



BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, January 4, 2022 7:00 PM
City Hall Board Room

Next numbers: Bill No. 3172 / Ord. No. 3111

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

2. CITIZEN INPUT

- A. Present Good Citizen Awards to Warren and Kristin Crouse

3. CONSENT AGENDA

- A. Approve the minutes for the December 21, 2021, regular meeting
- B. Approve accounts payable from December 16 to December 29, 2021

Please Note: All matters listed under "Consent Agenda" are considered to be routine by the Board of Aldermen and will be enacted upon under one motion without discussion. Any member of the Board of Aldermen may be allowed to request an item be pulled from the Consent Agenda for consideration under the regular agenda if debate and a separate motion are desired. Any member of the Board of Aldermen may be allowed to question or comment on an item on the Consent Agenda without a separate motion under the regular agenda. Items not removed from the Consent Agenda will stand approved upon motion made by any alderman, followed by a second and a voice vote to "Approve the consent agenda and recommended motions for each item as presented."

4. ACTION AGENDA

- A. Approve the first reading of an ordinance to implement a three percent rate increase for the sewer utility (Public Works)
- B. Approve the first reading of an ordinance to extend the city limits by voluntary annexation to include described real estate in unincorporated Platte County, 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 Road and S. National Drive - Case No. PZ 2021-49; Todd Kobayashi, Platte Land Partners, LLC, applicant (Community Development)
- C. Approve the first reading of an ordinance for an application to rezone an approximate 39.50 acre parcel of land, 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 Road and S. National Drive from Platte County "RMD" Residential Multiple Dwelling and "R-7" Single-Family High Density to Parkville City "R-4" Mixed-Density Residential and "R-2" Single-Family Residential - Case No. PZ 2021-13; Todd Kobayashi, Genesis Companies, applicant (Community Development)
- D. Approve the first reading of an ordinance to approve Platte 38 Final Plat, a residential

Posted Date & Time: 12/30/21; 11:26 a.m.

By: MM

development consisting of 27 lots for duplexes and nine lots for detached homes with access off of N. Crooked Road, 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 Road and S. National Drive in unincorporated Platte County - Case No. PZ 2021-49; Todd Kobayashi, Genesis Companies, applicant (Community Development)

- E. Approve the first reading of an ordinance to extend the city limits by voluntary annexation for Village on the Green, generally located south of Highway 45 and east of South National Drive - Case No. PZ 2021-53; Hoefer Welker, LLC, applicant (Community Development)
- F. Approve the first reading of an ordinance to rezone Village on the Green, a planned residential development generally located south of Highway 45 and east of S. National Drive - Case No. PZ 2021-53; Hoefer Welker, LLC, applicant (Community Development)
- G. Approve the first reading of an ordinance to vacate NW Lake Crest Lane south of Highway 45 - Case No. VC21-01; Hoefer Welker, LLC, applicant (Community Development)

5. STAFF UPDATES ON ACTIVITIES

A. Administration

- 1. City Hall Closed January 17 - Martin Luther King Jr. Day

6. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

7. ADJOURN

General Agenda Notes:

The agenda closed at noon on December 30, 2021. With the exception of emergencies or other urgent matters, any item requested after the agenda was closed will be placed on the next Board meeting agenda. The deadline to submit your name for Citizen Input is noon on January 4, 2022.

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:13 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on December 21, 2021 and was called to order by Mayor Nanette K. Johnston. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Dave Rittman
Ward 2 Alderman Brian T. Whitley
Ward 3 Alderman Robert Lock
Ward 3 Alderman Douglas Wylie
Ward 4 Alderman Marc Sportsman
Ward 4 Alderman Greg Plumb

Absent:

Ward 1 Alderman Tina Welch

A quorum of the Board of Aldermen was present.

The following staff was also present:

Joe Parente, City Administrator
Kevin Chrisman, Police Chief
Alysen Abel, Public Works Director
Stephen Lachky, Community Development Director
Matthew Chapman, Finance/Human Resources Director
Chris Ashley, Public Works Project Manager
Jeffery Rhodes, Assistant to the City Administrator
Chris Williams, City Attorney

Mayor Johnston led the Board in the Pledge of Allegiance to the Flag of the United States of America.

2. CITIZEN INPUT

A. **Present Good Citizen Awards to Stacey Slover, Kenny Parrish and Melissa Walsh**

Mayor Johnston presented Good Citizen awards to Turkey Trot organizers Stacey Slover, Kenny Parrish and Melissa Walsh.

Mayor Johnston turned the meeting over to Acting President of the Board Sportsman at 7:22 p.m.

Tyler Stegeman, from Boy Scout Troop 314, presented a summary of his Eagle Scout project at the Parkville Nature Sanctuary; presentation attached as Exhibit A.

3. CONSENT AGENDA

- A. Approve the minutes for the December 7, 2021, regular meeting
- B. Receive and file the November Municipal Court report
- C. Receive and file the financial report for the month ending November 30, 2021

- D. Receive and file the crime statistics for January through October 2021
- E. Receive and file November Sewer Report
- F. Approve a community partnership agreement with the Parkville Economic Development Council through December 31, 2022
- G. Approve a construction agreement with Good Earth Water Gardens for the water feature associated with the Busch Drive improvements
- H. Approve Work Authorization No. 9B with George Butler Associates for additional traffic data collection associated with downtown and the riverfront parks
- I. Approve Work Authorization No. 12C with George Butler Associates for additional engineering support associated with the Route 9 improvements
- J. Approve accounts payable from December 2 to December 15, 2021

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTIONS, AS PRESENTED.**

RESULT: MOTION PASSED 7-0.

4. ACTION AGENDA

- A. **Approve appointments to the Ethics Commission to fill vacancies for Ward 1 and Ward 4, as recommended by the Ethics Commission**

City Clerk Melissa McChesney stated that there were vacancies on the Ethics Commission, one in Ward 1 and one in Ward 4. On November 16, 2021, the consensus of the Board was for the Ethics Commission to make recommendations to fill the vacancies and the Commission recommended appointing Abby LacKamp to Ward 4 and recommended appointing either Dr. Vince Carlisle or Corkey McCaffrey for Ward 1. The consensus of the Board was to refer the two Ward 1 applications back to the Ethics Commission to have them recommend one of the applicants to fill the vacancy.

ACTION: IT WAS MOVED BY ALDERMAN RITTMAN AND SECONDED BY ALDERMAN WHITLEY TO **APPROVE THE APPOINTMENT OF ABBY LACKAMP TO THE ETHICS COMMISSION TO FILL THE VACANCY IN WARD 4 THROUGH MAY 2024.**

RESULT: MOTION PASSED 7-0.

- B. **Approve the second reading of an ordinance to adopt the 2022 Operating Budget and 2022 – 2026 Capital Improvement Program**

Acting President of the Board Sportsman said that the first reading was presented on December 4. No additional information was presented.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED

BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3168, AN ORDINANCE **ADOPTING THE 2022 OPERATING BUDGET AND THE 2022-2026 CAPITAL IMPROVEMENT PROGRAM**, ON SECOND READING TO BECOME ORDINANCE NO. 3109.

RESULT: MOTION PASSED 7-0.

AYES: PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

C. **Approve the second reading of an ordinance to classify all employee positions and establish compensation for such classifications for fiscal year 2022**

Acting President of the Board Sportsman said that the first reading was presented on December 4. Finance/Human Resources Director Matthew Chapman said that several of the hourly rates were incorrectly rounded and were adjusted accordingly in the proposed ordinance.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3169, AN ORDINANCE **APPROVING THE CLASSIFICATION OF EMPLOYEE POSITIONS AND ESTABLISHING COMPENSATION RANGES FOR FISCAL YEAR 2022**, ON SECOND READING TO BECOME ORDINANCE NO. 3110.

RESULT: MOTION PASSED 7-0.

AYES: PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

D. **Approve a real estate purchase and sale agreement with Doug Bias, Jr. for City-owned property near NW River Road and Vikings Field**

Community Development Director Stephen Lachky stated that the property was located near the intersection of River Road and Vikings Field. Adjacent property owner Doug Bias, Jr. reached out to staff to find out who the property belonged to because he was interested in purchasing it. An ownership encumbrance report determined that the property was part of the original donation of Vikings Field. The Finance Committee asked staff to reach out to the other adjacent property owners to find out if anyone else was interested in the property. Forest Park Development was not interested. Lachky added that an appraisal determined the fair market value of the property. The Finance Committee recommended approval of the sale agreement on December 13.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE A REAL ESTATE**

**PURCHASE AND SALE AGREEMENT WITH DOUG BIAS, JR.
FOR CITY-OWNED PROPERTY NEAR NW RIVER ROAD AND
VIKINGS FIELD.**

RESULT: MOTION PASSED 7-0.

E. Receive and file the Change Order Approval Report for the Route 9 (Highway 45 to Lakeview Drive) improvements project

Public Works Director Alysén Abel said that the Board approved a resolution authorizing staff to approve change orders for the Route 9 improvements project for up to a certain amount. A total of five change orders had been approved that totaled \$47,530.74.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **RECEIVE AND FILE THE CHANGE ORDER APPROVAL REPORT FOR THE ROUTE 9 (HIGHWAY 45 TO LAKEVIEW DRIVE) PROJECT SUBMITTED TO THE BOARD OF ALDERMEN BY CITY STAFF, IN ACCORDANCE WITH RESOLUTION NO. 21-008.**

RESULT: MOTION PASSED 7-0.

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. City Hall Closed December 23-24 and December 31

City Administrator Joe Parente said that City Hall would be closed December 23-24 and December 31 for the holidays.

6. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

Alderman Whitley said the Diversity and Inclusion Commission held its first meeting on December 13 and they appointed Rondale Dunn as the chair. They would hold monthly meetings on the second Monday.

Police Chief Kevin Chrisman said that Park Village luncheon was held on December 15 and Shop with a Cop was held on December 19. He added that the Police Department helped five Graden Elementary children with coats, stocking hats and gloves.

Public Works Director Alysén Abel said that the Platte Landing Park survey had received 344 responses and the deadline would be extended to January 14, 2022.

7. ADJOURN

Acting President of the Board Sportsman declared the meeting adjourned at 8:11 p.m.

The minutes for December 21, 2021, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the fourth day of January 2022.

Submitted by:

City Clerk Melissa McChesney

ITEM 3.B.*For 1/4/2022**Board of Aldermen Meeting***CITY OF PARKVILLE
Policy Report**Date: December 28, 2021Prepared By:

Jeffery Rhodes, Asst. to City Administrator

Reviewed By:

Matthew Chapman, Finance/HR Director

ISSUE:

Approve accounts payable from December 16 to December 29, 2021

BACKGROUND:

Attached are the statements of approved payments, per the City's Purchasing Policy, for the period from December 16 to December 29, 2021. All disbursements must be reviewed and approved by the Board of Aldermen prior to the release of City funds.

BUDGET IMPACT:

Accounts Payable	\$53,277.26
Insurance Payments	\$72,830.44
1 st of the Month	
EFT Payments	
Processing Fees	
Payroll	\$69,222.73
TOTAL:	\$195,330.43

ALTERNATIVES:

1. Approve the release of funds.
2. Deny the release of funds and provide further direction to City Administration.
3. Deny any portion of the release of funds and provide further direction to City Administration.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:

Staff recommends the release of funds as summarized in the attached statements.

POLICY:

All disbursements must be reviewed and approved by the Board of Aldermen prior to the release of City funds.

SUGGESTED MOTION:

I move to appropriate \$195,330.43 of City funds to pay salaries and accounts.

ATTACHMENTS:

1. AP Report

PACKET: 07403 Regular Payments-01/04/22

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00002	A & M Printing I-45626	PD Envelopes Reorder	R	1/04/2022		91.03CR	043516	91.03
02955	A2 Online Marketing I-12212021-6	Dec2021-Vet.Memorial Market	R	1/04/2022		200.00CR	043517	200.00
01371	Blue Valley Laboratories, Inc I-52317	PAC Pond PM-Parks	R	1/04/2022		325.00CR	043518	325.00
00258	Carter Waters Constructio I-15195983-00	Saturock-Street Repairs	R	1/04/2022		89.50CR	043519	89.50
02531	City Wide Facility Solutions I-32001022066	Jan2022-CityHall Janitorial	R	1/04/2022		960.00CR	043520	960.00
00977	Curious Eye Productions I-063-021	Nov2021-Record/Broadcast	R	1/04/2022		1,150.00CR	043521	1,150.00
00037	Delta Sweeping Company I-16522	Fall2021-Street Sweeping	R	1/04/2022		8,990.00CR	043522	8,990.00
02175	eNet I-6522 I-6523	Oct2021-IT Fees October Sunshine Requests-IT	R R	1/04/2022 1/04/2022		1,275.00CR 170.00CR	043523 043523	 1,445.00
01016	FTC Equipment I-14901 I-14992	Pulled Mixer-Maint @ Shop Mixer Repair/Retrieve-BadCable	R R	1/04/2022 1/04/2022		750.00CR 700.00CR	043524 043524	 1,450.00
00051	Galls, Inc. I-019940389 I-019960203	Replace Nametag-Hill-PD Mag. Pouch-Jordan/Chrisman-PD	R R	1/04/2022 1/04/2022		4.98CR 54.40CR	043525 043525	 59.38
00725	Good Times Carstar I-5356	Vehicle Repairs-V605 - PD	R	1/04/2022		1,744.35CR	043526	1,744.35
02021	KAT Wholesale Outdoor I-SI-220946	Memorial Tree Purchase-PNS	R	1/04/2022		300.00CR	043527	300.00
00232	Martin Marietta I-34139086 I-34154006 I-34166252	Busch Dr. Roundabout Improve Busch Dr. Roundabout Improve Busch Dr. Roundabout Improve	R R R	1/04/2022 1/04/2022 1/04/2022		642.80CR 1,274.11CR 662.51CR	043528 043528 043528	 2,579.42

PACKET: 07403 Regular Payments-01/04/22

VENDOR SET: 01

**** CHECK LISTING ****

BANK : AP Pooled Cash Regular AP

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00126	Polisinelli PC							
	I-2040633	MKTPL CID#2 - Admin/Ops Fees	R	1/04/2022		665.50CR	043529	
	I-2040634	MKTPL CID#1-Admin/Ops Fees	R	1/04/2022		528.00CR	043529	1,193.50
02591	ProServ							
	I-235102	Nov-Dec2021-Small Admin Copier	R	1/04/2022		7.26CR	043530	7.26
00114	Rampart Security, Inc.							
	I-65486	Street Bldg Cameras-Transpo	R	1/04/2022		127.50CR	043531	
	I-65681	City Hall Security	R	1/04/2022		99.00CR	043531	226.50
00115	Rapid Stamp Products							
	I-032258	Diversity Comm. Nameplates	R	1/04/2022		57.50CR	043532	57.50
00117	Reeves Wiedeman Company							
	I-5901691	Busch Dr-Drain Tiles, Connects	R	1/04/2022		9.90CR	043533	
	I-5903916	Busch Dr-Drain Tiles, Connects	R	1/04/2022		93.40CR	043533	
	I-5904792	Busch Dr-Drain Tiles, Connects	R	1/04/2022		82.45CR	043533	185.75
01982	Rejis Commission							
	I-474841	Dec2021-REJIS-PD	R	1/04/2022		105.38CR	043534	105.38
00222	The Deister Company, Inc.							
	I-982	Holiday Decorations	R	1/04/2022		350.00CR	043535	350.00
02253	TooBaRoo							
	I-Parkvillemo.gov099	Website Support/Maint.	R	1/04/2022		1,000.00CR	043536	1,000.00
02950	Toshiba America Business Solutions							
	I-5592141	Nov2021-Admin Copier	R	1/04/2022		102.61CR	043537	102.61
02409	UniFirst Corporation							
	I-226-0685721	Bi-Monthly City Hall Mat Clean	R	1/04/2022		111.00CR	043538	111.00
02438	Vireo							
	I-P20098.2-2	Park Entry Signs Design	R	1/04/2022		6,611.50CR	043539	6,611.50

* * T O T A L S * *

	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	24	0.00	29,334.68	29,334.68
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	24	0.00	29,334.68	29,334.68

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

VENDOR	NAME / I.D.	DESC	CHECK	CHECK	DISCOUNT	AMOUNT	CHECK	CHECK
			TYPE	DATE			NO#	AMOUNT

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT

10	1/2022	7,607.51CR
30	1/2022	1,450.00CR
40	1/2022	9,207.00CR
41	1/2022	9,376.67CR
60	1/2022	300.00CR
66	1/2022	200.00CR
75	1/2022	528.00CR
76	1/2022	665.50CR
=====		
ALL		29,334.68CR

PACKET: 07388 Direct Payables - 01/04/2

VENDOR SET: 01 City Vendors *** DRAFT/OTHER LISTING ***

BANK: AP Pooled Cash Regular AP

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
02140		Commerce Bank - Commercial Card						
	I-00221G	Incahoots-Coffee+Donuts-Retrea	D	1/04/2022		48.01	000000	
	I-01390022990946	Watkins Park - Flag Markers	D	1/04/2022		10.06	000000	
	I-04479G	Staff Party - Legion Hall Rent	D	1/04/2022		550.00	000000	
	I-1042000314	SWAC2021-Rios Family Ornaments	D	1/04/2022		53.02	000000	
	I-109828	APWA Holiday Party-Abel	D	1/04/2022		50.00	000000	
	I-1345708979-000001	Admin-Trifold Board&LabelTape	D	1/04/2022	11.79	13.49	000000	
	I-23093041	Sewer Plumbing Repair-Full Nel	D	1/04/2022		159.20	000000	
	I-25024413	Chief's Vehicle Register-PD	D	1/04/2022		62.25	000000	
	I-292113	OPA-Office Supplies/Janitorial	D	1/04/2022		205.90	000000	
	I-292113-1	Certificate Frames-Admin	D	1/04/2022		28.08	000000	
	I-32MWI9004026	PLP Survey Yard Signs-ARC Doc	D	1/04/2022		221.47	000000	
	I-32MWI9004053	PLP Survey Signs - Parks	D	1/04/2022		234.20	000000	
	I-32MWI9004118	PLP Survey Signs-Parks	D	1/04/2022		114.18	000000	
	I-3418	Senior Staff Retreat-Lunch	D	1/04/2022		155.24	000000	
	I-3430	Senior Staff Retreat-Team Buil	D	1/04/2022		50.51	000000	
	I-43073356955	PCEDC Business Lunch -Plumb/PD	D	1/04/2022		70.00	000000	
	I-573039619	Elevator Maintenance Fees-Admi	D	1/04/2022		45.00	000000	
	I-62cb3706e91d	CWPSD#1-Water Service WWTP	D	1/04/2022		62.79	000000	
	I-7344301530-000001	Flash Drives & Binder Clips	D	1/04/2022		39.86	000000	
	I-7344301530-000002	Flash Drives	D	1/04/2022		63.19	000000	
	I-73443174441	Z-Fold Towels - City Hall	D	1/04/2022		64.59	000000	
	I-ACE16980	SWAC2021-XMAS Tree-Rios Family	D	1/04/2022		49.99	000000	
	I-Dec112021#15	PNS Volunteer Lunch-JimmyJohns	D	1/04/2022		60.70	000000	
	I-Dec152021-HR	Food for Anti-Harassment Train	D	1/04/2022		76.97	000000	
	I-Dec2021-ATT	ATT Charges-PD,Sewer,Parks,Str	D	1/04/2022		590.60	000000	
	I-Dec2021-ATTUVerse	ATT-UVerse -Streets	D	1/04/2022		64.20	000000	
	I-Dec2021-MSPATree	Gallery of Trees Tix-Staff&BOA	D	1/04/2022		257.50	000000	
	I-Dec2021-SenLunch	2021 Senior Lunch Food	D	1/04/2022		550.00	000000	
	I-Dec2021-WTS	Annual Membership WTS - Abel	D	1/04/2022		95.00	000000	
	I-Dec32021-COTR	Christmas on the River Food-PD	D	1/04/2022		100.00	000000	
	I-Dec82021-Lachky	MFSMA Membership -Lachky	D	1/04/2022		35.00	000000	
	I-E64595	Comm Dev - Employee TShirts	D	1/04/2022		128.00	000000	
	I-MC14357761	Dec2021-MailChimp Essentials	D	1/04/2022		30.99	000000	
	I-Nov-Dec2021-Sprint	Sprint Mobile Phone Bill-Staff	D	1/04/2022	199.98	426.80	000000	
	I-SWAC2021-01	SWAC2021-Walmart - PPCAF	D	1/04/2022		2,242.69	000000	
	I-SWAC2021-02	SWAC2021-Walmart-PPCAF	D	1/04/2022		703.46	000000	
	I-SWAC2021-03	SWAC2021-Walmart-PPCAF	D	1/04/2022		592.77	000000	
	I-SWAC2021-04	SWAC2021-Walmart-PPCAF	D	1/04/2022		2,309.75	000000	
	I-SWAC2021-05	SWAC2021-Walmart-PPCAF	D	1/04/2022		1,648.02	000000	
	I-SWAC2021-06	SWAC2021-Walmart-PPCAF	D	1/04/2022		977.95	000000	
	I-SWAC2021-07	SWAC2021-Walmart-PPCAF	D	1/04/2022		246.45	000000	
	I-SWAC2021-08	SWAC2021-Walmart-PPCAF	D	1/04/2022		712.49	000000	
	I-SWAC2021-09	SWAC2021-Walmart-PPCAF	D	1/04/2022		1,168.88	000000	
	I-SWAC2021-10	SWAC2021-Walmart-PPCAF	D	1/04/2022		561.94	000000	
	I-SWAC2021-11	SWAC2021-Walmart-PPCAF	D	1/04/2022		1,332.98	000000	
	I-SWAC2021-12	SWAC2021-Walmart-PPCAF	D	1/04/2022		1,522.69	000000	
	I-SWAC2021-13	SWAC2021-Walmart-PPCAF	D	1/04/2022		700.54	000000	
	I-SWAC2021-14	SWAC2021-Walmart-PPCAF	D	1/04/2022		976.16	000000	20,463.56

PACKET: 07388 Direct Payables - 01/04/2

VENDOR SET: 01 City Vendors *** DRAFT/OTHER LISTING ***

BANK: AP Pooled Cash Regular AP

VENDOR	I.D.	NAME	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT

00159		Missouri American Water						
	I-Jan2022-1203	25 W. Main St - Parks	D	1/04/2022		45.84	000000	
	I-Jan2022-2095	East St. Fount1 - Parks	D	1/04/2022		10.99	000000	
	I-Jan2022-2187	East St. Fount2 -Parks	D	1/04/2022		19.52	000000	
	I-Jan2022-2235	10325 Magnolia - Pump Station	D	1/04/2022		9.68	000000	
	I-Jan2022-2453	East St. Fount3 - Parks	D	1/04/2022		9.68	000000	
	I-Jan2022-2538	East St. Fount3 - Parks	D	1/04/2022		9.68	000000	
								CHECK DATE < ITEM DATE
	I-Jan2022-3099	City Hall Water	D	1/04/2022		69.96	000000	
	I-Jan2022-3174	8880 Clark St - Fire	D	1/04/2022		56.62	000000	
	I-Jan2022-3333	East. St - HYDRT - Parks	D	1/04/2022		29.41	000000	
	I-Jan2022-4314	102 E. 1st St - IRRG - Parks	D	1/04/2022		10.99	000000	
	I-Jan2022-5869	102 E 12th St - IRRG-Parks	D	1/04/2022		9.23	000000	
	I-Jan2022-6548	S Main St - Parks	D	1/04/2022		43.07	000000	
	I-Jan2022-6841	8602 NW 62nd St - ADMIN	D	1/04/2022		11.64	000000	
	I-Jan2022-8321	8701 River Park Dr - Fount	D	1/04/2022		9.68	000000	
	I-Jan2022-8413	1st & Main - Seaasonal - Parks	D	1/04/2022		9.68	000000	
	I-Jan2022-9321	8875 Clark Ave - SPLKR	D	1/04/2022		29.41	000000	385.08
02522		Wex Bank (Phillips)						
	I-76409090	Nov2021-Fleet Fuel -PD	D	1/04/2022		2,619.98	000000	2,619.98
02140		Commerce Bank - Commercial Card						
	I-MC14176129	Nov2021-MailChimp Essentials	D	12/07/2021		30.99	000000	
	I-Nov162021-BBQ	BOA Budget Work Session Food	D	12/07/2021		167.00	000000	
	I-Nov2021-ATTUverse	ATT Uverse-Streets Garage	D	12/07/2021		64.20	000000	262.19

PACKET: 07388 Direct Payables - 01/04/2
VENDOR SET: 01 City Vendors *** DRAFT/OTHER LISTING ***
BANK: AP Pooled Cash Regular AP

VENDOR	I.D.	NAME	ITEM	PAID	DISCOUNT	AMOUNT	ITEM	ITEM
			TYPE	DATE			NO#	AMOUNT

** DISCOUNT RECAP **			BANK	FN	ACCOUNT	NAME	DISCOUNT
				10	501.03-05-00	Mobile Phones & Pagers	6.66CR
				10	501.05-01-00	Office Supplies & Consumables	5.50CR
				10	505.03-05-00	Mobile Phone & Pagers	61.01CR
				10	515.03-05-00	Mobile Phones & Pagers	14.40CR
				10	515.05-01-00	Office Supplies & Consumables	6.29CR
				10	518.03-05-00	Mobile Phones & Pagers	28.87CR
				10	520.03-05-00	Mobile Phones & Pagers	55.85CR
				10	525.03-05-00	Mobile Phones & Pagers	21.06CR
				30	501.03-06-00	Wi-Fi	12.12CR

* * B A N K T O T A L S * *		NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:		0	0.00	0.00	0.00
HANDWRITTEN CHECKS:		0	0.00	0.00	0.00
PRE-WRITE CHECKS:		0	0.00	0.00	0.00
DRAFTS:		4	211.77	23,730.81	23,942.58
VOID CHECKS:		0	0.00	0.00	0.00
NON CHECKS:		0	0.00	0.00	0.00
CORRECTIONS:		0	0.00	0.00	0.00
BANK TOTALS:		4	211.77	23,730.81	23,942.58

PACKET: 07388 Direct Payables - 01/04/2

VENDOR SET: 01 City Vendors *** DRAFT/OTHER LISTING ***

BANK: AP Pooled Cash Regular AP

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT

10	12/2021	262.19CR
10	1/2022	6,334.97CR
30	1/2022	425.79CR
41	1/2022	569.85CR
84	1/2022	16,349.78CR
=====		
ALL		23,942.58CR

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 PACKET: 07397 EOM Benefits - 12/28/21
 VENDOR SET: 01
 BANK : PY Pooled Cash PY Related AP

A / P CHECK REGISTER

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**** CHECK LISTING ****

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00005	AFLAC							
	I-AFP202112024371	AFLAC PRETAX	R	12/28/2021		29.80CR	043512	
	I-AFP202112164372	AFLAC PRETAX	R	12/28/2021		29.80CR	043512	59.60
00137	Kansas City Life Insuranc							
	I-ADD202112024371	ADD on KC Life Bill	R	12/28/2021		11.15CR	043513	
	I-ADD202112164372	ADD on KC Life Bill	R	12/28/2021		11.15CR	043513	
	I-LIF202112024371	BC/BS Life Insurance	R	12/28/2021		191.21CR	043513	
	I-LIF202112164372	BC/BS Life Insurance	R	12/28/2021		191.21CR	043513	
	I-LTD202112024371	Long Term Disability	R	12/28/2021		152.58CR	043513	
	I-LTD202112164372	Long Term Disability	R	12/28/2021		152.58CR	043513	709.88
01807	City of Parkville/Flex Plan							
	I-FLX202112024371	Flex Plan	R	12/28/2021		1,110.80CR	043514	
	I-FLX202112164372	Flex Plan	R	12/28/2021		1,110.80CR	043514	2,221.60
Guardi	Guardian Life Insurance Company							
	I-GRD202112024371	Voluntary Insurance	R	12/28/2021		143.55CR	043515	
	I-GRD202112164372	Voluntary Insurance	R	12/28/2021		143.55CR	043515	287.10

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PACKET: 07397 EOM Benefits - 12/28/21
VENDOR SET: 01
BANK : PY Pooled Cash PY Related AP

A / P CHECK REGISTER

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*** DRAFT/OTHER LISTING ***

VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
00136	State of Missouri							
	I-T2 202112024371	State Withholdings	D	12/28/2021		3,455.66CR	000882	
	I-T2 202112164372	State Withholdings	D	12/28/2021		3,226.66CR	000882	6,682.32
01711	BCBSKC							
	I-BCC202112024371	BCBS Insurance	D	12/28/2021		499.98CR	000883	
	I-BCC202112164372	BCBS Insurance	D	12/28/2021		499.98CR	000883	
	I-BCE202112024371	BCKSKC Insurance	D	12/28/2021		1,112.30CR	000883	
	I-BCE202112164372	BCKSKC Insurance	D	12/28/2021		1,112.30CR	000883	
	I-BCF202112024371	BCBS Insurance	D	12/28/2021		786.50CR	000883	
	I-BCF202112164372	BCBS Insurance	D	12/28/2021		786.50CR	000883	
	I-BCS202112024371	BCBS Insurance	D	12/28/2021		1,064.00CR	000883	
	I-BCS202112164372	BCBS Insurance	D	12/28/2021		1,064.00CR	000883	
	I-BVC202112024371	Vision w/h	D	12/28/2021		8.87CR	000883	
	I-BVC202112164372	Vision w/h	D	12/28/2021		8.87CR	000883	
	I-BVE202112024371	Vision w/h	D	12/28/2021		43.20CR	000883	
	I-BVE202112164372	Vision w/h	D	12/28/2021		43.20CR	000883	
	I-BVF202112024371	Vision w/h	D	12/28/2021		117.53CR	000883	
	I-BVF202112164372	Vision w/h	D	12/28/2021		117.53CR	000883	
	I-BVS202112024371	Vision w/h	D	12/28/2021		43.15CR	000883	
	I-BVS202112164372	Vision w/h	D	12/28/2021		43.15CR	000883	
	I-DNC202112024371	BCBS Dental Insurance	D	12/28/2021		205.00CR	000883	
	I-DNC202112164372	BCBS Dental Insurance	D	12/28/2021		205.00CR	000883	
	I-DNF202112024371	BCBS Dental Insurance	D	12/28/2021		644.60CR	000883	
	I-DNF202112164372	BCBS Dental Insurance	D	12/28/2021		644.60CR	000883	
	I-DNP202112024371	DENTAL PRETAX	D	12/28/2021		277.30CR	000883	
	I-DNP202112164372	DENTAL PRETAX	D	12/28/2021		277.30CR	000883	
	I-DNS202112024371	Delta Dental Insurance	D	12/28/2021		123.40CR	000883	
	I-DNS202112164372	Delta Dental Insurance	D	12/28/2021		123.40CR	000883	
	I-HDE202112024371	BCBS Insurance	D	12/28/2021		827.04CR	000883	
	I-HDE202112164372	BCBS Insurance	D	12/28/2021		827.04CR	000883	
	I-HDF202112024371	Health Insurance	D	12/28/2021		1,462.48CR	000883	
	I-HDF202112164372	Health Insurance	D	12/28/2021		1,462.48CR	000883	
	I-HSE202112024371	BCBS Insurance	D	12/28/2021		565.32CR	000883	
	I-HSE202112164372	BCBS Insurance	D	12/28/2021		565.32CR	000883	
	I-HSF202112024371	BCBS Insurance	D	12/28/2021		1,999.20CR	000883	
	I-HSF202112164372	BCBS Insurance	D	12/28/2021		1,999.20CR	000883	
	I-HSS202112024371	BCBS Insurance	D	12/28/2021		450.25CR	000883	
	I-HSS202112164372	BCBS Insurance	D	12/28/2021		450.25CR	000883	
	I-S3F202112024371	BCBS Insurance	D	12/28/2021		647.89CR	000883	
	I-S3F202112164372	BCBS Insurance	D	12/28/2021		647.89CR	000883	
	I-SPC202112024371	BCBS Insurance	D	12/28/2021		2,292.65CR	000883	
	I-SPC202112164372	BCBS Insurance	D	12/28/2021		2,292.65CR	000883	
	I-SPE202112024371	BCBS Insurance	D	12/28/2021		204.14CR	000883	
	I-SPE202112164372	BCBS Insurance	D	12/28/2021		204.14CR	000883	
	I-SPF202112024371	BCBS Insurance	D	12/28/2021		2,888.32CR	000883	
	I-SPF202112164372	BCBS Insurance	D	12/28/2021		2,888.32CR	000883	
	I-SPS202112024371	BCBS Insurance	D	12/28/2021		975.68CR	000883	
	I-SPS202112164372	BCBS Insurance	D	12/28/2021		975.68CR	000883	34,477.40

12/28/2021 11:04 AM A / P CHECK REGISTER
 PACKET: 07397 SOM Benefits - 12/28/21
 VENDOR SET: 01 *** DRAFT/OTHER LISTING ***
 BANK : PY Pooled Cash PY Related AP

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VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
01730	LAGERS							
	I-CSR202112024371	LAGERS RETIREMENT	D	12/28/2021		7,464.38CR	000884	
	I-CSR202112164372	LAGERS RETIREMENT	D	12/28/2021		7,535.60CR	000884	
	I-R&P202112024371	City/PD Ret Contribution	D	12/28/2021		6,474.64CR	000884	
	I-R&P202112164372	City/PD Ret Contribution	D	12/28/2021		5,668.24CR	000884	27,142.86
02517	NueSynergy, Inc							
	I-HSU202112024371	HSA Contribution	D	12/28/2021		624.84CR	000885	
	I-HSU202112164372	HSA Contribution	D	12/28/2021		624.84CR	000885	1,249.68

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	4	0.00	3,278.18	3,278.18
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	4	0.00	69,552.26	69,552.26
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	8	0.00	72,830.44	72,830.44

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

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 PACKET: 07397 EOM Benefits - 12/28/21
 VENDOR SET: 01
 BANK : PY Pooled Cash PY Related AP

A / P CHECK REGISTER

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*** DRAFT/OTHER LISTING ***

VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
10	12/2021	72,201.34CR
30	12/2021	629.10CR
ALL		72,830.44CR

**CITY OF PARKVILLE
Policy Report**

Date: December 28, 2021

Prepared By:

Alysen Abel, Public Works Director

Reviewed By:

Melissa McChesney, City Clerk

ISSUE:

Approve the first reading of an ordinance to implement a three percent rate increase for the sewer utility (Public Works)

BACKGROUND:

The Sewer Fund is a self-sustaining fund that operates on its own revenue, distinct from the City's General Fund. The Sewer Fund includes maintenance and capital outlay expenses that need to be offset by the revenue collected. In addition, the Sewer Fund includes an administrative transfer to the General Fund for personnel costs that support the sewer operation, including administration, public works, accounting, billing, inspection and support services.

In 2016, the City hired Springsted (now Baker Tilly) to perform a Sewer Allocation Study to review the tasks performed by each City staff member, measuring those tasks that support the sewer operations. The costs determined by this study stated the City could reasonably transfer to the General Fund, funds from the Sewer Fund, to pay for the costs of the sewer utility system. The 2016 study determined \$365,644 was a reasonable transfer from the Sewer Fund to cover the direct and indirect costs for sewer-related expenses funded by the General Fund.

In late 2020, the City engaged Baker Tilly to review the current data and update the sewer allocation. Staff members from Public Works, Administration and Community Development were surveyed, providing a detailed listing of activities related to both sewer and non-sewer related activities. The 2020 study determined that \$449,000 was a reasonable transfer from the Sewer Fund to cover the direct and indirect costs for sewer-related expenses funded by the General Fund.

Since 2015, the City has increased the amount of administrative transfer from the Sewer Fund to the General Fund. The allocation increased from \$100,000 in 2015 to \$350,000 in 2021. The 2022 budget includes a sewer allocation transfer of \$350,000.

The 2022 Capital Improvements Program includes \$661,500. The projects include equipment purchases, sewer plant upgrades, the annual CCTV program, sanitary sewer repairs and pump station repairs.

The City's fund balance reserve policy provides a target of maintaining working capital of 90 days of operations, in addition to the current fiscal year debt service payments.

Previous to 2017, there have been modest sewer rate increases with a 3% rate increase. Due to sewer related emergencies, and the desire by the Board of Aldermen for the Sewer Fund to support administrative costs incurred in the General Fund, the rates were increased by 10% each year in

2017, 2018 and 2019. The rate was stepped back in 2020 to 5% and 6% in 2021.

During the budget work session in late 2021, staff presented an increase of 3% in 2022. With each percent rate increase, the City will receive approximately \$14,700. The proposed 3% sewer rate increase will result in an average bill of \$57.91, with an increase of \$1.69 over the 2021 rates.

Year	Actual/Proposed Rate Increase	Sewer Base Fee	Sewer Consumption Rate	Average Monthly Bill	Monthly Cost Difference
2017	10.00%	\$13.77	\$0.651	\$41.75	
2018	10.00%	\$15.14	\$0.716	\$45.92	\$4.17
2019	10.00%	\$16.66	\$0.787	\$50.52	\$4.60
2020	5.00%	\$17.49	\$0.827	\$53.04	\$2.52
2021	6.00%	\$18.54	\$0.876	\$56.22	\$3.18
2022	3.00%	\$19.10	\$0.903	\$57.91	\$1.69

Sewer rates are calculated based on the average water usage per household during the winter months. Water usage from the winter months of December, January and February are used to calculate actual flow into the sewer system. The residents can control their monthly bills by conserving water.

BUDGET IMPACT:

For every one percent rate increase, the revenue results in an increase of approximately \$14,700. A three percent rate increase is recommended in 2022 in order to ensure that revenues meet budgeted expenditure levels and to continue the maintenance and repair planned in the CIP. The three percent rate increase would result in an additional \$44,141 in revenue.

ALTERNATIVES:

1. Approve the first reading of an ordinance for a 3% rate increase for the sewer utility.
2. Approve the first reading of an ordinance for a modified rate structure to meet the desires of the Board of Aldermen.
3. Do not approve a rate increase in 2022.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen authorize staff to advertise a public hearing and prepare an ordinance to implement a 3% rate increase for the sewer utility in 2022.

POLICY:

Section 703.030(A) of the Parkville Municipal Code states that, “the user charge system shall generate adequate annual revenues to pay the costs of annual operation and maintenance including replacement and cost associated with debt retirement.”

The Reserve Policy (Resolution No. 12-01-13) states that, “the sewer utility fund balance should be able to provide 90 days of operations in addition to the current fiscal year debt service payments.”

RSMo 250.233 states that prior to establishing sewer charges, a public hearing shall be held following at least 30 days’ notice.

SUGGESTED MOTION:

I move to approve Bill No. 3172, an ordinance amending Section 703.040 of the Parkville Municipal Code implementing a three percent increase to the sewer base charge, sewer usage charge and surcharge for customers of the Parkville sewer system, on first reading and postpone the second reading to February 15, 2022.

ATTACHMENTS:

1. Ordinance
2. Sewer Fund Worksheet
3. Sewer Fund Forecast
4. 2020 Sewer Allocation Study

AN ORDINANCE AMENDING SECTION 703.040 OF THE PARKVILLE MUNICIPAL CODE IMPLEMENTING A THREE PERCENT INCREASE TO THE SEWER BASE CHARGE, SEWER USAGE CHARGE AND SURCHARGE FOR CUSTOMERS OF THE PARKVILLE SEWER SYSTEM

WHEREAS, the City of Parkville, Missouri has constructed wastewater treatment works; and

WHEREAS, the City of Parkville must pay all expenses associated with said treatment works and charge the users of said treatment works accordingly.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI AS FOLLOWS:

Section 1. Subsection C of Section 703.040 is hereby repealed and replaced to read as follows:

- C. The minimum charge per month shall be nineteen dollars and ten cents (\$19.10). The minimum charge shall apply to all properties connected to the sewer system regardless of water consumption. In addition, each contributor shall pay a user charge for operation and maintenance, including replacement, of ninety and three-tenths cents (\$0.903) per one hundred (100) gallons of water as determined in the preceding section.

Section 2. Subsection D of Section 703.040 is hereby repealed and replaced to read as follows:

- D. For those contributors who contribute wastewater the strength of which is greater than normal domestic sewage, a surcharge in addition to the normal user charge will be collected. The surcharge for operation and maintenance, including replacement, is

\$1.1516 per pound BOD
\$0.9904 per pound SS

Section 3. If any portion or section of this ordinance is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, the decision shall in no manner affect the remaining portions of this Section, which shall remain in full force and effect.

Section 4. This ordinance shall be in effect immediately upon its passage and approval.

PASSED and APPROVED this 15th day of February 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

Sewer Fund (30) Revenues and Expenses									
Type	Account	Description	Account	2019 Actual	2020 Actual	2021 Budget	YTD 10/31/2021	2021 Projected	2022 Budget
Rev: Sewer	Beginning Fund Balance	Projected carryover from prior year.		531,261	979,986	898,030	898,030	898,030	746,285
	Sewer Charges	Charges levied on all utility customers for use of the City's sewer system.	41501-00	1,474,757	1,417,254	1,464,362	1,259,380	1,511,256	1,508,293
	Sewer Tap Fees	Fees required to connect to the City's sewer system (\$1,500/new home).	41502-00	36,500	49,000	59,976	22,750	27,300	50,000
	Sewer Impact Fees	Fees required to compensate the City for the increased demand on the sewer system (\$1,400/new home).	41502-01	94,076	46,200	50,000	21,450	25,740	50,000
	MOAW Bill Collection Payment	Money received from Missouri American Water for accepting water bills at City Hall.	41503-00	442	407				
	Grinder Pump Administration Fee	A fee paid by the Riss Lake Home Owner's Association for collecting and remitting monthly Riss Lake Subdivision grinder pump maintenance fees.	41504-00	4,620	4,620	4,712	3,850	4,620	4,712
Revenues: Sewer				1,610,395	1,517,481	1,579,051	1,307,430	1,568,916	1,613,005
Rev: Interest	Interest Income	Interest earned from sewer fund investments.	41701-00	4,407	2,778	3,500	1,228	1,473	2,500
Revenues: Interest Income				4,407	2,778	3,500	1,228	1,473	2,500
Rev: Misc	Miscellaneous	Includes reimbursements from entities for sewer related expenses.	41804-00	22,317	5,880			0	
Revenues: Misc				22,317	5,880	0	0	0	0
Sewer Fund (30) Revenues				1,637,119	1,526,139	1,582,551	1,308,657	1,570,389	1,615,505
Total Sources				2,168,380	2,506,125	2,480,581	2,206,687	2,468,419	2,361,791
Exp: Personnel	Salaries	The total salaries for sewer billing duties. A portion of staff salaries are covered by the Sewer Administrative Fee, as related to sewer work performed.	01-01-00	20,367	21,262	29,137	31,494	37,317	38,437
	FICA & Medicare	This is the City's share of FICA & Medicare cost for its employees.	01-21-00	1,555	1,623	2,229	177	2,840	2,940
	Professional Development	Cost of educational seminars and conferences attended by Sewer employees.	01-41-00	358	0	500	2,399	2,399	500
	Retirement	The City's LAGERS contribution for 2020 is 11.3% of general employee salaries.	01-22-00	0	0	3,292		0	4,228
Expenses: Personnel				22,280	22,885	35,158	34,070	42,556	46,105
Exp: Insurance	Health, Life, & Dental	The City offers health, dental, and life insurance to its employees and subsidizes a portion of the premium. Reflects premium increases for employees.	02-02-00	3,183	3,131	3,673	4,533	5,439	5,596
Expenses: Insurance				3,183	3,131	3,673	4,533	5,439	5,596
Exp: Utilities	Telephone & Voicemail	The charges for local and long distance telephone service for the sewer plant and lift station dialers.	03-01-00	0	1,593	0	1,193	1,432	1,500
	Electricity	Electric utility charges for the sewer plant and pump stations.	03-02-00	43,458	43,226	46,000	35,077	42,092	46,000
	Water	Water utility charges for the sewer plant.	03-04-00	1,016	960	1,500	234	1,500	2,000
	Trash Hauling	The charges for trash hauling at the sewer plant (\$70/year for Main Lift Station dumpster and \$356.52/year for Sewer Plant dumpster).	03-09-00	160	160	400	160	500	600
Expenses: Utilities				44,634	45,939	47,900	36,664	45,524	50,100
Exp: Office Expenses	Office Supplies	This includes items such as stationery, pens/pencils, folders, etc. as well as computer accessories, meeting supplies and general consumables.	05-01-00	331	236	150		0	250
	Postage	All postage and shipping costs, along with any incidental charges.	05-02-00	6,145	5,838	7,000	6,044	6,800	7,000
	Delinquencies	Administrative costs related to delinquency collections such as water shut off costs, filing property liens, and certified letters.	05-06-00	1,253	314	100	425	510	2,000
	Printing	Expenses for printing work not performed by City personnel. This includes items such as business cards, forms, letterhead, and books.	05-04-00	1,796	1,393	2,000	1,511	2,000	1,500
Expenses: Office Expenses				9,524	7,780	9,250	7,979	9,310	10,750

Sewer Fund (30) Revenues and Expenses									
Type	Account	Description	Account	2019 Actual	2020 Actual	2021 Budget	YTD 10/31/2021	2021 Projected	2022 Budget
Exp: Maintenance	Building Maintenance & Repair	General maintenance for the sewer plant. Includes crane for the new storage building, containment for diesel storage, soffit on sewer building, flashing on storage building, and new garage door.	06-01-00	3,429	32,786	25,000	58,986	58,986	30,000
	Pump Stations Maintenance	General maintenance for six pump stations in the City. Includes valves on FF Hwy pump station.	06-12-00	20,071	13,962	25,000	21,522	25,000	25,000
	Vehicle Repair & Maintenance	Maintenance for sewer vehicles. Include new tires for sewer truck.	06-21-00	213	0	250	1,678	1,800	500
	Tractor / Lawn Mowing Equipment	Maintenance for the sewer plant tractor and lawn equipment.	06-21-02	800	701	1,000	11	200	1,000
	Vehicle Gas & Oil	Fuel for sewer division vehicles.	06-22-00	754	750	1,000	1,369	1,369	1,000
	Equipment Gas & Oil	Fuel for sewer equipment, including the tractor, mower, and generator.	06-22-01	1,202	786	1,500	24	1,000	1,500
	Software Support Agreement	Annual software maintenance for Data Tech Summit sewer billing software.	06-33-00	2,867	2,924			0	
Expenses: Maintenance				29,336	51,909	53,750	83,589	88,355	59,000
Exp: City Services	Line Repairs	This covers emergency repairs to sewer lines and manholes. Root control and unexpected clogs. It does not cover repairs budgeted in the sewer CIP.	07-34-00	38,132	39,203	40,000	23,887	35,000	40,000
	One Call Utility Locating	This is a fee charged to the City for every One Call sewer utility locate requested in the City limits.	07-42-00	340	85	2,500	2,239	3,000	3,000
	KC Water Dept.	Fees paid to the KCMO Water Department for sewer service provided to some Parkville residents.	07-82-00	30,728	40,126	32,000	16,533	32,000	32,000
	Platte County Regional Sewer District	Fees paid to the PCRSD for wastewater treatment for Parkville residents formerly served by Eastside station.		21,040	17,759	17,600	8,879	17,600	17,600
	Odor Control	Chemical used to mitigate odors from sewer lines.	07-91-00	18,789	19,701	29,000	19,563	30,000	31,000
Expenses: City Services				109,029	116,875	121,100	71,101	117,600	123,600
Exp: Professional	Engineering Fees	This covers the fees for work performed by the City Contract Engineer for the sewer system, including SSES Program engineering and management.	08-03-00	14,755	12,667	16,000	16,701	20,000	20,000
	Management Contract	Contract with Alliance Water Resources to operate the sewer plant.	08-04-00	305,310	305,712	305,712	253,598	305,712	311,916
	Credit Card Fees	Costs associated with processing credit card transactions.	08-07-00	8,071	9,762	10,000	913	10,000	10,000
	Sewer Refunds	Refunds for bill over payments	08-08-00	330	2,013	500		0	
Expenses: Professional Fees				328,466	330,154	332,212	271,212	335,712	341,916
Exp: Other Exp.	Miscellaneous	Miscellaneous includes uncategorized expenses.	09-21-00	493	2,508	1,500		100	1,500
	DNR Fees	Annual fee to the Missouri Department of Natural Resources based on the number of sewer connections in the City.	09-22-00	1,927	1,954	2,000	2,001	2,001	2,100
Expenditures: Other Expenditures				2,420	4,461	3,500	2,001	2,101	3,600
Exp: Capital Outlay	Equipment & Machinery	Includes purchase of Sludge Wagon (\$10,000)	04-31-00	26,638	36,026	37,500	14,628	25,669	10,000
	Sewer Plant Improvements	Improvements to the sewer plant operations. Aeration blower (\$14,000), Aeration mixer (\$13,000), Stair replacement (\$30,000), Aeration basin diffusers (\$45,000), SCADA System (\$54,000). 2021 Carryover: Clarifier Drive (\$17,000).	04-51-00		5,806	96,000	28,810	28,810	173,000
	Pump Station Improvements	Improvements to pump stations. Includes McAfee Pump Replacement (\$30,000)	04-61-00			140,000	8,162	140,000	30,000
	Line Maintenance	Includes 2022 CCTV & Cleaning (\$61,500); Riss Lake structure survey (\$17,000), Sanitary Sewer Repairs (\$220,000).	06-42-00	202,788	529,419	300,300	308,998	350,180	298,500
	Other	Consulting fees for Sewer System Appraisal and Rate Study	06-99-00			0		0	150,000
Expenditures: Capital Outlay				229,426	571,251	573,800	360,598	544,659	661,500
Exp: Transfers	Administration Transfer to General Fund	Administrative salaries for sewer related work, Missouri One Call services, and other sewer related administrative functions.	08-06-00	230,000	280,000	350,000	266,667	350,000	350,000
	SRF Principal Transfer	Funds are transferred to Debt Service for SRF payments.	12-11-00	160,000	160,000	160,000	137,500	160,000	165,000
	SRF Interest Transfer	Funds are transferred to Debt Service for SRF payments.	12-11-01	16,267	13,113	15,957	8,768	15,957	11,629
	SRF Admin Fee Transfer	Funds are transferred to Debt Service for SRF payments.	12-11-02	10,479	3,874	4,920	124	4,920	4,920
Expenditures: Transfers				416,746	456,987	530,877	413,059	530,877	531,549
Total Sewer Fund (30) Expenditures				1,195,044	1,611,371	1,711,220	1,284,806	1,722,134	1,833,716
Ending Fund Balance Sewer Fund (30)				973,336	894,754	769,361	921,881	746,285	528,074

Cell: H3

Comment: Joe Parente:

Reconcile with final 2020 Audit

Cell: I4

Comment: Joe Parente:

Sewer Charges

Sewer Charges - Data Tech

Cell: C5

Comment: Alysén Abel:

We increased the tap and impact fees by \$250 each

Cell: H41

Comment: Alysén Abel:

Reduced because of the purchase of a new truck

Cell: H42

Comment: Alysén Abel:

Includes the cost to maintain the honey wagon

Cell: H51

Comment: Alysén Abel:

Includes the purchase of carbon odor control at the McAfee pump station

Sewer Fund (30)

Last Updated 10/31/2021

	2018 Actual	2019 Actual	2020 Actual	2021 Budget	2021 YTD	2021 Actual	2022 Budgeted	2023 Projected	2024 Projected	2025 Projected	2026 Projected
<i>Beginning Fund Balance</i>	\$420,915	531,261	979,986	898,030	898,030	898,030	746,285	528,074	540,805	(127,690)	(807,766)
Revenues											
<i>Projected Rate Increase</i>	10.00%	10.00%	5.00%	6.00%	6.00%	6.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Sewer Charges	1,320,195	1,471,357	1,417,807	1,464,362	1,259,380	1,511,256	1,508,293	1,562,239	1,609,106	1,657,379	1,707,101
Sewer Tap Fees	41,850	36,500	49,000	59,976	22,750	27,300	50,000	30,450	30,907	31,370	31,841
Sewer Impact Fees	34,650	94,076	46,200	50,000	21,450	25,740	50,000	50,750	51,511	52,284	53,068
MOAW Bill Collection Payment	444	442	407	-	-	-	-	550	550	550	550
Grinder Pump Administrative Fee	4,620	4,620	4,620	4,712	3,850	4,620	4,712	4,620	4,620	4,620	4,620
Interest Income	4,160	4,407	2,778	3,500	1,228	1,473	2,500	5,050	5,101	5,152	5,203
Transfer from Sewer CIP (33)	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	22,317	5,880	-	-	-	-	-	-	-	-
Sewer Fund Revenues:	1,405,918	1,633,719	1,526,692	1,582,551	1,308,657	1,570,389	1,615,505	1,653,659	1,701,795	1,751,355	1,802,383
Total Sources:	1,826,833	2,164,980	2,506,678	2,480,581	2,206,687	2,468,419	2,361,791	2,181,733	2,242,600	1,623,665	994,617
Expenditures											
Operating Expenses	540,078	548,872	583,133	606,543	511,150	646,597	640,667	622,099	633,754	645,637	657,753
Capital Expenses	244,753	229,426	571,251	573,800	360,598	544,659	661,500	481,700	1,188,000	1,230,300	266,000
Debt Service	181,267	186,746	176,987	180,877	146,392	180,877	181,549	176,629	177,221	173,039	30,416
Transfer to General Fund - Admin Fee	190,000	230,000	280,000	350,000	266,667	350,000	350,000	360,500	371,315	382,454	393,928
Other Transfers											
Sewer Fund Expenditures:	1,156,098	1,195,044	1,611,371	1,711,220	1,284,806	1,722,134	1,833,716	1,640,928	2,370,290	2,431,431	1,348,097
Estimated Working Capital (deficit) :	670,736	969,936	895,306	769,361	921,881	746,285	528,074	540,805	(127,690)	(807,766)	(353,479)
TARGET*	\$363,786	\$381,464	\$392,770	\$420,013	\$340,846	\$430,026	\$429,216	\$422,279	\$428,488	\$430,062	\$293,336



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Memo

To: Joseph D. Parente, City Administrator

From: Nick Dragisich

Date: January 28, 2021

Subject: Administrative Charge to Sewer Fund

In 2016, Springsted Incorporated (now Baker Tilly) assisted the City in determining and recommending an administrative charge allocation from the City's General Fund to its Sewer Fund. We were recently retained to review and update this administrative charge allocation to ensure it was equitable and fairly allocated the costs incurred. The administrative allocation should reflect the direct support provided by the General Fund to the Sewer Fund and indirect support provided by the City's overhead activities that benefit the Sewer Fund.

The direct support provided by the General Fund was determined by gathering data related to the time employees in General Fund departments spend on activities that directly benefit the Sewer Fund. The General Fund departments where these activities were found included: Administration, Community Development, and Public Works. Each employee in these departments was asked to complete a time-spent profile where they estimated the percentage of their time spent over the course of an average year on activities incumbent to their positions. The time spent on each activity was then converted to a cost based on the employee's effective hourly cost. The effective hourly cost was determined by taking total personnel cost including salary and wages, fringe benefits, FICA and Medicare, retirement, and insurances divided by the actual time the employee was available to provide services. The available time is the 2,080 annual work hours minus hours of vacation, holiday, sick leave, and training. For example: an employee with an annual salary of \$55,949 and benefits plus FICA and Medicare of \$16,317 would have a total annual cost of \$72,266 or \$34.74/hour ($\$72,266 / 2080 \text{ hours} = \$34.74/\text{hour}$). The employee's time includes fifteen percent for training, vacation/sick leave/holidays. This results in an effective cost of \$40.87/hour ($\$34.74 / (1.0 - 0.15) = \40.87). The personnel cost of each activity was used to proportionately allocate other department operating costs to that activity. This cost was then increased to include the overhead cost of the department to arrive at the total cost. A summary description of each department is provided below.

Administration Department:

The Administration Department has a staff of eight including six full-time and two part-time employees. Each of these employees reported spending time on activities related to the Sewer Fund. These activities primarily included:

- Handling of customer complaints
- Responding to questions related to the Sewer Fund
- Accepting and processing payments for sewer services
- Supervision of sewer billing staff and processes
- Preparing and mailing sewer bills to customers
- Stopping and starting sewer services

The cost of these sewer related services was determined to be \$194,136. Department overhead for Administration was limited to the percent of time spent providing supervision/management/direction because the other overhead costs were allocated as City-wide overhead. Department overhead allocated to these sewer related services was \$15,122 resulting in total Administration Department operating costs that support the Sewer Fund of \$209,258 as shown in the table below.

Administration Department Operating Costs that Support the Sewer Fund	
Sewer Related Activities	\$ 194,136
Department Overhead	\$ 15,122
Total Costs Supporting the Sewer Fund	\$ 209,258

Public Works Department:

The Public Works Department has a staff of thirteen including ten full-time and three part-time employees. Nine of the employees reported spending some of their time on sewer related activities primarily including:

- Managing capital improvement projects from conception through construction
- Creating bid documents, contracts, and policy reports for sewer capital improvement projects
- Reviewing contract and insurance documents for compliance to contracts
- Communication with contractors regarding contract documents and compliance
- Performing inspections on construction of sewer infrastructure and compile inspection reports

The cost of these sewer related services was determined to be \$104,577. Department overhead allocated to these sewer related services was \$28,070 resulting in total operating costs that support the Sewer Fund of \$127,647. These Public Works Department costs are shown below.

Public Works Department Operating Costs that Support the Sewer Fund	
Sewer Related Activities	\$ 104,577
Department Overhead	\$ 28,070
Total Costs Supporting the Sewer Fund	\$ 132,647

Community Development Department:

The Community Development Department has a staff of five including three full-time and two part-time employees. Four of the employees reported spending some of their time on sewer related activities primarily including:

- Ensure adequate sewer easements are identified on applications, plats and maps for building and development within the City limits
- Coordinate and provide data, information, maps and imagery to the City's Public Works Director and on-call engineer for tasks pertaining to the mapping of existing and new sewer lines
- Provide records of sewer lines identified on past applications and approved plans

The cost of these sewer related services was determined to be \$21,825. Department overhead allocated to these sewer related services was \$7,106 resulting in total operating costs of the Community Development Department that support the Sewer Fund of \$28,931. The Community Development costs are shown below.

Community Development Department Operating Costs that Support the Sewer Fund	
Sewer Related Activities	\$ 21,825
Department Overhead	\$ 7,106
Total Costs Supporting the Sewer Fund	\$ 28,931

City-Wide Overhead Costs:

The costs incurred by the City in providing support to its operating departments enabling them to provide their services and to other funds established by the City are overhead costs that need to be appropriately allocated. These costs include services like paying bills, issue payroll checks, coordinate purchasing functions, human resources, IT, providing overall policy goals and direction, and others that provide a City-wide benefit. These supporting functions were identified in the expenditures for the Mayor and Board, Administration, Public Information, and Information Technology.

The City-wide costs of these supporting functions were allocated proportionately to each department and Fund of the City based either on expenditure amounts or the number of full-time-equivalent employees (F.T.E.'s). The choice of allocation method was based on the most appropriate method for the cost being allocated. For example, our previous analysis of the Administration Department identified \$209,258 of sewer related costs and \$92,599 of other non-overhead costs or a total of \$301,857 of non-overhead expenses. This leaves \$1,078,227 (\$1,380,085 - \$301,857 = \$1,078,228) of costs supporting City-wide functions. Administration staff reported they spent approximately forty percent of their time on human resources activities so forty percent of the costs of supporting City-wide activities were allocated based on the number of F.T.E.'s and the remaining sixty percent were allocated based on expenses. The other City-wide allocations were based on Baker Tilly's experience in cost allocation studies both in terms of previous studies performed and in the considerable experience of its consulting staff as public-sector managers. In addition, care was taken to not double count expenses in those departments where sewer-related activities and other fee-related activities were identified. The allocation of these department costs is shown below. The allocations resulted in a proportional cost to the Sewer Utility of \$104,657.

2021 Budget	Mayor and Board	Administration	Public Information	Information Technology	Total Allocated Overhead
F.T.E.s	-	6.50	-	-	6.5
Total Expenses	\$ 73,206	\$ 1,380,085	\$ 30,410	\$ 60,745	\$ 1,544,445
Expenses Allocated to Activities	\$ -	\$ 301,857	\$ -	\$ -	\$ 301,857
Net Expenses	\$ 73,206	\$ 1,078,228	\$ 30,410	\$ 60,745	\$ 1,242,588
Percent City-Wide Overhead	100.00%	78.13%	100.00%	100.00%	
Allocation Based on F.T.E.s	0.00%	40.00%	0.00%	100.00%	
Allocation Based on Expenses	100.00%	60.00%	100.00%	0.00%	
Mayor and Board	\$ 428	\$ 3,779	\$ 178	\$ -	\$ 4,384
Administration	\$ 6,298	\$ 114,672	\$ 2,616	\$ 8,312	\$ 131,898
Municipal Court	\$ 1,009	\$ 27,074	\$ 419	\$ 2,558	\$ 31,059
Community Development	\$ 2,099	\$ 63,945	\$ 872	\$ 6,394	\$ 73,310
Police	\$ 9,698	\$ 249,140	\$ 4,029	\$ 23,019	\$ 285,886
Public Works	\$ 4,672	\$ 168,409	\$ 1,941	\$ 17,904	\$ 192,926
Parks & Recreation	\$ 2,632	\$ 23,261	\$ 1,093	\$ -	\$ 26,986
Sewer Utility	\$ 9,703	\$ 90,285	\$ 4,031	\$ 639	\$ 104,657
Nature Sanctuary	\$ 362	\$ 16,815	\$ 150	\$ 1,918	\$ 19,245
Public Information	\$ 178	\$ 1,570	\$ 74	\$ -	\$ 1,821
Information Technology	\$ 355	\$ 3,135	\$ 147	\$ -	\$ 3,638
Transportation Sales Tax Fund	\$ 6,770	\$ 59,826	\$ 2,812	\$ -	\$ 69,408
Debt Service Funds	\$ 15,527	\$ 137,216	\$ 6,450	\$ -	\$ 159,193
Reserve Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Eliminations	\$ -	\$ -	\$ -	\$ -	\$ -
Park Sales Tax Fund	\$ 8,593	\$ 75,937	\$ 3,570	\$ -	\$ 88,099
Economic Development	\$ 58	\$ 516	\$ 24	\$ -	\$ 599
Parks Donations	\$ -	\$ -	\$ -	\$ -	\$ -
Veterans Memorial	\$ 380	\$ 3,355	\$ 158	\$ -	\$ 3,892
Court Recoupment Fees	\$ 3	\$ 28	\$ 1	\$ -	\$ 33
Police Training Fees LET	\$ 12	\$ 106	\$ 5	\$ -	\$ 123
Police Shop	\$ 56	\$ 495	\$ 23	\$ -	\$ 574
TIF Development	\$ 2,805	\$ 24,787	\$ 1,165	\$ -	\$ 28,757
Market Place Project 1 &2	\$ -	\$ -	\$ -	\$ -	\$ -
Market Place CID #1 & #2	\$ 10	\$ 93	\$ 4	\$ -	\$ 107
Creekside Development	\$ -	\$ -	\$ -	\$ -	\$ -
Fewson Project	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Projects	\$ 1,560	\$ 13,786	\$ 648	\$ -	\$ 15,994
Totals	\$ 73,206	\$ 1,078,228	\$ 30,410	\$ 60,745	\$ 1,242,588

The total cost of City Departments in support of the Sewer Fund is then the sum of the individual department operating costs and the City-wide overhead allocation. This resulted in a total operating and overhead cost of \$475,494 based on the City's 2021 budget. The City already allocates \$25,694 to the Sewer Fund for personnel costs in the Administration budget. Deducting these costs gives a net cost available to allocated to the Sewer Fund of \$449,800. A detailed breakdown is provided below.

Total City Costs Supporting the Sewer Fund

City Costs Supporting the Sewer Fund	Sewer Related Activities	Overhead	Total
General Fund Administration	\$ 194,136	15,122	209,258
General Fund Community Development	\$ 21,825	7,106	28,931
General Fund Public Works	\$ 104,577	28,070	132,647
City Wide Overhead	\$ -	104,657	104,657
Total Cost Supporting the Sewer Fund	\$ 320,538	154,955	475,494
Less Costs Allocated in Budget	\$ (25,694)	-	(25,694)
Net Cost Available to Allocate to the Sewer Fund	\$ 294,844	\$ 154,955	\$ 449,800

**CITY OF PARKVILLE
Policy Report**

Date: December 21, 2021

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Joe Parente, City Administrator

ISSUE:

Approve the first reading of an ordinance to extend the city limits by voluntary annexation to include described real estate in unincorporated Platte County, 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 Road and S. National Drive - Case No. PZ 2021-49; Todd Kobayashi, Platte Land Partners, LLC, applicant (Community Development)

BACKGROUND:

The applicant (Todd Kobayashi, Platte Land Partners, LLC) proposes voluntary annexation of one parcel of land - Platte County Parcel No. 20-8.0-27-100-002-006.000 (39.50 acres, more or less) - via a voluntary annexation petition in conjunction with an application for zoning map amendment and application for subdivision – final plat. The applicant proposes rezoning said parcel of land to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential (Case No. PZ 2021-13) in order to construct Platte 38, a residential development consisting of 27 lots for duplexes and nine lots for detached homes with access off of N. Crooked Road (Case No. PZ 2021-49).

Neither the Parkville Municipal Code nor Missouri Revised Statutes (RSMo) provide any guidance for considering proposed voluntary or involuntary annexations; however, the *Parkville 2040 Master Plan* contains policy recommendations for considering voluntary annexation petitions, specifically for protecting Parkville’s borders and preserving its character as the community grows; this includes:

- Continue to require new development to be fully served by adequate public infrastructure including paved streets, sidewalks, trails, water and sewer service.
- Discourage the development of private roads to serve new single-family subdivisions.
- Create an ordinance to preserve areas with significant tree cover.
- Support and encourage in-fill, redevelopment that is consistent with the adopted comprehensive master plan.
- Only approve rezoning and development proposals that are consistent with the adopted comprehensive master plan and future land use map.

These factors for consideration are addressed in the staff analysis reports for the preliminary plat, final plat, and zoning map amendment applications for Platte 38. In summary, all of the recommendations above can be met: The developer is providing adequate public infrastructure per the platting of the subject property; all roads will be public and maintained by the City; the developer is preserving 20.46 acres (more or less) of existing tree cover and natural vegetation per dedicated private open space tracts; Low-Density Residential land use is projected for the subject property,

which is consistent with the detached home and duplex uses in the accompanying final plat for Platte 38 (Case No. PZ 2021-49); and the proposed rezoning via the accompanying application for zoning map amendment (Case No. PZ 2021-13) is consistent with the *Parkville 2040 Master Plan* and its future land use map.

BUDGET IMPACT:

With the exception of application and permit fees collected, there is no immediate budget impact. Long-term impacts would be realized from changes in property taxes and sales taxes collected from the site and proposed development, and impacts to the same for area properties and other businesses.

ALTERNATIVES:

1. Approve the first reading of an ordinance approving the Voluntary Annexation Petition, as recommended by staff.
2. Approve the first reading of an ordinance approving the Voluntary Annexation Petition, subject to changes directed by the Board of Aldermen.
3. Deny the Voluntary Annexation Petition.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen approve the first reading of an ordinance extending the limits of the City of Parkville by voluntary annexation to include described real estate in Unincorporated Platte County, Mo. 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. - Platte County parcel no. 20-8.0-27-100-002-006.000 (39.50 acres, more or less).

POLICY:

Per 71.012 RSMo, annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the city and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time (see Attachment 3 by Reference).

Additionally Per 71.012 RSMo, once a request for voluntary annexation is received by the City, the governing body shall hold a public hearing concerning the matter not less than fourteen (14) nor more than sixty (60) days after the petition is received. Further, notice of the hearing shall be published in a newspaper of general circulation, and the hearing shall be held not less than seven (7) days after notice of the hearing is published (see Attachment 6 by Reference).

At the public hearing any interested person, corporation or political subdivision may present evidence regarding the proposed annexation. If, after holding the hearing, the governing body of the city determines that the annexation is reasonable and necessary to the proper development of the city, and the city has the ability to furnish normal municipal services to the area to be annexed within a

reasonable time, it may $\frac{3}{4}$ subject to the provisions of Section 71.012 - annex the territory by ordinance without further action.

The Board of Aldermen must approve two readings of the ordinance to become effective. Rule 5, *Agendas*, of the Board's adopted Rules of Order, states "*The first reading of an ordinance will be read on the action agenda and the second and final reading will be read the next subsequent meeting on the consent agenda, unless the item is a time-sensitive matter in which it may be approved during the same meeting.*"

SUGGESTED MOTION:

I move to approve Bill No. 3173, an ordinance extending the limits of the City of Parkville by voluntary annexation to include described real estate in unincorporated Platte County, Missouri, 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 Road and S. National Drive - Platte County Parcel No. 20-8.0-27-100-002-006.000 (39.50 acres, more or less), on first reading and postpone the second reading to January 18, 2022.

ATTACHMENTS:

None

**CITY OF PARKVILLE
Policy Report**

Date: December 21, 2021

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Joe Parente, City Administrator

ISSUE:

Approve the first reading of an ordinance for an application to rezone an approximate 39.50 acre parcel of land, 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 Road and S. National Drive from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential - Case No. PZ 2021-13; Todd Kobayashi, Genesis Companies, applicant (Community Development)

BACKGROUND:

The applicant (Todd Kobayashi, Genesis Companies) proposes to rezone one parcel of land — Platte County Parcel No. 20-8.0-27-100-002-006.000 (39.50 acres, more or less) — from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential. This application accompanies a Voluntary Annexation Petition and an Application for Subdivision – Final Plat (Case No. PZ 2021-49), which proposes Platte 38, a residential development consisting of 27 lots for duplexes and 9 lots for detached homes with access off of N. Crooked Road.

The Board of Aldermen previously considered this application for zoning map amendment on September 7, 2021 — rezoning the subject property to “R-5-P” Multi-Family Residential and “R-4-P” Mixed-Density Residential in conjunction with an application for preliminary development plan consisting of a four-story condominium building (158 units) and 21 lots for duplexes (Case No. PZ 2021-14). The Board of Aldermen voted 5-3 to return the application to the Planning and Zoning Commission at their December 14, 2021, regular meeting in order to provide the applicant the opportunity to address comments by the Planning and Zoning Commission and revise their plan, including:

- Compliance with the Low-Density Residential future land use projection in the *Parkville 2040 Master Plan*
- Reducing the overall density of the development
- Reducing the height/scale of the condominium building
- Increasing buffering between the condominium building and the adjacent neighborhood in The South National.

Staff reviewed the Application for Zoning Map Amendment against the “R-4” and “R-2” district regulations, zoning map amendment review criteria (Section 403.030) and the adopted *Parkville*

2040 Master Plan. Staff concluded 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 future land use projections of the *Parkville 2040 Master Plan*, character of existing surrounding neighborhoods, and uses permit in said district. Staff also concluded the application 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 of 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.

PUBLIC COMMENTS:

A public hearing was held at the December 14, 2021, regular meeting of the Planning and Zoning Commission to consider the application for zoning map amendment. Blake Prior (6116 Persimmon Court) stated the newest plan for Platte 38 is a significant improvement over previous versions; it addresses many of the criticisms residents in his neighborhood had about the development and the combination of duplexes and single-family homes is a much better fit for the subject property. Blake then asked if the development would be phased or not and if there were any assurances to commit the applicant to constructing the duplexes and single-family homes where they say they will. Stephen Lachky said the property is proposed to be zoned “R-2” and “R-4” to allow for the layout and the areas zoned “R-2” only permit detached homes; therefore, the developer cannot build additional duplexes on those lots. Blake Prior noted the layout for Platte 38 - specifically the six lots on the north end of the development - are located further north than previous versions of the plan, exceeding the original property line and encroaching onto golf course land. Todd Kobayashi responded that Genesis Companies has purchased this additional portion of property from The National Golf Club of Kansas City. Blake Prior asked if the single-family lots abutting existing homes along Persimmon Court would have a similar landscape buffer area contained in previous versions of the plan. Lachky explained how previous versions of Platte 38 included a 100 foot buffer between the condominium building and adjacent property lines due to the incompatibility of the multi-family use to the existing neighborhood.

Derek Clark (6120 Persimmon Court) said he appreciated the newest version of the plan, but noted the cul-de-sac with duplexes located directly behind his house and stated concerns he has related to additional noise and lighting. He stated he enjoyed the woods behind his house for over 20 years and asked if the developer was implementing any measures to mitigate the impacts on houses that backed against the development. Todd Kobayashi responded about how his team listened to everyone’s comments and concerns during the previous public hearings and went to great lengths revising their plan to fit the *Parkville 2040 Master Plan* and applicable development code requirements. Todd also said their proposed layout with single-family homes backing up against other single-family homes is no different than other homes within The South National, including homes on the east side of Persimmon Court.

Dee Nelson (6124 Persimmon Court) asked when construction would start and how much the homes were going to cost. Todd Kobayashi said his development team would be responsible for grading the property, preparing lots and installing public infrastructure, and then would sell the individual lots to a selected builder or group of builders. He stated the cheapest lots would be priced at \$150,000 and

believed homes would be priced between \$500,000 and \$800,000.

Robert Davis (6118 Persimmon Court) stated his property abutted the proposed development, he enjoyed the current environment of the subject property and enjoyed how there was no noise in his backyard. Robert did not want Platte 38 shoehorned into the subject property, believed the development would not add a lot of value to the community and said that any additional buffer space would be appreciated.

Pam Maeger (6133 S. National Drive) asked if the development would have its own Homeowners Association (HOA). Todd Kobayashi responded that the plan was to create an HOA for Platte 38 which would be separate from The National's HOA.

BUDGET IMPACT:

There is no impact to the budget.

ALTERNATIVES:

1. Approve the first reading of the ordinance.
2. Approve the first reading of an ordinance, subject to changes directed by the Board of Aldermen.
3. Deny the application.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application during a public hearing held on December 14, 2021. Barbara Wassmer noted the location of Tract C (which abuts adjacent properties to the east) and asked what the purpose would be. Todd Kobayashi explained how the tract would serve as a buffer for natural woods/vegetation. Michael Lee noted the 30 foot rear-yard setbacks and asked if existing trees would also be preserved in those areas. Todd Kobayashi responded that it would be up to individual property owners whether or not to preserve existing trees on their property within the setbacks. Allyson Berberich asked if it's possible to reconfigure the design of lots 19-21. Todd Kobayashi said his team looked at every scenario, but the layout ultimately came down to economics due to the reduction of units from 200 to 63. Following discussion, the Planning and Zoning Commission made a motion and recommended approval of the application for zoning map amendment (vote 6-0).

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen approve the first reading of an ordinance, subject to the following conditions:

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in the associated preliminary development plan currently located outside of the existing City boundaries, and said property is thereafter annexed into the 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 previously-approved Preliminary Plat.

POLICY:

Per Parkville Municipal Code, Title IV, Table 403-1, a public hearing is required (distinguished from a public meeting generally open to the public) to consider Zoning Map Amendment applications by the Planning and Zoning Commission review body, with the Board of Aldermen as the “decision making authority” for such applications following review and recommending authority by the Planning and Zoning Commission.

Per RSMo. 89.050 and Parkville Municipal Code Section 403.030, the Board of Aldermen shall not consider a request prior to the lapse of the 15 day protest period. Per Parkville Municipal Code Section 403.030, Subsection C, if a written protest against a proposed zoning change is filed in the office of the City Clerk within 15 days of the date of the conclusion of the Planning Commission public hearing, signed by the owners of record of 30 percent or more of any real property proposed to be rezoned, or by the owners of record of 30 percent or more of the total area required to be notified by this Code of the proposed rezoning of a specific property (excluding streets and public ways), the ordinance adopting such amendment shall not be passed except by at least a 2/3 vote of all of the members of the Board of Aldermen. Without a valid protest petition, the proposed rezoning may be approved by a simple majority of five votes.

The Board of Aldermen must approve two readings of the ordinance to become effective. Rule 5, *Agendas*, of the Board’s adopted Rules of Order, states “*The first reading of an ordinance will be read on the action agenda and the second and final reading will be read the next subsequent meeting on the consent agenda, unless the item is a time-sensitive matter in which it may be approved during the same meeting.*”

SUGGESTED MOTION:

I move to approve Bill No. 3174, an ordinance rezoning a parcel of land (39.50 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 Road and S. National Drive in unincorporated Platte County, Missouri from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential, on first reading and postpone the second reading to January 18, 2022.

ATTACHMENTS:

None

**CITY OF PARKVILLE
Policy Report**

Date: December 21, 2021

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Joe Parente, City Administrator

ISSUE:

Approve the first reading of an ordinance to approve Platte 38 Final Plat, a residential development consisting of 27 lots for duplexes and nine lots for detached homes with access off of N. Crooked Road, 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 Road and S. National Drive in unincorporated Platte County - Case No. PZ 2021-49; Todd Kobayashi, Genesis Companies, applicant (Community Development)

BACKGROUND:

The applicant (Todd Kobayashi, Genesis Companies) proposes a final plat for Platte 38, 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 (see Attachments 4-5). This application is proposed in conjunction with a Voluntary Annexation Petition and an Application for Zoning Map Amendment to rezone one parcel of land — Platte County parcel #20-8.0-27-100-002-006.000 (39.50 acres, more or less) — from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential (Case No. PZ 2021-13).

The Board of Aldermen previously considered an application for preliminary development plan on September 7, 2021 — developing a planned residential development on the subject property consisting of a 4-story condominium building (158 units) and 21 lots for duplexes (Case No. PZ 2021-14) in conjunction with an application for zoning map amendment to rezone the property to “R-5-P” Multi-Family Residential and “R-4-P” Mixed-Density Residential. The Board of Aldermen voted 5-3 to return the application to the Planning and Zoning Commission at their December 14, 2021 regular meeting in order to provide the applicant an opportunity to address comments by the Planning and Zoning Commission (see Attachments 7.A-7.E) and revise their plan, including:

- Compliance with the Low-Density Residential future land use projection in the *Parkville 2040 Master Plan*
- Reducing the overall density of the development
- Reducing the height/scale of the condominium building
- Increasing buffering between the condominium building and adjacent neighborhood in The South National.

Staff reviewed the Application for Subdivision – Final Plat against the “R-4” and “R-2” district regulations and Parkville Development Code’s final plat review criteria (Section 403.020, Subsection

D. (see Attachment 6 and 8). Staff concluded the 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.

PUBLIC COMMENTS:

A public hearing was held at the December 14, 2021 regular meeting of the Planning and Zoning Commission to consider the application for zoning map amendment. Blake Prior (6116 Persimmon Ct) stated the newest plan for Platte 38 is a significant improvement over previous versions, the plan addresses many of the criticisms residents in his neighborhood had about the development, and the combination of duplexes and single-family homes is a much better fit for the subject property. Blake then asked if the development would be phased or not, and if there are any assurances to commit the applicant to constructing the duplexes and single-family homes where they say they will. Stephen Lachky said the property is proposed to be zoned "R-2" and "R-4" to allow for the layout, and the areas zoned "R-2" only permit detached homes; therefore, the developer cannot build additional duplexes on those lots. Blake Prior noted the layout for Platte 38 $\frac{3}{4}$ specifically the six lots on the north end of the development $\frac{3}{4}$ are located further north than previous versions of the plan, exceeding the original property line and encroaching onto golf course land. Todd Kobayashi responded that Genesis Companies has purchased this additional portion of property from The National Golf Club of Kansas City. Blake Prior asked if the single-family lots abutting existing homes along Persimmon Ct would have a similar landscape buffer area contained in previous versions of the plan. Stephen Lachky explained how previous versions of Platte 38 included a 100 ft. buffer between the condominium building and adjacent property lines due to the incompatibility of the multi-family use to the existing neighborhood.

Derek Clark (6120 Persimmon Ct) said he appreciates the newest version of the plan, but noted the cul-de-sac with duplexes located directly behind his house and stated concerns he has related to additional noise and lighting. He stated he's enjoyed the woods behind his house for over 20 years, and asked if the developer is implementing any measures to mitigate the impacts to houses that back against the development. Todd Kobayashi responded how his team listened to everyone's comments and concerns during the previous public hearings and went to great lengths revising their plan to fit the *Parkville 2040 Master Plan* and applicable development code requirements. Todd also said their proposed layout with single-family homes backing up against other single-family homes is no different than other homes within The South National, including homes on the east side of Persimmon Ct.

Dee Nelson (6124 Persimmon Ct) asked when construction will start and how much the homes are going to cost. Todd Kobayashi said his development team will be responsible for grading the property, preparing lots and installing public infrastructure; and then will sell the individual lots to a selected builder or group of builders. He stated the cheapest lots will be priced at \$150,000 and believes homes will be priced between \$500,000 and \$800,000.

Robert Davis (6118 Persimmon Ct) stated his property abuts the proposed development, he enjoys the current environment of the subject property and enjoys how there's no noise in his backyard. Robert doesn't want Platte 38 shoehorned into the subject property, believes the development will not add a lot of value to the community and said that any additional buffer space would be appreciated.

Pam Maeger (6133 S National Drive) asked if the development would have its own Homeowner Association (HOA). Todd Kobayashi responded that the plan is to create an HOA for Platte 38 which would be separate from The National's HOA.

BUDGET IMPACT:

With the exception of application and permit fees and any incremental increases from real estate and personal property taxes, there is no budgetary impact.

ALTERNATIVES:

1. Approve the first reading of the ordinance.
2. Approve the first reading of the ordinance, subject to changes directed by the Board of Aldermen.
3. Deny the final plat.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

This item was not brought before the Finance Committee. Rather, the Planning and Zoning Commission considered the application during a public hearing held on December 14, 2021. Barbara Wassmer noted the location of Tract C (which abuts adjacent properties to the east) and asked what the purpose would be. Todd Kobayashi explained how the tract would serve as buffer with natural woods/vegetation. Michael Lee noted the 30 ft. rear-yard setbacks and asked if existing trees would also be preserved in those areas. Todd Kobayashi responded that it would be up to individual property owners whether or not to preserve existing trees on their property within the setbacks. Allyson Berberich asked if it's possible to reconfigure the design of lots 19-21. Todd Kobayashi said his team looked at every scenario, but the layout ultimately came down to economics due to the reduction of units from 200 to 63. Following discussion, the Planning and Zoning Commission made a motion and recommended approval of the application for subdivision – final plat (vote 5-1).

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen approve the first reading of the ordinance, subject to the following conditions prior to the final plat being recorded:

- 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.

POLICY:

Applications for Subdivision – Final Plat must be approved by the Board of Aldermen following review and recommendation by the Planning and Zoning Commission as outlined in Table 403-1: Procedures Summary of the Parkville Municipal Code. Per Section 403.020, E. if the Planning Commission recommends approval or conditionally approves the final plat, the plat shall be forwarded to the Board of Aldermen.

Parkville Municipal Code, Section 404.020, Subsection H., requires subdivision plats to show dedication of land for park uses at locations designated in the comprehensive plan. The Board may also choose to accept payment of cash in lieu of park land dedication. The required area of the dedication shall be based on the number of dwelling units and the acres per person formula as follows: Detached Houses = Number of units x 3.7 persons per unit x 0.006 acres. When payment of cash in lieu of dedicating open space is approved, the applicant shall deposit with the City Treasurer a cash payment without recourse or the right of recovery prior to recording the subdivision plat. The amount shall be the required dedication multiplied by seven thousand dollars (\$7,000.00) per acre, less a credit that any land actually dedicated for park purposes.

The Board of Aldermen must approve two readings of the ordinance to become effective. Rule 5, *Agendas*, of the Board's adopted Rules of Order, states "*The first reading of an ordinance will be read on the action agenda and the second and final reading will be read the next subsequent meeting on the consent agenda, unless the item is a time-sensitive matter in which it may be approved during the same meeting.*"

SUGGESTED MOTION:

I move to approve Bill No. 3175, an ordinance approving the Final Plat, Platte 38, a subdivision in the City of Parkville, Platte County, Missouri, on first reading and postpone the second reading to January 18, 2022.

ATTACHMENTS:

1. Ordinance - Voluntary Annexation
2. Ordinance - Rezoning
3. Ordinance - Final Plat
4. Voluntary Annexation Petition
5. Application for Zoning Map Amendment
6. Application for Final Plat
7. Subject Property Area Map
8. Land Title Survey
9. Legal Description
10. Preliminary Plat
11. Final Plat
12. Staff Review Comments
13. Barbara Wassmer Comments
14. Dean Katerndahl Comments
15. John Delich Comments
16. Kathleen Leibrand Comments

17. Michael Wright Comments
18. Staff Analysis

AN ORDINANCE EXTENDING THE LIMITS OF THE CITY OF PARKVILLE BY VOLUNTARY ANNEXATION TO INCLUDE DESCRIBED REAL ESTATE IN UNINCORPORATED PLATTE COUNTY, MISSOURI, 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 ROAD AND S. NATIONAL DRIVE — PLATTE COUNTY PARCEL NO. 20-8.0-27-100-002-006.000 (39.50 ACRES, MORE OR LESS)

WHEREAS, applicant Todd Kobayashi, Platte Land Partners, LLC, proposes voluntary annexation of one parcel of land — Platte County parcel no. 20-8.0-27-100-002-006.000 (39.50 acres, more or less) — via a voluntary annexation petition; and

WHEREAS, said parcel of land is currently located in unincorporated Platte County, Missouri 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., and is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, applicant Todd Kobayashi, Platte Land Partners, LLC has also submitted an application for zoning map amendment to rezone said parcel of land to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential (Case No. PZ 2021-13) in conjunction with said voluntary annexation petition; and

WHEREAS, applicant Todd Kobayashi, Platte Land Partners, LLC has also submitted an application for subdivision – final plat to subdivide land 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 (Case No. PZ 2021-49) in conjunction with said voluntary annexation petition; and

WHEREAS, pursuant to Missouri Revised Statutes (RSMo) Section 71.012, annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the city and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, pursuant to RSMo 71.012, a notice of public hearing was published in The Platte County Citizen newspaper on December 15, 2021 and copy of said notice is available for viewing upon request at Parkville City Hall; and

WHEREAS, pursuant to RSMo 71.012, a public hearing was held of the Governing Body (i.e., Board of Aldermen) on January 4, 2022; and

WHEREAS, at said public hearing all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, no written objection to the proposed annexation was filed with the governing body of the City of Parkville within fourteen days of such public hearing; and

WHEREAS, all other prerequisites of RSMo Chapter 71 have been completed; and

WHEREAS, the Board of Aldermen concurs with staff recommendation; and
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF
PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. The extension of the limits of the City of Parkville, Platte County, Missouri, over the unincorporated territory legally described in Exhibit A, said unincorporated territory being adjacent to the present limits of said city, is reasonable and necessary to the proper development of said city and will redound to the benefit of said city and to said unincorporated territory adjacent to said city.

SECTION 2. It is determined and declared that the City has the ability to furnish normal municipal services to the area to be annexed.

SECTION 3. The limits of the City shall be extended over unincorporated territory adjoining and adjacent to the present city limits, all lying, being and situated in Platte County and legally described in Exhibit A.

SECTION 4. The above described property is hereby annexed by the City of Parkville and it is the intention of the Board of Aldermen that this annexation shall be complete and final upon the filing by the City Clerk of Parkville of three certified copies of this ordinance with the Platte County Clerk.

PASSED and APPROVED this 18th day of January 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

AN ORDINANCE REZONING A PARCEL OF LAND (39.50 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 ROAD AND S. NATIONAL DRIVE FROM PLATTE COUNTY “RMD” RESIDENTIAL MULTIPLE DWELLING AND “R-7” SINGLE-FAMILY HIGH DENSITY TO PARKVILLE CITY “R-4” MIXED-DENSITY RESIDENTIAL AND “R-2” SINGLE-FAMILY RESIDENTIAL

WHEREAS, applicant Todd Kobayashi, Genesis Companies, proposes to rezone one parcel of land — Platte County Parcel No. 20-8.0-27-100-002-006.000 (39.50 acres, more or less) — via an application for zoning map amendment (Case No. PZ 2021-13); and

WHEREAS, said parcel of land is 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 Road and S. National Drive, and is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, said application for zoning map amendment proposes rezoning the subject parcel from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential per tract configurations and lot layouts of an associated application for subdivision – final plat (Case No. PZ 2021-49); and

WHEREAS, said application for subdivision – final plat proposes to subdivide land for Platte 38, a residential development consisting of 27 lots for duplexes and 9 lots for detached homes with access off of N. Crooked Road; and

WHEREAS, notice of a public hearing to be held before the Planning and Zoning Commission was published, mailed and posted in accordance with Parkville Municipal Code Title IV, Section 403.010; and

WHEREAS, all property owners within 185 feet of the subject property parcels were given proper notice and allowed their right to protest said rezoning; and

WHEREAS, City staff reviewed the application according to Parkville Municipal Code Title IV, Section 403.030 and determined their findings and conclusions; and

WHEREAS, on December 14, 2021 the Parkville Planning and Zoning Commission opened a public hearing to consider the application for Zoning Map Amendment and following discussion recommended approval of the application for zoning map amendment by a vote of 6-0; and

WHEREAS, the Board of Aldermen has reviewed and considered staff’s conclusions and recommendation, the information provided to the Planning and Zoning Commission, the Planning and Zoning Commission’s recommendation and information presented to the Board of Aldermen, and desires to approve the application.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. Approval of the rezoning of a parcel of land (39.50 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 Road and S. National Drive, from Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density to Parkville City “R-4” Mixed-Density Residential and “R-2” Single-Family Residential per tract configurations and lot layouts of an associated application for subdivision – final plat (Case No. PZ 2021-49), as depicted in Exhibit A, subject to conditions by the Board of Aldermen including:

- 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 previously-approved Preliminary Plat.

SECTION 2. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 18th day of January 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

AN ORDINANCE APPROVING THE FINAL PLAT, PLATTE 38, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

WHEREAS, applicant Todd Kobayashi, Genesis Companies, proposes subdividing a parcel of land — Platte County Parcel No. 20-8.0-27-100-002-006.000 (39.50 acres, more or less) — via an Application for Subdivision – Final Plat (Case No. PZ 2021-49); and

WHEREAS, said parcel of land is 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 Road and S. National Drive; and

WHEREAS, on December 14, 2021, the Planning and Zoning Commission approved an Application for Subdivision – Preliminary Plat for Platte 38, Preliminary Plat, a residential development consisting of 27 lots for duplexes and 9 lots for detached homes with access off of N. Crooked Road in unincorporated Platte County (Case No. PZ 2021-48) by a vote of 5-1; and

WHEREAS, said Application for Subdivision – Preliminary Plat proposes re-platting the subject property and creating internal circulation, public streets and access off of N. Crooked Road to serve the development; and

WHEREAS, the Final Plat, Platte 38, was reviewed against the *Parkville 2040 Master Plan*, Parkville Municipal Code and its applicable zoning codes and subdivision regulations, adequate utilities, grading and drainage and stormwater management requirements; and

WHEREAS, the Final Plat, Platte 38, was reviewed against the previously approved Platte 38, Preliminary Plat and following review, staff determined that the proposed subdivision is substantially consistent with the preliminary plat by having no deviations from the preliminary plat, provides for adequate utilities and public facilities, and is in compliance with the purposes and intent of Parkville Municipal Code Title IV – Development Code; and

WHEREAS, the Final Plat, Platte 38, was considered by the Planning and Zoning Commission at their December 14, 2021, regular meeting, and following discussion was recommended for approval by a vote of 5-1.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. The Application for Subdivision – Final Plat of Final Plat, Platte 38, a subdivision in Parkville, Platte County, Missouri, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved, subject to conditions by the Board of Aldermen including:

- 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 be met per review of the preliminary plat by the Southern Platte Fire Protection District — 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.

SECTION 2. The City hereby accepts and agrees to maintain City improvements in easements and public rights-of-ways, which are designated on the plat.

SECTION 3. The applicant, once all conditions by the Board of Aldermen have been met and acknowledged by the City of Parkville, is hereby directed to have the plat recorded in the office of the Platte County Recorder of Deeds following execution and is responsible for paying all recording fees.

SECTION 4. This ordinance shall be effective immediately upon its passage.

PASSED and APPROVED this 18th day of January 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney



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

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

Voluntary Annexation Petition

1. Applicant / Contact Information

Owner(s)

Name: Platte Land Partners, LLC
Todd Kobayashi
Address: 4420 Madison Avenue
Kansas City, MO 64111
Phone: 804.221.8746
Fax number: _____
Email: toddtk@builtbygenesis.com

Contact, if different from petitioner

Name: Renaissance Infrastructure Consulting
Dustin Burton
Address: 400 E 17th Street
Kansas City, MO 64108
Phone: 913.832.5683
Fax number: _____
Email: dburton@ric-consult.com

2. Property Information

Property address and/ or general location: Between S. National Drive and Crooked Road

Area to be annexed in acres: 39.50 square feet: 1,720,570.05

3. Acknowledgement and Verification

We, the undersigned Petitioners, hereby petition the Board of Aldermen of the City of Parkville, Missouri, state and allege, as evidenced by our signatures below, that:

1. we are the owners of all fee interests of record in of the real estate in Platte County, Missouri, described on "Exhibit A" attached hereto;
2. we are of lawful age and are duly authorized to make said Petition;
3. said real estate is not now a part of any incorporated municipality;
4. said real estate is contiguous and compact to the existing corporate limits of the City of Parkville, Missouri;
5. we request said real estate be annexed to, and be included within the corporate limits of, the City of Parkville, Missouri, as authorized by provisions of Section 71.012, RSMo, as amended;
6. we have read said foregoing Petition and that the facts and matters stated in said Petition and all materials submitted with said Petition are true and correct according to our best knowledge, information, and belief; and
7. we request the Board of Aldermen of the City of Parkville, Missouri, to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the City of Parkville to include the above described real estate.

Dated this 15th day of December, 2021

Signature: Todd Kobayashi

Signature: Dustin Burton

Printed Name: Todd Kobayashi

Printed Name: Dustin Burton

Application #: _____

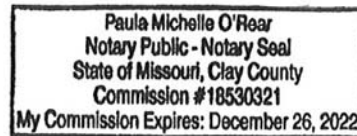
State of Missouri)
County of Jackson) ss.

On this 16th day of December, 2021, before me, the undersigned notary public, personally appeared Todd Kobayashi, known to me to be the person(s) described in and who executed the foregoing instrument, who after being duly sworn upon his/her/their oath, deposed, stated and acknowledged the above, and executed the same as his/her/their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.

Paula Michelle O'Rear
Notary Public

My Commission Expires: 12/26/2022



4. Checklist of required submittals

At the time of petition three (3) copies of the following items must be submitted for review and comment by the Community Development and Public Works Departments. Once reviewed, additional copies must be provided for presentation to the Board of Aldermen.

- ☒ Completed application including all information requested herein.
- ☒ A legal description of the area to be annexed.
- ☒ A certificate of survey or other scaled drawing showing the area to be annexed.
- ☒ Any other supporting materials necessary to clarify and justify the request.
- ☒ Authorization signature of the owner of record of the property.

5. Deadline

All materials must be submitted not less than fourteen (14) days nor more than sixty (60) days prior to the Board of Aldermen meeting at which annexation request is to be heard. Applicants are encouraged to submit this application and required materials prior to this deadline, as incomplete or incorrect applications will not be accepted.

For City Use Only

Application accepted as complete by:

Name / Title: _____ Date: _____

Signature: _____

Action taken by the Board of Aldermen: ☐ Approved ☐ Approved with Conditions ☐ Denied

Date: _____ Ordinance #: _____

Special conditions if any: _____

Date recorded by the Platte County Recorder of Deed's Office: _____

Book and page #s: _____



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

3. Neighboring land uses and zoning

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

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: Golf course	North: R-2-P
South: Residential, single family	South: R7/RMD (County)
East: Residential, single family	East: R-2-P
West: Residential, multi-family	West: R7 (County)

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 OnlyApplication 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: _____



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: 904-221-5746 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

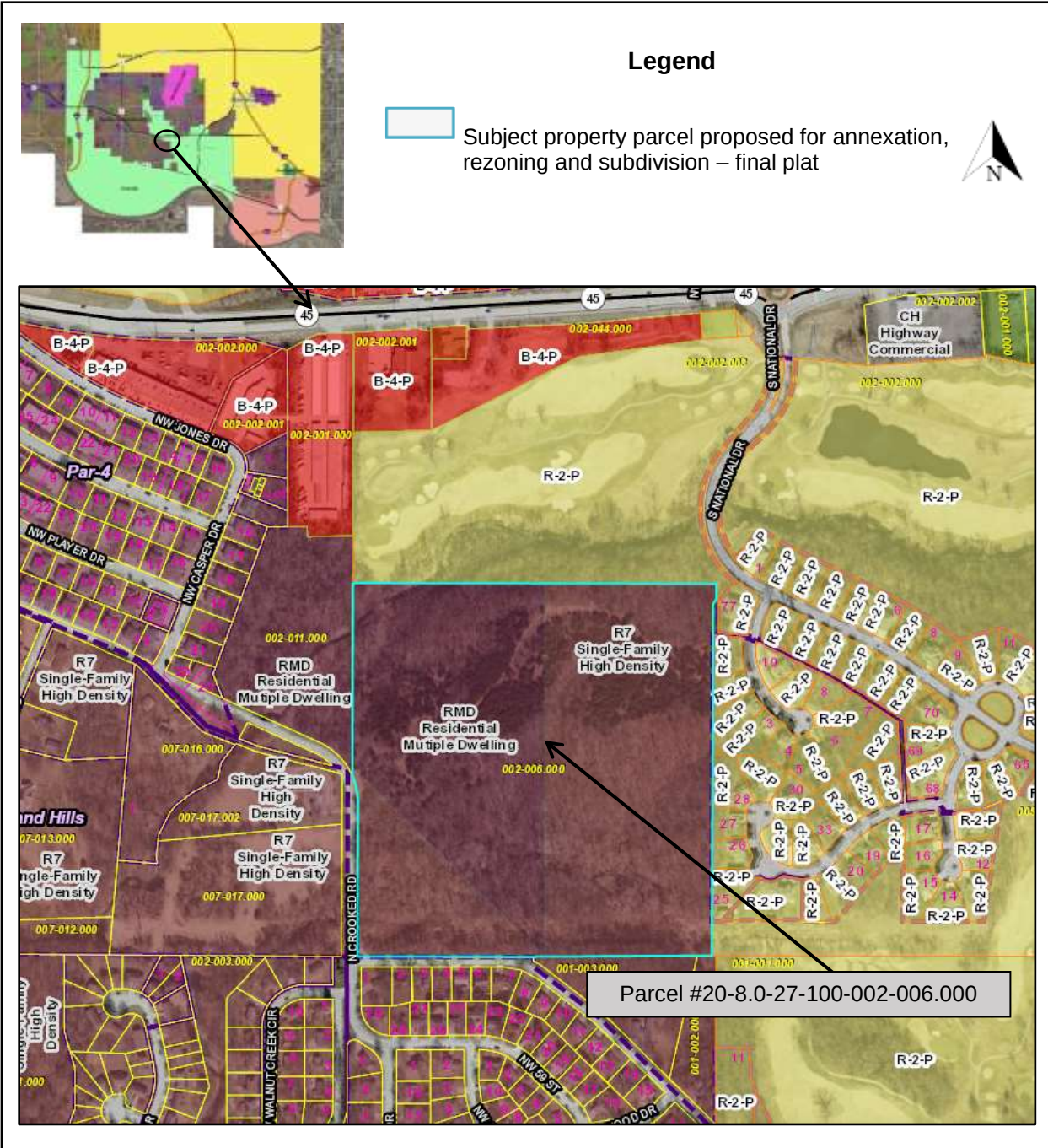
3. Plat Drawing

- 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

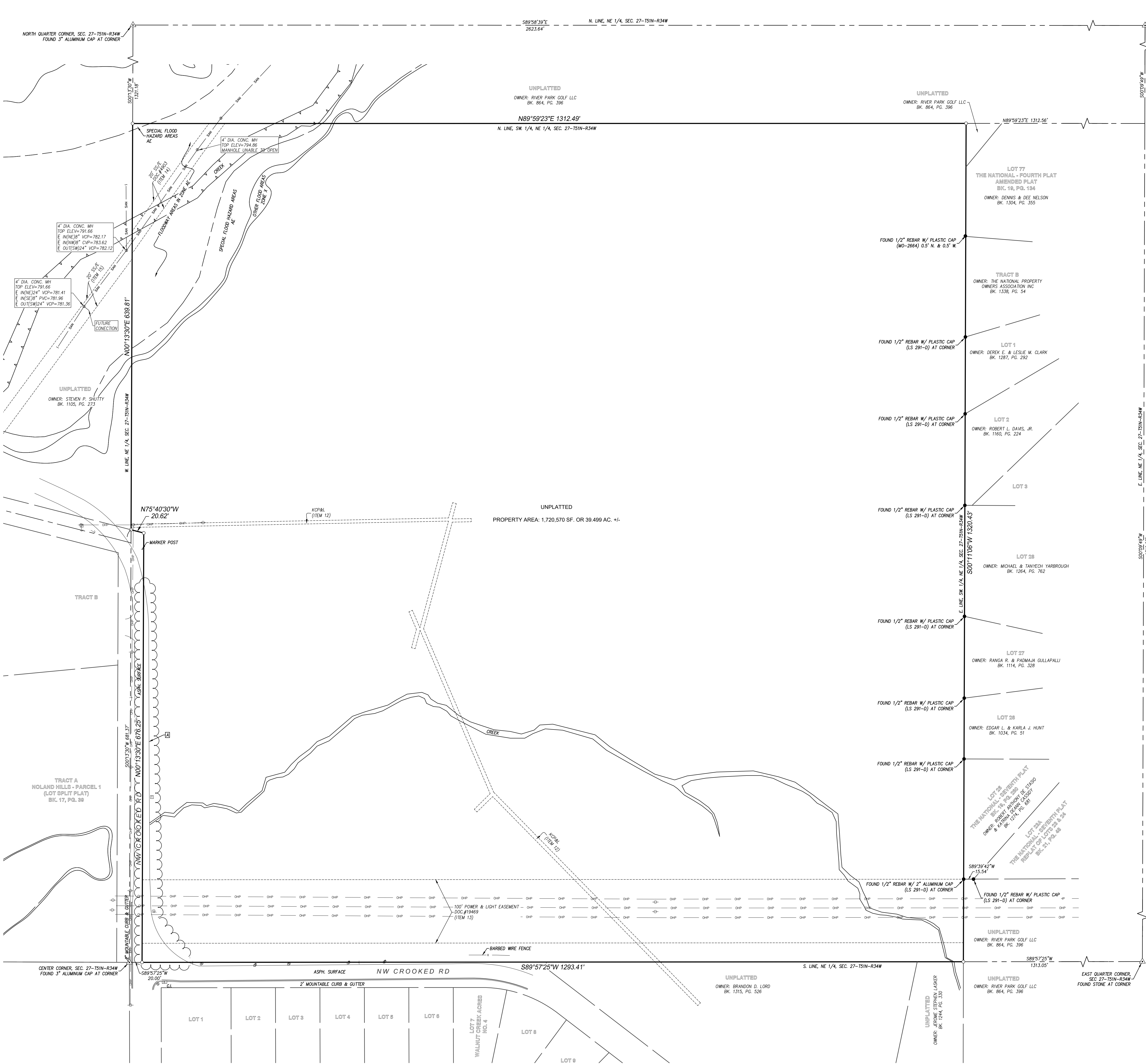
4. Signature Information

- 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)

Subject Property Area Map



Apr 12, 2021 12:42:38pm, Z:\BIC Design\2021\14-0107\MapSheet2-0107.dwg, Alt A.dwg



LEGEND:

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 12" X 24" REBAR WITH INC. MOCLS2011003572 KSCLS234 CAP
- SS/E SANITARY SEWER EASEMENT
- GUY ANCHOR
- POWER POLE
- OVERHEAD POWER
- MAILBOX
- SIGNS
- SANITARY MANHOLE
- SAN. SANITARY SEWER LINE
- STORM CURB INLET
- TELEPHONE BOX
- WATER VALVE

LOCATION MAP
SECTION 27-T51N-R34W
Scale 1" = 2000'

NORTH

1"=60'

0 30' 60'

FIRST AMERICAN TITLE INSURANCE COMPANY
Agent for: THOMSON-AFFINITY TITLE, LLC
Commitment No. 228030
Effective Date: February 3, 2021 at 8:00 AM
Schedule 'A'

5. The land referred to in this Commitment is described as follows:

The Southwest Quarter of the Northeast Quarter of Section 27, Township 51, Range 34, in Platte County, Missouri.

- Schedule 'B' - Section II Exceptions:**
- Easement to Kansas City Power & Light Company, established by the document recorded August 27, 1929 as Document No. 1974 in Book 106 at Page 87, as more fully set forth therein. (Affects surveyed property, blanket in nature)
 - Easement to Kansas City Power & Light Company, established by the document recorded November 10, 1935 in Book 112 at Page 478, as more fully set forth therein. (Affects surveyed property as shown)
 - Right-of-Way Easement to Kansas City Power & Light Company established by the Report of Commissioners recorded April 18, 1968 as Document No. 19469 in Book 309 at Page 527, as more fully set forth therein. (Affects surveyed property as shown)
 - Sewer Line Easement to Platte County Regional Sewer District established by the document recorded April 15, 1997 as Document No. 0004903 in Book 861 at Page 229, as more fully set forth therein. (Affects surveyed property as shown)
 - Easement to Platte County Regional Sewer District established by the Report of Commissioners recorded September 25, 1997 as Document No. 0013226 in Book 869 at Page 496, as more fully set forth therein. (Does not affect surveyed property, as shown)
 - Terms and provisions of the Oil & Gas Lease granted to Clarence O. Fell, as more fully set forth in the document recorded December 7, 1950 in Book 166 at Page 214, as more fully contained therein. (Affects surveyed property, blanket in nature)
 - Rights of the public, State of Missouri, County of Platte, and the Municipality in and to that part of the Land, taken or used for Crooked Road. (No document provided)

- Notes:**
- Bearings shown hereon are Grid Bearings based on the Missouri Coordinate System of 1983, West Zone and tied to Control Monument "BUFORD", 1999 Adjustment (N: 336130.785, E: 831728.080) of the Missouri Geographic Reference System, using the VRS network, with a Grid factor of 0.9999082.
 - All bearings and distances shown on this survey are measured unless otherwise noted.
 - Floodplain Note (Table A item #3): 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.
 - Current Zoning (Table A item #6): No zoning report or letter provided.
 - No buildings observed on the subject property. (Table A item #7)
 - Parking on-site (Table A item #9): 0 regular stalls and 0 handicap stalls.
 - No distance to the nearest intersecting street specified by the client. (Table A item #14)
 - This company did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork. (Table A item #16)
 - There are no proposed changes in street right of way lines, nor evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (Table A item #17)
 - Utilities shown on this survey are located per above ground appurtenances and utility marking company locales. No attempt has been made by the surveyor to estimate the location of any unmarked or unmapped utility lines. (No utility marking found at the time of the survey) (Table A item #11)
 - Creeks as shown on this survey are plotted from local GIS data.

Statement of Potential Encroachments:

A. NW Crooked Road potentially encroaches onto the surveyed property without benefit of record right-of-way.

Certification:

To: PLATTE LAND PARTNERS, LLC, a Missouri limited liability company, GENESIS REALTY ACQUISITIONS LLC, a Missouri limited liability company, THOMSON-AFFINITY TITLE, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 14, 16, 18 and 19 of Table A thereof. The field work was completed March 22, 2021. I further certify that this ALTA survey is based upon an actual field survey performed by me or under my direct supervision 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.

Date of Plat or Map:

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

Sheet 1 of 1
Project #: 21-0107

ALT/NSPS LAND TITLE SURVEY
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51, RANGE 34, IN PLATTE COUNTY, MISSOURI

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

NO.	DATE	REVISION/PER COMMENTS
1	04/12/2021	Original Preparation
2	04/12/2021	Original Preparation
3	04/12/2021	Original Preparation
4	04/12/2021	Original Preparation
5	04/12/2021	Original Preparation
6	04/12/2021	Original Preparation
7	04/12/2021	Original Preparation
8	04/12/2021	Original Preparation
9	04/12/2021	Original Preparation
10	04/12/2021	Original Preparation
11	04/12/2021	Original Preparation
12	04/12/2021	Original Preparation
13	04/12/2021	Original Preparation
14	04/12/2021	Original Preparation
15	04/12/2021	Original Preparation
16	04/12/2021	Original Preparation
17	04/12/2021	Original Preparation
18	04/12/2021	Original Preparation
19	04/12/2021	Original Preparation
20	04/12/2021	Original Preparation

Renaissance Infrastructure Consulting

102 Ables Avenue
Kansas City, Kansas 66103

www.ri-consult.com

FIRST AMERICAN TITLE INSURANCE COMPANY
Agent for: THOMSON-AFFINITY TITLE, LLC
Commitment No. 228030
Effective Date: February 3, 2021 at 8:00 AM
Schedule 'A'

5. The land referred to in this Commitment is described as follows:

The Southwest Quarter of the Northeast Quarter of Section 27, Township 51, Range 34, in Platte County, Missouri.

Schedule 'B' - Section II Exceptions:

11. Easement to Kansas City Power & Light Company, established by the document recorded August 27, 1929 as Document No. 1974 in Book 106 at Page 87, as more fully set forth therein. (Affects surveyed property, blanket in nature)
12. Easement to Kansas City Power & Light Company, established by the document recorded November 10, 1935 in Book 112 at Page 478, as more fully set forth therein. (Affects surveyed property as shown)
13. Right-of-Way Easement to Kansas City Power & Light Company established by the Report of Commissioners recorded April 18, 1968 as Document No. 19469 in Book 309 at Page 527, as more fully set forth therein. (Affects surveyed property as shown)
14. Sewer Line Easement to Platte County Regional Sewer District established by the document recorded April 15, 1997 as Document No. 0004903 in Book 861 at Page 229, as more fully set forth therein. (Affects surveyed property as shown)
15. Easement to Platte County Regional Sewer District established by the Report of Commissioners recorded September 25, 1997 as Document No. 0013226 in Book 869 at Page 496, as more fully set forth therein. (Does not affect surveyed property, as shown)
16. Terms and provisions of the Oil & Gas Lease granted to Clarence O. Fell, as more fully set forth in the document recorded December 7, 1950 in Book 166 at Page 214, as more fully contained therein. (Affects surveyed property, blanket in nature)
17. Rights of the public, State of Missouri, County of Platte, and the Municipality in and to that part of the Land, taken or used for Crooked Road. (No document provided)

Notes:

1. Bearings shown hereon are Grid Bearings based on the Missouri Coordinate System of 1983, West Zone and tied to Control Monument "BUFORD", 1999 Adjustment (N: 336130.785, E: 831728.080) of the Missouri Geographic Reference System, using the VRS network, with a Grid factor of 0.9999082.
2. All bearings and distances shown on this survey are measured unless otherwise noted.
3. Floodplain Note (Table A item #3): 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.

4. Current Zoning (Table A item #6): No zoning report or letter provided.

5. No buildings observed on the subject property. (Table A item #7)

6. Parking on-site (Table A item #9): 0 regular stalls and 0 handicap stalls.

7. No distance to the nearest intersecting street specified by the client. (Table A Item #14)

8. This company did not observe evidence of recent earth moving work, building construction, or building additions in the process of conducting the fieldwork. (Table A item #16)

9. There are no proposed changes in street right of way lines, nor evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. (Table A item #17)

10. Utilities shown on this survey are located per above ground appurtenances and utility marking company locates. No attempt has been made by the surveyor to estimate the location of any unmarked or unmapped utility lines. (No utility marking found at the time of the survey) (Table A item #11)

11. Creeks as shown on this survey are plotted from local GIS data.

Statement of Potential Encroachments:

A. NW Crooked Road potentially encroaches onto the surveyed property without benefit of record right-of-way.

Certification:

To: PLATTE LAND PARTNERS, LLC, a Missouri limited liability company; GENESIS REALTY ACQUISITIONS LLC, a Missouri limited liability company; THOMSON-AFFINITY TITLE, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 14, 16, 18 and 19 of Table A thereof. The field work was completed March 22, 2021.

I further certify that this ALTA survey is based upon an actual field survey performed by me or under my direct supervision 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.

Date of Plat or Map:

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 the 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 and A.M. Baughman, PLS. #2016020708 of Renaissance Infrastructure Consulting, Inc. as follows:

Commencing at the Northwest Corner of said Northeast Quarter;

Thence South 00°15'23" West, along the West line of said Northeast Quarter, a distance of 132.38 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 435.69 feet;

Thence leaving said North line, North 44°53'49" East, a distance of 332.22 feet;

Thence North 80°59'13" East, a distance of 766.34 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 11°17'23" East and a chord distance of 58.66 feet, an arc distance of 59.74 feet to a point on the East line of the Northeast Quarter of said Northeast Quarter;

Thence South 50°13'06" West, along said East line, a distance of 57.88 feet to the Southeast Corner of said Northeast Quarter;

Thence South 00°15'23" 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°57'23" West, along the South line of said Southwest Quarter, a distance of 1393.41 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 208.2 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 619.43 feet to the Point of Beginning, containing 1,823.359 square feet, or 42.433 acres, more or less.

FLOOD PLAIN NOTE

According to the F.E.M.A. Flood Insurance Rate Map Number 28165CG179D, revised April 2, 2015, this tract geographically lies in:

- OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

- SPECIAL FLOOD HAZARD AREAS (SFHA) 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 channels of a stream or 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 herein 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 the company. These locations are not to be constructed as accurate or exact.



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 1-7 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
Spine Energy
Evergy
Platte Clay Electric
Century Link
United Private Networks
Time Warner Cable
Missouri One Call
AT&T
Comcast
Missouri State Highway Department
Park Hill School District

(816) 441-7676
(816) 891-3457
(816) 858-2052
(800) 562-2000
(800) 544-4552
(816) 807-7502
(816) 243-5642
(816) 903-9400
(816) 431-5818
(800) 364-4176
(800) 464-7928
(816) 891-3457
(816) 332-6500
(816) 359-5000



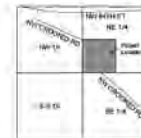
Sheet Number	Sheet Title
001	Title Sheet
002	Preliminary Plat
003	Existing Conditions
004	Development Plan
005	Grading Plan
006	Utility Plan

Consultant/Applicant:

Renaissance Infrastructure Consulting
1615 McGee Street
Kansas City, MO 64108

Applicant:

Genesis Properties
Todd Rudolph
4401 Madison Ave. Ste 138
Kansas City, MO 64111
todd@genesisproperties.com



LOCATION MAP
SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST
DATE: 7-1-2020



Preliminary Plat

21-0107

Platte 38

City Of Parkville, Platte County, MO

Title Sheet

Renaissance
Infrastructure
Consulting
1615 McGee Street
Kansas City, MO 64108
www.ri-consulting.com

Sheet
C01



Legend
 Building Footprints
 WE Utility Easement
 SUE Century Sewer Easement
 D/E Distention Easement
 A/E Access Easement

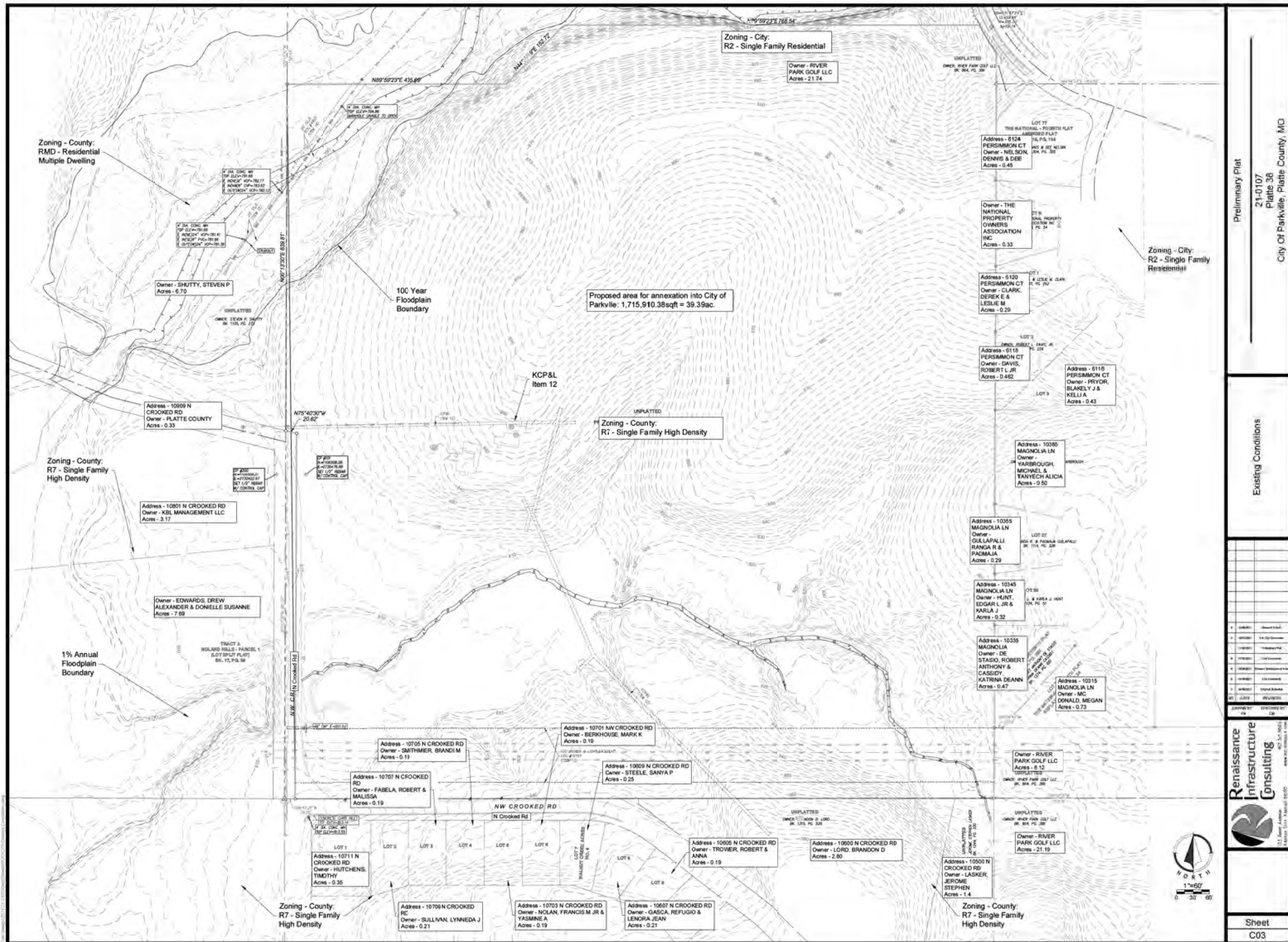


Preliminary Plat
 21-0107
 Plate 36
 City Of Parkville, Platte County, MO

Preliminary Plat

Renaissance
 Infrastructure
 Consulting

Sheet
 C02



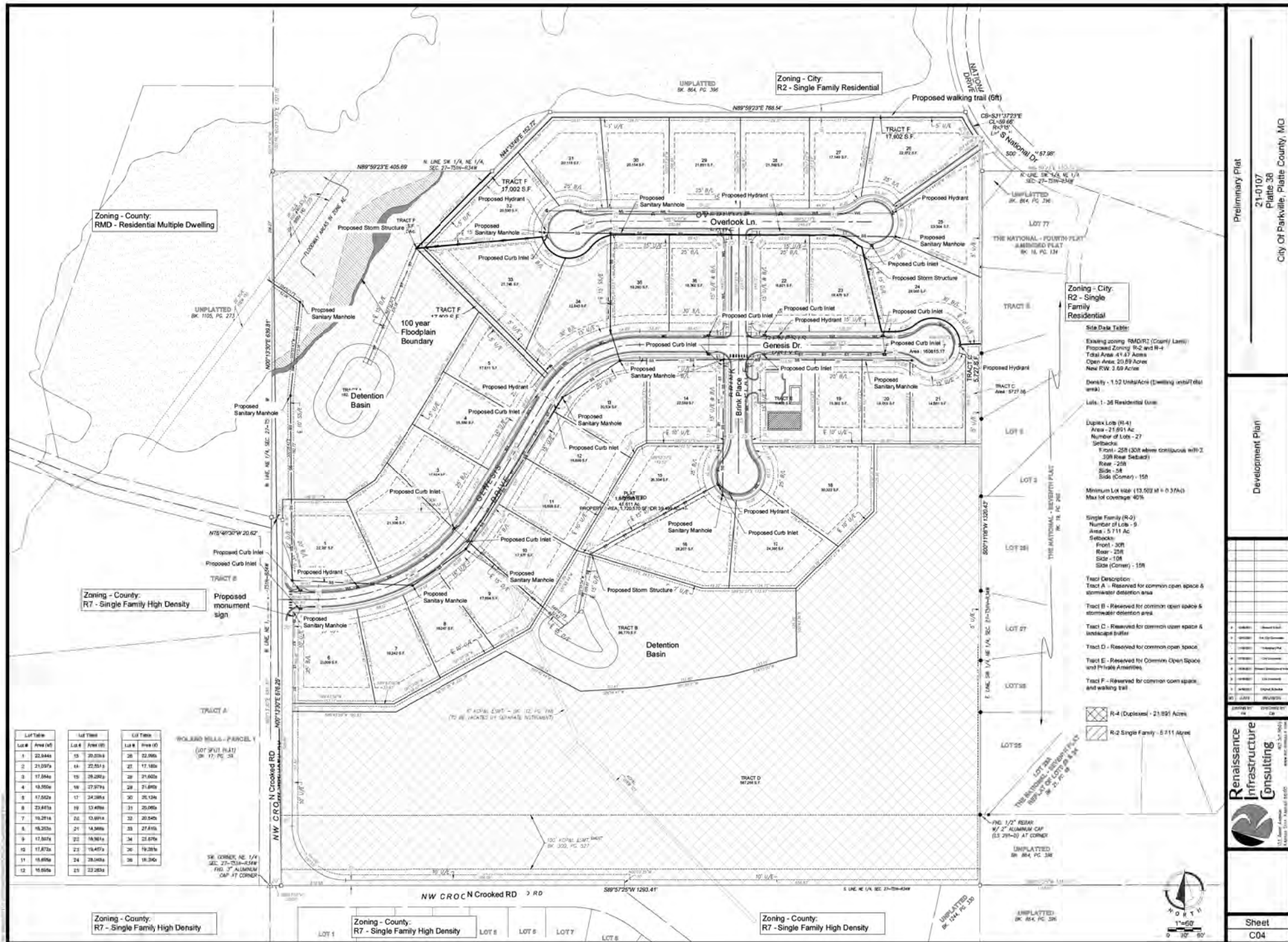
Preliminary Plat
21-0107
Platte 38
City of Parkville, Platte County, MO

Existing Conditions

Renaissance
Infrastructure
Consulting

Sheet
C03





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

Zoning - County:
R7 - Single Family High Density

Side Data Table

Existing zoning: RMD (County) / R2 (City)
Proposed Zoning: R2 and R-4
Total Area: 41.47 Acres
Open Area: 20.89 Acres
New RW: 3.69 Acres

Density: 1.52 Units/Acre (Excluding wetland area)

Lots: 1-36 Residential Units

Duplex Lots (R-4)
Area: 21.991 Ac
Number of Lots: 27
Setbacks:
Front: 30ft
Rear: 25ft
Side: 10ft
Side (Corner): 15ft

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

Legend
R-4 (Duplex) - 21.991 Acres
R-2 Single Family - 5.711 Acres

Lot Table		Lot Table		Lot Table	
Lot #	Area (Ac)	Lot #	Area (Ac)	Lot #	Area (Ac)
1	22.944a	15	20.039a	29	22.069a
2	21.097a	16	22.551a	30	17.189a
3	17.844a	17	29.282a	31	21.802a
4	18.950a	18	27.979a	32	21.899a
5	17.562a	19	24.385a	33	25.129a
6	23.441a	20	13.478a	34	20.069a
7	16.281a	21	14.369a	35	27.810a
8	16.203a	22	16.961a	36	23.679a
9	17.567a	23	18.457a	37	19.389a
10	17.873a	24	28.040a	38	18.390a
11	16.899a	25	22.283a		
12	16.899a				

Note:
 "For 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

Zoning - City:
 R2 - Single
 Family
 Residential

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



Preliminary Plat

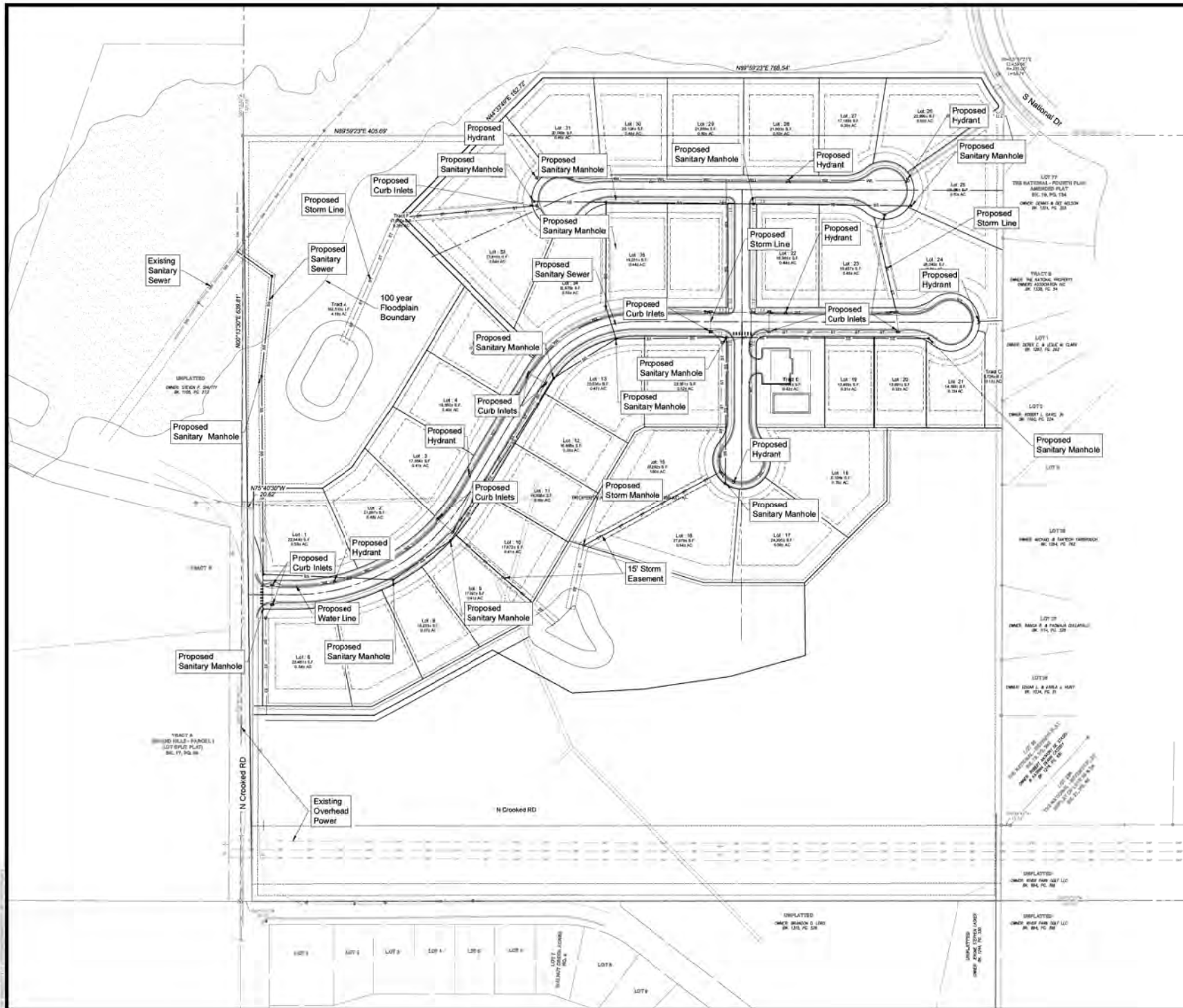
21-0107
 Platte 38
 City of Parkville, Platte County, MO

Grading Plan

Renaissance Infrastructure Consulting
 1111 S. Grand Avenue
 Suite 100
 St. Louis, MO 63104
 Phone: (314) 433-1000
 Fax: (314) 433-1001
 Email: info@renaissanceinfrastructure.com
 Website: www.renaissanceinfrastructure.com

Sheet
 C05





Preliminary Plat

21-0107

Plate 38

City Of Parkville, Platte County, MO

Utility Plan



Sheet
C06



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



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

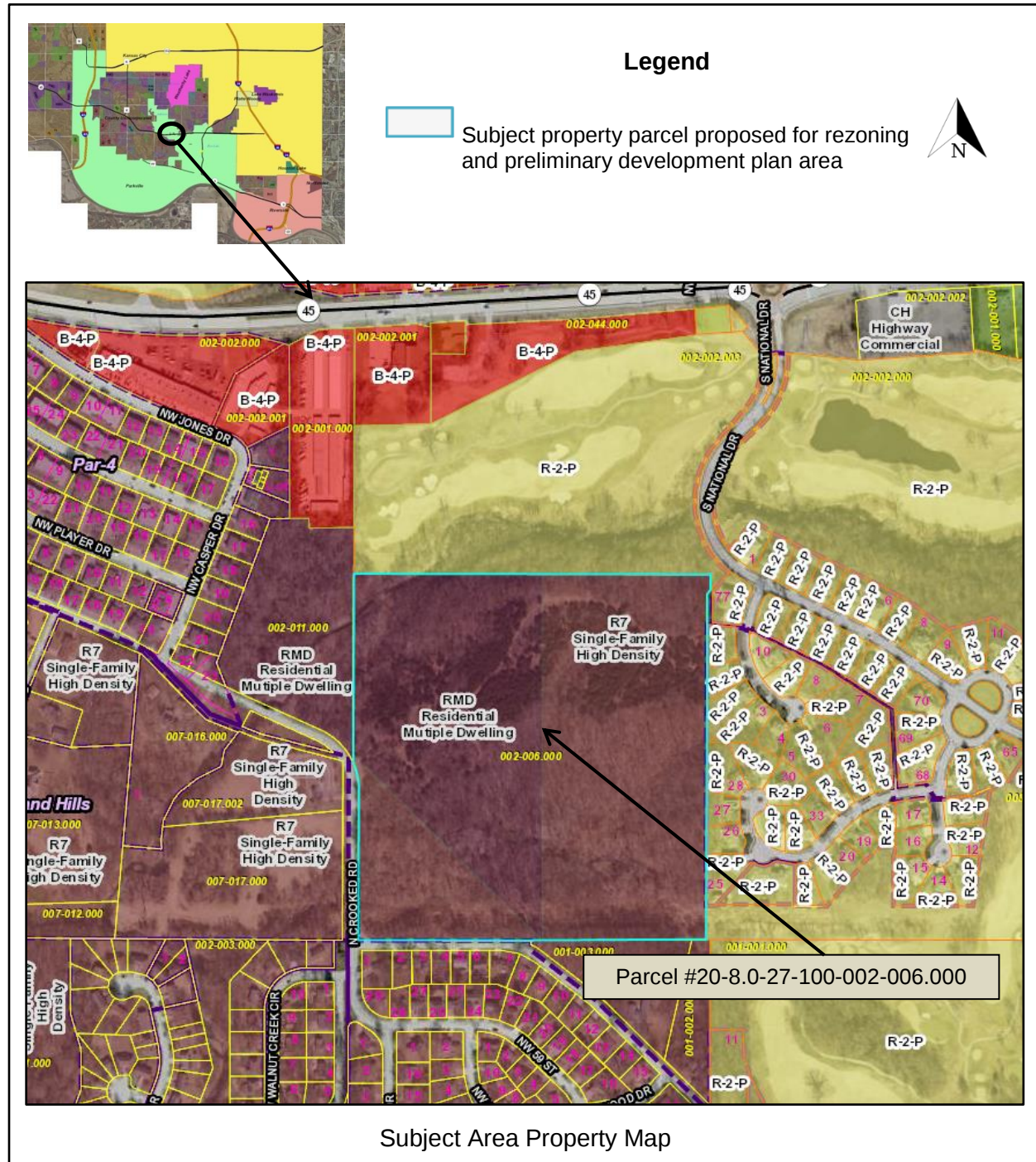
By Reference:

- 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

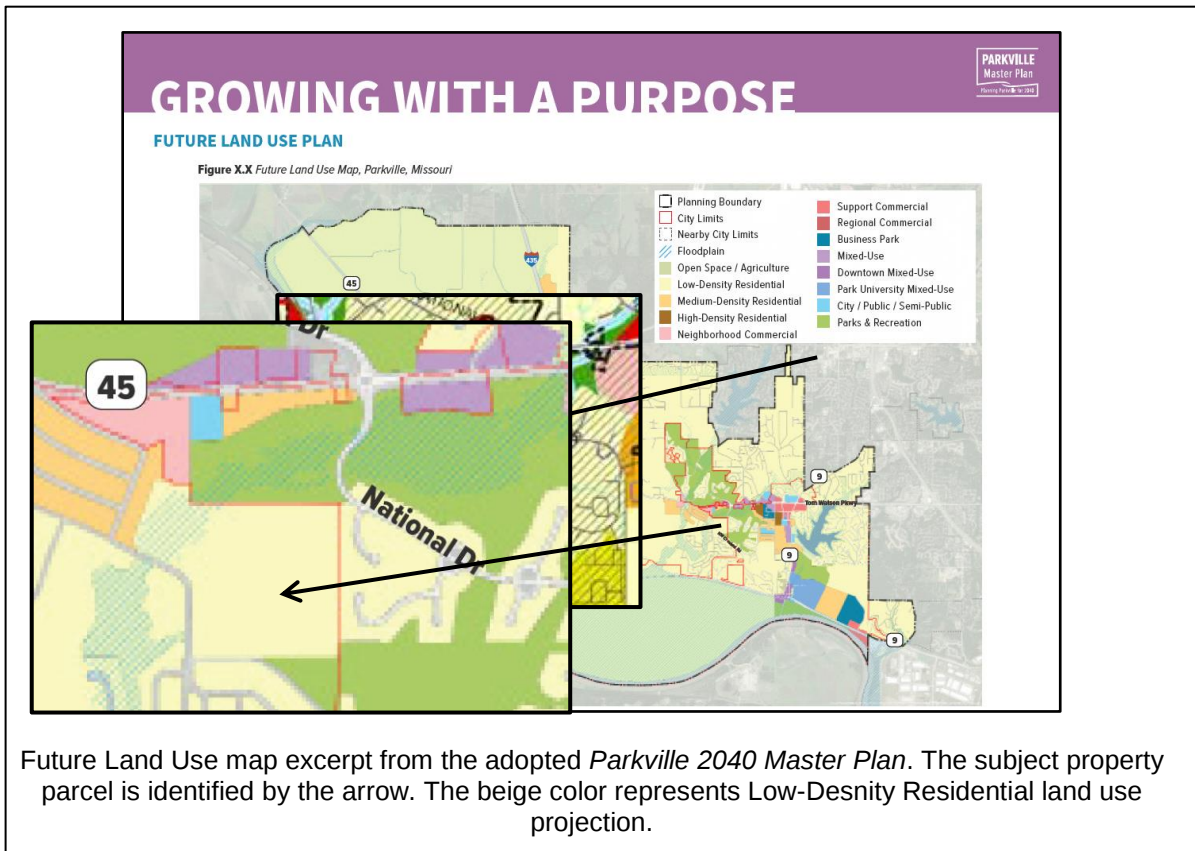
These applications have been reviewed against the City of Parkville’s Development Code, including the applicable general requirements in Table 403-1, Section 403.010, Section 403.030, Section 403.040, and Section 403.050. Per these requirements, notice of the public hearing has been published in a newspaper 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

**CITY OF PARKVILLE
Policy Report**

Date: December 29, 2021

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the first reading of an ordinance to extend the city limits by voluntary annexation for Village on the Green, generally located south of Highway 45 and east of South National Drive - Case No. PZ 2021-53; Hoefer Welker, LLC, applicant (Community Development)

BACKGROUND:

The applicant (Hoefer Welker, LLC) proposes voluntary annexation of eight parcels of land - Platte County Parcel Nos. 20-8.0-27-100-002-002.002, 20-8.0-27-100-002-001.000, 20-8.0-27-100-002-001.001, 20-7.0-26-200-002-004.000, 20-7.0-26-200-002-016.000, 20-7.0-26-200-002-015.000, 20-7.0-26-200-002-006.000 and the NW Lake Crest Lane road right-of-way - via a voluntary annexation petition in conjunction with an application for zoning map amendment and application for final development plan. The applicant proposes rezoning the described parcels of land to Parkville City "R-5-P" Multi-Family Residential (Case No. PZ21-53) in accordance with the previously approved preliminary development plan 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 (Ord. 3103).

Neither the Parkville Municipal Code nor Missouri Revised Statutes (RSMo) provide any guidance for considering proposed voluntary or involuntary annexations; however, the *Parkville 2040 Master Plan* contains policy recommendations for considering voluntary annexation petitions, specifically for protecting Parkville's borders and preserving its character as the community grows; this includes:

- Continue to require new development to be fully served by adequate public infrastructure including paved streets, sidewalks, trails, water and sewer service.
- Discourage the development of private roads to serve new single-family subdivisions.
- Create an ordinance to preserve areas with significant tree cover.
- Support and encourage in-fill, redevelopment that is consistent with the adopted comprehensive master plan.
- Only approve rezoning and development proposals that are consistent with the adopted comprehensive master plan and future land use map.

The *Parkville 2040 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.

BUDGET IMPACT:

With the exception of application and permit fees collected, there is no immediate budget impact. Long-term impacts would be realized from changes in property taxes and sales taxes collected from the site and proposed development, and impacts to the same for area properties and other businesses.

ALTERNATIVES:

1. Approve the first reading of an ordinance approving the annexation, as recommended by staff.
2. Approve the first reading of an ordinance, subject to changes directed by the Board of Aldermen.
3. Deny the Voluntary Annexation Petition.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen approve the first reading of an ordinance extending the limits of the City of Parkville by voluntary annexation.

POLICY:

Per 71.012 RSMo, annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the city and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time (see Attachment 3 by Reference).

Additionally Per 71.012 RSMo, once a request for voluntary annexation is received by the City, the governing body shall hold a public hearing concerning the matter not less than fourteen (14) nor more than sixty (60) days after the petition is received. Further, notice of the hearing shall be published in a newspaper of general circulation, and the hearing shall be held not less than seven (7) days after notice of the hearing is published (see Attachment 6 by Reference).

At the public hearing any interested person, corporation or political subdivision may present evidence regarding the proposed annexation. If, after holding the hearing, the governing body of the city determines that the annexation is reasonable and necessary to the proper development of the city, and the city has the ability to furnish normal municipal services to the area to be annexed within a reasonable time, it may $\frac{3}{4}$ subject to the provisions of Section 71.012 - annex the territory by ordinance without further action.

The Board of Aldermen must approve two readings of the ordinance to become effective. Rule 5, Agendas, of the Board's adopted Rules of Order, states "The first reading of an ordinance will be read on the action agenda and the second and final reading will be read the next subsequent meeting on the consent agenda, unless the item is a time-sensitive matter in which it may be approved during the same meeting."

SUGGESTED MOTION:

I move to approve Bill No. 3176, an ordinance extending the limits of the City of Parkville by voluntary annexation to include described real estate in unincorporated Platte County, Missouri, generally located south of Highway 45 and east of S. National Drive, on first reading and postpone the second reading to January 18, 2022.

ATTACHMENTS:

None

**CITY OF PARKVILLE
Policy Report**

Date: December 29, 2021

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the first reading of an ordinance to rezone Village on the Green, a planned residential development generally located south of Highway 45 and east of S. National Drive - Case No. PZ 2021-53; Hoefer Welker, LLC, applicant (Community Development)

BACKGROUND:

The applicant (Hoefer Welker, LLC) proposes to rezone fourteen (14) parcels of land from County "CH" Highway Commercial, County "R25" Single-Family Large Lot, City "B-4-P" Planned Business District, and City "R-5" Multi-Family Residential to Parkville City "R-5-P" Planned Multi-Family Residential. This application is in conjunction with a Voluntary Annexation Petition and a previously approved preliminary development plan (Ord. 3103) for Village on the Green.

Staff reviewed the Application for Zoning Map Amendment against the "R-5" district regulations, zoning map amendment review criteria (Section 403.030) and the adopted *Parkville 2040 Master Plan*. The Master Plan projects High Density Residential, Medium Density Residential, and Commercial uses for this property; as well as calls out the subject area as a strategic opportunity for infill development. Staff finds 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.

BUDGET IMPACT:

There is no impact to the budget.

ALTERNATIVES:

1. Approve the first reading of the ordinance.
2. Approve the first reading of an ordinance, subject to changes directed by the Board of Aldermen.
3. Deny the application.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application during a public hearing held on December 14, 2021. No public comments were received. The Planning and Zoning Commission made a motion and recommended approval of the application for zoning map amendment (vote 6-0).

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen approve the first reading of an ordinance to rezone Village on the Green.

POLICY:

Per Parkville Municipal Code, Title IV, Table 403-1, a public hearing is required (distinguished from a public meeting generally open to the public) to consider Zoning Map Amendment applications by the Planning and Zoning Commission review body, with the Board of Aldermen as the “decision making authority” for such applications following review and recommending authority by the Planning and Zoning Commission.

Per RSMo. 89.050 and Parkville Municipal Code Section 403.030, the Board of Aldermen shall not consider a request prior to the lapse of the 15 day protest period. Per Parkville Municipal Code Section 403.030, Subsection C, if a written protest against a proposed zoning change is filed in the office of the City Clerk within 15 days of the date of the conclusion of the Planning Commission public hearing, signed by the owners of record of 30 percent or more of any real property proposed to be rezoned, or by the owners of record of 30 percent or more of the total area required to be notified by this Code of the proposed rezoning of a specific property (excluding streets and public ways), the ordinance adopting such amendment shall not be passed except by at least a 2/3 vote of all of the members of the Board of Aldermen. Without a valid protest petition, the proposed rezoning may be approved by a simple majority of five votes.

The Board of Aldermen must approve two readings of the ordinance to become effective. Rule 5, Agendas, of the Board’s adopted Rules of Order, states “The first reading of an ordinance will be read on the action agenda and the second and final reading will be read the next subsequent meeting on the consent agenda, unless the item is a time-sensitive matter in which it may be approved during the same meeting.”

SUGGESTED MOTION:

I move to approve Bill No. 3177, an ordinance rezoning fourteen parcels from Platte County "CH" Highway Commercial, Platte County "R25" Single-Family Large Lot, City "B-4-P" Planned Business District, and City "R-5" Multi-Family Residential to Parkville City "R-5-P" Planned Multi-Family Residential, on first reading and postpone the second reading to January 18, 2022.

ATTACHMENTS:

None

**CITY OF PARKVILLE
Policy Report**

Date: December 29, 2021

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the first reading of an ordinance to vacate NW Lake Crest Lane south of Highway 45 - Case No. VC21-01; Hoefer Welker, LLC, applicant (Community Development)

BACKGROUND:

The applicant (Hoefer Welker, LLC) proposes vacating the NW Lake Crest Lane right of way south of Highway 45 in order to construct a private drive for Village on the Green. The current public street, NW Lake Crest Lane, will be converted into a private drive for access to the residential subdivision. The Board of Aldermen have previously approved the preliminary development plan for Village on the Green (Ordinance No. 3103). Staff recommends placing a cross access easement over the shared portion of the vacated right of way to maintain driveway access to the adjacent properties. A utility easement is being placed over the vacated right-of-way as part of the plat for Village on the Green.

BUDGET IMPACT:

There is no budget impact with this item.

ALTERNATIVES:

1. Approve the first reading of an ordinance vacating NW Lake Crest Lane, subject to conditions
2. Approve the first reading of an ordinance vacating NW Lake Crest Lane, subject to changes by the Board of Aldermen.
3. Deny the application for vacation.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen approve the first reading of an ordinance vacating NW Lake Crest Lane, subject to the following conditions:

- The adjacent property owners consent and enter into a cross-access easement over the vacated right-of-way area to ensure shared utilization of the existing driveway to their properties.

- The vacated right-of-way shall be covered with a utility easement to ensure any underground utilities can be accessed in the future.

POLICY:

Per Parkville Municipal Code, Section 100.140, vacation or discontinuance of a public street must be approved by the Board of Aldermen by ordinance. Notice must be provided in a Platte County newspaper circulated in Parkville for two consecutive insertions with the last insertion being no more than one week prior to the date of the Board of Aldermen meeting.

SUGGESTED MOTION:

I move to approve Bill No. 3178, an ordinance vacating NW Lake Crest Lane, on first reading and postpone the second reading to January 18, 2021.

ATTACHMENTS:

1. Ordinance - Voluntary Annexation
2. Ordinance - Rezoning
3. Ordinance - Vacation
4. Annexation Legal Descriptions
5. Rezoning Application
6. Rezoning Legal Descriptions
7. Rezoning Staff Report
8. Vacation Application
9. Property Survey
10. Vacation Legal Description

AN ORDINANCE EXTENDING THE LIMITS OF THE CITY OF PARKVILLE BY VOLUNTARY ANNEXATION TO INCLUDE DESCRIBED REAL ESTATE IN UNINCORPORATED PLATTE COUNTY, MISSOURI, GENERALLY LOCATED SOUTH OF HIGHWAY 45 AND EAST OF S. NATIONAL DRIVE

WHEREAS, the applicant (Hoefer Welker, LLC) proposes voluntary annexation of eight parcels of land - Platte County Parcel Nos. 20-8.0-27-100-002-002.002, 20-8.0-27-100-002-001.000, 20-8.0-27-100-002-001.001, 20-7.0-26-200-002-004.000, 20-7.0-26-200-002-016.000, 20-7.0-26-200-002-015.000, 20-7.0-26-200-002-006.000 and the NW Lake Crest Lane road right-of-way - via a voluntary annexation petition; and

WHEREAS, said parcels of land are currently located in unincorporated Platte County, Missouri generally located south of Highway 45 and east of S National Dr., and is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the applicant (Hoefer Welker, LLC) has also submitted an application for zoning map amendment to rezone the subject properties to Parkville City "R-5-P" Planned Multi-Family Residential (Case No. PZ2021-53); and

WHEREAS, on November 16, 2021, a preliminary development plan for the property 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 a clubhouse building (5,000+/- sq. ft.) was approved by the Board of Aldermen (Ord. 3103); and

WHEREAS, pursuant to Missouri Revised Statutes (RSMo) Section 71.012, annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the city and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and

WHEREAS, pursuant to RSMo 71.012, a notice of public hearing was published in The Platte County Citizen newspaper on December 15, 2021 and copy of said notice is available for viewing upon request at Parkville City Hall; and

WHEREAS, pursuant to RSMo 71.012, a public hearing was held of the Governing Body (i.e., Board of Aldermen) on January 4, 2022; and

WHEREAS, at said public hearing all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, no written objection to the proposed annexation was filed with the governing body of the City of Parkville within fourteen days of such public hearing; and

WHEREAS, all other prerequisites of RSMo Chapter 71 have been completed; and

WHEREAS, the Board of Aldermen concurs with staff recommendation; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. The extension of the limits of the City of Parkville, Platte County, Missouri, over the unincorporated territory legally described in Exhibit A, said unincorporated territory being adjacent to the present limits of said city, is reasonable and necessary to the proper development of said city and will redound to the benefit of said city and to said unincorporated territory adjacent to said city.

SECTION 2. It is determined and declared that the City has the ability to furnish normal municipal services to the area to be annexed.

SECTION 3. The limits of the City shall be extended over unincorporated territory adjoining and adjacent to the present city limits, all lying, being and situated in Platte County and legally described in Exhibit A.

SECTION 4. The above described property is hereby annexed by the City of Parkville and it is the intention of the Board of Aldermen that this annexation shall be complete and final upon the filing by the City Clerk of Parkville of three certified copies of this ordinance with the Platte County Clerk.

PASSED and APPROVED this 18th day of January 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

AN ORDINANCE REZONING FOURTEEN PARCELS OF LAND FROM COUNTY "CH" HIGHWAY COMMERCIAL, COUNTY "R25" SINGLE-FAMILY LARGE LOT, CITY "B-4-P" PLANNED BUSINESS DISTRICT, AND CITY "R-5" MULTI-FAMILY RESIDENTIAL TO PARKVILLE CITY "R-5-P" PLANNED MULTI-FAMILY RESIDENTIAL

WHEREAS, the applicant (Hoefer Welker, LLC) proposes to rezone fourteen (14) parcels of land from County "CH" Highway Commercial, County "R25" Single-Family Large Lot, City "B-4-P" Planned Business District, and City "R-5" Multi-Family Residential to Parkville City "R-5-P" Planned Multi-Family Residential via an application for zoning map amendment (Case No. PZ2021-53); and

WHEREAS, the subject property is generally located south of Highway 45 and east of S National Dr., and is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, on November 16, 2021, the Board of Aldermen approved the preliminary development plan 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 a clubhouse building (5,000+/- sq. ft.) (Ord. 3103); and

WHEREAS, notice of a public hearing to be held before the Planning and Zoning Commission was published, mailed and posted in accordance with Parkville Municipal Code Title IV, Section 403.010; and

WHEREAS, all property owners within 185 feet of the subject property parcels were given proper notice and allowed their right to protest said rezoning; and

WHEREAS, City staff reviewed the application according to Parkville Municipal Code Title IV, Section 403.030 and determined their findings and conclusions; and

WHEREAS, on December 14, 2021 the Parkville Planning and Zoning Commission opened a public hearing to consider the application for Zoning Map Amendment and recommended approval of the application for zoning map amendment by a vote of 6-0; and

WHEREAS, the Board of Aldermen has reviewed and considered staff's conclusions and recommendation, the information provided to the Planning and Zoning Commission, the Planning and Zoning Commission's recommendation and information presented to the Board of Aldermen, and desires to approve the application.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. Approval of the rezoning of fourteen (14) parcels of land generally located to the south of Highway 45 and east of S National Drive, from County "CH" Highway Commercial, County "R25" Single-Family Large Lot, City "B-4-P" Planned Business District, and City "R-5" Multi-Family Residential to Parkville City "R-5-P" Planned Multi-Family Residential in accordance with the previously approved preliminary development plan (Ordinance No. 3103), as depicted in Exhibit A.

SECTION 2. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 18th day of January 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

AN ORDINANCE VACATING NW LAKE CREST LANE SOUTH OF HIGHWAY 45

WHEREAS, Parkville Municipal Code Chapter 100, Section 100.140 permits, whenever deemed necessary or expedient, the Board of Aldermen the ability to vacate or discontinue any public square, public park, street, avenue, alley or other highway; and

WHEREAS, Parkville Municipal Code Chapter 100, Section 100.140 permits any person or corporation owning any property fronting or abutting any public square, public park, street, avenue, alley or other highway or part thereof to petition to the Board of Aldermen for the vacation of the same; and

WHEREAS, notice of the of the pendency of such petition was provided by publication in a newspaper printed and published in Platte County and circulated in Parkville for two consecutive insertions, the last insertion of such notice being no more than one week prior to the date of Board of Aldermen consideration; and

WHEREAS, staff recommends that NW Lake Crest Lane be vacated in order for a private drive to be constructed in its place for access to the Village on the Green residential development.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. NW Lake Crest Lane, is hereby vacated, as shown in Exhibit A, subject to conditions by the Board of Aldermen, including:

- The adjacent property owners consent and enter into a cross-access easement over the vacated right-of-way area to ensure shared utilization of the existing driveway to their properties.
- The vacated right-of-way shall be covered with a utility easement to ensure any underground utilities can be accessed in the future.

SECTION 2. Said vacated NW Lake Crest Lane right-of-way shall revert to the adjoining landowners as provided by law.

SECTION 3. Said adjoining landowners shall pay all costs and expenses incurred in these vacation proceedings.

SECTION 4. The City Clerk is hereby authorized and directed to file a copy of this ordinance with the Platte County Recorder of Deeds.

SECTION 5. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 18th day of January 2022.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

ANNEXATION DESCRIPTIONS

VETERINARIAN

FILE NO.:

L20153906

CONTAINING 39,833 SQUARE FEET OR 0.91 ACRES

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51, RANGE 34, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 0°06'00" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 377.78 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF MISSOURI STATE HIGHWAY #45; THENCE NORTH 86°34'00" EAST ALONG SAID CENTERLINE, 2,246.18 FEET; THENCE SOUTH 2°32'40" EAST 50.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY #45, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 86°34'00" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 155.00 FEET; THENCE SOUTH 2°32'40" EAST 274.69 FEET; THENCE NORTH 88°01'59" WEST 34.52 FEET; THENCE NORTH 75°51'48" WEST, 125.86 FEET; THENCE NORTH 2°32'49" WEST 233.44 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT ANY PART IN THE ROAD

AUTO

FILE NO.:

L20153907

CONTAINING 42,718 SQUARE FEET OR 0.98 ACRES

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51, RANGE 34, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 0 DEGREES 06 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 377.78 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF MISSOURI STATE HIGHWAY NO. 45; THENCE NORTH 86 DEGREES 34 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, 2401.18 FEET; THENCE SOUTH 2 DEGREES 32 MINUTES 40 SECONDS EAST, 50.01 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 45, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE NORTH 86 DEGREES 34 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 144.91 FEET; THENCE SOUTH 5 DEGREES 11 MINUTES 20 SECONDS EAST 289.73 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 59 SECONDS WEST 158.75 FEET; THENCE NORTH 2 DEGREES 32 MINUTES 40 SECONDS WEST, 274.69 FEET TO THE TRUE POINT OF BEGINNING.

VFW

(AS FOUND ON A TRUSTEE'S DEED RECORDED IN BOOK 845 AT PAGE 836)

CONTAINING 88,832 SQUARE FEET OR 2.04 ACRES

A TRACT OF LAND AND IMPROVEMENTS THEREIN IN SECTION 27, TOWNSHIP 51, RANGE 34, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON

THE SOUTHERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY #45 AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND OWNED BY STEVEN V. BLEISH AND WIFE RECORDED AT BOOK 632, PAGE 879 PLATTE COUNTY, MISSOURI RECORDER'S OFFICE; THENCE RUNNING WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF SAID MISSOURI STATE HIGHWAY #45 A DISTANCE OF 415 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID TRACT RECORDED IN BOOK 632 AT PAGE 879, 215 FEET; THENCE EASTERLY AND PARALLEL TO THE SOUTHERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY #45 TO A POINT ON THE WEST PROPERTY LINE OF THAT CERTAIN TRACT OF LAND OWNED BY STEVEN V. BLEISH AND WIFE RECORDED IN BOOK 632, PAGE 879; THENCE NORTH ALONG SAID LINE TO THE POINT OF BEGINNING.

ALL OF LOT 1, BLOCK 4, LAKESIDE COUNTRY CLUB, A SUBDIVISION IN PLATTE COUNTY, MISSOURI

ALL OF LOT 5, BLOCK 15, AND THE VACATED ROAD RIGHT OF WAY (NW 63RD STREET), LAKESIDE COUNTRY CLUB, A SUBDIVISION IN PLATTE COUNTY, MISSOURI.

ALL OF LOT 4, BLOCK 15, LAKESIDE COUNTRY CLUB, A SUBDIVISION IN PLATTE COUNTY, MISSOURI.

PART OF LOT 2, BLOCK 14, LAKESIDE COUNTRY CLUB, A SUBDIVISION IN PLATTE COUNTY, MISSOURI, LYING SOUTH OF TOTT PLAZA, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI.

ROAD RIGHT OF WAY
CONTAINING 17,339 SQUARE FEET OR 0.40 ACRES

ALL THAT PART OF NW. LAKE CREST LANE, AS ESTABLISHED BY THE PLAT OF LAKESIDE COUNTRY CLUB ADDITION, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 15, SAID LAKESIDE COUNTRY CLUB ADDITION; THENCE N78°52'16"W, A DISTANCE OF 49.77 FEET; THENCE N46°12'59"W, A DISTANCE OF 0.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NW. LAKE CREST LANE; THENCE NORTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N09°35'47"E, A RADIUS OF 434.26 FEET, AN ARC DISTANCE OF 81.62 FEET; THENCE N20°21'56"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 122.36 FEET; THENCE N17°29'09"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 89.89 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 10.94 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID NW. LAKE CREST LANE; THENCE SOUTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S07°29'01"W, A RADIUS 434.26 FEET, AN ARC DISTANCE OF 34.92 FEET; THENCE S17°29'09"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 93.57 FEET; THENCE S20°21'56"W,

CONTINUING ALONG SAID LINE, A DISTANCE OF 123.60 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 384.38 FEET, AN ARC DISTANCE OF 73.74 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 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 Tholer-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:

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North:	North:
South:	South:
East:	East:
West:	West:

Attach a narrative addressing:

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



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:

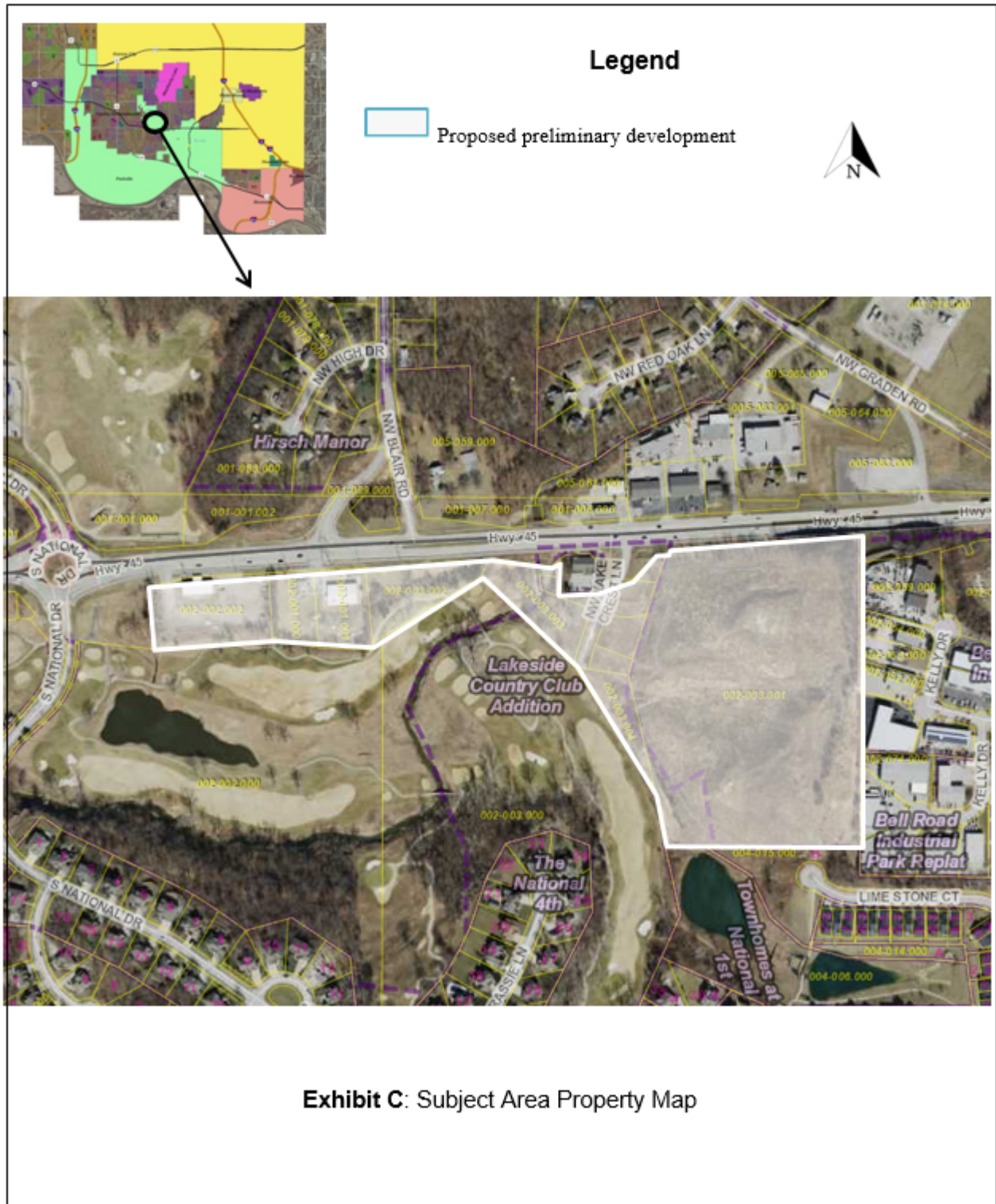
- A. This Staff Analysis
- B. Application for Zoning Map Amendment
- C. Application for Subdivision – Preliminary Plat
- D. Subject Area Property Map
- E. Preliminary Plat, Village on the Green (prepared by R.L. Buford & Associates, LLC; dated October 29, 2021)
- F. Additional exhibits as may be presented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

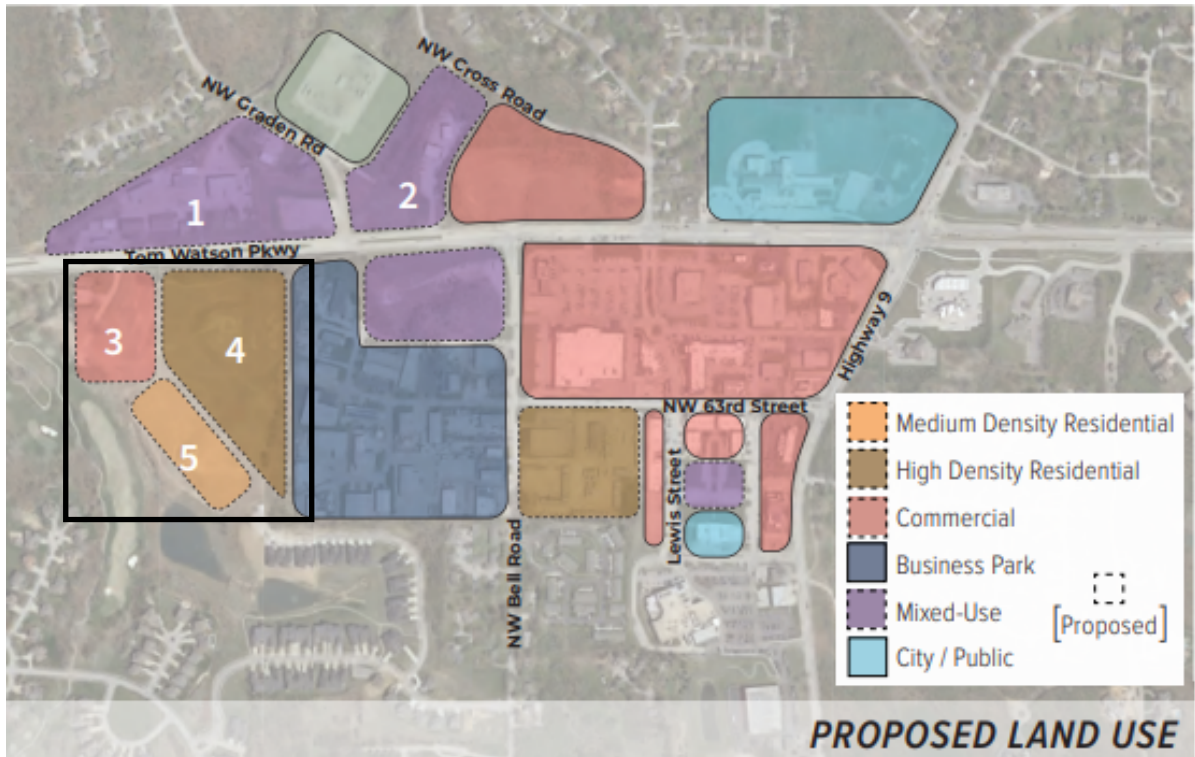
Zoning Map Amendment Application (PZ21-53)

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 Vacation (Street, Public Park, Alley, Etc.)

Pre-application meeting with City staff is strongly encouraged prior to preparing this application.

1. Applicant / Contact Information

Applicant(s)

Name: Jeff Nigh
Company: Hoeter Welker, LLC
Address: 11460 Tanahawk Creek Pkwy
City, State: Leawood, KS 66211
Phone: (913) 367-7700 Fax: _____
E-mail: jeff.nigh@hoeterwelker.com

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

Name: R.L. Buford & Associates, LLC
Company: ~~P.O. Box 14069~~ Robert Young
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

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

Contact Person, if different from applicant

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

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained 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 (see also Checklist of required submittals)

General location / property address (if applicable): MO-45 Hwy & Lakecrest Lane
Subdivision plat(s): Village on the Green
Lot numbers affected: _____

3. Vacation Requested

Vacation type: ☒ Street ☐ Public Park ☐ Alley ☐ Other
Present condition/use: Public Street
Proposed use: Private Street
Area (sq. ft.) to be vacated: 17,339
Legal description of proposed vacation (please attach): _____

Application #: _____

4. Checklist of required submittals

- ☐ Completed application, including all information requested herein.
- ☐ Nonrefundable application fee of \$75.00. Separately, the applicant will be billed to recover costs for required publication notice per Section 100.140 of the Parkville Municipal Code.
- ☐ Certificate of survey or other scaled drawings showing the proposed vacation in relationship to the subject property; and copies of plats, site plans, public improvement drawings or other documents identifying the location of the proposed vacation and any existing easements (if applicable).
- ☐ Legal description of proposed vacation.
- ☐ Letter of acknowledgement and approval of the request for vacation from all property owners and entities directly abutting the proposed vacation.
- ☐ Authorization signature of the applicant and owner of record of the property.
- ☐ Authorization signature of all persons preparing the legal description, survey and/or drawings.

For City Use Only

Application accepted as complete by: _____
Name/Title _____ Date _____

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

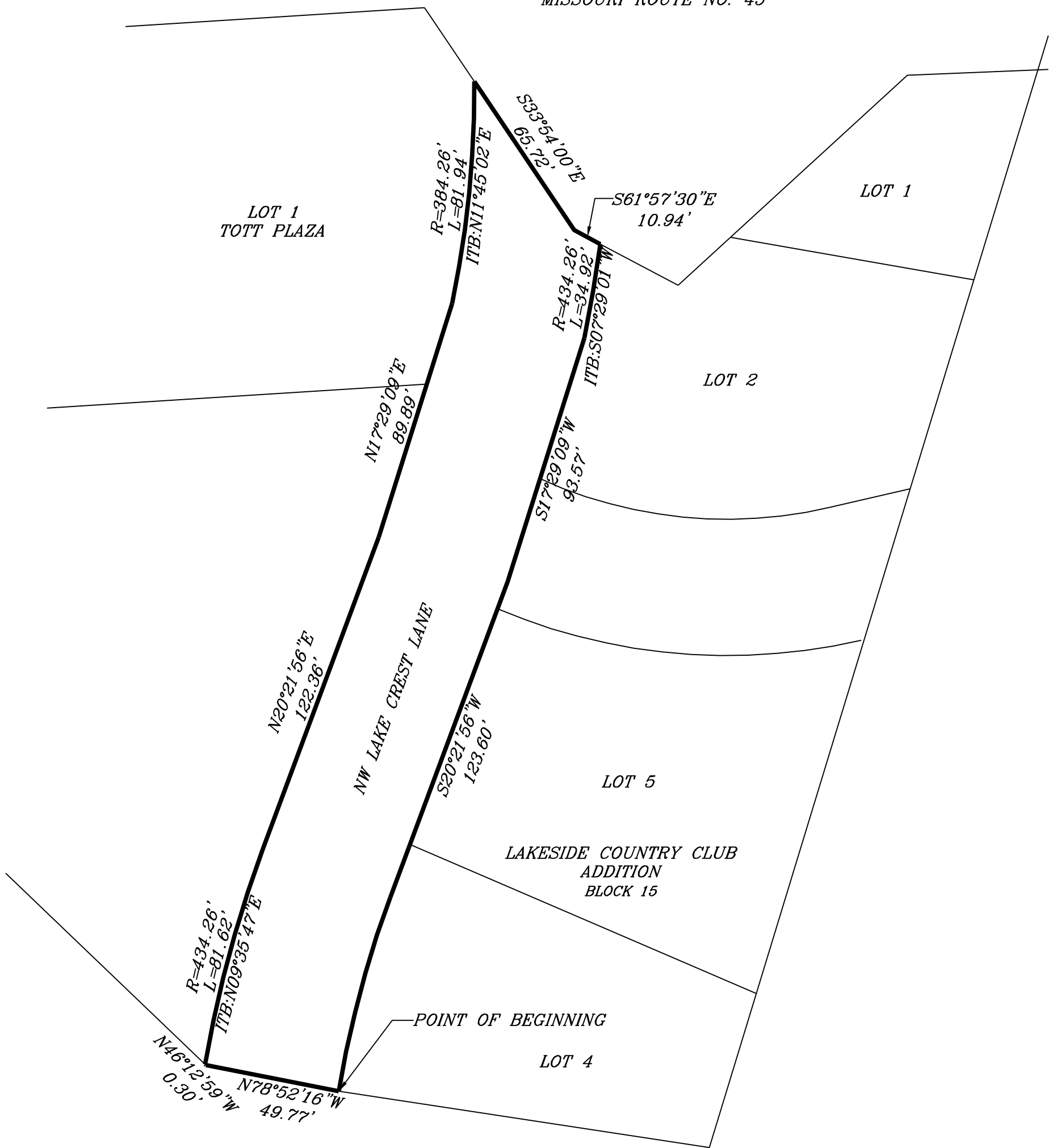
Final reimbursable costs paid (if applicable), Date of Action: _____

Board of Aldermen ☐ Approved ☐ Approved with Conditions ☐ Denied

Date of Action: _____

Conditions if any: _____

MISSOURI ROUTE NO. 45

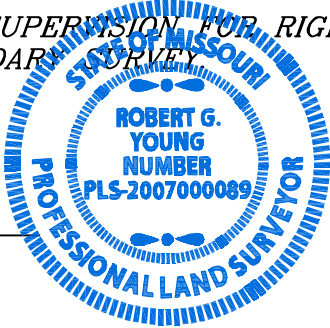


SURVEYORS DECLARATION:

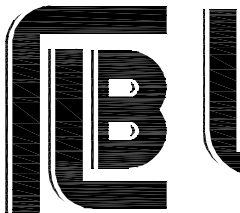
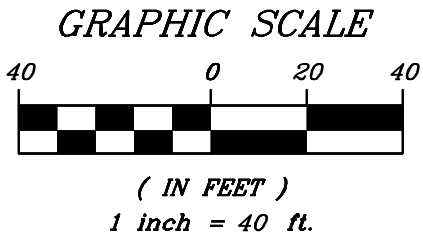
I HEREBY DECLARE THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION FOR RIGHT OF WAY VACATION PURPOSES ONLY AND THAT THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY

Robert G. Young
ROBERT G. YOUNG, PLS-2007000089

10/29/2021
DATE



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R.L. Buford & Associates, LLC

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

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

FOR <i>PULSE DEV.</i>	SEC.-TWP.-RGE. 26-51-34	COUNTY PLATTE	JOB NO. P-21170
	DATE 10/26/2021	FIELD BOOK & PAGE	
VACATION EXHIBIT			DRAWN BY

PROPERTY DESCRIPTION
ROAD RIGHT OF WAY
CONTAINING 17,339 SQUARE FEET OR 0.40 ACRES

ALL THAT PART OF NW. LAKE CREST LANE, AS ESTABLISHED BY THE PLAT OF LAKESIDE COUNTRY CLUB ADDITION, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 15, SAID LAKESIDE COUNTRY CLUB ADDITION; THENCE N78°52'16"W, A DISTANCE OF 49.77 FEET; THENCE N46°12'59"W, A DISTANCE OF 0.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NW. LAKE CREST LANE; THENCE NORTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N09°35'47"E, A RADIUS OF 434.26 FEET, AN ARC DISTANCE OF 81.62 FEET; THENCE N20°21'56"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 122.36 FEET; THENCE N17°29'09"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 89.89 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 10.94 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID NW. LAKE CREST LANE; THENCE SOUTHERLY, ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S07°29'01"W, A RADIUS 434.26 FEET, AN ARC DISTANCE OF 34.92 FEET; THENCE S17°29'09"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 93.57 FEET; THENCE S20°21'56"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 123.60 FEET; THENCE SOUTHERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 384.38 FEET, AN ARC DISTANCE OF 73.74 FEET TO THE POINT OF BEGINNING.