad Stanton	Date
Planner	



Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

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

Application for Conditional Use Permit

Pre-application meeting required per Parkville Municipal Code, Title IV, Section 403.010, Subsection C

1. Applicant/Contact Information

Applicant(s)

Name: Burns & McDonnell
Address: 9400 Ward Parkway
City, State: Kansas City, Missouri 64114
Phone: (816) 995-9221 Fax: _____
E-mail: aroeth@burnsmcd.com

Engineer/Surveyor(s) preparing plans & legal desc.

Name: Michael Blake
Address: 9400 Ward Parkway
City, State: Kansas City, Missouri
Phone: (816) 916-0319 Fax: _____
E-mail: mblake@burnsmcd.com

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

Name: Evergy Metro, Inc.
Address: 4400 E Front Street
City, State: Kansas City, Missouri 64120
Phone: (816) 652-1526 Fax: _____
E-mail: robert.forkner@evergy.com

Contact Person, if different from applicant(s)

Name: Eric Hanson
Address: 9400 Ward Parkway
City, State: Kansas City, Missouri
Phone: (816) 276-1513 Fax: _____
E-mail: elhanson@burnsmcd.com

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 conditional use 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) _____ DocuSigned by: Adam Roth Date: 10/6/2021
Property Owner's Signature (Required) _____ A731527225A64E4... Robert Z. Forkner Date: 10/7/2021

2. Proposed Conditional Use (see also Checklist of required submittals)

Proposed use: Electrical Substation Requested length of permit December 2022
Description: The Project will construct a new electrical substation, access road, and related site appurtenances.
Proposed days and hours of operation: 24/7

3. Property Information (see also Checklist of required submittals)

Property address / general location: 16215 NW MO-45 Highway, Parkville, MO 64152
Parcel ID Number: 20-4.0-19-000-000-016.001 Zoning: BP - Business Park District
Present use of the property: Vacant land, communications tower
Length of use (or vacancy): The land is a greenfield and has likely never been developed.

4. Neighboring land uses and zoning

Describe the existing land use and zoning on the surrounding properties:

Existing Land UseExisting Zoning

North: Vacant

North: B-2 - General Business District

South: Communications tower

South: BP - Business Park District

East: Warehouse

East: BP - Business Park District

West: KC Union Presbyterian Camp

West: BP - Business Park District

Attach a narrative addressing:

1. How the application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.
2. Compliance of any proposed development with the requirements of this code.
3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or mitigate any other potential impacts that are specific to the proposed use.
4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.
5. The adequacy of drainage, utilities and other public facilities.
6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.
7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.
8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.
9. How the application will not prevent development and use of the neighboring property in accordance with the applicable development regulations
10. How the long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.
11. Any other information relevant to the application

5. Checklist of required submittals

- ☒ Completed application, including all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☒ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☒ Three (3) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan showing property boundaries, existing and proposed topography, structures, parking utilities, landscaping, signage, facades and other site features related to the proposed CUP.
- ☒ Authorized signature of the applicant and property owner.

For Office Use OnlyApplication accepted as complete by: _____
Name/Title _____ Date _____

Application fee payment: Check # _____ Amount \$ _____

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: _____

6. Conditional Use Permit checklist for staff review for site plans**1. Basic Information**

- a. Name of the development
- b. Name, address, contact information of person or firm that prepared the plan
- c. Date plan was prepared, including any revision dates
- d. Graphic, engineering scale
- e. North arrow
- f. Vicinity map identifying boundaries and location of property in relation to City

2. Development Summary Table | *Provided on site plan in chart format*

- a. Existing zoning and proposed zoning if applicable
- b. Total land area in square feet and acres
- c. Proposed use or uses of each building and/or structure
- d. Height above grade of buildings and structures and number of stories of each building and/or structure
- e. Gross floor area per floor and total for each building/structure
- f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
- g. Building coverage and floor area ratio
- h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. Plan Drawing

- a. Property lines and lot dimensions
- b. Proposed building footprint with lines
- c. Building(s) with dimensions and distance to property lines
- d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
- e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. All radii, acres, points of tangency, central angles and lengths of curves
- g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
- h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
- i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
- k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. Parking and Circulation

- a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
- b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
- c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (duel axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
- d. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. Indication of compliance with access and parking standards per City Code ([Chapter 408](#))

5. Landscaping and Screening

- a. A plan for landscaping design and screening in conformance with City Code ([Section 407.020](#) and [407.030](#))
- b. A lighting plan in conformance with City Code ([Section 407.040](#))
- c. A stormwater management plan in conformance with City Code ([Section 407.050](#))
- d. A landscape schedule showing compliance with City Code ([Chapter 407](#))

6. Other Requirements

- a. All survey monuments and benchmarks, together with their description
- b. Show windows and entrances
- c. Label all materials
- d. Show canopies and awnings if proposed
- e. Information regarding signage if proposed, in compliance with City Code ([Chapter 409](#))

Note: *Submissions of conditional use permits to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.*

PROJECT NARRATIVE QUESTIONS

1. *How the application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.*

The Property is currently zoned as a General Business District. The installation of the electrical substation does not conflict the intent of any adjacent districts and was designed using Evergy's standard electrical equipment under the guidance of the Master Plan.

2. *Compliance of any proposed development with the requirements of this code.*

The substation has been designed to adhere to all applicable zoning codes associated with the General Business District.

3. *Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code or mitigate any other potential impacts that are specific to the proposed use.*

Not applicable.

4. *The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.*

The substation will be constructed behind an existing communication tower south of Missouri Highway 45. Streetscape plans are shown in the attached civil drawings, and the substation is anticipated to have minimal impact on the public realm.

5. *The adequacy of drainage, utilities, and other public facilities.*

No public facilities are planned for the substation, as public access will not be allowed at the site. The attached drawings display drainage systems and their adequacy. A Stormwater Pollution Prevention Plan, attached to the application, will be referenced during construction, and sediment basin will be installed to help capture and filter drainage from the site post-construction.

6. *Compatibility with the character of the area in terms of building scale, building form, landscape and site design.*

The area consists mostly of undeveloped land, utilities, and communication towers. The substation is in character with developments in the surrounding area and will be constructed adjacent to existing towers. The substation will consist of Evergy's standard electrical equipment and steel structures.

7. ***Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.***

The substation will be operation 24 hours a day, but will typically be unmanned except for occasional maintenance, and is not accessible by the public. This is consistent with the existing tower adjacent to the proposed development.

8. ***Whether a limited time period for the permit is reasonable or necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.***

Operation of the electrical substation will be necessary for Evergy to provide continuous reliable electrical service to the region. As such, it would not be reasonable to limit either the duration or the use, or asses the use against changing conditions in the future

9. ***How the application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.***

The substation will be fenced, self-contained, and should not prevent development and use of neighboring properties in accordance with the applicable development regulations.

10. ***How the long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.***

Surrounding area are not anticipated to be impacted by the proposed development. The construction of the substation is in character with other developments in the area, such as communication and utility towers adjacent to the proposed site.

PROJECT CONTROL

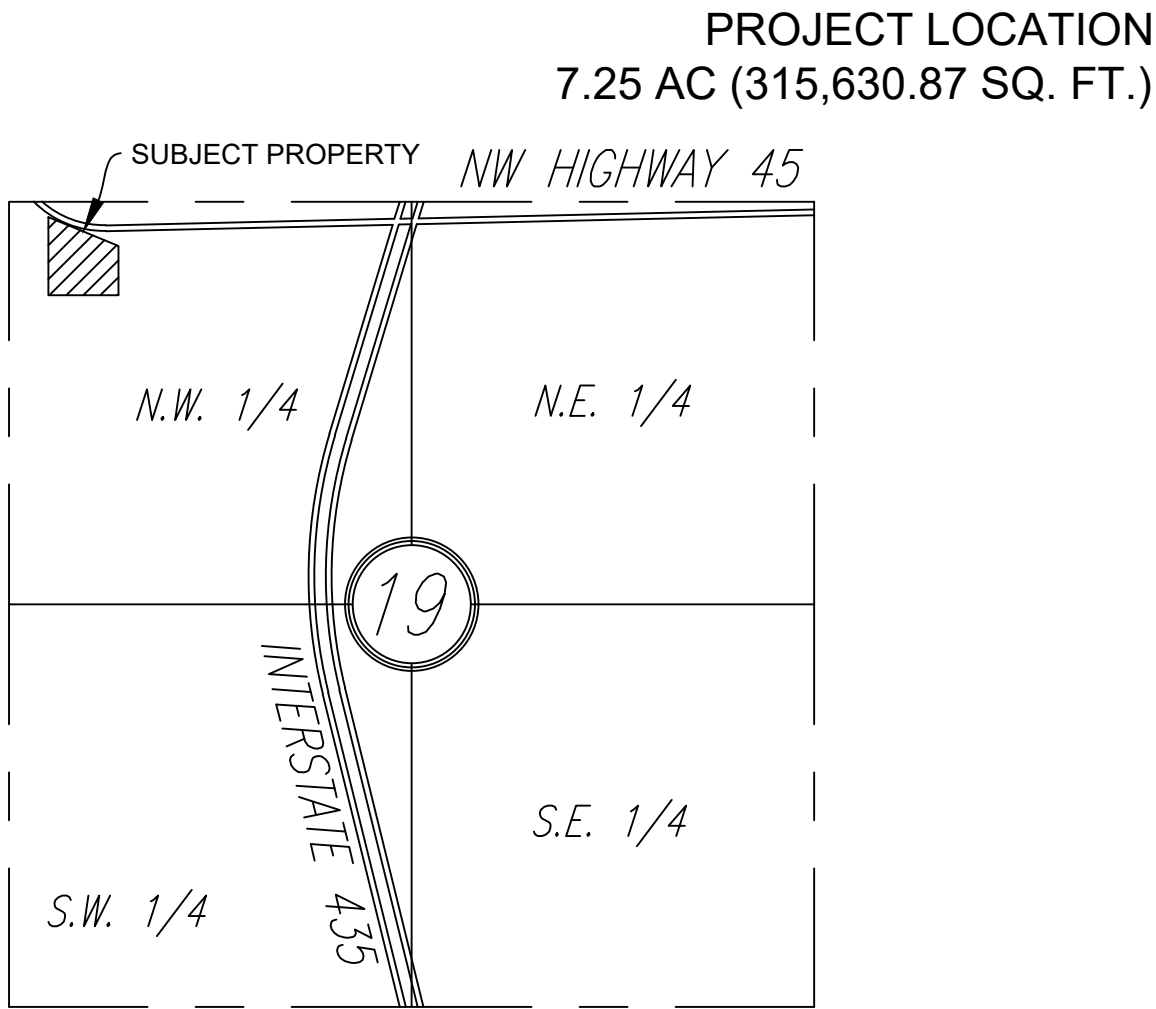
HORIZONTAL AND VERTICAL CONTROL BASED ON MISSOURI STATE PLANES, WEST ZONE, US FOOT, NAD83.

SITE BENCHMARKS:

PBM-1:	NORTHING: 1,113,596.77
	EASTING: 2,712108.49
	ELEVATION: 949.10
PBM-2:	NORTHING: 1,113,426.84
	EASTING: 2,712397.20
	ELEVATION: 949.10
PBM-3:	NORTHING: 1,113,653.31
	EASTING: 2,712264.04
	ELEVATION: 948.38
PBM-4:	NORTHING: 1,113,445.62
	EASTING: 2,712134.64
	ELEVATION: 947.98

DEVELOPMENT DATA:

A. EXISTING ZONING	BP
B. PROPOSED ZONING	BP
C. TOTAL LAND USAGE	7.25 ACRES



SECTION MAP
SEC. 19, TOW. 51N, RNG. 34W



DIG SAFE
1-800-DIG-SAFE (344-7233) OR 811



EVERGY WALDRON SUBSTATION (111)
16215 NW MO-45 HWY PARKVILLE, MO 64152

DRAWING INDEX

100/111/D010	COVER SHEET
100/111/D011	SITE & GRADING PLAN
100/111/D012	ROAD PLAN & PROFILE
100/111/D013	GRADING DETAILS
100/111/D014	EROSION CONTROL PLAN
100/111/D015	EROSION CONTROL DETAILS
100/111/D051	STRUCTURE AND BUS ELEVATIONS
85/426DJ/D002	STANDARD FENCING DETAILS
TOPOGRAPHIC SURVEY BY MCCLURE	

OWNER:

EVERGY METRO INC. PO BOX
418679, KANSAS CITY, MO 64141

ENGINEER:

BURNS & MCDONNELL, 9400 WARD
PARKWAY, KANSAS CITY, MO 64114

SURVEYOR

MCCLURE, 1700 SWIFT STREET, STE
100, NORTH KANSAS CITY, MO 64116

DWG: C:\Users\mbloke\Burns & McDonnell\Energy EPC - 125934_Waldron\Design\Substation\CADD\Working\100-111-D010.dwg
DATE: Sep 29, 2021 4:56pm
USER: mbloke
XREFS:

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A	09/29/21	ISSUED FOR CONDITIONAL USE PERMIT	PKJ	SLS	MJB



DRAWN	DATE	APPROVED	DATE
P. JABALI	09/29/2021	J. RINGER	09/29/2021
DRAFT OK	DATE	SCALE	
S. SCHENK	09/29/2021	1" = 30'	
ENGR OK	DATE	JOB NO.	
M. BLAKE	09/29/2021	125934	

EVERGY
WALDRON SUBSTATION (111)
161KV SUBSTATION
COVER SHEET



DWG NO. 100/111/D010

BURNS & MCDONNELL
Professional Engineering Corporation
MO Certificate of Authority # 000165
Date Prepared: 06/25/21

JASON J. RINGER
MISSOURI LICENSE NUMBER: PE-202009091

BMCD#: 125934
9400 WARD PARKWAY
KANSAS CITY, MO 64114
(816) 333-9400

DWG: C:\Users\pkormijabali\Burns & McDonnell\Every EPC - Design\Substation\CAAD Working\100-111-D011.dwg
DATE: Sep 27, 2021 3:59pm
USER: pkormijabali
XREFS: CROWN v3 MOD_190247-048 TOPO 100-111-D50

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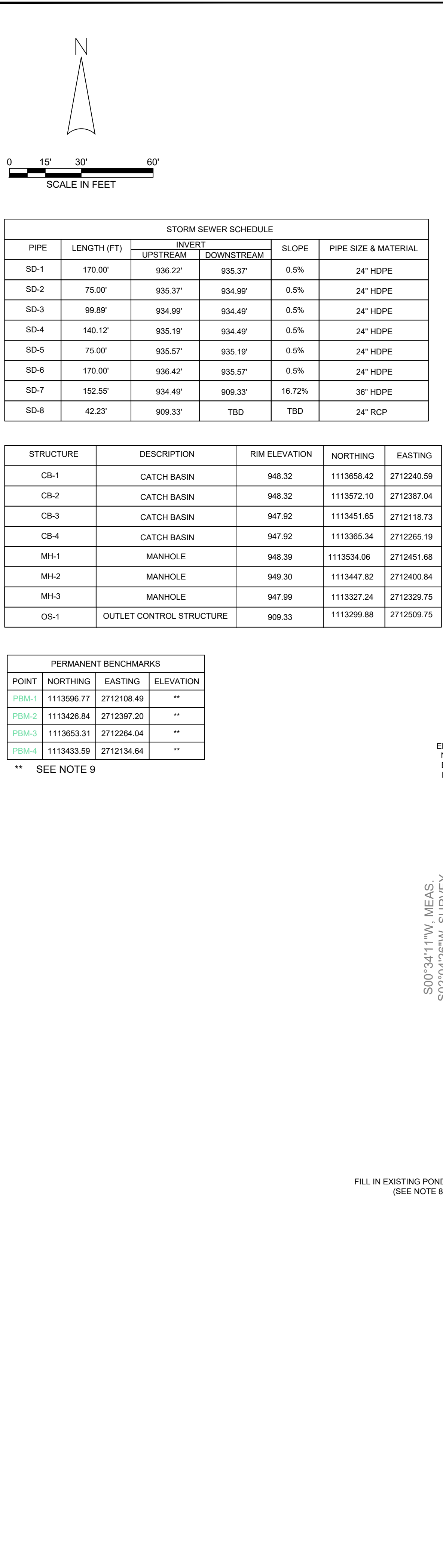
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POINT	NORTHING	EASTING	ELEVATION
PBM-1	1113596.77	2712108.49	**
PBM-2	1113426.84	2712397.20	**
PBM-3	1113653.31	2712264.04	**
PBM-4	1113433.59	2712134.64	**

** SEE NOTE 9

STRUCTURE	DESCRIPTION	RIM ELEVATION	NORTHING	EASTING
CB-1	CATCH BASIN	948.32	1113658.42	2712240.59
CB-2	CATCH BASIN	948.32	1113572.10	2712387.04
CB-3	CATCH BASIN	947.92	1113451.65	2712118.73
CB-4	CATCH BASIN	947.92	1113365.34	2712265.19
MH-1	MANHOLE	948.39	1113534.06	2712451.68
MH-2	MANHOLE	949.30	1113447.82	2712400.84
MH-3	MANHOLE	947.99	1113327.24	2712329.75
OS-1	OUTLET CONTROL STRUCTURE	909.33	1113299.88	2712509.75

STORM SEWER SCHEDULE					
PIPE	LENGTH (FT)	INVERT		SLOPE	PIPE SIZE & MATERIAL
		UPSTREAM	DOWNSTREAM		
SD-1	170.00'	936.22'	935.37'	0.5%	24" HDPE
SD-2	75.00'	935.37'	934.99'	0.5%	24" HDPE
SD-3	99.89'	934.99'	934.49'	0.5%	24" HDPE
SD-4	140.12'	935.19'	934.49'	0.5%	24" HDPE
SD-5	75.00'	935.57'	935.19'	0.5%	24" HDPE
SD-6	170.00'	936.42'	935.57'	0.5%	24" HDPE
SD-7	152.55'	934.49'	909.33'	16.72%	36" HDPE
SD-8	42.23'	909.33'	TBD	TBD	24" RCP

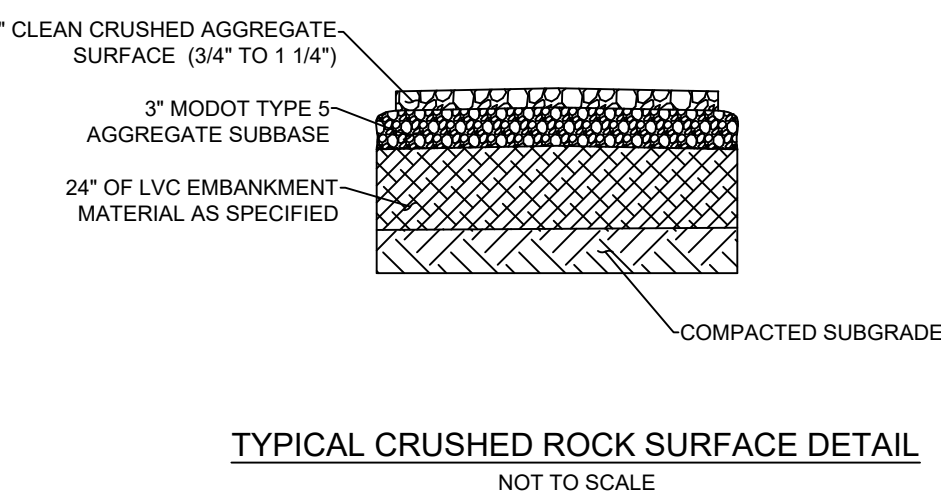


GRADING NOTES:

- HORIZONTAL AND VERTICAL CONTROL, BASIS OF BEARING, PROPERTY, LAND AND TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PERFORMED BY:
McCLURE
1700 SWIFT STREET, STE 100
NORTH KANSAS CITY, MO 64116
PHONE 816-756-0444
- HORIZONTAL DATUM: MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- SUBSTATION EDGE OF PAD (CRUSHED ROCK SURFACE) TO EXTEND 5.0' BEYOND THE FENCE (OR AS NOTED ON PLAN) AND SHALL BE BACKFILLED AS SPECIFIED.
- ALL SLOPES ARE 3:1 UNLESS NOTED OTHERWISE.
- PROVIDED POSITIVE SLOPE DRAINAGE AWAY FROM ALL SITE STRUCTURES AND FOUNDATIONS.
- SITE GRADES SHOWN ARE FINISH GRADES. SUBCONTRACTOR SHALL GRADE TO SUBGRADE AND GRADE TO DRAIN, PROOF ROLL WITH LOADED DUMP TRUCK OR APPROVED EQUIPMENT AND THEN INSTALL FINISH MATERIAL.
- EXISTING POND TO BE DRAINED, OVER EXCAVATED A MINIMUM OF 12 INCHES, COMPACTED AND BACKFILLED PER PLAN.
- PROVIDE FOUR (4) BERNSTEN MODEL G136 MONUMENTS 36" LONG PERMANENT BENCHMARKS OR ENGINEER APPROVED EQUIVALENT IN ACCORDANCE WITH PROJECT SPECIFICATIONS. MONUMENT CAPS SHALL BE MARKED WITH AN "X". SET MONUMENTS AFTER ROUGH GRADING IS COMPLETE. BENCHMARK ELEVATIONS SHALL BE WITHIN 0.10 FEET OF FINAL GRADE. RECORD BENCH MARK ELEVATIONS AND SUBMIT TO CONTRACTOR FOR RECORD.

LEGEND:

- PROPERTY LINE
- EXISTING FIELD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING OVER HEAD ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER & TV LINE
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING UTILITY POLE
- EXISTING TREELINE
- EDGE OF PAVEMENT
- PROPOSED SUBSTATION SECURITY FENCE
- PROPOSED CONTOURS
- PROPOSED CRUSHED ROCK SURFACE
- EDGE OF PAD / TOP/TOE OF SLOPE (TOS)
- LIMITS OF DISTURBANCE (LOD)
- PROPOSED ACCESS ROAD SURFACE
- PROPOSED TREELINE
- FLOWLINE
- CABLE TRENCH DRAIN
- PERMANENT BENCHMARK
- BASILINE



BURNS & McDONNELL
Professional Engineering Corporation
MO Certificate of Authority # 000165
Date Prepared: 06/25/21
JASON J. RINGER
MISSOURI LICENSE NUMBER PE-202009091

BMCD# 125934
9400 WARD PARKWAY
KANSAS CITY, MO 64114
(816) 333-9400

BURNS & McDONNELL

D					
C					
B	07/22/21	ISSUED FOR BID	PKJ	SLS	MJB
A	06/25/21	ISSUED FOR REVIEW	PKJ	SLS	MJB

BURNS & McDONNELL
PROJECT #
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DRAWN	DATE	APPROVED	DATE
P. JABALI	06/25/2021	J. RINGER	06/25/2021
DRAFT: CK	DATE	SCALE	
S. SCHENK	06/25/2021	1" = 30'	
ENGR: CK	DATE	JOB	
M. BLAKE	06/25/2021	NOT	125934

EVERGY
WALDRON SUBSTATION (111)
161KV SUBSTATION
SITE & GRADING PLAN

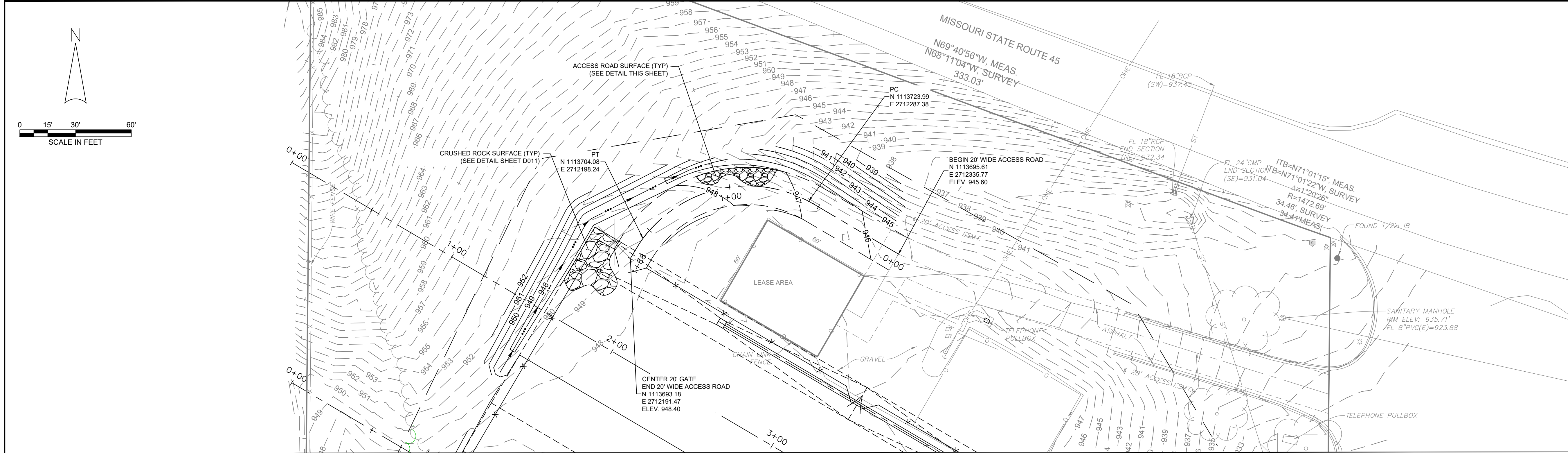


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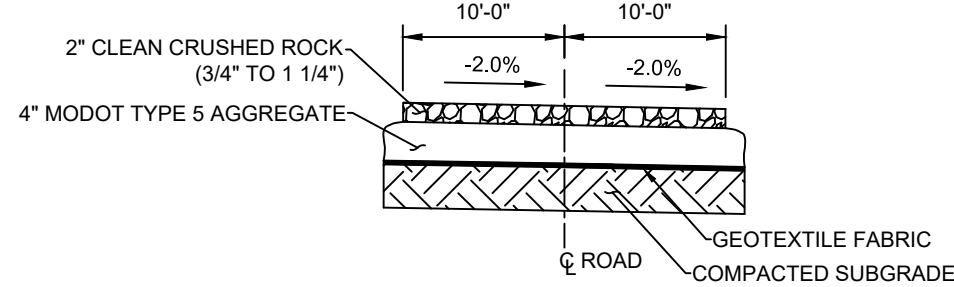
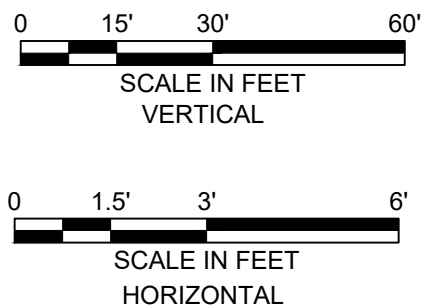
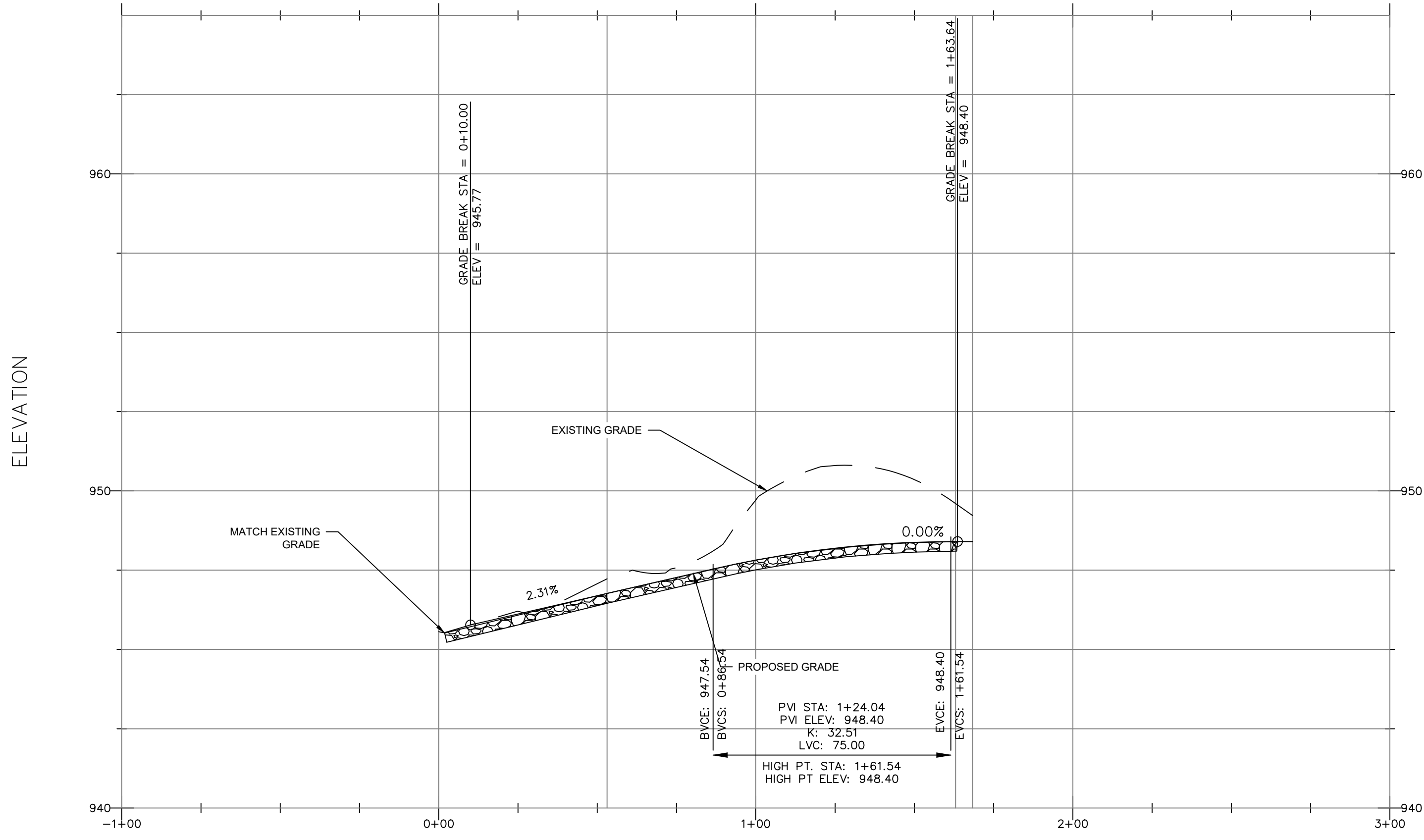
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 - EXISTING STORM LINE
 - EXISTING WATER LINE
 - EXISTING UTILITY POLE
 - EXISTING TREELINE
 - EDGE OF PAVEMENT
 - PROPOSED SUBSTATION SECURITY FENCE
 - PROPOSED CONTOURS
 - PROPOSED CRUSHED ROCK SURFACE
 - EDGE OF PAD / TOP/TOE OF SLOPE (TOS)
 - LIMITS OF DISTURBANCE (LOD)
 - PROPOSED ACCESS ROAD SURFACE
 - PROPOSED TREELINE
 - FLOWLINE
 - CABLE TRENCH DRAIN



TYPICAL ACCESS ROAD SURFACE DETAIL
NOT TO SCALE

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Date Prepared: 06/25/21

JASON J. RINGER
MISSOURI LICENSE NUMBER: PE-202009091

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PROJECT #
125934

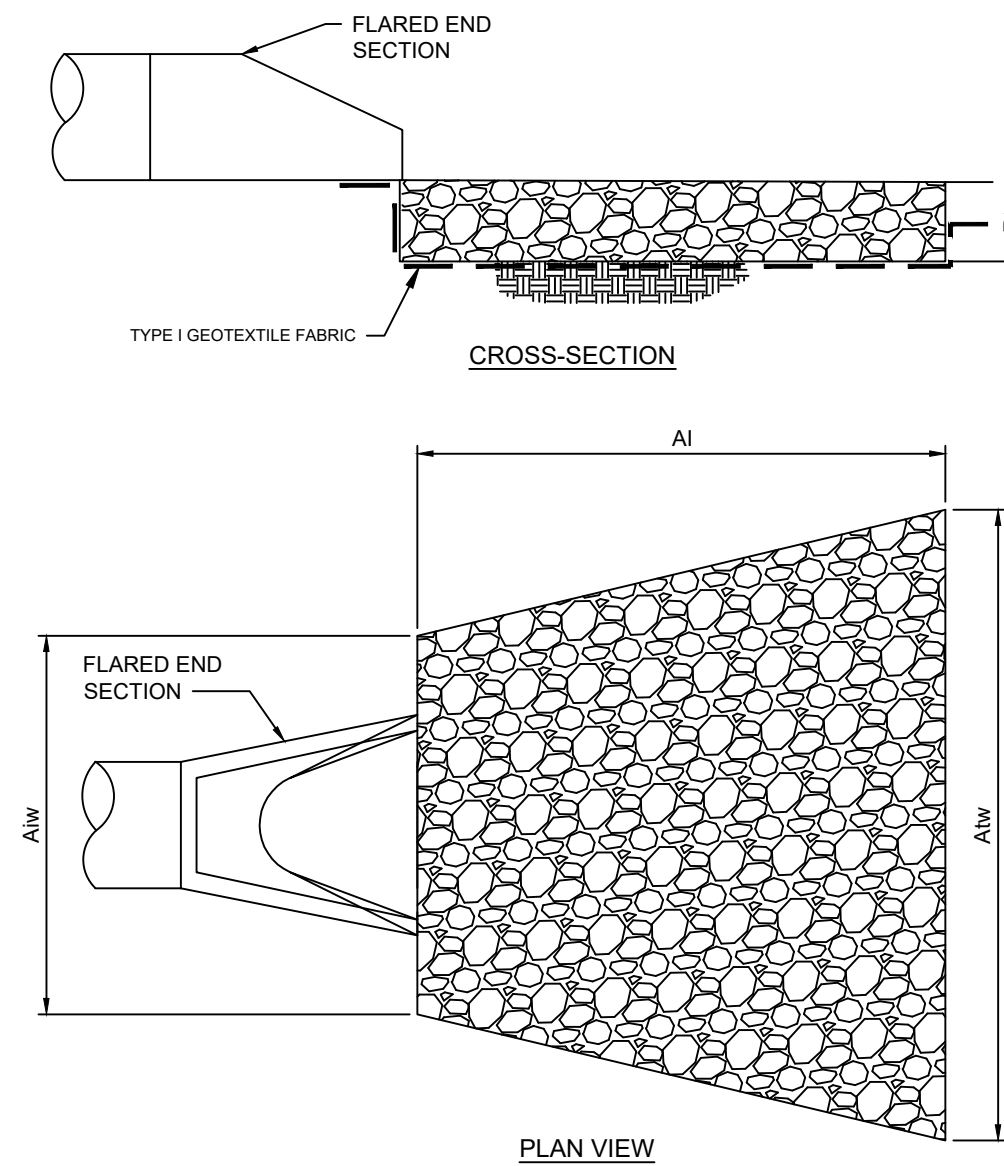
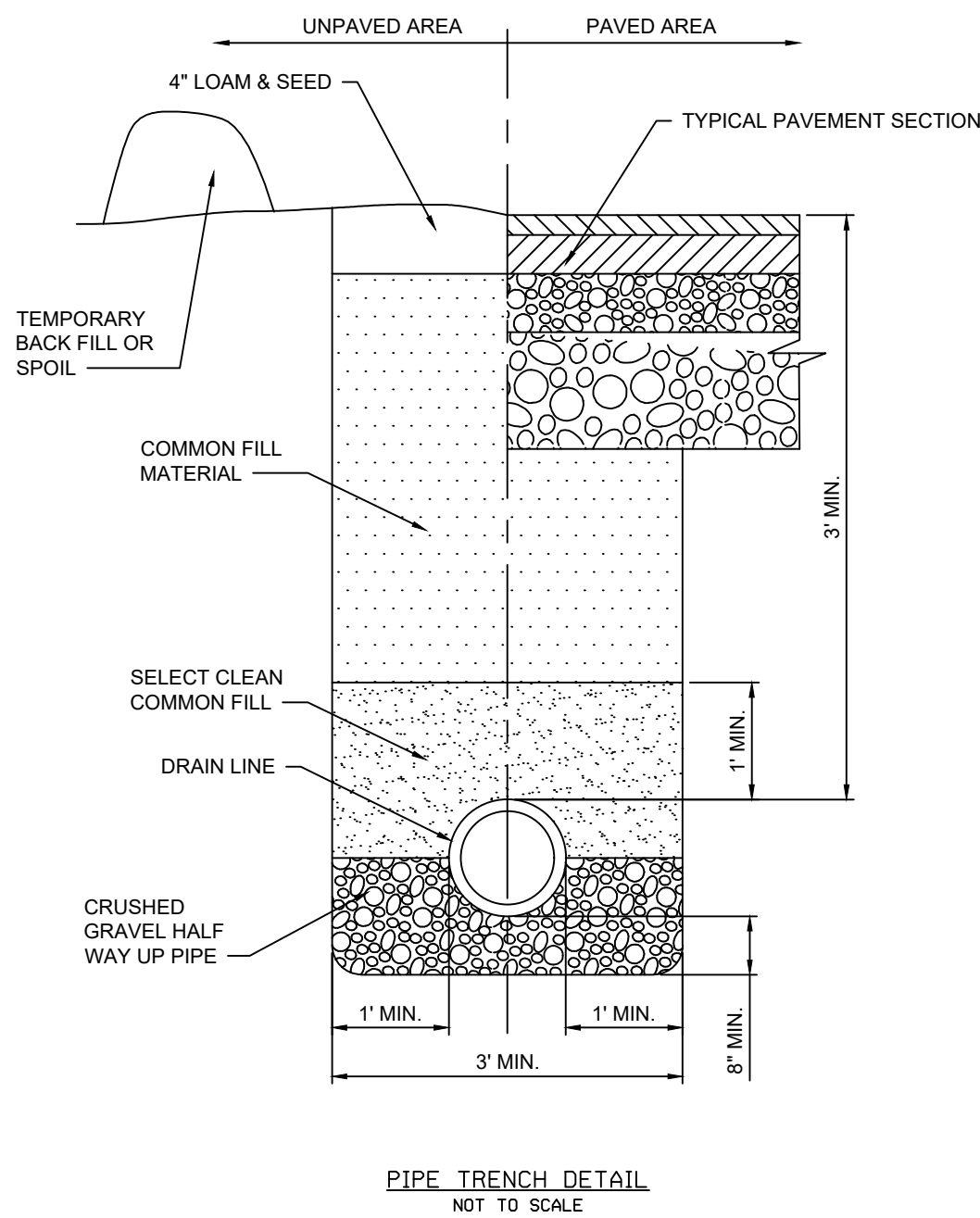
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P. JABALI	06/25/2021	J. RINGER	06/25/2021
DRAFT CK	DATE	SCALE	
S. SCHENK	06/25/2021	AS NOTED	
ENGR CK	DATE	JOB NO.	
M. BLAKE	06/25/2021	125934	

EVERGY
WALDRON SUBSTATION (111)
161KV SUBSTATION
ROAD PLAN & PROFILE



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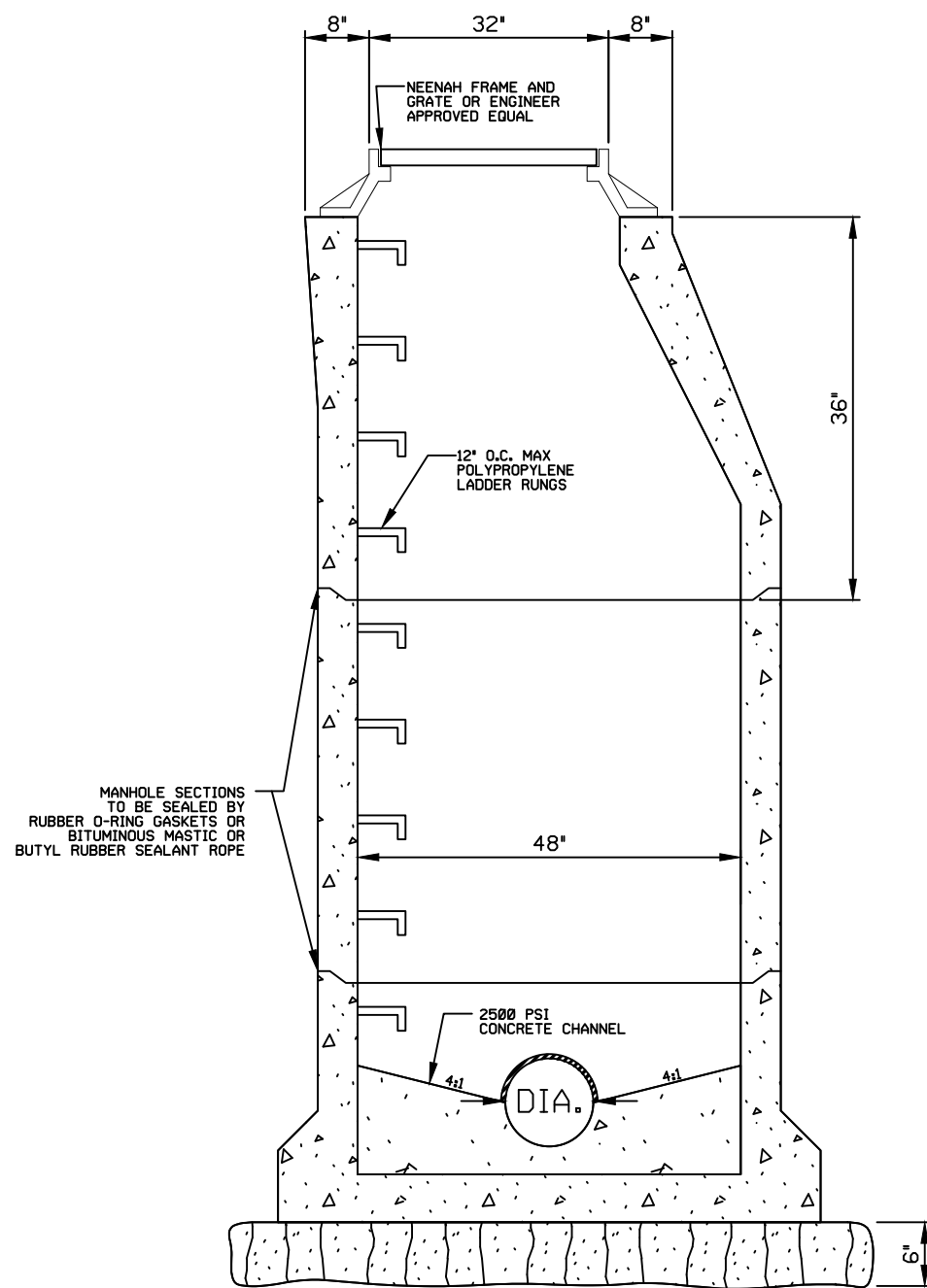
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OUTLET NO.	PIPE DIA Pd (IN)	RIP RAP			APRON	
		SIZE (R-)	THICK Rt (IN)	LENGTH AI (FT)	INITIAL WIDTH AW (FT)	TERMINAL WIDTH AW (FT)
FES-1	36	5	27	12	6	14

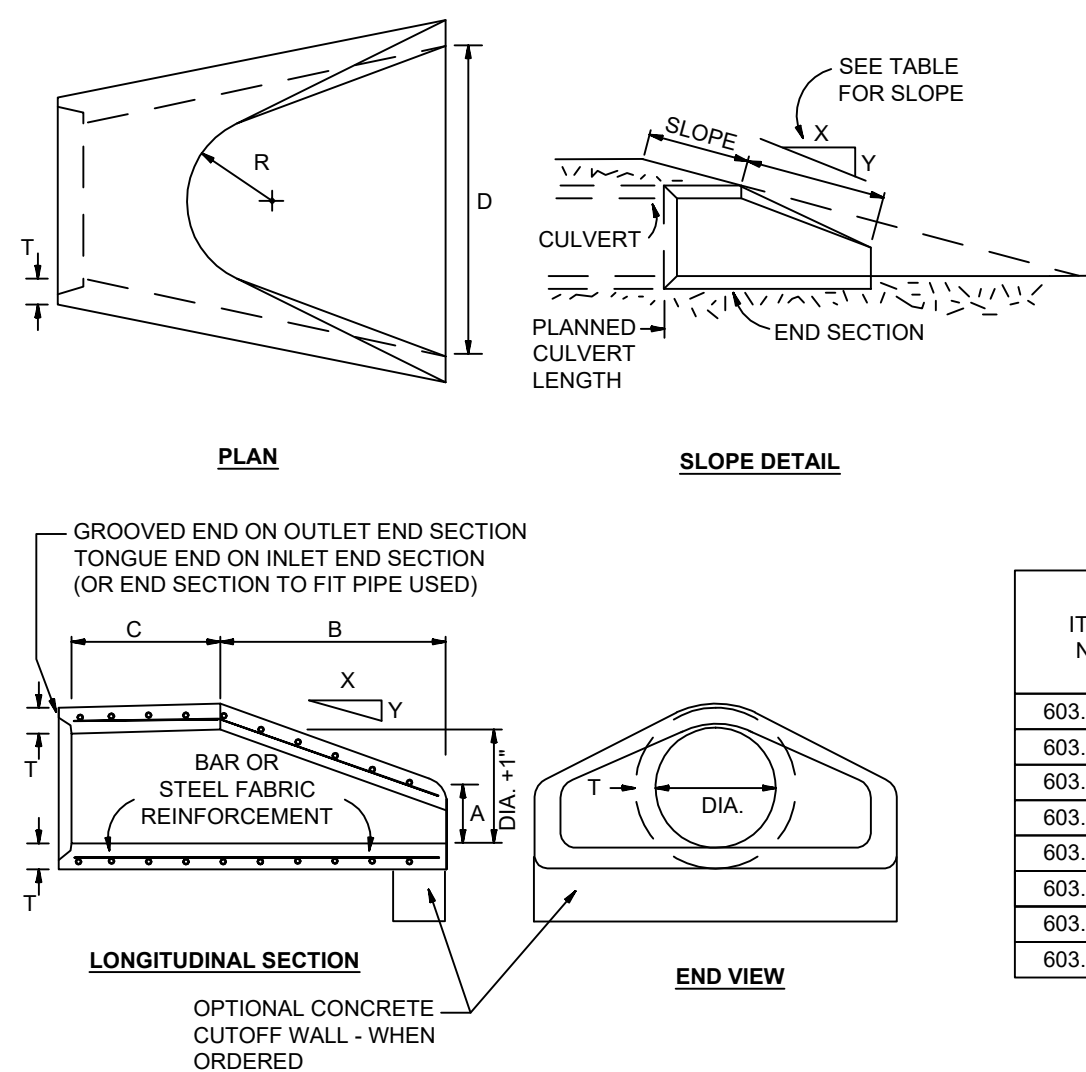
FLARED END SECTION OUTLET PROTECTION DETAIL
NOT TO SCALE

- NOTES:**
1. THE SUBGRADE FOR GEOTEXTILE FABRIC AND RIP-RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN.
 2. THE ROCK USED FOR RIP-RAP SHALL CONFORM TO MODOT TYPE 2 ROCK BLANKET.
 3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE PREPARED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
 4. STONE FOR THE RIP-RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.



- NOTES:**
1. 12" THICK CONCRETE SLAB (3500 PSI) TO BE SUBSTITUTED FOR STONE BASE WHEN DIRECTED BY THE ENGINEER. (ALL MANHOLES)
 2. PRECAST MANHOLES TO CONFORM TO REQUIREMENTS OF ASTM SPEC. C-913 "STANDARD SPECIFICATION FOR PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES".
 3. A MINIMUM OF 6" OF CLEAN STONE SHALL BE USED AS BACKFILL ON ALL SIDES.

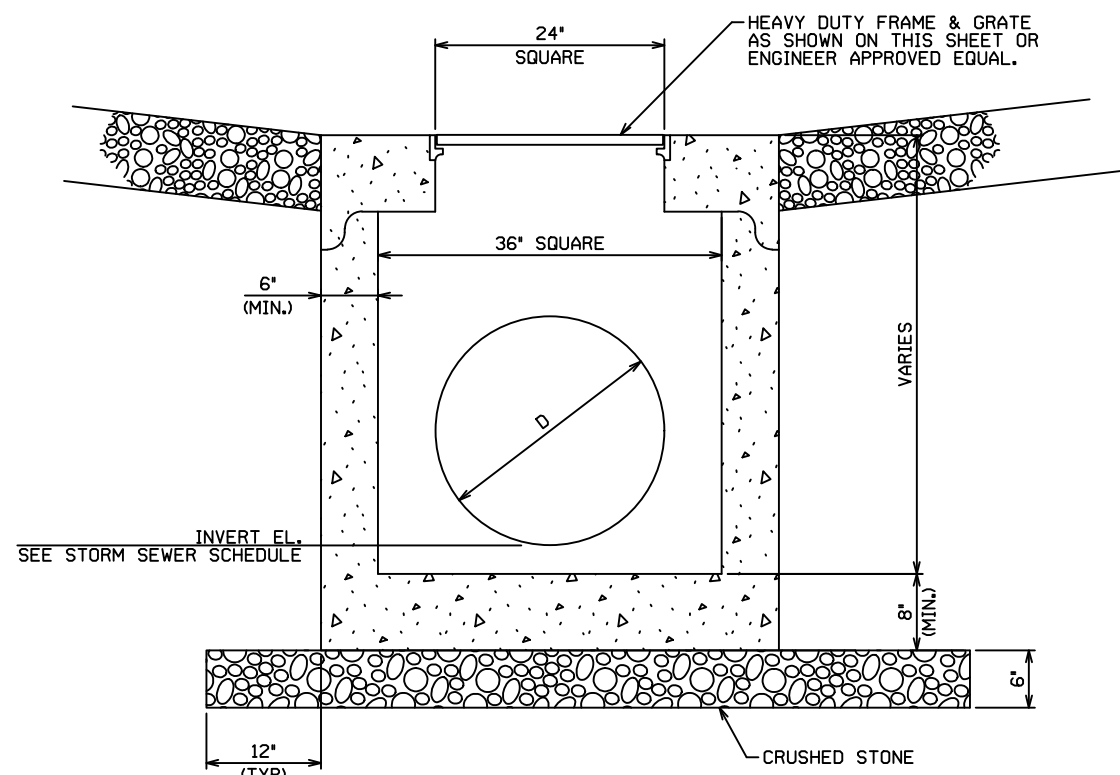
PRECAST CONCRETE MANHOLE
NOT TO SCALE



- NOTES:**
1. DESIGN OF END SECTION SHALL CONFORM TO STANDARD REINFORCED CONCRETE PIPE.
 2. CUT OFF WALL TO BE POURED IN FIELD, IF NECESSARY, AS DIRECTED BY THE ENGINEER.
 3. PAYMENT FOR THE CUT OFF WALL WILL BE MADE UNDER THE APPROPRIATE CONTRACT ITEMS.

ITEM NO.	PIPE DIA.	APPROX. SLOPE X to Y	A	B	C	D	R	T
603.30112	12"	3 TO 1	4"	24"	48 7/8"	24"	9"	2"
603.30115	15"	3 TO 1	6"	27"	46"	30"	11"	2 1/4"
603.30118	18"	3 TO 1	9"	27"	46"	36"	12"	2 1/2"
603.30124	24"	3 TO 1	9 1/2"	43 1/2"	30"	48"	14"	3"
603.30130	30"	3 TO 1	12"	64"	19 3/4"	60"	15"	3 1/2"
603.30136	36"	3 TO 1	15"	63"	33"	72"	20"	4"
603.30142	42"	3 TO 1	21"	63"	33"	78"	22"	4 1/2"
603.30148	48"	3 TO 1	24"	72"	24"	84"	22"	5"

CONCRETE END SECTION FOR REINFORCED CONCRETE PIPE DETAIL
NOT TO SCALE



- NOTES:**
1. ALL CATCH BASINS ARE TO BE PRECAST CONCRETE AND HS-20 RATED FOR HEAVY LOADING.
 2. REINFORCEMENT IN ALL SECTIONS SHALL EQUAL OR EXCEED ASTM C913 SPECIFICATIONS.
 3. CLEARANCE TOLERANCE OF PIPE OPENINGS: THE MAXIMUM ALLOWABLE PIPE OPENING ON A HORIZONTAL AXIS SHALL BE THE OUTSIDE DIAMETER OF THE PIPE PLUS 12". THE MAXIMUM ALLOWABLE PIPE OPENING ON VERTICAL AXIS SHALL BE THE OUTSIDE DIAMETER PLUS 8". THE MINIMUM CLEARANCE BETWEEN THE OUTSIDE SURFACE OF AN INSTALLED PIPE AND CONCRETE OF THE CATCH BASIN SHALL BE 2".
 4. INSTALLATION OF PIPE OPENINGS: ALL REQUIRED PIPE OPENINGS SHALL BE PLAN CAST IN CATCH BASIN UNITS. FIELD ALTERATIONS OF OPENINGS WILL BE PERMITTED PROVIDED WALLS ARE SCORED WITH A MASONRY SAW TO A DEPTH SUFFICIENT TO SEVER REINFORCING STEEL. A CHIPPING HAMMER MAY THEN BE USED TO REMOVE THE CONCRETE.

CATCH BASIN DETAIL
NOT TO SCALE

- MANHOLE NOTES:**
1. ALL PRECAST MANHOLE SECTIONS SHALL CONFORM TO ASTM C478.
 2. ALL UTILITY STRUCTURES ARE TO BE HS-20 RATED UNLESS INDICATED OTHERWISE.
 3. IF A MANHOLE IS LOCATED IN PAVEMENT AREAS, RIM ELEVATION SHALL BE FLUSH WITH FINAL GRADE. IF A MANHOLE IS LOCATED OUTSIDE OF PAVEMENT AREAS, RIM ELEVATION SHALL BE 6 INCHES MINIMUM ABOVE ADJACENT FINISH GRADE.
 4. COVERS AND CASTINGS OF MANHOLES AND STRUCTURES SHALL BE STAMPED PER THE APPROPRIATE UTILITY TYPE OR PER THE LOCAL STANDARDS, AND SHALL BE STAMPED PER THE ORIGIN OF MANUFACTURE.
 5. COVERS AND CASTINGS SHALL BE TAMPER-PROOF FOR STRUCTURES LOCATED IN PEDESTRIAN AREAS, EASEMENT AREAS, AND AREAS WITH SPECIAL SECURITY RESTRICTIONS.
 6. COVERS THAT MAY BE SUBMERGED SHALL BE WATERTIGHT.
 7. FRAME AND ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINK GROUT, PREFORMED PLASTIC, OR RUBBER RING TO FORM WATERTIGHT SEAL.
 8. ALL JOINTS SHALL BE SEALED WITH JOINT COMPOUND OR GROUTED WITH MORTAR.
 9. ANY LIFT LOOPS FOR UTILITY STRUCTURES SHALL BE GROUTED FLUSH AFTER INSTALLATION.
 10. ALL MANHOLE BASES (PRECAST OR CAST-IN-PLACE) SHALL HAVE #4 @ 12" ON CENTER EACH WAY REINFORCEMENT.
 11. ALL REINFORCEMENT SHALL BE PLACED 2 INCHES CLEAR OF NEAREST FACE OF CONCRETE UNLESS INDICATED OTHERWISE.
 12. INVERT FLOW CHANNELS SHALL BE CONSTRUCTED TO PROVIDE SMOOTH AND UNIFORM SLOPE WITH GRADUAL TRANSITION SECTIONS.
 13. PIPE MAY EXTEND 2 INCHES MAXIMUM BEYOND INTERIOR MANHOLE WALL.
 14. MANHOLE STEPS SHALL BE PLACED INTO MANHOLE WALL DURING MANUFACTURE OR MORTARED INTO HOLES AFTER CONCRETE HAS CURED.

REV	REV DATE	REVISION/ISS NO.	BY	CHK	APP
-	-	ISSUED FOR -	-	-	-

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C	08/29/21	ISSUED FOR CONDITIONAL USE PERMIT	PKJ	SLS	MJB
B	07/22/21	ISSUED FOR BID	PKJ	SLS	MJB
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**BURNS
MCDONNELL**
PROJECT #
125934

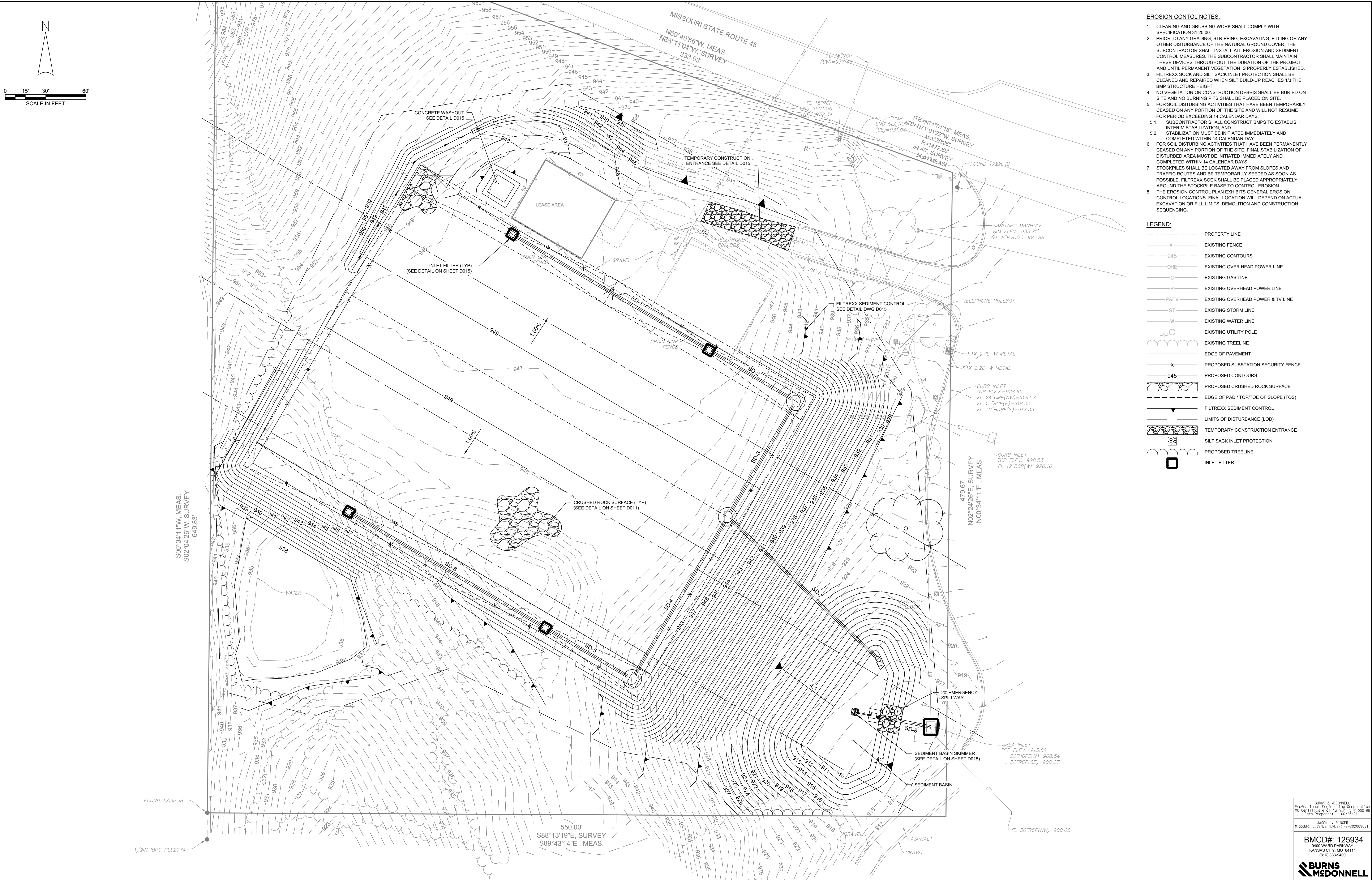
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P. JABALI	01/12/2021	J. RINGER	06/25/2021
DRAFT	DATE	SCALE	
S. SCHENK	06/25/2021	NONE	
ENGR	DATE	JOB	
M. BLAKE	06/25/2021	NO.	125934

EVERGY
WALDRON SUBSTATION (111)
161KV SUBSTATION
GRADING DETAILS

evergy

DWG. NO. 100/111/D013

BURNS & MCDONNELL
Professional Engineering Corporation
No Certificate of Authority # 000163
Date Prepared: 06/25/21
JASON J. RINGER
MISSOURI LICENSE NUMBER: PE-202009091
BMCD#: 125934
9400 WARD PARKWAY
KANSAS CITY, MO 64114
(816) 333-9400
**BURNS
MCDONNELL**



- EROSION CONTROL NOTES:**
1. CLEARING AND GRUBBING WORK SHALL COMPLY WITH SPECIFICATION 31 20 00.
 2. PRIOR TO ANY GRADING, STRIPPING, EXCAVATING, FILLING OR ANY OTHER DISTURBANCE OF THE NATURAL GROUND COVER, THE SUBCONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES. THE SUBCONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF THE PROJECT AND UNTIL PERMANENT VEGETATION IS PROPERLY ESTABLISHED.
 3. FILTREXX SOCK AND SILT SACK INLET PROTECTION SHALL BE CLEANED AND REPAIRED WHEN SILT BUILD-UP REACHES 1/3 THE BMP STRUCTURE HEIGHT.
 4. NO VEGETATION OR CONSTRUCTION DEBRIS SHALL BE BURIED ON SITE AND NO BURNING PITS SHALL BE PLACED ON SITE.
 5. FOR SOIL DISTURBING ACTIVITIES THAT HAVE BEEN TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR PERIOD EXCEEDING 14 CALENDAR DAYS:
 - 5.1. SUBCONTRACTOR SHALL CONSTRUCT BMPs TO ESTABLISH INTERIM STABILIZATION; AND
 - 5.2. STABILIZATION MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN 14 CALENDAR DAY.
 6. FOR SOIL DISTURBING ACTIVITIES THAT HAVE BEEN PERMANENTLY CEASED ON ANY PORTION OF THE SITE, FINAL STABILIZATION OF DISTURBED AREA MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN 14 CALENDAR DAYS.
 7. STOCKPILES SHALL BE LOCATED AWAY FROM SLOPES AND TRAFFIC ROUTES AND BE TEMPORARILY SEEDED AS SOON AS POSSIBLE. FILTREXX SOCK SHALL BE PLACED APPROPRIATELY AROUND THE STOCKPILE BASE TO CONTROL EROSION.
 8. THE EROSION CONTROL PLAN EXHIBITS GENERAL EROSION CONTROL LOCATIONS. FINAL LOCATION WILL DEPEND ON ACTUAL EXCAVATION OR FILL LIMITS, DEMOLITION AND CONSTRUCTION SEQUENCING.

- LEGEND:**
- PROPERTY LINE
 - X- EXISTING FENCE
 - 945- EXISTING CONTOURS
 - OHE- EXISTING OVER HEAD POWER LINE
 - G- EXISTING GAS LINE
 - P- EXISTING OVERHEAD POWER LINE
 - P&TV- EXISTING OVERHEAD POWER & TV LINE
 - ST- EXISTING STORM LINE
 - W- EXISTING WATER LINE
 - PP- EXISTING UTILITY POLE
 - O- EXISTING TREELINE
 - X- EDGE OF PAVEMENT
 - 945- PROPOSED CONTOURS
 - X- PROPOSED CRUSHED ROCK SURFACE
 - X- EDGE OF PAD / TOP/TOE OF SLOPE (TOS)
 - X- FILTREXX SEDIMENT CONTROL
 - X- LIMITS OF DISTURBANCE (LOD)
 - X- TEMPORARY CONSTRUCTION ENTRANCE
 - X- SILT SACK INLET PROTECTION
 - X- PROPOSED TREELINE
 - X- INLET FILTER

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BURNS & MCDONNELL
PROJECT # 125934

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DRAFT	DATE	SCALE	
S. SCHENK	06/25/2021	1" = 30'	
ENGR	DATE	JOB NO.	
M. BLAKE	06/25/2021	125934	

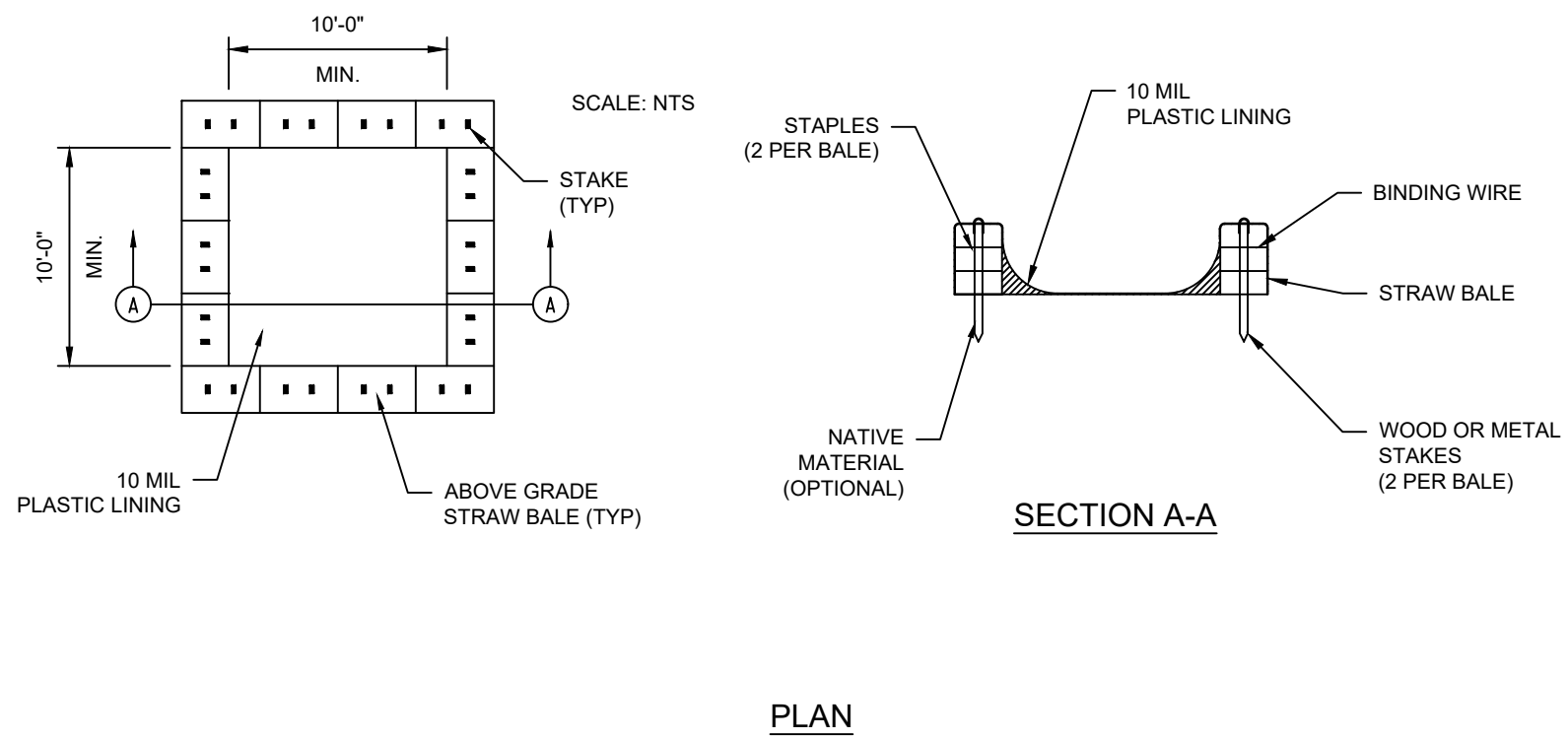
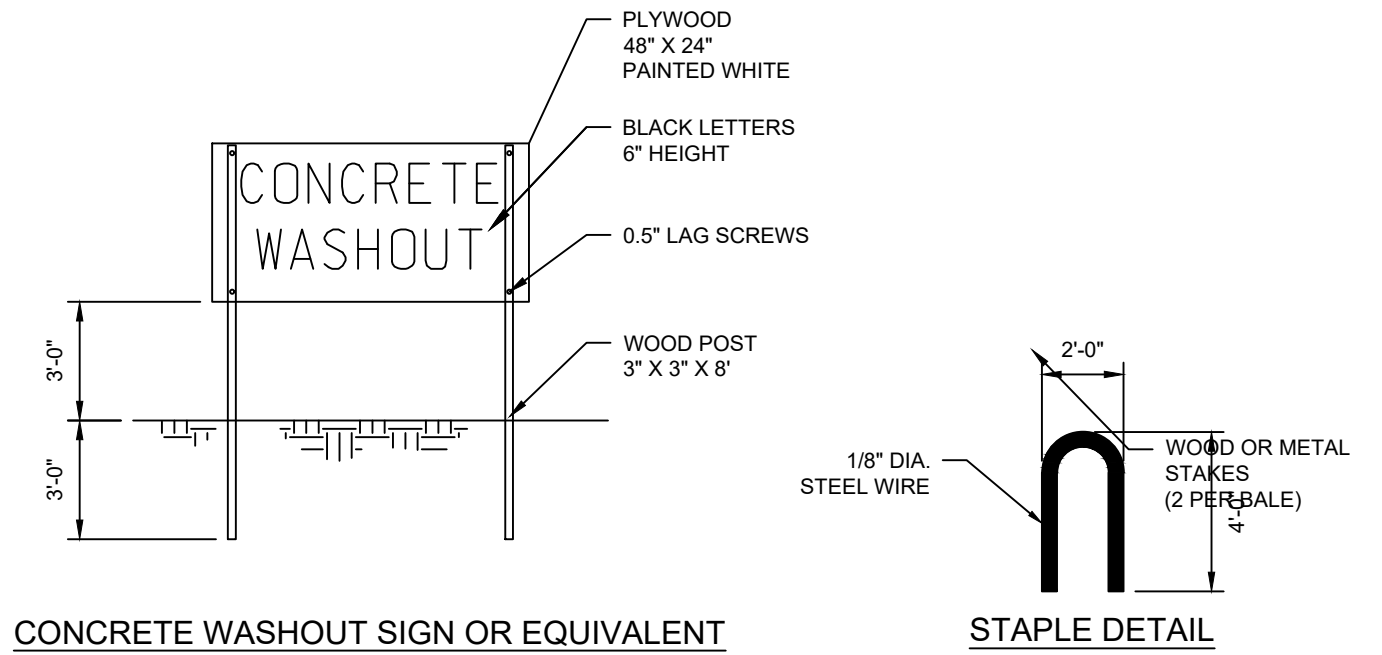
EVERGY
WALDRON SUBSTATION (111)
161KV SUBSTATION
EROSION CONTROL PLAN

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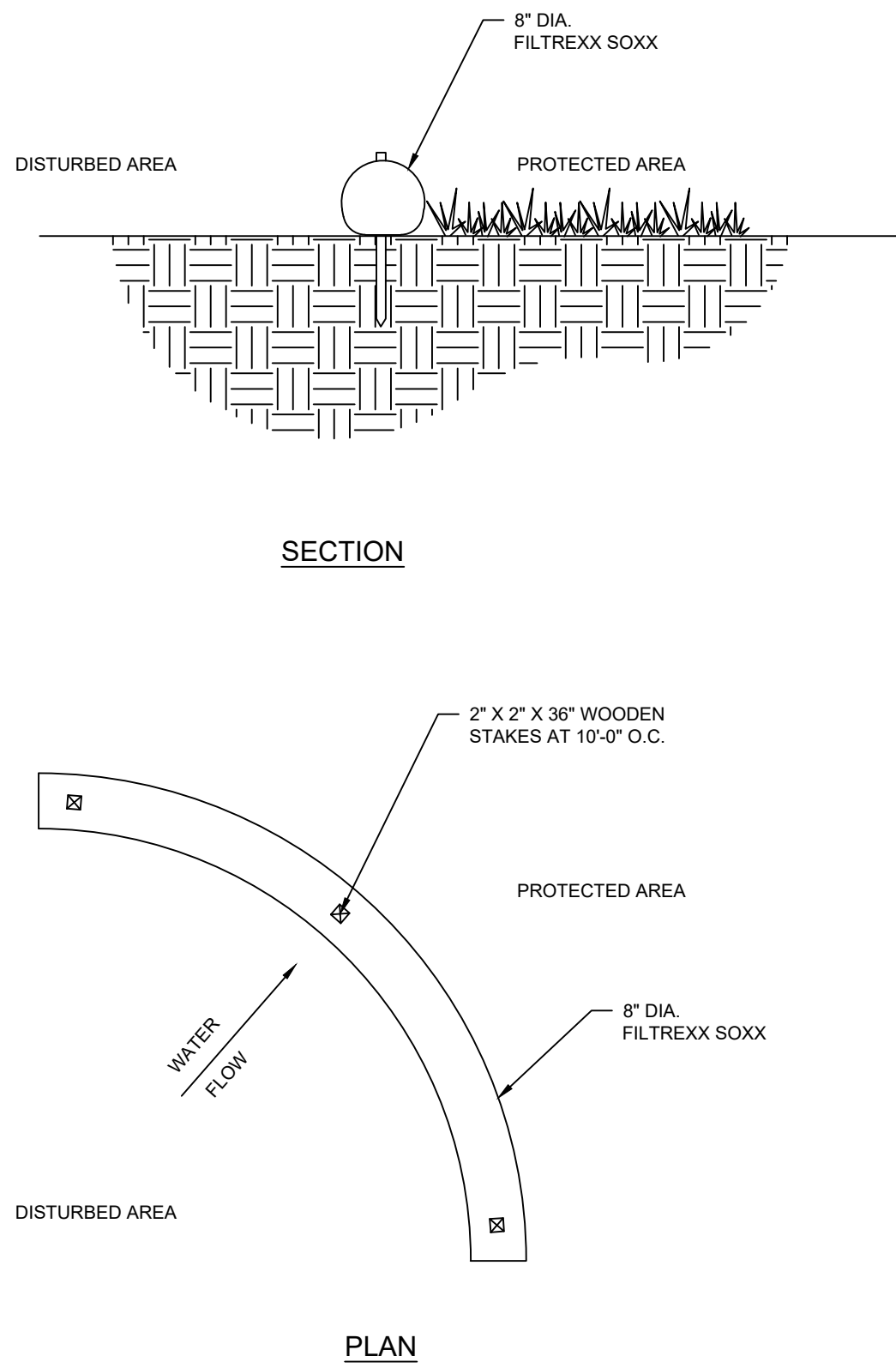
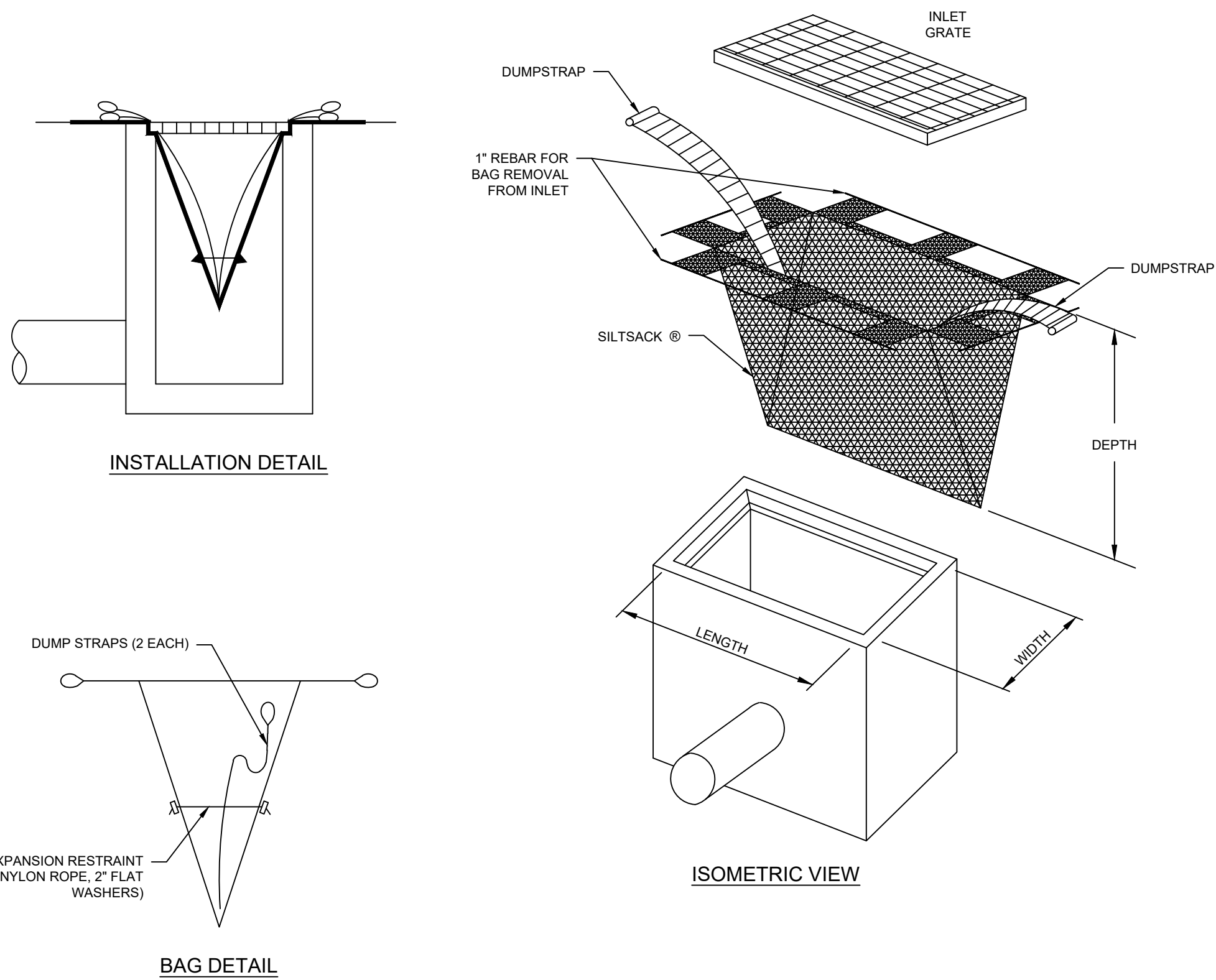
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(816) 333-9400
BURNS & MCDONNELL

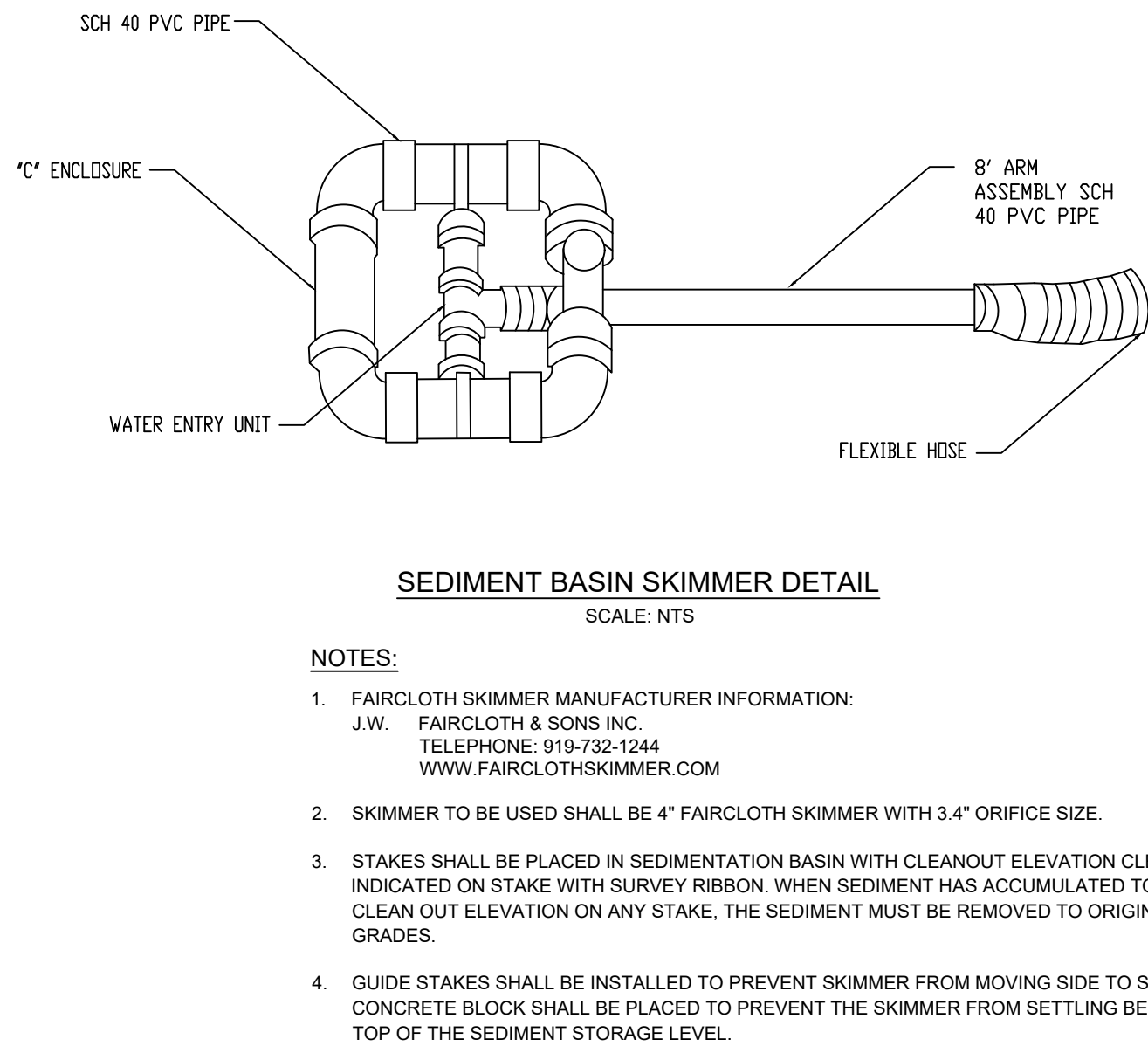
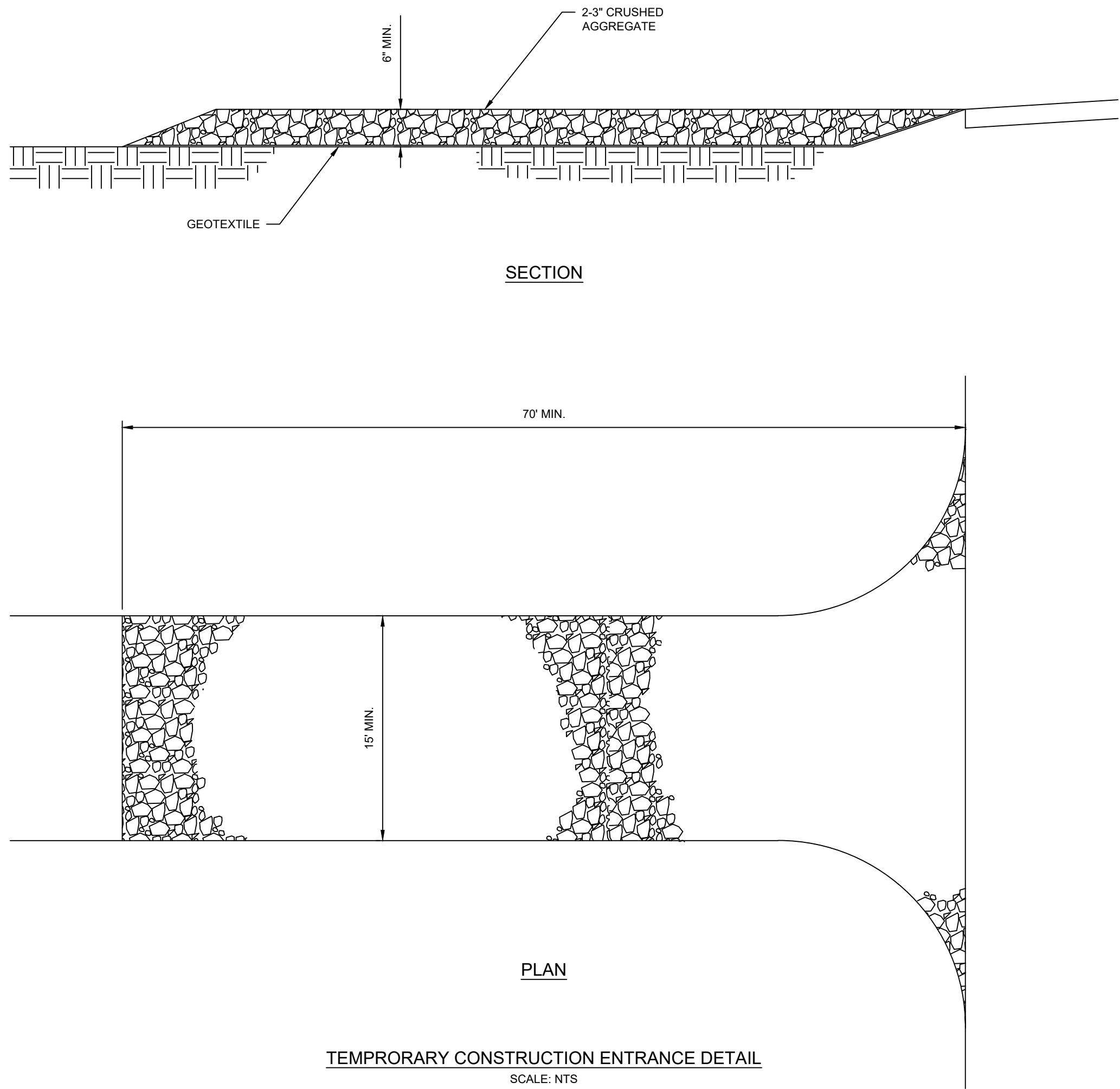
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DATE: Sep 27, 2021 3:58pm
USER: pkarimj@bali
XREFS: 42722Rev1_2020-08-27_Modify_DEMO
100-263-D050_gso



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. PREFABRICATED WASHOUT STATIONS MAY BE USED AT SUBCONTRACTORS DISCRETION.
 3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



- NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ONSITE, AS DETERMINED BY ENGINEER



- NOTES:
1. FAIRCLOTH SKIMMER MANUFACTURER INFORMATION:
J.W. FAIRCLOTH & SONS INC.
TELEPHONE: 919-732-1244
WWW.FAIRCLOTHSKIMMER.COM
 2. SKIMMER TO BE USED SHALL BE 4" FAIRCLOTH SKIMMER WITH 3/4" ORIFICE SIZE.
 3. STAKES SHALL BE PLACED IN SEDIMENTATION BASIN WITH CLEANOUT ELEVATION CLEARLY INDICATED ON STAKE WITH SURVEY RIBBON. WHEN SEDIMENT HAS ACCUMULATED TO THE CLEAN OUT ELEVATION ON ANY STAKE, THE SEDIMENT MUST BE REMOVED TO ORIGINAL GRADES.
 4. GUIDE STAKES SHALL BE INSTALLED TO PREVENT SKIMMER FROM MOVING SIDE TO SIDE. A CONCRETE BLOCK SHALL BE PLACED TO PREVENT THE SKIMMER FROM SETTLING BELOW THE TOP OF THE SEDIMENT STORAGE LEVEL.

BURNS & McDONNELL
Professional Engineering Corporation
No Certificate of Authority # 000165
Date Prepared: 06/25/21
JASON J. RINGER
MISSOURI LICENSE NUMBER: PE-202009091
BMCD#: 125934
8400 WARD PARKWAY
KANSAS CITY, MO 64114
(816) 333-9400
BURNS & McDONNELL

REV	REV DATE	REVISION / ISSUE NO.	BY	CHK	APP
1		ISSUED FOR --	--	--	--

D					
C	08/29/21	ISSUED FOR CONDITIONAL USE PERMIT	PKJ	SLS	MJB
B	07/22/21	ISSUED FOR BID	PKJ	SLS	MJB
A	06/25/21	ISSUED FOR REVIEW	PKJ	SLS	MJB

BURNS & McDONNELL
PROJECT #
125934

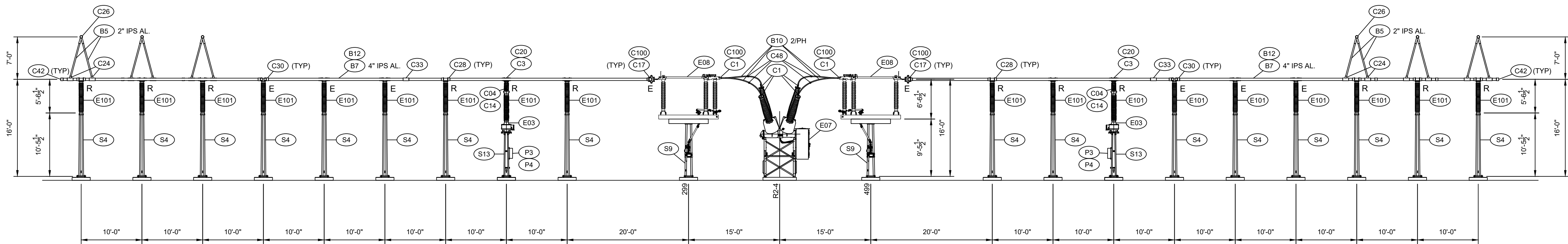
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P. JABALI	06/25/2021	J. RINGER	06/25/2021
DRAFT	CHK	DATE	SCALE
S. SCHENK	06/25/2021	NONE	
ENGR	CHK	DATE	JOB NO.
M. BLAKE	06/25/2021		125934

EVERGY
WALDRON SUBSTATION (111)
161KV SUBSTATION
EROSION CONTROL DETAILS

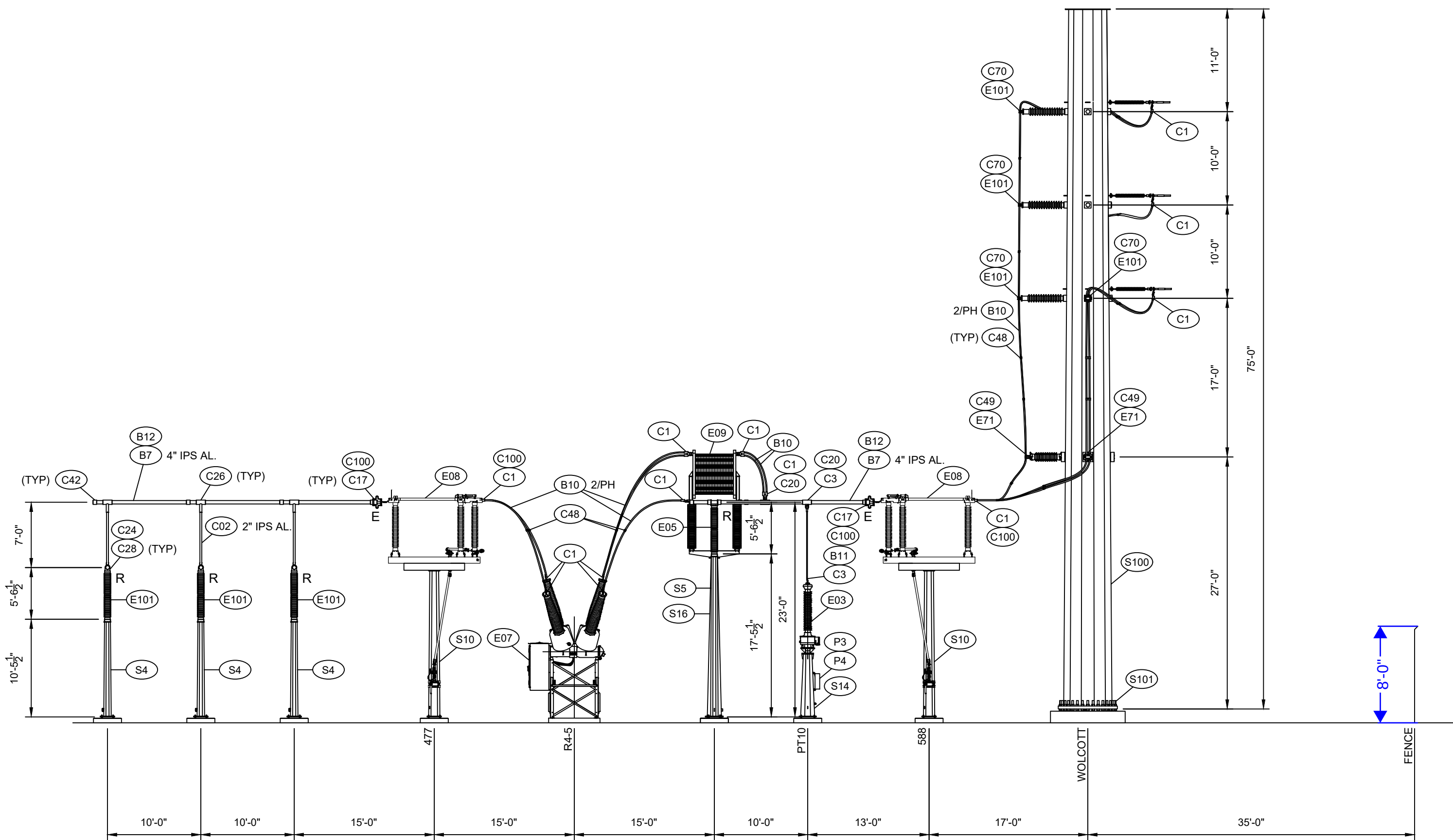
evergy

DWG. NO. 100/111/D015

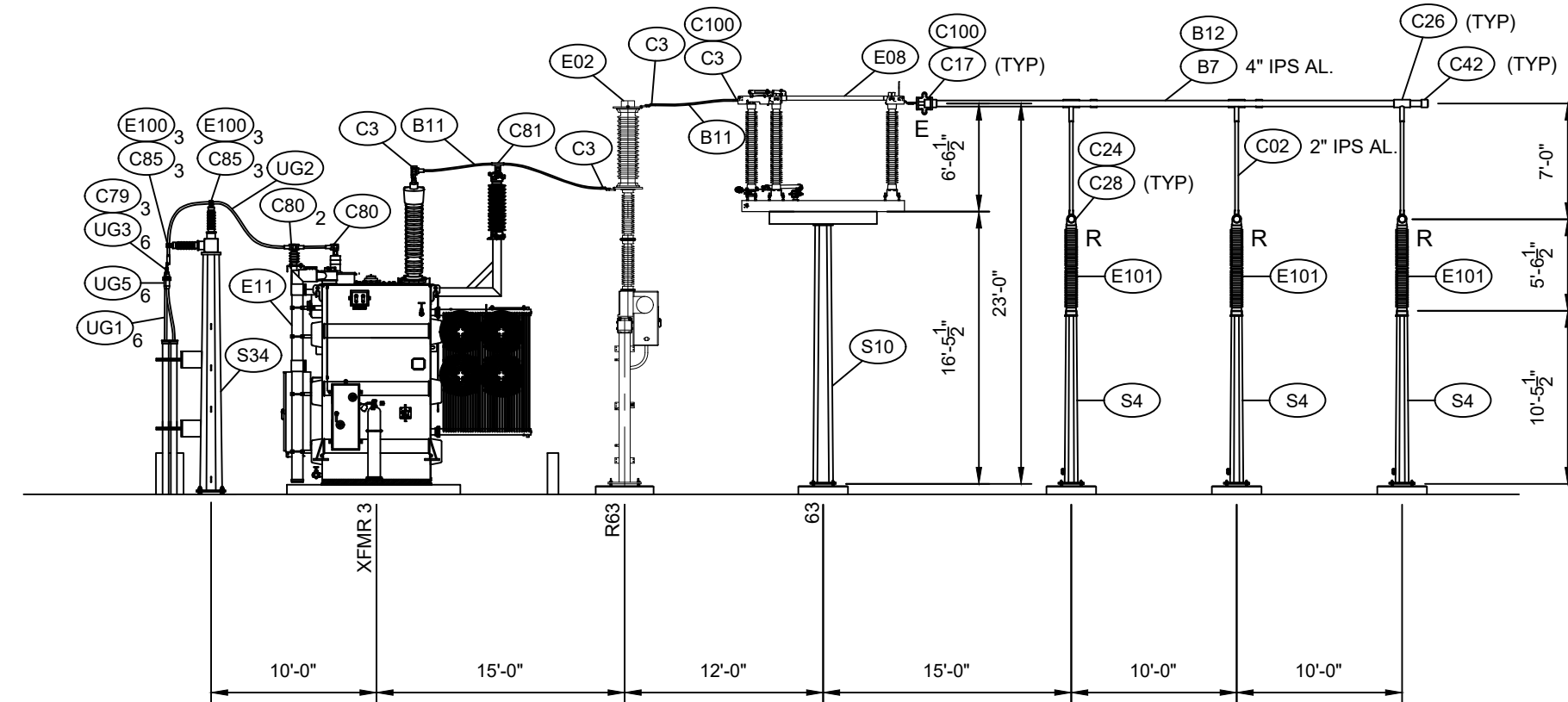
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SECTION A-A
SCALE 1"=10'-0"



SECTION B-B
SCALE 1"=10'-0"



SECTION C-C
SCALE 1"=10'-0"

BUS AND CONNECTOR KEY

ITEM	DESCRIPTION
B5	2 INCH ALUMINUM TUBULAR BUS, SCH. 40
B7	4 INCH ALUMINUM TUBULAR BUS, SCH. 40
B10	1192.5 KCM AA, 61 STRD. CABLE (1.258" DIA.) LOT #420-186
B11	477 KCM AA, 19 STRD. CABLE (.793" DIA.) LOT #420-159
B12	795 KCM ACSR, 26/7 STRD. CABLE (FOR VIBRATION DAMPING 4" AL. TUBE BUS)
C1	CONNECTOR-TERMINAL, AL 2-1192.5 KCM AAC TO 4" 4-HOLE PAD, 4" SPACING, OFFSET (345 KV)
C3	CONNECTOR-TERMINAL, AL 477 MCM TO 3" 4-HOLE PAD
C8	LUG, COMP., 1192.5 KCM AA TO 4-HOLE NEMA PAD
C17	CONNECTOR-TERMINAL, AL 4" PIPE TO 4" 4-HOLE PAD EXPAN (230 KV)
C20	CONNECTOR-TEE, AL 4" PIPE MAIN TO 4" 4-HOLE PAD (500 KV)
C24	CONNECTOR-TEE, AL 4" PIPE MAIN TO 2" PIPE TAP AT 15 DEG (500 KV)
C26	CONNECTOR-VEE, AL 4" PIPE MAIN TO 2-2" PIPE TAP 30 DEG (500 KV)
C28	CONNECTOR-BUS SUPP, AL 4" PIPE SLIP/RIGID 3" & 5" BC (500 KV)
C30	CONNECTOR-BUS SUPP, AL 4" PIPE EXPANSION 3" & 5" BC (230 KV)
C33	CONNECTOR-SPLICE, AL 4" PIPE (500 KV)
C42	END CAP, AL., FORCE FIT, 4" IPS
C48	SPACER FOR TWO 1192.5 KCM AA CABLES (DOG BONE)
C49	AL. COMPRESSION TEE, 2-1192.5 KCM ACSS/TW, TO 4-HOLE NEMA PAD,
C70	CONNECTOR CABLE, BUS SUPPORT, 2-1192.5 KCMIL AAC, ALUMINIUM, 161KV, 5" BOLT CIRCLE
C81	CONNECTOR-SPLIT TEE, 477 MCM TO 4", 4-HOLE NEMA PAD
C100	CONNECTOR-GROUND STUD, AL BOLTED, 3" 4 HOLE PAD TO STRAIGHT GND STUD

EQUIPMENT KEY

ITEM	DESCRIPTION
E02	CIRCUIT SWITCHER 170KV, 2000A, 130KA
E03	CCVT 161KV, 800/1400:1 RATIO
E07	CIRCUIT BREAKER 170KV, 2000A
E08	VERTICAL BREAK SWITCH, 170KV, 2000A
E09	WAVE TRAP, HORIZONTAL 161KV, 2000A
E11	TRANSFORMER 161/25KV 18/24/30 MVA
E71	SURGE ARRESTER, 161KV, 120KV DUTY CYCLE, 98KV MCOV, POLYMER
E101	INSULATOR, 161KV, STATION POST, POLYMER
E100	INSULATOR, 34.5KV, STATION POST, POLYMER

STRUCTURE KEY

ITEM	DESCRIPTION
S4	161KV BUS SUPPORT STAND, SINGLE PHASE, 16' BUS HEIGHT
S5	161KV BUS SUPPORT STAND, SINGLE PHASE, 23' BUS HEIGHT
S9	161KV DISCONNECT SWITCH STAND, 16' BUS HEIGHT
S10	161KV DISCONNECT SWITCH STAND, 23' BUS HEIGHT
S13	161KV VT STAND, 1-PHASE
S14	161KV VT STAND, 3-PHASE
S16	161KV WAVE TRAP STAND, 1-PHASE
S34	15KV, 3-PHASE BUS SUPPORT
S100	161KV DEADEND
S101	161KV DEADEND ANCHOR BOLT CAGE

DIP STRUCTURE

ITEM	DESCRIPTION
C80	LUG, COMP. CU, 2000 KCM TO 4-HOLE NEMA PAD
C85	CONNECTOR CABLE, SUPPORT, 3000 MCM, ALUMINIUM, 3" BOLT CIRCLE
UG1	CABLE UNDERGROUND 1500 KCMIL, 91 STRD. CABLE
UG2	CABLE ELECTRICAL, POWER 2000 KCMIL, 127 STRD. CABLE
UG3	LUG, COMP. CU, 1500 KCMIL, TO 4-HOLE NEMA PAD
UG5	TERMINATION KIT, COLD SHRINK, 1250-2000KCMIL, 15KV; OUTDOOR

FILE NAME: 100-111-051.DWG
LAST EDITED BY: DECATUN 8/20/2021 8:08 AM
100/111/051

REV.	REV. DATE	REVISION & JOB NO.	BY	CHK.	APP.	REV.	REV. DATE	REVISION & JOB NO.	BY	CHK.	APP.
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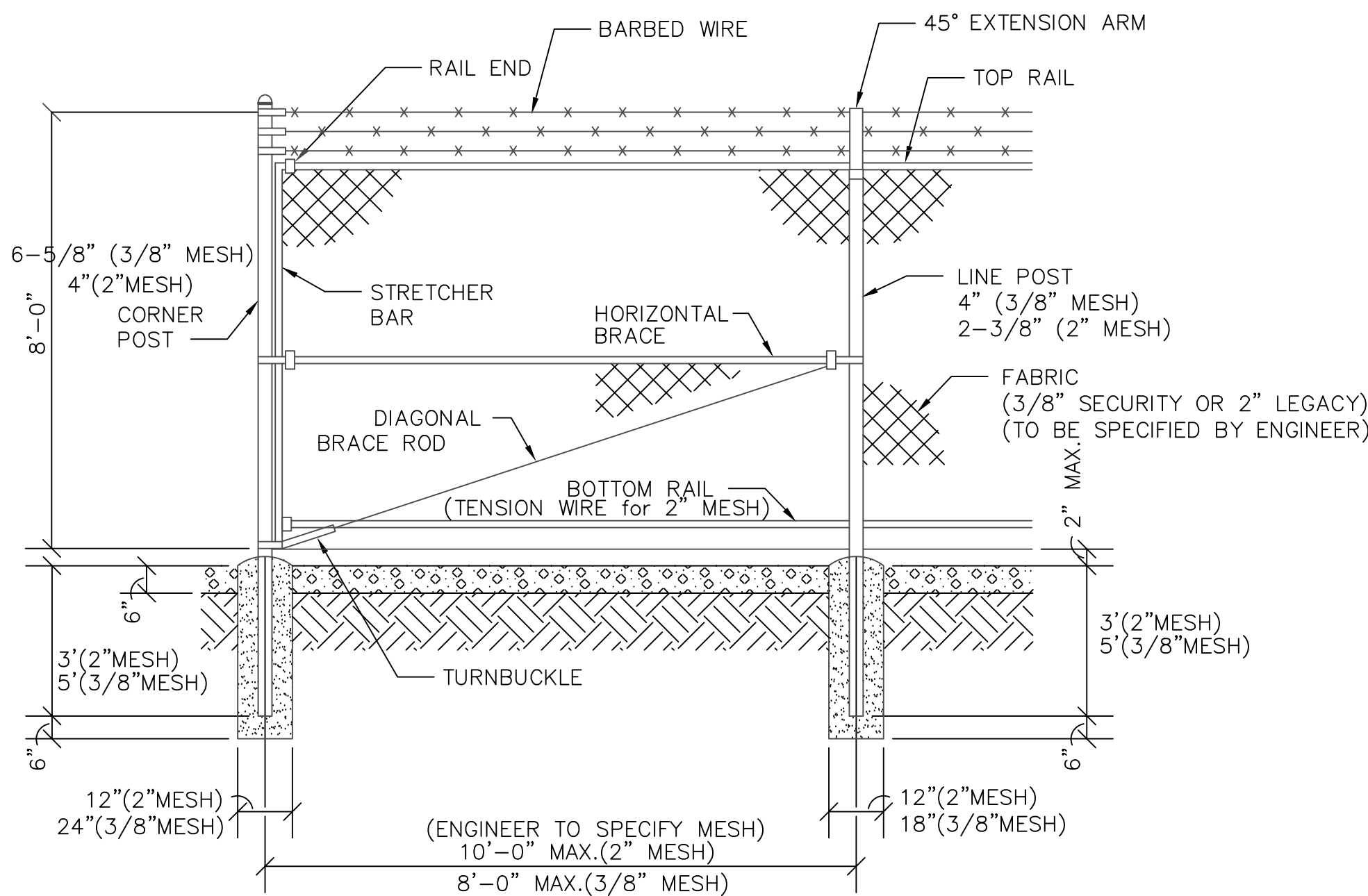
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DEG/BMcD			
DRAFT. CK.	DATE	SCALE	1"=10'-0"
DEG/BMcD			
ENGR. CK.	DATE	JOB NO.	---

EVERGY
WALDRON (111)
161KV SUBSTATION
STRUCTURE AND BUS
ELEVATIONS

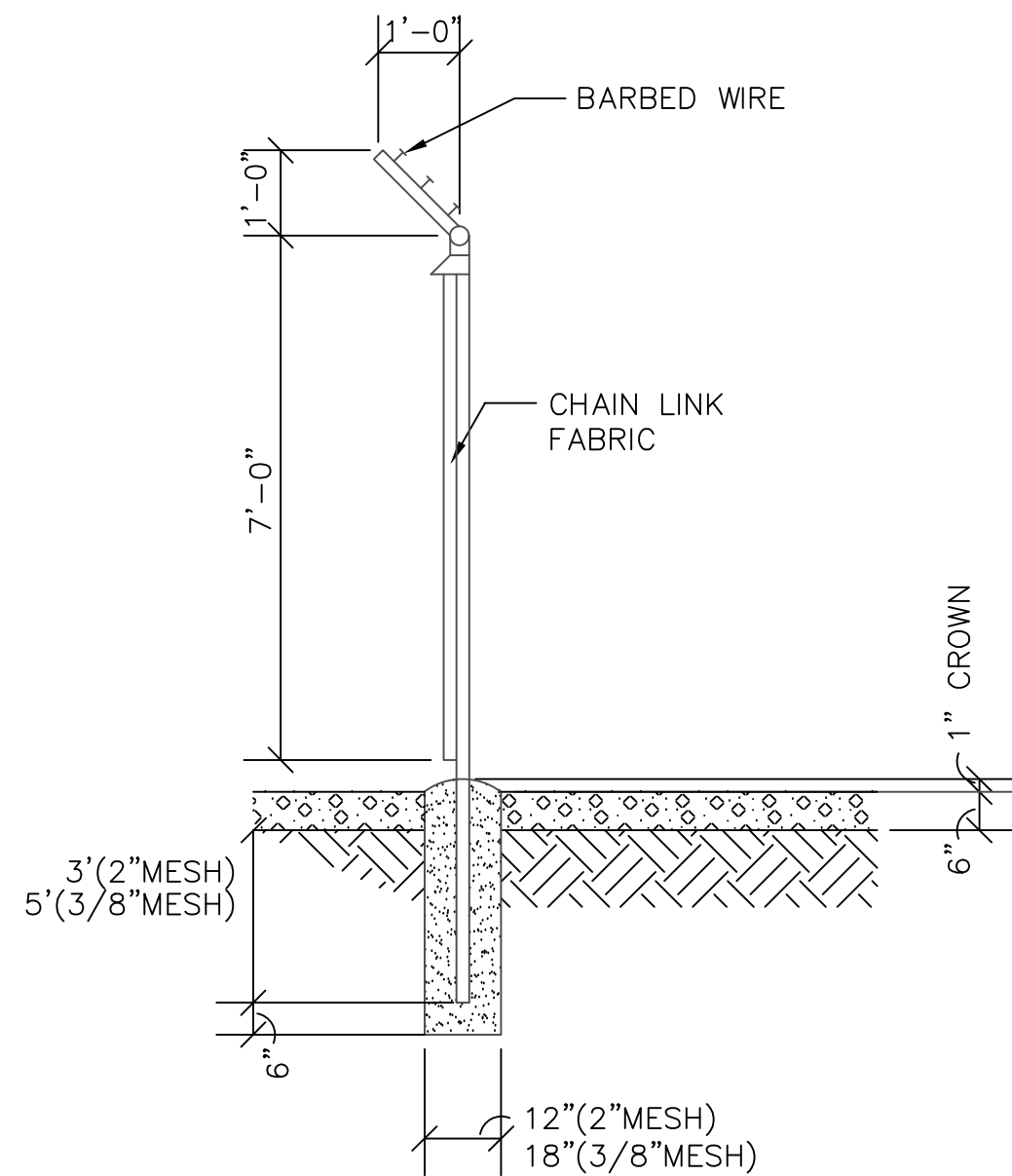


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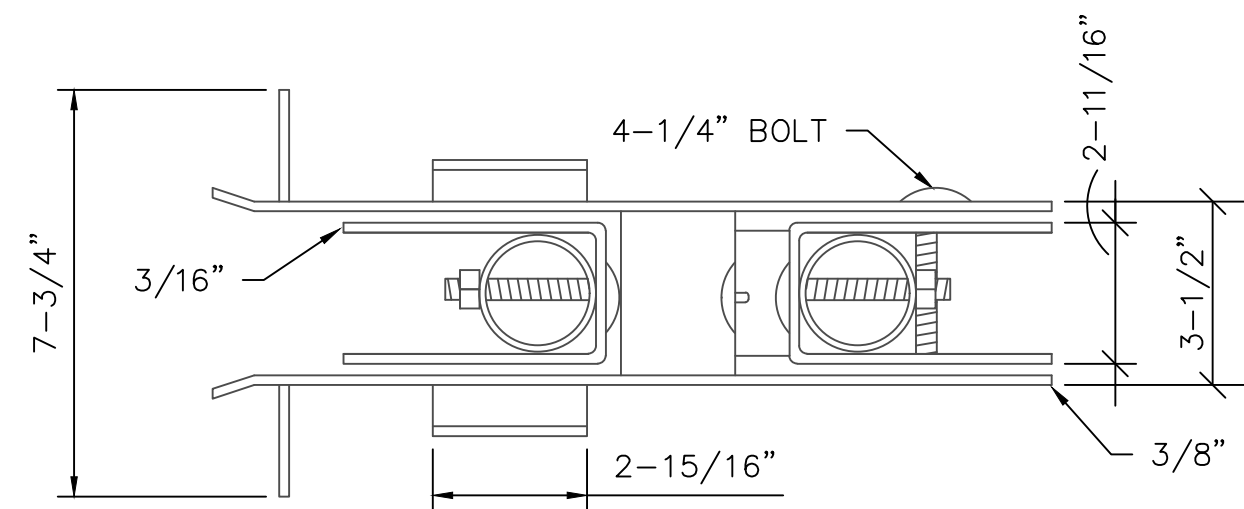
SHT. NO. 1 OF 1



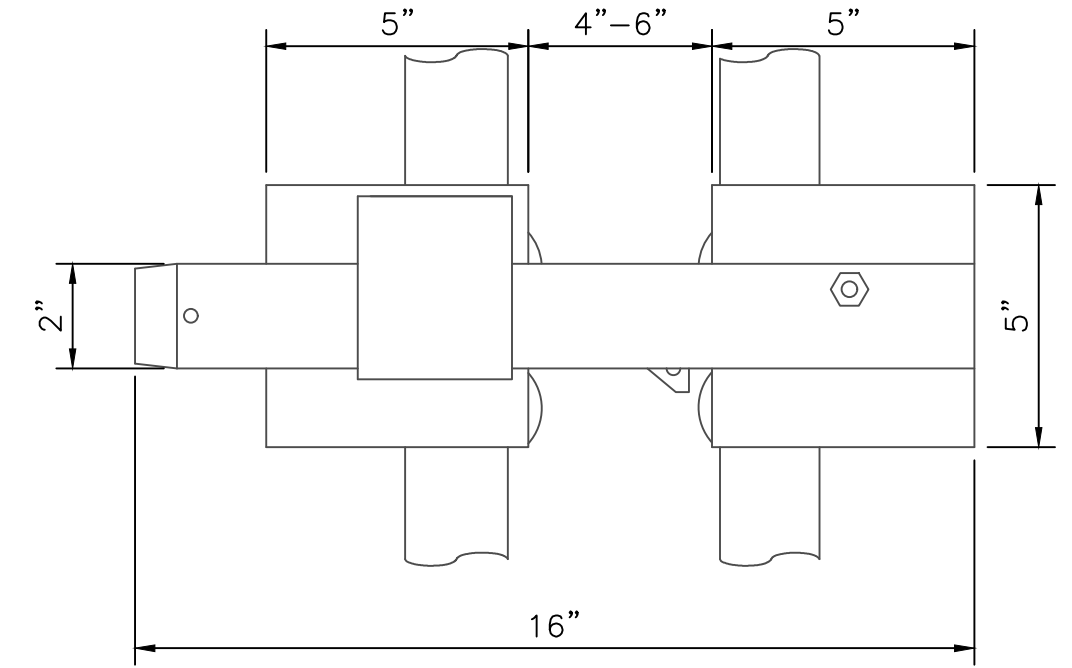
CHAIN LINK FENCE DETAIL



TYPICAL FENCE SECTION

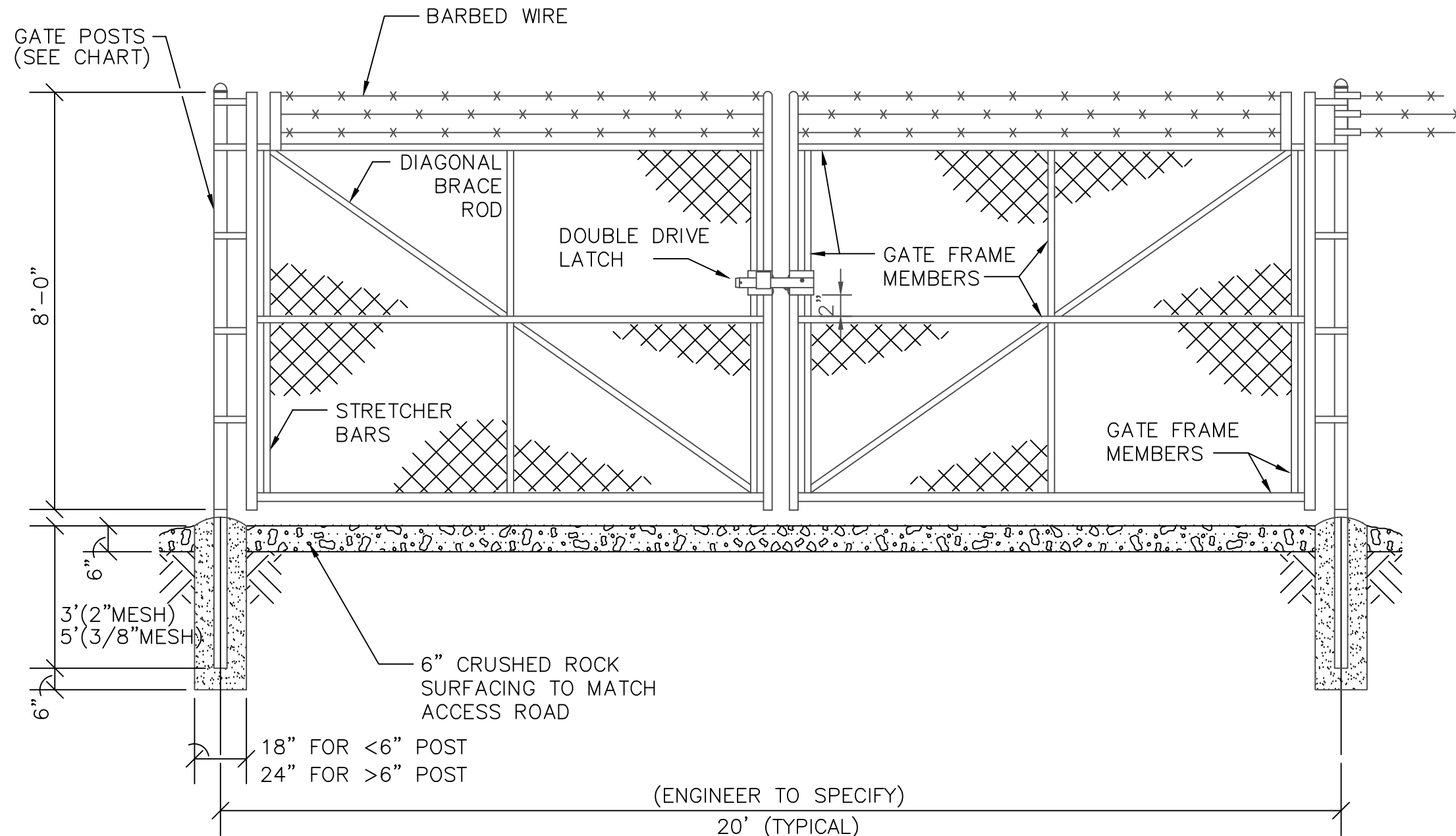


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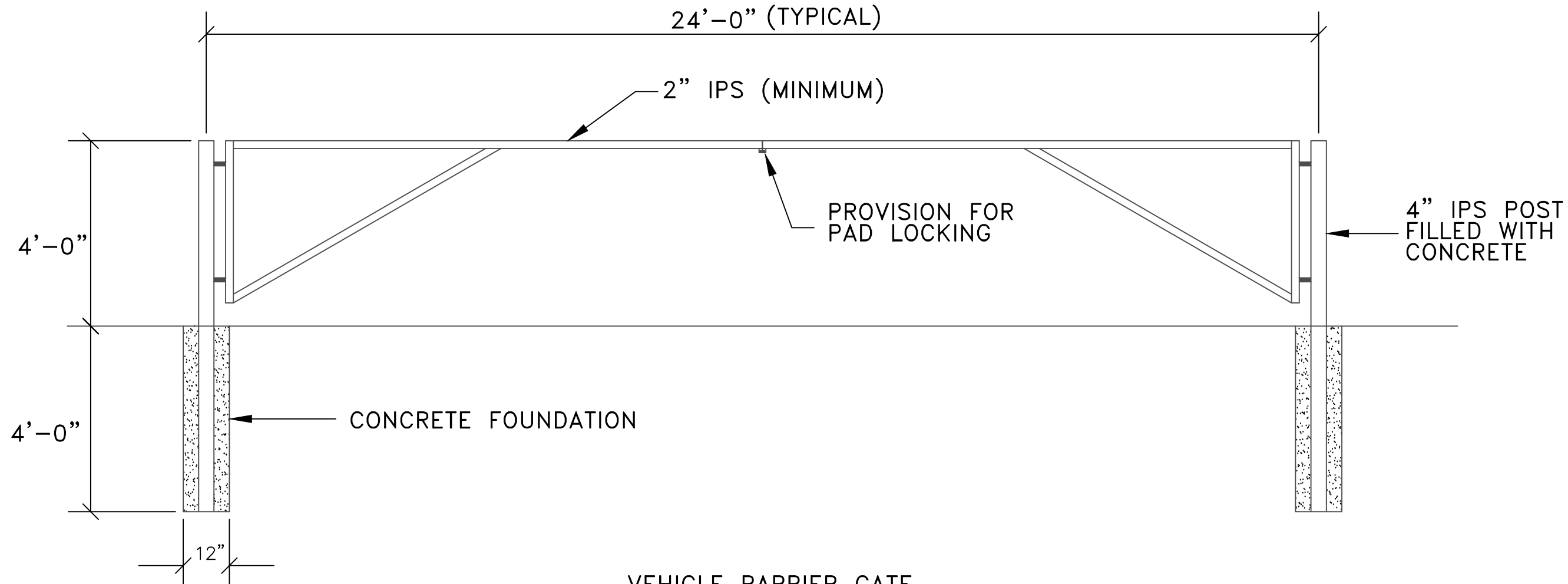


SIDE VIEW

DOUBLE DRIVE LATCH
(ENTIRE ASSEMBLY SHALL BE HOT DIPPED GALVANIZED)



GATE DETAIL



VEHICLE BARRIER GATE
NO SCALE
(ENTIRE ASSEMBLY SHALL BE HOT DIPPED GALVANIZED PAINTED SAFETY YELLOW)
(SHERWIN-WILLIAMS 6401-41461 OR EQUAL 666-924)

GATE OPENING		GATE POST SIZE			
SINGLE	DOUBLE	3/8" MESH		2" MESH	
		O.D.	LBS/FT	O.D.	LBS/FT
6' and under	12' and under	4"	9.11	2-7/8"	5.79
Over 6' to 13'	Over 12' to 26'	6-5/8"	18.97	4"	9.11
Over 13' to 18'	Over 26' to 36'	6-5/8"	18.97	6-5/8"	18.97
Over 18' to 32'	Over 36' to 64'	8-5/8"	25.00	8-5/8"	25.00

KANSAS CITY POWER & LIGHT
STANDARD FENCING DETAILS
85/426D/D002

85/426D/D002

REV.	REV. DATE	REVISION & JOB NO.	BY	CHK.	APP.
1	5/13/2015	ADDED SECURITY FENCE SPECIFICATIONS			

D	DATE	ISSUED FOR	PKJ	SLS	MJB
C	09/29/21	ISSUED FOR CONDITIONAL USE PERMIT	PKJ	SLS	MJB
B	07/22/21	ISSUED FOR BID	PKJ	SLS	MJB
A	06/25/21	ISSUED FOR REVIEW	PKJ	SLS	MJB

BURNS MEDONNELL
PROJECT #
125934

DRAWN	DATE	APPROVED	DATE
DRAFT. CK.	DATE	SCALE	NO SCALE
ENGR. CK.	DATE	JOB NO.	

FROM STANDARD 85/426D/D002

KANSAS CITY POWER & LIGHT
SUBSTATION STANDARD
STANDARD FENCING DETAILS

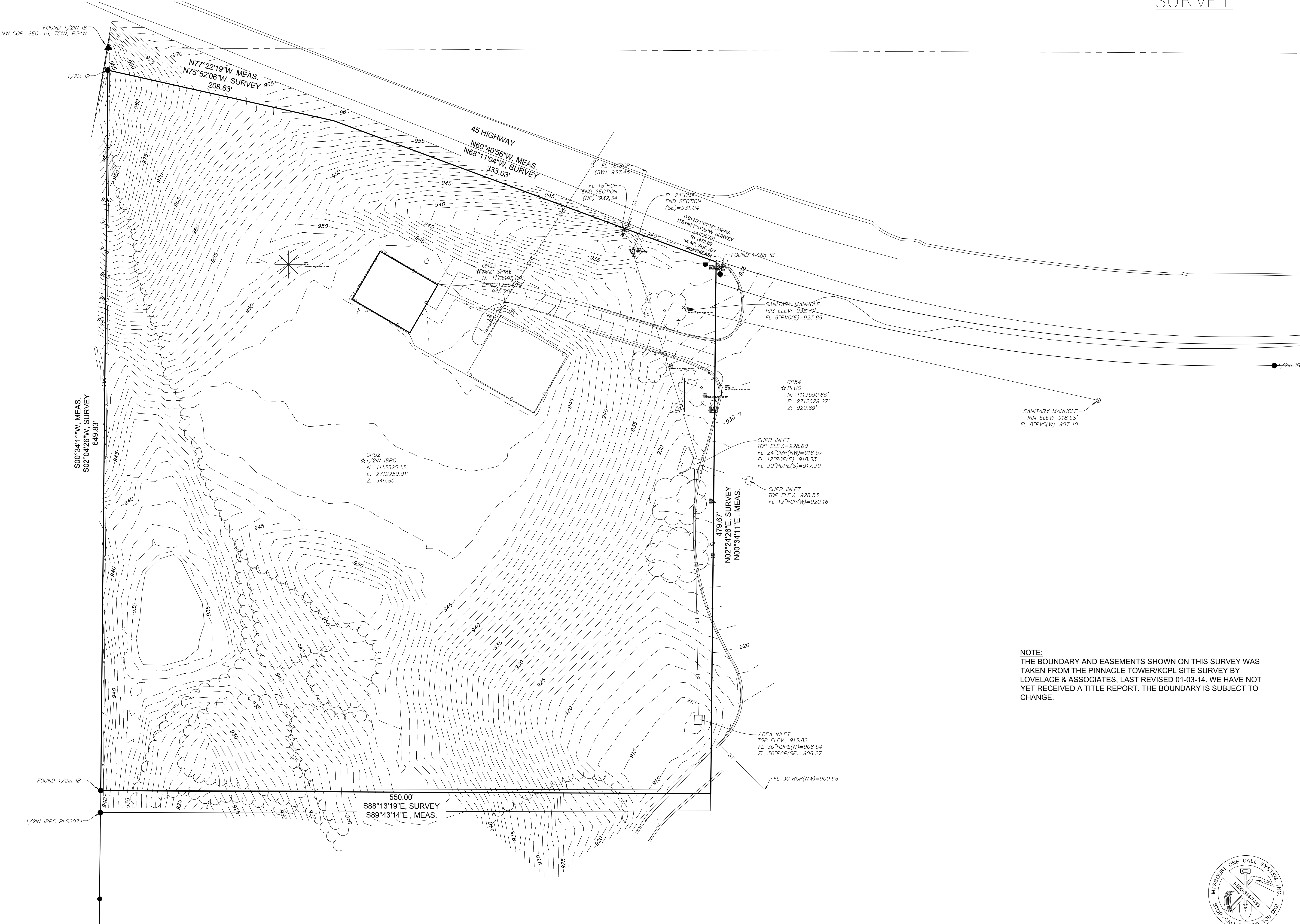
KANSAS CITY
POWER & LIGHT COMPANY

DWG. NO. 85/426D/D002

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TOPOGRAPHIC
SURVEY

McCLURE
making lives better.
1700 Swift Street, STE 100
North Kansas City, Missouri 64116
816-756-0444
fax 816-756-1763



NOTE:
THE BOUNDARY AND EASEMENTS SHOWN ON THIS SURVEY WAS
TAKEN FROM THE PINNACLE TOWER/KCPL SITE SURVEY BY
LOVELACE & ASSOCIATES, LAST REVISED 01-03-14. WE HAVE NOT
YET RECEIVED A TITLE REPORT. THE BOUNDARY IS SUBJECT TO
CHANGE.

NORTH
0 20 40 80
(IN FEET)
1 inch = 40 ft.
GREENFIELD LINE
WEST OF I-435 &
SOUTH OF 45 HIGHWAY
PARKVILLE, PLATTE COUNTY
MISSOURI
190247-048
3/31/2021
REVISIONS



UTILITY WARNING
THE UTILITIES DEPICTED ON THIS DOCUMENT HAVE BEEN LOCATED FROM
FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR
MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES
SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR
ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE
UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION
INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

DRAWING PATH: C:\Users\pforini\Documents\Burns & McDonnell\Energy EPC - Design\Survey\Received 4.13.21\MOD_190247-048_Topo.dwg PLOT DATE: 09/27/2021 3:56 PM PLOTTED BY: KARIM JABALL PARISA

D					
C	09/29/21	ISSUED FOR CONDITIONAL USE PERMIT	PKJ	SLS	MJB
B	07/22/21	ISSUED FOR BID	PKJ	SLS	MJB
A	06/25/21	ISSUED FOR REVIEW	PKJ	SLS	MJB

**BURNS
McDONNELL**
PROJECT #
125934

ENGINEER
DRAWN BY
J. BURNETTE
SURVEYOR
CREW CHIEF
S. WHITAKER HUNTER/WEEMS
DRAWING NO.
SHEET NO.
01/01

Regulations, Codes, Standards and Precedent

Regulations

OSHA 1926.966(e)(4) "Warning signs. The employer shall display signs at entrances to the rooms and other spaces warning unqualified persons to keep out."

Codes

NESC Part 1: Electric Supply Stations, Section 11. Protective arrangements in electric supply stations, 110. General requirements, A. Enclosure of equipment, 1. Types of enclosures "A safety sign shall be displayed at each entrance. For fenced electric supply stations, a safety sign shall be displayed on each side of the fenced enclosure. NOTE: ANSI Z535.1-2006, ANSI Z535.2-2007, ANSI Z535.3-2007, ANSI Z535.4-2007, and ANSI Z535.5-2007 contain information regarding safety signs."

NESC Handbook, Sixth Edition, Edited by Allen L. Clapp, Appendix B – Safety Signs "Safety Colors Color schemes have been developed to promote universal identification of different types of potential hazards." "If a symbol or pictorial is used, it is black on a white background or vice versa." "DANGER signs use white letters and red background for the signal panel, black or red letters for the message panel and black or red symbols." "WARNING signs use black letters and orange background for the signal panel, black letters for the message panel and black symbols." "CAUTION signs use black letters and yellow background for the signal panel, black letters for the message panel and black symbols." "NOTICE signs use white letters and blue background for the signal panel, blue or black letters for the message panel and blue or black symbols." Comparison of Requirements of Facility Signs v. Product Signs "The standards for environmental and facility safety signs (Z535.2) and product safety signs (Z535.4) are similar." "Environmental and facility safety signs are intended to communicate the presence of environmental hazards to the observer in the area." **"One of the main intentions of ANSI Z535 is to limit the proliferation of DANGER signs and promote use of the DANGER signal word only in places where it truly applies. The addition of the WARNING sign category provides a useful separation of information. With a DANGER sign, there is an imminent hazard, i.e., you are in the area where the hazard is located. If you do not avoid the hazard, the result is death or serious injury. With the WARNING sign there is a potential hazard, i.e., you are safe where you are, but if you go further, you will be in a DANGER area or situation.** This contrasts with the CAUTION sign, which is associated with potential minor or moderate injuries." "the preferred signal word for equipment damage is NOTICE." "In general, a DANGER, WARNING, or CAUTION category of hazard requires a signal word panel." "Almost all signs require a signal word panel." "Lettering on signs is required to be of a size that will be readable by a person with normal vision at a safe viewing distance from the hazard." "Letter style for signal and message panels shall be Sans-serif." "Neither ANSI Z535 nor any other national standard provides guidance to determine appropriate sign spacing on perimeter fences. Such guidance is available in the 1985 edition of the Westinghouse Product Safety Label Handbook." "This information, combined with the letter height requirements of ANSI Z535.2 can be used to calculate appropriate sign spacing. "In general practice, signs have typically been spaced at intervals of 2 to 3 times the message viewing distance with good results." "In practice, warning signs placed at corners of a station so as to be seen from likely avenues of approach may be all that are appropriate, even for large fenced areas. However, the size of the signs may be so large as to

► DENOTES LATEST REVISION

NOTE: UNLESS SPECIFIED OTHERWISE, ALL DIMENSIONS ARE IN INCHES							SUBSTATION SIGN STANDARD	
WESTAR ENERGY, INC. ALL RIGHTS RESERVED	1	8/22/19	EVRG	TKR	AMM			
	0	6/01/15	JDW					
	NO.	DATE	BY	CK	APP			
							SCS 17-015	REV 1

present too much of a wind area. As a result of these issues, and the fact that smaller signs are usually less expensive, it is usually appropriate to have multiple signs on the sides of medium and larger station fences.”

Standards

ANSI Z535.4-2007 Product Safety Signs and Labels 8. Letter style and size 8.1.1 Signal words “Signal words shall be in sans serif letters in upper case only.” 8.1.2 Message panel lettering “Message panel lettering should be a combination of upper and lower case letters. Upper case only lettering may be used for short messages or emphasis of individual words.” 8.2.3 Signal word letter height “Signal word letter height should be at least 50 percent greater than the height of a capital H in the majority of the message panel wording. B3 Developing the word message for hazard alerting signs B3.1 Content Should communicate information to a viewer on: the type of hazard, the consequence of not avoiding the hazard, and how to avoid the hazard. B3.3 Formatting Headline style, active voice, avoidance of the use of prepositional phrases, text justification, text case, type style, spacing, color, comprehension, and letter size are the formatting criteria taken into account when developing the message panel.

Precedent

On 5-14-13 in Springfield, Vermont a 12 year old boy was severely injured at the Green Mountain Power South Street Substation. The Springfield Vermont News published a story on 8-20-13 titled “Report: Substation gate lacked signs”. GMP hired Clapp Research Associates of Raleigh, N. C. to evaluate the incident. The report noted two “deficiencies” of the NESC. “In addition to the lack of warning signs directly on the gate, clearances on the substation’s lightning arresters were less than called for in the code.” The boy said he got into the substation by wriggling between the two gates, not climbing over the fence. The report said there was a gap of approximately 4.5” between the two gates.

General Information

General

This sign standard is intended to comply with the regulations, codes, standards and precedent summarized above as completely as possible. This standard is not intended for use retroactively and shall be used only for new or expanded substation installations. It is not appropriate to change or replace signage per personal preference, as this adversely affects uniformity and could affect regulatory compliance.

Specific Sign Information

! DANGER Keep Off! Hazardous Voltage Above

The ! DANGER Keep Off! Hazardous Voltage Above sign shall be placed in locations where there is hazardous voltage above. The most common location for this sign will be steel structures and substation equipment where there is hazardous voltage above. In general these signs should be placed on the perimeter of the energized bus and equipment. In particular they should be placed in areas of a station so as to be seen from likely avenues of approach and any equipment which might be easily climbable.

► DENOTES LATEST REVISION

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	0	6/01/15	JDW					
	NO.	DATE	BY	CK	APP			
SHEET 2 OF 4							SCS 17-015	REV 1

This sign is available in a 10" X 14" size with a minimum safe viewing distance of 12' per ANSI Z535.2-2011 Table B1 and a maximum sign spacing of 41.5' based on a viewing angle minimum of 30 degrees.

This sign is available in a 14" X 20" size with a minimum safe viewing distance of 15' per ANSI Z535.2-2011 Table B1 and a maximum sign spacing of 51.9' based on a viewing angle minimum of 30 degrees.

! DANGER Keep Off! Do Not Climb Hazardous Voltage and Elevation Above

The ! DANGER Keep Off! Do Not Climb Hazardous Voltage and Elevation Above sign is primarily intended for transmission line towers. NESC Part 2: Safety Rules for Overhead Lines Rule 217 A 2 a requires readily climbable supporting structures, such as closely latticed poles or towers to be equipped with barriers to inhibit climbing by unqualified persons or posted with appropriate safety signs. The rule does not apply in fenced substations. However, it would be appropriate to place this sign in any substations where easily climbable transmission towers are located inside the substation fence.

This sign is available in a 10" X 14" size with a minimum safe viewing distance of 8' per ANSI Z535.2-2011 Table B1 and a maximum sign spacing of 27.6' based on a viewing angle minimum of 30 degrees.

! WARNING Keep Out! Hazardous Voltage Inside

The ! WARNING Keep Off! Hazardous Voltage Inside sign shall be placed in locations where there is hazardous voltage inside. The most common location for this sign will be on the outside of substation fences where there is hazardous voltage inside. In general these signs should be placed on the outside of substation fences. In order to meet the NESC there shall be one sign placed on each substation fence gate panel and a minimum of one sign placed on each side of the fence. In all but the smallest substations additional signs are required to meet the ANSI Z535.2-2011 standard. The maximum sign spacing for these signs are specified below. Preferred locations for these signs are adjacent to fence gates such that the sign is still visible when the gate is in the open position and approximately 25' from each corner.

This sign is available in a 10" X 14" size with a minimum safe viewing distance of 8' per ANSI Z535.2-2011 Table B1 and a maximum sign spacing of 27.7' based on a viewing angle minimum of 30 degrees.

This sign is available in a 14" X 20" size with a minimum safe viewing distance of 12' per ANSI Z535.2-2011 Table B1 and a maximum sign spacing of 41.5' based on a viewing angle minimum of 30 degrees.

! WARNING Bulk Capacitor Installed! Explosion Hazard

The ! WARNING Bulk Capacitor Installed! Explosion Hazard sign shall be placed in locations where there is a capacitor bank installed. This sign shall be located on the outside of substation fences where there is a capacitor bank inside. There shall be one sign installed on each substation fence gate.

This sign is available in a 10" X 14" size with a minimum safe viewing distance of 10' per ANSI Z535.2-2011 Table B1.

! WARNING Load Tap Changer Installed! Explosion Hazard

The ! WARNING Load Tap Changer Installed! Explosion Hazard sign shall be placed in locations where there is a load tap changer installed. This sign shall be placed in locations where there is a load tap changer located. This sign shall be located on the load tap changer control cabinet or load tap changer.

► DENOTES LATEST REVISION

NOTE: UNLESS SPECIFIED OTHERWISE, ALL DIMENSIONS ARE IN INCHES							SUBSTATION SIGN STANDARD	
WESTAR ENERGY, INC. ALL RIGHTS RESERVED								
	1	8/22/19	EVRG	TKR	AMM			
	0	6/01/15	JDW					
	NO.	DATE	BY	CK	APP		SHEET 3 OF 4	SCS 17-015

This sign is available in a 7" X 11" size with a minimum safe viewing distance of 8' per ANSI Z535.2-2011 Table B1.

► **Substation name**

The Substation name sign shall be placed at each substation. This sign shall be located on the substation fence. Preferred locations for these signs are adjacent to each fence gate such that the sign is still visible when the gate is in the open position.

This sign is normally made locally in a size of 18" X 23" horizontal with no company name or logo.

► **Substation 911 address**

The Substation 911 address sign shall be placed at each substation. This sign shall be located on the substation fence. Preferred locations for these signs are directly below the substation name sign.

This sign is normally made locally in a size of 18" X 23" horizontal with no company name or logo.

Field Installation

A fence mounting bracket kit is available for mounting signs to fences. It consists of four aluminum brackets with threaded inserts and four ¼" – 20 thread screws and washers. The signs may also be glued to flat surfaces.

► DENOTES LATEST REVISION

NOTE: UNLESS SPECIFIED OTHERWISE, ALL DIMENSIONS ARE IN INCHES						SUBSTATION SIGN STANDARD	
WESTAR ENERGY, INC. ALL RIGHTS RESERVED	1	8/22/19	EVRG	TKR	AMM		
	0	6/01/15	JDW				
	NO.	DATE	BY	CK	APP		
SHEET 4 OF 4						SCS 17-015	REV 1



► MATERIAL CODE: 6000849

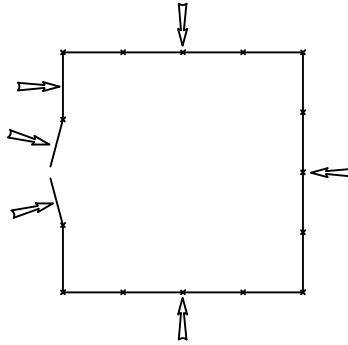
MATERIAL: .125 TRI-EXTRUDED POLYETHYLENE

APPLICATION: SUBSTATION ENTRANCES AND FENCES

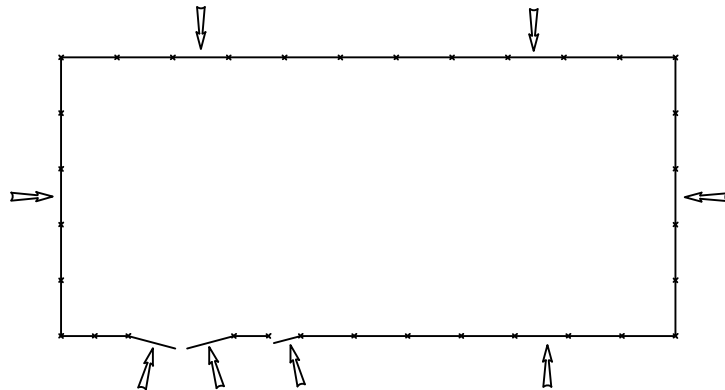
► DENOTES LATEST REVISION

NOTE: UNLESS SPECIFIED OTHERWISE, ALL DIMENSIONS ARE IN INCHES						EQUIPMENT NUMBERING AND SIGNS	
WESTAR ENERGY, INC. ALL RIGHTS RESERVED	1	11/15/18	PGE	CWH	AMM		HIGH VOLTAGE SIGN
	2	8/26/19	EVRG	TKR	AMM		
	NO.	DATE	BY	CK	APP		
SHEET 1 OF 1						SCS 17-020	REV 2

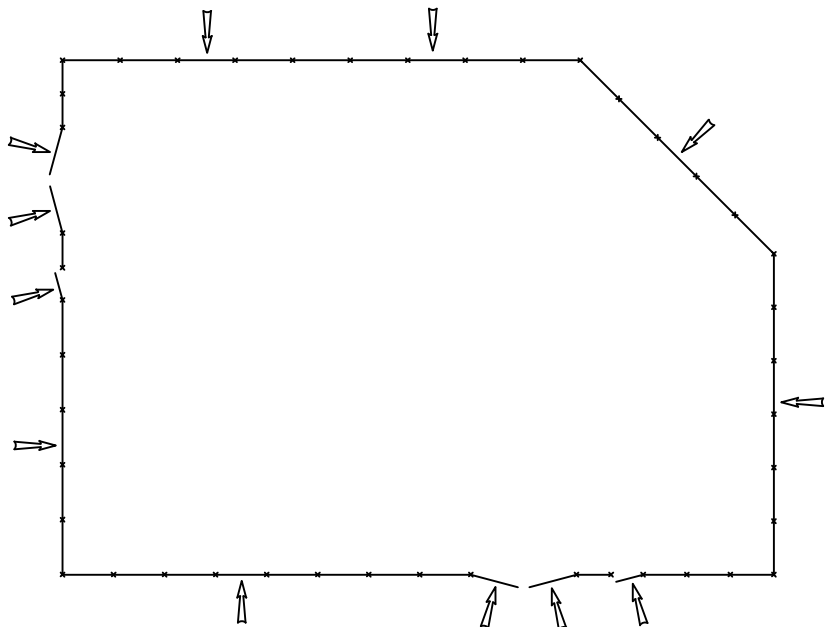
"SMALL"
SUBSTATIONS
(LESS THAN 150' PER SIDE)



"AVERAGE"
SUBSTATIONS
(ONE OR MORE SIDES OVER 150')



"LARGE"
SUBSTATIONS



► 14" X 20" WARNING SIGNS
(8004039) SHALL BE INSTALLED
AS SHOWN WITH SPACING NO
GREATER THAN 40'.

► DENOTES LATEST REVISION

NOTE: UNLESS SPECIFIED OTHERWISE, ALL DIMENSIONS ARE IN INCHES

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ALL RIGHTS RESERVED

0	01/01/08	JDW		
1	11/15/18	PGE	CWH	AMM
NO.	DATE	BY	CK	APP



SHEET 1 OF 1

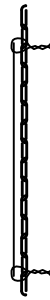
EQUIPMENT NUMBERING
AND SIGNS
TYPICAL SIGN LOCATIONS

SCS 17-030

REV 1

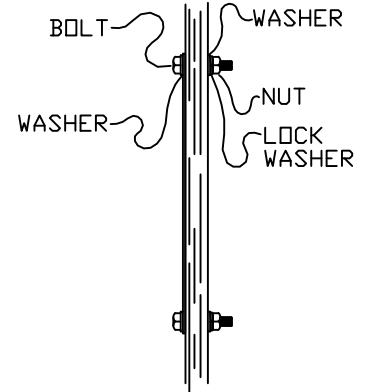
CHAIN LINK

ATTACH SIGN AT EACH CORNER TO CHAIN LINK FABRIC USING A SHORT PIECE OF ALUMINUM WIRE, TWISTED TO HOLD SIGN TIGHT AGAINST FENCE.



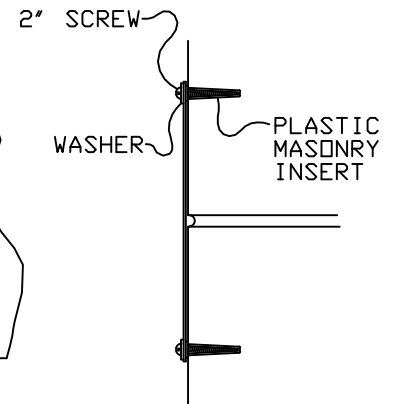
WOOD

ATTACH SIGN AT EACH CORNER TO WOOD USING 1/4 INCH BOLTS WITH WASHERS, LOCKWASHER, AND NUT.



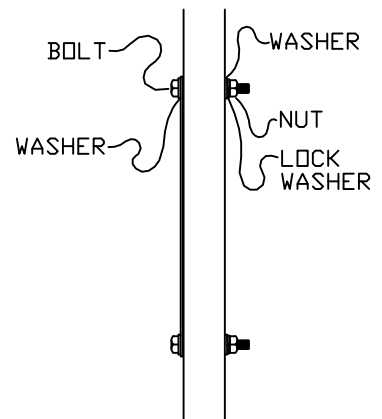
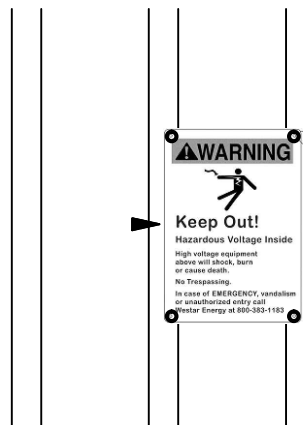
MASONRY

ATTACH SIGN AT EACH CORNER TO MASONRY BLOCK USING 2" SCREWS WITH WASHER AND PLASTIC MASONRY INSERT.



METAL GATES

ATTACH SIGN TO METAL GATES AT EACH CORNER USING 1/4" BOLTS, WASHERS, LOCK WASHER, AND NUT. TRY TO MINIMIZE ANY NEW SIGN HOLES REQUIRED TO MATCH UP TO GATE.



► DENOTES LATEST REVISION

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NO.	DATE	BY	CK	APP

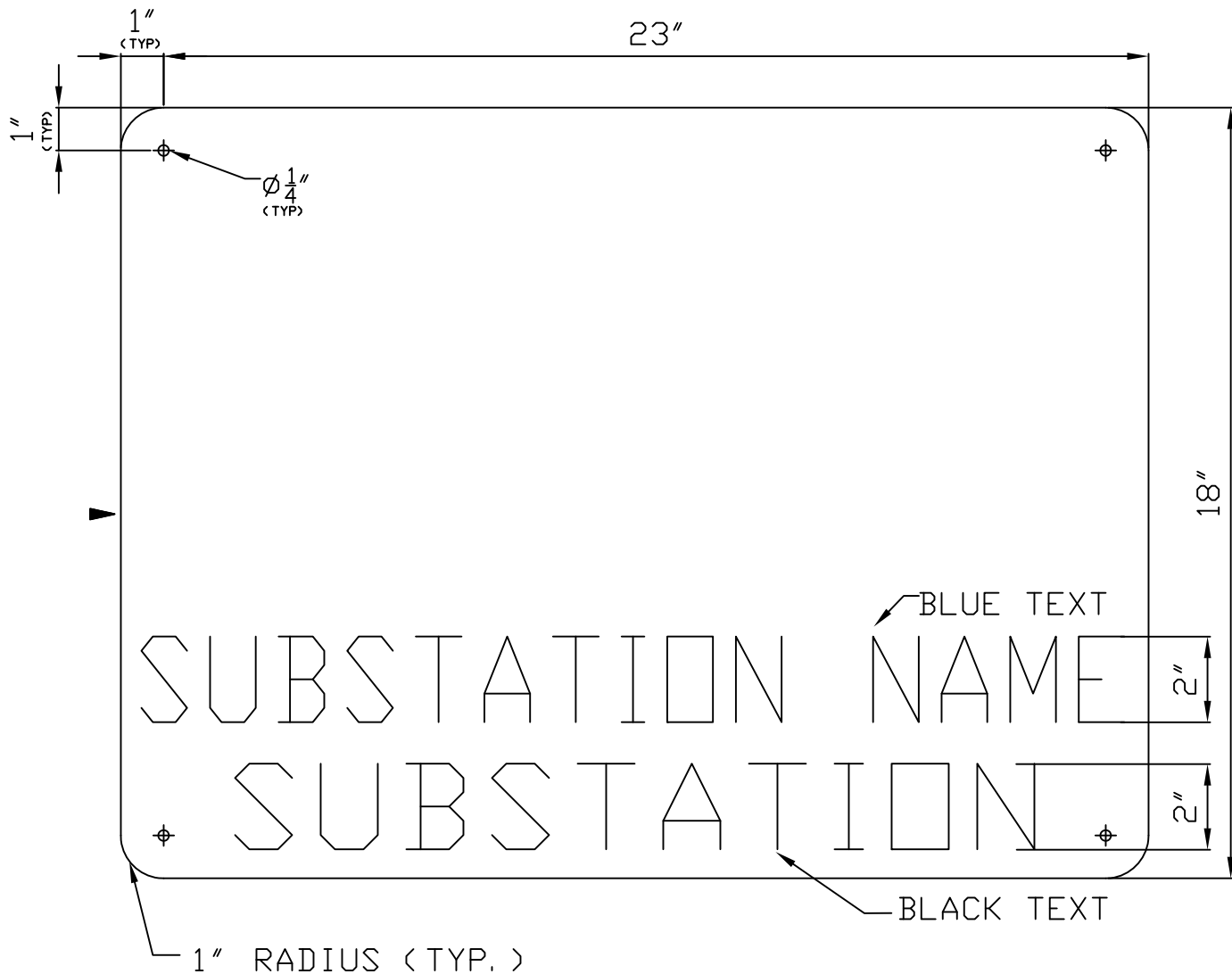


SHEET 1 OF 1

EQUIPMENT NUMBERING
AND SIGNS
ATTACHMENT EXAMPLES

SCS 17-040

REV 1



NOTE: MATERIAL 0.063" ALUMINUM

► DENOTES LATEST REVISION

NOTE: UNLESS SPECIFIED OTHERWISE, ALL DIMENSIONS ARE IN INCHES

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	NO.	DATE	BY	CK	APP		SCS 17-050	REV 2

SHEET 1 OF 1



NOTE:

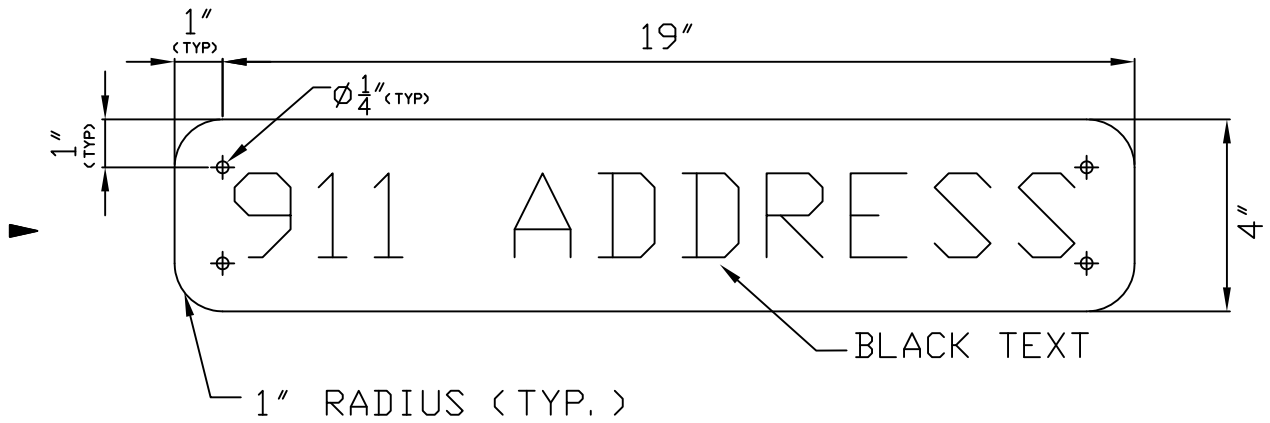
TEXT HEIGHT IS 1.75 INCHES AND BOLD FOR CAUTION
 TEXT HEIGHT IS 1.50 INCHES AND BOLD FOR ADDITIONAL TEXT
 ONE INCH LINE SPACING
 LETTERS ARE 5/16" BOLD IN THICKNESS

► DENOTES LATEST REVISION

NOTE: UNLESS SPECIFIED OTHERWISE, ALL DIMENSIONS ARE IN INCHES						EQUIPMENT NUMBERING AND SIGNS CAUTION SIGN	
WESTAR ENERGY, INC. ALL RIGHTS RESERVED	0	01/01/08	JDW			SCS 17-060	REV 0
	NO.	DATE	BY	CK	APP		



SHEET 1 OF 1



NOTE: MATERIAL 0.063" ALUMINUM

► DENOTES LATEST REVISION

NOTE: UNLESS SPECIFIED OTHERWISE, ALL DIMENSIONS ARE IN INCHES

WESTAR ENERGY, INC. ALL RIGHTS RESERVED	1						EQUIPMENT NUMBERING AND SIGNS 911 ADDRESS SIGN	
	0	8/26/19	EV RG	TKR	AMM			
	NO.	DATE	BY	CK	APP		SCS 17-070	REV 0

SHEET 1 OF 1



Staff Analysis

Agenda Item: 6.A

Proposal: Application for Final Development Plan for Old Town Creekside Retail, a planned development for commercial uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.

Staff Recommendation: Approval

Case No: PZ 2021-43

Applicant: Brian Mertz, Parkville Development 38, LLC

Owners: Brian Mertz, Parkville Development 38, LLC

Location: Old Town At Creekside Lot 6, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.

Zoning: "B-2-P" General Business District

Parcel #s: Platte County parcel no. 20-4.0-19-000-000-008.001

Exhibits:

- A. This Staff Analysis
- B. Application for Final Development Plan
- C. Subject Property Area Map
- D. Old Town Creekside Retail, Old Town At Creekside – 6th Plat – Final Development Plan (prepared by Renaissance Infrastructure Consulting; dated October 22, 2021)
 - 1. Sheet C01 (Cover Sheet)
 - 2. Sheet C02 (Existing Conditions)
 - 3. Sheet C03 (Preliminary Development Plan)
 - 4. Sheet C04 (Overall Layout)
 - 5. Sheet C05 (General Layout)
 - 6. Sheet C06 (Grading Plan)
 - 7. Sheet C07 (Slope Analysis)
 - 8. Sheet C08 (Site Utility Plan)
 - 9. Sheet C09 (Fire Protection Plan)
 - 10. Sheet C10 (Pedestrian Plan)
 - 11. Sheet C11 (Standard Details)
 - 12. Sheet E0.01 (Photometric Plan)
 - 13. Sheet A1 (Exterior Elevations)
 - 14. Sheet A2 (Building Area Plans)
 - 15. L1.00 (Landscape Plan)
 - 16. L3.00 (Landscape Details)

- E. City of Parkville staff review comments (dated October 19, 2021)
- F. Applicant responses to staff review comments (dated October 29, 2021)
- G. Additional exhibits as may be presented during the meeting

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 - 1. Section 403.040 Master Planned Development
 - 2. Chapter 404 Subdivision Regulations
 - 3. Section 405.010 Zoning Districts Established
 - 4. Section 405.020 Districts & Uses
 - 5. Section 405.030 Standards Applicable to All Districts'
 - 6. Appendix B. Great Trees for the Kansas City Region
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Highway 45 Corridor Plan (<http://parkvillemo.gov/download/Highway45CorridorPlan.pdf>)
- D. Old Town At Creekside, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan (prepared by Renaissance Infrastructure Consulting; dated September 5, 2018)
 - 1. Sheet 1 of 16 (Cover Sheet)
 - 2. Sheet 2 of 16 (Existing Conditions)
 - 3. Sheet 3 of 16 (Development Plan)
 - 4. Sheet 4 of 16 (Site Dimension Plan)
 - 5. Sheet 5 of 16 (Site Utility Plan)
 - 6. Sheet 6 of 16 (Parking Summary)
 - 7. Sheet 7 of 16 (Landscape Plan)
 - 8. Sheet 8 of 16 (Landscape Data and Details)
 - 9. Sheet 9 of 16 (Pedestrian Linkage Plan)
 - 10. Sheet 10 of 16 (Preliminary Plat)
 - 11. Sheet 11 of 16 (Visionaire Lighting Photometric Study Pg. 1)
 - 12. Sheet 12 of 16 (Visionaire Lighting Photometric Study Pg. 2)
 - 13. Sheet 13 of 16 (Visionaire Lighting Photometric Study Pg. 3)
 - 14. Sheet 14 of 16 (Visionaire Lighting Photometric Study Pg. 4)
 - 15. Sheet 15 of 16 (Visionaire Lighting Photometric Study Pg. 5)
 - 16. Sheet 16 of 16 (Visionaire Lighting Photometric Study Pg. 6)
 - 17. Sheet C1 (Creekside North Grading Exhibit)
 - 18. Sheet C1 (Creekside Commercial Trail Exhibit)
- H. Old Town At Creekside, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan (revision of Preliminary Development Plan prepared by Renaissance Infrastructure Consulting; dated October 22, 2018; see Agenda Item 4H)
 - 1. Sheet 1 of 10 (Cover Sheet)
 - 2. Sheet 3 of 10 (Preliminary Development Plan)
 - 3. Sheet 6 of 10 (Parking Summary)
 - 4. Sheet 7 of 10 (Landscape Plan)
 - 5. Sheet 8 of 10 (Landscape Data and Details)
- I. Preliminary Macro-Stormwater Drainage Study, Creekside Development, Brush Creek Watershed (prepared by Renaissance Infrastructure Consulting; dated August 3, 2018)
- I. City of Parkville staff review comments (dated August 16, 2018)

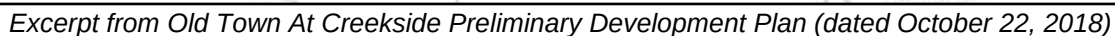
- J. City Engineer review comments (dated August 9, 2018)
- K. On-Call City Engineer review comments (dated September 5, 2018)
- L. Utility Provider Verification Correspondence
 - a. Platte County Regional Sewer District (PCRSd; dated August 21, 2018)
 - b. Missouri Gas Energy (dba Spire Energy; dated August 24, 2018)
 - c. Consolidated Public Water Supply District No. 1 of Platte County (dated August 27, 2018)
 - d. Missouri Department of Transportation (MoDOT; dated August 22, 2018)
 - e. Platte County Planning and Zoning Department (dated August 28, 2018)
 - f. Park Hill School District (PHSD; dated August 21, 2018)
- M. Public comments provided for Case No. PZ18-16A and PZ18-16B
- N. Creekside Development Applicant Presentation (provided at September 11, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC)
- O. Aerial Imagery of I-435 Corridor
- P. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property.
- Q. Hearing notice published in The Platte County Citizen newspaper on August 22, 2018
- R. Hearing notice published on the Parkville City webpage (<https://parkvillemo.gov/download/CreeksideHearingSummary.pdf>)
- S. Case No. PZ18-16A – Old Town At Creekside – Zoning Map Amendment
- T. Case No. PZ18-16B – Old Town At Creekside – Preliminary Development Plan
- U. Case No. PZ18-16D – Final Plat, Old Town At Creekside – First Plat – Administrative Plat
- V. Professional Resume – Stephen Lachky, Community Development Director
- W. Professional Resume – Brad Stanton, Planner
- X. Professional Resume – Alysén Abel, Public Works Director
- Y. Staff analyses, exhibits and comments presented at the September 11, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/289405189>; <https://vimeo.com/289404155>; <https://vimeo.com/289404863>) and meeting minutes.
- Z. Staff analyses, exhibits and comments presented at the October 9, 2019 Planning and Zoning Commission public hearing (<https://vimeo.com/parkvillemo>)
- AA. Staff analyses, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (<https://vimeo.com/298093890>) and meeting minutes
- BB. Staff analyses, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (<https://vimeo.com/299350151>) and meeting minutes
- CC. Summary of comments provided at the September 11, 2018 and October 9, 2019 public hearings; October 30, 2018 and November 6, 2018 Board of Aldermen meetings

- DD. Ordinance No. 2968 (approved November 6, 2018) Rezoning one parcel containing approximately 38.12 acres located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road, from Platte County "PI" Planned Industrial to Parkville City "B-2-P" General Business District
- EE. Ordinance No. 2969 (approved November 6, 2018) Approving a preliminary development plan for Old Town at Creekside, a planned commercial development consisting of retail, mixed-use, restaurant and other commercial uses on approximately 38.12 acres, generally located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road

The application proposes a final development plan for future Lot 6 at Old Town At Creekside, a planned development for commercial uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. The project area is approximately 0.79 acres (more or less) and resides within Platte County parcel no. 20-4.0-19-000-000-008.001.



On October 9, 2018 the Planning and Zoning Commission held a public hearing for an Application for Zoning Map Amendment in conjunction with an Application for Preliminary Development Plan for Old Town at Creekside, a planned commercial development consisting of retail, mixed-use, restaurant, and other commercial uses on 38.12 acres (more or less), generally located at the southeast quadrant of the intersection of I-435 and Mo-Hwy 45 in Parkville, MO 64152. The plan proposed re-platting the subject property and creating internal circulation, public streets, private drives and access to serve the development. The Planning and Zoning Commission recommended approval by a vote of 7-2, subject to conditions; and on November 6, 2018 the Board of Aldermen approved the preliminary development plan via Ordinance No. 2969.



- Re-platting the subject property area.
- Providing names for all private streets/drives per 911 MSAG address range requirements.
- Submittal of a Traffic Impact Study to MoDOT, and implementing required dedication of right-of-way and roadway improvements as required.
- Preparing a final development plan for Lot 6 and going before the Planning and Zoning Commission for approval.

Review and Analysis

A final development plan is a detailed plan for implementing the preliminary development plan including technical information on building, site, open / civic space, and infrastructure development. A final development plan may include the entire area covered in the preliminary development plan or it may include one or more phases of the approved preliminary development plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the preliminary development plan have been met. Parkville Municipal Code, Section 403.040, Subsection F. provides criteria for how the Planning and Zoning Commission shall determine if a final development plan is appropriate. The following are staff's findings and conclusions for the final development plan (Case No. PZ 2021-43).

1. In general, any site plan in compliance with all requirements of this code shall be approved.

Staff concludes the site plan conforms to use allowances permitted in a "B-2-P" General Business District. In addition, the site plan is in compliance with the City's subdivision regulations (i.e., block and lot arrangement), site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications).

2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:

- a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.**

"B-2-P" Height, Area and Bulk Standards

While all development standards for the "B-2-P" General Business District are established throughout the Master Planned Development Process outlined in Section 403.040, the subject property area (0.79 acres, more or less) is large enough and capable of accommodating the proposed 5,107 sq. ft. commercial building. Nevertheless, staff compared the proposed height, area and bulk standards to those in the base "B-2" General Business District. The proposed height of 23 ft. for the top of the highest part of the roof are below the base "B-2" district standards for maximum building height are 45 ft. and 3 stories.

"B-2-P" Use Standards

The proposed use of *Retail – General* is permitted in the "B-2-P" General Business District. On November 6, 2018 the Board of Aldermen approved Ordinance No. 2968 rezoning the subject property from Platte County "PI" Planned Industrial to Parkville City "B-2-P" General Business District.

Access

Four points of access are proposed into Lot 6 — one off of Elizabeth Street, two via private drives from adjacent Lot 5 to the south, and one via a private drive from a future lot to the west. Per the request of the Fire Marshall with the Southern Platte Fire Protection District (SPFPD), AutoTURN movements have been provided to show a Pierce Fire Truck (Velocity model; duel axle; 110 ft. ladder) can maneuver off

of Elizabeth Street into the development and throughout the parking lot (see Exhibit D.9). In terms of pedestrian access, a 5 ft. sidewalk will run along the east side of Elizabeth Street and connect to the building via a marked pedestrian crosswalk across the easternmost parking lot drive aisle. A marked pedestrian crosswalk will also connect the building to the future lot to the west; and the applicant is proposing a marked pedestrian crosswalk across Elizabeth Street to connect Lot 4 with Lot 3 to the east (i.e., Johnny's Tavern, Anytime Fitness, and Ten & Two Coffee).

Parking Requirements

Section 408.030 requires 5 parking spaces per 1,000 sq. ft. for *Retail – General* uses. The 5,107 sq. ft. building will require 26 parking spaces to be provided. Lot 6 includes 32 parking spaces (including 2 ADA stalls) for this use. Section 408.030 requires all non-residential uses within 1,000 ft. of a designated bicycle route of trail provide bicycle parking spaces according to Table 408-7: Bicycle Parking. This table requires bicycle parking for at least 10% of the required vehicle spaces be provided for Lot 6, which equates to 2.6 bicycle parking spaces to be provided. The applicant has indicated the location of bicycle parking infrastructure to be installed on the east side of the building (see Exhibit D.5).

Parking Layout Design

The parking lot layout, aisle widths and parking stall specifications detailed on the site plan (see Exhibit D.5) are in accordance with the 26 ft. aisle widths and 9 ft. by 18.5 ft. parking stall specifications of the Title IV – Development Code.

Signage

The applicant has indicated the location of future wall signs along the east and north elevations (see Exhibit D.13). Based on the number of wall signs and total area allowance per façade, the proposed signs comply with the “B-2” General Business District signage standards for size, height and area allowance listed on Table 409-2: Sign Allowances.

Outdoor Lighting

The Photometric Plan (see Exhibit D.12) shows the general footprint and impact of lighting throughout the development and on adjacent property lines. While there is some light spillover on the adjacent lot to the west, the subject property is also owned by the applicant, proposed for future commercial development per the Old Town At Creekside preliminary development plan, and said lighting will benefit the adjacent lot's parking lot. The exterior lighting pole heights of 20 ft. are below the “B-2” district's maximum mounting height limit of 37.5 ft., and meets the shielding requirements and design and performance criteria specified in Section 407.040.

- a. **The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.**

Building Location

The retail building is located in a manner parallel to Elizabeth Street in conformance with the approved preliminary development plan, as well as to adjacent Lots 3 and 4 to the east (i.e., Johnny's Tavern, Anytime Fitness, Ten & Two Coffee, and Bubbles Liquor Store).

Landscape Design

Detailed landscaping plans have been provided for Lot 6 (see Exhibits D.15-D.16) and meet the City's landscape design requirements per Section 407.020, including street tree, foundation planting, parking lot planting, buffer and open space requirements.

Stormwater Management

Per our Development Code requirements, the Public Works Department can require a Stormwater Management Analysis study be submitted for review and approval. The applicant has submitted a preliminary Macro-Stormwater Drainage Study for the Brush Creek area (see Exhibit H by Reference) and Parkville's contract City Engineer has determined the study's methodology is reasonable, and that stormwater best management practices (BMP) will need to be updated/revised for the final stormwater drainage study if there are any changes between the preliminary development plan design and the final development plan design.

- b. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.**

Architectural Design, Materials and Style

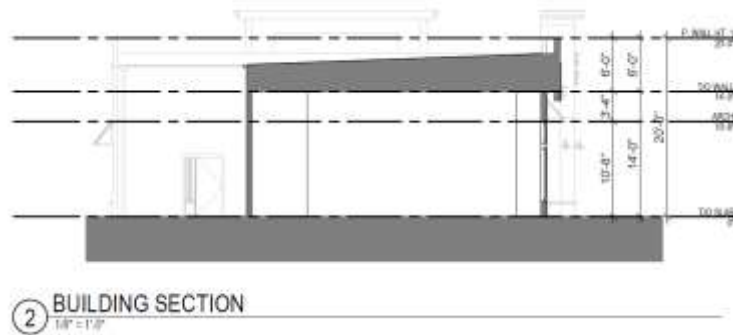
Architectural detail/design, materials and style for the proposed 5,107 sq. ft. commercial building have been prepared by the applicant (see Exhibit D.13). All sides of the building will consist of Arizona Stack Hackett stone veneer with painted cementitious lap siding (brown and beige colors) and painted cementitious lap siding (dark gray color) for the roof parapets to screen equipment. The Arizona Stack Hackett stone veneer is similar to the "Deer Valley" and "Texas Cream" colors of Castle Stone and Canyon Ridge limestone veneer which are found on the adjacent Lot 3 buildings to the east (i.e., Johnny's Tavern, Anytime Fitness, Ten & Two Coffee); and the dark gray lap siding matches the colors found on the adjacent Lot 5 building to the south (i.e., Old Town Creekside Restaurant). The look of the commercial building and colors used are compatible with both the "B-2-P" zoning district and buildings on adjacent lots.



Section view drawing as depicted on Sheet 13 of 16 (Exterior Elevations)

Proportion, Massing and Scale

In terms of proportion, massing and scale, the size of the 5,107 sq. ft. commercial building is an appropriate size for the "B-2-P" zoning district and for Lot 6. The building itself will reside approximately 12-14 ft. lower than Brink Meyer Road to the east.



Site Cross-Section drawing as depicted on Sheet 14 of 16 (Building Area Plans)

- c. **The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.**

Location Compatibility

The preliminary development plan for Old Town At Creekside (approved November 6, 2018 via Ordinance No. 2969) is a planned commercial development consisting of retail, mixed-use, restaurant and other commercial uses on 30.05 acres, more or less (see Exhibits D and G by Reference). While one of the earlier versions of the preliminary development plan (dated October 22; see Exhibit G by Reference) contained a market/grocery retail use for the subject property, the location for the proposed 5,107 sq. ft. commercial building is both consistent and compatible with the approved “B-2-P” General Business District.

Open Spaces and Natural Features

The proposed commercial building on Lot 6 of Old Town At Creekside is positioned in a manner oriented parallel to Elizabeth Street, and includes open space & landscaping around the building, as well as between the easternmost parking lot and sidewalk along Elizabeth Street. Additionally, landscaping is provided along this pedestrian pathway along Elizabeth Street per staff’s request (see Exhibits D.15-D.16 and Exhibit E.

- d. **Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.**

As detailed in the in the review criteria above, the final development plan meets all of the applicable “B-2-P” requirements of the Development Code and does not need flexibility to any development standards per the “-P” planned district allowance.

3. **The application meets the criteria for all other reviews needed to build the project as proposed.**

Many of the conditions of preliminary development plan approval for Old Town At Creekside have already been met as noted above. Per Section 408.020, Subsection D., the Public Works Director can request a Traffic Impact Study to analyze the impacts of the function of the transportation network in the vicinity of the site. Per staff’s request, a Traffic Impact Study was prepared for the overall Creekside development projects and submitted it to MoDOT in January 2019.

4. The recommendations of professional staff

As detailed in the review criteria above, staff finds that the site plan conforms to all development standards of the "B-2-P" General Business District including height, area and bulk standards, site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications).

Staff Conclusion and Recommendation

Staff concludes that the proposed final development plan: Conforms to all applicable requirements of the Development Code, including those of the "B-2-P" General Business district; the site is capable of accommodating the buildings, proposed use, access and other site elements required by the Development Code and will not negatively impact the function and design of rights-of-way or adjacent property; the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices; the architecture and building uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building; the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements; the application meets the criteria for all other reviews needed to build the project as proposed; and can meet the recommendations of professional staff. Staff recommends approval of the final development plan for Old Town Creekside Retail on Lot 6 of Old Town At Creekside.

It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Final Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will serve as the final action.

Note: Approval of a final development plan and fulfillment of staff conditions shall authorize the applicant to apply for a building permit and other applicable permits. The Community Development Director may approve minor amendments to approved final development plan without the refiling of a new application, but in no event shall the Director approve any change that does not qualify for an administrative adjustment, or any change that is different from any condition of approval of the final development plan. An approved final development plan shall expire and be of no further effect if an application for building permit for one or more buildings shown on the site plan is not filed within two years of approval. The Planning and Zoning Commission may grant an extension for up to one additional year.

Note: The Board of Aldermen has the ability to consider the application if an "Appeal of Decision" is filed with the Community Development Director within 15 days of the decision by

the appellate body designated in Table 403-1. For applications for final development plan, the Board of Aldermen is designated as the appellate body.

End of Memorandum



10-29-2021

Stephen Lachky, AICP, CPM, CFM
Community Development Director

Date



Application #: P2 2021-43
Date Submitted: October 8, 2021
Public Hearing: November 9, 2021
Date Approved: _____

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

Application for Preliminary Development Plan

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: BRIAN MERTZ
Company: PARKVILLE DEVELOPMENT 38, LLC
Address: 7607 NW JOHN ANDERS ROAD
City, State: KANSAS CITY, MO 64152
Phone: (816) 616-9016 Fax: _____
E-mail: BMERTZ1@KC.RR.COM

Engineer/Surveyor(s) preparing plans & legal desc.

Name: PATRICK CASSITY
Company: RENAISSANCE INFRASTRUCTURE CONSULTING
Address: 5015 CANAL STREET, SUITE 100
City, State: RIVERSIDE, MO 64150
Phone: (816) 800-0950 Fax: _____
E-mail: PCASSITY@RIC-CONSULT.COM

Owner(s), if different from applicant

Name: BRIAN MERTZ
Company: PARKVILLE DEVELOPMENT 38, LLC
Address: 7607 NW JOHN ANDERS ROAD
City, State: KANSAS CITY, MO 64152
Phone: (816) 616-9016 Fax: _____
E-mail: BMERTZ1@KC.RR.COM

Contact Person, if different from applicant

Name: _____
Company: _____
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) (see attached) Date: (see attached)

Property Owner's Signature (Required) (see attached) Date: (see attached)

2. Property Information

Property address and general location: Parcel Immediately north of the Old Town Creekside 5th Plat, Immediately West of Elizabeth St.

Legal description (may be attached): Legal Pending Per Future Lot Development

Description of proposed use(s): Proposed Retail Building

Zoning district: B-2-P
Gross acreage of lot: 0.79
Open space acreage: 0.59
Proposed block and lot pattern: N/A

Lot coverage: 75%
Density/Intensity: N/A
Net acreage of lot: 0.79
Building types/scale: Mixed Use

3. Factors affecting the project

Are any public improvements required for this project? No

Explain (may be attached):

Public Realm

- All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.

Functions of proposed new roadways: N/A

Proposed surface material: N/A

Maximum grade: N/A

General design characteristics, open spaces, civic spaces and circulation network:

Pedestrian connection to existing sidewalk on the west side of Elizabeth Street

Are area streets and utilities sufficient to serve the property once developed? Yes

(Note: a traffic study may be required in order to adequately address this question)

Explain: _____

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Attach a narrative addressing:

1. How the plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.
2. How the benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, in particular areas immediately near or within the proposed project, and not strictly to benefit the applicant or single project.
3. How the benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.
4. How the plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.
5. How the plan meets all of the review criteria for a zoning map amendment.

5. Checklist of required submittals

- ☐ Completed application, including site plans with all required details and supporting data.
- ☐ Nonrefundable application fee of \$300.00.
- ☐ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- ☐ 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: Stephen Lachty, Community Development Director October 13, 2021
Name/Title Date

Application fee payment: Check # AA Amount \$

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:

6. Preliminary Development Plan checklist for staff review**1. Basic Information**

- a. Name of the development
- b. Name, address, contact information of person or firm that prepared the plan
- c. Date plan was prepared, including any revision dates
- d. Graphic, engineering scale
- e. North arrow
- f. Vicinity map identifying boundaries and location of property in relation to City

2. Development Summary Table | *Provided on site plan in chart format*

- a. Existing zoning and proposed zoning if applicable
- b. Total land area in square feet and acres
- c. Proposed use or uses of each building and/or structure
- d. Height above grade of buildings and structures and number of stories of each building and/or structure
- e. Gross floor area per floor and total for each building/structure
- f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
- g. Building coverage and floor area ratio
- h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. Plan Drawing

- a. Property lines and lot dimensions
- b. Proposed building footprint with lines
- c. Building(s) with dimensions and distance to property lines
- d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
- e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. All radii, acres, points of tangency, central angles and lengths of curves
- g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
- h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
- i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
- k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. Parking and Circulation

- a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
- b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
- c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (duel axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
- d. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. Indication of compliance with access and parking standards per City Code (**Chapter 408**)

5. Landscaping and Screening

- a. A plan for landscaping design and screening in conformance with City Code (Section 407.020 and 407.030)
- b. A lighting plan in conformance with City Code (Section 407.040)
- c. A stormwater management plan in conformance with City Code (Section 407.050)
- d. A landscape schedule showing compliance with City Code (Chapter 407)

6. Other Requirements

- a. All survey monuments and benchmarks, together with their description
- b. Show windows and entrances
- c. Label all materials
- d. Show canopies and awnings if proposed
- e. Information regarding signage if proposed, in compliance with City Code (Chapter 409)

Note: *Submissions of preliminary development plans to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.*

Application for Preliminary Development Plan

Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: _____
Company: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Engineer/Surveyor(s) preparing plans & legal desc.

Name: _____
Company: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Owner(s), if different from applicant

Name: _____
Company: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Contact Person, if different from applicant

~~Name: _____
Company: _____
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 herein 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 such or from the conditions as stated herein shall cause the applicant to be liable for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) _____ Date: _____

Property Owner's Signature (Required) _____ Date: _____

2. Property Information

Property address and general location: _____

Legal description (may be attached): _____

Description of proposed use(s): _____

Zoning district: _____

Lot coverage: _____

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OLD TOWN CREEKSIDE RETAIL OLD TOWN AT CREEKSIDE - 6TH PLAT

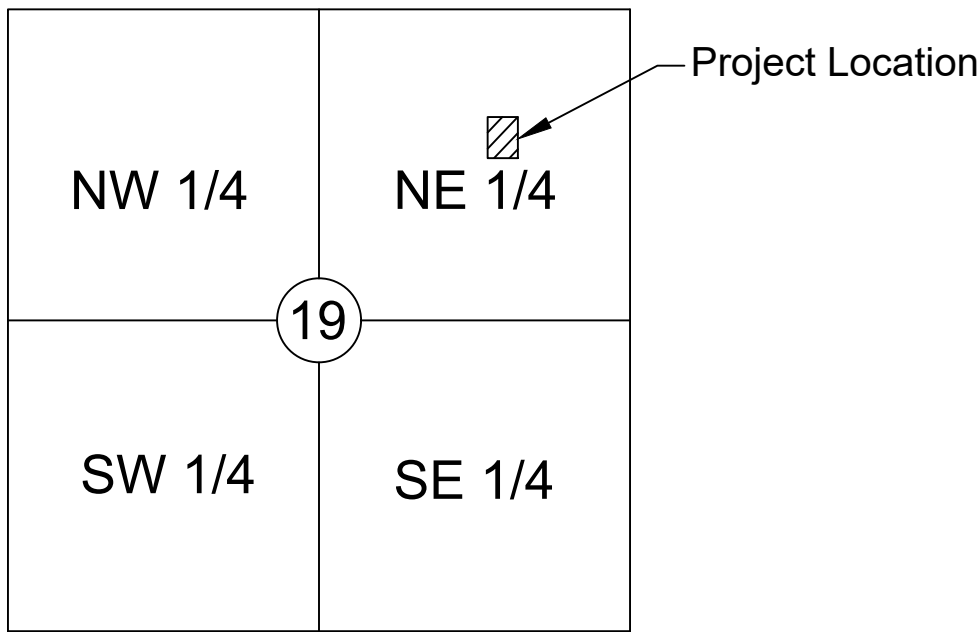
A DEVELOPMENT IN PARKVILLE, PLATTE COUNTY, MISSOURI

FINAL DEVELOPMENT PLAN

TOTAL AREA: 0.77 ACRES



VICINITY MAP
(Scale: 1"=1500')



SECTION MAP
SEC. 19 TW. 51 RNG. 34

PROPERTY DESCRIPTION:
Pending per future lot development.

LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	---	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
W/L	Existing Waterline	A	Proposed Fire Hydrant
---	Existing Gas Main	W/L	Proposed Waterline
SAN	Existing Sanitary Sewer	SAN	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	⊙	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
---		-----	Future Curb & Gutter

DEVELOPMENT DATA

a.	Existing Zoning	B-2-P
b.	Proposed Zoning	B-2-P
c.	Total Land Area	0.77 Acres
d.	Street ROW Area	0 Acres
e.	Net Land Area	0.77 Acres
f.	Proposed Use	Retail

UTILITY CONTACTS

City of Parkville	(816) 741-7676
CPWSD #1 of Platte County	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2052
Spire Gas Energy	(816) 756-5252
Evergy	(816) 471-5275
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Spectrum	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457

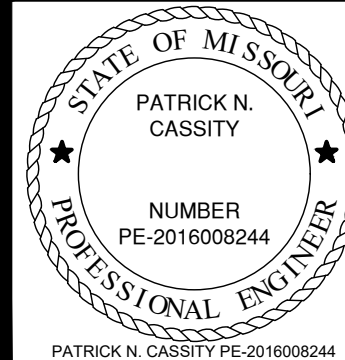
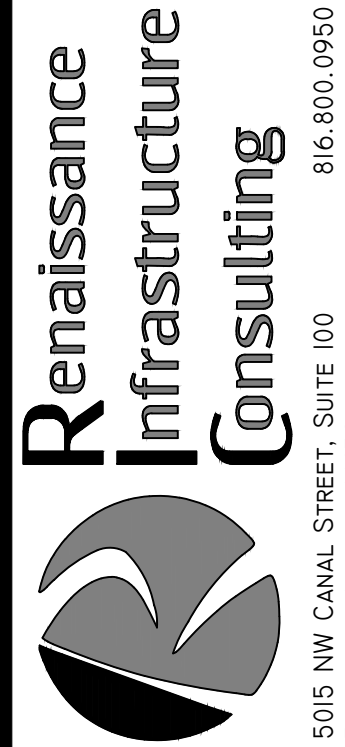
INDEX OF SHEETS

C01	Cover Sheet
C02	Existing Conditions
C03	Preliminary Development Plan
C04	Overall Layout
C05	General Layout
C06	Grading Plan
C07	Slope Analysis
C08	Site Utility Plan
C09	Fire Protection Plan
C10	Pedestrian Plan
C11	Standard Details
E0.01	Photometric Plan
A1	Exterior Elevations
A2	Building Area Plans
L1.00	Landscape Plan
L3.00	Landscape Details

DEVELOPER:
Parkville Dev. 38, LLC
C/O: Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO 64152

SURVEYOR:
Renaissance Infrastructure
Consulting, LLC
5015 NW Canal Street, Suite 100
Riverside, MO. 64150
(816) 800-0950

ENGINEER:
Renaissance Infrastructure
Consulting, LLC
5015 NW Canal Street, Suite 100
Riverside, MO. 64150
(816) 800-0950

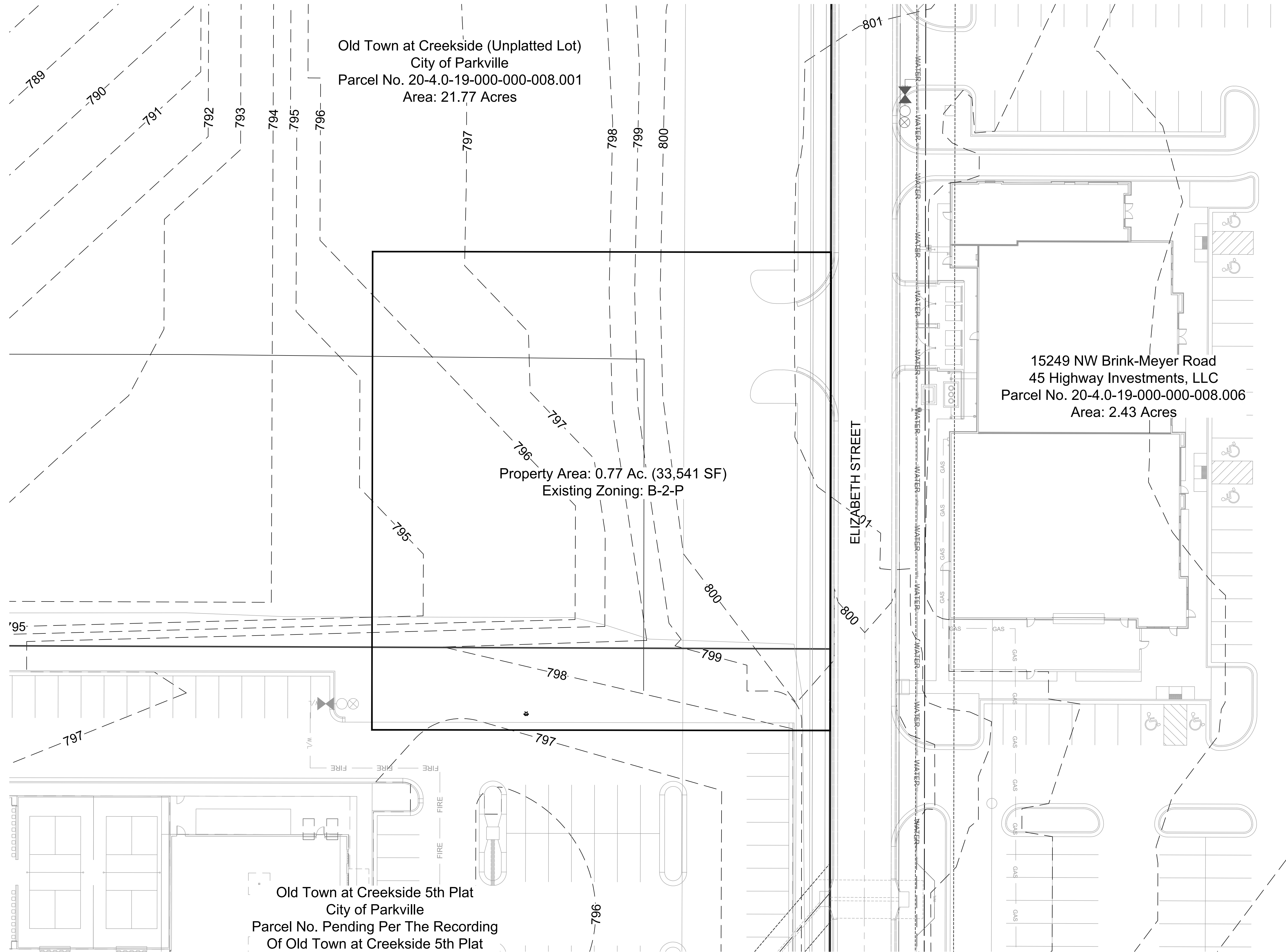


Sheet
C01

Final Development Plan
21-0207
Old Town At
Creekside Retail

Cover Sheet

NO.	BY	DATE	REVISION
1	JWD	10/22/21	AS PER CITY COMMENTS
2	JWD	10/08/21	ORIGINAL SUBMITTAL



Old Town at Creekside (Unplatted Lot)
City of Parkville
Parcel No. 20-4.0-19-000-000-008.001
Area: 21.77 Acres

Property Area: 0.77 Ac. (33,541 SF)
Existing Zoning: B-2-P

15249 NW Brink-Meyer Road
45 Highway Investments, LLC
Parcel No. 20-4.0-19-000-000-008.006
Area: 2.43 Acres

Old Town at Creekside 5th Plat
City of Parkville
Parcel No. Pending Per The Recording
Of Old Town at Creekside 5th Plat
Area: 2.80 Acres



Sheet
C02

Final Development Plan
21-0207
Old Town At
Creekside Retail

Existing Conditions

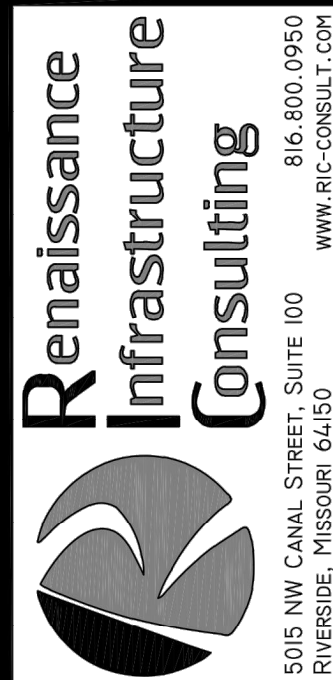
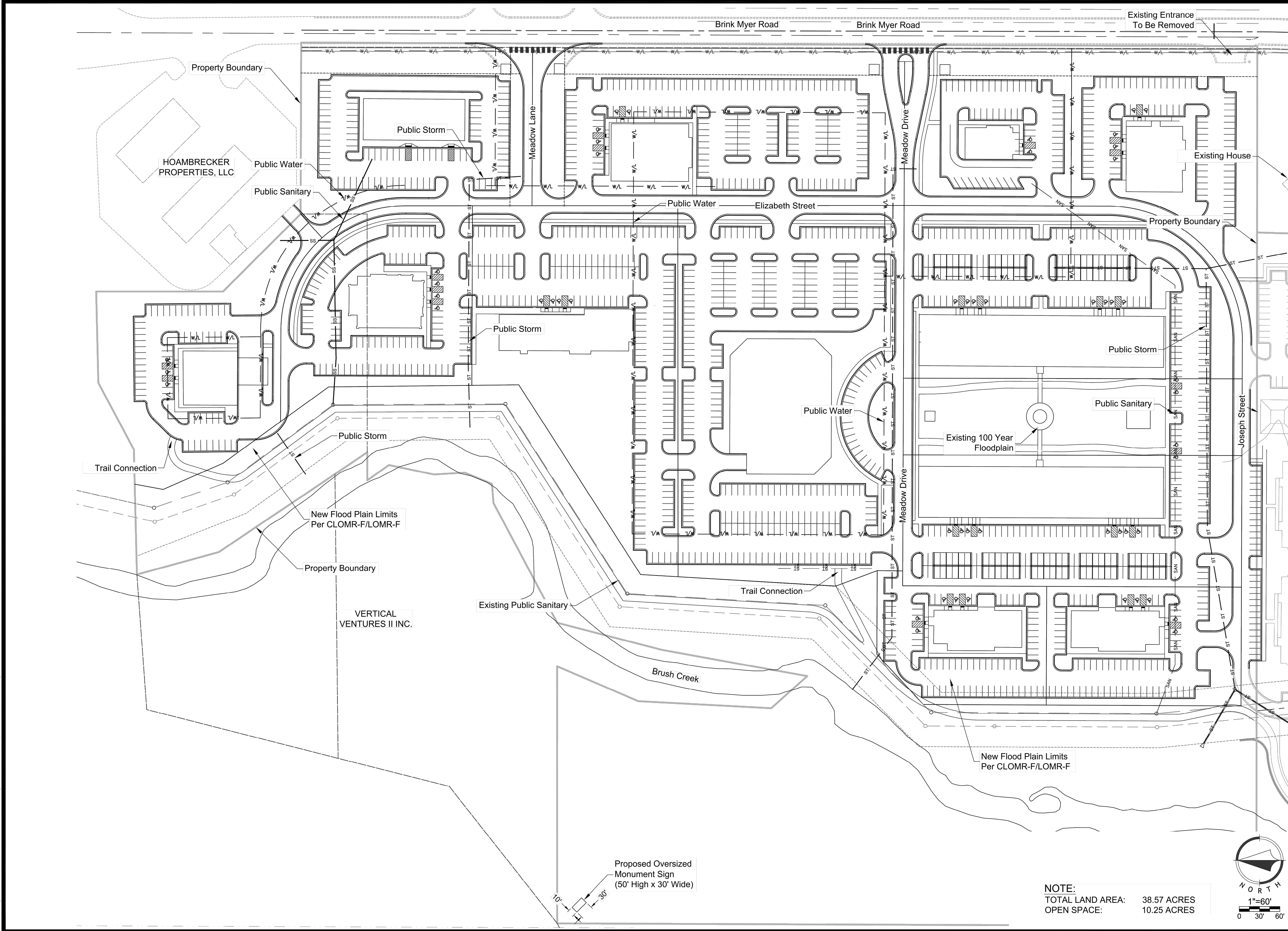
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1	JWD	10/22/21	ORIGINAL SUBMITTAL
2	JWD	10/08/21	REVISION

Renaissance
Infrastructure
Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER
PE-2016008244
PROFESSIONAL ENGINEER

PATRICK N. CASSITY PE-2016008244



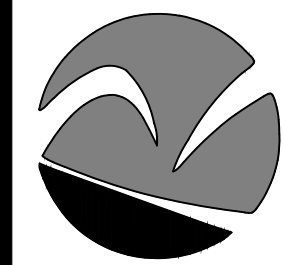
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3.	JWD	SW	10/08/18	AS PER CITY COMMENTS
2.	EDG	SW	09/05/18	AS PER CITY COMMENTS
1.	JWD	SW	08/23/18	AS PER CITY COMMENTS
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Development Plan

Preliminary Development Plan

18-0211
Old Town At Creekside

Sheet
3 of 10

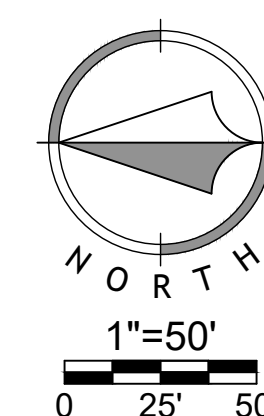


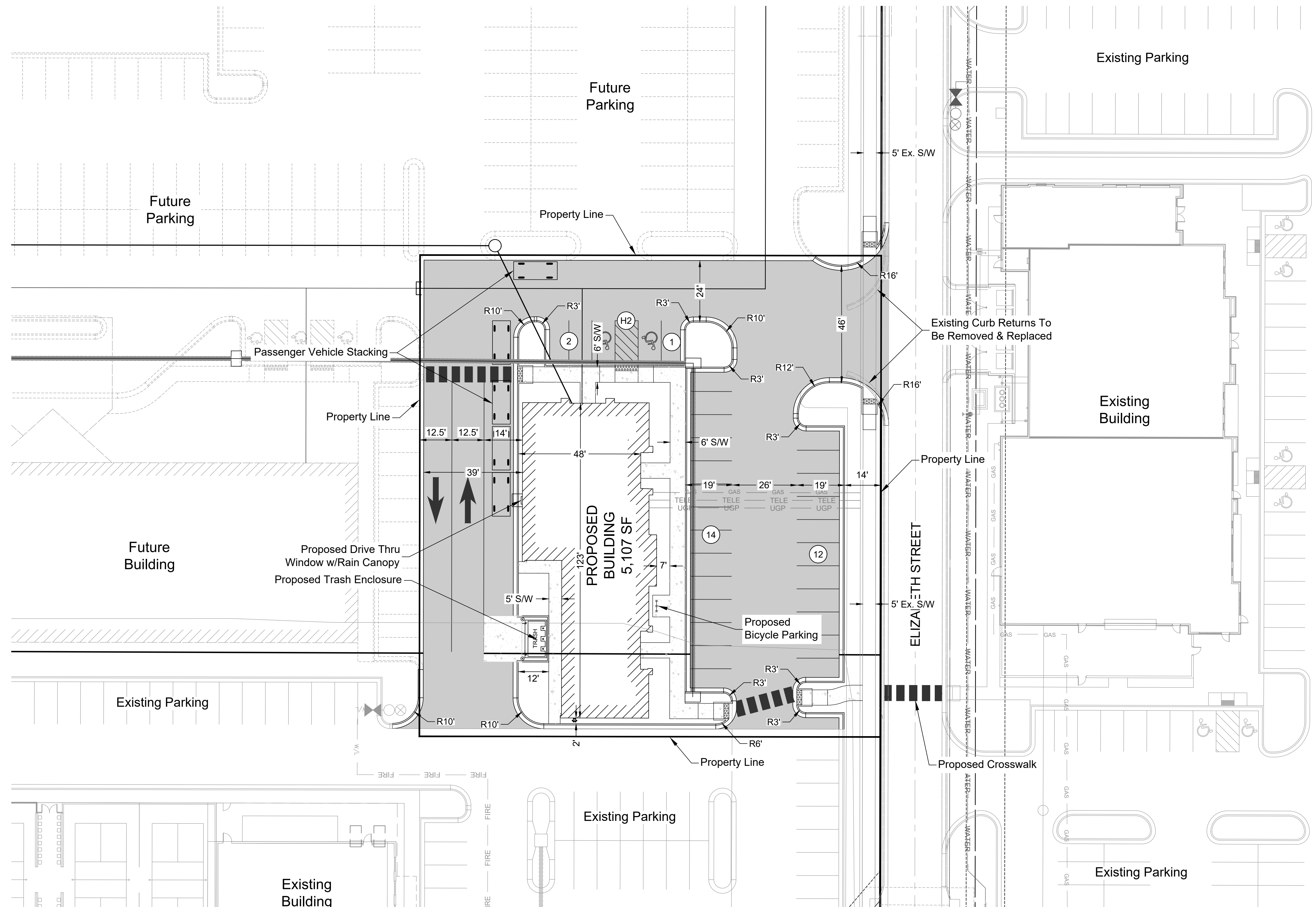
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RIVERSIDE, MISSOURI 64150
816.800.0950
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Preliminary Development Plan

Final Development Plan
21-0207
Old Town At Creekside Retail

Sheet
C03



[illegible]

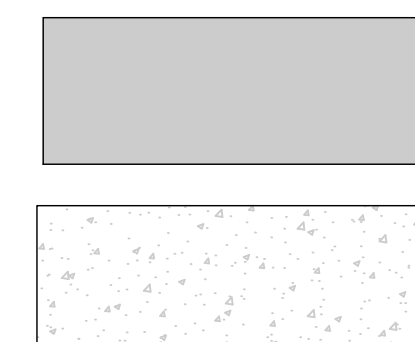
Parking Required
(5/1,000 SF - Restaurant)
26 Parking Stalls Required
31 Parking Stalls Provided

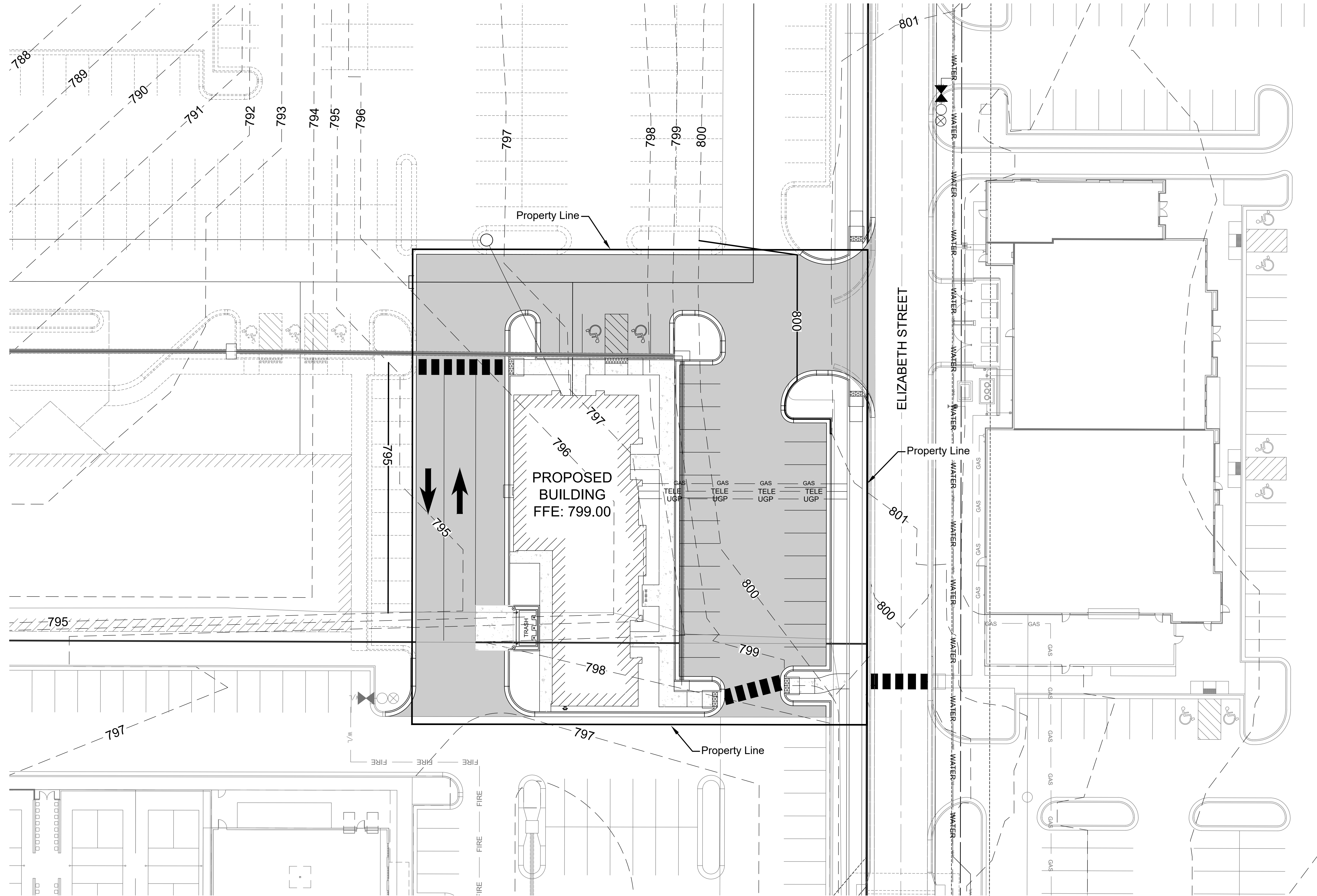
3 Bicycle Spaces Required
3 Bicycle Parking Spaces Provided

(H2) ADA Parking
 (1) General Parking

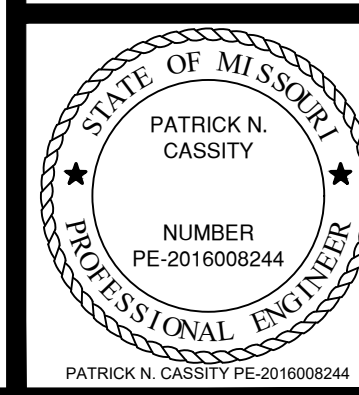
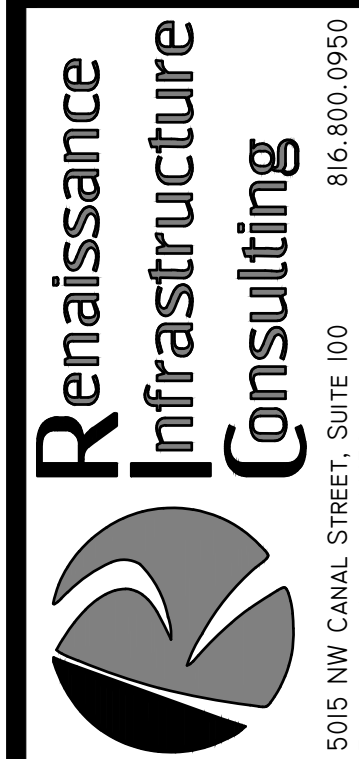
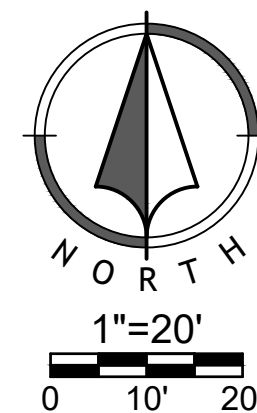
Light Asphaltic Concrete Pavement

(See Geotech Report and Standard
Detail Sheets for Additional Information)



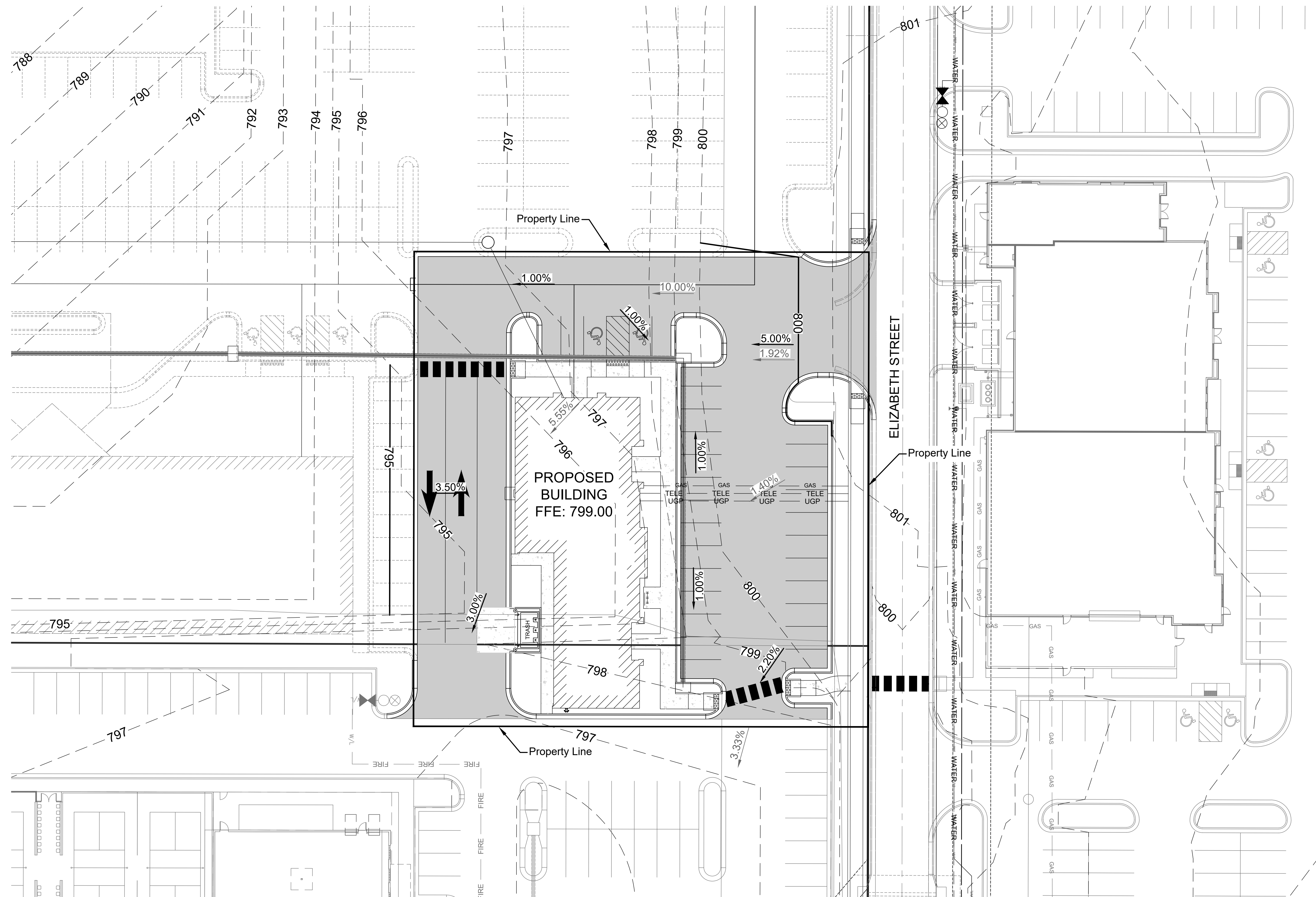


- Legend**
- Existing Major Contour
 - - - Existing Minor Contour
 - Proposed Major Contour
 - Proposed Minor Contour



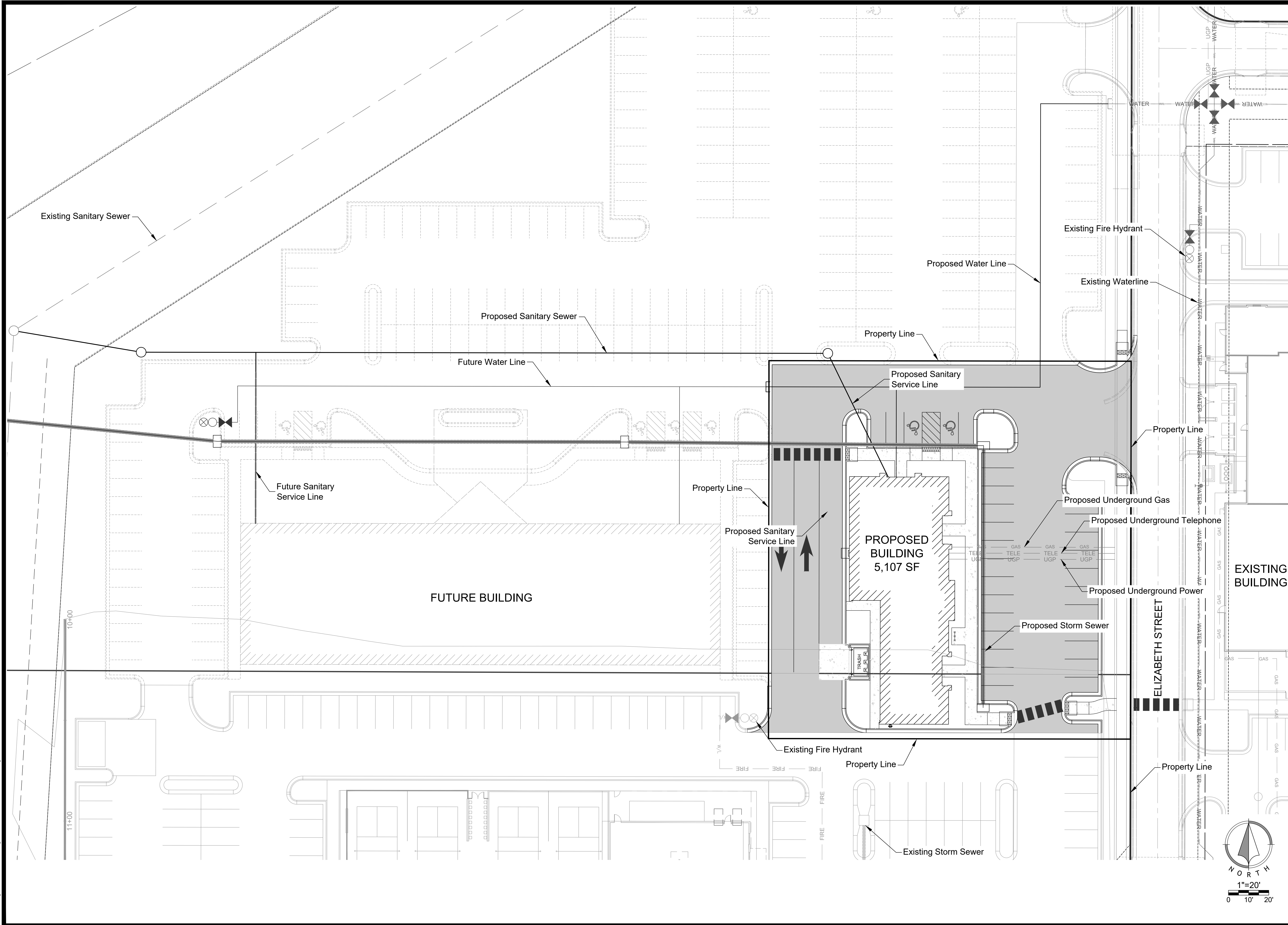
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2	JWD	10/08/21	ORIGINAL SUBMITTAL

JWD	PNC	10/22/21					AS PER CITY COMMENTS
JWD	PNC	10/09/21					ORIGINAL SUBMITTAL
NO	BY	QD	DATE				REVISION



 Existing Major Contour
 Existing Minor Contour
 Proposed Major Contour
 Proposed Minor Contour
 1.00% Existing Slope
 1.00% Proposed Slope





Sheet
C08

Final Development Plan
21-0207
Old Town At
Creekside Retail

Site Utility Plan

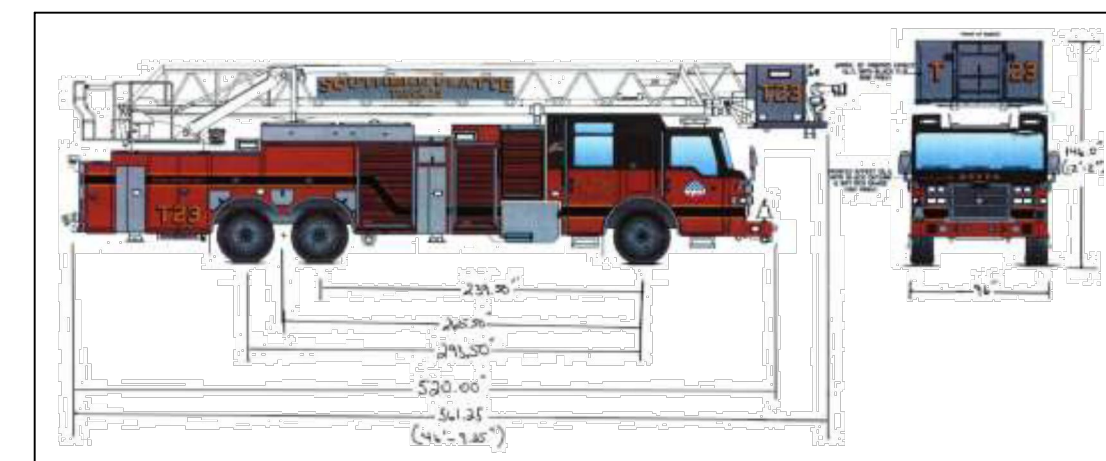
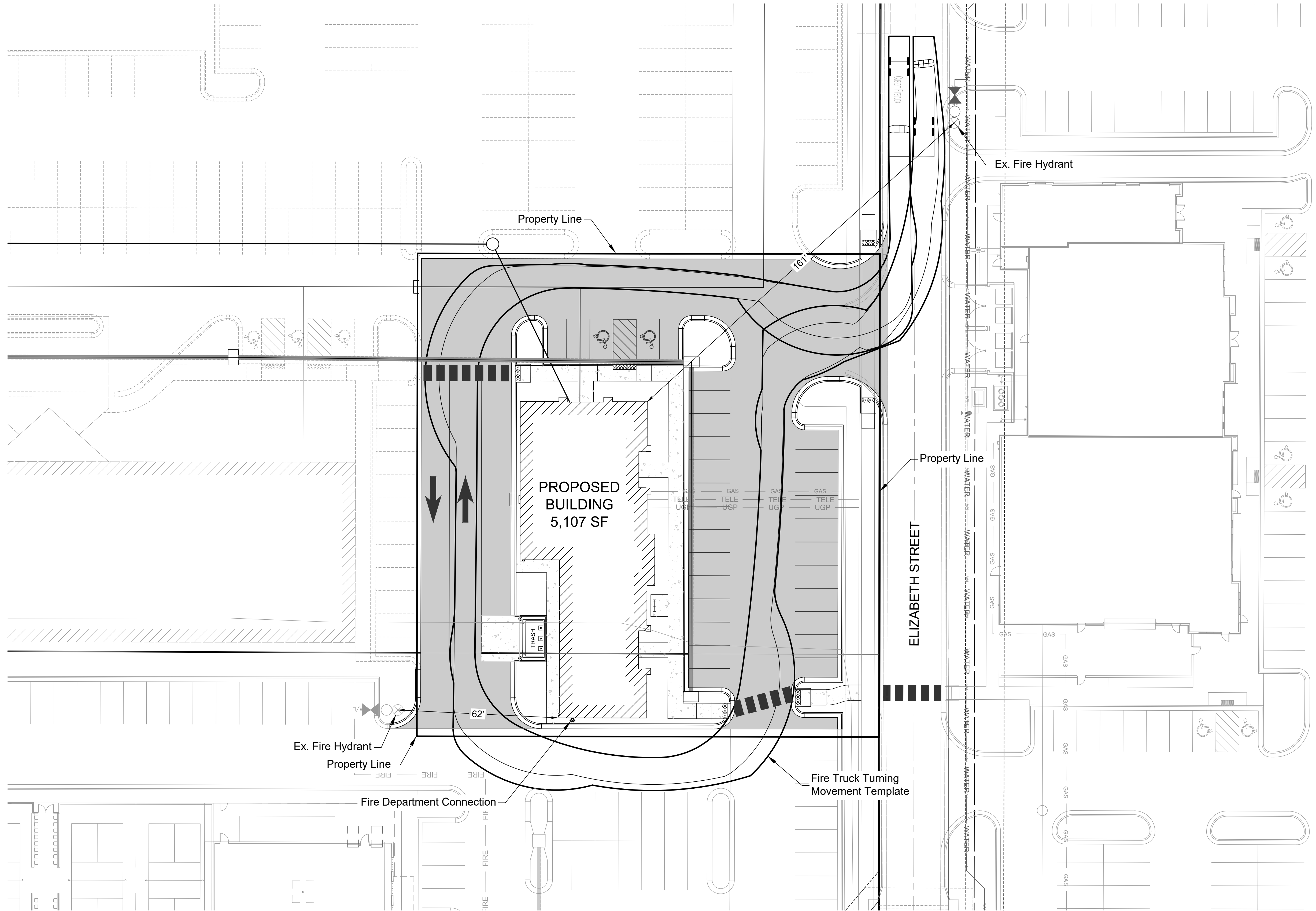
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2	JWD	10/08/21	ORIGINAL SUBMITTAL

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RIVERSIDE, MISSOURI 64150

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STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER
PE-2016008244
PROFESSIONAL ENGINEER
PATRICK N. CASSITY PE-2016008244



Fire Truck Specifications



Sheet
C09

Final Development Plan
21-0207
Old Town At
Creekside Retail

Fire Protection Plan

NO.	BY	DATE	AS PER CITY COMMENTS
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2	JWD/PNC	10/08/21	REVISION

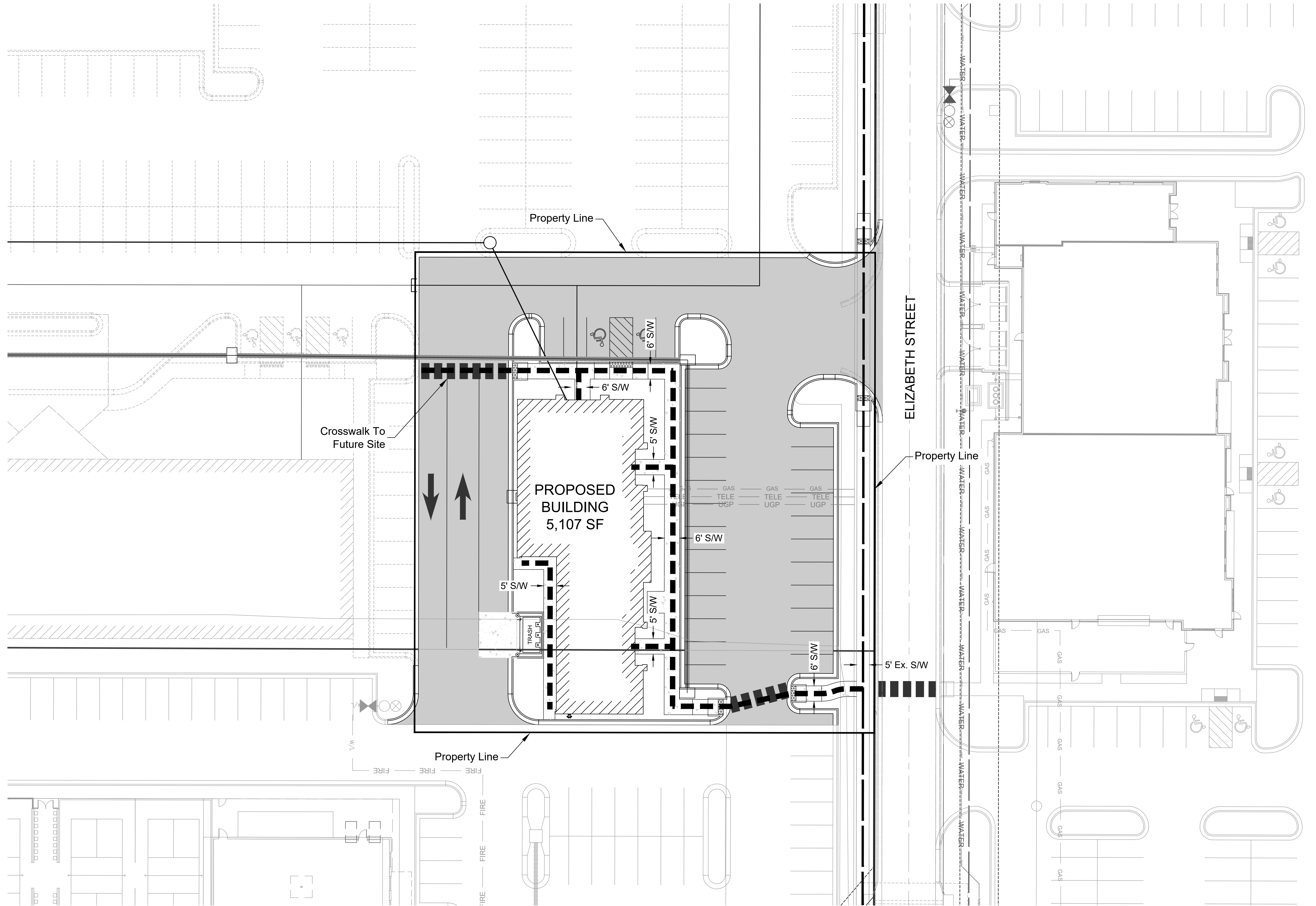
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Infrastructure
Consulting

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RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER
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PROFESSIONAL ENGINEER

PATRICK N. CASSITY PE-2016008244

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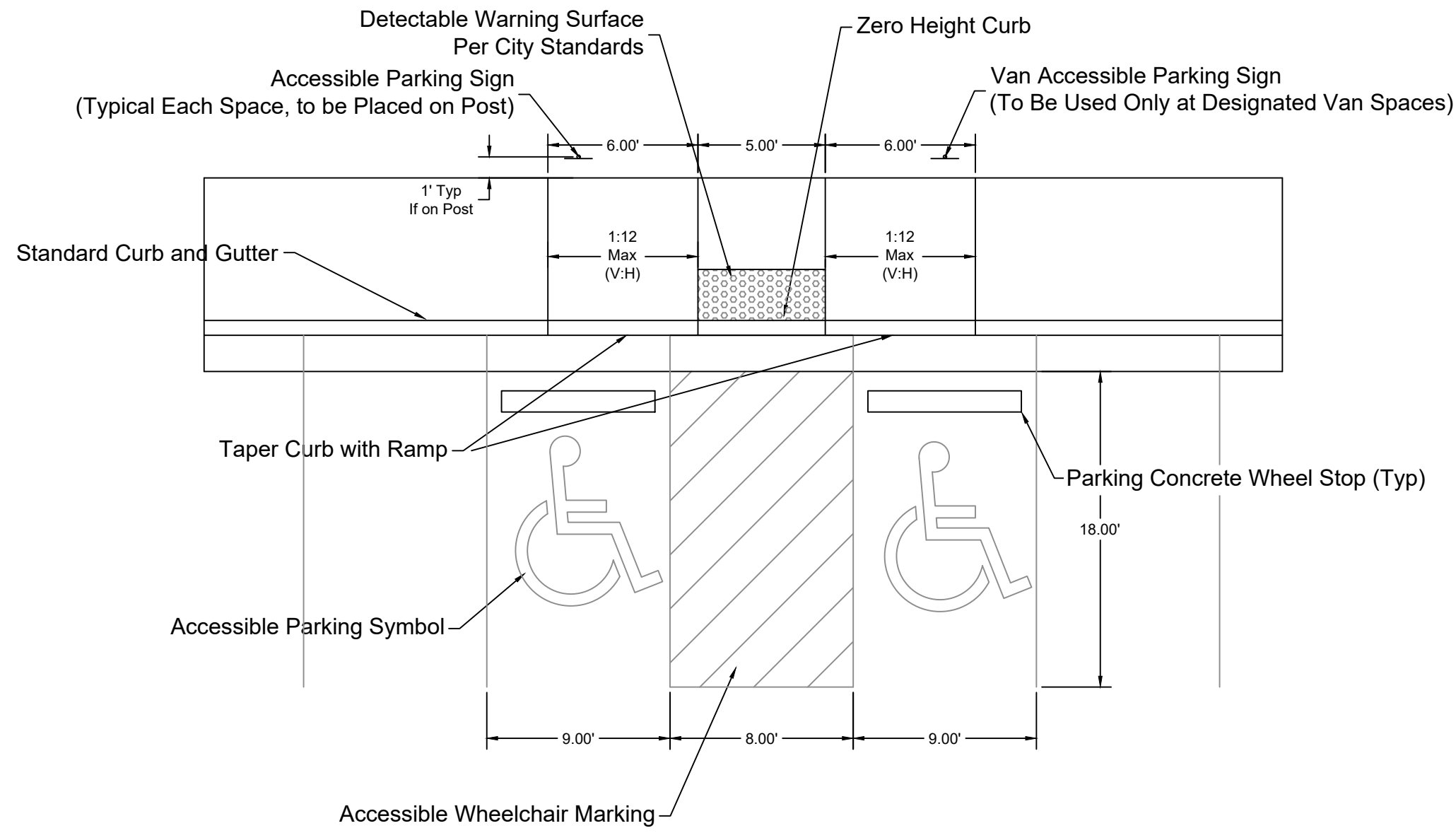
Renaissance Infrastructure Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

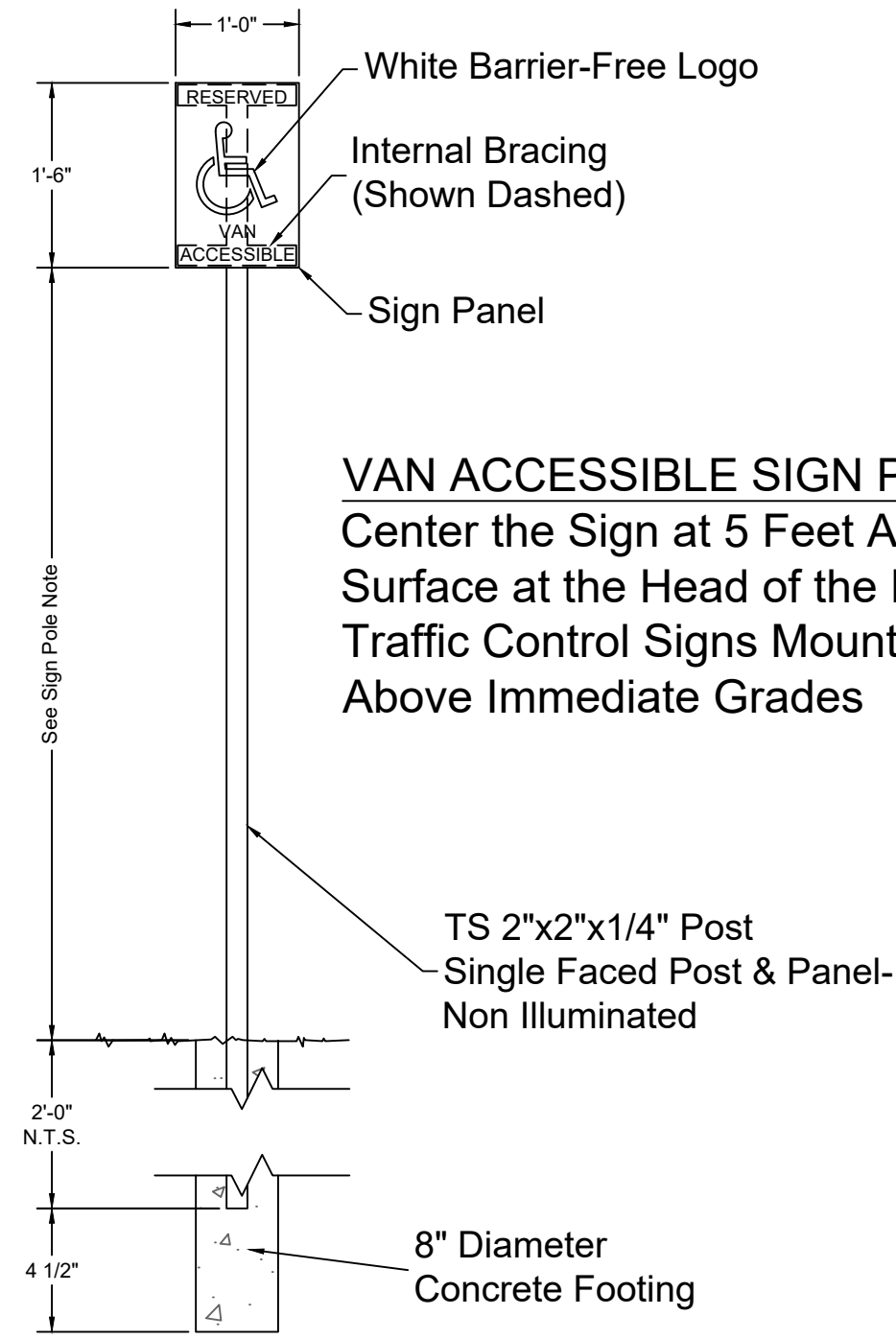
816.800.0950
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STATE OF MISSOURI
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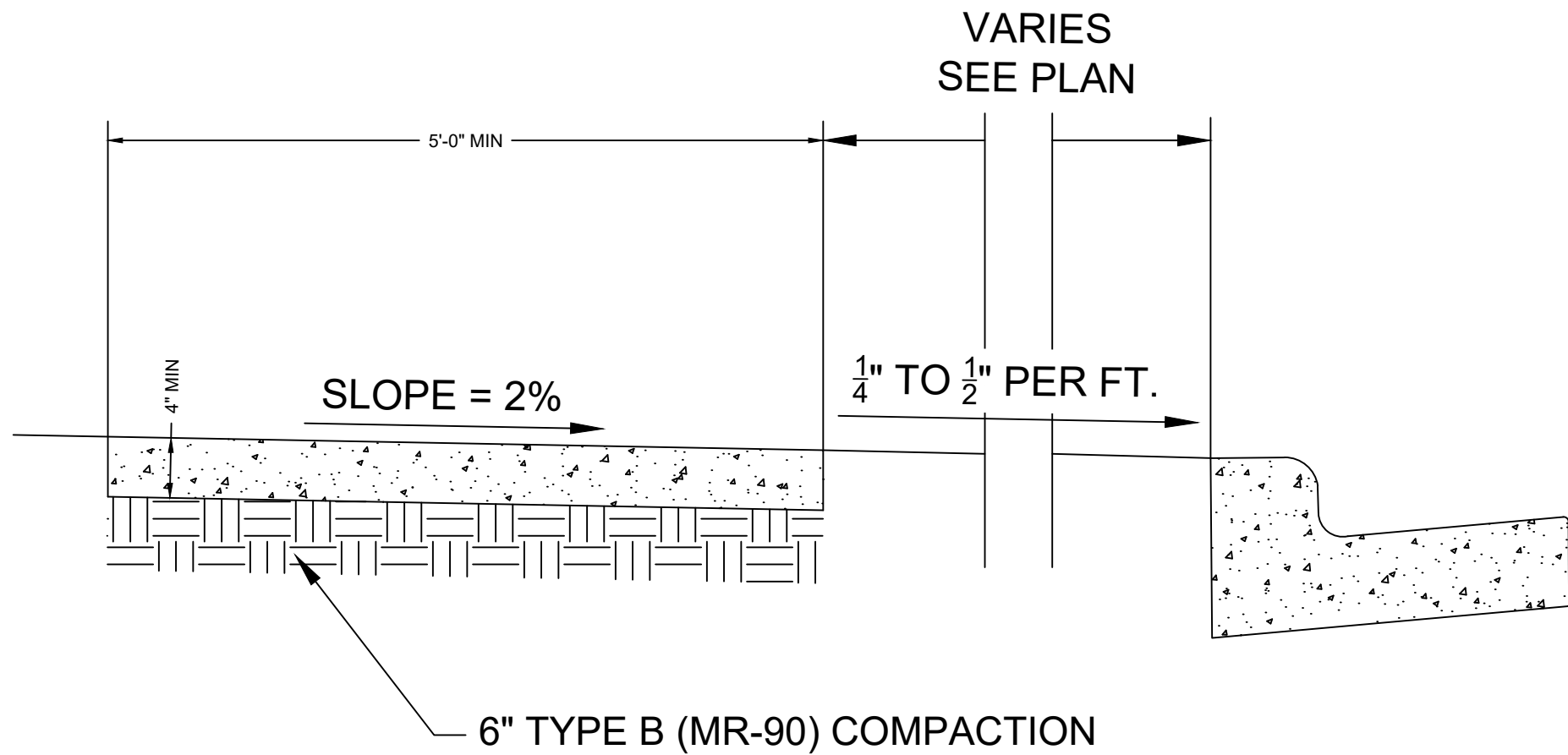
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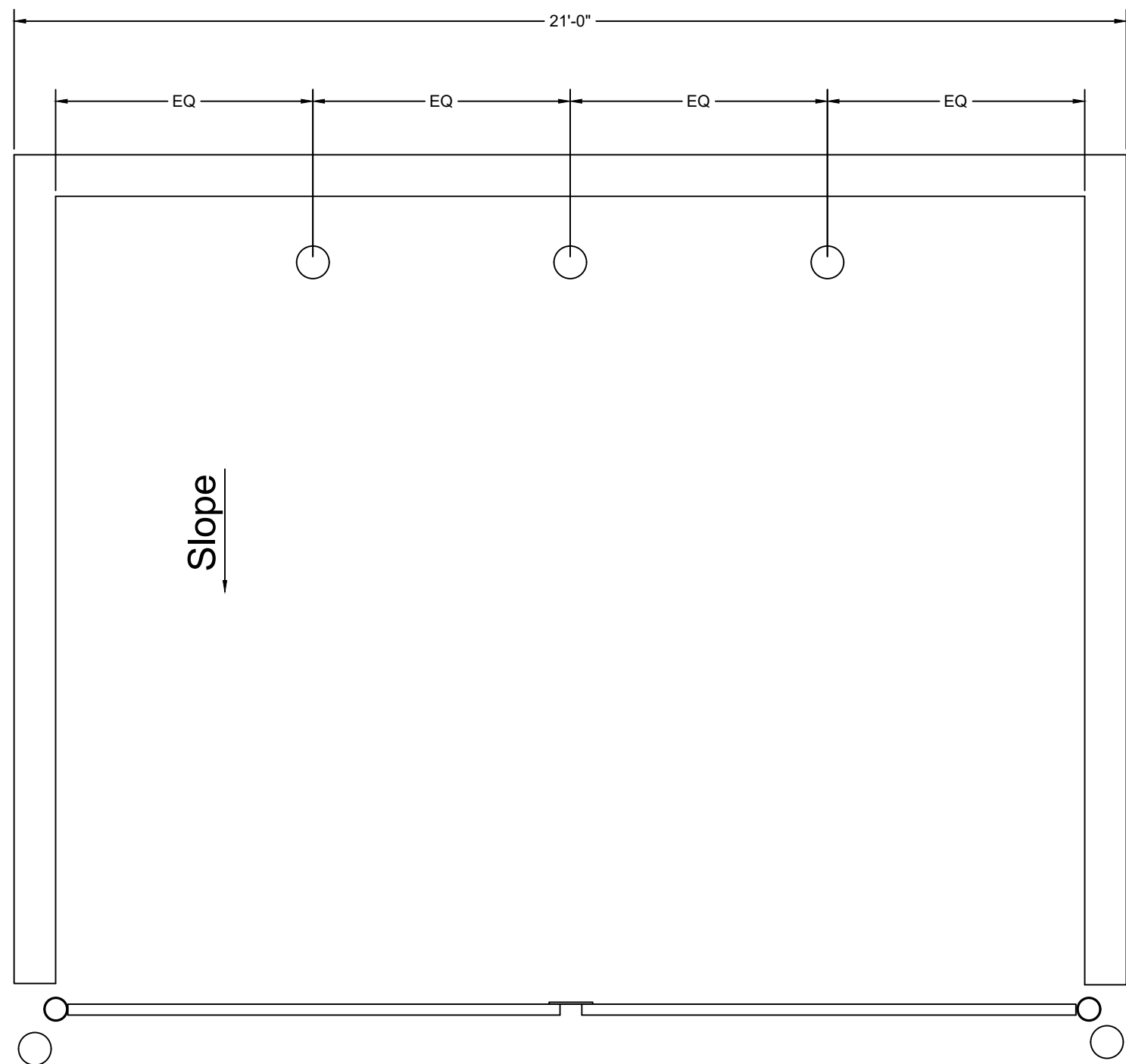
ACCESSIBLE PARKING DETAIL (90°)
Not to Scale



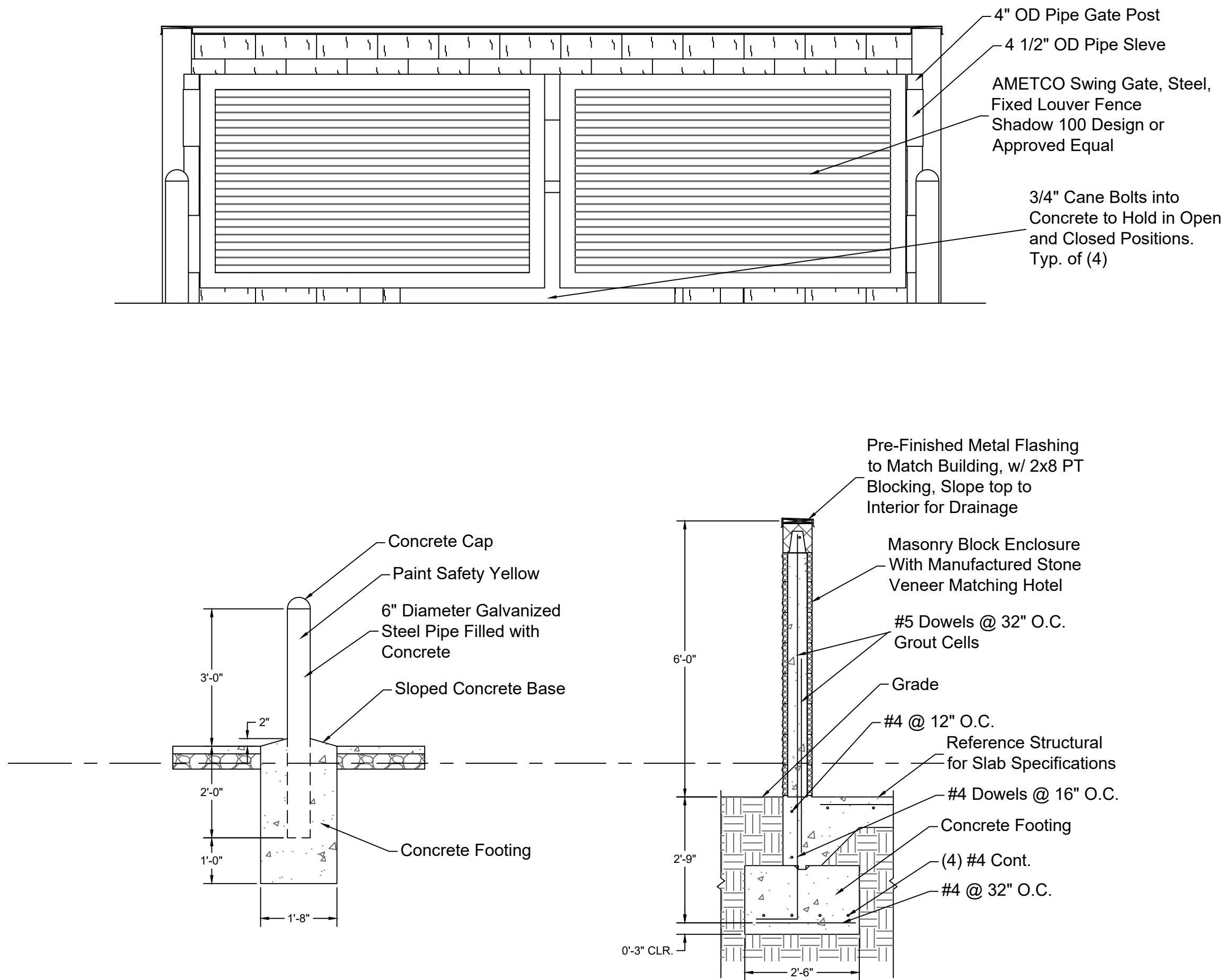
HANDICAP SIGNAGE
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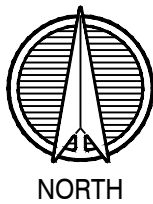
STANDARD SIDEWALK
PUBLIC AND PRIVATE



TRASH ENCLOSURE DETAIL
Not to Scale



NO.	BY	DATE	REVISION
1	JWD/PNC	10/22/21	AS PER CITY COMMENTS
2	JWD/PNC	10/08/21	ORIGINAL SUBMITTAL

Page 1/9 Rev. 09/08/21
SPEC.1045.A.0620Page 107 of 117

MATERIAL KEY



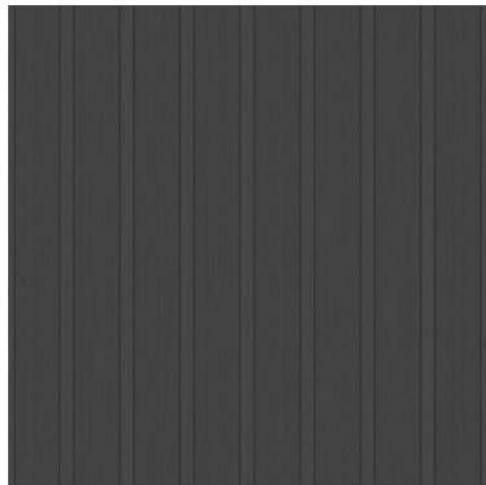
ARIZONA STACK HACKETT
STONE VENEER



CEMENTITIOUS LAP SIDING
PAINTED SW2836



CEMENTITIOUS LAP SIDING
PAINTED SW2855



CEMENTITIOUS BOARD AND
BATTEN SIDING PAINTED SW7048

- KEY NOTES
- ① BLACK/BRONZE VINYL WINDOWS
 - ② CEMENTITIONS ROOF FASCIAS
 - ③ INSULATED METAL ALLEY ENTRY DOORS
 - ④ MECHANICAL EQUIPMENT LOCATED AT ROOF AND CONCEALED FROM VIEW



① East
1/8" = 1'-0"



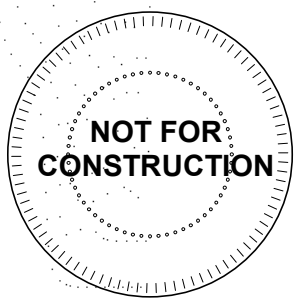
② North
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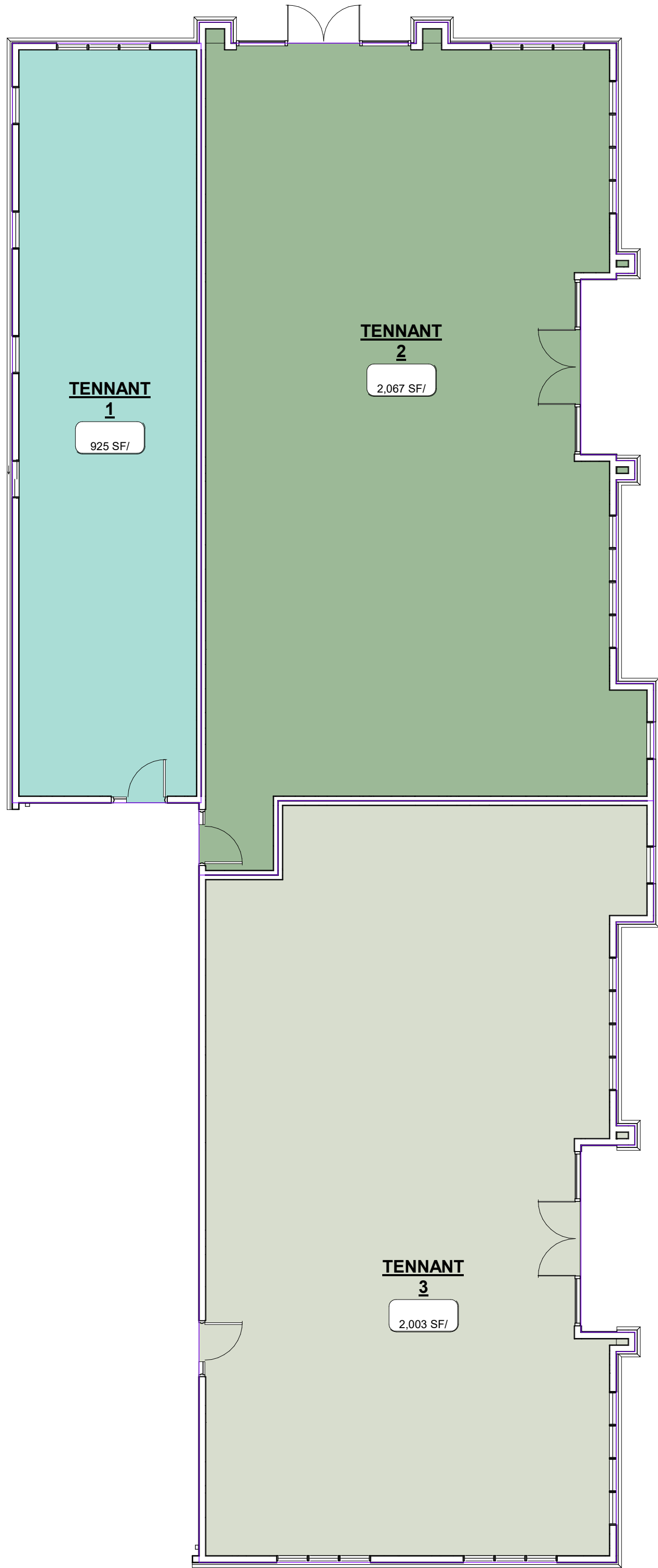


③ West
1/8" = 1'-0"

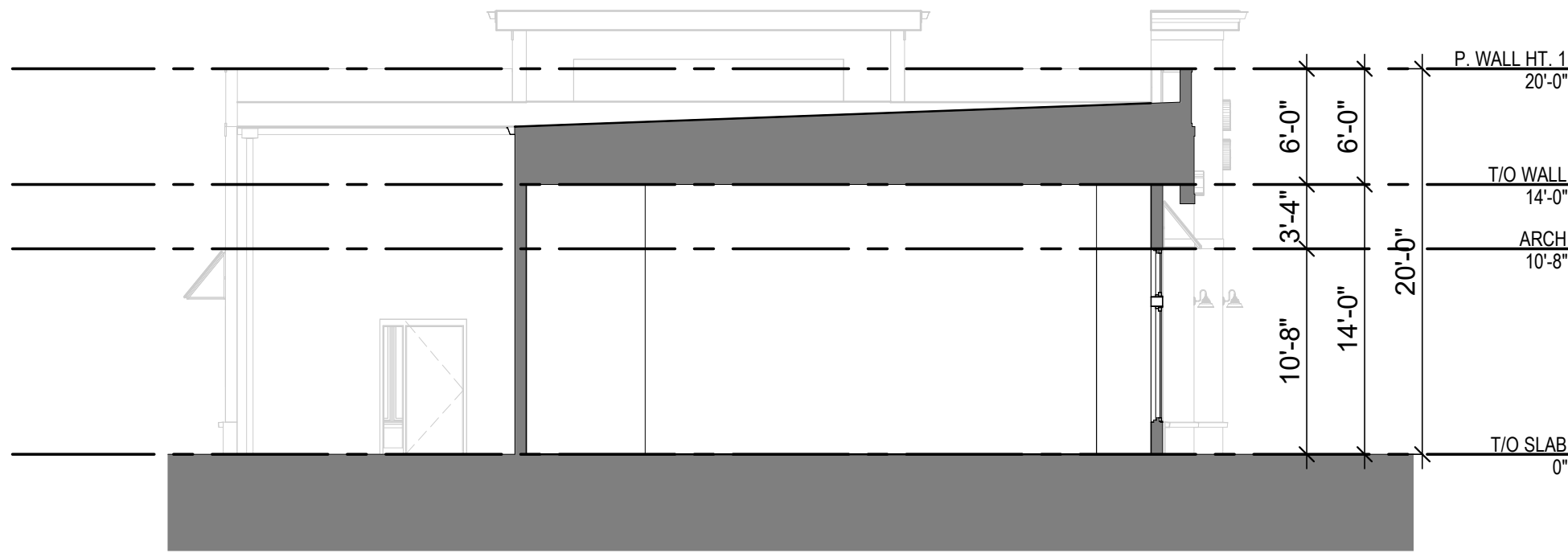


④ South
1/8" = 1'-0"





1 T/O SLAB
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"

PRELIMINARY DESIGN

LANDSCAPE REQUIREMENTS (SEC. 407.020):

STREET TREES: 1 TREE PER 40 L.F.

NO PUBLIC STREETS ADJACENT THIS SITE. STREET TREES NOT REQUIRED.

FOUNDATION PLANTINGS:

- CONTINUOUS SHRUB MASSING ALONG 75% OF ALL NON-PAVED BUILDING FRONTAGES OR ANY NON-PAVED BUILDING FACADE FACING A PUBLICLY ACCESSIBLE AREA:

NON-PAVED BUILDING FACADE = +/- 281 LF * 75% = 211 LF
REQUIRED: 211 LF PROVIDED: +/- 281 LF

- ANY FACADE GREATER THAN 200 LINEAR FEET AND NOT FRONTING ON A STREET OR CIVIC OR OPEN SPACE SHALL HAVE 1 LARGE TREE PER 50 L.F., 1 SMALL OR EVERGREEN TREE PER 50 L.F., AND 1 SHRUB PER 10 L.F.

NO FACADE IS GREATER THAN 200 LF. REQUIREMENT IS N/A.

PARKING LOT PLANTING:

- 1 LARGE TREE FOR EVERY 25 PARKING SPACES, OR 1 SMALL OR ORNAMENTAL TREE FOR EVERY 10 PARKING SPACES:

PROVIDED: PARKING STALLS = 30 STALLS
REQUIRED: 1 SHADE TREE PROVIDED: 1 SHADE TREE

- 1 SHRUB FOR EVERY 10 LINEAR FEET OF PERIMETER LANDSCAPE BUFFER, AND CONTINUOUS SHRUB MASSING FOR ANY PERIMETER WITHIN 25 FEET OF A STREET OR INTERNAL ACCESS STREET:

NO BUFFER REQUIRED. CONTINUOUS ROW OF SHRUBS PROVIDED ALONG ELIZABETH STREET.

- ALL OTHER LANDSCAPE BUFFERS OR INTERNAL LANDSCAPE ISLANDS SHALL BE PERMEABLE SURFACES WITH PERENNIAL VEGETATIVE GROUND COVER SUCH AS SOD OR TURF GRASS. ALTERNATIVE MATERIALS DESIGNED TO INFILTRATE RUNOFF MAY BE APPROVED AS PART OF THE STORMWATER MANAGEMENT PLAN:

PROVIDED: ALL ISLANDS WILL PERMEABLE AND INCLUDE VEGETATION WITH EITHER HARDWOOD MULCH OR RIVER ROCK, OR INCLUDE SOD TURF GRASS TO PROMOTE INFILTRATION.

- ALL PARKING LOT LANDSCAPE MATERIALS SHALL BE ALLOCATED IN THE PERIMETER BUFFERS AND INTERNAL ISLANDS REQUIRED BY SECTION 408.050:

THERE ARE NO ADJACENT STREETSCAPES AND ALL ADJACENT PROPERTY IS PART OF THE SAME DEVELOPMENT. REQUIREMENT IS N/A.

BUFFERS: N/A

OPEN SPACE:

- SEE SECTION 404.020, FOR ANY AREAS OR SITES REQUIRED TO HAVE CIVIC AND OPEN SPACES.

ZONING = B-2-P = 12% OPEN SPACE REQUIRED. TOTAL SITE = +/- 32,695 SF * 12% = 3,923 SF REQ'D. +/- 46,813 SF PROVIDED.

OTHER:

- ALL OTHER UN-BUILT AND PERMEABLE SURFACES ON THE SITE SHALL INCLUDE GROUND COVER TO PREVENT DUST AND SOIL EROSION, PERENNIAL VEGETATIVE GROUND COVER, SUCH AS SOD OR TURF GRASS SHALL BE REQUIRED ON AT LEAST 80% OF THE GROUND COVER. NON-LIVING GROUND COVER, SUCH AS STONES, ROCKS OR MULCH MAY BE PERMITTED ON UP TO 20% OF THE GROUND COVER.

ACKNOWLEDGED. ALL UN-BUILT AND PERMEABLE SURFACES WILL BE LANDSCAPE BED WITH VEGETATION WITH EITHER HARDWOOD MULCH OR RIVER ROCK, OR INCLUDE SOD TURF GRASS.

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2" FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

5. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN. ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

6. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.

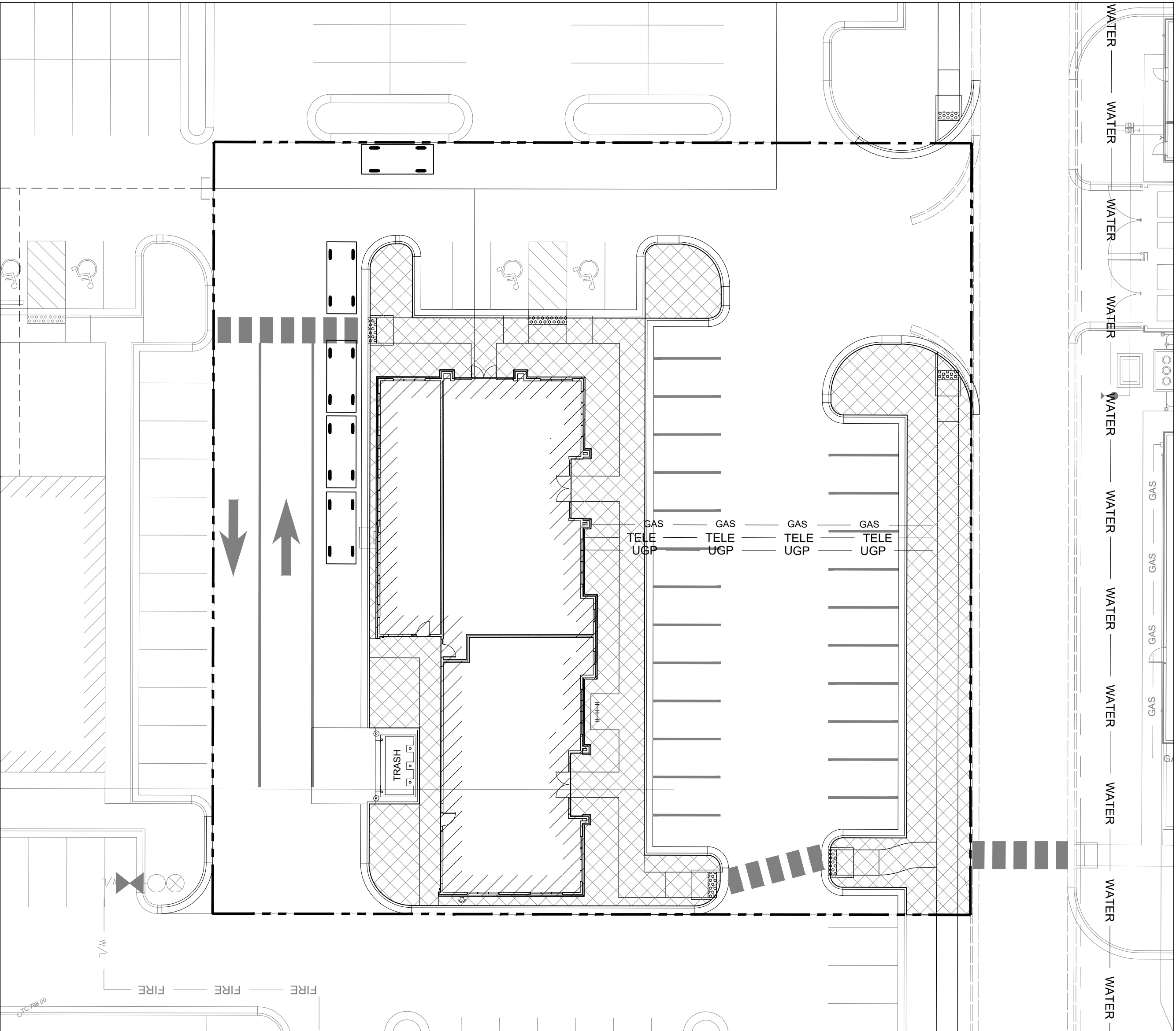
7. ALL LANDSCAPE MATERIALS SHALL MEET THE AMERICAN STANDARDS FOR NURSERY STOCK (ASNS), PUBLISHED BY THE AMERICAN NURSERYMEN'S ASSOCIATION, AND BE SELECTED FOR ITS NATIVE CHARACTERISTICS OR SURVIVAL IN THE CLIMATE FOR THE KANSAS CITY REGION, AND BE PLANTED AND MAINTAINED PER ASNS SPECIFICATIONS.

PLANT LIST - TREES

Common Name	Botanical Name	Size	Notes
Columnar Trees			
ARM	Armstrong Maple	Acer rubrum 'Armstrong'	2" Cal B&B
CHB	Columnar Hombeam	Carpinus betulus 'Fastigiata'	2" Cal B&B
COM	Columnar Sugar Maple	Acer saccharum 'Endowment'	2" Cal B&B
HOK	Heritage Oak	Quercus macdanielli 'Clemens'	2" Cal B&B
RPO	Columnar Royal Prince Oak	Quercus robur x bicolor 'Long'	2" Cal B&B
Large / Shade Trees			
ABM	Autumn Blaze Maple	Acer x fernaldii 'Autumn Blaze'	2" Cal B&B
AFM	Autumn Fantasy Maple	Acer x fernaldii 'Autumn Fantasy'	2" Cal B&B
BCY	Common Baldcypress	Taxodium distichum	2" Cal B&B
BRV	Brandywine Red Maple	Acer rubrum 'Brandywine'	2" Cal B&B
EOM	Emerald Queen Red Maple	Acer platanoides 'Emerald Queen'	2" Cal B&B
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2" Cal B&B
FFM	Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	2" Cal B&B
GOK	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	2" Cal B&B
HOK	Heritage Oak	Quercus macdanielli 'Clemens'	2" Cal B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2" Cal B&B
LPT	London Plane Tree	P. x acerifolia 'Bloodgood'	2" Cal B&B
LSM	Legacy Sugar Maple	Acer saccharum 'Legacy'	2" Cal B&B
NSM	Nowegian Sunset Maple	Acer truncatum x A. platanoides 'Keithsform'	2" Cal B&B
OGM	October Glory Red Maple	Acer rubrum 'October Glory'	2" Cal B&B
PSM	Pacific Sunset Maple	Acer truncatum x A. platanoides 'Warrenred'	2" Cal B&B
ROK	Red Oak	Quercus rubra	2" Cal B&B
SGM	Sienna Glen Maple	Acer x fernaldii 'Sienna'	2" Cal B&B
SKH	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2" Cal B&B
SOK	Shumard Oak	Quercus shumardii	2" Cal B&B
SVM	Sun Valley Maple	Acer rubrum 'Sun Valley'	2" Cal B&B
SWO	Swamp White Oak	Quercus bicolor	2" Cal B&B
ZEL	Zelkova	Zelkova serrata 'Green Vase'	2" Cal B&B
	Columnar Zelkova	Zelkova serrata 'Nusashino'	2" Cal B&B
Evergreen Trees			
BSP	Bakeri Blue Spruce	Picea pungens 'Bakeri'	6" Ht. B&B
CNS	Columnar Norway Spruce	Picea abies 'Cupressina'	6" Ht. B&B
ERC	Red Cedar	Juniperus virginiana	6" Ht. B&B
IMVS	Noway Spruce	Picea abies	6" Ht. B&B
RSS	Riverside Upright Spruce	Picea omorika 'Riverside'	6" Ht. B&B
SBS	Serbian Spruce	Picea omorika	6" Ht. B&B
WSS	Welspire Spruce	Picea mariana 'Wellspire'	6" Ht. B&B
Small / Ornamental Trees			
CBC	Coraburst Crabapple	Malus 'Coraburst'	1.5" cal B&B
CPP	Crimson Pointe Plum	Prunus x cerasifera 'Crimpointam'	1.5" cal B&B
ERB	Eastern Redbud	Cercis canadensis	1.5" cal B&B
FLD	Flowering Dogwood	Cornus Florida	1.5" cal B&B
JTL	Japanese Tree Lilac	Syringia reticulata	1.5" cal B&B
IMAG	Evergreen Magnolia	Magnolia grandiflora 'OD Blanchard'	1.5" cal B&B
PFC	Prairiefire Crabapple	Malus x 'Prairiefire'	1.5" cal B&B
RVB	River Birch	Betula Nigra	1.5" cal B&B
SBM	Sweetbay Magnolia	Magnolia virginiana v. australis	1.5" cal B&B
SSC	Spring Snow Crabapple	Malus 'Spring Snow'	1.5" cal B&B
SVB	Serviceberry	Amelanchier canadensis	1.5" cal B&B
WBD	Whitebud	Cercis canadensis 'White Bud'	1.5" cal B&B

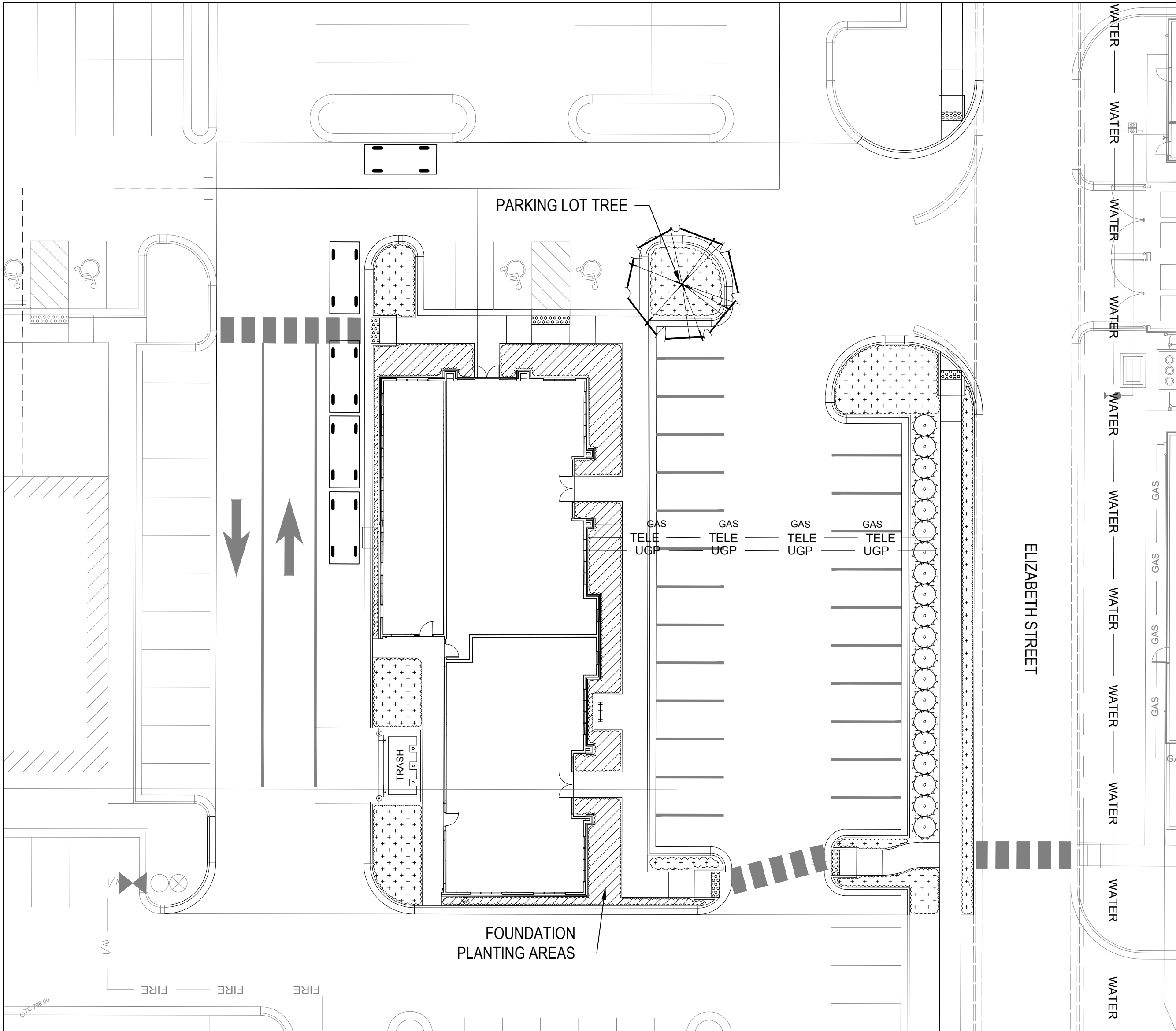
THE ABOVE PLANT LIST REPRESENTS A RANGE OF POENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.

LANDSCAPE BEDS IN ADDITION TO REQUIRED FOUNDATION PLANTINGS.



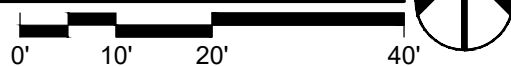
OPEN SPACE PLAN

1" = 20'-0"



TREE PLANTING PLAN

1" = 20'-0"



FINAL DEVELOPMENT PLAN

A NEW RETAIL BUILDING:

CREEKSIDE OLD TOWN RETAIL

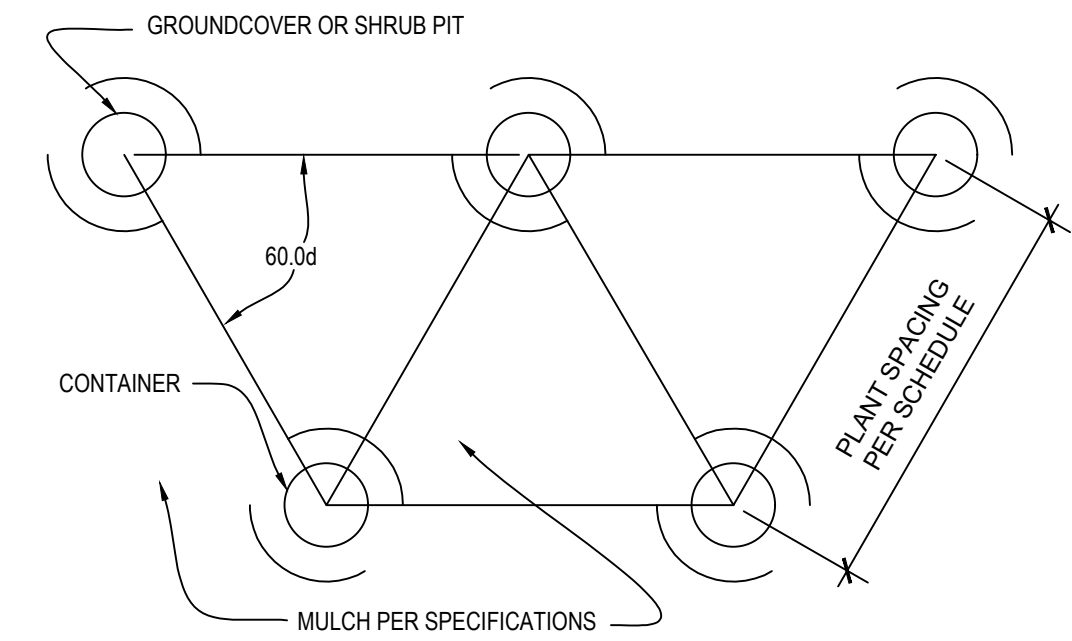
CREEKSIDE OLD TOWN DEVELOPMENT

DRAWING RELEASE LOG
10.07.2021 FINAL DEVELOPMENT PLAN
10.29.2021 FINAL DEVELOPMENT PLAN ReSUBMITTAL

REVISIONS

DATE
10/29/2021
JOB NO.
700421
DRAWN BY:
BNH
SHEET NO.

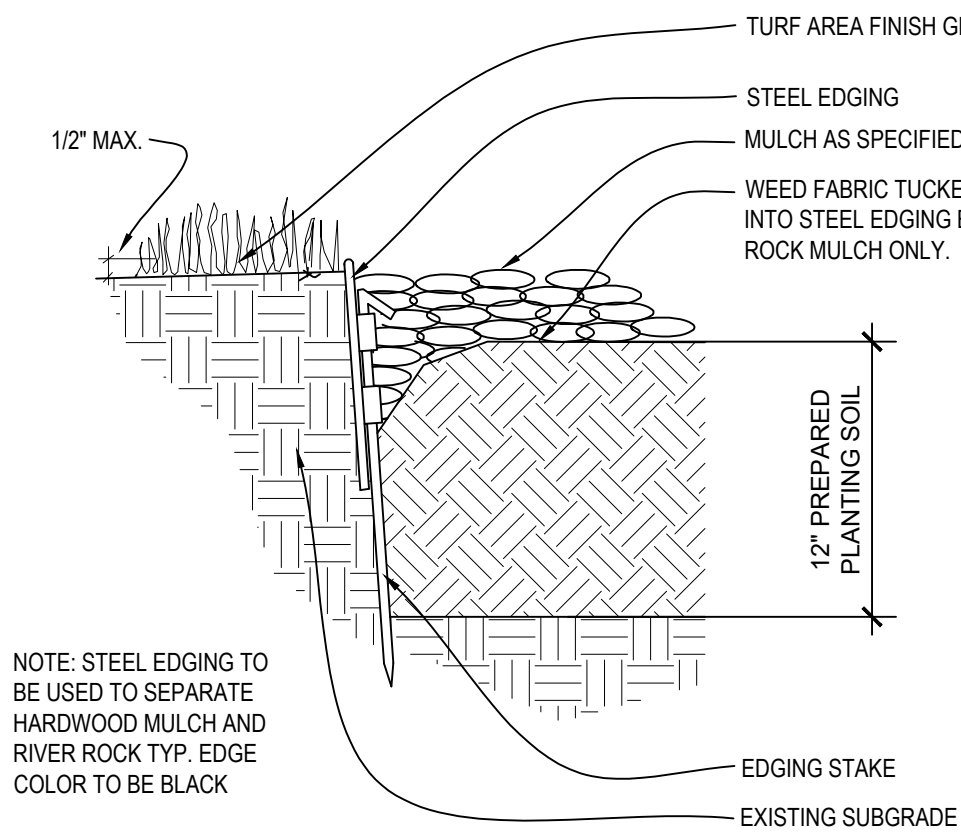
L1.00



- NOTES:
1. SPACING FOR GROUND COVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.
 2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

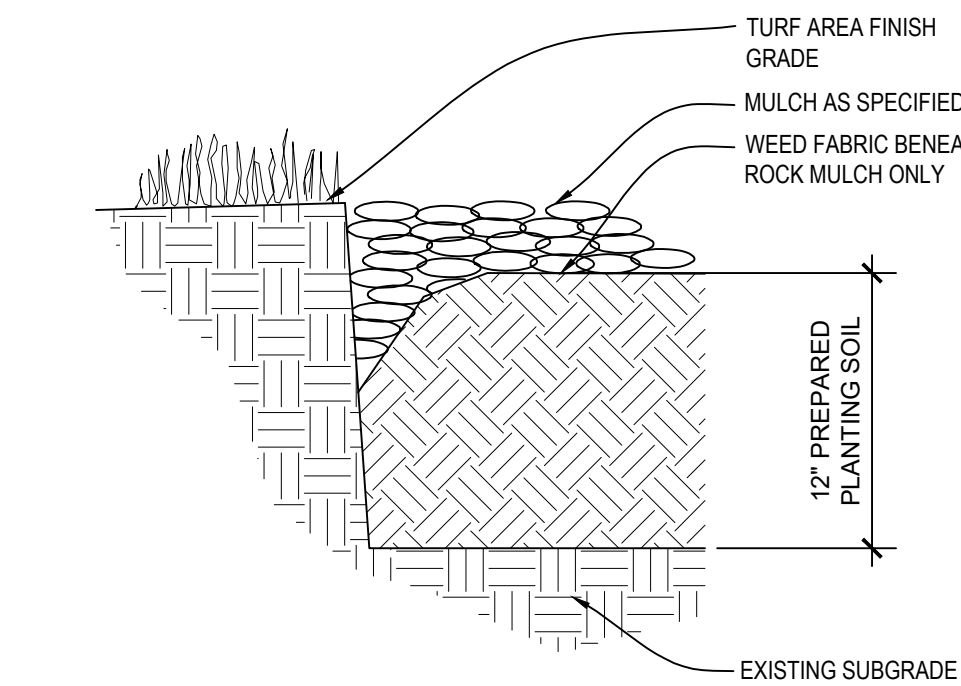
9 PLANT SPACING DETAIL

NOT TO SCALE



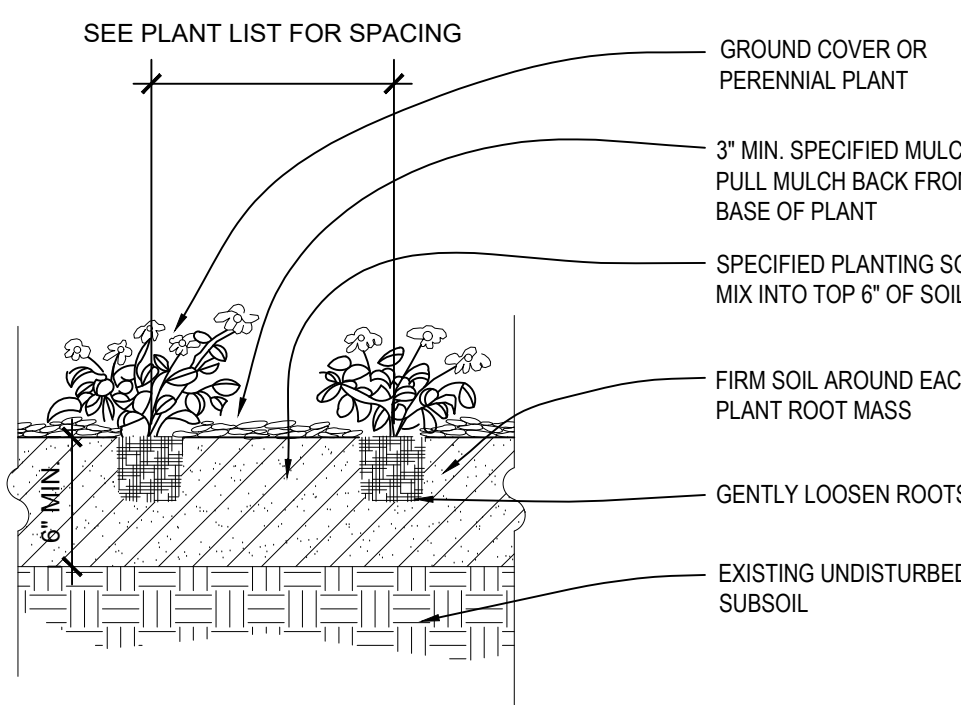
8 STEEL EDGING DETAIL

NOT TO SCALE



7 V-CUT EDGING DETAIL

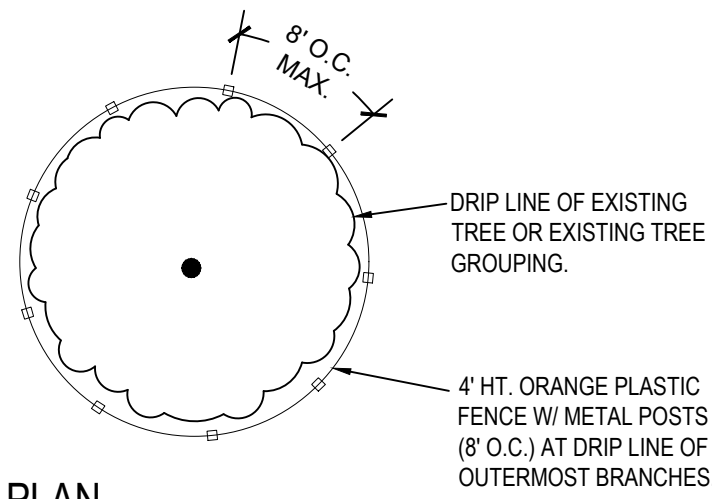
NOT TO SCALE



6 PERENNIAL & GROUND COVER PLANTING

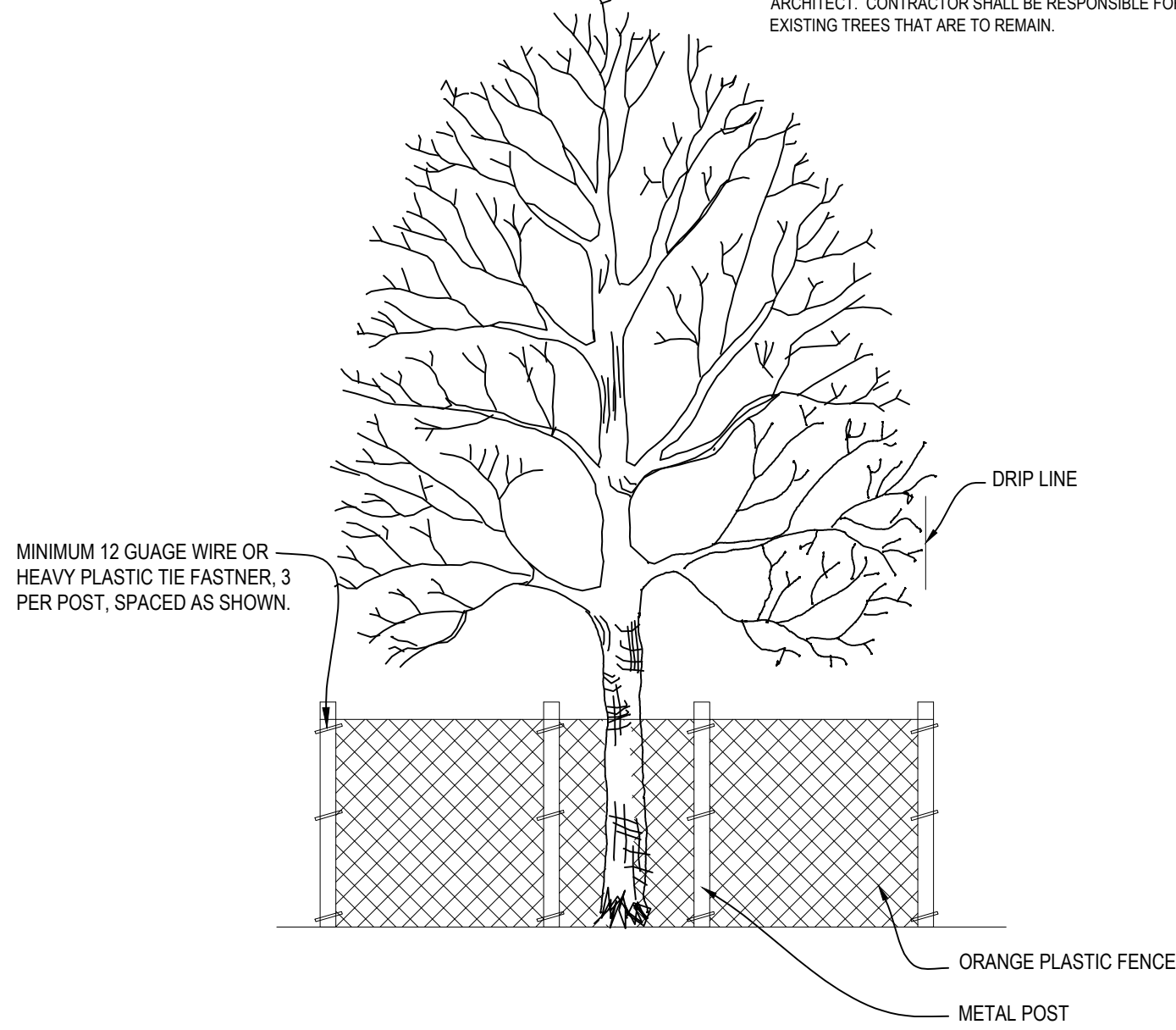
NOT TO SCALE

Inches Between Plants	Plant Quantities Per Square Foot
12"	Square Feet x .15
18"	Square Feet x .51
30"	Square Feet x .19
36"	Square Feet x .12
48"	Square Feet x .07



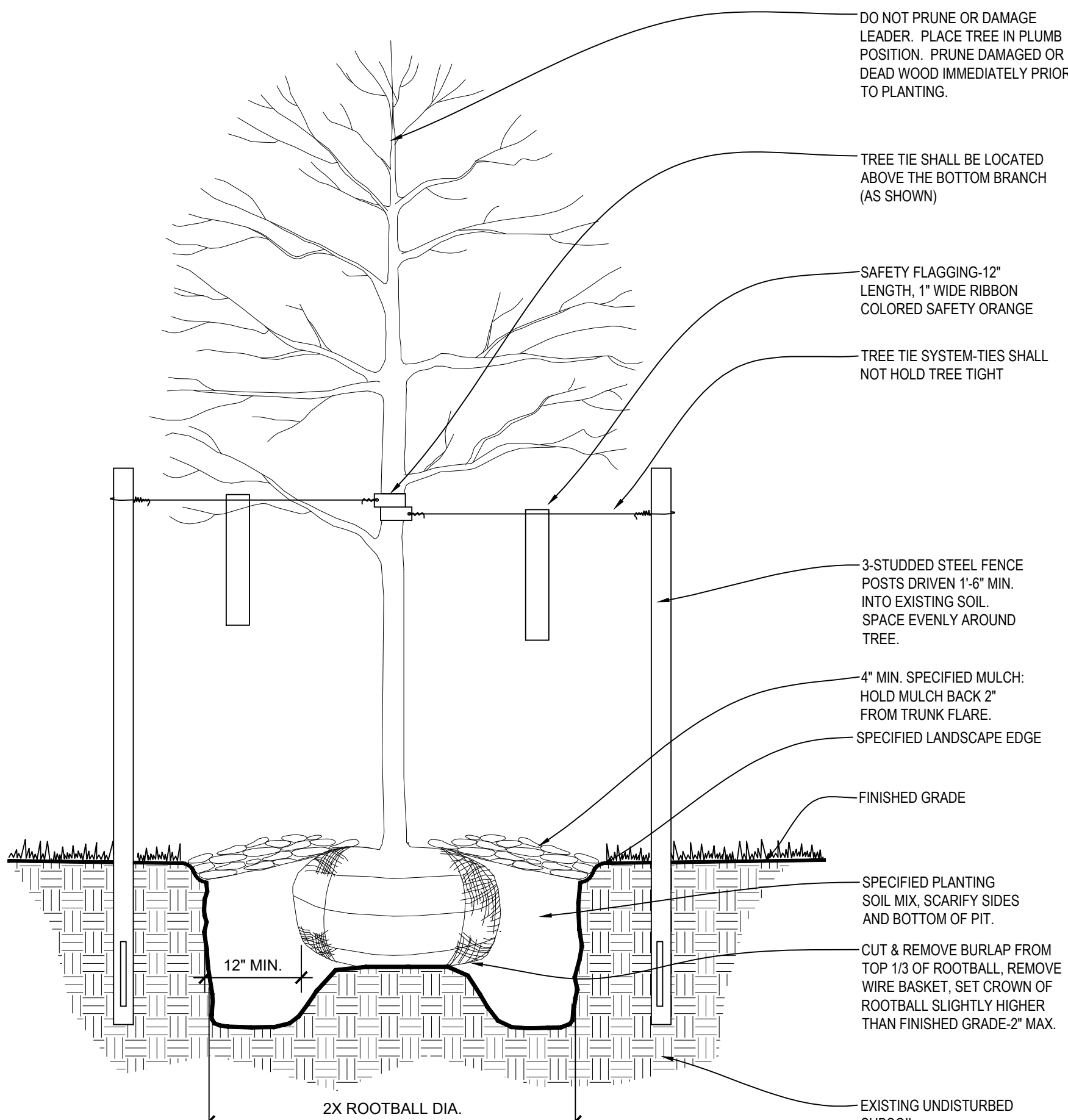
PLAN

NOTE:
PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL IDENTIFY, TAG AND PROTECT, EXISTING TREES TO BE SAVED. WORK CANNOT COMMENCE UNTIL TREE PROTECTION IS IN PLACE AND APPROVED BY THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES THAT ARE TO REMAIN.



5 TREE PRESERVATION DETAIL

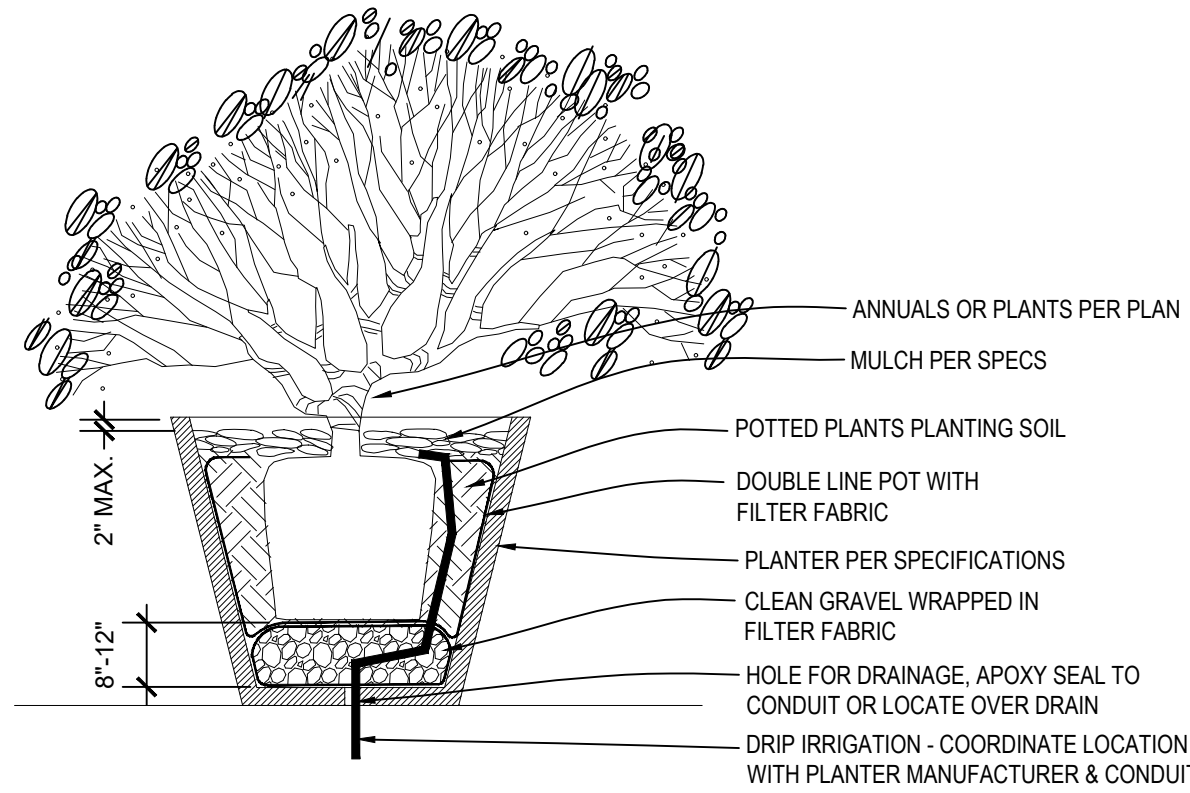
NOT TO SCALE



- NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
 2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

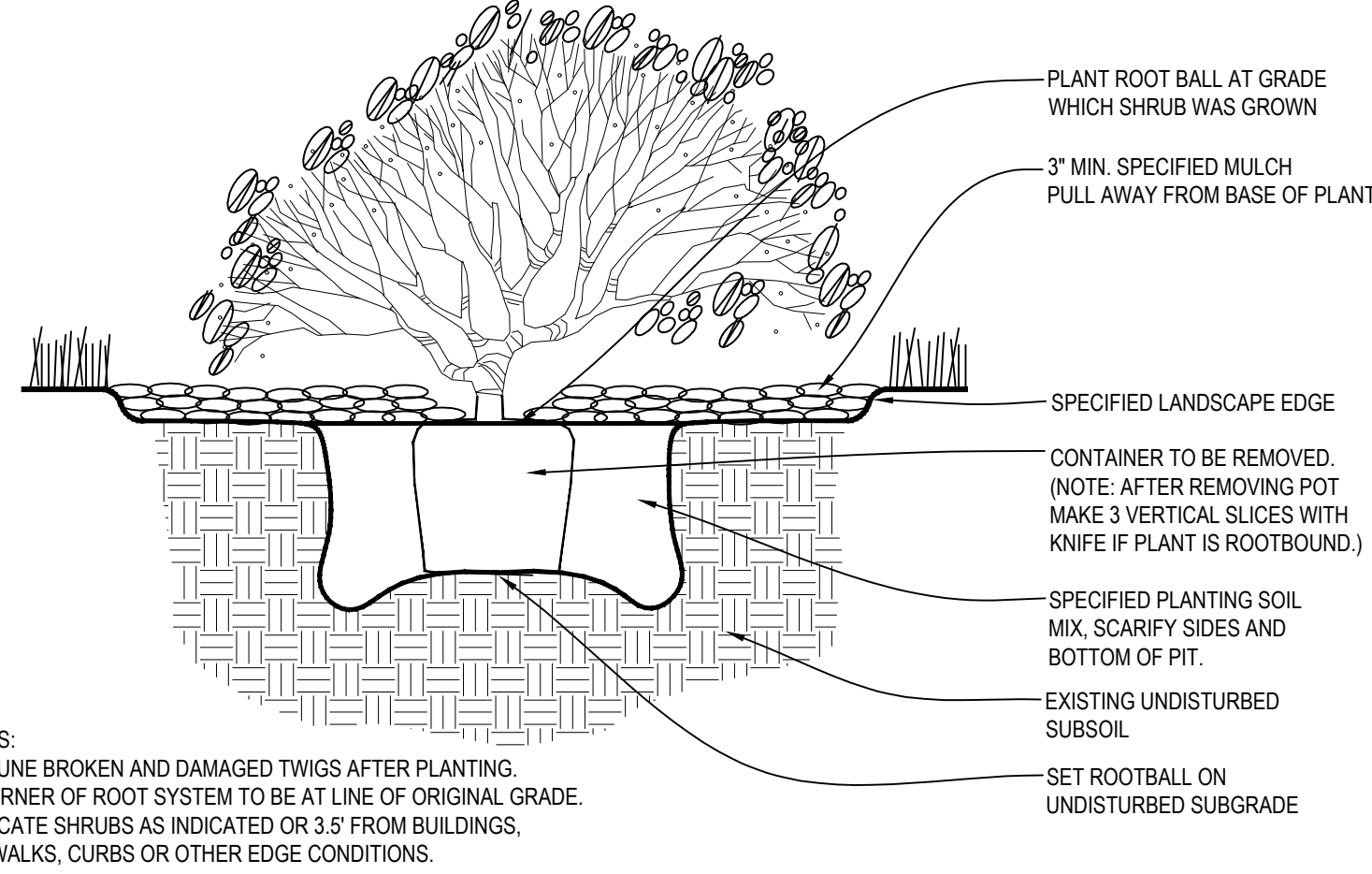
4 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



3 TYPICAL FREESTANDING PLANTER

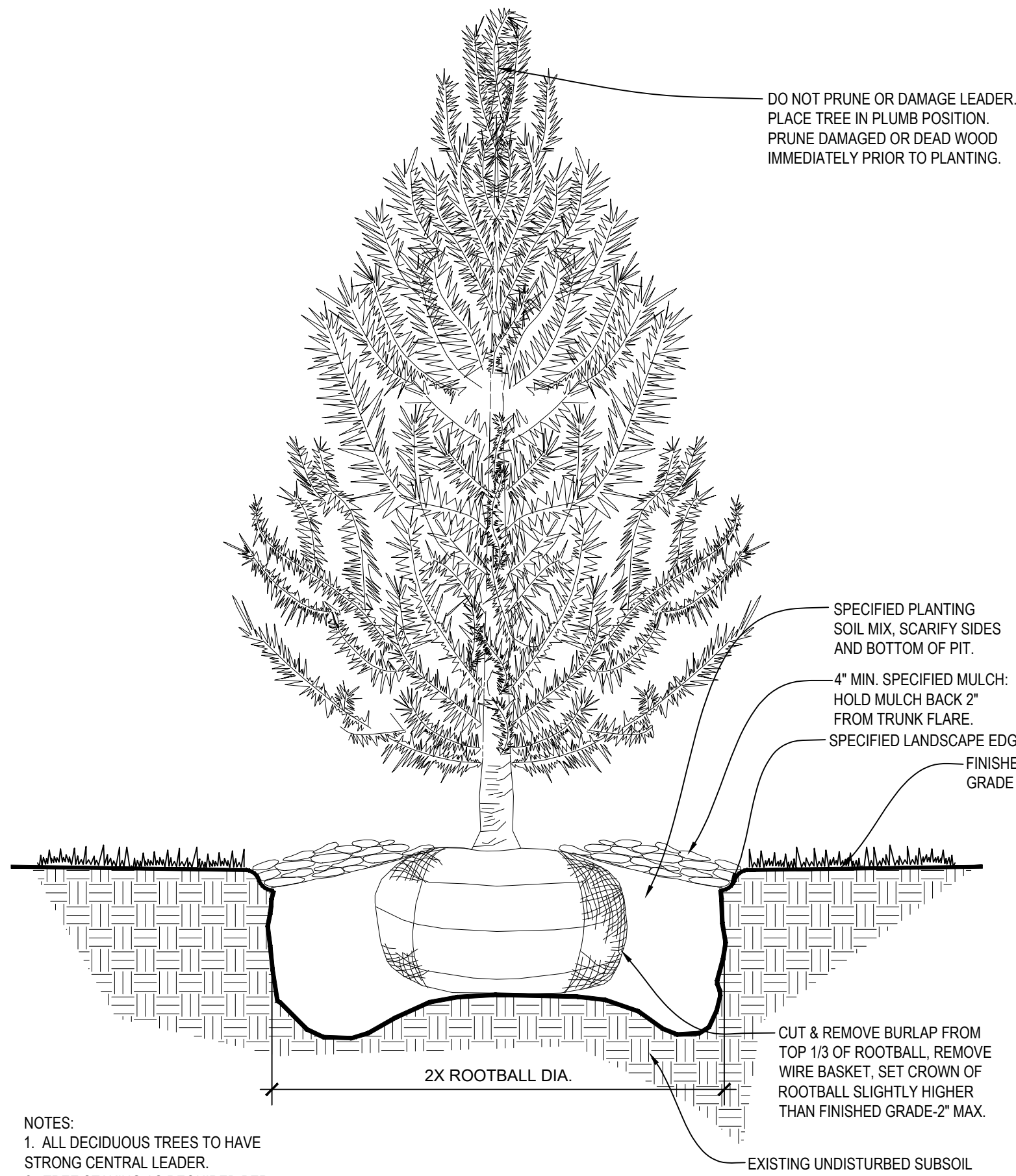
NOT TO SCALE



- NOTES:
1. PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING.
 2. CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.
 3. LOCATE SHRUBS AS INDICATED OR 3.5' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

2 SHRUB PLANTING DETAIL

NOT TO SCALE



- NOTES:
1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.
 2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

1 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

GENERAL NOTES:

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - A. CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
5. CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
6. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
7. REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
9. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
10. PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
11. THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT OF ANY PHASES TO COMPLETE AND A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
12. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.

MATERIALS:

13. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
14. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
15. SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
16. CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "CINCH TIES" BY J.L. LIGHTENTHALER, "ADJ-A-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TIE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
17. SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUDOON, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM ALTLIFOLIUM AND PERENE DOMESTICA). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
18. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
19. FOR ALL STEPPING STONES & ROCK BEDS REFER TO SPECIFICATIONS.

INSTALLATION:

20. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.
21. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
22. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
23. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
24. V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
25. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

IRRIGATION PERFORMANCE SPECIFICATIONS:

PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOD), ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.

PIPING SPECIFICATIONS:

- A. MINIMUM WORKING PRESSURE RATINGS:
 1. PRESSURE PIPING: 150 PSIG (1035 KPA).
 2. CIRCUIT AND DRAIN PIPING: 100 PSIG (690 KPA)
- B. MAIN LINE TO BE CL-200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.
 1. PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
 2. PIPE GREATER THAN 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
 - A. THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
- C. LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL.
- D. DRIP TUBING: POLY TUBING OR APPROVED EQUAL.
- E. SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPE(S) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
- F. PLASTIC FITTINGS:
 1. UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.
 2. UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2609.
 - A. PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
- G. MINIMUM COVER:
 1. IN LAWN AND PLANTING AREAS:
 - A. MAINS - MINIMUM 18 INCHES BELOW FINISH GRADE.
 - B. LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
 2. ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
- H. CLEARANCES: MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.

FINAL DEVELOPMENT PLAN

REVISIONS



Tuesday, October 19, 2021

Patrick Cassity
Renaissance Infrastructure Consulting
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pcassity@ric-consult.com

Brian Mertz
Parkville Development 140, LLC
7607 NW John Anders Road
Kansas City, MO 64152
(816) 616-9016
bmertz1@kc.rr.com

RE: City of Parkville staff review comments – Old Town Creekside Retail, Final Development Plan (prepared by Renaissance Infrastructure Consulting; dated October 8, 2021)

Dear Patrick and Brian,

The following is a compilation of all Parkville staff review comments received to-date regarding the Application for Final Development Plan for Old Town Creekside Retail. Review comments are provided by myself (Community Development Director), Brad Stanton (Planner), Alysen Abel (Public Works Director), and Dean Cull (Fire Marshall, Southern Platte Fire Protection District). Please distribute these comments to your team, revise the plan sheets and provide us an updated paper (2 copies) and electronic copy (1) of the revised plan sheets by **9:00 a.m. of Monday, November 1, 2021**. Thank you.

General Comments

1. No Comments

Cover Sheet (C01)

2. No Comments

Existing Conditions (C02)

3. **Existing Zoning** – Please label the existing “B-2-P” General Business District zoning on the property.

Preliminary Development Plan (C03)

4. No Comments

Overall Layout (C04)

5. No Comments

General Layout (C05)

6. **Drive-Thru Parking** – Per Table 408-5: Required Parking, at least five (5) vehicle-stacking spaces are required for a drive-thru service area. That said, please indicate these spaces by detailing the location of the vehicles. Additionally, if a drive-thru awning/canopy is to be installed, reader boards, or a raised drive-thru lane is to be added, please detail/indicate these features on the site plan. Lastly, if two-way access is to be provided on the drive-aisle adjacent to the drive-thru lane, please make sure the drive aisle is spaced accordingly.
7. **Bicycle Parking** – Per Section 408.030, Subsection D, all retail uses within 1,000 ft. of a designated bicycle route or trail (specifically the Brush Creek 10-ft. multi-use trail along NW Brink Meyer Road) shall provide bicycle parking spaces according to Table 408-7: Bicycle Parking; this includes bicycle parking for 10% of the required vehicle spaces. That said, please indicate the location of bicycle parking infrastructure to be proposed.
8. **Proposed Trash Enclosure** – Please evaluate an alternate location of the proposed trash location as discussed during the review meeting. Suggestions include the southwest corner of the building along the western façade.

Grading Plan (C06)

9. No Comments

Slope Analysis (C07)

10. No Comments

Site Utility Plan (C08)

11. No Comments

Fire Protection Plan (C09)

12. No Comments

Pedestrian Plan (C10)

13. **Pedestrian Crosswalk** – Please include a proposed crosswalk across Elizabeth Street to connect with the existing sidewalk on Lot 3; and reconfigure the sidewalk and proposed pedestrian crosswalk across Elizabeth Street so that it matches better with the alignment of the existing sidewalk on the Johnny’s Tavern property.

Standard Details (C11)

14. No Comments

Photometric Plan (E0.01)

15. No Comments

Exterior Elevations (A1)

- 16. **Spelling Error** – The word “Tenant” is misspelled on the building. Please correct.
- 17. **West Façade** – The west façade of the building is bare and has little architectural elements. Please add additional features — such as the decorative elements that were included on the west façade of the Bubbles Liquor Store building on Lot 4 — as members of the Planning and Zoning Commission will have concerns or request such decorative elements be added as a condition of approval.

Building Area Plans (A2)

18. No Comments

Landscape Plan (L01)

- 19. **Elizabeth Street** – Please include additional landscaping within the green space between the easternmost parking stalls and the sidewalk along Elizabeth Street (e.g., boxwood shrubs/hedges).

Landscape Details (L02)

20. No Comments

Again, please distribute these comments to your team, revise the plan sheets and provide us updated paper (2 copies) and electronic copy (1) of the revised plan sheets by **9:00 a.m. of Monday, November 1, 2021**. We are also happy to meet again or conference to discuss these comments in more detail if necessary. Please let us know if you have any questions. Thank you.

Sincerely,

CITY OF PARKVILLE



Stephen Lachky, AICP, CPM, CFM
Community Development Director

CC: Alysén Abel, Public Works Director
Brad Stanton, Planner
Dean Cull, Fire Marshall (Southern Platte Fire Protection District)



Tuesday, October 19, 2021

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General Comments

1. No Comments

Cover Sheet (C01)

2. No Comments

Existing Conditions (C02)

3. **Existing Zoning** – Please label the existing “B-2-P” General Business District zoning on the property. [Zoning has been labeled](#)

Preliminary Development Plan (C03)

4. No Comments

Overall Layout (C04)

5. No Comments

General Layout (C05)

6. **Drive-Thru Parking** – Per Table 408-5: Required Parking, at least five (5) vehicle-stacking spaces are required for a drive-thru service area. That said, please indicate these spaces by detailing the location of the vehicles. Additionally, if a drive-thru awning/canopy is to be installed, reader boards, or a raised drive-thru lane is to be added, please detail/indicate these features on the site plan. Lastly, if two-way access is to be provided on the drive-aisle adjacent to the drive-thru lane, please make sure the drive aisle is spaced accordingly. [Vehicles have been shown.](#)
7. **Bicycle Parking** – Per Section 408.030, Subsection D, all retail uses within 1,000 ft. of a designated bicycle route or trail (specifically the Brush Creek 10-ft. multi-use trail along NW Brink Meyer Road) shall provide bicycle parking spaces according to Table 408-7: Bicycle Parking; this includes bicycle parking for 10% of the required vehicle spaces. That said, please indicate the location of bicycle parking infrastructure to be proposed. [Bicycle Rack Shown on East Side](#)
8. **Proposed Trash Enclosure** – Please evaluate an alternate location of the proposed trash location as discussed during the review meeting. Suggestions include the southwest corner of the building along the western façade.
[Trash Enclosure moved to west side of building](#)

Grading Plan (C06)

9. No Comments

Slope Analysis (C07)

10. No Comments

Site Utility Plan (C08)

11. No Comments

Fire Protection Plan (C09)

12. No Comments

Pedestrian Plan (C10)

13. **Pedestrian Crosswalk** – Please include a proposed crosswalk across Elizabeth Street to connect with the existing sidewalk on Lot 3; and reconfigure the sidewalk and proposed pedestrian crosswalk across Elizabeth Street so that it matches better with the alignment of the existing sidewalk on the Johnny’s Tavern property.
[Sidewalk reconfigured](#)

Standard Details (C11)

14. No Comments

Photometric Plan (E0.01)

15. No Comments

Exterior Elevations (A1)

16. **Spelling Error** – The word “Tenant” is misspelled on the building. Please correct.
17. **West Façade** – The west façade of the building is bare and has little architectural elements. Please add additional features — such as the decorative elements that were included on the west façade of the Bubbles Liquor Store building on Lot 4 — as members of the Planning and Zoning Commission will have concerns or request such decorative elements be added as a condition of approval.

Spelling has been fixed.

Building Area Plans (A2)

18. No Comments

Landscape Plan (L01)

19. **Elizabeth Street** – Please include additional landscaping within the green space between the easternmost parking stalls and the sidewalk along Elizabeth Street (e.g., boxwood shrubs/hedges).

RESPONSE: SHRUBS ADDED AS REQUESTED.

Landscape Details (L02)

20. No Comments

RESPONSE: ACKNOWLEDGED.

Again, please distribute these comments to your team, revise the plan sheets and provide us updated paper (2 copies) and electronic copy (1) of the revised plan sheets by **9:00 a.m. of Monday, November 1, 2021**. We are also happy to meet again or conference to discuss these comments in more detail if necessary. Please let us know if you have any questions. Thank you.

Sincerely,

CITY OF PARKVILLE



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