



PLANNING & ZONING COMMISSION

Regular Meeting Agenda

CITY OF PARKVILLE, MISSOURI

Tuesday, December 14, 2021 5:30 PM

City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the December 14, 2021, regular meeting agenda.
- B. Approve the minutes for the October 12, 2021, regular meeting
- C. Approve the minutes for the November 9, 2021, regular meeting

4. Regular Business

- A. Application for Final Development Plan for Wells Bank, 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. PZ21-47); *Brian Mertz, Parkville Development 38, LLC, Applicant.*

5. Unfinished Business

6. Public Hearing

- A. Application for Zoning Map Amendment for Platte 38, a planned residential development consisting of 27 lots for duplexes and 9 lots for detached homes on 38.24 acres, more or less, generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152. (Case No. PZ21-13); *Todd Kobayashi, Genesis Companies, Applicant.*
- B. Application for Subdivision – Preliminary Plat for Platte 38, a planned residential development consisting of 27 lots for duplexes and 9 lots for detached homes on 38.24 acres, more or less, generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152. (Case No. PZ21-48); *Todd Kobayashi, Genesis Companies, Applicant.*
- C. Application for Subdivision – Final Plat for Platte 38, a planned residential development consisting of 27 lots for duplexes and 9 lots for detached homes on 38.24 acres, more or less, generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of

Posted Date & Time: December 10, 2021
5:00p.m.

By: BS

The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152. (Case No. PZ21-49); *Todd Kobayashi, Genesis Companies, Applicant.*

- D. Application for Zoning Map Amendment for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit cluster townhomes (145 units total), seven (7) 1-3-story townhomes (80 units total) and related amenities (5,000+/- sq. ft.) on 25.76 acres, more or less, generally located south of Highway 45 and east of South National Drive. (Case No. PZ21-53); *Hoefer Welker, Applicant.*
- E. Application for Subdivision – Preliminary Plat for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit cluster townhomes (145 units total), seven (7) 1-3-story townhomes (80 units total) and related amenities (5,000+/- sq. ft.) on 25.76 acres, more or less, generally located south of Highway 45 and east of South National Drive. (Case No. PZ21-52); *Hoefer Welker, Applicant.*

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, December 21, 2021 and January 4, 2022 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, December 28, 2021 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, January 11, 2022 at 5:30 p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, October 12, 2021 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Chair Katerndahl called the meeting to order at 05:32 PM.

2. Roll Call

Commissioners Present:

Dean Katerndahl

Michael Lee

Michael Wright

Barbara Wassmer

John Delich

R. Douglas Krtek

Allyson Berberich

Kathy Leibrand

Absent:

Walt Lane

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director

Brad Stanton, Planner

Alysen Abel, Director of Public works

3. General Business

A. Approval of the October 12, 2021, regular meeting agenda.

ACTION: John Delich moved to approve the agenda as presented, Barbara Wassmer seconded. Motion Passed: 8-0.

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

NOES: None

ABSTAIN: None

B. Approve the minutes for the September 14, 2021, regular meeting

Chair Katerndahl expressed concerns regarding the detail included in the minutes. No action was taken on this item.

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)*.
Chair Katerndahl noted that this item was postponed at the September Planning and Zoning Commission meeting to the November 9, 2021 Planning and Zoning Commission meeting.
- 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)*.
Chair Katerndahl noted that this item was postponed at the September Planning and Zoning Commission meeting to the November 9, 2021 Planning and Zoning Commission meeting.
- 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*.

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, presented the project noting that the applicant has submitted revised plans since the previous meeting. The planned residential development includes 207 units in thirty (30) townhome or cluster townhome buildings and associated amenities including a pool, activity courts, and a dog park on 27.14+/- acres. On the western portion of the site, the applicant is proposing to develop seven (7) rowhouse-style townhouse buildings with a total of 72 residential units as well as an amenity building. On the eastern portion of the site, the applicant is proposing to develop twenty-three (23) cluster-style townhouse buildings with a total of 135 residential units. Mr. Stanton noted the access points to the development: one access on the east site and one access on the west site with an additional emergency-only access to the south on Limestone Ct. The internal streets are proposed to be private drives. The plan deviates from "R-5" zoning district code requirements on the required setbacks: reduced front setback from 30 feet to 20 feet, reduced side setback from 20 feet to 10 feet, and reduced rear setback from 20 feet to 0 feet. Mr. Stanton displayed the future land use map from the *Parkville 2040 Master Plan* projecting this property as high and medium density residential and commercial.

QUESTIONS & CLARIFICATIONS

Commissioners had questions regarding the access to the western site at Blair Rd. Mr. Stanton and Alysén Abel, Director of Public Works, responded that the access would be full access controlled by a traffic signal. Commissioner Wright and Delich inquired on the reduced rear setback. Mr. Stanton displayed that the portions where the rear setback was proposed to be reduced were along the National golf course. Questions ensued regarding the measurement of the setbacks for this development. Mr. Stanton clarified that the setbacks are measured from the outermost buildings to the lot lines because the development is proposed to be platted as one lot with multiple buildings on that lot. Commissioner Wright inquired on the front setbacks of the individual buildings. Staff

responded that the applicant was accommodating the distance from the street to the buildings by having a central courtyard to provide parking spaces for the units. Commissioner Delich asked about building and fire code requirements for separation between buildings and Stephen Lachky, Community Development Director, responded that building code review occurs during building permit by the Building Official. Commissioner Lee asked what the current zoning designations for the western site parcels were. Mr. Lachky responded that they were a mix of city commercial and county commercial and residential.

DEVELOPER'S PRESENTATION

Commissioner Kathy Leibrand joined the meeting. Adam Tholen, applicant, answered questions from the Commission. He stated that the distance from building 10 to 7 is 50 feet, from building 10 to 6 is 45 feet. He also stated that the minimum distance between buildings would be 15 feet. Mr. Tholen pointed out retaining walls throughout the development due to grade changes. He noted that both accesses are full-access. He stated that there would generally be a retaining wall on the property line between this property and the golf course, noting that at the tallest the wall is 18 feet. He stated the development would have to meet the National landscape plan. Commissioner Delich asked what had changed between the plans last month to this month. Mr. Tholen responded that some walls had changed and some buildings were rotated to increase distance between them. Commissioner Wright asked about the building materials. Mr. Tholen responded that they would be stone, stucco, with a composite roof. The applicant stated the units would be for rent. Commissioner Lee asked if the applicant owned any other projects. Mr. Tholen responded that they did not own any townhome projects, but they do own Westport commercial property and recently sold apartment projects. They are also building single-family, for-sale homes in Smithville. Commissioner Lee ask the applicant about the product. Mr. Tholen stated that he originally wanted apartments but didn't think they would work on the site, so townhomes were chosen.

PUBLIC HEARING

No public comment.

BOARD DISCUSSION & ANALYSIS

Commissioner Wright expressed concerns regarding the private drive on the western portion of the site running parallel to 45 Highway. Ms. Abel responded that it would function similar to frontage roads that you can find around the metro but that there should be some buffer. Commissioner Lee asked about sidewalk along the south side of 45 Highway. Mr. Lachky stated that there exists a 10 foot shared use path. Commissioner Delich asked if there was a barrier between the sidewalk and the lowered grade. Mr. Tholen responded that there currently is a guard rail through that area. Commissioner Delich expressed concerns of the development impacting the existing retaining wall along 45 Highway. Mr. Tholen responded that the existing wall and guard rail are to remain. He also noted that the VFW parking lot currently exists along the wall and they would need MODOT approval before constructing near the wall. Ms. Abel stated a condition could be added to require a structural engineer review the wall. Commissioner Delich spoke in support of the developer, the approach, the unit mix, the aesthetics, and the overall concept. He, however, had concerns regarding the density of the project. Mr. Tholen stated that this townhome product was less dense than the previous apartments proposed for the site. Mr. Stanton noted that the base R-5 zoning allows for a higher density than proposed by the

applicant. Chair Katerndahl stated that he believed this project would be too dense for many places in Parkville, but it makes sense in this location. Commissioner Wright stated that he generally supports the development and likes the style and aesthetic. He expressed concerns regarding the density, the northern elevations, and the loop road on the western site. Mr. Tholen responded that they tried to remove the loop road, but the amount of stairs required to make those units viable aren't workable. Commissioner Berberich stated that she likes the plan, that it fits well with what the city needs, that the location makes sense, and that the size of the buildings is proportionate. Commissioner Lee asked whether the private drive was one way. Mr. Tholen responded that it was 2-way, 24 feet wide. Commissioner Wassmer likes where the project is located and believes its needed. Commissioner Lee expressed concerns about density, feels the project is cramped, want to ensure stormwater doesn't impact golf course. Mr. Lachky stated that this proposal is less dense than previous plans on this site. Commissioner Lee asked about the relation of this plan to the Master Plan. Chair Katerndahl responded that the eastern half was project as dense residential and the western portion was shown as mixed use. Mr. Lachky noted that mixed use encompasses a variety of uses including residential. Commissioner Lee stated that Highway 45 has been shown as a commercial zone attractive for commercial uses. Chair Katerndahl stated that landscaping may help assuage some concerns regarding perceived density.

MOTION:

ACTION: Dean Katerndahl moved to approve the application subject to staff conditions and two additional conditions, Allyson Berberich seconded. Motion Passed: 6-2.

AYES: Dean Katerndahl, Michael Lee, Barbara Wassmer, R. Douglas Krtek, Allyson Berberich, Kathy Leibrand

NOES: Michael Wright, John Delich

ABSTAIN: None

Additional conditions: Planning Commission approve the Final Development Plan. Structural engineer certify the integrity of the retaining wall along 45 Hwy.

5. Public Hearing

- A. Application for Preliminary Development Plan for KC Cattle Company, a planned commercial development consisting of one 9,922 square foot office/retail building constructed over two phases on 2.60 acres, more or less, generally located at the northwest corner of the intersection of Highway 45 and North National Drive. (Case No. PZ21-35); *Daniel Umscheid, Clockwork Architecture + Design, Applicant.*

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, presented the application. He stated that KC Cattle Company is a planned development with office, retail, and warehousing uses in one building constructed over two phases on 2.6 acres. The proposed 9,922 square foot office building will contain offices for KC Cattle Company, shipping and receiving facilities for the product, as well as a retail component. Future phases are planned to have a food service concept as well. Mr. Stanton noted this property is required to go through the Preliminary Development Plan process due to the existing B-4-P Planned Business District zoning. The only deviation

from code requirements is narrowing the parking lot drive aisle for the northern employee parking lot from the required 26 feet to 24 feet. Mr. Stanton stated staff feels that this request is acceptable due to the site constraints as well as the parking lot being an employee parking lot. The public parking lot to the south meets and exceeds the parking design standards of the code. The future land use map of the recently adopted Parkville 2040 Master Plan projects this property as Mixed-Use land use. This project meets the vision of the mixed use future land use by providing office and commercial uses.

QUESTIONS & CLARIFICATIONS

Commissioner Wright asked for clarification on where phase two would be built. Mr. Stanton displayed that it would be built attached to phase one to the south. Mr. Stanton stated that a letter of opposition to the project was received and distributed to the Commissioners in person.

DEVELOPER'S PRESENTATION

Patrick Montgomery, applicant, gave an overview of the project. Commissioner Delich asked about the timeline. Mr. Montgomery responded he would guess Phase 2 in approximately 2 years. Daniel Umschied, architect, presented an overview of the changes in design from the presentation to the Commission at the workshop. He noted that most of the changes were site development layout. He stated there were slight architectural enhancements including building form and material selections. Commissioner Wright asked about the parking lots. Mr. Montgomery stated both parking lots were planned for phase one.

PUBLIC HEARING

The submitted letter of opposition included a list of questions for the applicant. Responses below:

- Windbrook Ln would not be changing names.
- The easement to the driveway would remain a standard width.
- Windbrook Ln would remain private and KC Cattle Co will be responsible for maintenance on their property.
- A stormwater plan will be required before the final development plan approval.
- Access through the construction process will be reviewed during construction plan review.

Christina Stapleton, 10312 NW 45 Highway, inquired about landscape buffering between the western parking lot and her residence. She stated that she does not want trees and would prefer a privacy fence.

BOARD DISCUSSION & ANALYSIS

Commissioner Lee asked if MoDOT has approved the plan. The applicant stated they had reviewed it through their civil engineer. They are proposing to widen the curb cut for truck traffic. Mr. Montgomery stated that it would be standard food service trucks like you would see at a restaurant. Chair Katerndahl asked about the hours of operation for both phases. Mr. Montgomery responded that phase one would be normal business hours while phase two would be dependent on the tenant/restaurant partner. Director Abel stated that she

would require an access agreement between KC Cattle Co and the neighbor to allow driveway access. Commissioner Lee asked if approval of phase one was a guarantee of phase two. Chair Katerndahl responded that we can't ensure something happens. Mr. Lachky stated that the only requirement is that construction begins within a year of plan approval. Commissioner Lee asked about parking requirements. Mr. Stanton stated that the proposed parking is sufficient for both phase one and phase two. Commissioner Delich stated that this is a unique circumstance because 45 Highway is becoming a commercial corridor.

MOTION:

ACTION: John Delich moved to approve the application subject to staff conditions and three additional conditions, Michael Wright seconded. Motion Passed: 8-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

Additional Conditions: a permanent driveway easement shall be granted, privacy screening on the west side of the property shall be completed to the satisfaction of the property owner to the west, final development plan to planning commission

6. Regular Business

- A. Application for Final Development Plan for Mixed Use Building on Tract B of Creekside Commons, a planned development for commercial uses generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. (Case No. PZ21-39); *Tim Baldridge, NSPJ Architects, Applicant.*

Stephen Lachky, Director of Community Development, presented the application. Mr. Lachky stated that proposed was a mixed-use building on Tract B of Creekside Commons. This use was originally planned as part of a mixed use building. Staff reviewed this against the B-2 Zoning District standards. This property is asking for a story/height exception; the current code is 3 stories/45 feet and the proposed height is 4 stories/50.5 feet to match the hotel to the east. The architecture of this building is similar to the mixed-use buildings in the Old Town at Creekside. Three points of access into two separate parking lots are proposed due to grade changes. The parking is 4 spaces short of the requirement, however parallel parking is available adjacent to the property. Commissioner Berberich inquired why the parking lots were not connected. Brian Mertz, applicant, responded that the western parking lot would be dedicated to the residents and the southern parking lot is for retail use, as well as the grade change. Commissioner Wright inquired about the size of the building. Mr. Mertz responded that there were 15,000 sf of commercial space and a mixture of residential on the upper floors. Commissioner Delich asked about the dumpster enclosure positioning and moving it out of the path of the main parking entrance. Mr. Mertz responded that they can change the location of the dumpster.

ACTION: Michael Wright moved to approve the application subject to staff conditions, John Delich seconded. Motion Passed: 8-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John

Delich, R. Douglas Krtek, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

- B. Application for Final Development Plan for Old Town Creekside Restaurant on Lot 5 of 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. (Case No. PZ21-36); *Brian Mertz, Parkville Development 140, LLC, Applicant*. Stephen Lachky, Director of Community Development, presented the application. Mr. Lachky stated that this property was proposed for a restaurant use. There is proposed a pedestrian crosswalk and raised table for pedestrian visibility. The proposal has two buildings: an indoor recreation building and the indoor restaurant/dining space. All of the proposed uses are allowed under the proposed zoning. Southern Platte Fire asked for smaller landscaping islands in the parking lot in order to make easier fire truck turning movements through the site. This property is providing more than the required number of parking spaces. Mr. Lachky showed the proposed architecture for the project. The indoor recreation use is proposed as a metal building. Commissioner Krtek asked about the relationship to Johnny's, Mr. Mertz responded that this is across the street from Johnny's. Mr. Lachky noted that the preliminary development plan does not confine the allowed uses, since grocery stores, restaurants, etc. are allowed by the base zoning district. Public Works does want final stormwater calculations for this property. Bicycle parking of 6 spaces will be required on this property prior to issuance of a certificate of occupancy. Commissioner Wright asked about the service entrance for the building. Brian Mertz, applicant, stated that it was proposed to the north. Commissioner Delich inquired about a future grocery store. Mr. Mertz responded that the grocery store was moved to the north on two possible locations. Commissioner Berberich inquired on the height of the metal indoor recreation building. Daniel Umschied, architect, responded that the building was 33 to 35 feet tall. Commissioner Delich asked about enhancing the metal building near the ground. Mr. Umschied responded that an aesthetically pleasing metal building would be used. Commissioner Delich asked about the landscaping near the metal building. Mr. Umschied responded that a wainscot of masonry would be investigated. Commissioner Berberich noted that the rendering had the appearance of a farm building. Commissioner Krtek asked about the elevation difference between this building and Brink-Myer Road. Commissioner Delich asked about the proposed landscaping. Mr. Umschied responded that the courtyard trees were proposed for shading seating areas. Mr. Mertz stated that the trees on the eastern facade would be substantial, if not necessarily 20 feet tall at time of planting.

ACTION: Barbara Wassmer moved to approve the application subject to staff conditions, R. Douglas Krtek seconded. Motion Passed: 8-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

- C. Application for Final Development Plan for Lot 4 of 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. (Case No. PZ21-42) *Rob Geist, Kadean Construction, Applicant*.

Stephen Lachky, Director of Community Development, presented the application. Mr. Lachky stated that this property was east of the previously discussed restaurant and south of Johnny's Tavern. Proposed is a 8,550 square foot commercial building for Bubbles Liquor Store. The main building entrance faces Brink Meyer Road. The applicant has provided necessary parking and bicycle parking. The architecture of the building is similar to the Johnny's Tavern building. This layout proposes sharing an access drive across the property line to the south. Commissioner Wright inquired about the dumpster location. Mr. Lachky noted that staff had no concerns with the placement. Brian Mertz, applicant, added that the shared access point with the property to the south made more sense. Commissioner Wright asked about the architecture. Mr. Mertz responded that a solid stone building didn't fit with the development aesthetic and added the Hardie siding. Commissioner Wright stated that the entrance didn't pop out from the rest of the building. Mr. Mertz stated they would place signage on the western elevation. Commissioner Delich concurred with Commissioner Wright that the main building entrance needed more punch.

ACTION: Allyson Berberich moved to approve the application subject to staff conditions, John Delich seconded. Motion Passed: 8-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, October 19 and November 2, 2021 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, October 26, 2021 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, November 9, 2021 at 5:30 p.m.

Commissioner Wassmer inquired about landscaping around the Missouri American Water wells in Platte Landing Park. Mr. Lachky stated that the species of plants are being investigated by CLARB, Missouri American Water, and Kristen Bontrager. The landscaping plan has been approved for planting this fall.

8. Adjournment

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

Submitted by:

Stephen Lachky, AICP

Date

Community Development Director

Brad Stanton
Planner

Date

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, November 9, 2021 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Vice-Chair Wright called the meeting to order at 05:30 PM.

2. Roll Call

Commissioners Present:

Michael Lee
Michael Wright
Barbara Wassmer
John Delich
R. Douglas Krtek
Walt Lane
Allyson Berberich
Kathy Leibrand

Absent:

Dean Katerndahl

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 November 9, 2021, regular meeting agenda.

ACTION: R. Douglas Krtek moved to approve the agenda, Michael Lee seconded.
Motion Passed: 7-0.

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

NOES: None

ABSTAIN: None

B. Approval of the August 10, 2021 regular meeting minutes

ACTION: Barbara Wassmer moved to approve the minutes, John Delich seconded.
Motion Passed: 7-0.

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

NOES: None

ABSTAIN: None

- C. Approval of the September 14, 2021 regular meeting minutes
Commissioner Lee noted his absence with prior notice at the September meeting.

ACTION: Barbara Wassmer moved to approve the minute as amended, Michael Lee seconded. Motion Passed: 7-0.

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

NOES: None

ABSTAIN: None

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)*.

Chair Wright noted that this item was to be postponed, but an update on the project would be presented. Commissioner Leibrand joined the meeting from 5:35 p.m.

STAFF ANALYSIS & SUMMARY

Stephen Lachky, Director of Community Development, provided a background on the item, noted that the applicant would be requesting a continuation, and invited the applicant to provide an update. Mr. Lachky noted that the original plan was for four (4) 4-story condominium buildings.

DEVELOPER'S PRESENTATION

Don Julian, 5900 Julian Dr, and Jeff Julian, 6050 Southlake Dr, applicants stated that they reworked the project in response to feedback at previous meetings. Mr. Julian stated that they wanted one point of access and lower profile and density. The current plan is 20 duplex townhomes. They stated that the price point would be \$600k-\$750k range with about 85% of the units having walkouts. This product would be similar to the Bristol Highlands development in Lenexa. Judd Claussen, 1270 N Winchester, Olathe, KS, Phelps Engineering, engineer for the applicant, stated that the goal was to meet the requirements of the existing "R-4" zoning district. Mr. Claussen stated there would still be tweaks for engineering issues, but that the plan was generally illustrative of what would be proposed. Mr. Claussen stated that there was opportunity for side-loaded garage units.

QUESTIONS & CLARIFICATIONS

Commissioner Delich asked about the exteriors of the unit. Mr. Julian responded that they haven't finished the design for the exteriors of the townhomes. He stated that buyers want modern (black, white, gray colors), not Mediterranean. Commissioners Lane and Delich thanked the applicant for responding to the feedback of the public and the Commission. Commissioner Wassmer and Lane inquired about the height of the buildings. Mr. Julian

responded that these would be reverse 1.5 story. Commissioner Delich stated that the only comment he feels wasn't addressed was the setback from the stream/outflow from the dam.

Chair Wright stated that we would hear from the public, despite the item not being a public hearing.

PUBLIC HEARING

Tiffany Peeler, 5868 South National Drive, expressed concerns about perceived over-development in Parkville.

Chris Cline, 8012 Agron Street, stated that he believed there would be a neighborhood meeting prior to the application moving forward. Commissioner Delich noted that the Commission was not taking formal action tonight and that there would still be public hearings prior to voting on this item.

Mr. Julian responded that a public meeting with the neighbors (over 100 members) was originally held in August.

Melanie Roben, 8423 N Vista Cir, stated that the development team was given different options regarding selling/transferring the land.

Ms. Peeler reminded the Commission of the petition signatures. Commissioner Delich responded that property rights determine how land can be developed and that the Planning & Zoning Commission must respect those property rights.

BOARD DISCUSSION & ANALYSIS

Commissioner Berberich stated that she was concerned with overcrowding the December agenda with postponing this item. Director Lachky responded that there would only be three (3) items on the December agenda, including this one. Commissioner Wright stated that the updated plan was a good departure from the original plan and was "on the right track".

MOTION

ACTION: R. Douglas Krtek moved to postpone the item to the January 11, 2022 meeting, John Delich seconded. Motion Passed: 8-0.

AYES: Michael Lee, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich, Kathy Leibrand

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: John Delich moved to postpone the item to the January 11, 2022 meeting, R. Douglas Krtek seconded. Motion Passed: 8-0.

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

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*.

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, presented an overview of the item. This is a request for a Conditional Use Permit for Evergy to operate an electrical substation at the southwest corner of Highway 45 and Ensign Drive. The subject property is approximately 6.28 acres and currently contains a communication tower that is planned to stay. The Parkville Municipal Code allows public utility uses and structures to be developed with an approved Conditional Use Permit. The substation is proposed to be constructed farther away from 45 Highway than the existing communications tower on the site. The substation will be Evergy's standard design. The station will be fenced with an 8' tall chain link fence topped with barbed wire. A gate will control access into the substation. No public facilities are planned for this site as public access will not be allowed. This conditional use permit is proposed to run indefinitely, to support Evergy's request.

DEVELOPER'S PRESENTATION

Michael Blake, Burns & McDonnell, engineer for the applicant is present.

QUESTIONS & CLARIFICATIONS

Commissioner Wassmer inquired about the timeframe of the CUP. Mr. Lachky stated that the city has previously approved an indefinite CUP for Missouri American Water. Mr. Stanton noted that CUPs are subject to revocation. Commissioner Delich asked about the grading of the site and the sight lines from 45 Highway. Mr. Blake responded that they planned to keep the grade of the existing tower for the substation. He stated that the existing towers are elevated about 10 feet above 45 Highway. Vice Chair Wright asked if Evergy would entertain placing landscape screening in front of the fenced area. Mr. Stanton noted that staff had previously asked the applicant to provide landscaping, however Evergy prefers less landscaping around their substations to minimize interference. Mr. Blake stated he would discuss with Evergy. Commissioner Krtek noted that the project isn't pretty, but at least its concentrated near similar intense uses.

PUBLIC HEARING

Opened public hearing at 6:30 p.m.

Brian Mertz, 7607 NW John Anders Rd, stated that he believed this was a good project but requested landscape to preserve the sight line from the Creekside development to the north.

Closed public hearing at 6:32 p.m.

BOARD DISCUSSION & ANALYSIS

Commissioner Lee asked about the precedent for an indefinite conditional use permit. Director Lachky stated that conditional use permits are used for a variety of uses and zoning districts and that precedence exists for public utility uses to have indefinite time periods.

MOTION

ACTION: John Delich moved to approve the application subject to staff conditions and one additional condition, R. Douglas Krtek seconded. Motion Passed: 8-0.

AYES: Michael Lee, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

Additional condition: Evergreen landscape screening subject to staff interpretation

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.*

STAFF ANALYSIS & SUMMARY

Director Lachky provided an overview of the project. He stated it was a planned approximately 5000 square foot retail building on a lot that was under an acre. The building is proposed to use similar materials and look similar to other buildings in Creekside. Mr. Lachky stated that the applicant provided interest on the rear facade of the building. The building meets the parking requirements. The trash enclosure was placed behind the building. A drive-thru component is included in the design.

QUESTIONS & CLARIFICATIONS

Chair Wright and Commissioner Lee inquired about separating the drive thru from the drive aisles. Alysén Abel, Director of Public Works, responded that there were no requirements but separation could be implemented.

DEVELOPER'S PRESENTATION

Brian Mertz, applicant, responded that he didn't think the drive thru would look inviting to northbound traffic due to the window design and the striping on the pavement. Commissioners had discussion on the logistics of the building.

MOTION

ACTION: R. Douglas Krtek moved to approve the application subject to staff conditions, Walt Lane seconded. Motion : 8-0.

AYES: Michael Lee, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

7. Other Business

A. Upcoming meetings & dates of importance:

- 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

Vice-Chairman Wright called further discussion. Seeing none, he called for a motion to adjourn.

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

Date



Staff Analysis

Agenda Item: 4.A

Proposal: Application for Final Development Plan for Wells Bank, 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 2021-47

Applicant: Brian Mertz, Parkville Development 38, LLC

Owners: Brian Mertz, Parkville Development 38, LLC

Location: Old Town At Creekside, Lot 7, 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. Wells Bank, Old Town At Creekside – Seventh Plat, Final Development Plan (prepared by Renaissance Infrastructure Consulting; dated November 29, 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 A001 (3D Color Renderings)
 - 13. Sheet A100 (Preliminary Architectural Floorplan)
 - 14. Sheet A200 (Preliminary Architectural Elevations)
 - 15. L01 (Landscape Plan)

- 16. L02 (Landscape Notes & Details)
- 17. PH01 (Photometric Plan)
- E. City of Parkville staff review comments (dated November 16, 2021)
- F. Additional exhibits as may be presented during the meeting

By Reference:

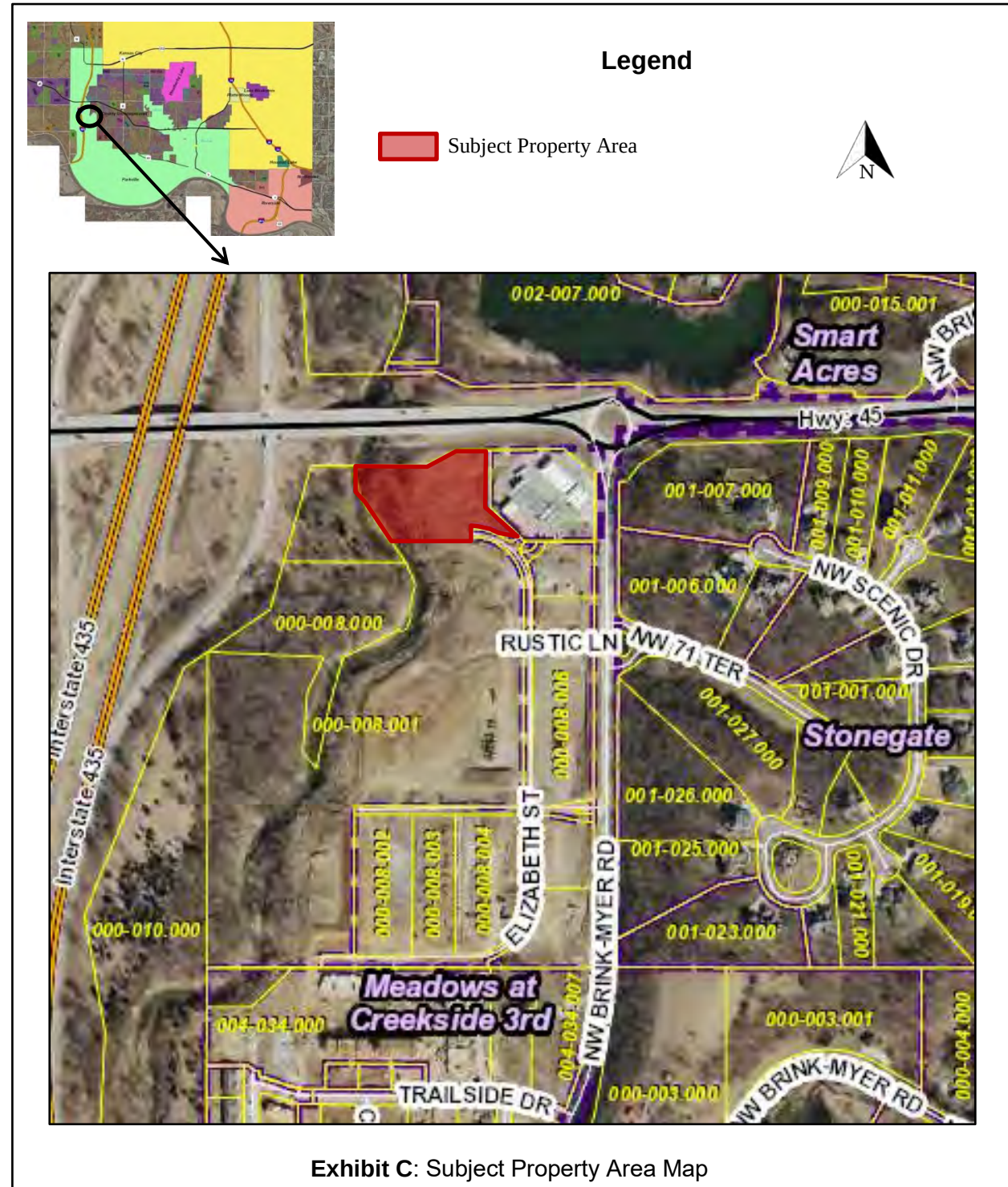
- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 - 1. Section 403.040 Master Planned Development
 - 2. Chapter 404 Subdivision Regulations
 - 3. Section 405.010 Zoning Districts Established
 - 4. Section 405.020 Districts & Uses
 - 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)
- G. 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)
- H. 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

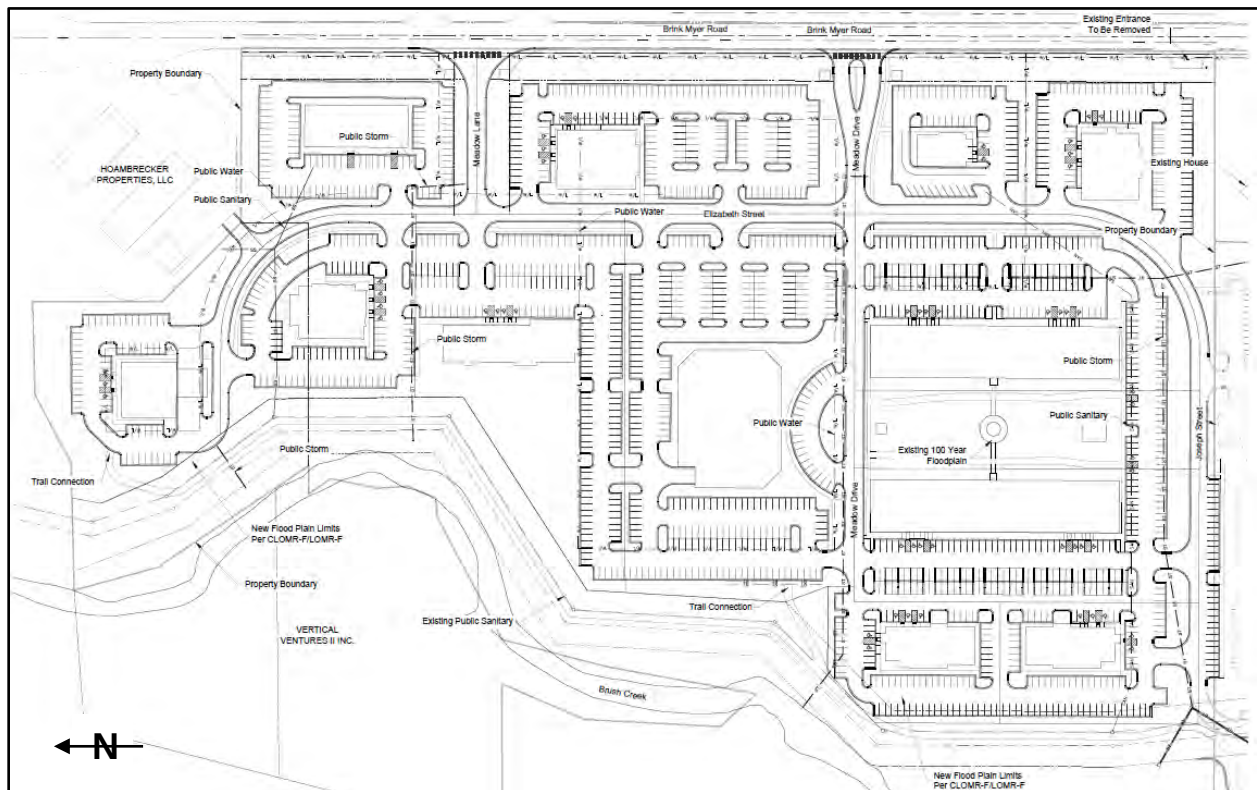
Overview

The application proposes a final development plan for future Lot 7 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 2.37 acres (more or less) and resides within Platte County parcel no. 20-4.0-19-000-000-008.001.



Background

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.



Excerpt from Old Town At Creekside Preliminary Development Plan (dated October 22, 2018)

Copies of the approved preliminary development plans for Old Town At Creekside (Case No. PZ 2018-16B; dated September 5, 2018 and October 22, 2018) are included in Exhibit T by Reference. Ordinance No. 2969 (see Exhibit EE by Reference) contains a number of conditions, and since September 5, 2018 many of them have been completed, including:

- 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 7 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 2021-47).

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 (2.37 acres, more or less) is large enough and capable of accommodating the proposed 4,475 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 26 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 *Service – 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

Two points of access are proposed into Lot 7 — both off of Elizabeth Street. 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 property via a marked pedestrian crosswalk across Elizabeth Street connecting to a 6 ft. sidewalk which will run across the parking lot and to the building.

Parking Requirements

Section 408.030 requires 3 parking spaces per 1,000 sq. ft. for *Service/Office* uses. The 4,475 sq. ft. building will require 14 parking to be provided. Lot 7 includes 34 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 vehicles spaces be provided for Lot 7, which equates to 1.3 bicycle parking spaces to be provided. The applicant has indicated the location of bicycle parking infrastructure to be installed near the southeast corner 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 ft. parking stall specifications of the approved preliminary development plan.

Signage

The applicant has indicated the location of future wall signs along the north, east and west elevations (see Exhibit D.14). 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.17) shows the general footprint and impact of lighting throughout the development, and does not show any light spillover onto adjacent property parcels, including Missouri 45 Highway right-of-way. The exterior lighting pole heights of 25 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 commercial building for a bank use is located in a manner parallel to Elizabeth Street in conformance with the approved preliminary development plan.

Landscape Design

Detailed landscaping plans have been provided for Lot 7 (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

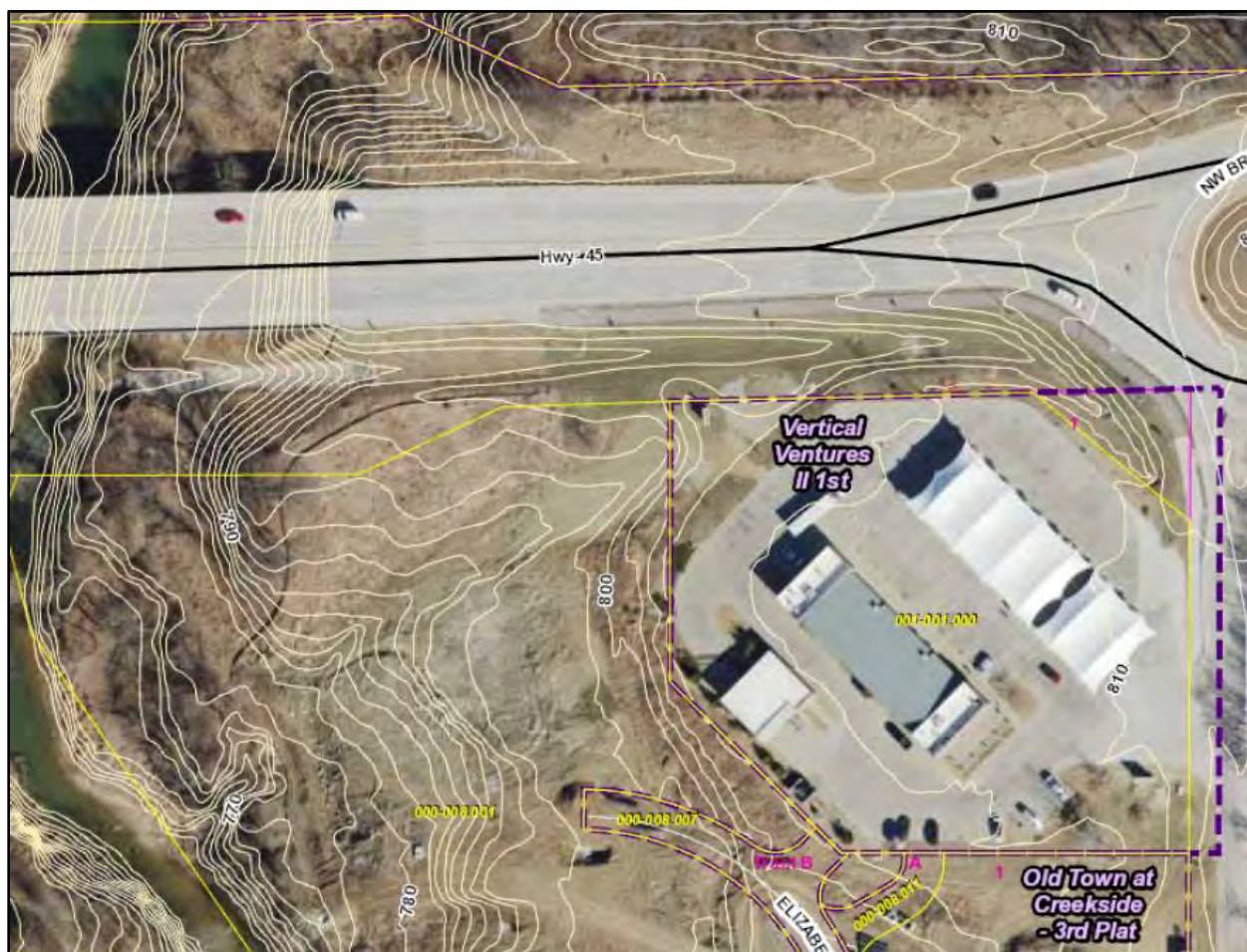
Architectural detail/design, materials and style for the proposed 4,475 sq. ft. commercial building have been prepared by the applicant (see Exhibit D.14). All sides of the building will consist of thin-stone veneer, utility brick face, simulated wood cladding and masonry (both smooth and hammered finish). The facades will also be accented by an aluminum composite metal panel system, pre-finished metal coping, aluminum and glass storefront windows and a flush hollow core steel door. While the aluminum and masonry materials resemble a more modern-designed building, the simulated wood cladding and thin-stone veneer resemble materials found on other buildings throughout the Old Town At Creekside planned commercial development — Johnny's Tavern, Anytime Fitness, Ten & Two Coffee, and 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.



North elevation section view drawing as depicted on Sheet 14 of 16 (Preliminary Architectural Elevations)

Proportion, Massing and Scale

In terms of proportion, massing and scale, the size of the 4,475 sq. ft. commercial building is an appropriate size for the "B-2-P" zoning district and for Lot 7. The building itself will reside approximately at the same level as Missouri Highway 45 to the north (both at approximately 800 ft. above sea level), while it will reside approximately 10 ft. lower than the adjacent The Station gas station & convenience store to the east.



Contour map (2020 aerial imagery) of subject property area,
courtesy of Platte County, MO Assessor's Office

- 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). All versions of the preliminary development plan contained a bank use for the subject property; therefore, the location for the proposed 4,475 sq. ft. Wells Bank 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 7 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 parking lot and The Station gas station & convenience store adjacent to the subject property. Additionally,

landscaping is provided between the parking lot and The Station to serve as a buffer (see Exhibits D.15-D.16).

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 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 Wells Bank on Lot 7 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.

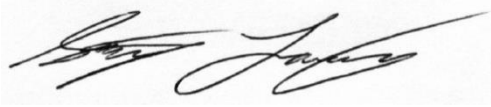
Necessary Action

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



11-29-2021

Stephen Lachky, AICP, CPM, CFM
Community Development Director

Date



Application #: PZ 2021-47
Date Submitted: November 5, 2021
Public Hearing: N/A
Date Approved: _____

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

Application for Final Development Plan

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

1. Applicant/Contact Information

Applicant(s)

Name: Patrick Cassity
Company: Renaissance Infrastructure Consulting
Address: 5015 NW Canal St. Suite 100
City, State: Riverside, MO
Phone: (816) 800-0950 Fax: _____
E-mail: pcassity@ric-consult.com

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

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

Owner(s), if different from applicant

Name: City of Parkville
Company: _____
Address: 8880 Clark Ave.
City, State: Parkville, MO
Phone: (816) 741-7676 Fax: _____
E-mail: _____

Contact Person, if different from applicant

Name: Same As Applicant
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) _____

Date: 11/05/2021

Property Owner's Signature (Required) _____

Date: _____

2. Property Information

Zoning district: B-P-2

Property address and general location: Elizabeth St., Immediately West of the Station

Legal description (may be attached): See Attached.

Description of proposed use(s): Bank/Commercial

Gross acreage of lot: 2.37

Net acreage of lot: 2.37

Open space acreage: 1.16

Lot coverage: 48.8%

Is proposal an alteration to an existing building or new construction? ☐ alteration ☒ new construction

3. Factors affecting the projectAre any public improvements required for this project? None Required

Explain (may be attached):

Attach a narrative addressing:

1. How 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.
2. How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
3. How 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.
4. How the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.
5. 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.
6. How the final development plan is substantially consistent with the approved preliminary development plan.

4. Checklist of required submittals

- ☒ Completed application, including site plan with all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00.
- ☒ Five (5) copies 24" x 36" size, or larger sets, 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 Office Use OnlyApplication accepted as complete by: Stephen Lachley, Community Development Director 11/5/2021
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: _____

5. Final 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. Conformity with Preliminary Development Plan

- a. Clearly indicate where the final development plan differs from the approved preliminary development plan
- b. Clearly indicate when exhibits do not conform to the final development plan and reasons for any nonconformities

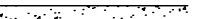
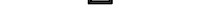
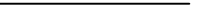
7. Other Requirements

- 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 final 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.

A DEVELOPMENT IN PARKVILLE, PLATTE COUNTY, MISSOURI

Beginning at the Northwest corner of Lot 1, VENTURES II FIRST PLAT, CORRECTED, a subdivision in the City of Parkville, Platte County, Missouri; thence South 00°02'33" West, along the West line of said Lot 1, a distance of 187.50 feet; thence South 45°04'14" East, along the Southwesterly line of said Lot 1, a distance of 138.73 feet to the corner of Tract B. OLD TOWN AT CREEKSIDE - FIRST PLAT, a subdivision in said City of Parkville, Platte County, Missouri; thence along the Northerly line of said Tract B for the following four courses, South 45°38'00" West a distance of 13.16 feet; thence Westerly, along a curve to the right having a radius of 24.00 feet a chord bearing of South 85°46'55" West, and a chord length of 30.95 feet for a distance of 33.63 feet to a point of reverse curvature; thence Westerly, along a reverse curve to the left having a radius of 198.50 feet a chord bearing of North 71°44'53" West, and a chord length of 120.56 feet for a distance of 122.49 feet; thence South 00°14'06" West a distance of 27.00 feet; thence departing said Northerly line, North 89°45'54" West a distance of 257.45 feet; thence North 01°31'00" East a distance of 10.76 feet; thence North 63°26'10" West a distance of 54.49 feet; thence North 24°13'00" West a distance of 153.72 feet; thence North 08°46'04" West a distance of 49.92 feet to a point on the Southerly right-of-way line of Missouri State Highway 45, as it now exists; thence along said Northerly right-of-way line, North 88°36'55" East a distance of 199.75 feet; thence continuing along said right-of-way line, North 62°03'01" East a distance of 111.80 feet; thence continuing along said right-of-way line, North 88°36'55" East a distance of 134.95 feet to the Point of Beginning, containing 103,384 square feet, or 2.373 acres, more or less.

	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
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb & Gutter

a.	Existing Zoning	B-2-P
b.	Proposed Zoning	B-2-P
c.	Total Land Area	2.73 Acres
d.	Street ROW Area	0 Acres
e.	Net Land Area	2.73 Acres
f.	Proposed Use	Commercial (Bank)

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
Everg	(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

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
A001	3D Color Renderings
A100	Preliminary Architectural Floorplans
A200	Preliminary Architectural Elevations
L01	Landscape Plan
L02	Landscape Notes & Details
PH01	Photometric Plan

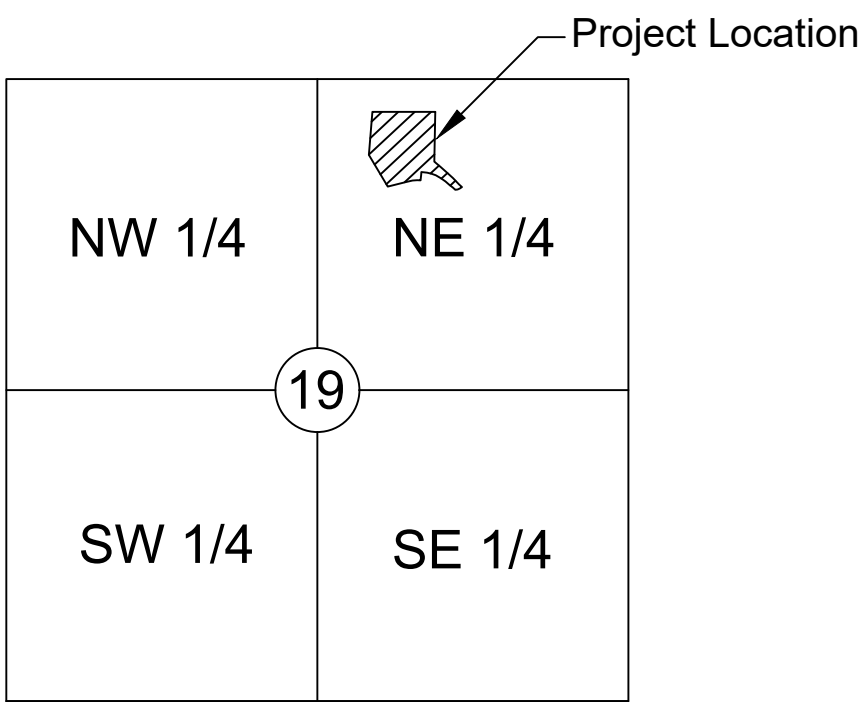
Parkville Dev. 38, LLC
C/O: Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO 64152

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

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



VICINITY MAP
(Scale: 1"=1500')

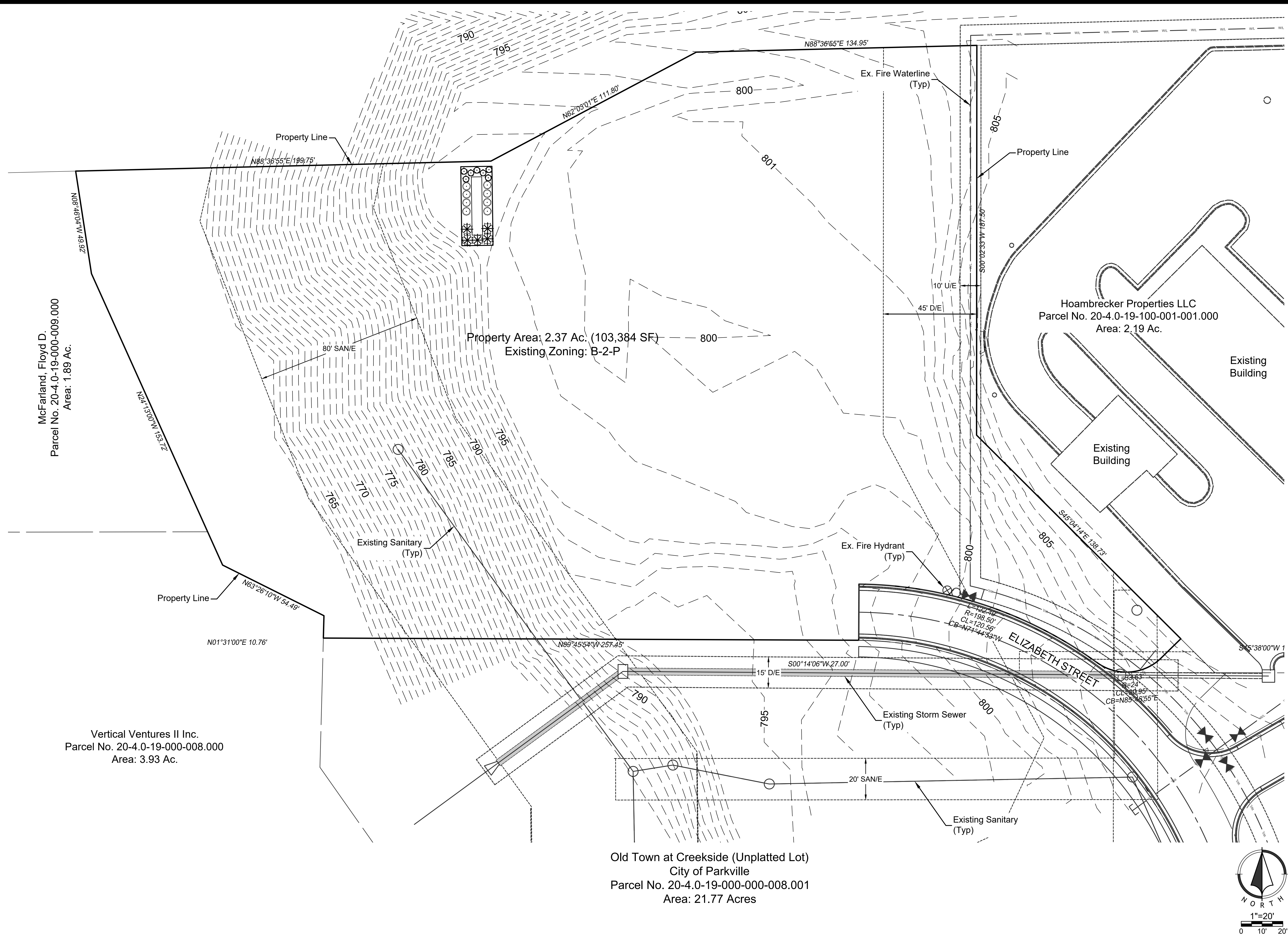


SECTION MAP
SEC. 19 TW. 51 RNG. 34

[illegible]

Know what's below.
Call before you dig

Nov 29, 2021 10:02am
Z:\RC Design\2021\21-0193\Drawings\Sheets\FDP\21-0193 FDP.dwg



McFarland, Floyd D.
Parcel No. 20-4.0-19-000-009.000
Area: 1.89 Ac.

Vertical Ventures II Inc.
Parcel No. 20-4.0-19-000-008.000
Area: 3.93 Ac.

Property Area: 2.37 Ac. (103,384 SF)
Existing Zoning: B-2-P

Hoambrecker Properties LLC
Parcel No. 20-4.0-19-100-001-001.000
Area: 2.19 Ac.

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

Sheet
C02

Final Development Plan
21-0193
Wells Bank
Parkville, Mo

Existing Conditions

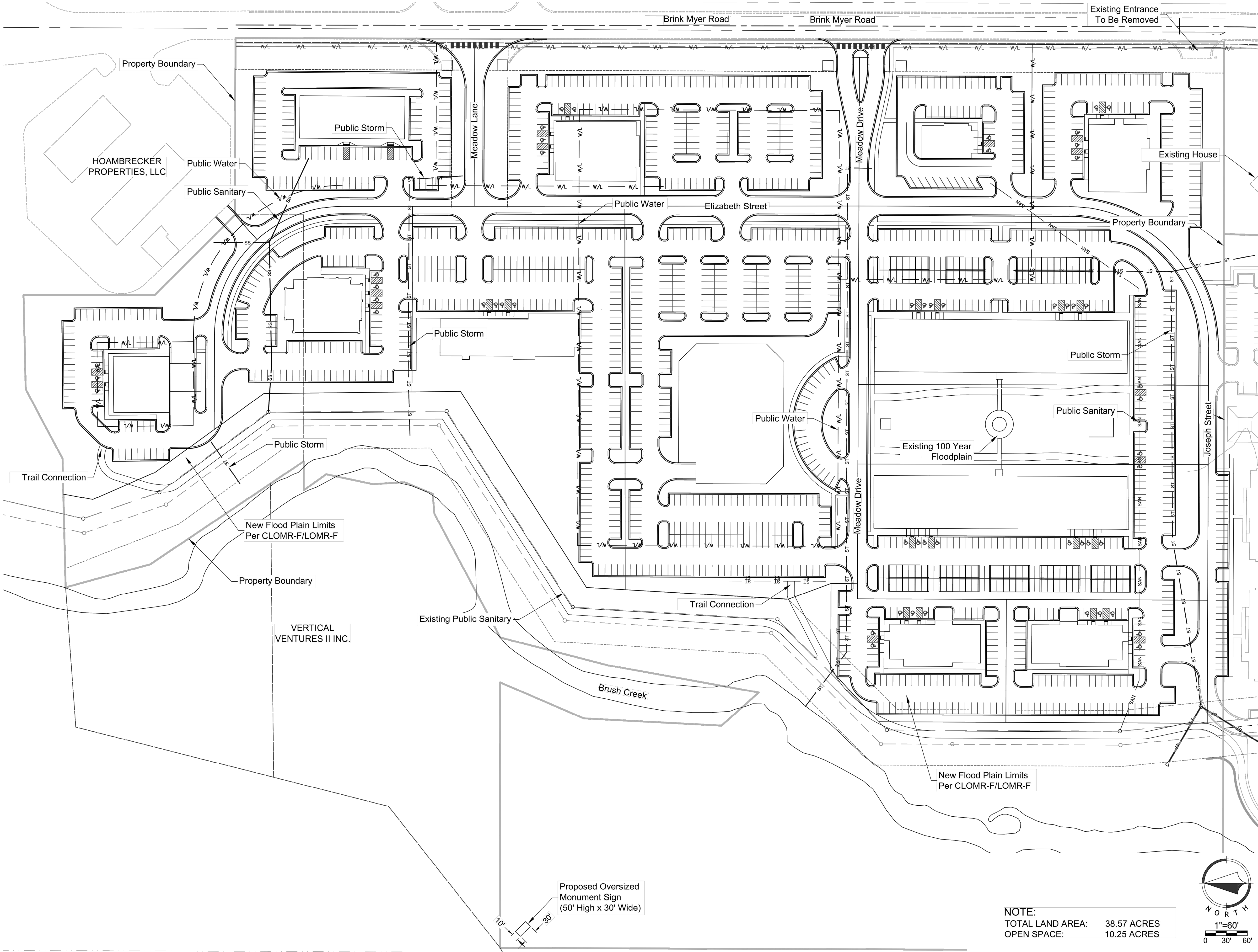
NO.	BY	CD	DATE	PER CITY COMMENTS
JWD	PNC		11/29/21	ORIGINAL SUBMITTAL
JWD	PNC		11/04/21	REVISION

Renaissance
Infrastructure
Consulting

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

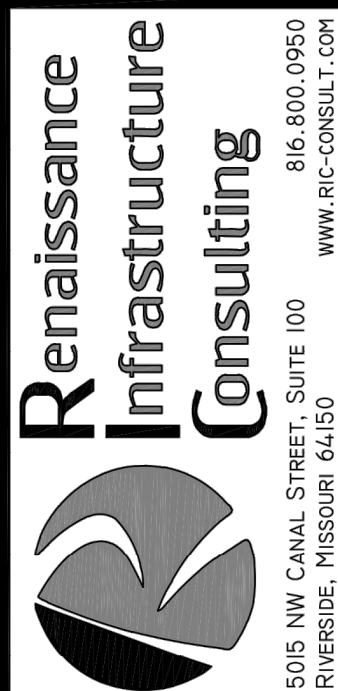
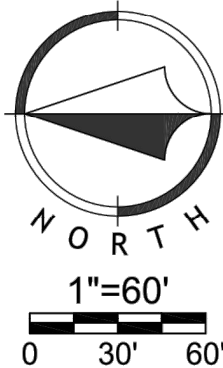
STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER
PE-2016008244
PROFESSIONAL ENGINEER

11/29/21
11/04/21



Proposed Oversized
Monument Sign
(50' High x 30' Wide)

NOTE:
TOTAL LAND AREA: 38.57 ACRES
OPEN SPACE: 10.25 ACRES



NO.	BY	DATE	REVISION
4	JMM	SW	10/22/18
3	JWD	SW	10/05/18
2	BDO	SW	09/05/18
1	JWD	SW	08/23/18
	JWD	SW	08/09/18
			ORIGINAL SUBMITTAL

Development Plan

Preliminary Development Plan
18-0211
Old Town At Creekside

Sheet
3 of 10

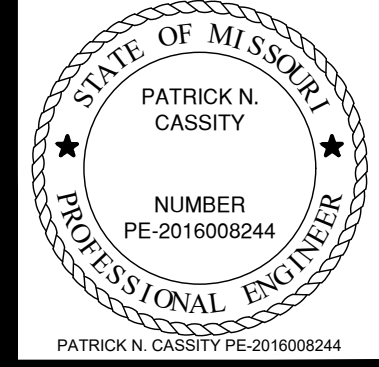


NO.	BY	DATE	REVISION
JWD	PNC	11/29/21	PER CITY COMMENTS
JWD	PNC	11/04/21	ORIGINAL SUBMITTAL

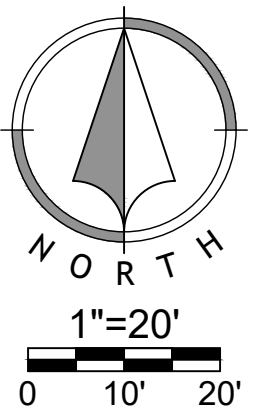
Preliminary Plat

Final Development Plan

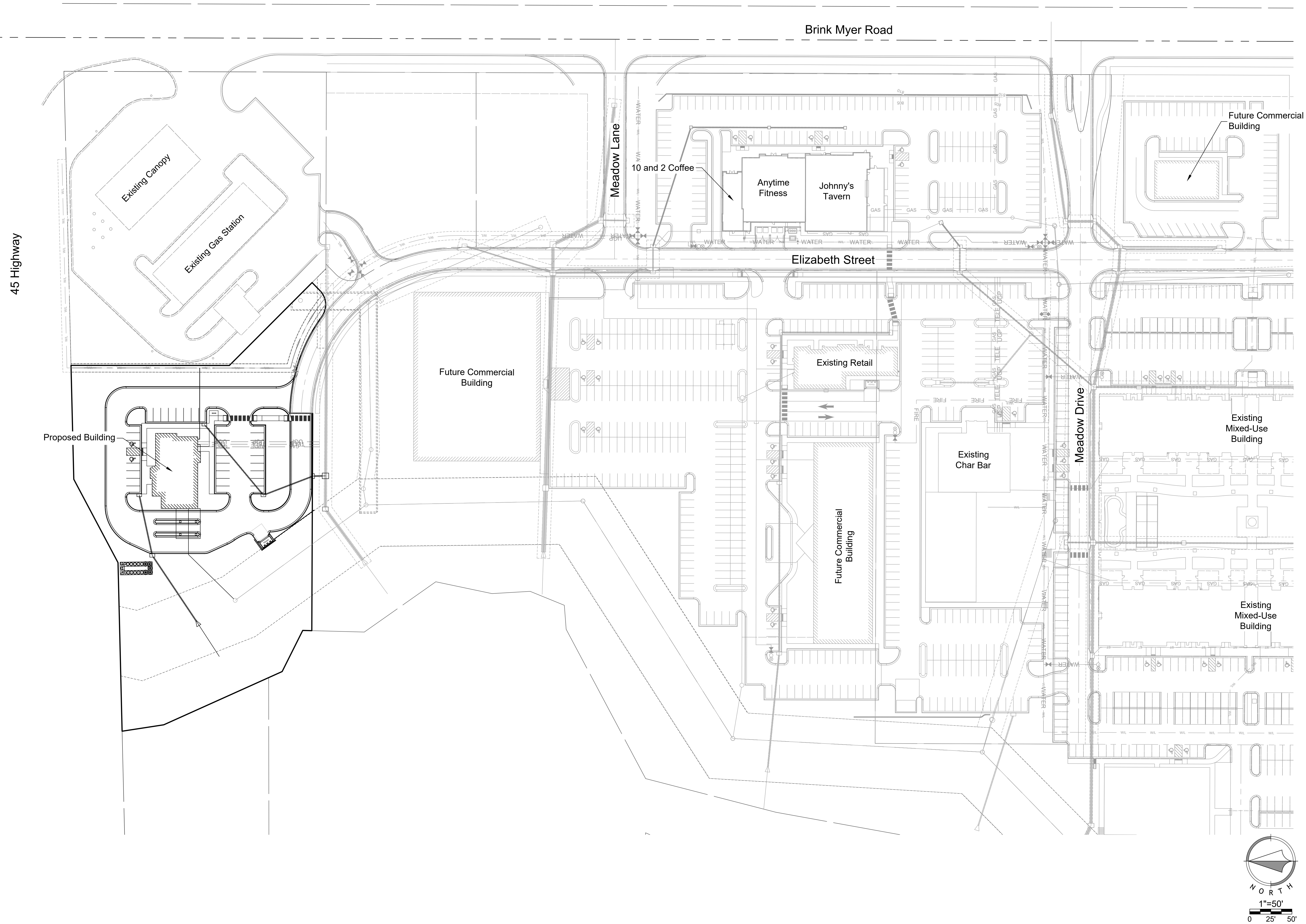
21-0193
Wells Bank
Parkville, Mo



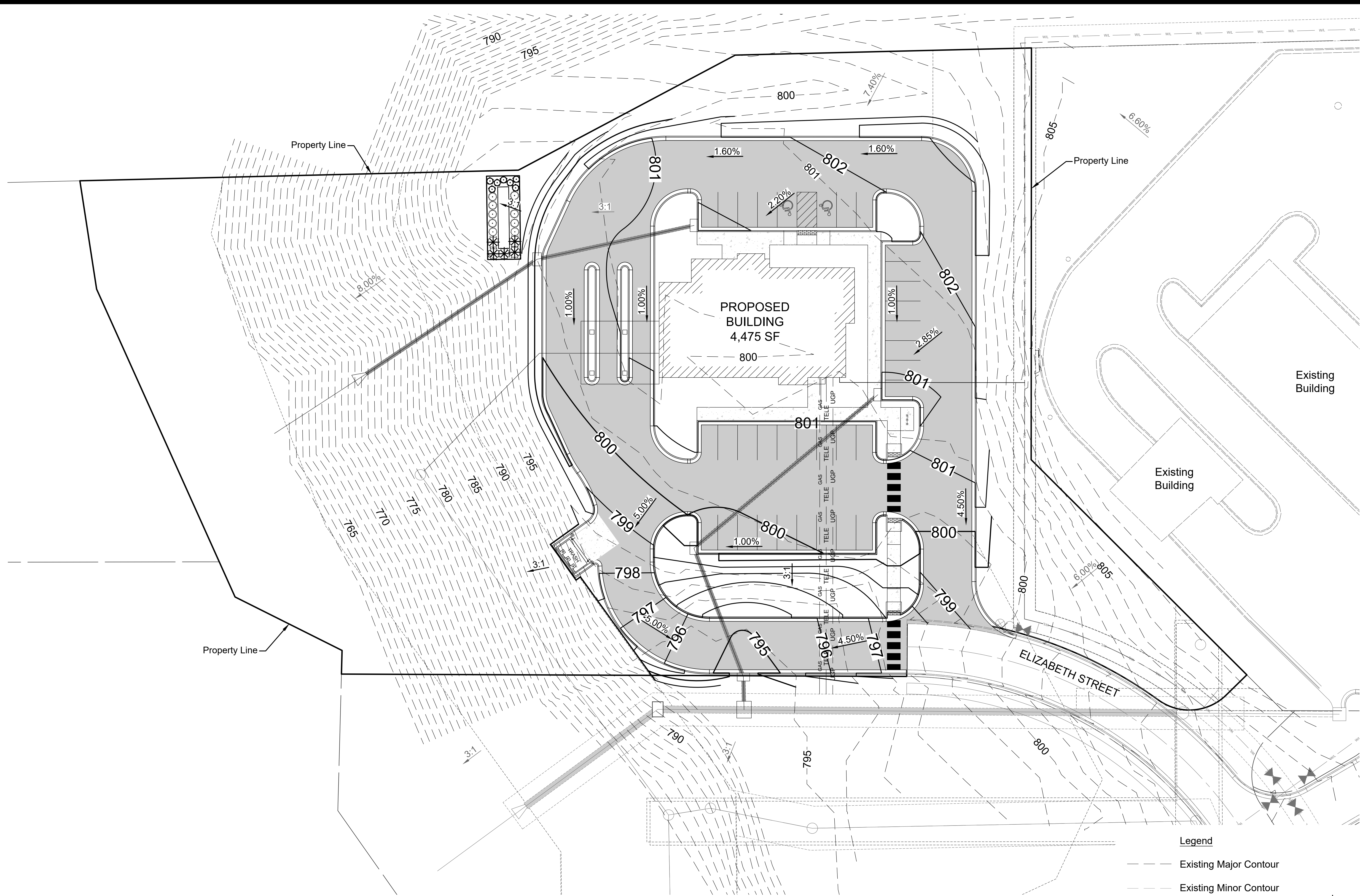
Sheet
C03



	JWD	PNC	11/29/21	PER CITY COMMENTS
	JWD	PNC	11/04/21	ORIGINAL SUBMITTAL
	NOC	BY QD	DATE	REVISION



Nov 29, 2021 10:02am
Z:\RC Design\2021\21-0193\DWG\Sheets\FDP\21-0193 FDP.dwg



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



Sheet
C07

Final Development Plan
21-0193
Wells Bank
Parkville, Mo

Slope Analysis

NO.	BY	CD	DATE	PER CITY COMMENTS
	JWD	PNC	11/28/21	ORIGINAL SUBMITTAL
	JWD	PNC	11/04/21	REVISION

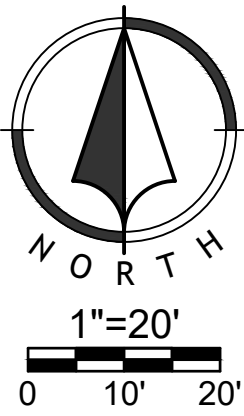
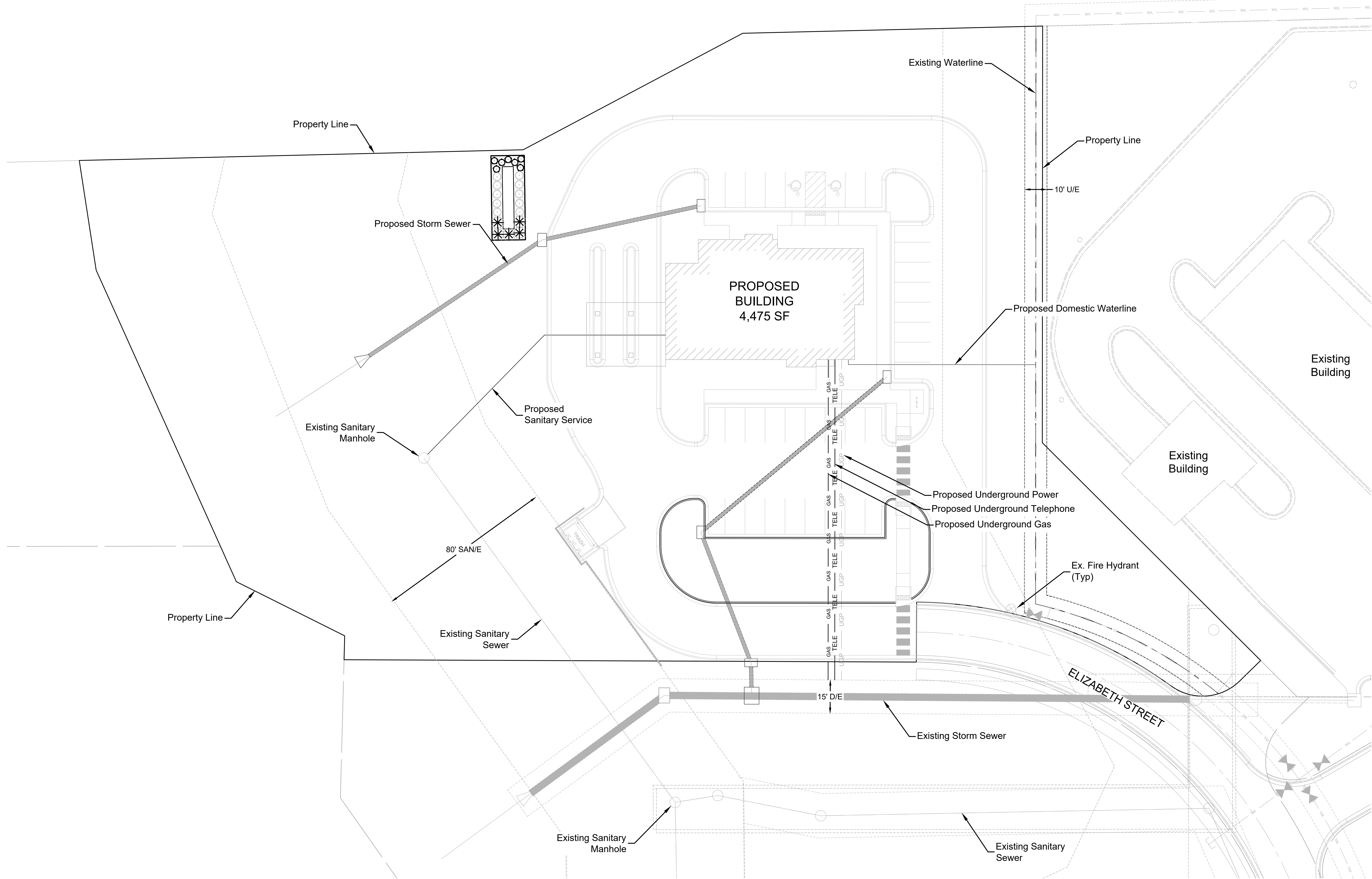
Renaissance
Infrastructure
Consulting

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

STATE OF MISSOURI
PATRICK N. CASSITY
NUMBER
PE-201608244
PROFESSIONAL ENGINEER

PATRICK N. CASSITY PE-201608244

Nov 29, 2021 10:02am
2:16:10 Design 2021 12 14 10:33 Dwg3 Sheets EDP 21-0193 FDP.dwg



Sheet
C08

Final Development Plan

21-0193
Wells Bank
Parkville, Mo

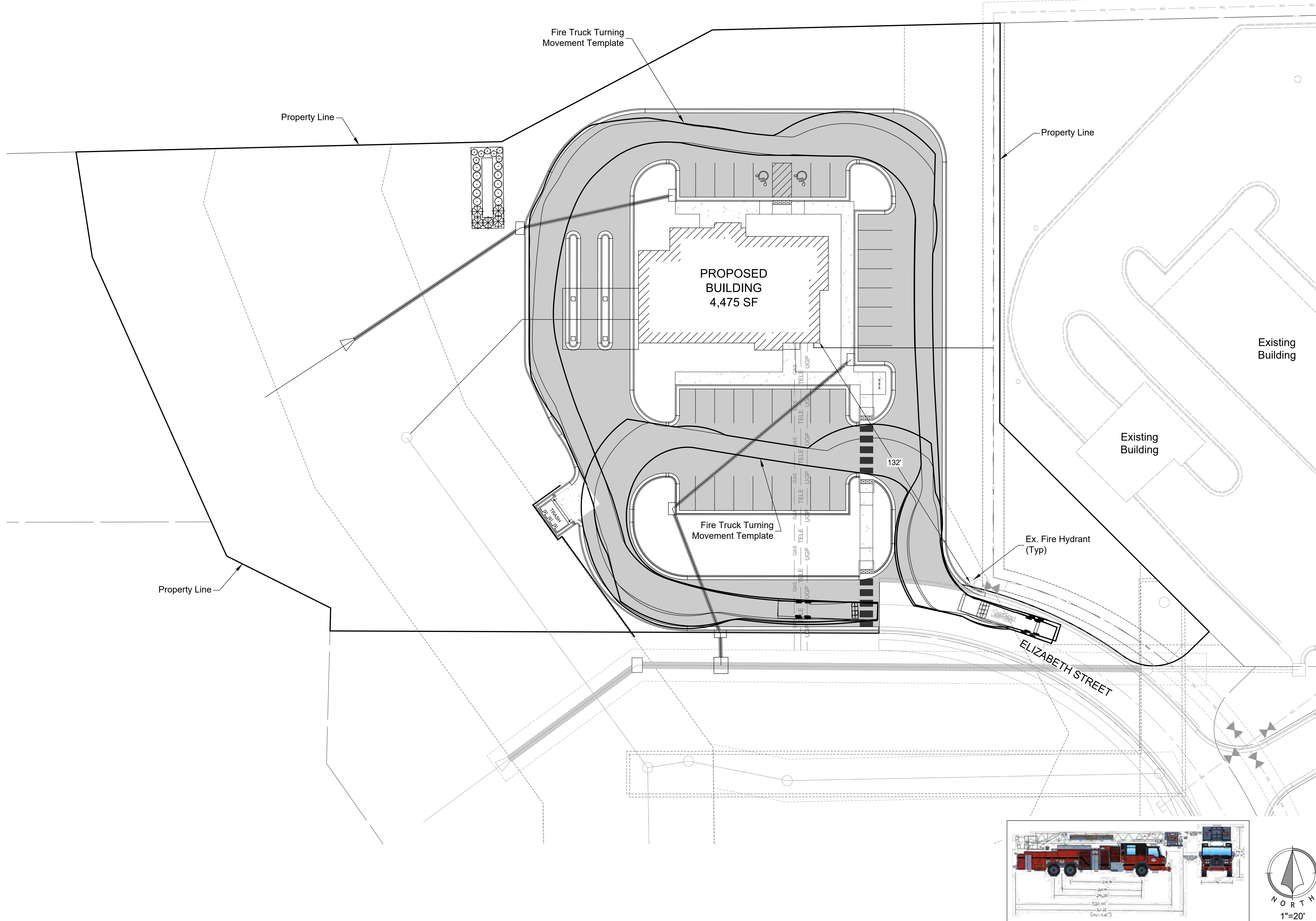
Site Utility Plan

NO.	BY	CD	DATE	PER CITY COMMENTS
JWD	PNC	11/28/21		ORIGINAL SUBMITTAL
JWD	PNC	11/04/21		REVISION

Renaissance Infrastructure Consulting
5015 NW CANAL STREET, SUITE 00
RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

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

Nov 29, 2021 10:02am
Z:\RGC Design\2021\21-0193\DWG\Sheets\FDP\21-0193 FDP.dwg



Sheet
C09

Final Development Plan

21-0193
Wells Bank
Parkville, Mo

Fire Protection Plan

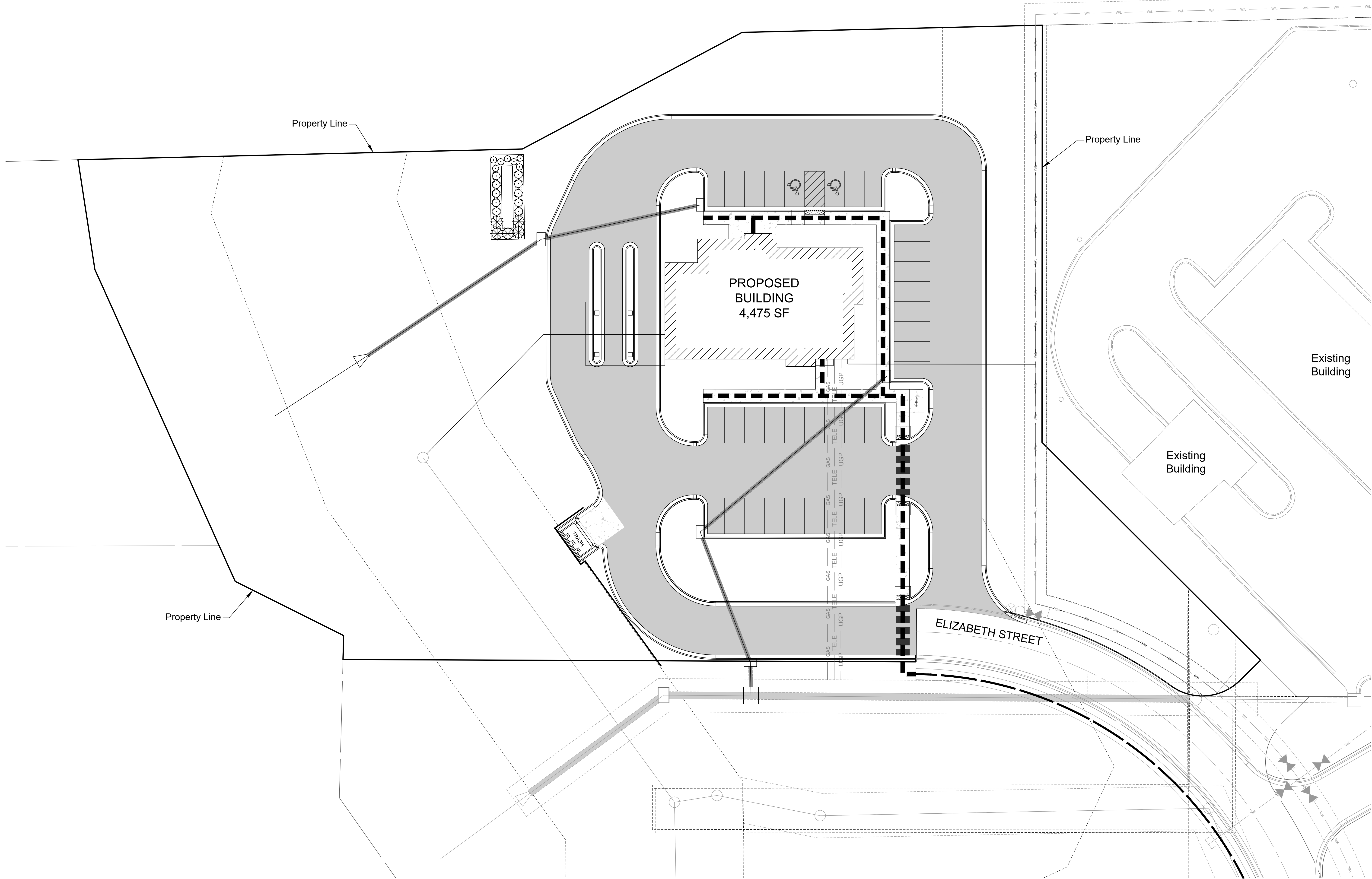
NO.	BY	CD	DATE	PER CITY COMMENTS
JWD	PNC	11/28/21		ORIGINAL SUBMITTAL
JWD	PNC	11/04/21		REVISION

**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

Nov 29, 2021 10:02am
Z:\RC Design\2021\21-0193\Drawings\Sheets\FDP\21-0193 FDP.dwg



Sheet
C10

Final Development Plan
21-0193
Wells Bank
Parkville, Mo

Pedestrian Plan

NO.		BY	CD	DATE	PER CITY COMMENTS
JWD	PNC	11/28/21			ORIGINAL SUBMITTAL
JWD	PNC	11/04/21			REVISION

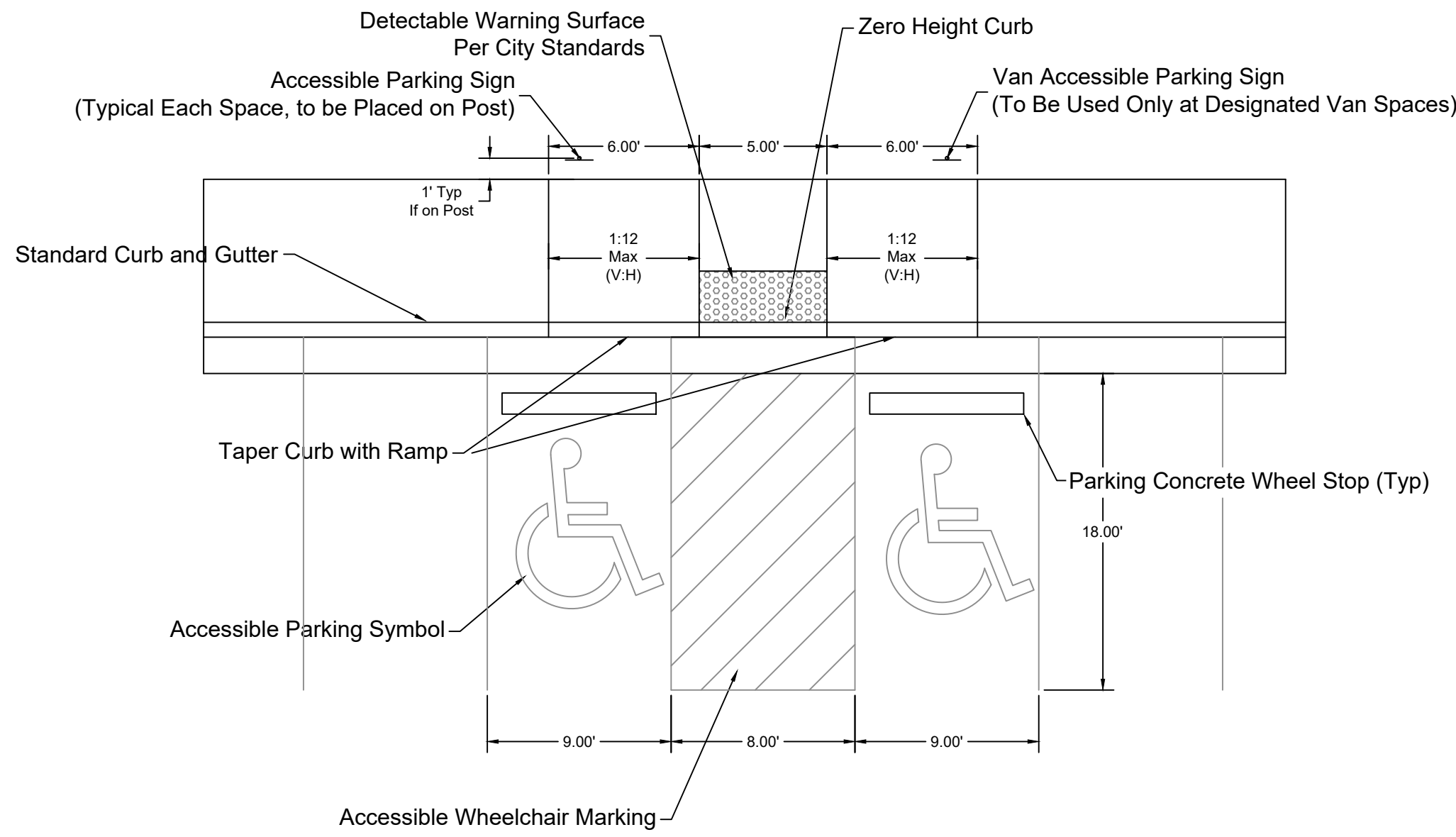
Renaissance Infrastructure Consulting

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

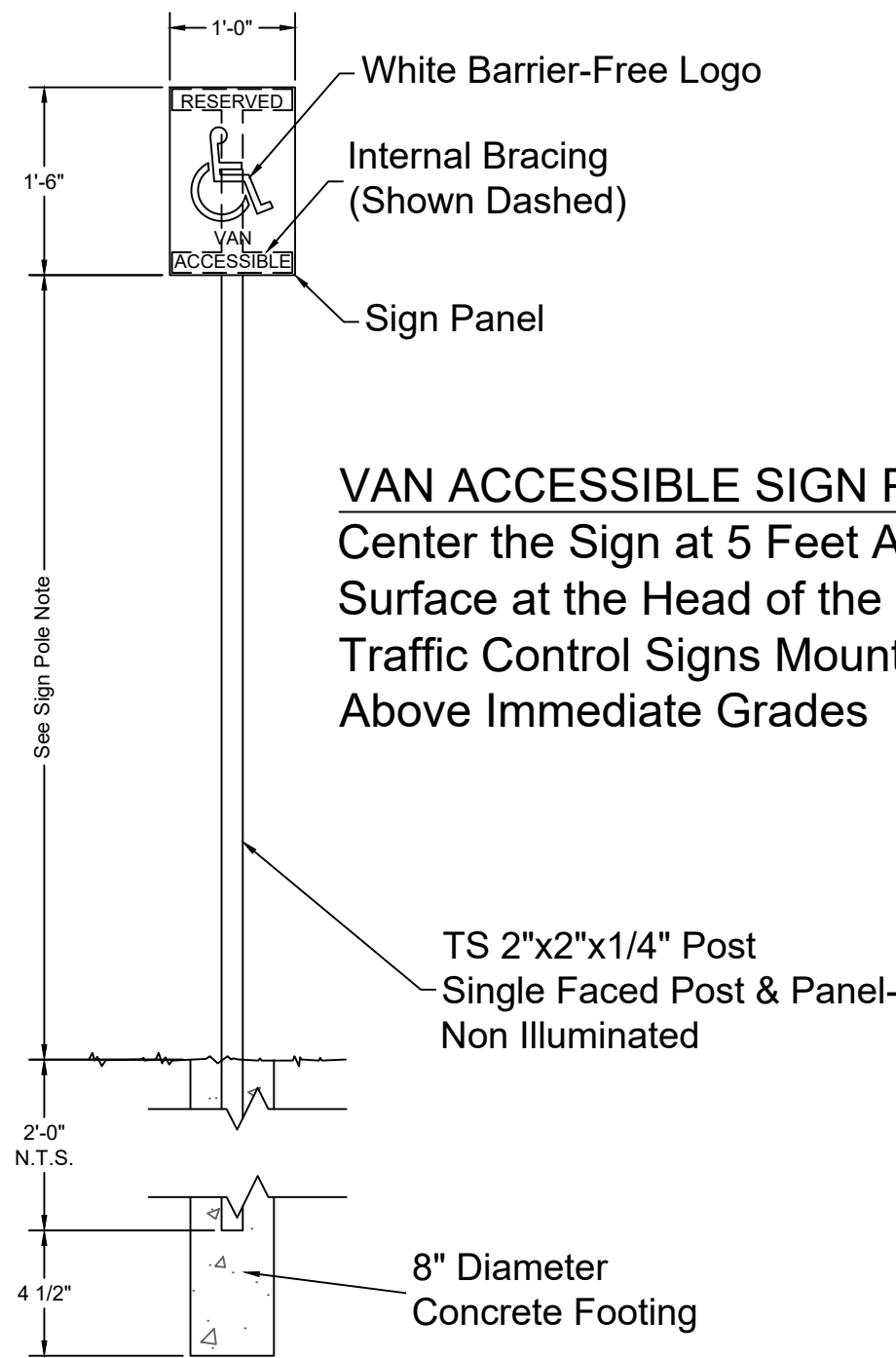
PATRICK N. CASSITY PE-2016008244

Nov 29, 2021 10:02am
Z:\RGC Design\2021\21-0193\Drawings\Sheets\FDP\21-0193 FDP.dwg

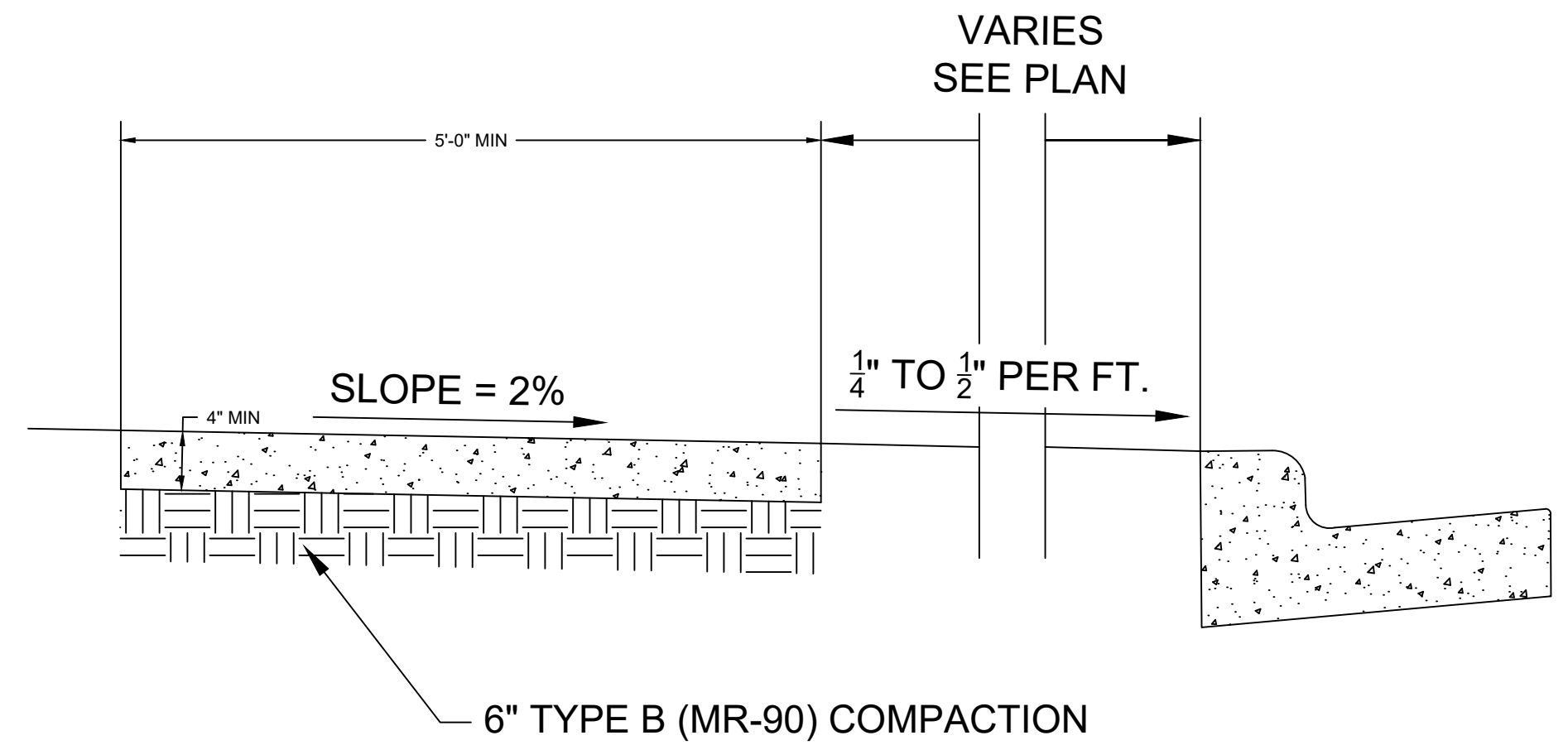


Note:
Accessible Parking Symbol and Signage Shall Comply with the Applicable Recommendations of the Manual of Uniform Traffic Control Devices (MUTCD)

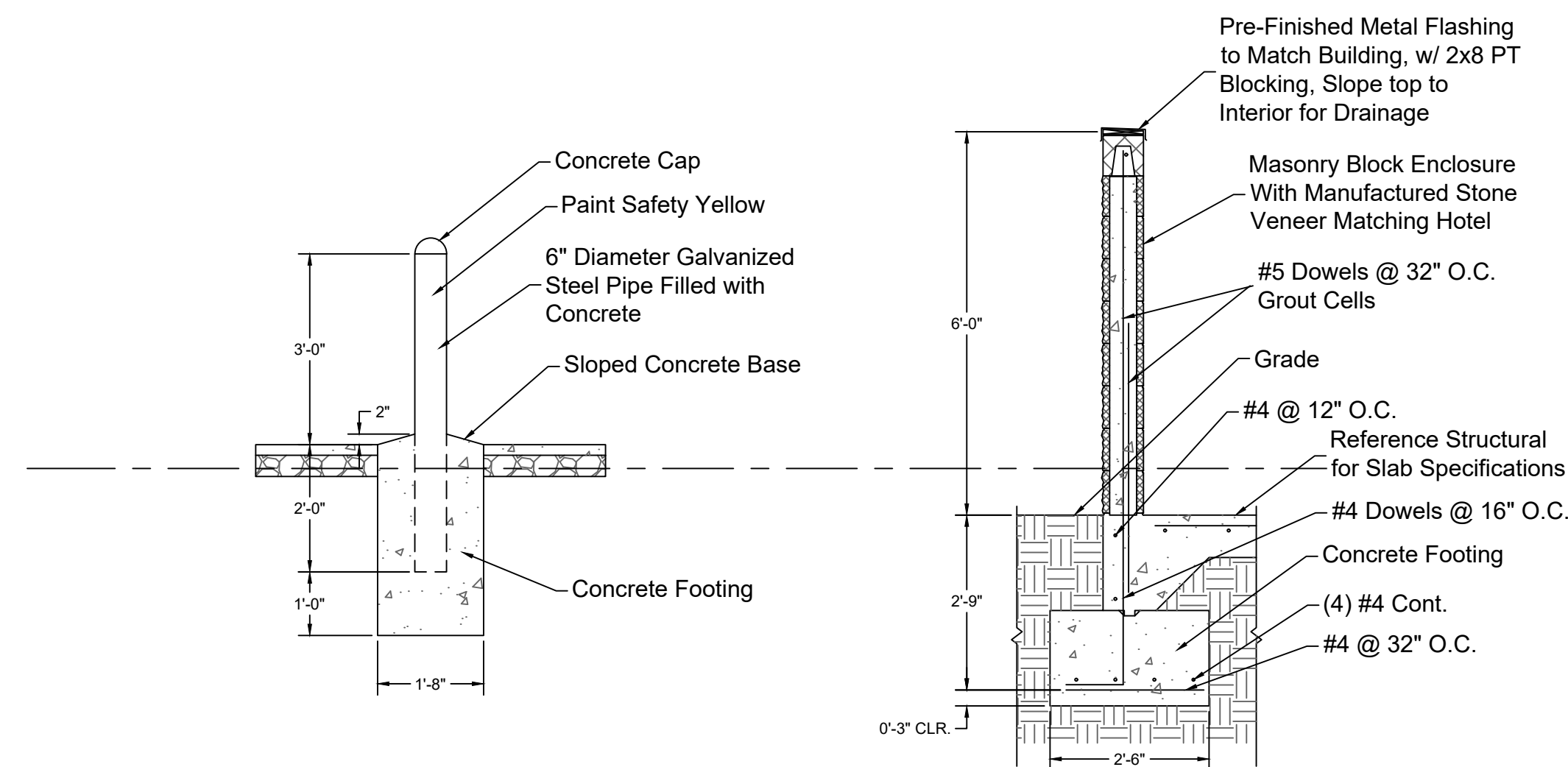
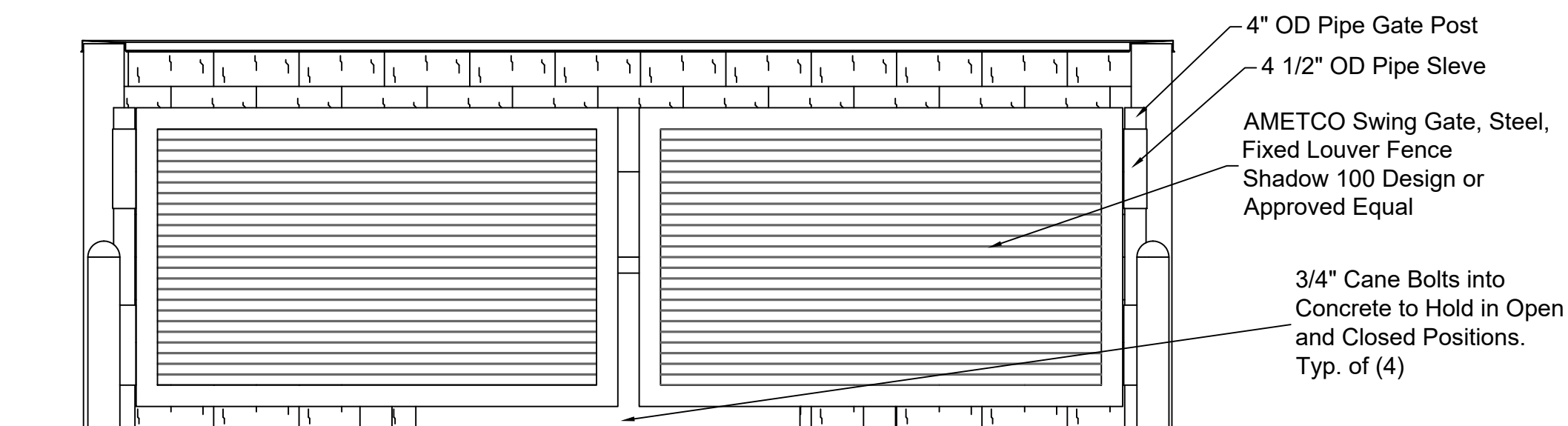
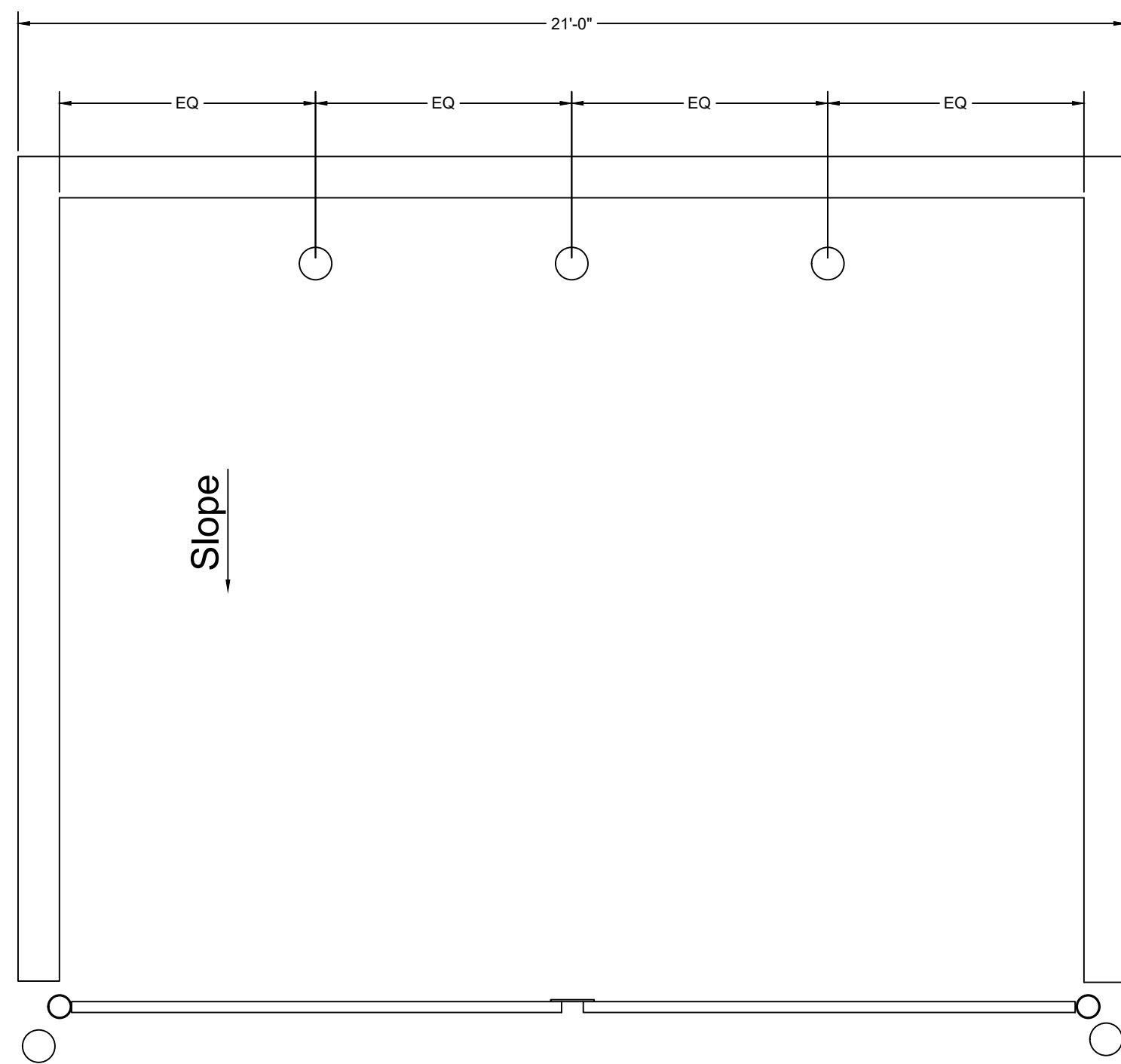
ACCESSIBLE PARKING DETAIL (90°)
Not to Scale



HANDICAP SIGNAGE
Not to Scale



STANDARD SIDEWALK
PUBLIC AND PRIVATE



TRASH ENCLOSURE DETAIL
Not to Scale

NO.	BY	CD	DATE	PER CITY COMMENTS
JWD	PNC		11/28/21	ORIGINAL SUBMITTAL
JWD	PNC		11/04/21	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



View From Front Entry Approach



View From Northwest Corner Aerial



View From Northeast Corner



View From South



View From Southwest Corner



View From Southeast Corner



View From Northeast Corner



View From North



View From Northwest Corner

NOT FOR CONSTRUCTION

Wells Bank
New Bank Development
Old Town at Creekside
Parkville, MO

#	Revisions:
01	CITY REVIEW COMMENTS 11/29/2021

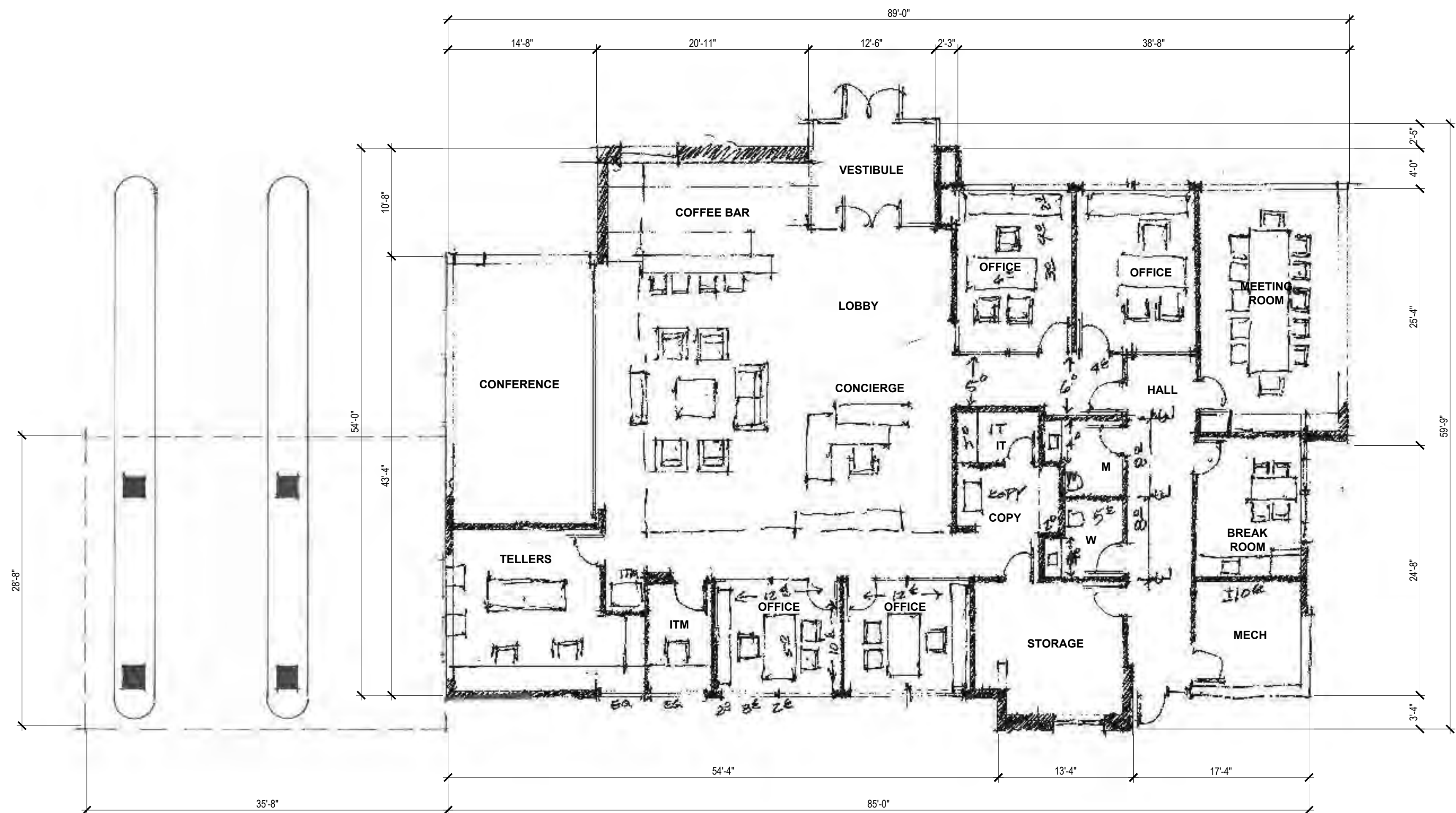
Project #: 200702

Final
Development Plan
05 November 2021

3D
Color Renderings

NOT FOR CONSTRUCTION

Wells Bank
New Bank Development
Old Town at Creekside
Parkville, MO



 TOTAL GROSS SQUARE FOOTAGE: 4,475 SF

#	Revisions:
01	CITY REVIEW COMMENTS 11/29/2021

Project #: 200702

Final
Development Plan
05 November 2021

Preliminary
Architectural Floorplan

Preliminary Architectural Floorplan
Scale: 1/8" = 1'-0"

1

A100



MATERIALS LEGEND

- 1 ALUMINUM COMPOSITE METAL PANEL SYSTEM
- 2 ARCHITECTURAL MASONRY UNIT - SMOOTH FINISH
- 3 ARCHITECTURAL MASONRY UNIT - HAMMERED FINISH
- 4 THIN-STONE VENEER
- 5 UTILITY FACE BRICK
- 6 SIMULATED WOOD CLADDING SYSTEM
- 7 ALUMINUM STOREFRONT SYSTEM WITH CLEAR LOW-E GLAZING
- 8 ALUMINUM / GLASS STOREFRONT DOOR
- 9 FUTURE UTILITY CONNECTION LOCATIONS
- 10 PRE-FINISHED METAL CANOPY SYSTEM
- 11 PRE-FINISHED METAL COPING
- 12 STANDING SEAM METAL ROOFING SYSTEM
- 13 WALL-MOUNTED EXTERIOR LIGHTING
- 14 HD GALVANIZED CONCRETE FILLED STEEL BOLLARD WITH HP COATING
- 15 BANKING EQUIPMENT
- 16 TENANT SIGNAGE - ALL TENANT SIGNAGE MUST CONFORM TO CITY SIGNAGE REQUIREMENTS AND SUBMITTED FOR REVIEW UNDER A SEPARATE APPLICATION
- 17 DECORATIVE RAIN CHAIN

NOTE: ALL EXTERNAL SCUPPERS AND DOWNSPOUTS TO BE ROUTED INTO STORM SYSTEM

NOT FOR CONSTRUCTION

Wells Bank
New Bank Development
Old Town at Creekside
Parkville, MO

#	Revisions:
01	CITY REVIEW COMMENTS 11/29/2021

Project #: 200702

Final
Development Plan
05 November 2021

Preliminary
Architectural Elevations

A200

LANDSCAPE CALCULATIONS

Foundation Planting

Required:

Cont. shrub massing along 75% of all non-paved building frontages

Provided:

As required

Parking Lot Planting

Required:

1 Large Tree / 25 Spaces
10' Perimeter Buffer
1 Shrub / 10 lf Perimeter Landscape Buffer

Provided:

34 Spaces = 2 Trees
10' Perimeter Buffer
North Perimeter (82') = 9 Shrubs
East Perimeter (73') = 8 Shrubs
South Perimeter (82') = 9 Shrubs

Open Space

Required: 12%

Provided:

Lot Area = 103,383 sf x 12% = 12,406 sf min.

PLANT SCHEDULE

TREES CODE BOTANICAL / COMMON NAME CONT QTY

AP Acer truncatum 'Pacific Sunset' TM / Pacific Sunset Maple

B&B, 2" Cal. 2

TC Tilia cordata 'Greenspire' / Littleleaf Linden

B&B, 2" Cal. 3

EVERGREEN CODE BOTANICAL / COMMON NAME CONT QTY

JC Juniperus virginiana 'Canaertii' / Canaerti Juniper

B&B, 6' Ht. Min. 5

PP Picea pungens 'Fat Albert' / Colorado Spruce

B&B, 6' Ht. Min. 3

SHRUBS CODE BOTANICAL / COMMON NAME CONT QTY

HFS Hypericum frondosum 'Sunburst' / Sunburst Hypericum

3 Gal. 14

WF Weigela florida 'Alexandra' TM / Weigela

3 Gal. 29

EVERGREEN SHRUB CODE BOTANICAL / COMMON NAME CONT QTY

JF Juniperus chinensis 'Sea Green' / Sea Green Juniper

5 Gal. 28

JH2 Juniperus horizontalis 'Hughes' / Hughes Juniper

5 Gal. 4

TMD Taxus x media 'Densiformis' / Dense Yew

5 Gal. 25

GRASSES CODE BOTANICAL / COMMON NAME CONT QTY

CAK Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass

3 Gal. 12

PH2 Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass

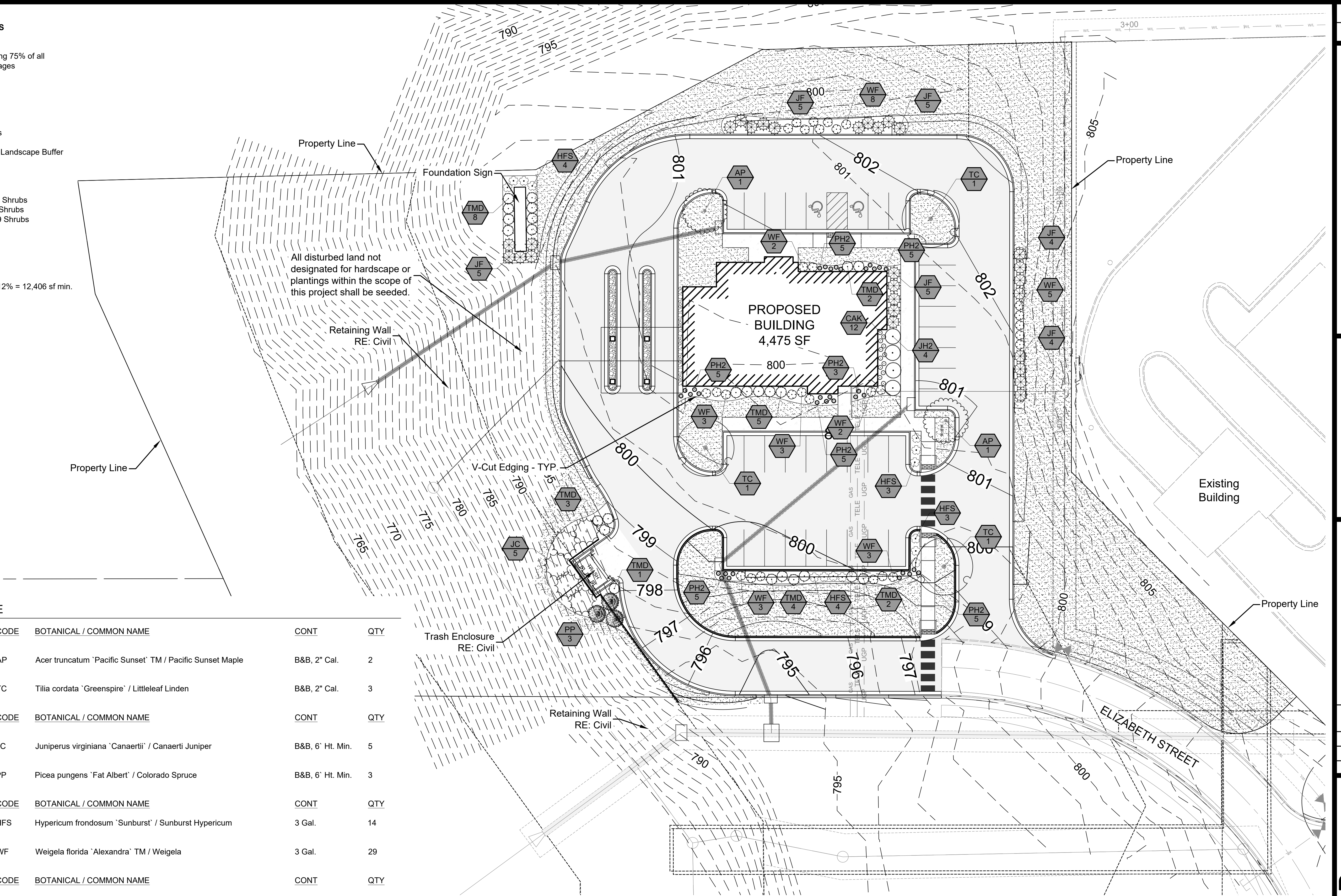
3 Gal. 33

GROUND COVERS BOTANICAL / COMMON NAME CONT QTY

Decorative Gavel 1"-3" Nom. Dia. / Local Source; Re: Notes 6" Depth Min. 378 sf

Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod SOD 25,180 sf

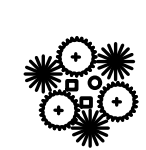
NO.	BY	DATE	PER CITY COMMENTS
1	JWD	11/29/21	ORIGINAL SUBMITTAL
2	JWD	11/04/21	REVISION



				JWD PNC	11/29/21	PER CITY COMMENTS
				JWD PNC	11/04/21	ORIGINAL SUBMITTAL

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. TREE WELLS SHALL BE IRRIGATED BY ROOT WATERING SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
14. DECORATIVE GRAVEL SHALL BE INSTALLED OVER A GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

1. CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
2. TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO TRENCHING OR LANDSCAPE INSTALLATION.



Free Standing Transformer

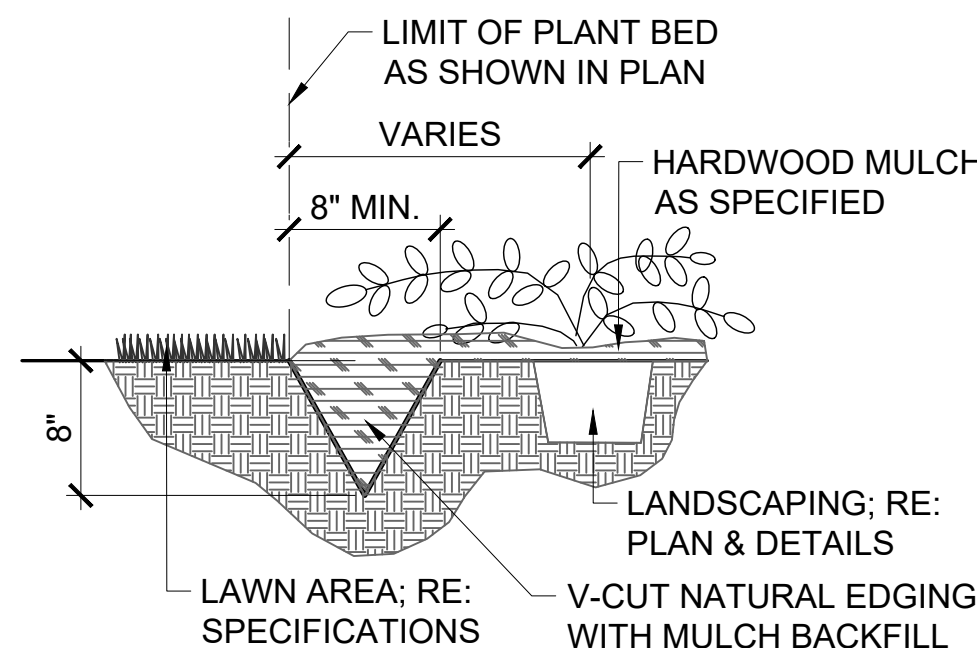
Against Wall

Free Standing
Small Box

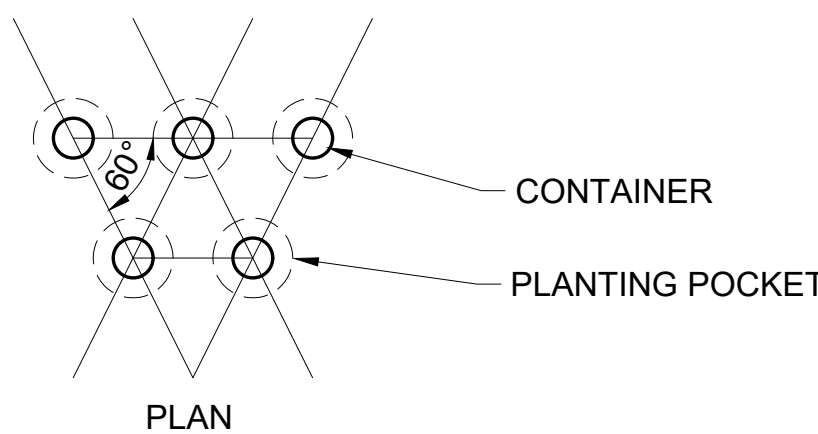
Clustered Boxes:

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

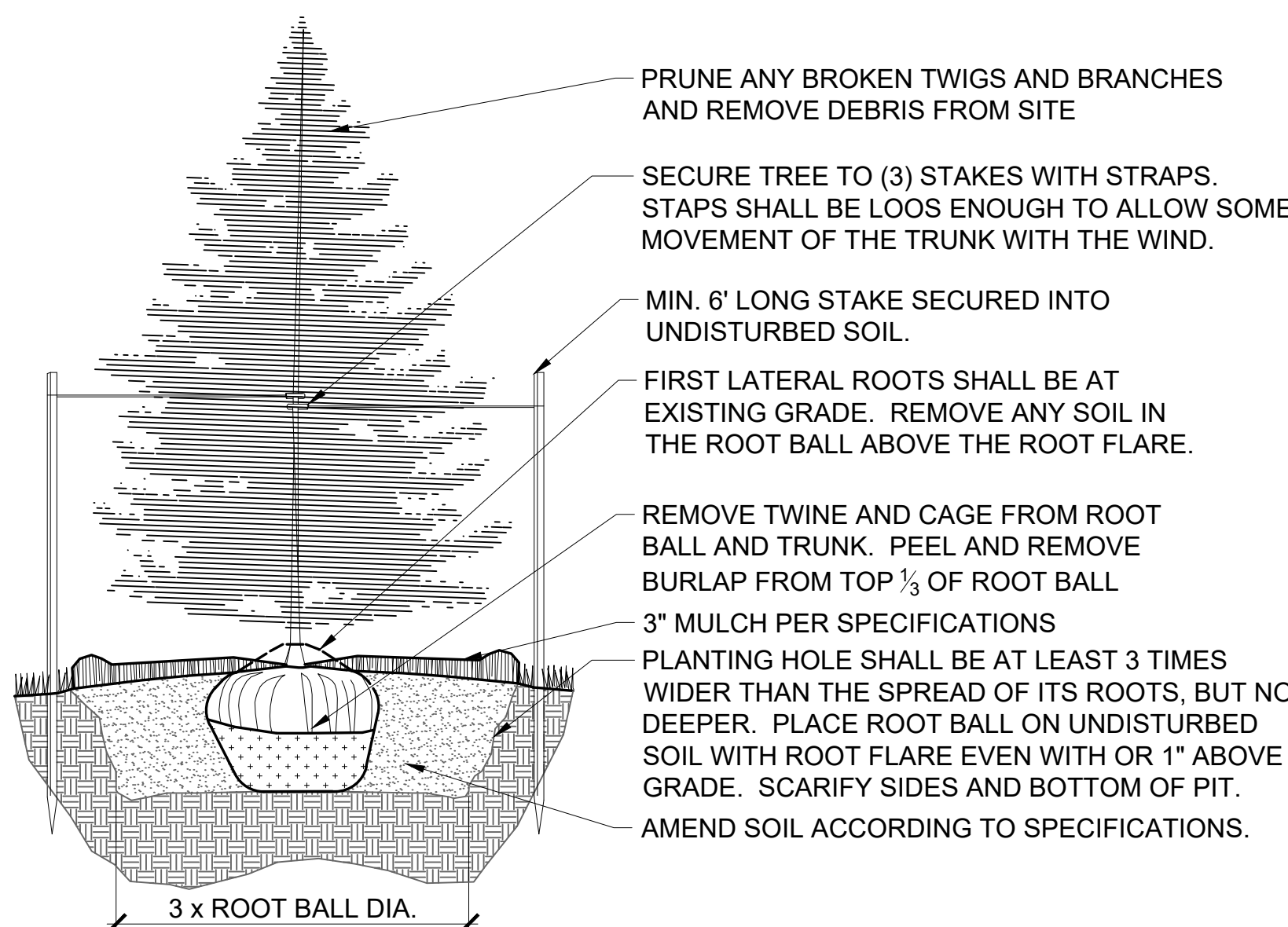
TYPICAL UTILITY BOX SCREENING DETAILS - NTS



V-CUT NATURAL EDGE DETAIL - NTS

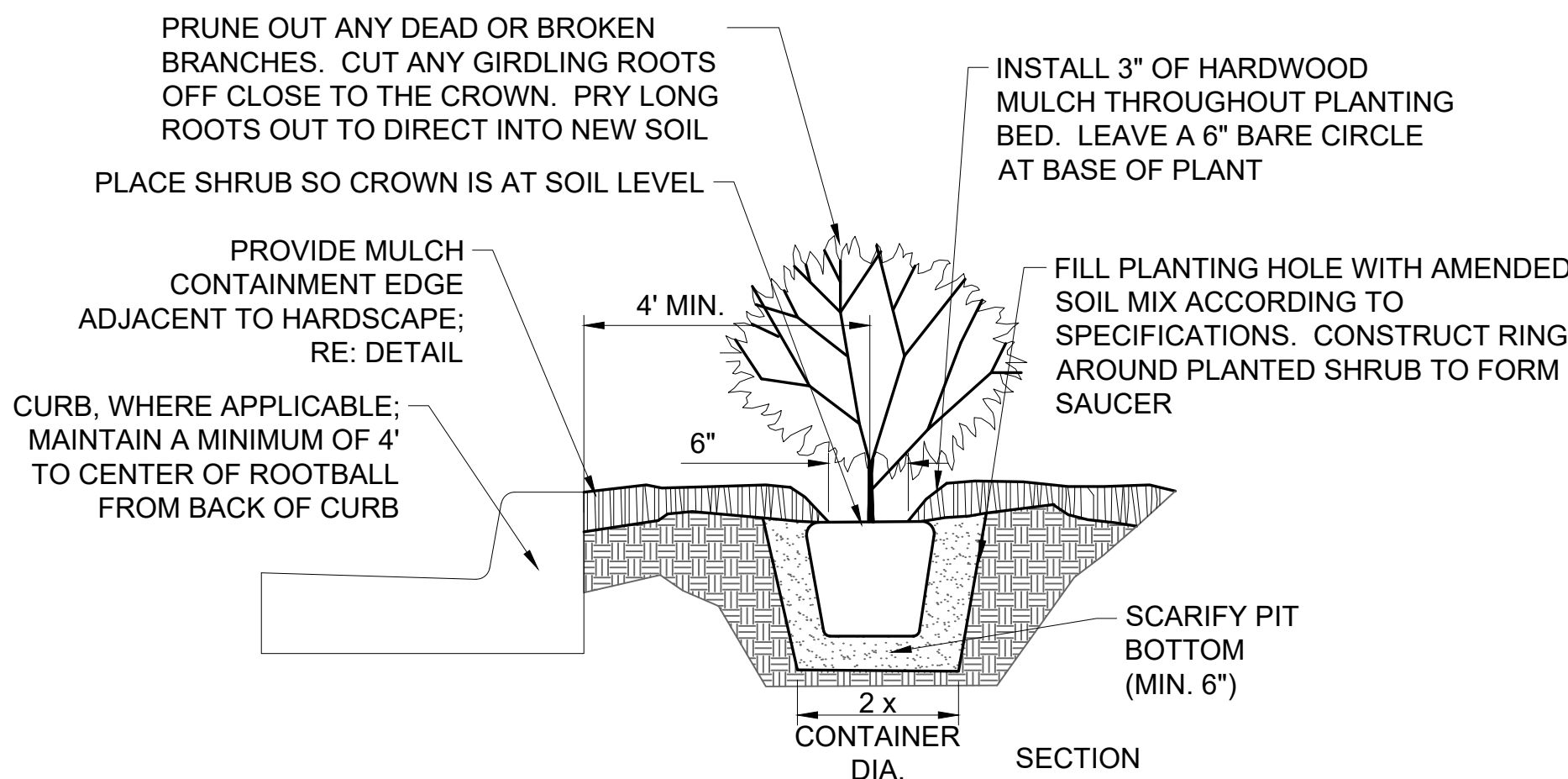


CONTAINER PLANTING DETAIL - NTS

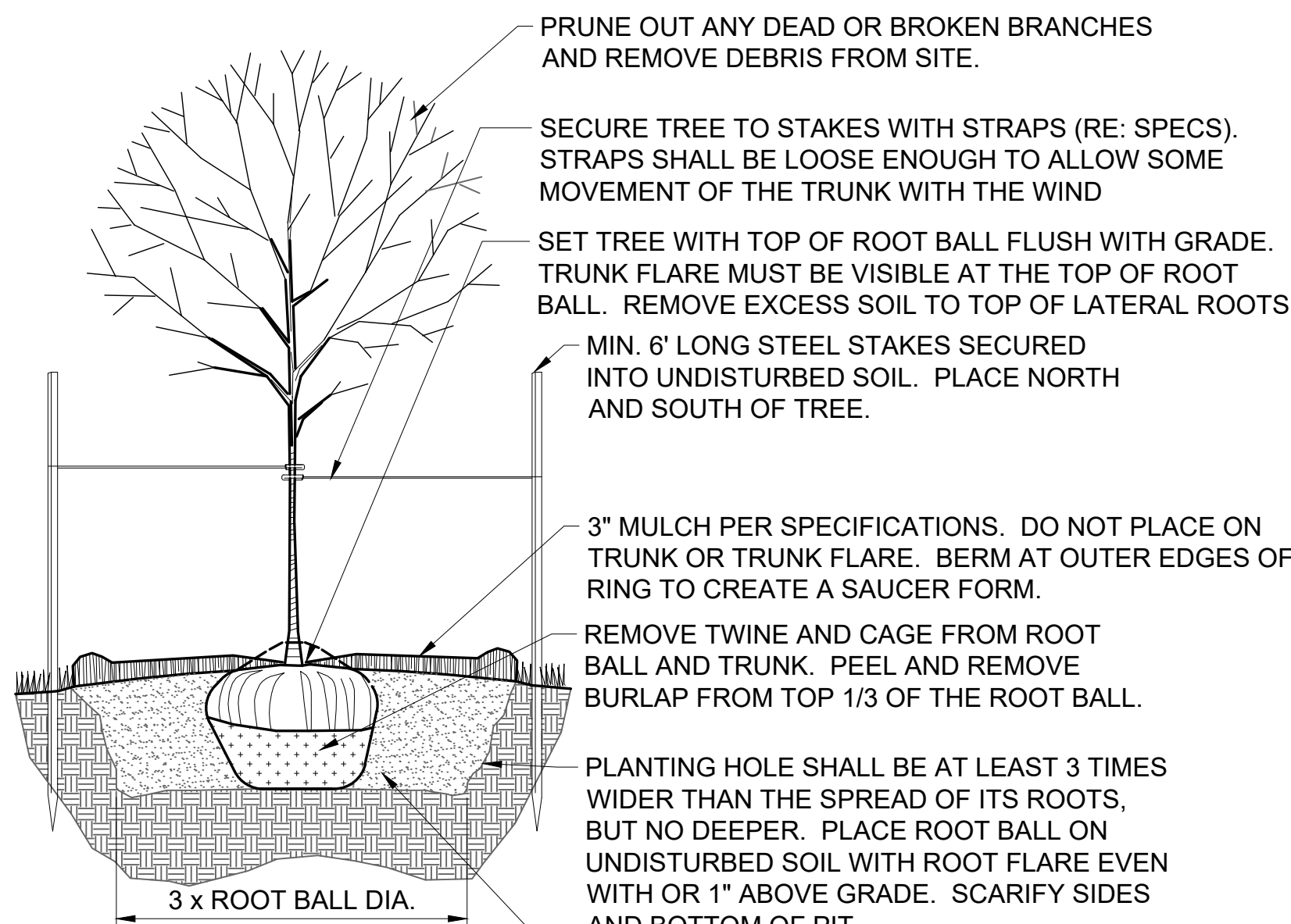


EVERGREEN TREE PLANTING DETAIL - NTS

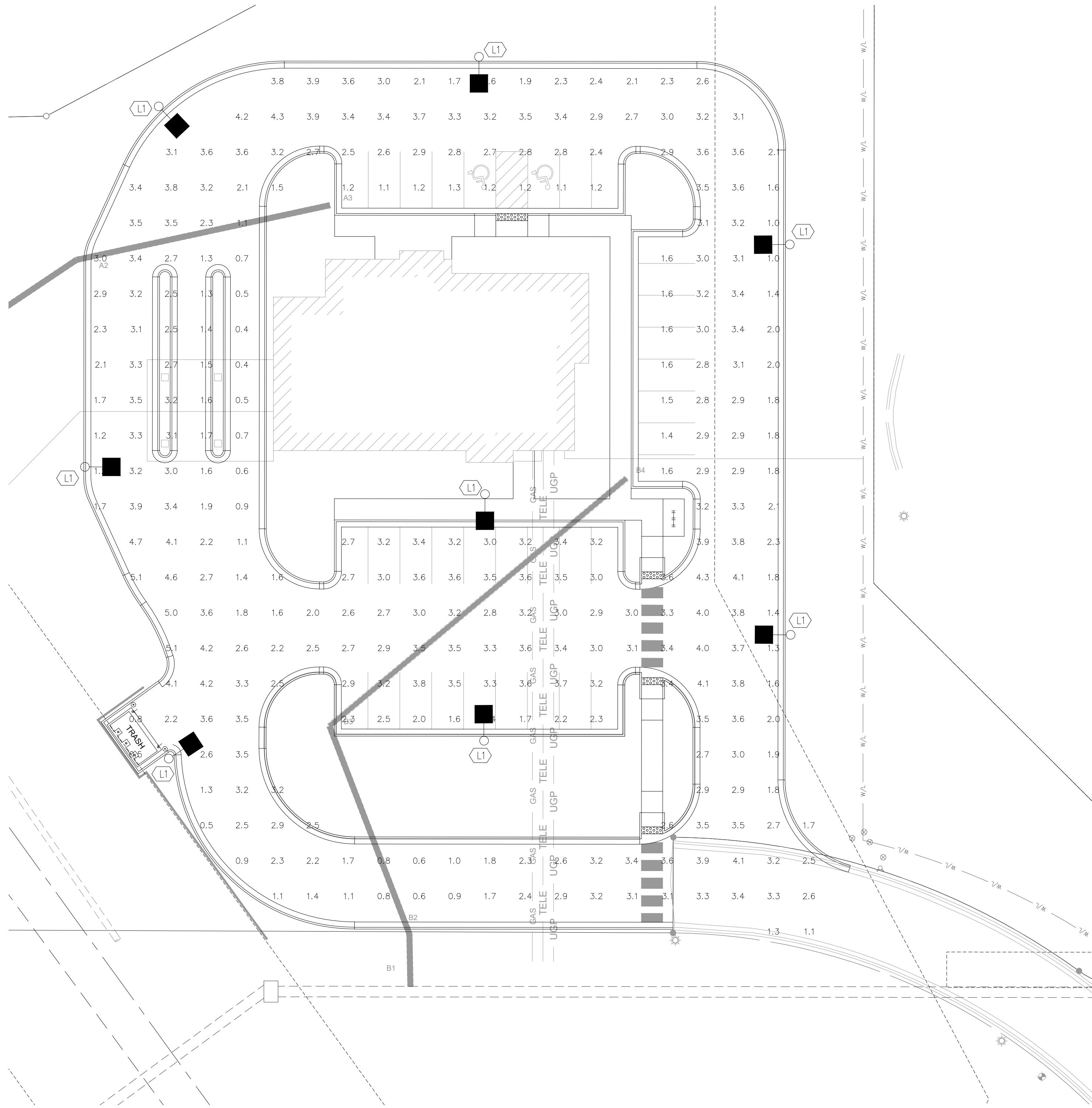
1. TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
2. TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



SHRUB PLANTING DETAIL - NTS



DECIDUOUS TREE PLANTING DETAIL - NTS



GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	2.63
MAXIMUM FOOT-CANDLES	5.1
MINIMUM FOOT-CANDLES	0.4
MAXIMUM TO MINIMUM FC RATIO	12.50
AVERAGE TO MINIMUM FC RATIO	6.43

LUMINAIRE SCHEDULE							
CALLOUT	SYMBOL	QUANTITY	MODEL	WATTAGE	MOUNTING	MOUNTING HEIGHT	LAMP DEPRECIATION
L1		8	HUBBELL OUTDOOR, RAR-2-320L-165-4K7-3-BC	165 W	POLE	25 FT.	0.9

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY



RAR2 EPA

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin



RELATED PRODUCTS

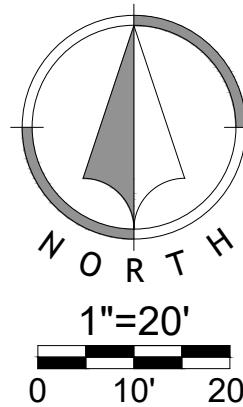
θ Airo θ Cimarron LED θ Ratio Family

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information





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

Tuesday, November 16, 2021

Patrick Cassity
Renaissance Infrastructure Consulting
5015 Canal Street, Suite 100
Riverside, MO 64150
(816) 800-0950
pcassity@ric-consult.com

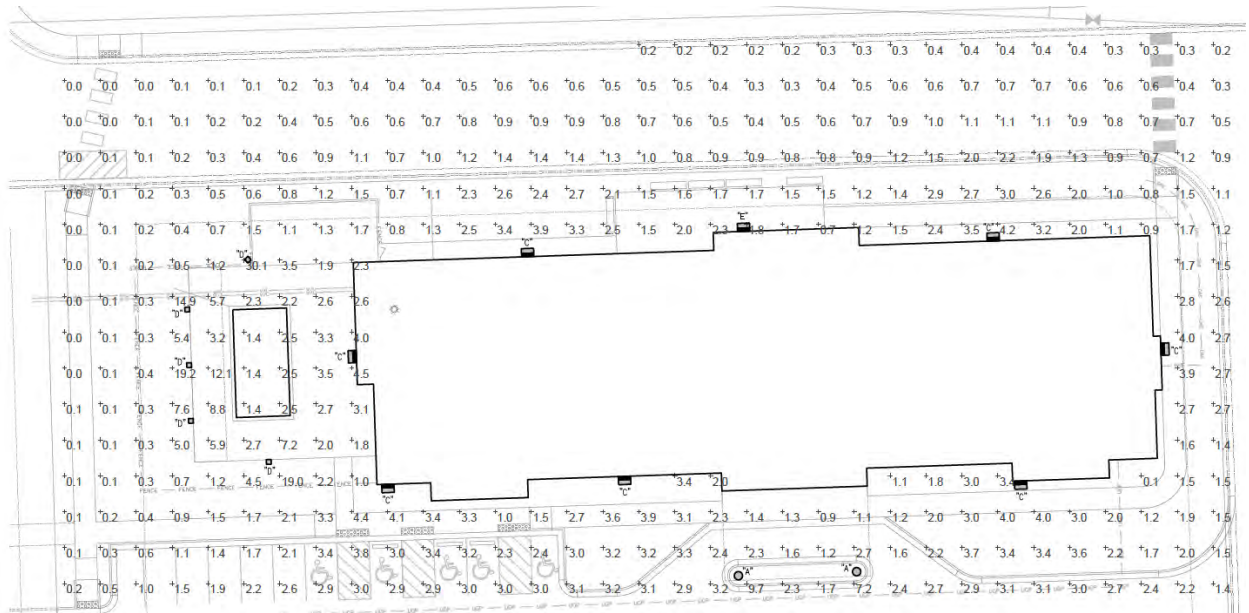
Brian Mertz
Parkville Development 140, LLC
7607 NW John Anders Road
Kansas City, MO 64152
(816) 616-9016
bmertz1@kc.rr.com

RE: City of Parkville staff review comments – Wells Bank, Old Town At Creekside – Seventh Plat, Final Development Plan (prepared by Renaissance Infrastructure Consulting; dated November 4, 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 Wells Bank, Old Town At Creekside – Seventh Plat, Final Development Plan. 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 29, 2021**. Thank you.

1. **Photometric Plan Sheet** – Please include a lighting plan sheet, in conformance with Section 407.040, showing the location, dimensions/specifications (e.g., mounting height), shielding standards/type and photometric general footprint and impact of lighting throughout the development and on any adjacent properties. See images below as examples.

[illegible]

Cover Sheet (C01)

2. **No Comments**

Existing Conditions (C02)

3. **No Comments**

Preliminary Development Plan (C03)

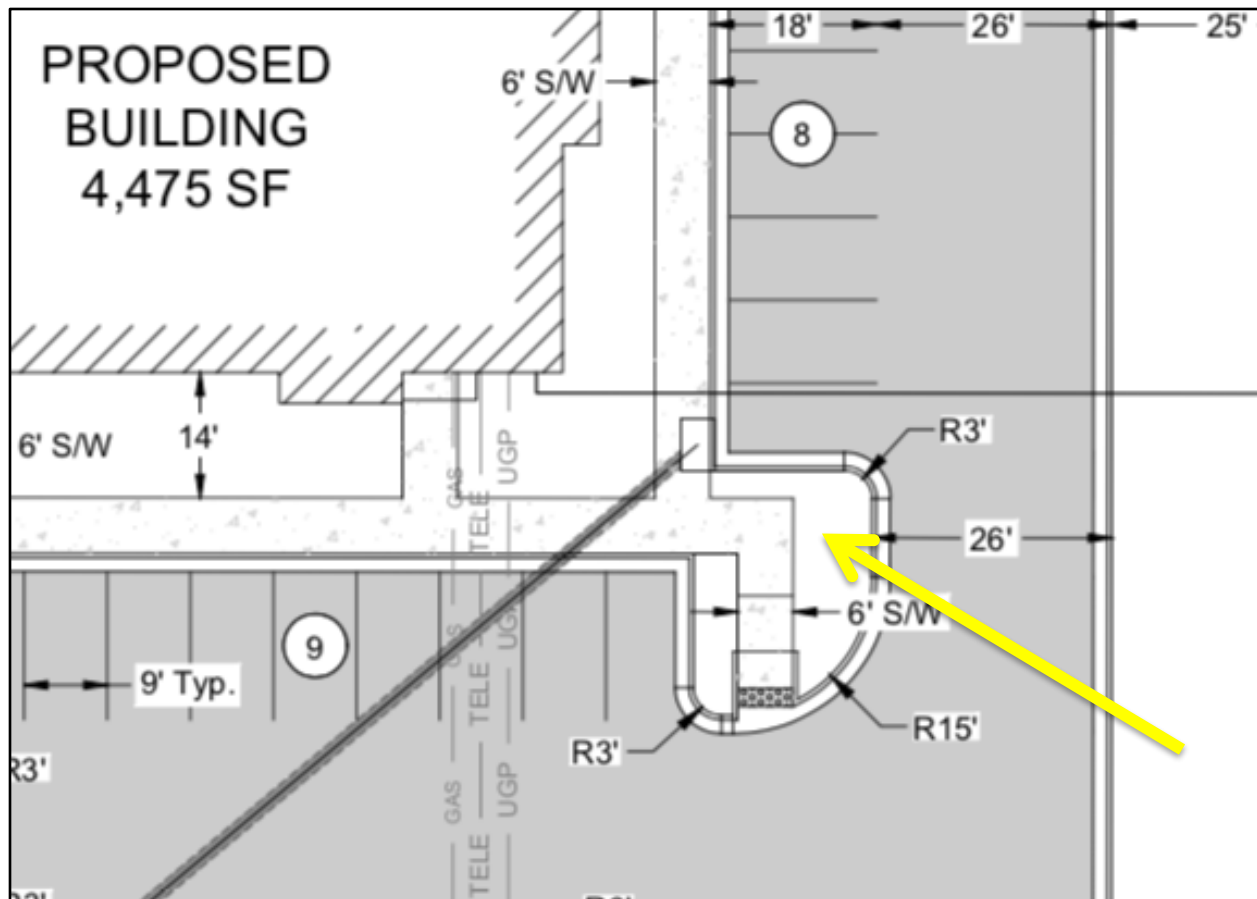
4. **No Comments**

Overall Layout (C04)

5. **Old Town At Creekside Monument Sign Location** – Please show the location of the Old Town At Creekside monument sign near the subject property (see Application for Sign Permit No. 2019-18 (approved December 16, 2019). I will e-mail a copy of the approved application and plans for reference.

General Layout (C05)

6. **Old Town At Creekside Monument Sign Location** – See comment #5 above.
7. **Marked Pedestrian Crosswalk** – Just like the pedestrian crossing across Elizabeth Street, please include a marked pedestrian crosswalk across the parking lot.
8. **Retaining Wall** – Please note that any retaining walls greater than 48 inches in height will require an Application for Building Permit to be submitted to the Community Development Department, as well as a structural engineer's report for said retaining wall(s).
9. **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.
10. **Drive Lane Expansion** – Please expand the westernmost drive lane (20 ft. width) on the west side of the building another foot or two to accommodate fire truck turning movements. This will ensure there are no conflicts with the drive-thru overhand extending off of the building.
11. **One-Way Signage** – Please include one-way directional signage for the drive-lane along the east side of the building / parking lot (see image below for preferred location by our Public Works Department.



Grading Plan (C06)

12. No Comments

Slope Analysis (C07)

13. No Comments

Site Utility Plan (C08)

14. **Fire Hydrant Locations** – Please identify the location (if any) of fire hydrants to be provided. Please coordinate with Dean Cull (Fire Marshall, Southern Platte Fire Protection District) regarding the proposed location for any fire hydrants, and whether the proposed fire protection utilities are sufficient to provide emergency water service to the building per the City's adopted 2018 International Fire Code. Please indicate (if any) their locations, as well as utility water line connections.

Fire Protection Plan (C09)

15. **Drive Lane Expansion** – See comment #10 above.

Pedestrian Plan (C10)

16. No Comments

Standard Details (C11)

17. No Comments

3D Color Renderings (A001)

18. **Labels** – Please add labels for the directional views (ex: View of north façade; view looking to the west)

Preliminary Architectural Floorplan (A100)

19. **No Comments**

Preliminary Architectural Elevations (A200)

20. **No Comments**

Landscape Plan (L01)

21. **No Comments**

Landscape Notes & Details (L02)

22. **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 29, 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)



Staff Analysis

<u>Agenda Item:</u>	6.A, 6.B, and 6.C
<u>Proposal:</u>	Application for Zoning Map Amendment, Application for Subdivision – Preliminary Plat, and Application for Subdivision – Final Plat for Platte 38, a planned residential development consisting of 27 lots for duplexes and 9 lots for detached homes on 38.24 acres, more or less, generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7 th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152.
<u>Staff Recommendation:</u>	Approval (with conditions)
<u>Case No:</u>	PZ 2021-13; PZ 2021-48; PZ 2021-49
<u>Applicant:</u>	Todd Kobayashi, Genesis Companies
<u>Owners:</u>	Platte Land Partners, LLC
<u>Location:</u>	Generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7 th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152.
<u>Zoning:</u>	Existing: Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density Proposed: City of Parkville “R-4” Mixed-Density Residential and “R-2” Single-Family Residential
<u>Parcel #s:</u>	A portion of Platte County parcel #20-8.0-27-100-002-006.000 (38.24 acres, more or less)
<u>Exhibits:</u>	A. This Staff Analysis B. Applications 1. Application for Zoning Map Amendment (Case No. PZ 2021-13) 2. Application for Subdivision – Preliminary Plat (Case No. PZ 2021-48) 3. Application for Subdivision – Final Plat (Case No. PZ 2021-49) C. Subject Area Property Map D. Platte 38, Preliminary Plat (prepared by Renaissance Infrastructure Consulting; dated December 8, 2021)

1. Sheet 1 (Title Sheet)
 2. Sheet 2 (Preliminary Plat)
 3. Sheet 3 (Existing Conditions)
 4. Sheet 4 (Development Plan)
 5. Sheet 5 (Grading Plan)
 6. Sheet 6 (Utility Plan)
- E. Final Plat, Platte 38 (prepared by Renaissance Infrastructure Consulting; dated December 8, 2021)
 - F. City of Parkville staff review comments (prepared by Stephen Lachky; dated November 17, 2021)
 - G. Case No. PZ 2021-14 (Platte 38 – Preliminary Development Plan) review comments from the Planning and Zoning Commission
 1. Barbara Wassmer comments
 2. Dean Katerndahl comments
 3. John Delich comments
 4. Kathleen Leibrand comments
 5. Michael Wright comments
 - H. Additional exhibits as may be presented at the public hearing

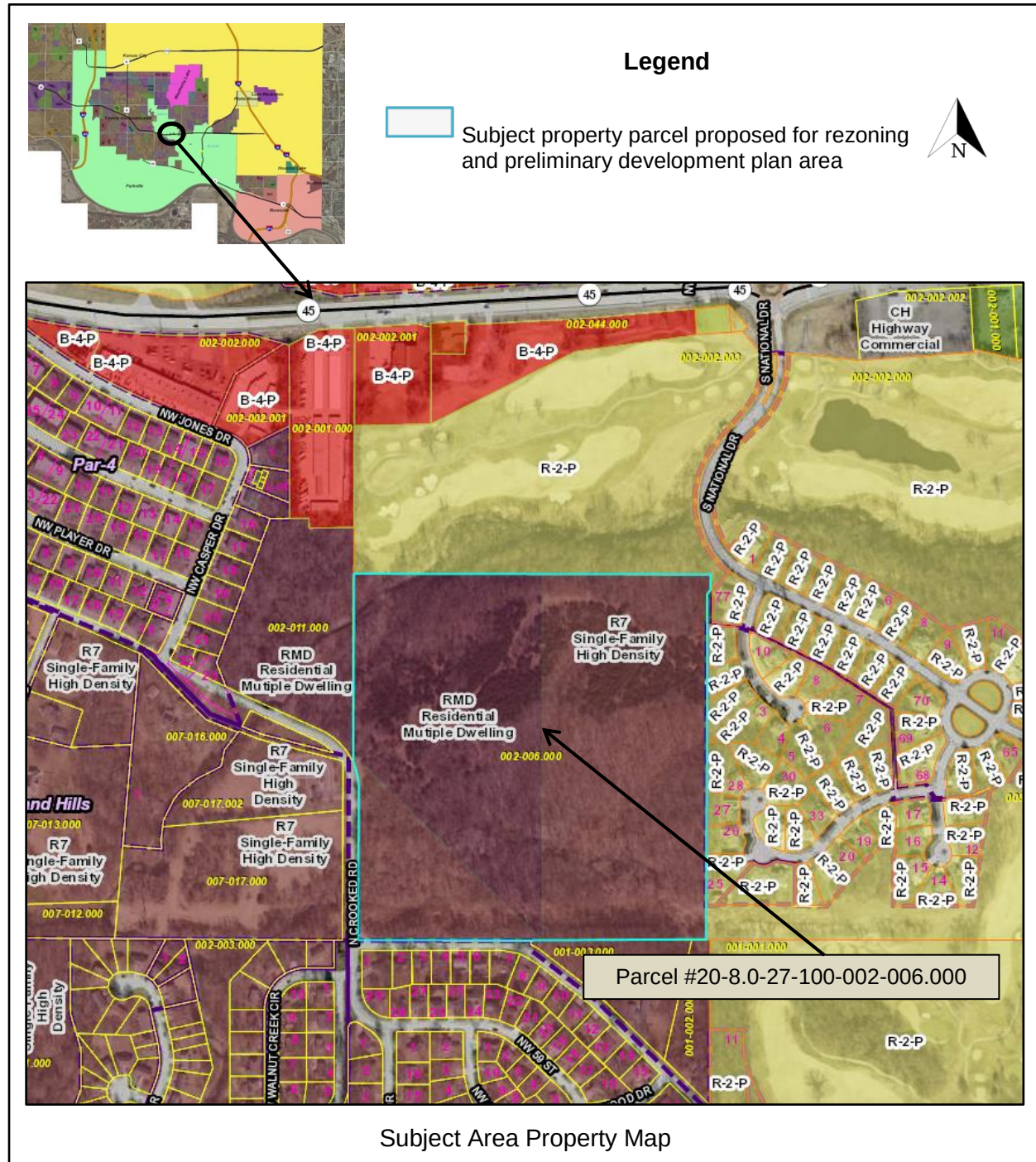
By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 1. Section 403.030 Zoning Map Amendment
 2. Section 403.040 Master Planned Development
 3. Chapter 404 Subdivision Regulations
 4. Section 405.010 Zoning Districts Established
 5. Section 405.020 Districts & Uses
 6. Section 405.030 Standards Applicable to All Districts
 7. Appendix B. Great Trees for the Kansas City Region
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper on November 24, 2021
- E. Hearing notice published on the Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)
- F. Planning and Zoning Commission (February 9, 2021) Special Workshop Agenda
- G. Planning and Zoning Commission (February 9, 2021) Special Workshop Video Recording (<https://vimeo.com/532352965>)
- H. Macro Storm Water Drainage Study, Platte 38, City of Parkville, Missouri (prepared by Renaissance Infrastructure Consulting; dated April 2021)
- I. Macro Storm Water Drainage Study, Platte 38, City of Parkville, Missouri (prepared by Renaissance Infrastructure Consulting; dated December 2021)
- J. Platte 38 Traffic Impact Study Report – On-Call Traffic Engineering Review (prepared by David J. Mennenga, P.E., PTOE, George Butler Associates, Inc.; dated April 28, 2021)

- K. E-mail correspondence – RE: Updated Traffic Study (prepared by David J. Mennenga, P.E., PTOE, George Butler Associates, Inc.; dated August 3, 2021)
- L. Traffic Impact Study, Parkville Multifamily (prepared by Janelle Clayton, PE, PTOE, Merge Midwest Engineering; dated April 7, 2021)
- M. Parkville Multifamily Traffic Impact Study Alternate Access (Inbound Only at S National Drive) Parkville, MO (prepared by Janelle Clayton, PE, PTOE, Merge Midwest Engineering; dated May 10, 2021)
- N. Preliminary Review for Platte 38 Site (prepared by Sarah Beers, P.E., VSM Engineering, LLC; dated April 29, 2021)
- O. South National Crime Stats (prepared by Kevin Chrisman, Chief of Police, Parkville Police Department; dated April 26, 2021)
- P. Utility Provider Verification Correspondence
 - 1. Spire Energy (Chris Collins, Area-Manager, Construction Engineering; dated April 16, 2021)
 - 2. Platte County Regional Sewer District (Dan Koch, Executive Director; dated April 20, 2021)
 - 3. Missouri American Water (Roger Sparks, Project Manager; dated April 21, 2021)
 - 4. Platte County Planning and Zoning (Jason Halterman, Assistant Director; dated April 29, 2021)
 - 5. Missouri Department of Transportation (Melissa Roberts, Traffic Specialist; dated May 5, 2021)
 - 6. Parkville Special Road District (Brett A. Cox, P.E., Project Manager, Renaissance Infrastructure Consulting; dated May 7, 2021)
 - 7. Evergy (Melissa Feltes, General Design Technician; dated June 10, 2021)
- Q. Professional Resume – Stephen Lachky, Community Development Director
- R. Professional Resume – Brad Stanton, Planner
- S. Professional Resume – Alysén Abel, Public Works Director
- T. Case No. PZ 2021-14 Platte 38 – Preliminary Development Plan
- U. Public comments associated with Case No. PZ 2021-14

Overview

The applications propose voluntary annexation of the subject property into the City of Parkville municipal limits, and rezoning Platte County parcel #20-8.0-27-100-002-006.000 (38.24 acres, more or less) from Platte County "RMD" Residential Multiple Dwelling and "R7" Single-Family High Density to Parkville City "R-4" Mixed-Density Residential and "R-2" Single-Family Residential in conjunction with a preliminary plat and final plat for Platte 38, a residential development consisting of 27 lots for duplexes and 9 lots for detached homes with access off of N Crooked Rd in Unincorporated Platte County, MO 64152. The subject property is currently undeveloped.



Background

The Application for Zoning Map Amendment (Case No. PZ 2021-13) previously went before the Planning and Zoning Commission on May 11, 2021; June 8, 2021; July 13, 2021 and August 10, 2021 in conjunction with an Application for Preliminary Development Plan for Platte 38. The applications previously proposed rezoning the subject property to City of Parkville “R-5-P” Multi-Family Residential and “R-4-P” Mixed-Density Residential in conjunction with a preliminary development plan consisting of a 4-story condominium building (158 units) and 21 lots for duplexes; however, the applications were recommended denial (vote 6-0) by the Planning and Zoning Commission. On September 7, 2021 the Board of Aldermen recommended (vote 5-3) to return the applications to the Planning and Zoning Commission at their December 14, 2021 regular meeting in order to provide the applicant an opportunity to make revisions to address review comments and concerns raised by the Commission and its recommendation for denial (see Exhibit G).

Public Notifications

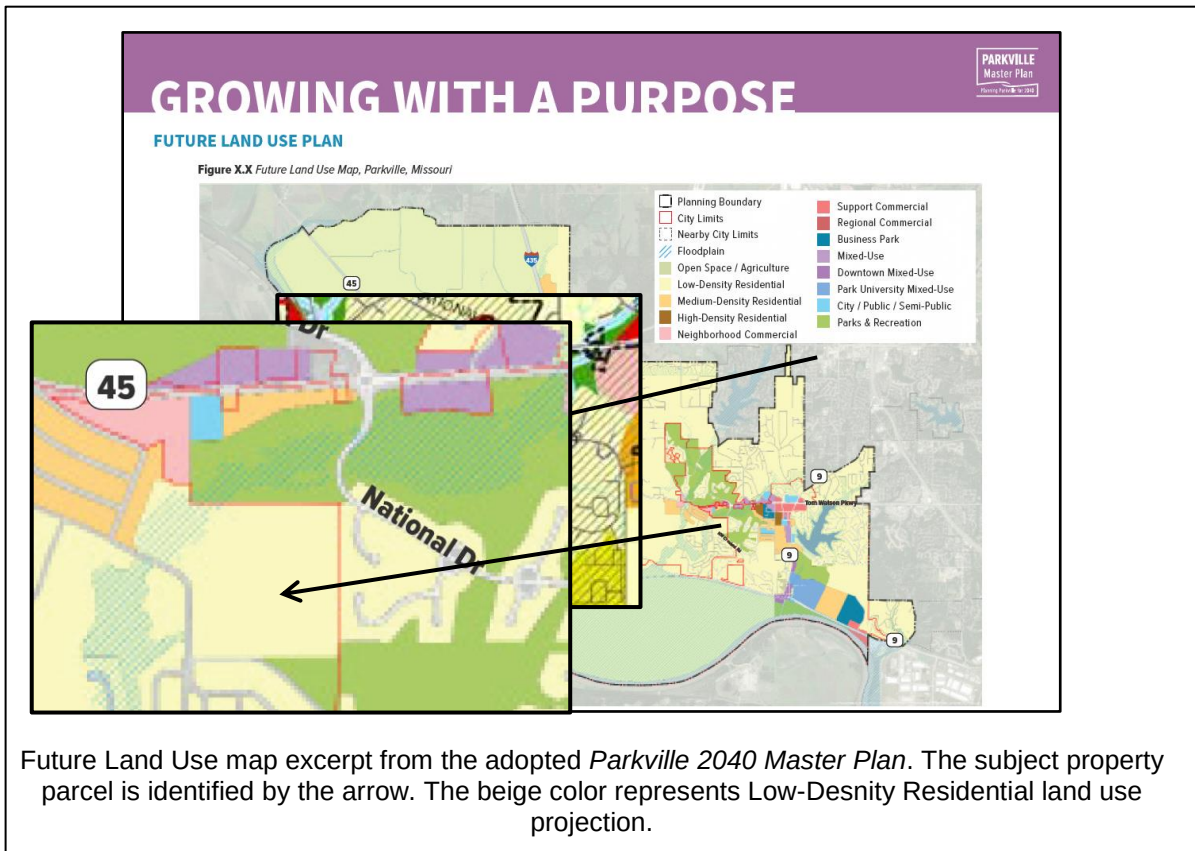
These applications have been reviewed against the City of Parkville’s Development Code, including the applicable general requirements in Table 403-1, Section 403.010, Section 403.030, Section 403.040, and Section 403.050. Per these requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on November 24, 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 via certified mail was provided to all property owners within 185 ft. of the subject properties. Furthermore, at each public hearing when the Planning and Zoning Commission’s action was recommendation of postponement of both applications to the next regular meeting of the Planning and Zoning Commission, the date & time of said continued hearing was announced.

Zoning Map Amendment – Review and Analysis

The application (Case No. PZ 2021-13) has been reviewed against the Parkville Municipal Code, including the applicable “R-4” and “R-2” zoning district regulations, the adopted *Parkville 2040 Master Plan (2021)* and its Future Land Use Map. Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff’s findings and conclusions.

- 1. The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and relationship with uses existing or anticipated in surrounding districts.**

The *Parkville 2040 Master Plan* projects Low-Density Residential land use for the subject property. This use is primarily comprised of single-family residential detached, single-family residential bi-attached, single-family residential +1 accessory dwelling unit, civic uses, schools and churches. The *Parkville 2040 Master Plan* finds that one (1) to five (5) dwelling units per acre is appropriate for this typology.



It's important to understand that Future Land Use Map within the *Parkville 2040 Master Plan* is but one means of conveying future development projections; and are not intended to function alone or be the sole determinant for deciding whether or not a specific zoning district is appropriate or not. Table 405-1 of the Title IV – Development Code also states, “*Nothing in the table or plan would preclude the finding that a different application of the zoning districts is also consistent with the Future Land Use element of the Master Plan, or other more specific plans if the context of a specific application, and the goals, policies and strategies of the plan support that finding.*” For example, sections of the *Parkville 2040 Master Plan* state the importance of considering housing choice and diversity in land use decisions:

Parkville 2040 Master Plan (2021)

“Parkville’s housing stock today is primarily composed of single-family detached residential homes and neighborhoods... By diversifying the housing stock in Parkville, the community will be able to welcome more residents young and old who may not desire or be ready for home ownership. It will increase the availability of housing for Park University students. New families or households moving to Parkville will be able to find temporary transitional housing while they search for their permanent home. Likewise, housing choice will provide realistic options for lower-income households.”

“Housing choice helps build resiliency, especially in suburban communities. Typically, multifamily housing is a tax positive for communities compared to the service cost to benefit ratio of single-family, low density housing alone. It provides

options for people from all backgrounds, ages, and income levels. The quality of multifamily housing can be managed through the use of design standards that call for high quality building materials, durability and quality site design.”

2. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.

To the north of the subject property is golf course hole #8 of The Deuce at The National Golf Club of Kansas City. To the south of the subject property (across from N Crooked Rd) is the Walnut Creek Acres No. 4 subdivision in Unincorporated Platte County (zoned Platte County “R-7” Single-Family High Density) and consisting of single-family detached homes. Immediately adjacent to the east are single-family detached homes in The National 7th subdivision (zoned City of Parkville “R-2-P” Single-Family Residential). And to the west (across from N Crooked Rd) is the Talented Tots Learning Center (10801 N Crooked Rd) and The Links At Parkville multi-family apartments in the Par-4 subdivision in Unincorporated Platte County (zoned Platte County “RMD” Residential Multiple Dwelling). Based on the character of existing uses and their proximity to the subject property area — including existing topography, vegetation, and property size — staff finds:

- The proposed “R-4” Mixed-Density Residential district is appropriate and compatible to the character of the surrounding neighborhoods.
- The proposed “R-2” Single-Family Residential district is appropriate and compatible to the character of the surrounding neighborhoods.

3. The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.

In conjunction with the proposed preliminary plat (Case No. PZ 2021-48) and final plat (Case No. PZ 2021-49), the application for zoning map amendment furthers the intent of accommodating residential development consisting of 27 lots for duplex and 9 lots for detached home uses. Specifically, the rezoning would support the Platte 38 development.

4. Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.

The application for zoning map amendment is proposed in conjunction with a preliminary plat (Case No. PZ 2021-48) and final plat (Case No. PZ 2021-49). The “R-4” Mixed-Density Residential district provides residential living in a medium-density neighborhood setting and compact, walkable character. The district provides primarily detached houses and integrates a range of small-scale, civic and multi-unit building types at strategic locations. This district should have strong connections to a broad range of amenities, retail needs and support services to promote walkable patterns. The “R-2” Single-Family Residential district provides residential living in a low-density neighborhood setting and open character, with access to supporting uses such as schools, churches, parks and other public facilities which reinforce residential neighborhoods.

5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.

The proposed rezoning does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire and the ability to maintain the peace. Staff reached out to local utility providers — electricity, natural gas, water, sanitary sewer — as well as the Southern Platte Fire Protection District (SPFPD), Missouri Department of Transportation (MoDOT) and Park Hill School District (PHSD), Platte County Planning and Zoning Department, and Parkville Special Roads District. See Exhibits P.1-P.7 by Reference for more information. Additionally, staff coordinated with Dean Cull, SPFPD Fire Marshall, who has reviewed the preliminary plat and final plat to determine if adequate fire protection can be provided.

6. The effect of approval on the condition or value of property in the city or in the vicinity including the likelihood of surrounding areas to be developed in accordance with the Master Plan.

Currently the total assessed valuation of the 38.24 acre (more or less) subject property is \$1,035. Per Platte County Collector's Office tax records, Platte County collected a total of \$80.22 in taxes for the year 2020. Approval of the zoning map amendment would substantially increase the value of the subject property parcels, as the parcels would be rezoned to a City of Parkville district and be permitted for the variety of residential uses allowed by the City's Title IV – Development Code. In turn, the rezoning would increase taxable assessments on the subject property once developed to the extent of the associated preliminary development plans.

7. The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.

The application has been reviewed against the Parkville Municipal Code, including the applicable "R-4" and "R-2" zoning district regulations; as well as the adopted *Parkville 2040 Master Plan* and its Future Land Use Map. The "R-4" district can be consistent with both master plan's future land use projections, character of the existing surrounding neighborhoods, and uses permitted in said district based on the proposed use of duplexes; and the "R-2" district is consistent with the master plan's future land use projections, character of existing surrounding neighborhoods, and uses permit in said district.

8. The recommendations of professional staff or other technical reviews associated with the application.

Aside from staff's analysis and recommendations contained within the *Parkville 2040 Master Plan*, staff received technical assistance from the Parkville Police Department after receiving concerns from residents and adjacent property owners regarding existing crime in The South National neighborhoods and frequency of motor vehicle crashes already along S National Dr., as well as potential crime and motor vehicle crashes that would result from proposed development on the subject property.

Crime Statistics

The Parkville Police Department provided crime statistics for The South National neighborhoods from January 1, 2020 – April 26, 2021 (see Exhibit O by Reference). In summary, there was a total of three (3) thefts from automobiles and four (4) burglaries. Our Chief of Police, Kevin Chrisman, stated that all of them would have been prevented

if 1) residents closed their garage doors at night; and 2) locked their cars while unattended.

Motor Vehicle Crashes

The Parkville Police Department also provided motor vehicle crash statistics for The South National neighborhoods from January 1, 2020 – April 26, 2021 (see Exhibit O by Reference). In summary, there were no Property Damage Only, Minor Injury, Serious Injury, or Fatality incidents in The South National neighborhoods; rather, there was one (1) injury crash but it occurred within the N National Dr. / MO-Hwy 45 roundabout.

Subdivision – Preliminary Plat – Review and Analysis

Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Preliminary plats are larger division of land that enable new ownership and development patterns; or which impact public facilities or land, and are proposed in a preliminary or conceptual format to prepare for detailed engineering and design facilities.

Parkville Municipal Code, Section 403.020, Subsection D. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary plat is appropriate. The following are staff's findings and conclusions for the preliminary plat application (Case No. PZ 2021-48).

1. The application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.

The preliminary plat proposes 27 lots for duplex uses and 9 lots for single-family homes which is in accordance with the *Parkville Master Plan's* projection of Low-Density Residential future land use. The preliminary plat has a main point of access off of N Crooked Road, does not contain any dead end streets, and contains circulation and streets connecting to each lot. Genesis Dr. serves as the main public thoroughfare through the development, and is bisected by Brink Place which provides access to Overlook Lane to the north; and a total of four cul-de-sacs are utilized. Utility easements are provided on all lots for utility service purposes, and are accessible from the public right-of-way for each block.

The proposed layout meets the City's guidance for block size and street design types as detailed in Section 404.010 Street Networks and Design. Dean Cull, Southern Platte Fire Protection District (SPFPD) Fire Marshall, has also reviewed the preliminary plat layout against the requirements of the 2018 International Fire Code and determined additional requirements need to be met as a result of the development having more than 30 dwelling units on a single public or private fire apparatus access road (see Exhibit F).

In terms of civic and open space, the subject area resembles the "Suburban" planning context (i.e., areas removed from walkable centers, commercial corridors or large scale projects arranged around a campus). Section 404.020 prefers Park, Trail/Greenway, or Green open space typologies for this planning context. The preliminary plat proposes three large tracts of common open space for stormwater detention and buffer space — specifically Tract C against the adjacent The National 7th subdivision to the east. Additionally, the preliminary plat includes natural area to the south to preserve vegetation around an existing creek.

2. Compliance with the requirements of the Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

The preliminary plat meets the requirements of the Development Code for blocks and lot standards (i.e., height, area and bulk standards). Block sizes are between 300-750 ft., which fits the planning context of a “Suburban” area — areas removed from walkable centers, commercial corridors or large scale projects arranged around a campus. “R-4” district standards require a minimum area (5,000-8,000 sq. ft.), width (50 ft.) and building coverage (40%) requirements to be met; and “R-2” district standards require a minimum area (7,500 sq. ft.), width (75 ft.) and depth (100 ft.) requirements to be met. The preliminary plat meets all of these standards.

3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

Following a special workshop with the Planning and Zoning Commission on February 9, 2021, the applicant made contact with Dale Brouk of Homeowner Association (HOA) of The National Golf Club of Kansas City. The development concept was then shared with the HOA’s Board and discussed at a subsequent HOA meeting to become a part of the HOA. Concerns raised by the Board during their meeting included:

- Traffic onto S National Dr. (and the preference of not having a thru-street connection between S National Dr. and N Crooked Rd.)
- The development needs to have its own amenities
- The development must become part of the City of Parkville
- More discussing to be forthcoming and shared with the Board

On April 21, 2021 the applicant, Todd Kobayashi, met with residents of The South National neighborhoods and HOA members to hear their concerns and address them if possible. The biggest concerns revolved around cut-thru traffic, and if there was a way for the development to address it, including a one-way (entrance-only) off of S National Dr. or eliminating all access off of S National Dr. The proposed version of the preliminary plat contains a single point of access off of N Crooked Road. The applicant proposes to complete the development in one phase.

4. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

All proposed and required improvements (e.g., streets, sidewalks) will need to meet American Public Works Association (APWA) Standards Specifications and Design Criteria, the City’s storm drainage standards per Section 404.040, and stormwater management best management practices per Section 407.050. The applicant had previously submitted a Macro Storm Water Drainage Study for a previous project on the subject property containing a 4-story condominium building (158 units) and 21 lots for duplexes (see Exhibit H by Reference), which contains an assessment outlining the stormwater management needs for the site, detailing the proposed stormwater management infrastructure and rationale for why it’s being used. As a result of the revised development layout per the proposed preliminary plat, our Public Works Director has requested an update to the study. The applicant has since revised their stormwater

drainage study via submittal of Stormwater Management Study (see Exhibit I by Reference).

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.

This application does not deter any existing or future development on the adjacent properties from meeting the goals and policies of the Master Plan. To the north of the subject property is golf course hole #8 of The Deuce at The National Golf Club of Kansas City. To the south of the subject property (across from N Crooked Rd) is the Walnut Creek Acres No. 4 subdivision in Unincorporated Platte County (zoned Platte County “R-7” Single-Family High Density) and consisting of single-family detached homes. Immediately adjacent to the east are single-family detached homes in The National 7th subdivision (zoned City of Parkville “R-2-P” Single-Family Residential). And to the west (across from N Crooked Rd) is the Talented Tots Learning Center (10801 N Crooked Rd) and The Links At Parkville multi-family apartments in the Par-4 subdivision in Unincorporated Platte County (zoned Platte County “RMD” Residential Multiple Dwelling). Based on the character of existing uses and their proximity to the subject property area — including existing topography, vegetation, and property size — any impacts on adjacent property from the proposed preliminary plat are expected to be minimal, if any.

6. The design does not impede the construction of anticipated or planned future public infrastructure within the area.

The design and layout of the preliminary plat for Platte 38 does not impede the construction of anticipated or planned future public infrastructure in the general area as indicated by utility provider correspondence (see Exhibits P.1-P.7 by Reference). Staff reached out to local utility providers — electricity, natural gas, water, sanitary sewer — as well as the Southern Platte Fire Protection District (SPFPD), Missouri Department of Transportation (MoDOT) and Park Hill School District (PHSD), Platte County Planning and Zoning Department, and Parkville Special Roads District.

7. The recommendations of professional staff, or any other public entity asked to officially review the plat.

When reviewing development applications (including platting applications), City staff consults with Dean Cull, Fire Marshal with the Southern Platte Fire Protection District (SPFPD). He concluded that the width of the streets (measured front-of-curb to front-of-curb) and radius of the cul-de-sacs were wide enough to support turning movements for their standard Pierce Fire Truck (duel axle; 110 ft. ladder). SPFPD also reviewed the preliminary plat layout against the requirements of the 2018 International Fire Code and determined additional requirements need to be met as a result of the development having more than 30 dwelling units on a single public or private fire apparatus access road (see Exhibit F).

Subdivision – Final Plat – Review and Analysis

Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Preliminary plats are larger division of land that enable new ownership and development patterns; or which impact public facilities or land, and are proposed in a preliminary or conceptual format to prepare for detailed engineering and design facilities.

Parkville Municipal Code, Section 403.020, Subsection D. provides criteria for how the Planning and Zoning Commission shall determine if a final plat is appropriate. The following are staff's findings and conclusions for the preliminary plat application (Case No. PZ 2021-49).

- 1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.**

The layout and design of the final plant does not deviate any from the preliminary plat application (Case No. PZ 2021-48) with regards to the number of lots or parcels, the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

- 2. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.**

The applicant will be required to submit street and storm sewer plans for review by the Public Works Department, as well as an updated Macro Storm Water Drainage Study (see Application for Subdivision – Preliminary Plat review criteria #4 above). The City's Public Works Director, Alysén Abel, will be reviewing the street and storm sewer plans per APWA Standards Specifications and Design Criteria, the City's storm drainage standards per Section 404.040, and stormwater management best management practices per Section 407.050. The City's on-call stormwater hydrology engineer, VSM Engineering, LLC, will conduct an independent review of the updated stormwater drainage study (see Exhibit I by Reference).

- 3. The phasing and timing of public improvements ensures construction and performance guarantees.**

The applicant proposes to complete the development in one phase. Completion of public improvements (e.g., sidewalks, streets) will be required prior to the issuance of building permits for the lots. Per Parkville Municipal Code, Section 505.080, the Board of Aldermen must accept public improvements prior to the issuance of building permits. Per this Section, the Board must also approve the maintenance bond in an amount equal to 50% of the cost of the improvements and guaranteeing against defects in the construction of streets for a period of 2 years. The applicant will be required to design and construct public improvements in accordance with American Public Works Association (APWA) design standards and construction specifications. Furthermore, the City's Public Works Construction Inspector will work closely with the developer to ensure public improvements are constructed in accordance with the approved plans.

- 4. Any deviation in the final plat from the preliminary plat brings the application in further compliance with the Master Plan and the purposes and intent of this code.** The final plat application does not deviate any from the preliminary plat application (Case No. PZ 2021-48). Per staff's review of the application for subdivision – preliminary plat against the requirements of Section 403.020, Subsection D, it is determined that the application is in accordance with the *Parkville Master Plan* and purposes and intent of the Development Code.

- 5. The recommendations of professional staff, or any other public entity asked to officially review the plat.**

When reviewing development applications (including platting applications), City staff consults with Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD). He concluded that the width of the streets (measured front-of-curb to front-of-curb) and radius of the cul-de-sacs were wide enough to support turning movements for their standard Pierce Fire Truck (duel axle; 110 ft. ladder). SPFPD also reviewed the preliminary plat layout against the requirements of the 2018 International Fire Code and determined additional requirements need to be met as a result of the development having more than 30 dwelling units on a single public or private fire apparatus access road (see Exhibit F).

Staff Conclusions and Recommendations

Zoning Map Amendment

Staff concludes that: The proposed “R-4” district can be consistent with the future land use projections of the *Parkville 2040 Master Plan*, and is appropriate and compatible to the character of the existing surrounding neighborhoods based on the proposed use of duplexes; and the proposed “R-2” district is consistent with the future land use projections of the *Parkville 2040 Master Plan*, character of existing surrounding neighborhoods, and uses permit in said district. The Application for Zoning Map Amendment complies with the requirements of the Title IV – Development Code as shown in the accompanying Platte 38 preliminary plat (Case No. PZ 2021-48) and final plat (Case No. PZ 2021-49); does not appear to significantly impact the ability for the City or governmental agencies to respond with public and emergency services (including police, fire and the ability to maintain the peace); would substantially increase the value of the subject property parcels if developed to the extent of the associated Platte 38 preliminary plat and final plat; and would allow for a variety of residential uses, all of which are currently permitted on the subject property via the existing Platte County “RMD” and “R-7” zoning designations.

Preliminary Plat

Staff concludes that: The proposed preliminary plat is in accordance with the *Parkville 2040 Master Plan* in terms of physical patterns, arrangement of streets, blocks, lots and open spaces; said blocks and lots are compliant with the building type, lot size and building standards of the Title IV – Development Code for the proposed “R-4” and “R-2” zoning districts; the applicant has coordinated with The National Golf Club of Kansas City, specifically the President HOA regarding possibilities for integration and connection with existing neighborhoods; the Public Works Department will review all proposed and required improvements (e.g., streets, sidewalks) per APWA standards, and will require the updated stormwater drainage study to be reviewed against the City’s storm drainage standards and stormwater management best practices; the preliminary plat does not deter any existing or future development on adjacent property from meeting the goals and policies of the *Parkville 2040 Master Plan*; nor will the design and layout of the preliminary plat impede the construction of anticipated or planned future public infrastructure within the area; and the preliminary plat has been reviewed by professional staff from SPFPD.

Final Plat

Staff concludes that: The proposed final plat is substantially consistent with the preliminary plat (Case No. PZ 2021-48); the construction plans for any utilities, infrastructure or public facilities meets all technical specifications; the phasing and timing of public improvements ensures construction and performance guarantees; there are no deviations from the preliminary plat; the final plat is in accordance with the *Parkville 2040 Master Plan*; and the final plat has been reviewed by professional staff from SPFPD.

Following review, staff recommends approval of the Application for Zoning Map Amendment (Case No. PZ 2021-13), Application for Subdivision – Preliminary Plat (Case No. PZ 2021-48), and Application for Subdivision – Final Plat (Case No. PZ 2021-49). Staff bases this decision on the merits of the applications and findings and conclusions in this staff analysis report, subject to the following conditions:

Zoning Map Amendment

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in associated preliminary development plan currently located outside of the existing City boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.
- The subject property be platted via an Application for Subdivision – Final Plat to allow for the zoning layout per the Preliminary Development Plan.

Preliminary Plat

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in the associated preliminary plat currently located outside of the existing City boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.
- The subject property be platted via an Application for Subdivision – Final Plat — prior to construction permits being issued — in order to accommodate the lots and tracts for the proposed preliminary plat.
- Submittal of street and storm sewer plans to the Public Works Department for review.
- The Public Works Department review the updated stormwater drainage study, and the applicant address comments/findings from the City's independent review (to be performed by VSM Engineering, LLC) for said updated stormwater drainage study.
- All requirements of the 2018 International Fire Code (IFC) be met per review of the preliminary plat by the Southern Platte Fire Protection District (SPFPD) — including but not limited to, the location of fire hydrants and standards within Appendix D, Section D107: One or Two Family residential developments.
- Any other conditions the Planning and Zoning Commission determines are necessary.

Final Plat

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in the associated final plat currently located outside of the existing City boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.
- Submittal of street and storm sewer plans to the Public Works Department for review.
- The Public Works Department review the updated stormwater drainage study, and the applicant address comments/findings from the City's independent review (to be performed by VSM Engineering, LLC) for said updated stormwater drainage study.
- All requirements of the 2018 International Fire Code (IFC) be met per review of the preliminary plat by the Southern Platte Fire Protection District (SPFPD) — including but not limited to, the location of fire hydrants and standards within Appendix D, Section D107: One or Two Family residential developments.
- The Board of Aldermen acceptance of cash in lieu of park land dedication as allowed by Parkville Municipal Code, Section 404.020.
- The payment of public improvement fees as required by Parkville Municipal Code, Chapter 800 Fee Ordinance.
- Any other conditions the Planning and Zoning Commission determines are necessary.

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 Zoning Map Amendment, Application for Subdivision – Preliminary Plat, and Application for Subdivision – Final Plat, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, 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 for the Application for Zoning Map Amendment and Application for Subdivision – Final Plat will be forwarded to the Board of Aldermen on January 4, 2022 for first action.

End of Memorandum



12-03-2021

Stephen Lachky, AICP, CPM, CFM

Date



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 Zoning Map Amendment

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

1. Applicant / Contact Information

Applicant(s)

Name: Todd Kobayashi Genesis Companies

Address: 4420 Madison Ave, Ste 104

City, State: KCMO

Phone: 804-221-8746 Fax: _____

E-mail: ToddK@builtbygenesis.com

Engineer/Surveyor(s) preparing legal description

Name: Dustin Burton - RIC

Address: 1815 McGee, Ste 200

City, State: KCMO

Phone: 913.832.5683 Fax: _____

E-mail: dburton@ric-consult.com

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

Name: Parkville 38, LLC

Address: 4420 Madison Ave, Suite 104

City, State: Kansas City, MO

Phone: (816) 520-2233 Fax: _____

E-mail: toddK@builtbygenesis.com

Contact Person, if different from applicant(s)

Name: _____

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 rezoning 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)

T. Kobayashi

Date: 4-8-21

Property Owner's Signature (Required)

Steven Brink

Date: 4-7-21

2. Property Information

Legal description: Attach a separate sheet with complete writing and graphical legal description of the subject property.

Property address / general location:

38 acres between Crooked Rd. and MO-45 highway, west of S. National Drive

Parcel ID Number: 002-006.000

Present zoning: RMD / R7

Proposed zoning: R-5-P

Present use of the property:

Undeveloped, wooded land

Length of use:

50+ years

All that part of the Northeast Quarter of Section 27, Township 51 North, Range 34 West of the Fifth Principal Meridian in Platte County, Missouri, being more particularly described by Jed A.M. Baughman, PLS #2014020708 of Renaissance Infrastructure Consulting, Inc. as follows:

Commencing at the Northwest Corner of said Northeast Quarter;

thence South 00°13'30" West, along the West line of said Northeast Quarter, a distance of 1321.18 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter, said point being the Point of Beginning;

thence leaving said West line and along the North line of said Southwest Quarter, North 89°59'23" East, a distance of 405.69 feet;

thence leaving said North line, North 44°33'49" East, a distance of 152.72 feet;

thence North 89°59'23" East, a distance of 768.54 feet to a point on the West line of Tract B, AMENDED PLAT, THE NATIONAL-FOURTH PLAT;

thence Southeasterly along said West line, on a curve to the left having a radius of 335.00 feet, with a chord bearing South 31°37'23" East and a chord distance of 59.66 feet, an arc distance of 59.74 feet to a point on the East line of the Northwest Quarter of said Northeast Quarter;

thence South 00°11'06" West, along said East line, a distance of 57.98 feet to the Southeast Corner of said Northwest Quarter;

thence South 00°11'06" West, along the East line of said Southwest Quarter, a distance of 1320.43 feet to the Southeast Corner of said Southwest Quarter;

thence South 89°57'25" West, along the South line of said Southwest Quarter, a distance of 1293.41 feet to a point on the East right-of-way line of Crooked Road, as now established;

thence along said East right-of-way line, North 00°13'30" East, a distance of 676.25 feet;

thence continuing along said East right-of-way line, North 75°40'30" West, a distance of 20.62 feet to a point on the West line of said Northeast Quarter;

thence leaving said East right-of-way line and along said West line, North 00°13'30" East, a distance of 639.81 feet to the Point of Beginning, containing 1,812,559 square feet, or 41.611 acres, more or less.



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 Subdivision – Preliminary Plat

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

1. Applicant/Contact Information

Applicant(s)

Name: Todd Kobayashi
Address: 4420 Madison Ave
City, State: Kansas City, MO
Phone: 804-221-8746 Fax: _____
E-mail: toddke@builtbygenesis.com

Engineer/Surveyor(s) preparing plat & legal description

Name: Dustin Burton, PE
Address: 1815 McGee St
City, State: KCMO, 64108
Phone: 913.832.5683 Fax: _____
E-mail: dburton@ric-consult.com

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

Name: Platte Land Partners, LLC
Address: 4420 Madison Ave
City, State: Kansas City, MO
Phone: 816-520-2233 Fax: _____
E-mail: Philip@builtbygenesis.com

Contact Person, if different from applicant(s)

Name: Philip Goforth
Address: 4420 Madison Ave
City, State: Kansas City, MO
Phone: 816-520-2233 Fax: _____
E-mail: Philip@builtbygenesis.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 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)

T. Kobayashi

Date: 11-1-21

Property Owner's Signature (Required)

Philip Goforth

Date: 11-1-21

2. Property Information

Proposed name of subdivision: Platte 38

Current use(s) of the property: Undeveloped, wooded land

Current zoning district: RMD/R7

Acreage open space: 20.84 Ac

Proposed zoning: R2/R4

Density of development: 1.51 DU/Ac

Minimum lot size: 13,502

3. Signatures of Acknowledgement

The following signatures by authorized representatives indicate the entity had notice of the intent to subdivide and, pending detailed plan review can provide their applicable service to the proposed development. A signed letter from the entity may be submitted in place of a signature.

 Water District (PWSD #1 or Missouri American Water Co.)
 816.891.9141 816.741.2992

 South Platte Fire Protection District (SPFPD)
 816.741.2900

 Sanitary sewer/septic (PCRS, Parkville Public Works or Platte County Health Department)
 816.858-2052 816.741.7676 816.858.2412

 Streets (Parkville Public Works)
 816.741.7676

 Missouri Department of Transportation (for access/adjacent to a state maintained roadway)
 816.622-0414

 Electricity (KCP&L)
 816.471.5275

 Natural Gas (Spire Energy DBA Missouri Gas Energy)
 816.756.5252

 School District (Park Hill or Platte County)
 816.741.1521 816.858.2822

4. Public Improvements

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

Length of proposed new roadways: 2,450 L.F

Proposed surface material: Asphalt Surface Maximum grade: ~10%

General character of the neighborhood: Residential - Mix of Duplex and single family

Are area streets and utilities sufficient to serve the property once subdivided? 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 application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
2. Compliance with the requirements of the Development Code, and in particular the blocks and lots proposed is capable of meeting all development and site design standards under the existing or proposed zoning.
3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
4. How any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
5. How the application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.
6. How the design does not impede the construction of anticipated or planned future public infrastructure in the area.
7. Any other information relevant to the application.

5. Checklist of required submittals

- ☐ Completed application with authorization signatures of service providers.
- ☐ Application fee of \$300.00, plus \$5.00 per lot or tract. *This fee shall include the expense of initial engineering review, plus the expense of reviewing one re-submittal. All other expenses including, but not limited to, consulting fees, attorney fees, reproduction costs, mailing costs, and other expenses resulting from the necessary review, processing, filing, recording, and action on said applications or permits, shall be borne by the sub-divider based on actual costs.*
- ☐ Deed with owner's name and legal description of property to be platted.
- ☐ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the preliminary plat containing the requirements outlined in Section 403.020 Subsection D. of the Development Code for initial staff and entity review. Additional large size copies may be requested following review by staff.
- ☐ Drainage plan containing the requirements outlined in Parkville Municipal Code Title IV, Section 404.030 Subsection C3.

For City Use Only

Application 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. Subdivision – Preliminary Plat checklist for staff review

1. Basic Information

- a. Name of the plat, phase and/or number if applicable
- b. Name, address, contact information of person / registered surveyor or firm that prepared the plat
- c. Date plat was prepared, including any revision dates

2. Plat Information

- a. Full property/legal description
- b. Total land area in square feet and acres of property
- c. Boundary survey notes
- d. Dedication language for property to be subdivided
- e. Easement language for easements to be granted to utility companies franchised to operate in Parkville, Mo.
- f. Open space dedication if applicable

3. Plat Drawing

- a. Graphic, engineering scale
- b. North arrow
- c. Monumentation/symbology legend
- d. Vicinity map identifying boundaries and location of property in relation to City
- e. Property lines and lot dimensions with total land area in square feet and acres
- f. Numbering of all lots (Lot 1, Lot 2, Lot 3, etc.)
- g. Lettering of all tracts (Tract A, Tract B, Tract C, etc.)
- h. Watermark designation with labeling of any previously platted lots or tracts
- i. Proposed rights-of-way, public and/or private streets with dimensions, centerlines and names
- j. Proposed easements for access or utilities
- k. Dimensions of all radii, acres, points of tangency, central angles and lengths of curves
- l. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable

4. Signature Information

- a. Signature line with date for property owner(s) and notary public
- b. Signature line with date for Mayor (with full name), City Clerk (with full name), and Community Development Director (with full name) of the City of Parkville
- c. Ordinance number with date that the ordinance was passed by the Board of Aldermen
- d. Signature line with date for surveyor's certification (to be signed & stamped on all plat copies to be recorded)



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 Subdivision – Final Plat

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

1. Applicant/Contact Information

Applicant(s)

Name: Todd Kobayashi
Address: 4420 Madison Ave
City, State: Kansas City, MO
Phone: 913-221-5746 Fax: _____
E-mail: todd.k@builtbygenesis.com

Engineer and/or surveyor(s) preparing plat & legal desc.

Name: Dustin Burton, PE
Address: 1815 McGee, Ste 200
City, State: KCMO, 64113
Phone: 913.832.5683 Fax: _____
E-mail: dburton@ric-consult.com

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

Name: Platte Land Partners
Address: 4420 Madison Ave
City, State: Kansas City, MO
Phone: 816-520-2233 Fax: _____
E-mail: Philip@builtbygenesis.com

Contact Person, if different from applicant(s)

Name: Philip Goeth
Address: 4420 Madison Ave
City, State: Kansas City, MO
Phone: 816-520-2233 Fax: _____
E-mail: Philip@builtbygenesis.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 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) T. Kobayashi Date: 11-1-21

Property Owner's Signature (Required) Philip Goeth Date: 11-1-21

2. Property information

Name and phase of plat: Platte 38

Final plat in substantial conformance with approved preliminary plat? Yes

If not, explain:

Zoning district: R4/R2 Anticipated use: Single Family/Duplex

Acreage of this phase: 41.62 Ac Number of lots: 36 Lots (27 R4, 9 R2)

Minimum lot size: 13,502 Ac Density of development: 1.51 Du/Ac

3. Additional factors affecting the project

Please include other comments or factors relating to the proposed subdivision in an attached narrative.

Development will annex in approximately 38 acres of new residential development.

4. Public Improvements

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

Improvement plans submitted and approved for:

Streets and access: TBD
(Date approved)

Length of new streets: _____

Surface material: Asphaltic Pavement Maximum grade: ~10%

Sanitary sewer: TBD
(Entity and date approved)

Missouri Department of Natural Resources (MDNR) approval: TBD
(Date approved)

Water: TBD
(Entity and date approved)

Erosion and sediment control as per NPDESII: TBD
(Date approved)

Floodplain development permit (if required): N/A
(Date approved)

5. Checklist of required submittals

- ☐ Completed application, including plat with all required details and supporting data.
- ☐ Nonrefundable application fee of \$300.00 plus \$5.00 per lot (minimum \$305.00).
- ☐ Submit five (5) copies of the final plat (24" x 36" or larger) and one electronic copy (PDF format) containing the requirements outlined in Section 403.020 Subsection E. of the Development Code for initial staff and entity review. Additional large size copies may be requested following review by staff.
- ☐ Authorization signature of the owner of record of the property to be platted.
- ☐ Copy of any covenants and/or deed restrictions to be recorded with the Plat.
- ☐ Executed deed of release for any right-of-way dedicated to the city.
- ☐ Guarantees in the form of performance bonds or other city approved instrument ensuring the satisfactory completion of public improvements. The maintenance period for public improvements is two (2) years.

For City Use Only

Application 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. Subdivision – Preliminary Plat checklist for staff review**1. Basic Information**

- a. Name of the plat, phase and/or number if applicable
- b. Name, address, contact information of person / registered surveyor or firm that prepared the plat
- c. Date plat was prepared, including any revision dates

2. Plat Information

- a. Full property/legal description
- b. Total land area in square feet and acres of property
- c. Boundary survey notes
- d. Dedication language for property to be subdivided
- e. Easement language for easements to be granted to utility companies franchised to operate in Parkville, Mo.
- f. Open space dedication if applicable

3. Plat Drawing

- a. Graphic, engineering scale
- b. North arrow
- c. Monumentation/symbology legend
- d. Vicinity map identifying boundaries and location of property in relation to City
- e. Property lines and lot dimensions with total land area in square feet and acres
- f. Numbering of all lots (Lot 1, Lot 2, Lot 3, etc.)
- g. Lettering of all tracts (Tract A, Tract B, Tract C, etc.)
- h. Watermark designation with labeling of any previously platted lots or tracts
- i. Proposed rights-of-way, public and/or private streets with dimensions, centerlines and names
- j. Proposed easements for access or utilities
- k. Dimensions of all radii, acres, points of tangency, central angles and lengths of curves
- l. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable

4. Signature Information

- a. Signature line with date for property owner(s) and notary public
- b. Signature line with date for Mayor (with full name), City Clerk (with full name), and Community Development Director (with full name) of the City of Parkville
- c. Ordinance number with date that the ordinance was passed by the Board of Aldermen
- d. Signature line with date for surveyor's certification (to be signed & stamped on all plat copies to be recorded)

Platte 38

City Of Parkville, Platte County, MO
Section 27, Township 51N, Range 34W

Preliminary Plat

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
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
	Utility Easement		
	Sanitary Sewer Easement		Access Easement
	Drainage Easement		Temporary Easement

All that part of the Northeast Quarter of Section 27, Township 51 North, Range 34 West of the Fifth Principal Meridian in Platte County, Missouri, being more particularly described by Jed A.M. Baughman, PLS #2014020708 of Renaissance Infrastructure Consulting, Inc. as follows:

Commencing at the Northwest Corner of said Northeast Quarter;

thence South 00°13'30" West, along the West line of said Northeast Quarter, a distance of 1321.18 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter, said point being the Point of Beginning;

thence leaving said West line and along the North line of said Southwest Quarter, North 89°59'23" East, a distance of 405.69 feet;

thence leaving said North line, North 44°33'49" East, a distance of 152.72 feet;

thence North 89°59'23" East, a distance of 768.54 feet to a point on the West line of Tract B, AMENDED PLAT, THE NATIONAL-FOURTH PLAT;

thence Southeasterly along said West line, on a curve to the left having a radius of 335.00 feet, with a chord bearing South 31°37'23" East and a chord distance of 59.66 feet, an arc distance of 59.74 feet to a point on the East line of the Northwest Quarter of said Northeast Quarter;

thence South 00°11'06" West, along said East line, a distance of 57.98 feet to the Southeast Corner of said Northwest Quarter;

thence South 00°11'06" West, along the East line of said Southwest Quarter, a distance of 1320.43 feet to the Southeast Corner of said Southwest Quarter;

thence South 89°57'25" West, along the South line of said Southwest Quarter, a distance of 1293.41 feet to a point on the East right-of-way line of Crooked Road, as now established;

thence along said East right-of-way line, North 00°13'30" East, a distance of 676.25 feet;

thence continuing along said East right-of-way line, North 75°40'30" West, a distance of 20.62 feet to a point on the West line of said Northeast Quarter;

thence leaving said East right-of-way line and along said West line, North 00°13'30" East, a distance of 639.81 feet to the Point of Beginning, containing 1,812,559 square feet, or 41.611 acres, more or less.

FLOOD PLAIN NOTE

According to the F.E.M.A. Flood Insurance Rate Map Number 29165C0379D, revised April 2, 2015, this tract graphically lies in:

- OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined.
- OTHER FLOOD AREAS, ZONE X, 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.
- FLOODWAY AREAS IN ZONE AE, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be constructed as accurate or exact.



Know what's below.
Call before you dig.

Summary Table:

Description:
Planned residential development with internal circulation, public streets, private drives, duplex lots and single family lots with access off of N crooked Rd and S National Dr.

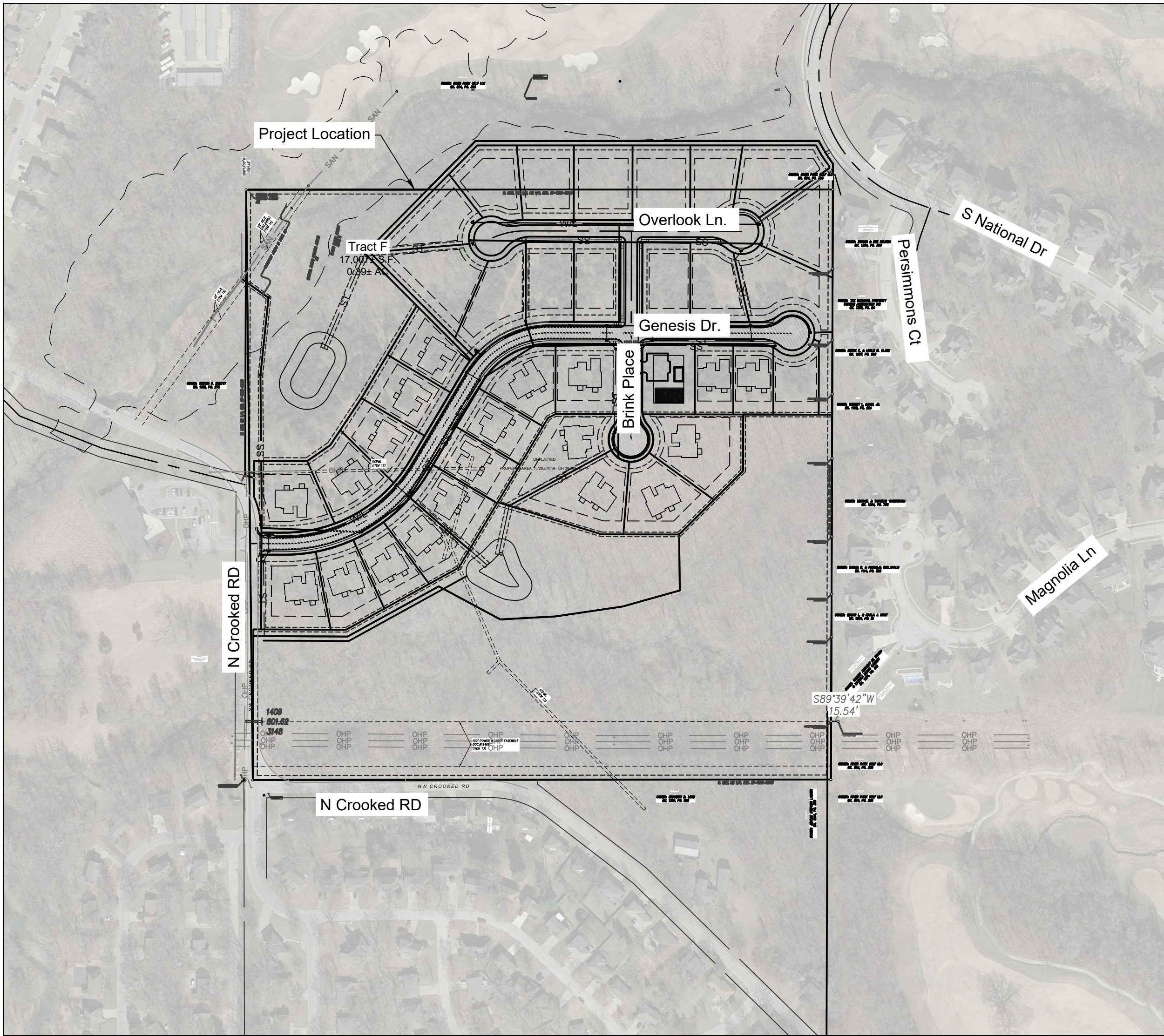
Zoning:
Current zoning: Platte County RMD-Residential Multiple Dwelling and R-7 Single-Family High Density.

Lot Purpose/Use
Lots 1-23, 33-36: Duplex residential buildings.
Lot 24-32: Single Family residential buildings

UTILITY CONTACTS

City of Parkville
CPWSD #1 of Platte County
Platte County Regional Sewer District
Spire Energy
Evergy
Platte Clay Electric
Century Link
Unite Private Networks
Time Warner Cable
Missouri One Call
AT&T
Comcast
Missouri State Highway Department
Park Hill School District

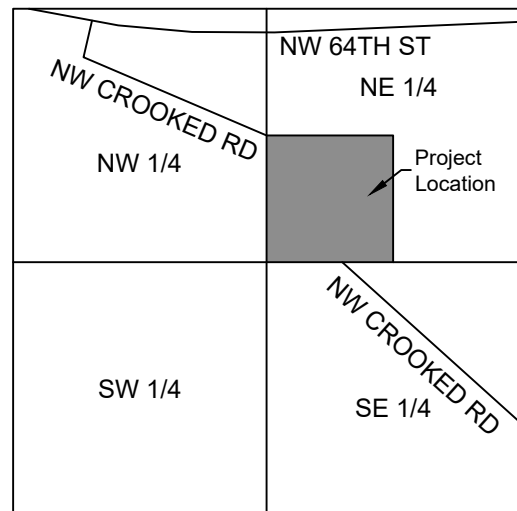
(816)741-7676
(816) 891-3457
(816) 858-2052
(800) 562-0000
(800) 544-4852
(816) 807-7502
(816) 243-5642
(816) 903-9400
(816) 431-5818
(800) DIG-RITE
(800) 464-7928
(813) 891-3457
(816) 622-6500
(816) 359-5000



Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Preliminary Plat
C03	Existing Conditions
C04	Development Plan
C05	Grading Plan
C06	Utility Plan

Consultant/Applicant:
Renaissance Infrastructure Consulting
1815 McGee Street
Kansas City, MO 64108

Applicant:
Genesis Companies
Todd Kobayashi
4420 Madison Ave, Ste 104
Kansas City, MO 64111
toddk@builtbygenesis.com



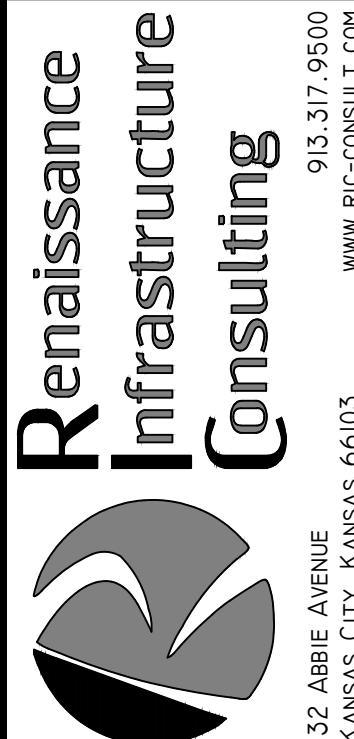
LOCATION MAP
SECTION 27-T51N-R34W
Scale 1" = 200'



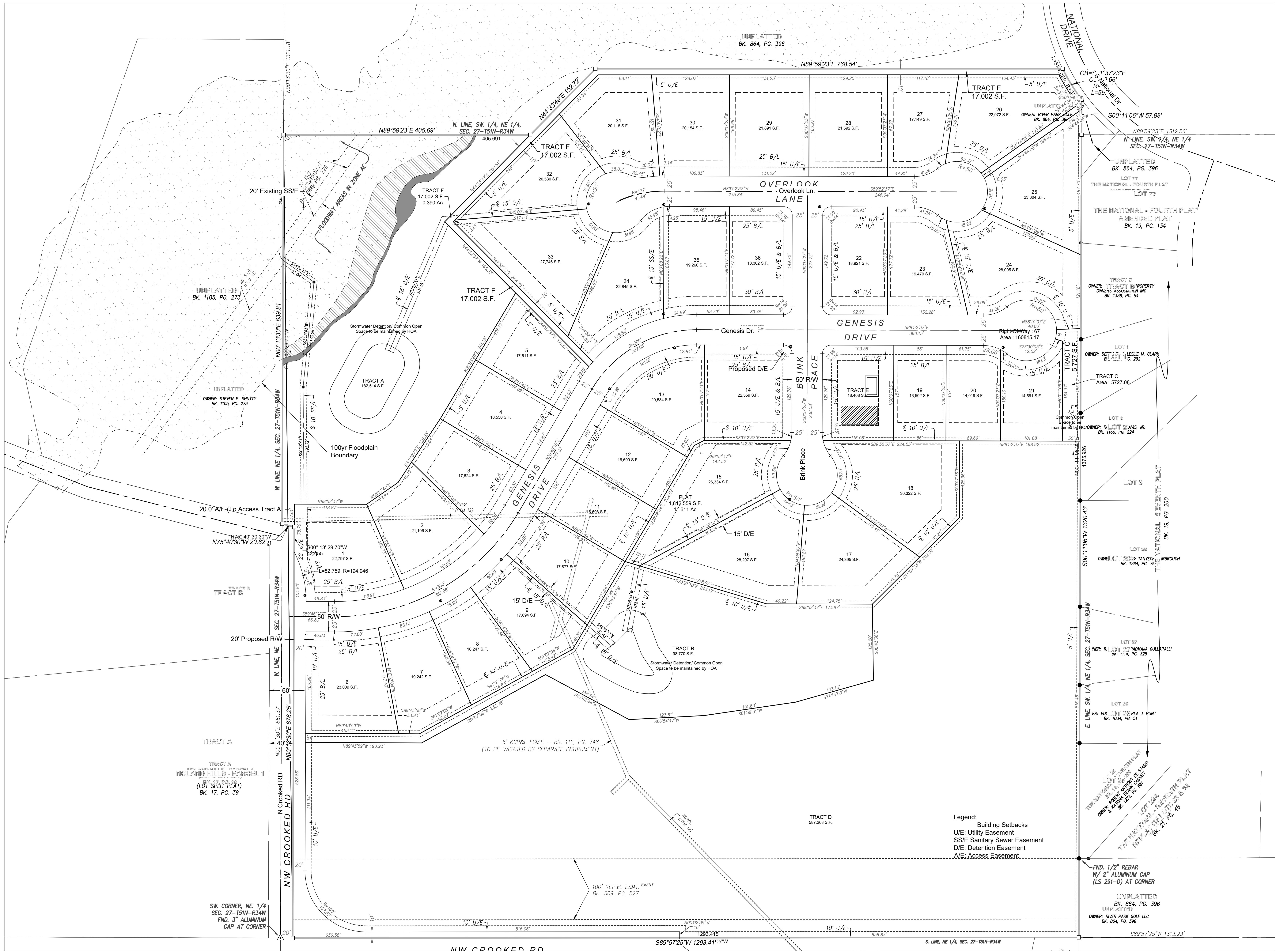
Preliminary Plat

21-0107
Platte 38
City Of Parkville, Platte County, MO

Title Sheet



Sheet
C01



Preliminary Plat

21-0107
Platte 38
City Of Parkville, Platte County, MO

Preliminary Plat

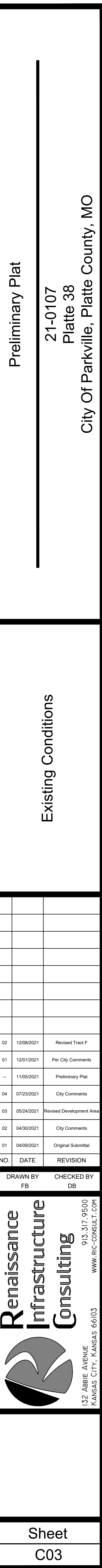
NO.	DATE	REVISION
05	12/08/2021	Revised Tract F
01	12/01/2021	Per City Comments
-	11/05/2021	Preliminary Plat
04	07/29/2021	City Comments
03	05/24/2021	Revised Development Area
02	04/09/2021	City Comments
01	04/09/2021	Original Submittal

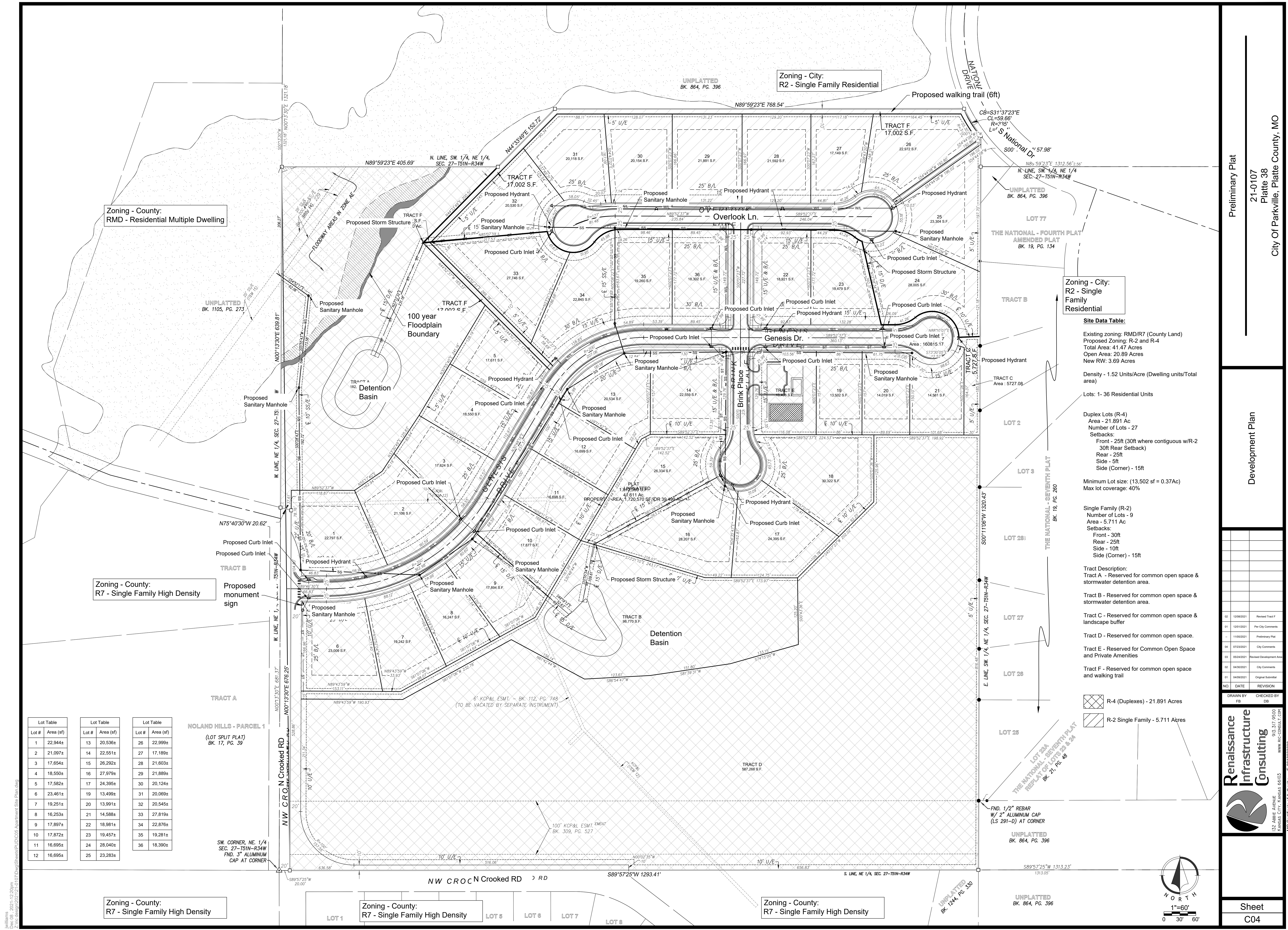
Renaissance Infrastructure Consulting

132 ABILEE AVENUE
ST. LOUIS, MISSOURI 63103
913.317.9500
WWW.RICCONSULT.COM

MO Certificate of Authority: E-2010033580

Sheet
C02





Zoning - County:
RMD - Residential Multiple Dwelling

Zoning - City:
R2 - Single Family Residential

Zoning - City:
R2 - Single Family Residential

Zoning - County:
R7 - Single Family High Density

Zoning - County:
R7 - Single Family High Density

Zoning - County:
R7 - Single Family High Density

Site Data Table:

Existing zoning: RMD/R7 (County Land)
Proposed Zoning: R-2 and R-4
Total Area: 41.47 Acres
Open Area: 20.89 Acres
New RW: 3.69 Acres

Density - 1.52 Units/Acre (Dwelling units/Total area)

Lots: 1- 36 Residential Units

Duplex Lots (R-4)
Area - 21.891 Ac
Number of Lots - 27
Setbacks:
Front - 25ft (30ft where contiguous w/R-2
30ft Rear Setback)
Rear - 25ft
Side - 5ft
Side (Corner) - 15ft

Minimum Lot size: (13,502 sf = 0.37Ac)
Max lot coverage: 40%

Single Family (R-2)
Number of Lots - 9
Area - 5.711 Ac
Setbacks:
Front - 30ft
Rear - 25ft
Side - 10ft
Side (Corner) - 15ft

Tract Description:
Tract A - Reserved for common open space & stormwater detention area.

Tract B - Reserved for common open space & stormwater detention area.

Tract C - Reserved for common open space & landscape buffer

Tract D - Reserved for common open space.

Tract E - Reserved for Common Open Space and Private Amenities

Tract F - Reserved for common open space and walking trail

- R-4 (Duplexes) - 21.891 Acres
- R-2 Single Family - 5.711 Acres

Preliminary Plat

21-0107
Platte 38
City Of Parkville, Platte County, MO

Development Plan

Renaissance Infrastructure Consulting

132 ABILEE AVENUE
ST. LOUIS, MO 63103
913.317.9500
WWW.RENINFRASTRUCTURE.COM

MO Certificate of Authority: E-201003350

Sheet
C04

Note:
"Per Title IV -
Development Code, Section 407.050,
Subsection A. a Macro Storm Water
Drainage
Study for Platte 38, City of Parkville,
Missouri (prepared by Renaissance
Infrastructure
Consulting, dated April 2021) has been
submitted to the City of Parkville's
Public Works
Department for review and approval."

Zoning - County:
RMD - Residential Multiple Dwelling

Zoning - County:
R7 - Single Family High Density

Zoning - County:
R7 - Single Family High Density

Zoning - County:
R7 - Single Family High Density

Zoning - County:
R7 - Single Family High Density

--- Existing Major Contour
--- Existing Minor Contour
--- Proposed Major Contour
--- Proposed Minor Contour

Zoning - City:
R2 - Single
Family
Residential

Preliminary Plat

21-0107
Platte 38
City Of Parkville, Platte County, MO

Grading Plan

NO.	DATE	REVISION
05	12/08/2021	Revised Tract F
01	12/01/2021	Per City Comments
-	11/05/2021	Preliminary Plat
04	07/29/2021	City Comments
03	05/24/2021	Revised Development Area
02	04/30/2021	City Comments
01	04/09/2021	Original Submittal
NO.	DATE	REVISION

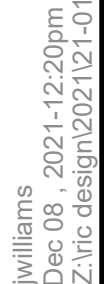
DRAWN BY
FB

CHECKED BY
DB

Renaissance Infrastructure Consulting
132 ABILEE AVENUE
ST. LOUIS, MISSOURI 63103
www.ri-consult.com
913.317.9500
E-2010033630
MO Certificate of Authority

Sheet
C05





02	12/06/2021	Revised Tract F	
01	12/01/2021	Per City Comments	
-	11/05/2021	Preliminary Plat	
04	07/23/2021	City Comments	
03	05/24/2021	Revised Development Area	
02	04/30/2021	City Comments	
01	04/09/2021	Original Submittal	
NO.	DATE	REVISION	
DRAWN BY FB		CHECKED BY DB	



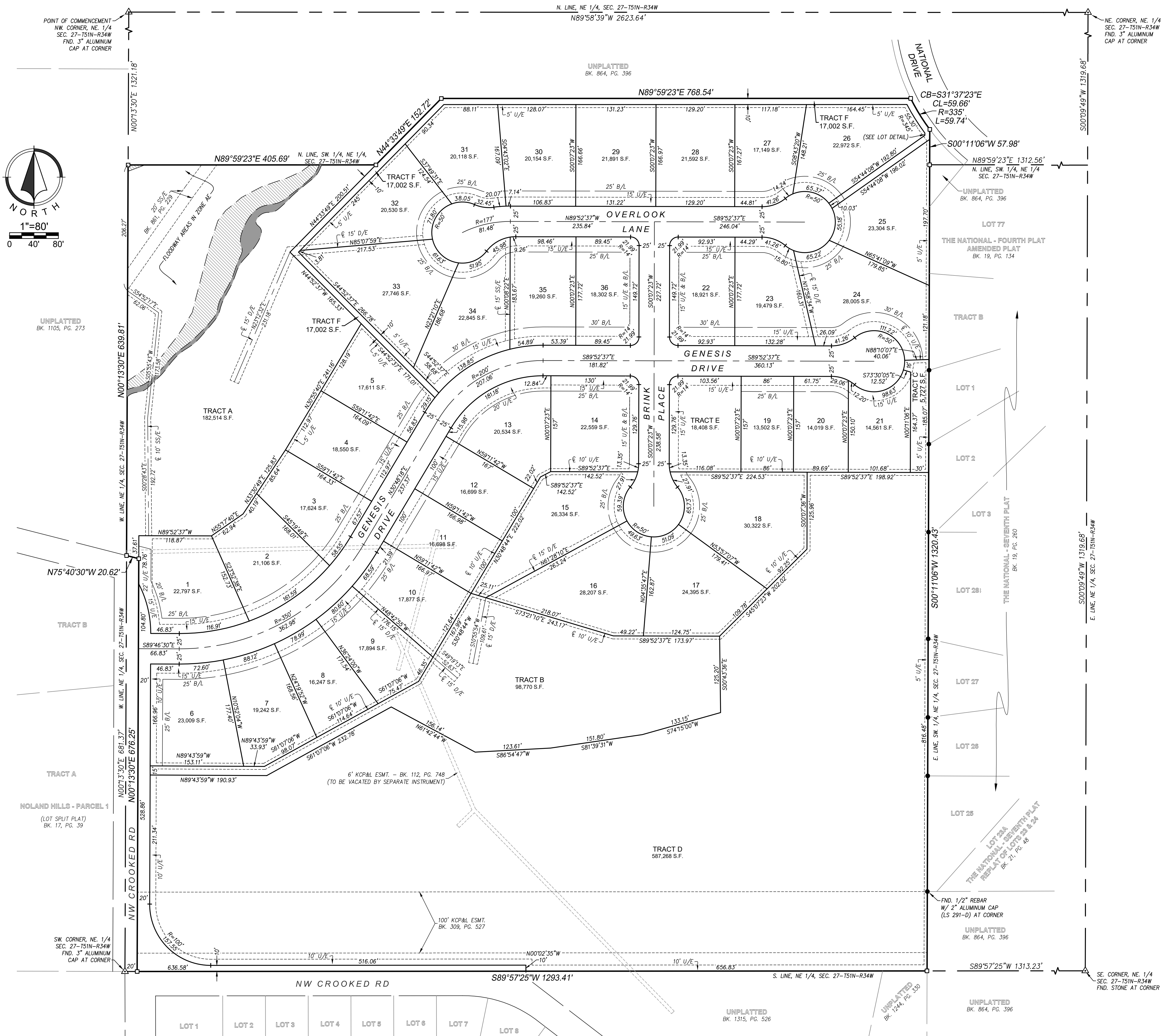
**Renaissance
Infrastructure
Consulting**

332 ABBIE AVE
KANSAS CITY, KANSAS 66103

913.317.9500
WWW.RIC-CONSULT.COM

FINAL PLAT PLATTE 38

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST,
IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI



DESCRIPTION

All that part of the Northeast Quarter of Section 27, Township 51 North, Range 34 West of the Fifth Principal Meridian in Platte County, Missouri, being more particularly described by Jed A.M. Baughman, PLS #2014020708 of Renaissance Infrastructure Consulting, Inc. as follows:

Commencing at the Northwest Corner of said Northeast Quarter;

thence South 00°13'30" West, along the West line of said Northeast Quarter, a distance of 1321.18 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter, said point being the Point of Beginning;

thence leaving said West line and along the North line of said Southwest Quarter, North 89°59'23" East, a distance of 405.69 feet;

thence leaving said North line, North 44°33'49" East, a distance of 152.72 feet;

thence North 89°59'23" East, a distance of 768.54 feet to a point on the West line of Tract B, AMENDED PLAT, THE NATIONAL-FOURTH PLAT;

thence Southeasterly along said West line, on a curve to the left having a radius of 335.00 feet, with a chord bearing South 31°37'23" East and a chord distance of 59.66 feet, an arc distance of 59.74 feet to a point on the East line of the Northwest Quarter of said Northeast Quarter;

thence South 00°11'06" West, along said East line, a distance of 57.98 feet to the Southeast Corner of said Northwest Quarter;

thence South 00°11'06" West, along the East line of said Southwest Quarter, a distance of 1320.43 feet to the Southeast Corner of said Southwest Quarter;

thence South 89°57'25" West, along the South line of said Southwest Quarter, a distance of 1293.41 feet to a point on the East right-of-way line of Crooked Road, as now established;

thence along said East right-of-way line, North 00°13'30" East, a distance of 676.25 feet;

thence continuing along said East right-of-way line, North 75°40'30" West, a distance of 20.62 feet to a point on the West line of said Northeast Quarter;

thence leaving said East right-of-way line and along said West line, North 00°13'30" East, a distance of 639.81 feet to the Point of Beginning, containing 1,812,559 square feet, or 41.611 acres, more or less.

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter known as "MEADOWS AT CREEKSIDE, 1ST PLAT".

EASEMENT DEDICATION: An easement is hereby granted to Parkville, Missouri, and to the utility companies franchised to operate in Parkville, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated "Utility Easement" or "U/E". Where other easements are designed for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Parkville, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to utility easements.

DRAINAGE EASEMENT: An easement is hereby granted to Parkville, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for stormwater drainage including, but not limited to, underground pipes and conduits, any or all of them upon, over, under and along the strips of land designated "Drainage Easement" or "D/E".

SANITARY SEWER EASEMENT: An easement or license is hereby granted to Platte County Regional Sewer District to locate, construct and maintain or authorize the location, construction and maintenance and use of sanitary sewer mains under and along the strips designated "Sanitary Sewer Easement" or "S/S/E".

STREET DEDICATION: Streets and Right of Ways shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the lot line nearest thereto.

RESTRICTIONS: Covenants and restrictions have been filed simultaneously with this plat.

MAINTENANCE OF TRACTS:

Tracts A and B are hereby reserved as Open Space and Drainage Easement (D/E), and shall be maintained by the PLATTE 38 Homes Association.

Tract C is hereby reserved as Open Space and Landscape Buffer, and shall be maintained by the PLATTE 38 Homes Association.

Tract D is hereby reserved as Open Space and shall be maintained by the PLATTE 38 Homes Association.

Tract E is hereby reserved as Open Space and Private Amenities, and shall be maintained by the PLATTE 38 Homes Association.

EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 20__.

Platte Land Partners, LLC
By: Genesis Realty & Development, its Manager

Philip Goforth, Manager

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this ____ day of _____, 20__, before me a Notary Public in and for said County and State, came Philip Goforth, Managing Member of Genesis Realty & Development, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said limited liability company, and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public _____ My Appointment Expires: _____

CITY OF PARKVILLE, MISSOURI

This is to certify that the within plat was duly submitted to, reviewed and approved by the Community Development Director of Parkville, Missouri on _____.

Nanette K. Johnson, Mayor _____ Melissa McChesney, City Clerk _____

Stephen Lachky, Community Development Director _____

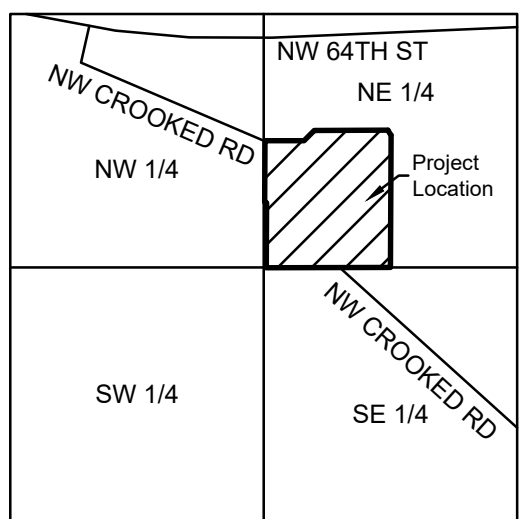
NOTES:

- Bearings shown hereon are Grid Bearings based on the Missouri Coordinate System of 1983, West Zone and tied to Control Monument "BUDFORD", 1999 Adjustment (N: 336130.785, E: 831728.080) of the Missouri Geographic Reference System, using the VRS network, with a Grid factor of 0.99999082.
- All bearings and distances shown on this survey are measured unless otherwise noted.
- Plat corners will be set upon completion of site grading construction.
- The reference source of the subject property is by Trustee's Special Warranty Deed, recorded in Book 1359, Page 291 of Platte County, Missouri records.
- Platted right-of-way contains 160,815 square feet or 3.692 acres, more or less.

- OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE, defined as Base Flood Elevations determined.
- OTHER FLOOD AREAS, ZONE X, 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.
- FLOODWAY AREAS IN ZONE AE, defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

I hereby certify that this Subdivision Plat is based upon an actual field survey performed by me or under my direct supervision during March 2021, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

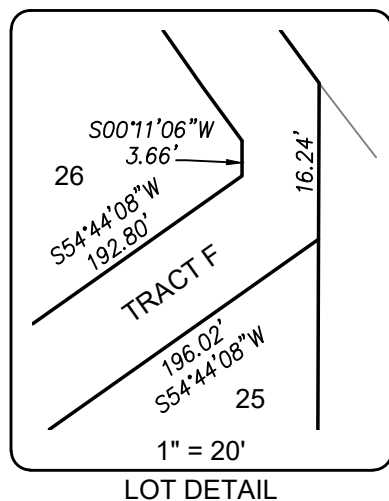
Jed A.M. Baughman, Missouri PLS-2014020708
RIC MO CLS-2011003572
jbaughman@ric-consult.com



LOCATION MAP
SECTION 27-T51N-R34W
Scale 1" = 200'

LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND 1/2" REBAR W/ PLASTIC CAP (LS 291-D) AT CORNER - UNLESS OTHERWISE NOTED
- SET 58" X 24" REBAR WITH 2" ALUMINUM W/ 2" ALUMINUM CAP (LS 291-D) AT CORNER - UNLESS OTHERWISE NOTED
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- SPECIAL FLOOD HAZARD AREA - ZONE AE
- OTHER FLOOD HAZARD AREAS - ZONE X



PLATTE 38

Prepared For:
Genesis Companies
Todd Kobayashi
4420 Madison Ave, Ste 104
Kansas City, MO 64111
toddk@builtbygenesis.com

Date of Preparation: November 4, 2021
Revised: December 8, 2021

Renaissance Infrastructure Consulting

132 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ri-consult.com

From: Stephen Lachky
Sent: Wednesday, November 17, 2021 4:31 PM
To: Todd Kobayashi <todd@builtbygenesis.com>; 'Dustin Burton' <dburton@ric-consult.com>
Cc: Brad Stanton <BStanton@parkvillemo.gov>; Alysén Abel <AAbel@parkvillemo.gov>; 'Dean Cull' <DCull@spfpd.com>
Subject: Platte 38 - Staff Review Meeting Follow-Up

Todd and Dustin,

Thank you for participating in our staff review meeting this afternoon for Platte 38 — Application for Zoning Map Amendment, Application for Subdivision – Preliminary Plat, and Application for Subdivision – Final Plat. Per our discussion this afternoon:

- Please submit a completed Application for Subdivision – Preliminary Plat and Application for Subdivision – Final Plat (see attached PDFs) to staff for review, along with copies of the final plat sheet, by Wednesday, December 1, 2021.
- Please revise the summary table on the Title Sheet (Sheet C01) to reflect the correct number of Duplex and Detached Home residential buildings.
- Please update the Macro Storm Water Drainage Study based on the revised development layout. Our Public Works Director will review the study.
- Please be aware of the City's parkland dedication requirements ([Section 404.020, Subsection H.](#)), which include the dedication of area for City parkland purposes or cash in lieu of dedicating open space.
- Per the City's adopted 2018 International Fire Code, Appendix D, Section D107: One or Two Family residential developments: D 107.1: One or two family dwelling residential development:
 - *"Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads."*
 - *"Exceptions: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required."*
 - *"The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official."*
 - *"D107.2: Remoteness: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to no less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses."*

That said, please coordinate with Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD) regarding compliance with the adopted Fire Code. Let me know if you have any questions. Thank you.

Stephen Lachky, AICP, CPM, CFM
Community Development Director | City of Parkville
8880 Clark Ave. | Parkville, MO 64152
t. 816.741.7676 | slachky@parkvillemo.gov



My concern is that we need to remain as close to the master plan as possible and stop allowing exceptions to building height standards because doing this sets bad precedent. People repeatedly state they like and want the small town feel of Parkville not to change. This needs to be a standard that we and the developers respect.

This project, as is, will dominate the ridge and it appears it will loom over adjacent homes. Therefore, I feel it should be no more than three stories with underground parking. If it is not reconfigured on the site, there needs to be a LOT more landscaping so the residents don't see it in the winter.

Barbara

Sent from my iPhone

Stephen, I think we should use the same process for assembling PC concerns about the Platte 38 project and share with the developer before they resubmit in December. I would suggest asking the PC members to send you their concerns in the next week. Following are mine.

- The multistory building is too tall and too massive
- Multistory building's location adjacent to the single family homes is a deal killer for me
- Maybe should consider a new approach with more clustered housing such as was proposed for the Village on the Green
- Need to meet with residents before resubmitting to the PC
- Might consider some amenities for the undeveloped portion of the property

--

Dean

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

John Delich

CURRENT ISSUES:

DENSITY: As stated previously allowable densities are based on ideal maximum to be allowed under a zoning classification. When, as is usually the case in Parkville, the site conditions preclude that utilization factor a reduction-adjustment is necessary to avoid “cramming” the site.

DEFINITIONS: Definitions of floors are to include above grade parking and height of roofs and retaining walls. Total height of all these has to be considered in some fashion.

BOARD OF ALDERMEN: I’m still not sure of the their objections in detail. I am still in favor of the project if it doesn’t outrageously disagree with our zoning criteria. The question of requested density versus R.O.E. potentials bears more study by qualified experts.

I was not at the last meeting but viewed the meeting video. Although I am in favor of having a senior development in Parkville I believe we should honor the master plan.
If the conditions of the master plan could be met I would be much more inclined to give this project consideration.

-Kathleen Leibrand

Stephen and Brad,

My biggest concern about the Platte 38 development is the sheer size of the building that faces the north/golf course. As proposed it will be a very intimidating facade. I also wish this developer would be more forthcoming with heights of the building measured from grade...I'd certainly like to see that when it comes back through. The way Chris Cline presented info for the Sanctuary was clear and easy to understand...maybe this can be a "city standard" way of communicating building height in the future.

I think this developer has done a lot to make this project more palatable and I'm personally not against the project, so long as it's responsive to the applicable zoning/zoning requests and neighborhood concerns, along with addressing the size/scale/image of the condo building.

Michael Wright

Sent from my iPhone



APRIL 29, 2021

MEMORANDUM TO: ALYSEN ABEL, CITY OF PARKVILLE

FROM: VSM ENGINEERING, LLC - SARAH BEERS, P.E.

RE: PRELIMINARY REVIEWS FOR PLATTE 38 SITE

We have reviewed the following initial study stormwater study and have the following initial comment listed below. Criteria used was APWA 5600.

Project: Platte 38, Parkville, MO - Submittal Date: April 2021

1. If the City of Parkville has adopted the “MARC/APWA Manual of Best Management Practices for Stormwater Quality, October 2012”, addition of BMPs according to these guidelines should be added to this drainage study. Provide worksheets 1 and 2, and a map showing all BMPs and drainage areas to each BMP. **PROVIDED 12/2021.**
2. Emergency spillway (overflow elevation) should not be the same as the top of pond elevation, and should be 0.5 feet above the 1% storm elevation in the pond. Top of embankment elevation should be 1 foot above the 1% storm elevation in the pond. See APWA requirement below. **NOT ADDRESSED 12/2021. Page 6.**

F. Emergency Spillways: The emergency spillway may either be combined with the outlet works or be a separate structure or channel meeting the following criteria:

1. **Elevation:** Emergency spillways shall be designed so that their crest elevation is 0.5 feet or more above the maximum water surface elevation in the detention facility attained by the 1% storm.
2. **Capacity:** In cases where the impoundment/emergency spillway is not regulated by either State or Federal agencies, the emergency spillway shall be designed to pass the 1% storm with 1 foot of freeboard from the design stage to the top of dam, assuming zero available storage in the basin and zero flow through the primary outlet. This design provides an added level of protection in the event of a clogged primary outlet or a subsequent 1% storm event that occurs before the flood pool from the initial storm event recedes to the principal outlet elevation.

3. Time of concentration of 38.69 minutes for existing south basin may exceed APWA requirements. APWA limits "Inlet time" (a portion of the total time of concentration) to a maximum of 15 minutes. Verify that inlet time calculated is less than 15 minutes. Adjust as necessary. **PROVIDED 12/2021. Page 68.**
4. Table 4 – Curve number for the NE Undetained area decreases in the proposed condition. This is unexpected since a duplex is added in this drainage area. Provide justification for proposed conditions curve number. **PROVIDED 12/2021. Page 44, 95.**
5. Model input data for area NE Undetained – Some soil group designations changed between the existing and proposed models. Also, the "1/3 acre lots, 30% impervious" land use refers to single family neighborhoods, but is used for duplexes in this study. This affects curve numbers. Verify that correct land use and soil groups are used. **SOIL TYPE CHANGES ADDRESSED.**
CN FOR DUPLEXES NOT ADDRESSED. 12/2021. Pages 49, 101, 103.
6. APWA requires that MACRO study show impacts on the larger watershed such that the project site is only 10% of the total watershed. A more general watershed analysis is required as part of this study. See APWA guidance below (page 56-9).
NOT ADDRESSED 12/2021.

To identify existing local flooding problems, the stormwater management study for a development project shall include an analysis of the existing downstream drainage system to the point the development's land mass is less than 10% of the total watershed, unless waived by the City/County. The City/County may require additional analysis of the downstream drainage system to identify flooding problems, especially in sensitive areas or where flooding has occurred downstream.



Staff Analysis

Agenda Item: 6.D & 6.E

Proposal: Application for Subdivision – Preliminary Plat and Zoning Map Amendment for Village on the Green, a planned residential development consisting of twenty-three (23) 1-2-story 5-7 unit cluster townhomes (145 units total), seven (7) 1-3-story townhomes (80 units total) and related amenities (5,000+/- sq. ft.) on 25.76 acres, more or less, generally located south of Highway 45 and east of South National Drive.

Staff Recommendation: Approval

Case No: PZ21-52 (Preliminary Plat) & PZ21-53 (Zoning Map Amendment)

Applicant: Hoefer Welker, LLC

Owners: Pulse Development

Location: Generally located south of Missouri 45 Highway and east of South National Drive

Zoning: Current: "CH" County Highway Commercial, "R25" County Single-Family Large Lot, "B-4-P" Planned Business District, "R-5" Multi-Family Residential, and "R-2-P" Single-Family Residential

Proposed: "R-5-P" Multi-Family Residential

Parcel #s: All of Platte County parcels # 20-7.0-26-200-002-003.001, 20-7.0-26-200-002-003.004, 20-7.0-26-200-002-015.000, 20-7.0-26-200-002-016.000, 20-7.0-26-200-002-017.000, 20-7.0-26-200-002-004.000, 20-7.0-26-200-002-003.003, 20-7.0-26-200-002-006.000, 20-7.0-26-200-002-006.002, 20-7.0-26-200-002-003.002, 20-8.0-27-100-002-001.001, 20-8.0-27-100-002-001.000, and 20-8.0-27-100-002-002.002

Exhibits:

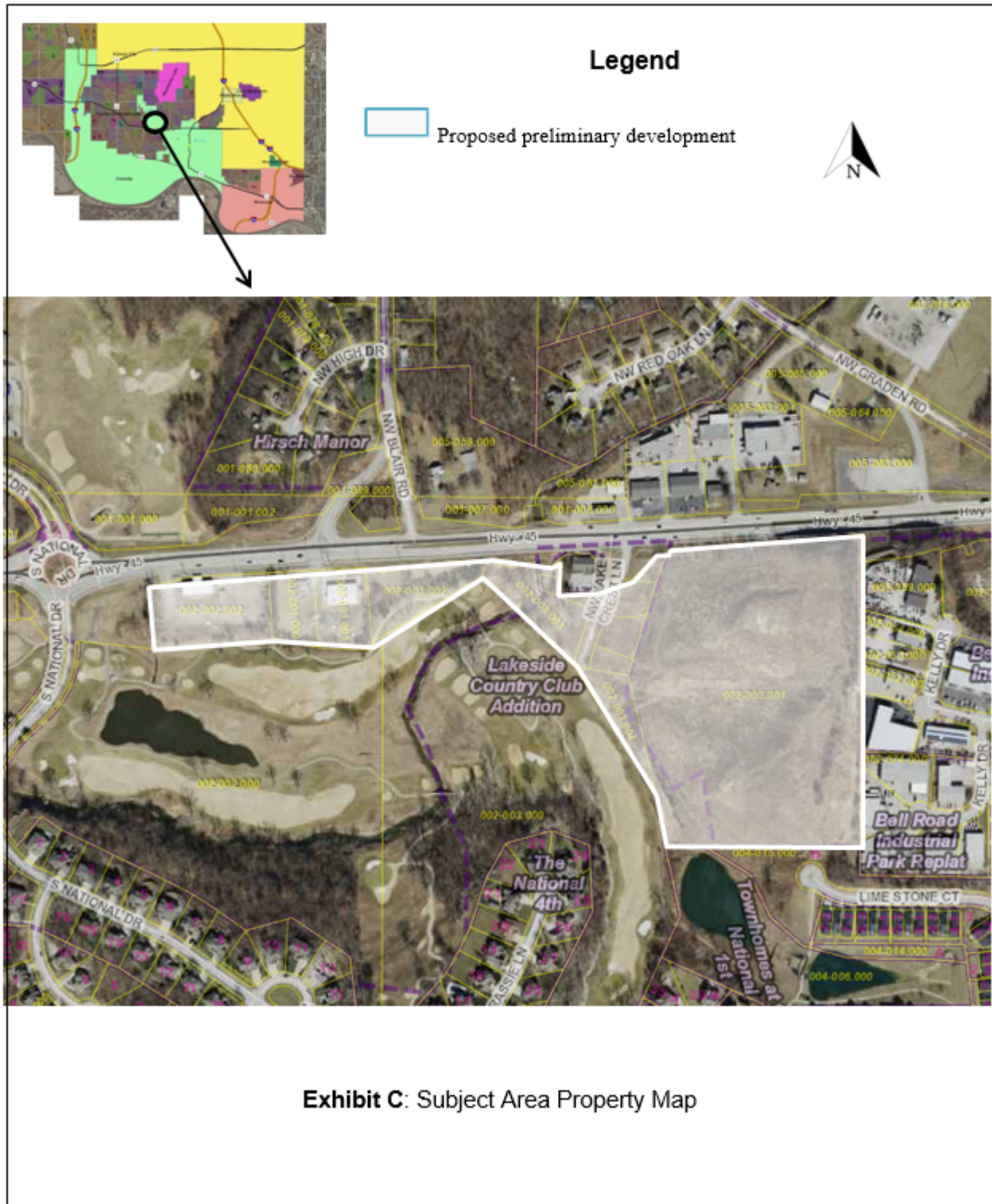
- A. This Staff Analysis
- B. Application for Zoning Map Amendment
- C. Application for Subdivision – Preliminary Plat
- D. Subject Area Property Map
- E. Preliminary Plat, Village on the Green (prepared by R.L. Buford & Associates, LLC; dated October 29, 2021)
- F. Additional exhibits as may be presented during the regular meeting

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf)
 - 1. Section 403.020, D. Preliminary Plat
 - 2. Section 403.030 Zoning Map Amendment
 - 3. Section 403.040 Master Planned Development
 - 4. Chapter 404 Subdivision Regulations
 - 5. Section 405.010 Zoning Districts Established
 - 6. Section 405.020 Districts & Uses
 - 7. Section 405.030 Standards Applicable to All Districts
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Highway 45 Corridor Plan (<http://parkvillemo.gov/government/city-plans-studies/>)
- D. Notice of Public Hearing mailed to owners within 185 ft. of the subject property
- E. Hearing notice published in The Platte County Citizen newspaper on November 24, 2021.
- F. Ordinance 3103: An ordinance approving a preliminary development plan for Village on the Green, a planned residential development on 27.14 acres, more or less, generally located south of Highway 45 and 250' east of South National Drive.

Overview

The applicant proposes a preliminary plat and a zoning map amendment for Village on the Green, a subdivision (25.76 acres, more or less) generally located south of Missouri 45 Highway and east of South National Drive. The plat proposes 2 lots with private access drives and necessary utility easements.



On November 16, 2021, the Parkville Board of Aldermen approved Ordinance 3103 approving the preliminary development plan for Village on the Green to allow the development of twenty-three (23) 1-2-story 5-7 unit cluster townhomes (145 units total), seven (7) 1-3-story townhomes (80 units total) and a clubhouse building with amenities. Pursuant to that development plan, the applicant is proposing to plat and rezone the subject property to “R-5-P” Multi-Family Residential.



Eastern Portion of Approved Preliminary Development Plan



Western Portion of Approved Preliminary Development Plan

The subject property is currently a mixture of Platte County and Parkville city zoning districts. Upon annexation, the applicant proposes to rezone the entire subject property to “R-5-P” Multi-Family Residential to accommodate the approved preliminary development plan.

Review and Analysis

Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Preliminary plats are larger division of land that enable new ownership and development patterns; or which impact public facilities or land, and are proposed in a preliminary or conceptual format to prepare for detailed engineering and design facilities.

The Zoning Map amendment process provides review of changes to the boundary of zoning districts (rezoning) that may be necessary to account for changed conditions in the general area or a change in public policies with respect to future development.

Preliminary Plat Application (PZ21-52)

Parkville Municipal Code, Section 403.020, Subsection D provides criteria for how the Planning and Zoning Commission shall determine if a preliminary plat is acceptable. The following are staff's findings and conclusions for the preliminary plat.

1. The application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.

This application reasonably reflects the principles and concepts of the Master Plan. Additionally, this preliminary plat reflects the approved preliminary development plan for Village on the Green.

2. Compliance with the requirements of this Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

Staff has reviewed the submitted plat drawing against the requirements of the Code and found that it meets the requirements. The blocks and lots proposed are capable of meeting all development and site design standards under the R-5-P zoning district.

3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

The project is proposed to be completed in one phase.

4. Any impacts identified by specific studies or technical reports, including a preliminary review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

The applicant submitted a preliminary stormwater management plan. This study has been reviewed by Public Works and was found to meet the requirements of the Municipal Code and include generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments. A final stormwater management plan will be required prior to final development plan approval.

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.

Staff does not find this application to deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan. Any impacts on adjacent property from this proposed subdivision are expected to be minimal.

6. The design does not impede the construction of anticipated or planned future public infrastructure within the area.

Staff does not find the design of the proposed plat to impede any construction of public infrastructure in the area.

7. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff recommends approval of the Application for Subdivision – Preliminary Plat for Village on the Green.

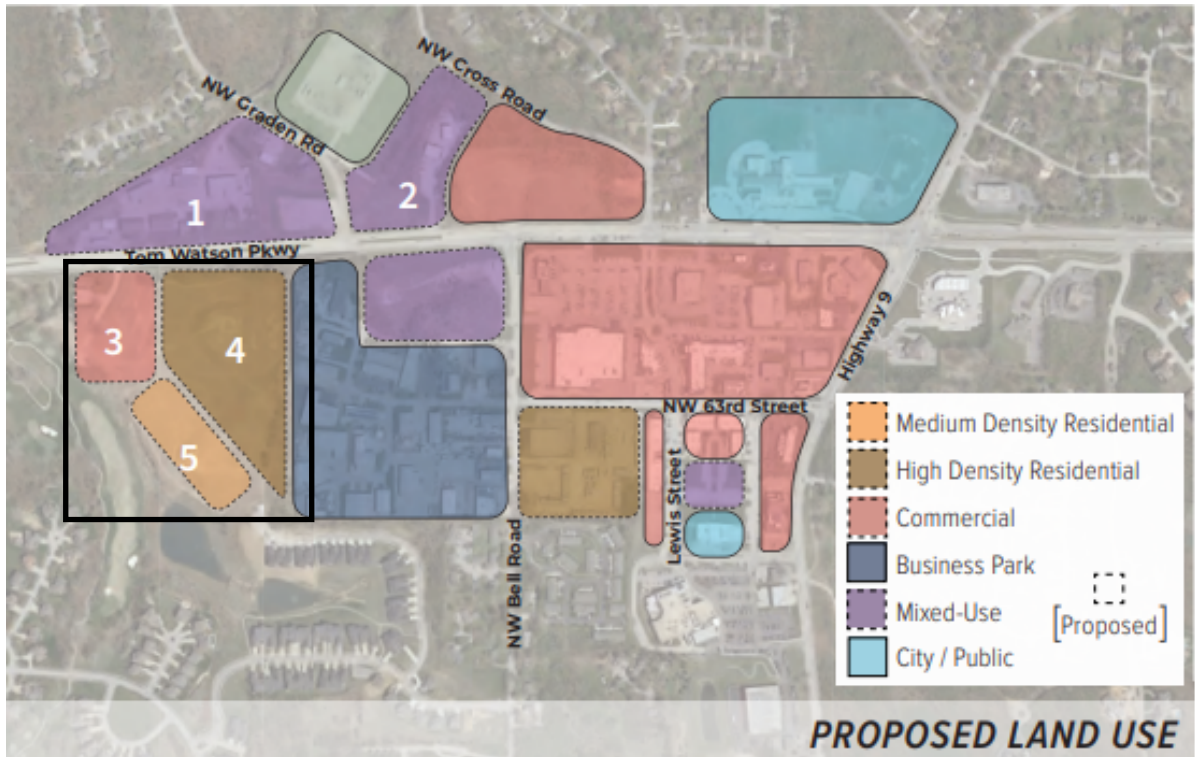
Zoning Map Amendment Application (PZ21-53)

Parkville Municipal Code, Section 403.030 provides criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff's findings and conclusions for the zoning map amendment.

1. The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.

Parkville Master Plan

The Parkville Master Plan projects High Density Residential, Medium Density Residential, and Commercial uses for this property. Additionally, the Master Plan specifically calls out this area as a strategic opportunity for infill development. The Master Plan notes: "This large, undeveloped site south of Tom Watson Pkwy is a suitable location for high-density residential given its location and the adjacent land uses. It is surrounded by existing or possible complementary land uses."



The Master Plan notes the importance of infill development along 45 Highway in order to better connect the community as a whole. The Master Plan also calls for a diversification of the housing stock by allowing for multi-family housing choice in strategically placed locations and mixed-use developments. The Plan calls this specific parcel out as a strategic location for multi-family housing.

Highway 45 Corridor Plan

The Highway 45 Corridor Plan (adopted July 19, 2016) represents an opportunity to capitalize on those recent investments by guiding future improvements/development and strengthening the role of the corridor in the region. The Plan calls for this segment of 45 Highway to be an “active” segment which are “designed to encourage activity and building the places that are currently providing interaction.” This preliminary development plan strives to meet the goals of the Highway 45 Corridor Plan by concentrating development in active segments of the corridor in order to preserve the natural segments farther from established development.

2. The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.

The subject property is bounded to the north by Missouri 45 Highway, to the south by the National Golf Course, to the west by South National Drive and the National Golf Course, and to the east by the Bell Road Industrial Park. This project does not neatly fit into any existing neighborhood and thus, the approved development plan and proposed rezoning are a good fit for this property. The proposed multi-family residential zoning district is compatible with the surrounding uses as it provides a step-down in intensity from the industrial uses and arterial roadway to the north and east to the golf course and farther residential neighborhoods to the south and west.

3. **The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.**

In conjunction with the proposed preliminary development plan (Case No. PZ 2021-30), the application for zoning map amendment furthers the intent of accommodating a planned residential development consisting of multi-family uses. Specifically, the rezoning would support the approved Village on the Green preliminary development plan.

4. **Compliance of any proposed development with the requirements of the Development Code, and the intent or design objectives associated with any specific standards.**

The application for zoning map amendment is proposed in conjunction with an approved preliminary development plan (Case No. PZ 2021-30). The “R-5-P” Multi-Family Residential district provides residential living in a higher density pattern in planned apartment complexes or other large-scale multi-dwelling building formats. The uses and buildings provide a transition between neighborhoods and more intense uses, where a concentration of residences have high level of accessibility to public amenities and support services.

5. **The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.**

The proposed rezoning does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire and the ability to maintain the peace. Staff reached out to local utility providers — electricity, natural gas, water, sanitary sewer — as well as the Southern Platte Fire Protection District (SPFPD), Missouri Department of Transportation (MoDOT) and Park Hill School District (PHSD); and staff hasn’t received any comments stating utility services cannot be provided for the subject property. Additionally, staff coordinated with Dean Cull, SPFPD Fire Marshall, who has reviewed the preliminary development plan to determine if adequate fire protection can be provided.

6. **The effect of approval on the condition or value of property in the City or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.**

Development of this property according to the approved preliminary development plan will substantially increase the value of the subject property. Staff does not find reason to believe that this development would decrease the likelihood of surrounding areas to be developed in accordance with the Master Plan.

7. **The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.**

This application is consistent with other adopted policies of the City including the Parkville Municipal Code, the “R-5-P” zoning district regulations, the *Parkville 2040 Master Plan*, the future land use map of the Master Plan, and the *Highway 45 Corridor Plan*.

8. **The recommendations of professional staff or other technical reviews associated with the application.**

Staff recommends approval of the Application for Zoning Map Amendment for Village on the Green.

Staff Conclusion and Recommendation

Staff recommends approval of the Application for Subdivision – Preliminary Plat and recommends approval of the Application for Zoning Map Amendment for Village on the Green based on the merits of the application and the findings and conclusions in the report.

Additionally, staff recommends approval of the application, 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 within the Municipal Code.

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 Subdivision – Preliminary Plat and Application for Zoning Map Amendment, supporting information, associated exhibits, factors discussed above and any testimony presented at the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the applications 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 be forwarded to the Board of Aldermen on January 4, 2022 for final action.

End of Memorandum

	12-10-2021
Brad Stanton	Date



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 Zoning Map Amendment

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

1. Applicant / Contact Information

Applicant(s)

Name: Jeff Nigh-Hoefel Welker, LLC
Address: 11460 Tomahawk Creek Pkwy
City, State: Leawood, KS 66211
Phone: (913) 307-7700 Fax: _____
E-mail: jeff.nigh@hoefelwelker.com

Engineer/Surveyor(s) preparing legal description

Name: R.L. Buford & Associates, LLC
Address: PO Box 14069
City, State: Parkville, MO 64152
Phone: 816-741-6152 Fax: _____
E-mail: rob@rlbuford.com

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

Name: Adam Tholen-Pulse Devel.
Address: _____
City, State: _____
Phone: (816) 985-0077 Fax: _____
E-mail: _____

Contact Person, if different from applicant(s)

Name: _____
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 rezoning 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) _____ Date: _____

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

2. Property Information

Legal description: Attach a separate sheet with complete writing and graphical legal description of the subject property.

Property address / general location:

Mo-45 Hwy + Lakecrest Lane

Parcel ID Number: 20-7.0-26-200-002-003.001

Present zoning: Varies

Proposed zoning: R-S

Present use of the property:

Vacant

Length of use:

Indefinite

3. Neighboring land uses and zoning

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

Existing Land Use

Existing Zoning

North:

North:

South:

South:

East:

East:

West:

West:

Attach a narrative addressing:

1. How the application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan. In particular, the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.
2. The character of the neighborhood, including design of the streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.
3. How the application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, in particular, the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.
4. Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.
5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.
6. The effect of approval on the condition or value of property in the city or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.
7. The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.
8. The recommendations of professional staff or other technical reviews associated with the application.

4. Checklist of required submittals

- ☐ Completed application, including all required details and supporting data.
- ☐ Nonrefundable application fee of \$300.00. 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.
- ☐ If the proposed rezoning is for a Master Planned Development (i.e., "planned" district) such as a *"B-4-P" Planned Business District*, a complete site plan/development plan is required per Parkville Municipal Code, Title IV.
- ☐ Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

For City Use Only

Application accepted as complete by: _____

Name/Title	Date
------------	------

Application fee payment: Check # _____ M.O. _____ Cash _____

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: _____

REZONING DESCRIPTIONS

PROPERTY DESCRIPTION

TRACT I (EAST TRACT)

CONTAINING 1,122,240 SQUARE FEET OR 25.76 ACRES

PART OF LOT 1, BLOCK 4, PART OF LOT 2, BLOCK 14, ALL OF LOTS 5 AND 6, BLOCK 15, ALL OF VACATED NW. 63RD STREET AND LAKE CREST LANE, LAKESIDE COUNTRY CLUB, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE S00°10'01"W, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 284.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE NO. 45, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N81°55'02"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 227.43 FEET; THENCE N86°22'39"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 141.02 FEET; THENCE S64°30'40"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 58.08 FEET; THENCE S73°07'39"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 86.12 FEET; THENCE N87°14'29"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 99.79 FEET TO A POINT ON THE WEST LINE OF TOTT PLAZA, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI; THENCE S00°56'33"E, ALONG SAID WEST LINE, A DISTANCE OF 78.02 FEET; THENCE N86°21'56"E, ALONG THE SOUTH LINE OF SAID TOTT PLAZA, A DISTANCE OF 139.58 FEET TO THE SOUTHEAST CORNER OF SAID TOTT PLAZA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID LAKE CREST LANE; THENCE N17°29'09"E, ALONG SAID LINE, A DISTANCE OF 31.06 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N11°45'02"E, A RADIUS OF 384.26 FEET, AN ARC DISTANCE OF 81.94 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MISSOURI ROUTE NO. 45; THENCE S33°54'00"E, ALONG SAID LINE, A DISTANCE OF 65.72 FEET; THENCE S61°57'30"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 43.16 FEET; THENCE N47°29'48"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 114.19 FEET; THENCE N87°44'25"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 690.91 FEET; THENCE N76°55'12"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 38.38 FEET TO A POINT ON THE WEST LINE OF BELL ROAD INDUSTRIAL PARK, A SUBDIVISION IN SAID PARKVILLE, PLATTE COUNTY, MISSOURI; THENCE S00°27'04"W, ALONG THE WEST LINE OF SAID BELL ROAD INDUSTRIAL PARK, A DISTANCE OF 1021.45 FEET TO THE SOUTHWEST CORNER OF SAID BELL ROAD INDUSTRIAL PARK, SAID POINT ALSO BEING ON THE NORTH LINE OF TRACT B, TOWNHOMES AT THE NATIONAL 2ND PLAT, A SUBDIVISION IN SAID PARKVILLE, PLATTE COUNTY, MISSOURI; THENCE N89°32'56"W, ALONG THE NORTHERLY LINE OF SAID TRACT B, AND ALONG THE NORTHERLY LINE OF TRACT A, TOWNHOMES AT THE NATIONAL 1ST PLAT, A DISTANCE OF 662.49 FEET; THENCE N12°29'04"W, A DISTANCE OF 227.20 FEET; THENCE N33°53'16"W, A DISTANCE OF 476.26 FEET; THENCE N46°12'59"W, A DISTANCE OF 441.10 FEET; THENCE S63°46'28"W, A DISTANCE OF 160.50 FEET; THENCE N88°38'04"W, A DISTANCE OF 95.93 FEET; THENCE S57°21'56"W, A DISTANCE OF 83.02 FEET; THENCE S35°32'43"W, A DISTANCE OF 33.21 FEET; THENCE S56°51'56"W, A DISTANCE OF 126.17 FEET; THENCE S86°21'56"W, A DISTANCE OF 223.33 FEET; THENCE N75°55'02"W, A DISTANCE OF 50.27 FEET; THENCE S86°21'56"W, A DISTANCE OF 367.68 FEET; THENCE N03°38'04"W, A DISTANCE OF 13.64 FEET; THENCE

S86°21'56"W, A DISTANCE OF 118.32 FEET; THENCE N03°38'04"W, A DISTANCE OF 162.97 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE NO. 45; THENCE N78°59'13"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 76.30 FEET; THENCE N02°44'44"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 28.27 FEET; THENCE N77°16'31"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 118.57 FEET; THENCE N86°21'56"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 596.03 FEET; THENCE S05°28'40"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 14.07 FEET; THENCE S80°22'34"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 63.75 FEET; THENCE N81°55'02"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 13.07 FEET TO THE POINT OF BEGINNING.



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 Subdivision – Preliminary Plat

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

1. Applicant/Contact Information

Applicant(s)

Name: Jeff Nigh - Hofer Welker, LLC
Address: 11460 Tomahawk Creek Pkwy
City, State: Leawood KS 66211
Phone: (913) 387-7700 Fax: _____
E-mail: jeff.nigh@hoferwelker.com

Engineer/Surveyor(s) preparing plat & legal description

Name: R.L. Buford & Associates, LLC
Address: Po Box 14069
City, State: Parkville, MO 64152
Phone: (816) 741-6152 Fax: _____
E-mail: rob@rlbuford.com

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

Name: Adam Tholer - Pulse Dev.
Address: _____
City, State: _____
Phone: (816) 985-0077 Fax: _____
E-mail: _____

Contact Person, if different from applicant(s)

Name: _____
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) _____ Date: _____

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

2. Property Information

Proposed name of subdivision: Village on the Green
Current use(s) of the property: Vacant
Current zoning district: Varies
Acreage open space: _____ Proposed zoning: R-S
Density of development: 8.2 units/Acre Minimum lot size: _____

Application #: _____

3. Signatures of Acknowledgement

The following signatures by authorized representatives indicate the entity had notice of the intent to subdivide and, pending detailed plan review can provide their applicable service to the proposed development. A signed letter from the entity may be submitted in place of a signature.

Water District (PWSD #1 or Missouri American Water Co.)
816.891.9141 816.741.2992

South Platte Fire Protection District (SPFPD)
816.741.2900

Sanitary sewer/septic (PCRSD, Parkville Public Works or Platte County Health Department)
816.858-2052 816.741.7676 816.858.2412

Streets (Parkville Public Works)
816.741.7676

Missouri Department of Transportation (for access/adjacent to a state maintained roadway)
816.622-0414

Electricity (KCP&L)
816.471.5275

Natural Gas (Spire Energy DBA Missouri Gas Energy)
816.756.5252

School District (Park Hill or Platte County)
816.741.1521 816.858.2822

Application #: _____

4. Public Improvements

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

Length of proposed new roadways: Private Streets

Proposed surface material: _____ Maximum grade: _____

General character of the neighborhood: _____

Are area streets and utilities sufficient to serve the property once subdivided? _____
(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.

PDF OF STORMWATER MANAGEMENT PLAN INCLUDED
Attach a narrative addressing:

1. How the application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
2. Compliance with the requirements of the Development Code, and in particular the blocks and lots proposed is capable of meeting all development and site design standards under the existing or proposed zoning.
3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
4. How any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
5. How the application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.
6. How the design does not impede the construction of anticipated or planned future public infrastructure in the area.
7. Any other information relevant to the application.

5. Checklist of required submittals

- ☐ Completed application with authorization signatures of service providers.
- ☐ Application fee of \$300.00, plus \$5.00 per lot or tract. *This fee shall include the expense of initial engineering review, plus the expense of reviewing one re-submittal. All other expenses including, but not limited to, consulting fees, attorney fees, reproduction costs, mailing costs, and other expenses resulting from the necessary review, processing, filing, recording, and action on said applications or permits, shall be borne by the sub-divider based on actual costs.*
- ☐ Deed with owner's name and legal description of property to be platted.
- ☐ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the preliminary plat containing the requirements outlined in Section 403.020 Subsection D. of the Development Code for initial staff and entity review. Additional large size copies may be requested following review by staff.
- ☐ Drainage plan containing the requirements outlined in Parkville Municipal Code Title IV, Section 404.030 Subsection C3.

For City Use Only

Application 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. Subdivision – Preliminary Plat checklist for staff review

1. Basic Information

- a. Name of the plat, phase and/or number if applicable
- b. Name, address, contact information of person / registered surveyor or firm that prepared the plat
- c. Date plat was prepared, including any revision dates

2. Plat Information

- a. Full property/legal description
- b. Total land area in square feet and acres of property
- c. Boundary survey notes
- d. Dedication language for property to be subdivided
- e. Easement language for easements to be granted to utility companies franchised to operate in Parkville, Mo.
- f. Open space dedication if applicable

3. Plat Drawing

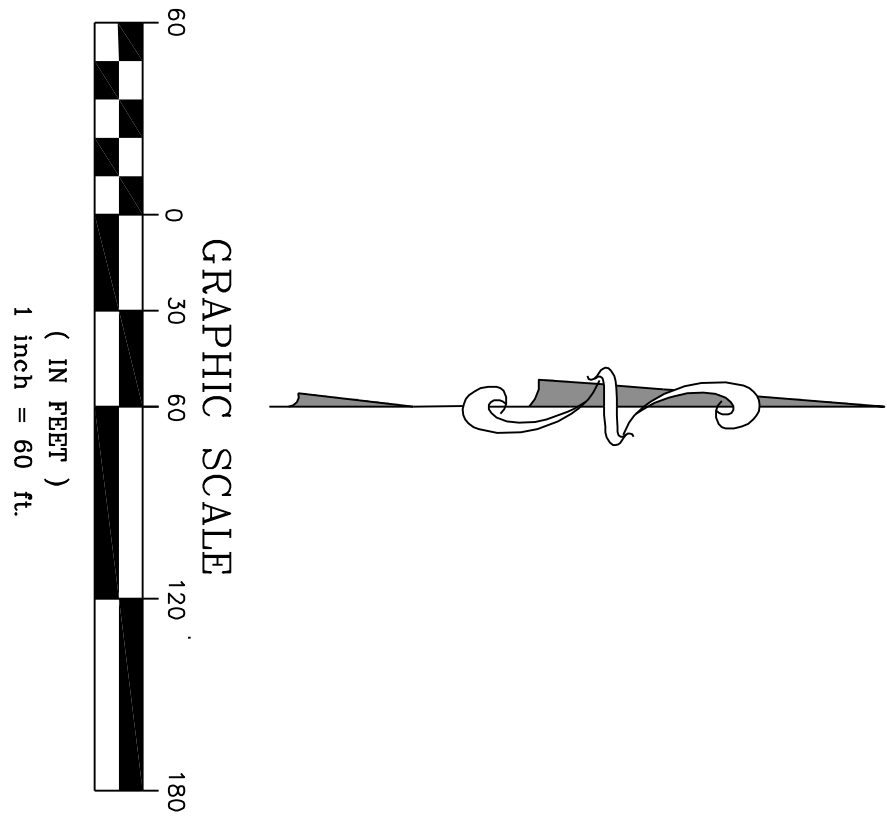
- a. Graphic, engineering scale
- b. North arrow
- c. Monumentation/symbology legend
- d. Vicinity map identifying boundaries and location of property in relation to City
- e. Property lines and lot dimensions with total land area in square feet and acres
- f. Numbering of all lots (Lot 1, Lot 2, Lot 3, etc.)
- g. Lettering of all tracts (Tract A, Tract B, Tract C, etc.)
- h. Watermark designation with labeling of any previously platted lots or tracts
- i. Proposed rights-of-way, public and/or private streets with dimensions, centerlines and names
- j. Proposed easements for access or utilities
- k. Dimensions of all radii, acres, points of tangency, central angles and lengths of curves
- l. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable

4. Signature Information

- a. Signature line with date for property owner(s) and notary public
- b. Signature line with date for Mayor (with full name), City Clerk (with full name), and Community Development Director (with full name) of the City of Parkville
- c. Ordinance number with date that the ordinance was passed by the Board of Aldermen
- d. Signature line with date for surveyor's certification (to be signed & stamped on all plat copies to be recorded)

VILLAGE ON THE GREEN

SHEET 2 OF 3
LOT 1 DETAIL



- FOUND 1/2" REBAR AS NOTED
- △ FOUND 5/8" REBAR AS NOTED
- SET 1/2" BAR WITH CAP

ADAM THOLEN, MANAGING MEMBER

ON THIS DAY OF, 20, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER, WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN STATED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES

[illegible]

CITY OF PARKVILLE, MISSOURI

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO, REVIEWED AND APPROVED BY THE
COMMUNITY DEVELOPMENT DIRECTOR OF PARKVILLE, MISSOURI AND PASSED BY THE BOARD OF ALDERMAN BY
ORDINANCE NUMBER _____ ON _____

MAYOR, NANETTE K. JOHNSTON

CITY CLERK, MELISSA MCCHESNEY

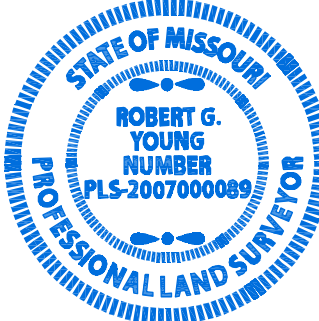
COMMUNITY DEVELOPMENT DIRECTOR, STEPHEN LACHKY

-POINT OF COMMENCEMENT
NW COR NW 1/4 SEC.
26-T-51-R-34 FND DNR MON.
DNR DOC.600-49246
NE COR NE 1/4 SEC.
27-T-51-R-34 FND DNR MON.
DNR DOC.600-49246

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Black Sings

10/29/2021
DATE



Z:\A-PLATTE COUNTY\P-21170 THOLEN VFW-BELLA TOPO\dwg\GOSPEL\P-21170 PRELIM PLAT 10-27-2021.dwg 10/27/2021 11:46:24 AM CDT



LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF
AUTHORITY LICENSE NO. LS-2010031977
rob@rlbuford.com

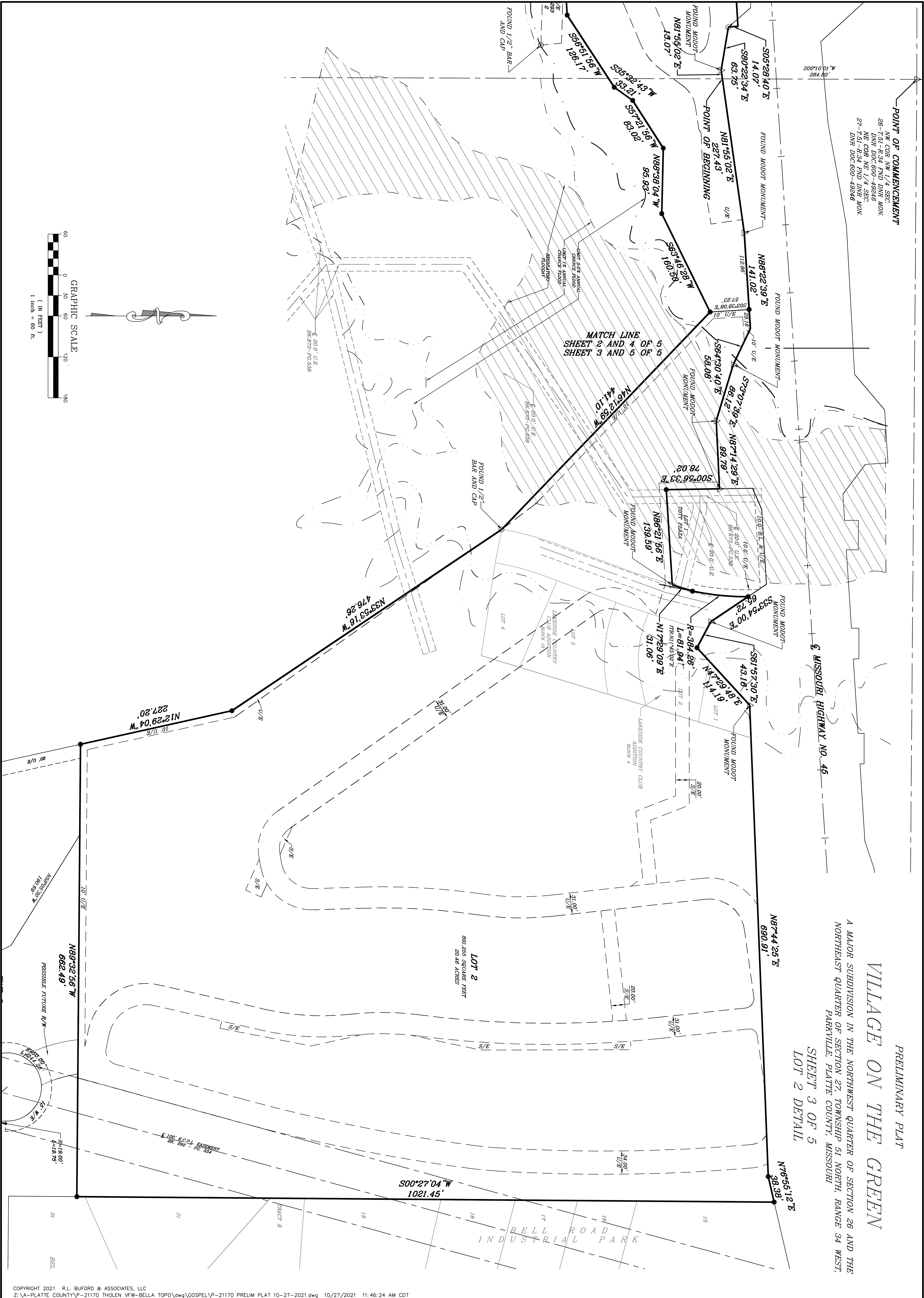
R.O. ROY 14069 PARKVILLE MO 64152 (816) 741-6152

FOR *PULSE DEV.*

SEC.-TWP.-RGE. 26/27-51-34	COUNTY PLATTE	JOB NO. P-21170
DATE 10/29/2021	FIELD BOOK	

PRELIMINARY PLAT

DRAWN BY
R.G.Y.



POINT OF COMMENCEMENT
NW COR NW 1/4 SEC.
26-731-R-34 FND DNR MON.
DNR DOC.600-48246
NE COR NE 1/4 SEC.
27-731-R-34 FND DNR MON.
DNR DOC.600-48246

PRELIMINARY PLAT
VILLAGE ON THE GREEN
A MAJOR SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 26 AND THE
NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI
SHEET 3 OF 5
LOT 2 DETAIL

COPYRIGHT 2021 R.L. BUFORD & ASSOCIATES, LLC
Z:\A-PLATTE COUNTY\21170 THOLEN VFW-BELLA TOPO\dwg\GOSPEL\21170 PRELIM PLAT 10-27-2021.dwg 10/27/2021 11:46:24 AM CDT

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF
AUTHORITY LICENSE NO. LS-2010031977
rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO, 64152 (816) 741-6152

FOR **PULSE DEV.**

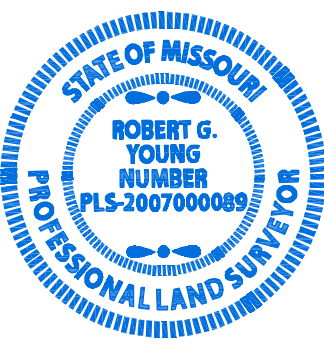
SEC.-TWP.-RGE. 26-27-51-34	COUNTY PLATTE	JOB NO. P-21170
DATE 10/29/2021	FIELD BOOK	

PRELIMINARY PLAT

DRAWN BY
R.C.Y.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH
MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF
GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS,
PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID
SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND
BELIEF.

Robert G. Young
ROBERT G. YOUNG, PLS-2007000089 10/28/2021
DATE

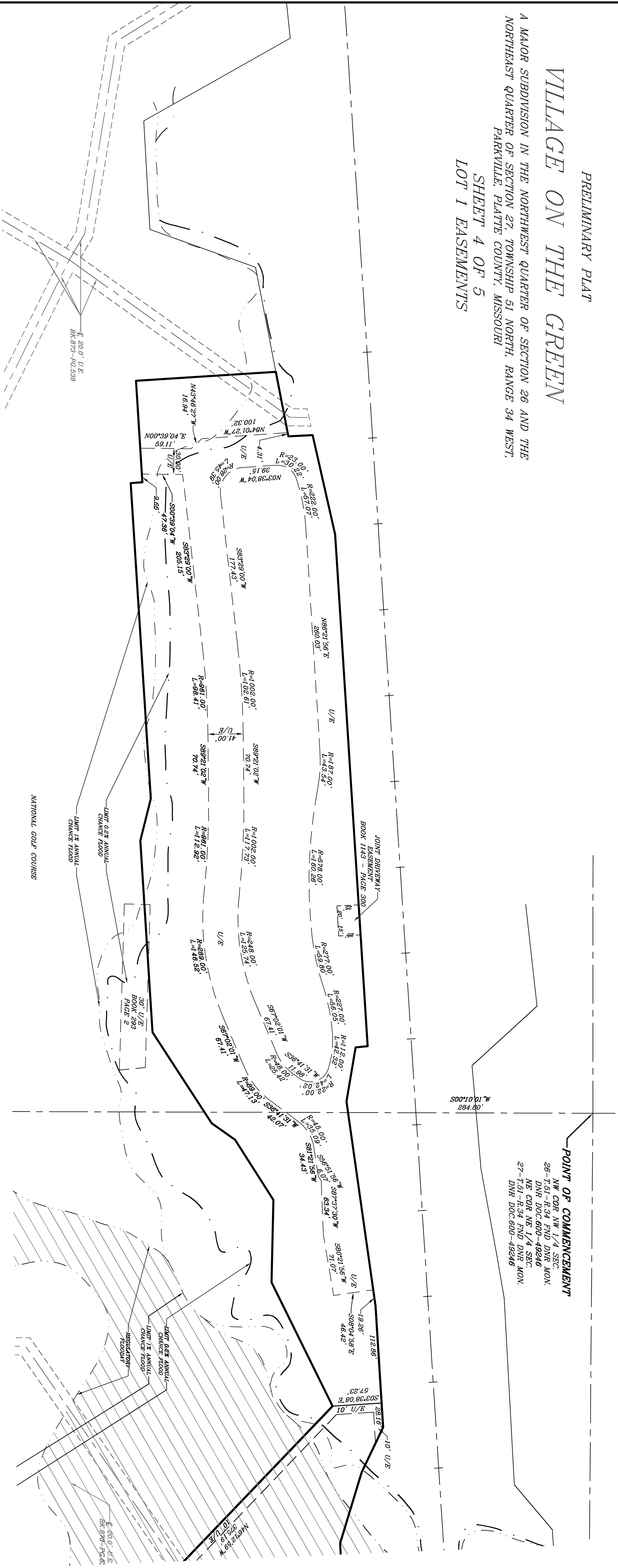


PRELIMINARY PLAT

VILLAGE ON THE GREEN

A MAJOR SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 26 AND THE
NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI

SHEET 4 OF 5
LOT 1 EASEMENTS



DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS
SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

VILLAGE ON THE GREEN
PART OF THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTHEAST
QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST PARKVILLE, PLATTE COUNTY, MISSOURI

STREETS:
THE STREETS SHOWN ON THIS PLAT PRIVATELY MAINTAINED
EASEMENTS:
AN EASEMENT IS HEREBY GRANTED TO PARKVILLE, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN PARKVILLE,
MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY,
SEWER, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD
MOUNTED TRANSFORMERS, SERVICE PEDIESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND OR
SECTION BEING PLATTED TO THAT PURPOSE ONLY. WHERE THE STRIPS OF LAND ARE NOT KEPT FREE FROM ALL OBSTRUCTIONS
WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION OF PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE
AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED
AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF
PARKVILLE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS
OR OPERATION OF ANY KIND OR NATURE SHALL BE PERMITTED WHICH WILL REDUCE OR INCREASE THE PLATTED COVERAGE OVER THE
UTILITIES ABOVE STATED OR THE APPEARANCES THEREOF WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS
TO UTILITY EASEMENTS.

IN WITNESS WHEREOF, ADAM THOLEN, MANAGING MEMBER OF PULSE PARKVILLE, LLC, HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS 20 DAY OF 20

ADAM THOLEN, MANAGING MEMBER

STATE OF MISSOURI /
COUNTY OF /

ON THIS 20 DAY OF 20, BEFORE ME, A NOTARY PUBLIC IN AND
WITHIN THE STATE OF MISSOURI, ADAM THOLEN, MANAGING MEMBER OF PULSE PARKVILLE, LLC, HAS CAUSED THESE
PRESENTS TO BE EXECUTED AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THIS SAME AS THEIR FREE ACT
AND DEED FOR THE PURPOSES HEREIN STATED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT
MY OFFICE IN SAID COUNTY AND STATE THIS DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 20

POINT OF COMMENCEMENT
NW COR. NW 1/4 SEC.
26-101-R-34 DNR MON.
DNR DOC 600-49246
NE COR. NW 1/4 SEC.
27-751-R-34 DNR MON.
DNR DOC 600-49246

CITY OF PARKVILLE, MISSOURI
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO, REVIEWED AND APPROVED BY THE
COMMUNITY DEVELOPMENT DIRECTOR OF PARKVILLE, MISSOURI AND PASSED BY THE BOARD OF ALDERMAN BY
ORDINANCE NUMBER 34.43 ON 10/29/2021

MAYOR, NANETTE K. JOHNSTON

CITY CLERK, MELISSA MCHESNEY

COMMUNITY DEVELOPMENT DIRECTOR, STEPHEN LAGHY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH
MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF
GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS,
PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID
SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND
BELIEF.

Robert G. Young

ROBERT G. YOUNG, PLS-2007000089

10/28/2021
DATE



COPYRIGHT 2021 R.L. BUFORD & ASSOCIATES, LLC
Z:\A--PLATTE COUNTY\21170 THOLEN VFW-BELLA TOPO\dwg\GOSPEL\21170 PRELIM PLAT 10-27-2021.dwg 10/27/2021 11:46:24 AM CDT

R.L. Buford & Associates, LLC
LAND SURVEYING, DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF
AUTHORITY LICENSE NO. LS-2010031977
rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO, 64152 (816) 741-6152

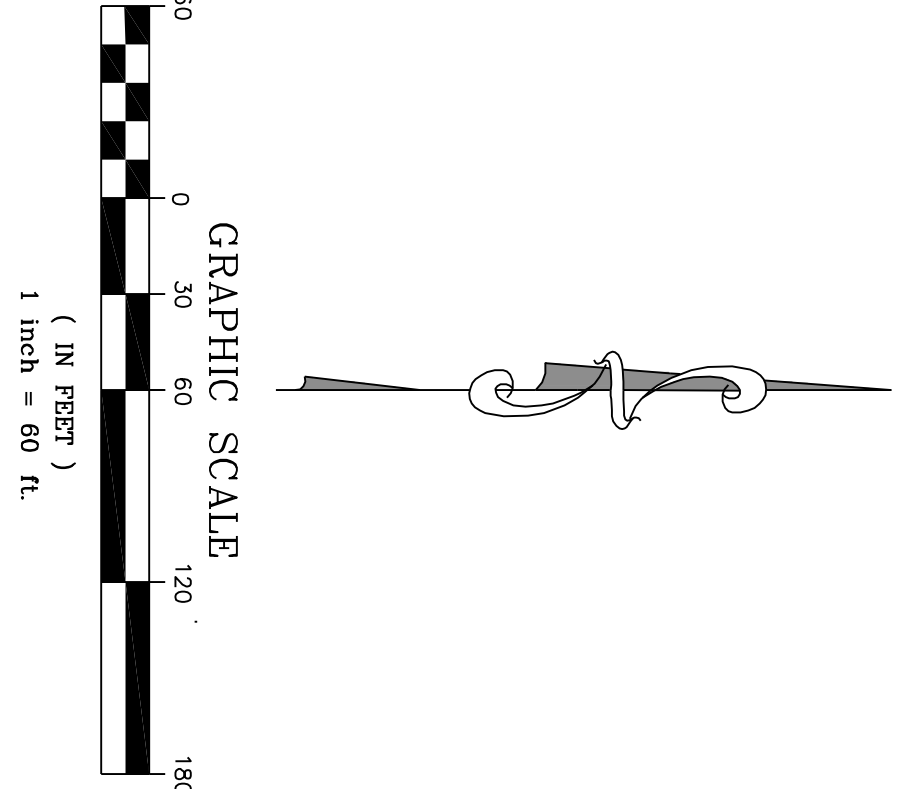
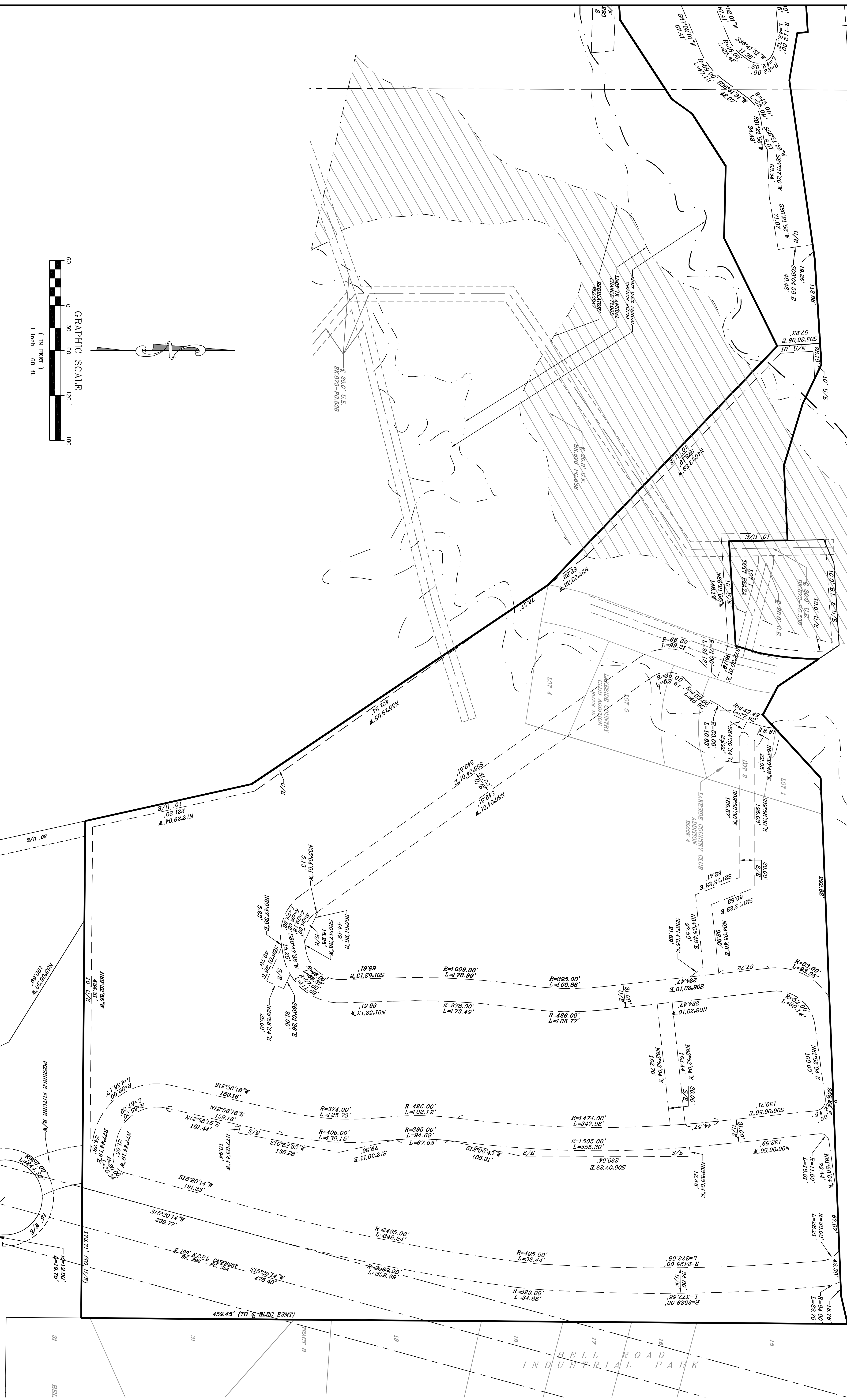
FOR PULSE DEV.	SEC.-TWP.-RGE. 26-27-51-34	COUNTY PLATTE	JOB NO. P-21170
DATE 10/29/2021	FIELD BOOK		
		DRAWN BY R.C.Y.	

PRELIMINARY PLAT

POINT OF COMMENCEMENT
NW COR NW 1/4 SEC.
26-731-R-34 FND DNR MON.
DNR DOC.600-48246
NE COR NE 1/4 SEC.
27-731-R-34 FND DNR MON.
DNR DOC.600-48246

PRELIMINARY PLAT
VILLAGE ON THE GREEN
A MAJOR SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 26 AND THE
NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI
SHEET 5 OF 5
LOT 2 EASEMENTS

MISSOURI HIGHWAY NO. 46



COPYRIGHT 2021 R.L. BUFORD & ASSOCIATES, LLC
Z:\A-PLATTE COUNTY\21170 THOLEN VFV-BELLA TOPO\dwg\GOSPEL\21170 PRELIM PLAT 10-27-2021.dwg 10/27/2021 11:46:24 AM CDT



R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF
AUTHORITY LICENSE NO. LS-2010031977
rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR	SEC.-TWP.-RGE. 26-731-34	JOB NO. P-21170
PULSE DEV.	DATE 10/29/2021	FIELD BOOK
PRELIMINARY PLAT		DRAWN BY R.C.Y.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Robert G. Young
ROBERT G. YOUNG, PLS-2007000089 10/28/2021
DATE

