



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, June 9, 2020 1:00 PM
City Hall Boardroom

In light of public health orders from the Missouri Governor and Platte County related to the COVID-19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Planning Commission will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in on the meeting via the following telephone number and access code – (312) 626 6799, Meeting ID: 816 4596 4667, Password: 183175 – rather than appear at City Hall (note: occupancy will be limited).

1. Call to Order

2. Roll Call

3. General Business

- A. Approve the June 9, 2020, regular meeting agenda
- B. Approve the minutes for the May 5, 2020, special meeting minutes

4. Unfinished Business

5. Public Hearing

6. Regular Business

- A. Application for Subdivision – Final Plat for The Woods At Creekside Second Plat, a subdivision (2.31 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Highway 45 - *Case No. PZ20-18: Brian Mertz, Parkville Development 140, LLC, Applicant*

7. Other Business

- A. Upcoming meetings & dates of importance
 - Board of Aldermen Meetings: Tuesday, June 16, 2020 and Tuesday, July 7, 2020 at 7:00 p.m.
 - Board of Zoning Adjustments Meeting: Canceled - No agenda items
 - Planning & Zoning Commission Regular Meeting: Tuesday July 14, 2020 at 5:30 p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Special Meeting
City of Parkville, Missouri
Tuesday, May 5, 2020 at 2:30pm
City Hall Boardroom**

1. CALL TO ORDER

Chair Katerndahl called the meeting to order at 2:30 p.m.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman

John Delich

Walt Lane

Barbara Wassmer (absent with notice)

Doug Krtek

Kim Verhoeven (absent with notice)

Michael Wright

Allyson Berberich

Michael Lee

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky/Community Development Director

Shakedra Knight/Community Development Assistant/Management Analyst

3. GENERAL BUSINESS

A. Approval of May 5, 2020 Planning & Zoning Commission regular meeting Agenda.

Chairman Katerndahl called for questions. Seeing none he called for a motion.

Commissioner Krtek moved to approve the May 5, 2020 agenda, Commissioner Delich seconded. Motion passed: 6-0

B. Approval of the minutes from the April 16, 2020 special meeting of the Planning & Zoning Commission.

Chairman Katerndahl called for additional comments or questions. Commissioner Delich wanted it noted in the minutes that the discussion emphasized that the standard was in the Code. The sign height deviation for Agenda item 6A was considered due to the special circumstances and location.

Commissioner Delich moved to approve the April 16, 2020 special meeting minutes with the added note, Commissioner Krtek seconded. Motion passed: 6-0

4. UNFINISHED BUSINESS

A. None.

5. PUBLIC HEARING

A. None.

6. REGULAR BUSINESS

Application for Subdivision – Final Plat for The Woods At Creekside First Plat, a subdivision (5.27 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo. *Case No. PZ20-12; Brian Mertz, Parkville Development 140, LLC, Applicant*

Chairman Katerndahl introduced the item and asked Director Lachky to present. Director Lachky illustrated the subject property and explained that the application was for the first subdivision of the area, which was approximately 25 lots.

Director Lachky reviewed the final plat criteria. He said that there were revisions from the original layout and design, and that they were not substantial. Lachky illustrated the revised layout and design and explained that changes were due to the existing creek. The applicant shifted Homer Parkway to run adjacent along Brush Creek; thus, removing all local streets and single-family home lots to the east of Homer Parkway from the final plat. He explained that the revisions altered the layout of The Woods at Creekside reducing the number of lots from the preliminary development plan to the final development plan by a total of three. An additional pool, clubhouse and additional tract of dedicated open space would also be added.

Director Lachky said that the specifications of the proposed streets and easements met the City's standards. He said that City Code required the applicant to post a maintenance bond for the roads that would eventually be accepted as public roads. He explained the purpose was to get guarantee against defects for a two-year period. The roads would be inspected by the City Inspector before they were accepted. He added that traffic flow and emergency vehicle access improved with the revisions.

Lastly, Director Lachky said that the City Engineer and the Fire Marshall had no issues following their review. He gave staff's recommendation and said he was available for questions.

Chairman Katerndahl called for questions.

Commissioner Delich spoke in favor of the revised plan.

Discussion focused on the whether the revised plan impacted the surrounding development, the lot sizes and zoning, and stormwater management.

Chairman Katerndahl called for additional questions. Seeing none he called for a motion.

Commissioner Delich moved to approve the Application for Subdivision – Final Plat for The Woods At Creekside First Plat, a subdivision (5.27 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo., Commissioner Wright seconded. Motion passed: 6-0

7. OTHER BUSINESS

A. Six At Park Update

Director Lachky explained that the purpose of the update was to address concerns from the Commission due to the project completion not aligning with the approved development plan. Lachky reviewed the site plan and the approval process that took place in April 2018. He addressed the issues that were discussed by the Commission prior to approval, which were building access, landscape and pedestrian features, and the added condition of a traffic study. Lachky illustrated renderings of the masonry wall proposed in preliminary development and the revised final development plan that did not include the wall following Missouri Department of Transportation's (MoDOT) Traffic Impact Study. He said that the intended purpose of the wall was to help prevent light spillover from motor vehicle headlights and to accommodate minor grade change. He added that the City did have the authority to require the elements in the plan be implemented.

Director Lachky invited Steve Foutch to participate in the discussion and explain why things were changed. Foutch stated he was not heavily present during the design meetings and that his engineers were not available for today's meeting. He explained the most of the changes came about with the MoDOT requirements that altered the sidewalk, elevation and façade. He said that the storm drain was under the existing landscape and, in the event it had to be accessed, anything built over it would have to be ripped up. Foutch stated the bike racks and seating would be installed as planned.

Chairman Katerndahl said he was more amenable to going with the existing design since learning about the storm drain issue.

Commissioner Delich pointed out potential issues with long-term maintenance and cutting grass against the brick and glass. He addressed the contrast in appearance versus the approved design and asked the developer if there was something that could be done to make the existing design look more aesthetically pleasing.

Foutch stated that staff discussed that he needed to complete foundation planting up against the brick and that he could wrap that around to the west and cover the gas meter. Chairman Katerndahl asked what about the glass? Foutch stated that he could pull back the grass and install plantings along there as well.

Commissioner Delich requested that the developer rethink the surface area in search of something better than mulch and foundation planting. He commended the original design and stated the existing design was very plain in comparison. He again urged the developer to reconsider and improve the design to closer resemble the original. Foutch responded that he would consult with his engineers and that he believed he had maxed out impermeable surface allowance. Delich recommended a raised bed of some kind. He provided additional options that accommodated removing the grass and maintaining it and instead, putting in softscape, bushes and seasonal plants.

Commissioner Wright commented that he really liked the approved design and was dismayed by the drastic changes with the existing one. He said that he was strongly in favor of reverting back to something more similar to what was approved back in April of 2018.

Discussion ensued regarding the location of the existing storm drain, depth, size and materials.

Commissioner Lee asked whether the Commission was voting on the matter.

Director Lachky explained that today's discussion to get feedback from the Commission on what they would like to see as Foutch looks for ways to implement some of the features in the final development design with the new layout from MoDOT's design, prior to issuing the Certificate of Occupancy. He said he would update the Commission on the developer's feedback to staff and that there may be another meeting to discuss options.

Commissioner Wright stated that he and Delich were asking Foutch to go back and look at the entire western boundary of the property along the parking lot and the building. Chairman Katerndahl agreed and added that there needed to be some type of barrier for residents across the street. He explained that the building was at a signature location and that it was worth the extra effort to get as close to what the Commission approved as possible.

Commissioner Wright commended the building design and congratulated Foutch on it. He stated that the urban design and how it met the community was just as important as the building itself.

Commissioner Delich commented that the cost associated of the masonry wall and the original design had not been expended and that he felt it should be distributed to the north side of the building and the frontage.

In response to Commissioner Delich, Steve Foutch stated that he was about a quarter of million dollars upside down on the project as a result of implementing MoDOT requirements.

Delich expressed sympathy to Foutch's position. He stated that their obligation was to the City and that the building demanded something more elegant than what existed.

Chairmen Katerndahl recapped staff's plan moving forward.

Commissioner Krtek pointed out that initially, it was discussed at length, that there could not be an entrance on the west side of the building due to traffic and speed. Now, there were three entrances on that side. He asked what prompted that change.

Foutch stated that there were three individual tenant entrances on the west side and that the main entrance was on the south side. He said the west entrances allowed for daytime hours or night time lobby hours. Delich stated that was materially different from what he expected.

The final development plan and revised plan were illustrated as Foutch pointed out what was approved. Delich stated he felt like there was a bait-and-switch with the project.

Chairman Katerndahl commented that there was a combination of MoDOT's efforts

City Attorney said building official could not approve deviations from what the Commission approved.

Discussion ensued regarding altering the existing the three entrances on the west side and the intent.

Chairman Katerndahl stated things seem to keep evolving and the Commission did not seem to be involved. The existing design is not what he envisioned. He restated developer's plan to meet with the architects and come back before the Commission with a more attractive street scape along the northwest corner and down the west side of the property.

Commission Krtok pointed out that property was not sprinkled and could cause the grass to turn brown.

Director Lachky stated that development was unique because it was planned. He said staff could make exceptions regarding hardscaping and green space and that was within the Commission's authority.

Chairman Katerndahl called for additional questions. Seeing none he read the upcoming meeting dates.

B. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, May 5, 2020 and May 19, 2020 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: No meeting in May 2020
- Planning & Zoning Commission Regular Meeting: Tuesday, June 9, 2020 at 5:30 p.m.

8. ADJOURNMENT

Chairman Katerndahl called further discussion. Seeing none he adjourned the meeting.

Meeting adjourned at 3:49 p.m.

Submitted by:

Stephen Lachky, AICP
Community Development Director

5-5-20
Date

Shakedra Knight, MPA
Management Analyst/Community Development Assistant

5-5-20
Date



Staff Analysis

<u>Agenda Item:</u>	6.A
<u>Proposal:</u>	Application for Subdivision – Final Plat for The Woods At Creekside Second Plat, a subdivision (2.31 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo.
<u>Staff Recommendation:</u>	Approval
<u>Case No:</u>	PZ20-18
<u>Applicant:</u>	Brian Mertz, Parkville Development 140, LLC
<u>Owners:</u>	Parkville, Development 140, LLC
<u>Location:</u>	Generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Missouri
<u>Zoning:</u>	"R-4-P" Mixed-Density Residential
<u>Parcel #s:</u>	Platte County parcel #20-4.0-18-000-000-010.003
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Subdivision – Final Plat C. Subject Area Property Map D. The Woods At Creekside, Creekside Village & The New Parkville Cemetery At Creekside, A Subdivision in Parkville, Platte County, Missouri, Final Development Plan (prepared by Renaissance Infrastructure Consulting; dated March 25, 2020) 1. Sheet 1 of 15 (Cover Sheet) 2. Sheet 2 of 15 (Property Subdivision Plan) 3. Sheet 3 of 15 (Existing Conditions) 4. Sheet 4 of 15 (Property Subdivision Plan) 5. Sheet 5 of 15 (Development Plan) 6. Sheet 6 of 15 (Typical Street Sections) 7. Sheet 7 of 15 (Building Setback Plan North) 8. Sheet 8 of 15 (Building Setback Plan North) 9. Sheet 9 of 15 (Grading Plan North) 10. Sheet 10 of 15 (Grading Plan South) 11. Sheet 11 of 15 (Site Data) 12. Sheet 12 of 15 (Site Utility Plan) 13. Sheet 13 of 15 (Pedestrian Linkage Plan) 14. Sheet 14 of 15 (Vegetation Preservation Plan)

- 15. Sheet 15 of 15 (Cemetery Landscape Plan)
- E. Final Plat of The Woods At Creekside Second Plat (prepared by R.L. Buford & Associates, LLC; dated May 5, 2020)
- F. Additional exhibits as may be presented during the regular meeting

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://parkvillemo.gov/download/Ord2884.pdf>)
 - 1. Section 403.020, E. Final Plat
 - 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
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. The Woods At Creekside & Creekside Village, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan – Conditional Use (prepared by Renaissance Infrastructure Consulting; dated September 5, 2018)
 - 1. Sheet 1 of 17 (Cover Sheet)
 - 2. Sheet 2 of 17 (Existing Conditions)
 - 3. Sheet 3 of 17 (Property Subdivision Plan)
 - 4. Sheet 4 of 17 (Development Plan)
 - 5. Sheet 5 of 17 (Typical Street Sections)
 - 6. Sheet 6 of 17 (Building Setback Plan North)
 - 7. Sheet 7 of 17 (Building Setback Plan North)
 - 8. Sheet 8 of 17 (Site Data)
 - 9. Sheet 9 of 17 (Site Utility Plan)
 - 10. Sheet 10 of 17 (Pedestrian Linkage Plan)
 - 11. Sheet 11 of 17 (Preliminary Plat)
 - 12. Sheet 12 of 17 (Visionaire Lighting Photometric Study Pg. 1)
 - 13. Sheet 13 of 17 (Visionaire Lighting Photometric Study Pg. 2)
 - 14. Sheet 14 of 17 (Visionaire Lighting Photometric Study Pg. 3)
 - 15. Sheet 15 of 17 (Visionaire Lighting Photometric Study Pg. 4)
 - 16. Sheet 16 of 17 (Visionaire Lighting Photometric Study Pg. 5)
 - 17. Sheet 17 of 17 (Visionaire Lighting Photometric Study Pg. 6)
- D. City of Parkville staff review comments (dated August 21, 2018)
- E. City Engineer review comments (dated August 9, 2018)
- F. On-Call City Engineer review comments (dated September 5, 2018)
- G. Utility Provider Verification Correspondence
 - 1. Platte County Regional Sewer District (PCRSB; dated August 21, 2018)
 - 2. Missouri Gas Energy (dba Spire Energy; dated August 24, 2018)
 - 3. Consolidated Public Water Supply District No. 1 of Platte County (dated August 27, 2018)
 - 4. Missouri Department of Transportation (MoDOT; dated August 22, 2018)
 - 5. Platte County Planning and Zoning Department (dated August 28, 2018)
 - 6. Park Hill School District (PHSD; dated August 21, 2018)
- H. Public Comments provided for Case No. PZ18-17A, PZ18-17B, and PZ18-17C

- I. Creekside Development Applicant Presentation (provided at September 11, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC)
- J. Aerial Imagery of I-435 Corridor
- K. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property.
- L. Hearing notice published in The Platte County Citizen newspaper on August 22, 2018.
- M. Hearing notice published on the Parkville City webpage (<https://parkvillemo.gov/download/CreeksideHearingSummary.pdf>)
- N. Preliminary Macro-Stormwater Drainage Study Lakeside, Brush Creek Watershed (prepared by Renaissance Infrastructure Consulting; dated August 3, 2018)
- O. Case No. PZ18-17A – The Woods At Creekside - Zoning Map Amendment
- P. Case No. PZ18-17B – The Woods At Creekside - Preliminary Development Plan
- Q. Case No. PZ18-17C – The Woods At Creekside - Conditional Use Permit
- R. Case No. PZ18-12 – The Woods At Creekside First Plat – Final Plat
- S. Case No. PZ18-13 – The Woods At Creekside, Creekside Village & The New Parkville Cemetery At Creekside – Final Development Plan
- T. Professional Resume – Stephen Lachky, Community Development Director
- U. Professional Resume – Alysén Abel, Public Works Director
- V. Professional Resume – Nathan Hladky, City On-Call Engineer, Phelps Engineering, Inc.
- W. Staff analyses, exhibits and comments presented at the September 11, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/289405189>; <https://vimeo.com/289404155>; <https://vimeo.com/289404863>) and meeting minutes
- X. Staff analyses, exhibits and comments presented at the October 9, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/294291017>; <https://vimeo.com/294291196>; <https://vimeo.com/294292249>; <https://vimeo.com/294293144>) and meeting minutes
- Y. Staff analyses, exhibits and comments presented at the October 10, 2019 Planning and Zoning Commission public hearing (<https://vimeo.com/294490853>; <https://vimeo.com/294491598>) and meeting minutes
- Z. Staff analyses, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (<https://vimeo.com/298093890>) and meeting minutes
- AA. Staff analyses, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (<https://vimeo.com/299350151>) and meeting minutes
- BB. Summary of comments provided at September 11, 2018; October 9, 2018; and October 10, 2018 Planning and Zoning Commission public hearings; and October 30, 2018 and November 6, 2018 Board of Aldermen meetings
- CC. Ordinance No. 2970 – Rezoning a portion of one parcel of land (approximately 60.4 acres of total approximate 128.77 acres),

generally located on the northwest quadrant of the intersection of I-435 and Highway 45, from Platte County “R-7” Single-Family High Density District, Platte County “RMD” Residential Multiple Dwelling District and Platte County “RE” Rural Estates District to Parkville City “R-4-P” Mixed-Density Residential

DD. Ordinance No. 2971 – Approving a preliminary development plan for The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres and 25.74 acres respectively; generally located on the northwest quadrant of the intersection of I-435 and Highway 45

EE. Ordinance No. 2972 – Approving a conditional use permit for The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres and 25.74 acres respectively, generally located on the northwest quadrant of the intersection of I-435 and Highway 45

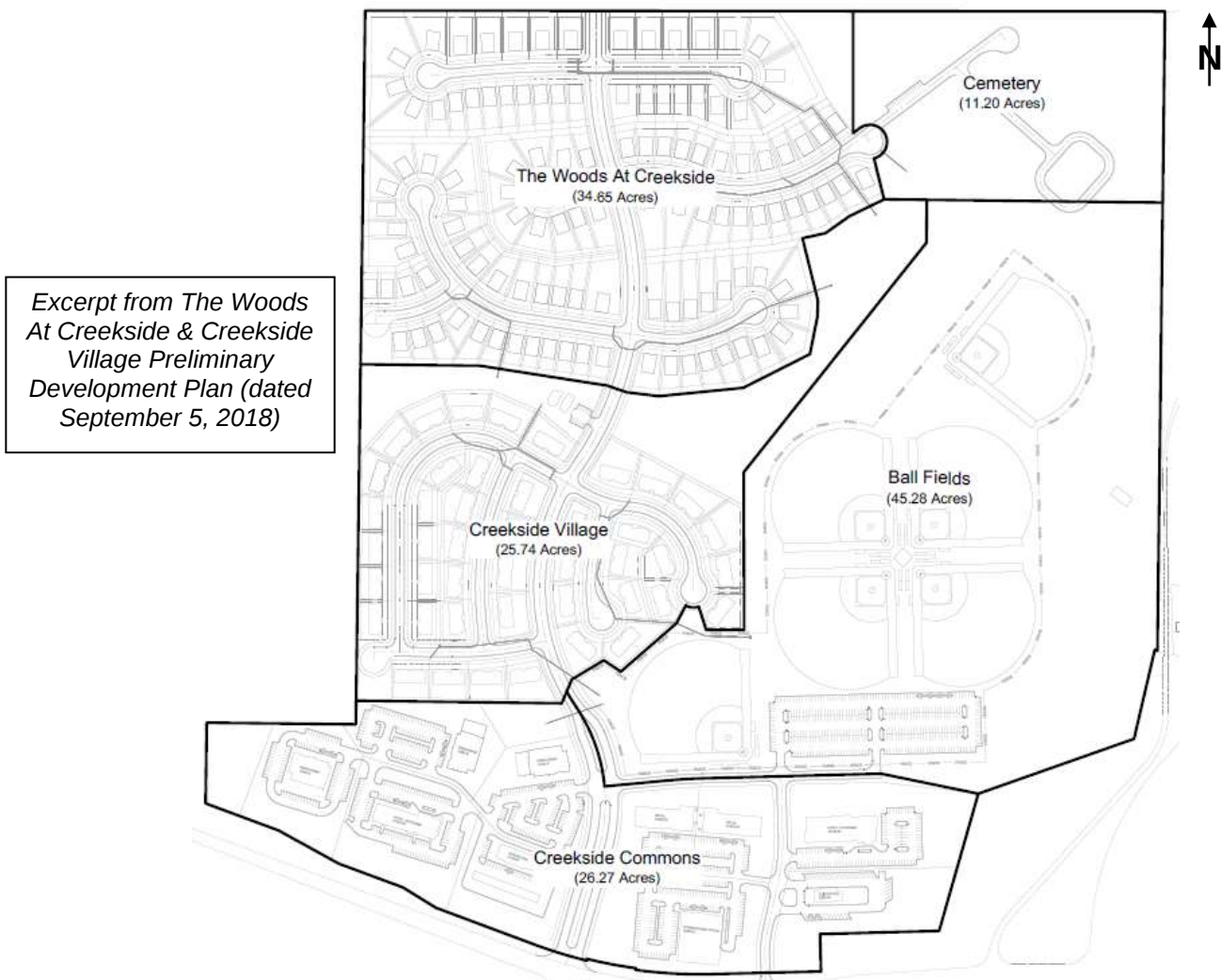
The applicant proposes a final plat for The Woods At Creekside Second Plat, a subdivision (2.31 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo. The final plat (see Exhibit E) is the second phase of implementing The Woods At Creekside (32.14 acres total, more or less) which is part of The Woods At Creekside & Creekside Village planned residential development (see Exhibits D); and proposes right-of-way (60 ft. in width) for Homer Parkway to serve as a collector road for the development.



The subject area property under consideration is generally located at the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, MO 64152; and the subject property is part of The Woods At Creekside & Creekside Village planned residential development (approved on November 6, 2018 via ordinance no. 2971). The approved preliminary development plan consists of 118 single-family homes and 176 townhome units in 44 buildings (34.65 acres, more or less). This development resides on Platte County parcel #20-4.0-18-000-000-010.003 (35.38 acres, more or less). The plat itself totals 2.31 acres.

Background

On September 11, 2018, October 9, 2018 and October 10, 2018, the Planning and Zoning Commission held public hearings to consider an Application for Preliminary Development Plan for The Woods At Creekside & Creekside Village planned residential development. The plan proposes re-platting the subject property and creating internal circulation, public streets, and access off via MO-Hwy 45 to serve the development (see reference map below). The Planning and Zoning Commission recommended approval by a vote of 9-0, subject to conditions; and on November 6, 2018 the Board of Aldermen approved the preliminary development plan via Ordinance No. 2971. The subject property was zoned "R-4-P" Mixed-Density Residential via ordinance no. 2970 which permits single-family homes; and received a Conditional Use Permit via ordinance no. 2972 to permit townhome units as well.



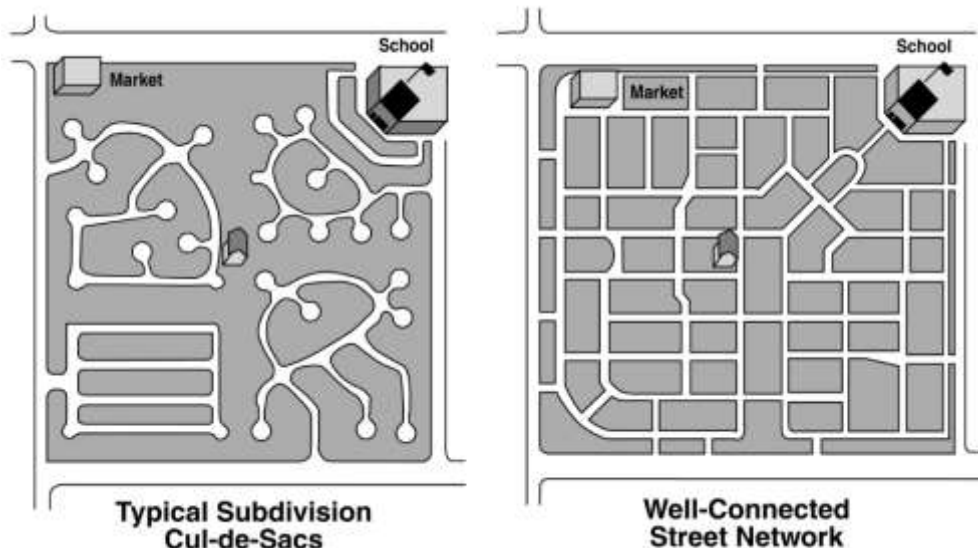
Review and Analysis

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 403.040, Subsection A. states, *“The planned development process involves at least two steps — the preliminary development plan, and the final development plan. In many cases land will need to be subdivided in order to carry out a development plan. The subdivision process is a separate process and may run concurrently with or following the planned development process.”* Section 403.020, Subsection E. 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 final plat application (Case No. PZ20-18).

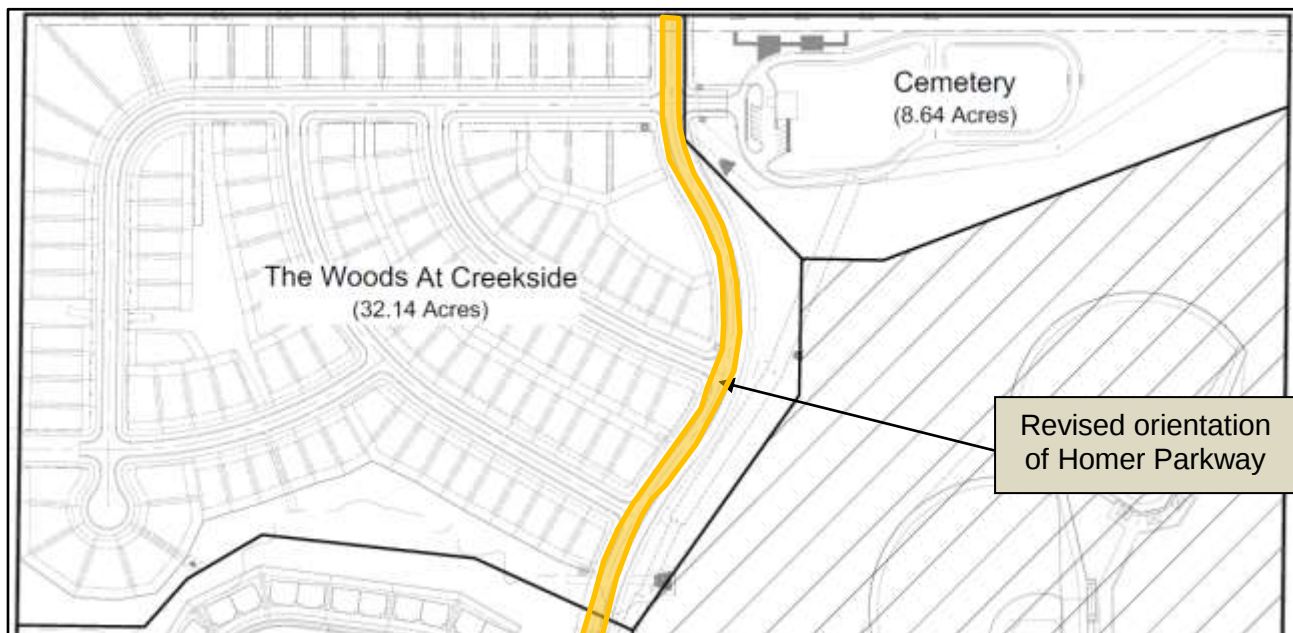
- 1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated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

Changes have been made to the layout and design of the final plat based on the previously approved preliminary plat (Case No. PZ18-17B). Due to the presence of an existing creek east of Homer Parkway and west of the baseball fields part of the Creekside Commons planned commercial development, the developer desires to revise the orientation by shifting Homer Parkway to run adjacent along Brush Creek; thus, removing all local streets and single-family home lots to the east of Homer Parkway from the final plat, providing open space instead. The applicant has also revised the orientation of local streets west of Homer Parkway to provide a better-connected street network and reduce the number of cul-de-sacs. In addition to providing multiple evacuation routes and ways for emergency response vehicles to access a particular location, this connected street system also encourages slow, cautions driving since drivers encounter cross traffic at frequent intervals.

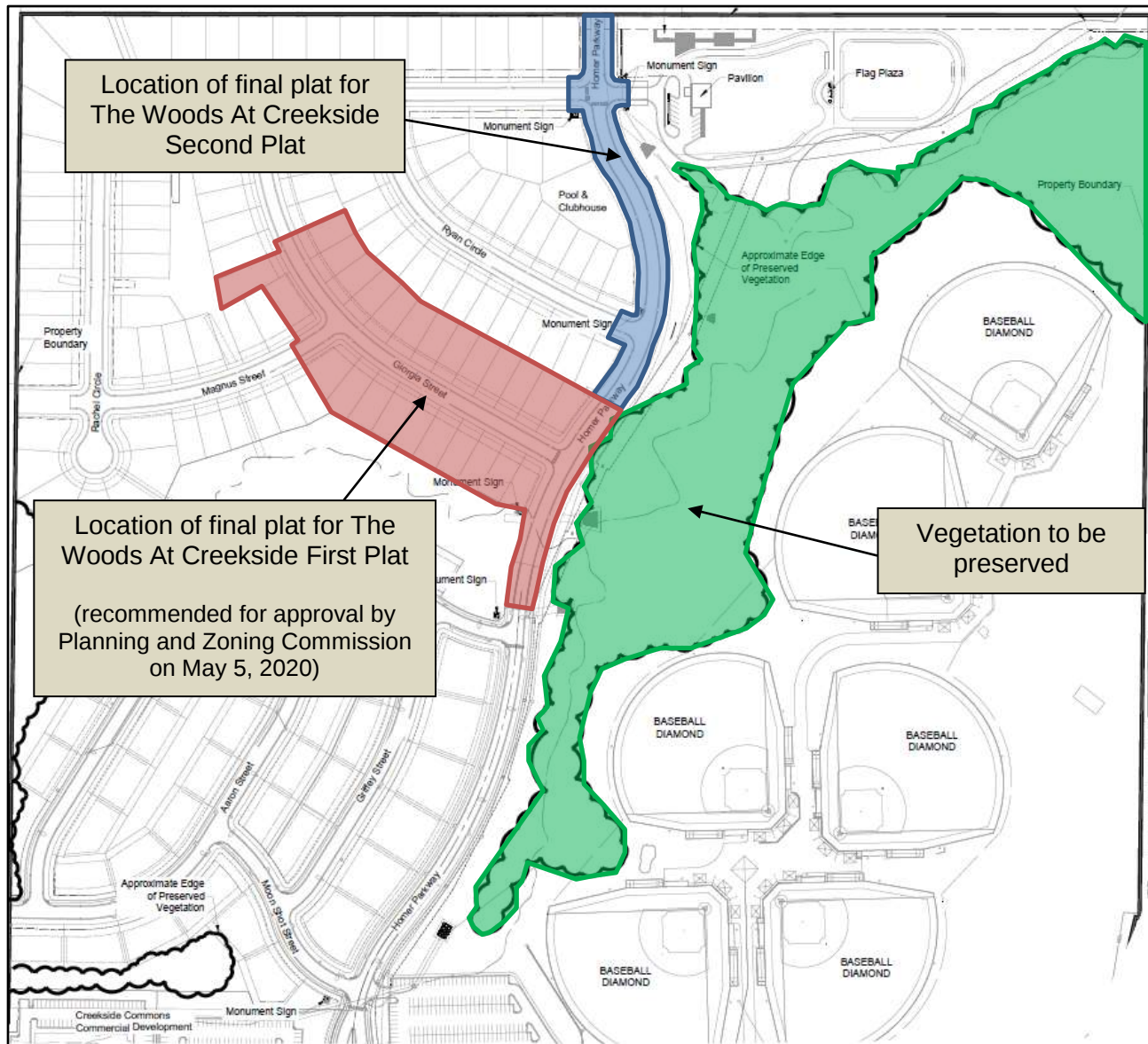




Original layout of The Woods At Creekside residential development (dated September 5, 2018)



Revised layout of The Woods At Creekside residential development (dated March 25, 2020)



Revised layout of The Woods At Creekside residential development (dated March 25, 2020)

By revising the orientation of Homer Parkway to run more adjacent along Brush Creek, and remove single-family home development to the east of Homer Parkway, the layout of The Woods At Creekside will be altered; but this wouldn't substantially reduce the number of lots or parcels to the overall The Woods At Creekside development, reducing the number from the preliminary development plan (total of 118 single-family lots) to the final development plan (total of 115 single-family lots) by a total of three lots. An additional lot for a dedicated pool and clubhouse will also be added. Finally, an additional tract of dedicated open space will also be added between Magnus Street and Rachel Circle for the purposes of stormwater management. The Woods At Creekside Second Plat proposes right-of-way (60 ft. in width) for Homer Parkway, to serve as the collector road for the development.

In terms of street design and access, Homer Parkway would be slightly more curved to the east; however, the final plat maintains the cross section specifications of 60 ft. of right-of-way for collector roads (i.e., Homer Parkway) and 50 ft. of right-of-way for local streets (i.e., stubs for Ryan Circle and James Court). It should be noted that the name of the local streets shown in the preliminary development plan for Ryan Circle and James Court were labeled as James Street and Magnus Court respectively. Although there have been modifications made in terms of block layout, street design and access, and the open space systems and civic design elements; after reviewing the requirements of Development Code, Section 403.020 Platting with the City's legal counsel, staff finds the Final Plat of The Woods At Creekside Second Plat to be overall substantially consistent with the approved preliminary plat.

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

Staff has reviewed the specifications of the proposed streets and easements on the final plat and determined they meet the City's standards.

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

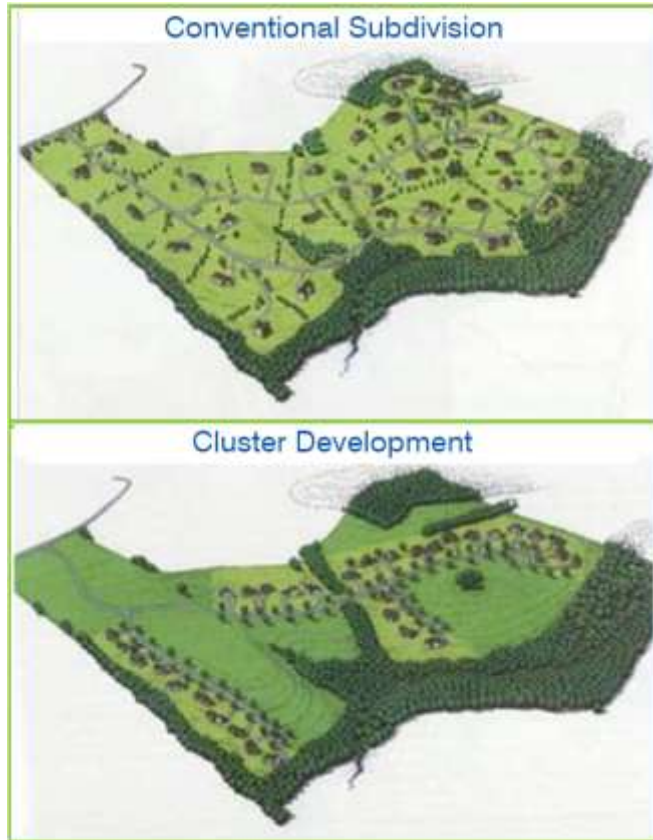
The Public Works Department has reviewed and provided comments for the public street & stormwater plans for The Woods At Creekside & Creekside Village planned residential development. In addition, the Public Works Department has reviewed and approved land disturbance & grading permits for The Woods At Creekside & Creekside Village; this includes erosion control plans. Per Parkville Municipal Code, Section 404.040, subsection H., before acceptance by the City of streets or sewers, the owner shall post a maintenance bond, cash or irrevocable letter of credit satisfactory to the Board of Aldermen and in accordance with City policies and Public Works procedures. The purpose of this requirement is to guarantee against defects in construction for a period of two years. 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 and Section 404.040.

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.**

Although there is deviation from the approved preliminary plat in terms of block layout, street design and access, and the open space systems and civic design elements; there are no other deviations from the preliminary plat (Case No. PZ18-17B). Although the intent isn't to bring the final plat in further compliance with the *Parkville Master Plan* (the intent is to preserve area around Brush Creek), such action does compliment the *Parkville Master Plan's* goals of environmental stewardship (e.g., preservation of open space and areas of environmental significance, protecting the City's watersheds, and cluster development) as the final plat preserves a large amount of vegetation and open space west of Homer Parkway around Brush Creek.

Cluster Development

Clustering is a form of planned development that concentrates buildings on part of the site (the cluster area) to allow the remaining land (the open space) to be used for recreation, common open space or preservation of environmentally sensitive areas. The open space may be owned by either a private or public entity.



*Excerpt from Ch. 4: Environmental Stewardship
of the Parkville Master Plan (2009)*

Lastly, per staff's review of both the previously approved preliminary development plan for The Woods At Creekside & Creekside Village planned residential development, and this Application for Final Plat for The Woods At Creekside Second Plat, against the requirements of Section 403.020, Subsection D. and Section 403.040, Subsection B., it was determined the final plat application is in accordance with the *Parkville Master Plan's* projection of Mixed Use Residential Neighborhood and Moderate Density Residential Mix future land uses, purposes and intent of the Development Code.

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

Staff consulted with Jay Norco, City Engineer regarding Platte County Regional Sewer District (PCRS) existing infrastructure and easements; and Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD) during review of the associated application for subdivision – preliminary plat. It was determined that all existing easements were drawn and labeled correctly. It was also determined that the width of the streets (measured front-of-curb to front-of-curb) were wide enough to support turning movements for their standard Pierce Fire Truck (dual axle; 110 ft. ladder).

Staff Conclusion and Recommendation

Staff concludes that with the exceptions noted above, the proposed final plat application: Is substantially consistent with the approved preliminary plat despite changes made to the street design, block and lot layout based on review with the City's legal counsel; 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; deviations between the preliminary plat and final plat bring the application in further compliance with the *Parkville Master Plan* and purposes and intent of the Development Code; and the final plat has been reviewed by professional staff.

Staff recommends approval of the Application for Subdivision – Final Plat for The Woods At Creekside Second Plat based on the merits of the application and the findings and conclusions in the report. 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 – Second Plat, 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 application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on June 16, 2020 for first action.

End of Memorandum



Stephen Lachky, AICP, CPM, CFM

05-29-2020

Date



Application #: P220-18
Date Submitted: May 8, 2020
Public Hearing: TBD
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: Parkville Development 140, LLC
Address: 7067 NW John Anders Rd
City, State: Kansas City, Mo 64152
Phone: (816) 616-9016 Fax: _____
E-mail: bmertz1@kc.rr.com

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

Name: Renaissance Infrastructure Consulting
Address: 5015 NW Canal St, #100
City, State: Riverside, Mo
Phone: (816) 800-0953 Fax: _____
E-mail: bcox@ric-consult.com

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

Name: Parkville Development 140, LLC
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Contact Person, if different from applicant(s)

Name: Brett Cox - RIC
Address: _____
City, State: _____
Phone: (816) 800-0953 Fax: _____
E-mail: bcox@ric-consult.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) [Signature] Date: 5/8/20

Property Owner's Signature (Required) [Signature] Date: 5/8/20

2. Property Information

Name and phase of plat: The Woods at Creekside 2nd Plat

Final plat in substantial conformance with approved preliminary plat? Yes

If not, explain:

Zoning district: R-4-P Anticipated uses: Single Family

Acreage of this phase: 2.31 Number of lots: 0

Minimum lot size: N/A Density of development: N/A

3. Additional factors affecting the project

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

This plat is for the continuation of Homer Parkway to the northern property limits.

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: approx 850 L.F.

Surface material: Asphalt

Maximum grade: 7.72%

Sanitary sewer: tbd

(Entity and date approved)

Missouri Department of Natural Resources (MDNR) approval: 01-22-2020

(Date approved)

Water: tbd

(Entity and date approved)

Erosion and sediment control as per NPDESII: 01-22-2020

(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: Stephen Lachky, Community Development Director May 12, 2020
Name/Title Date

Application fee payment: Check # 5076 Amount \$ 305.00

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)

City of Parkville, Missouri
(816) 741-7676

REC#: 00066643 5/12/2020 3:20 PM
OPER: LB TERM: 002
REF#: 5076

TRAN: 25.0000 Development Permit
PZ20-18 PARKVILLE DEVELOPMENT
THE WOODS AT CREEKSIDE 2ND PLA
Development Permit 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: 0.00

THE WOODS AT CREEKSIDE, CREEKSIDE VILLAGE & THE NEW PARKVILLE CEMETERY at CREEKSIDE

A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

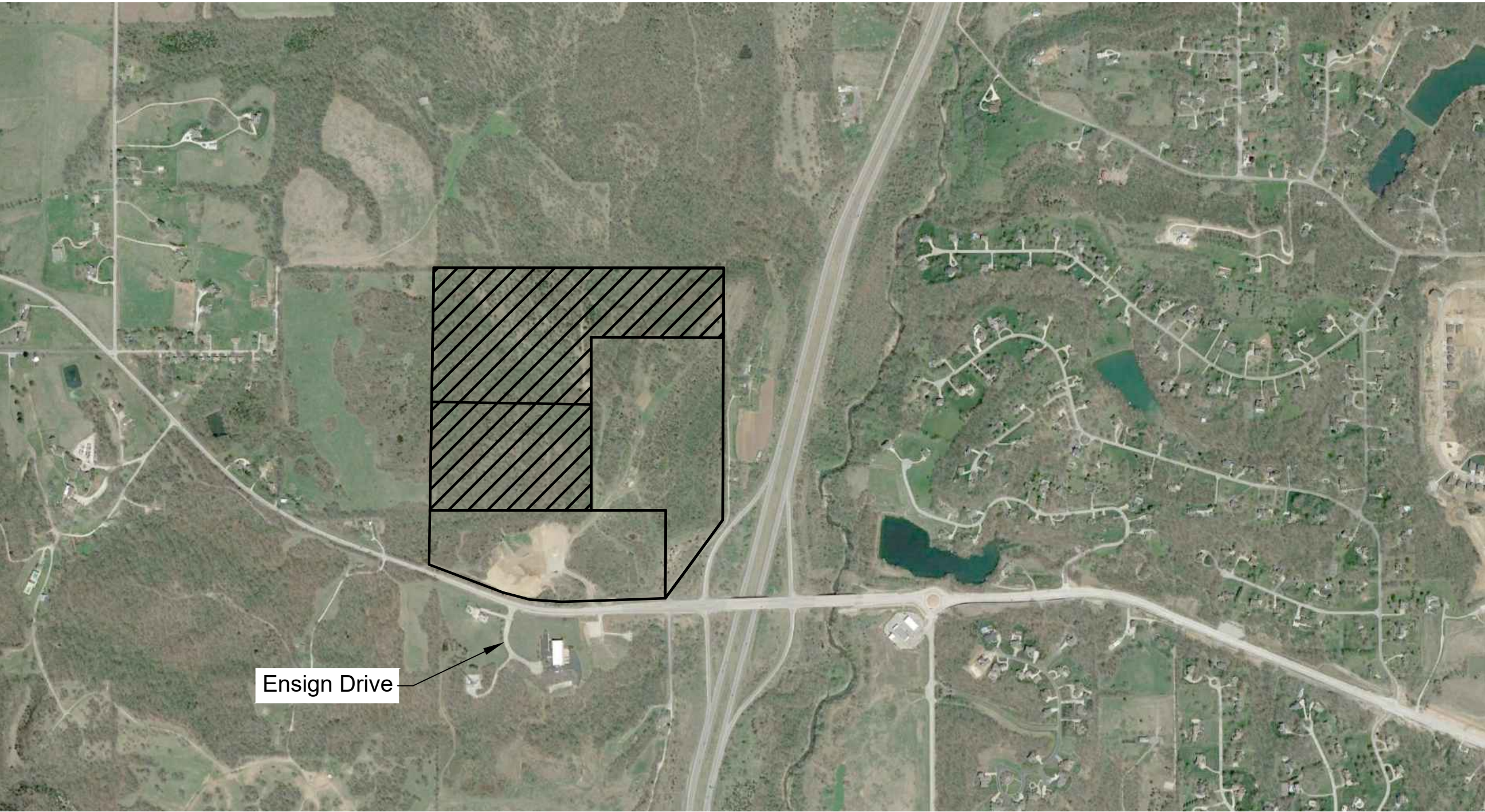
FINAL DEVELOPMENT PLAN

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S89°56'10"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1208.69 FEET; THENCE S34°57'35"E, A DISTANCE OF 419.38 FEET; THENCE EASTERLY, SOUTHERLY, AND WESTERLY, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N53°10'15"E, A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 177.09 FEET; THENCE S13°53'54"E, A DISTANCE OF 123.55 FEET; THENCE S64°06'19"W, A DISTANCE OF 111.49 FEET; THENCE S54°52'37"W, A DISTANCE OF 88.08 FEET; THENCE S77°31'45"W, A DISTANCE OF 68.53 FEET; THENCE S13°51'13"E, A DISTANCE OF 189.31 FEET; THENCE S01°55'58"W, A DISTANCE OF 46.53 FEET; THENCE S11°22'42"W, A DISTANCE OF 111.41 FEET; THENCE S23°36'25"W, A DISTANCE OF 484.04 FEET; THENCE S00°10'28"E, A DISTANCE OF 365.24 FEET; THENCE S89°49'32"W, A DISTANCE OF 221.50 FEET; THENCE S49°01'15"W, A DISTANCE OF 185.58 FEET; THENCE S61°43'34"W, A DISTANCE OF 196.44 FEET; THENCE N89°14'45"W, A DISTANCE OF 602.53 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE N00°45'15"E, ALONG SAID LINE, A DISTANCE OF 2023.69 FEET TO THE POINT OF BEGINNING.

AND ALL OF LOT 4 FINAL PLAT CREEKSIDE VILLAGE, A SUBDIVISION OF GROUND IN PARKVILLE, PLATTE COUNTY, MISSOURI.

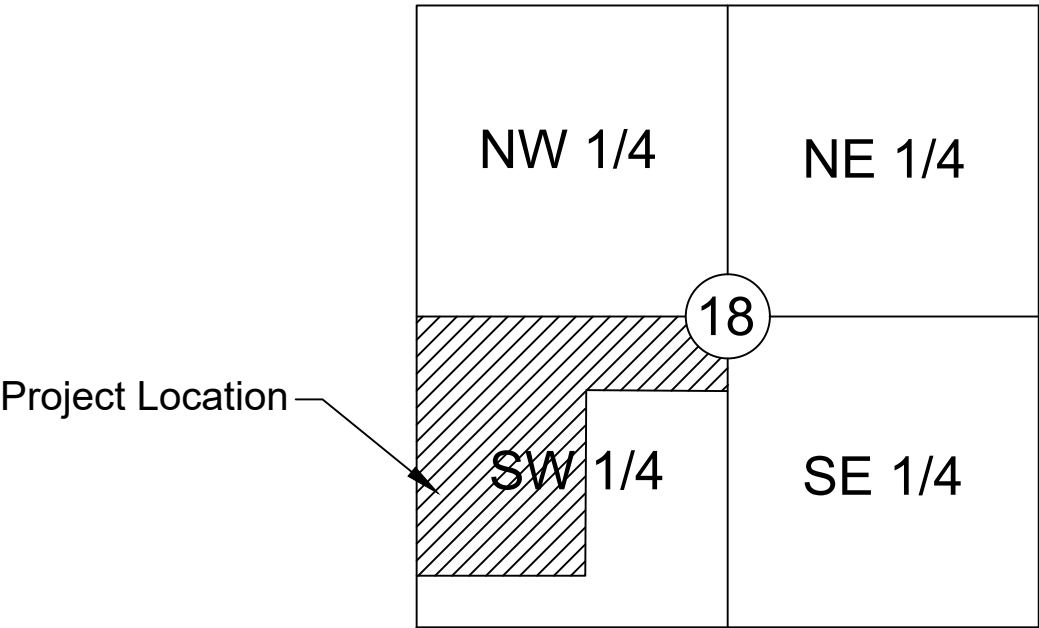
TOTAL AREA: 64.14 ACRES



SUMMARY TABLE

Single Family Units	115
Townhome Units	172 (43 Buildings)
Cemetery	2900 plots

VICINITY MAP
(Scale 1"=1000')



SECTION MAP
SEC. 18 TW. 51 RNG. 34

INDEX OF SHEETS

C01	Cover Sheet
C02	PDP Reference Sheet
C03	Existing Conditions
C04	Property Subdivision Plan
C05	Development Plan
C06	Typical Street Sections
C07	Building Setback Plan North
C08	Building Setback Plan South
C09	Grading Plan North
C10	Grading Plan South
C11	Site Data
C12	Site Utility Plan
C13	Pedestrian Linkage Plan
C14	Vegetation Preservation Plan
L01	Cemetery Landscape Plan

DEVELOPER:

Parkville Development 140, LLC
C/O: Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO 64152

ENGINEER:

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

SURVEYOR:

R.L. Buford & Associates, LLC
P.O. BOX 14069
PARKVILLE, MO. 64152
(816) 741-6152

LEGEND

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

ADDRESS NOTE:

The New Parkville Cemetery at Creekside street address shall be 16000 James Court.

UTILITY CONTACTS

City of Parkville	(816) 741-7676
CPWSD #1 of Platte County	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2052
Missouri Gas Energy	(800) 562-0000
Kansas City Power & Light	(800) 544-4852
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Time Warner Cable	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457
Missouri State Highway Department	(816) 622-6500
Park Hill School District	(816) 359-5000



Sheet

C01

Final Development Plan

18-0218

The Woods at Creekside, Creekside Village & The New Parkville Cemetery at Creekside

Cover Sheet

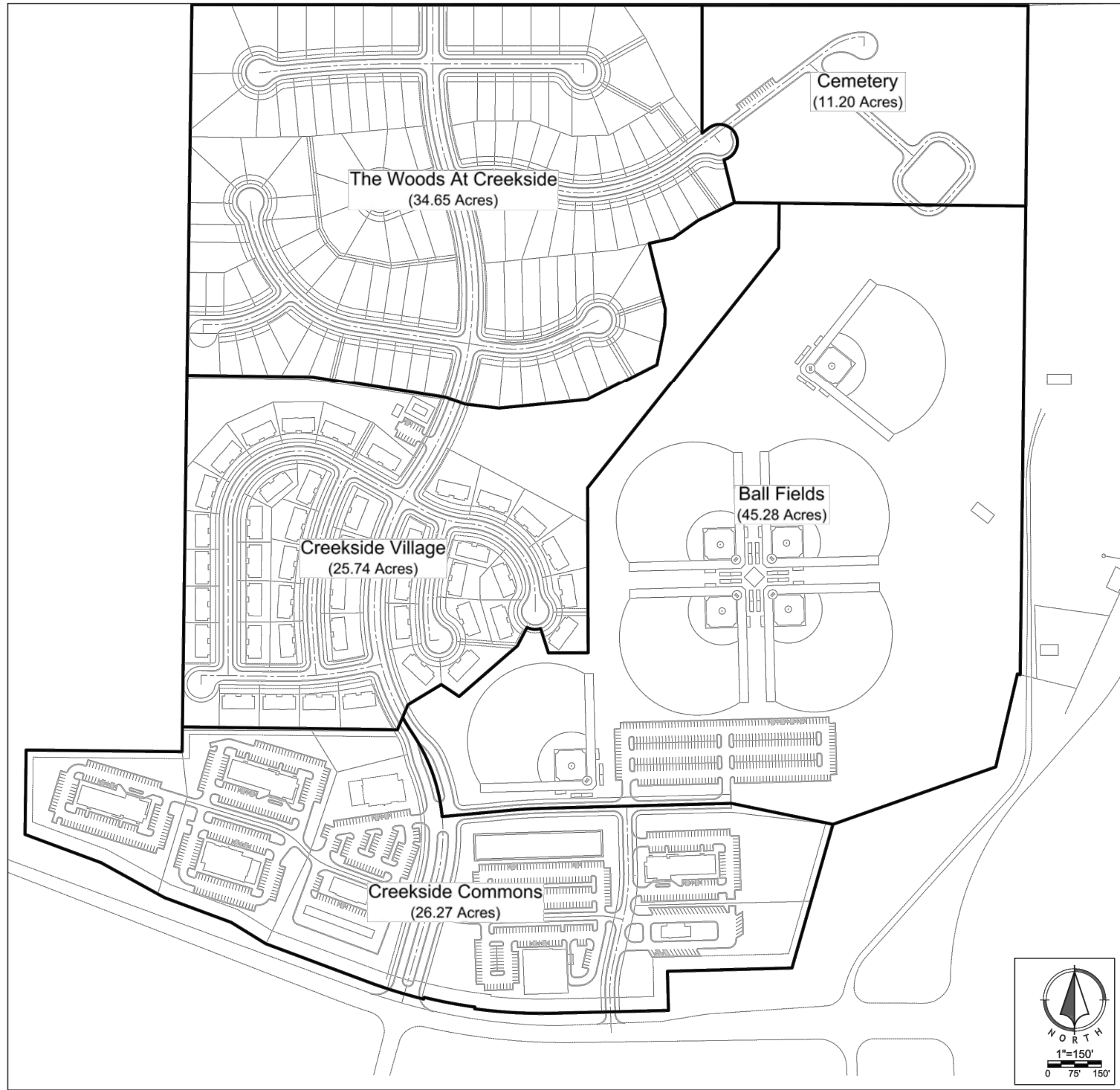
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3	JMM	11/22/19	PER CITY COMMENTS
2	JMM	11/06/19	PER CITY COMMENTS
1	JMM	10/11/19	PER CITY COMMENTS
-	JMM	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

816-800-0950
WWW.RIC-CONSULT.COM

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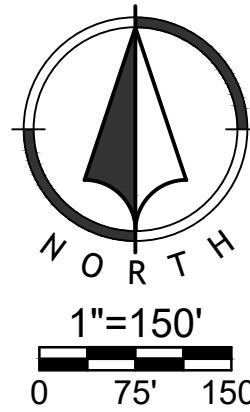
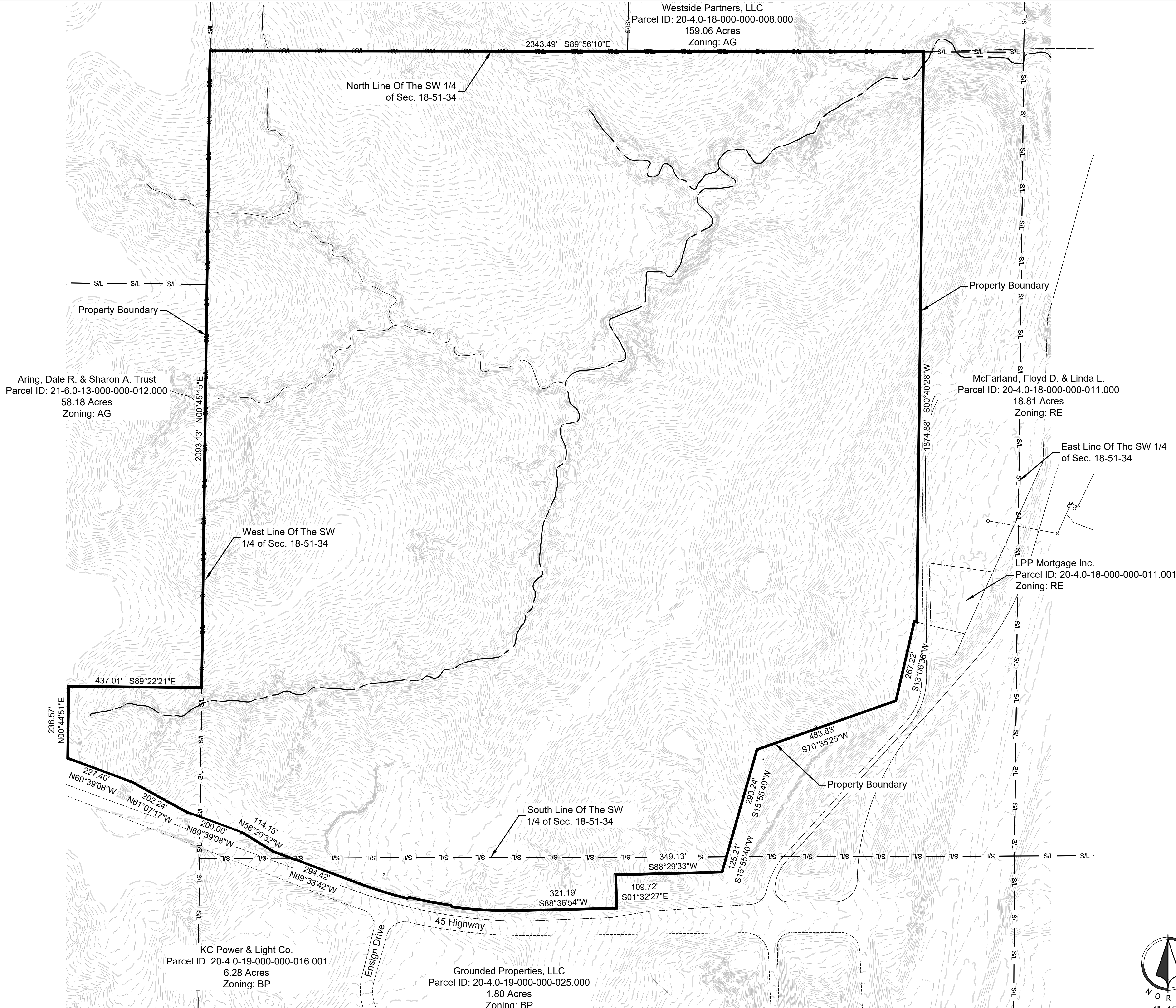
Approved PDP



Revised Layout

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2	JMM	SMW	11/06/19	PER CITY COMMENTS
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C03

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Existing Conditions

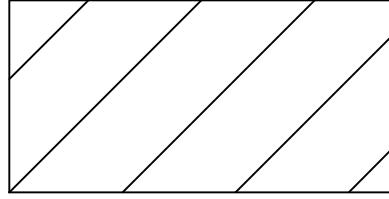
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NO.	BY	DATE	REVISION	

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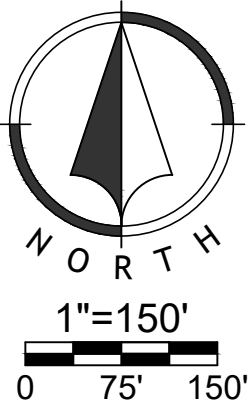
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LEGEND



CID AREAS



Sheet
C04

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

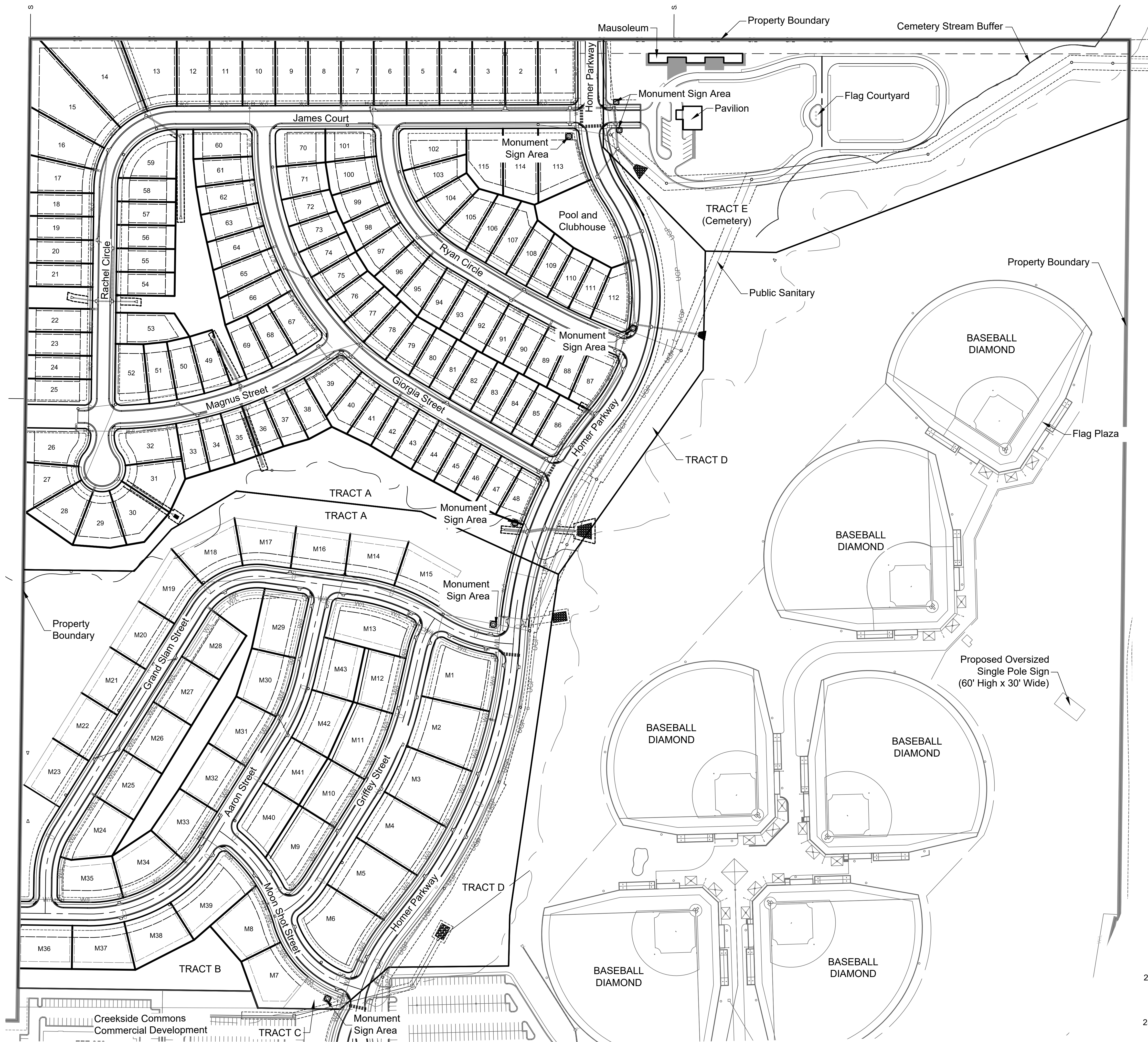
Property
Subdivision Plan

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1	JMM	SMW	10/11/19	PER CITY COMMENTS
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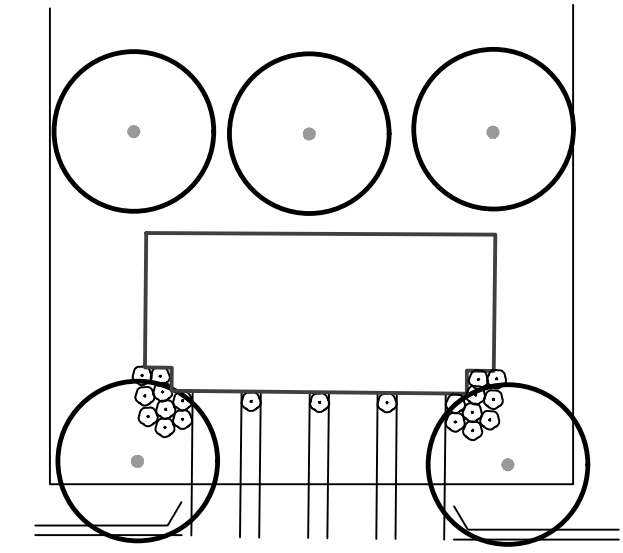
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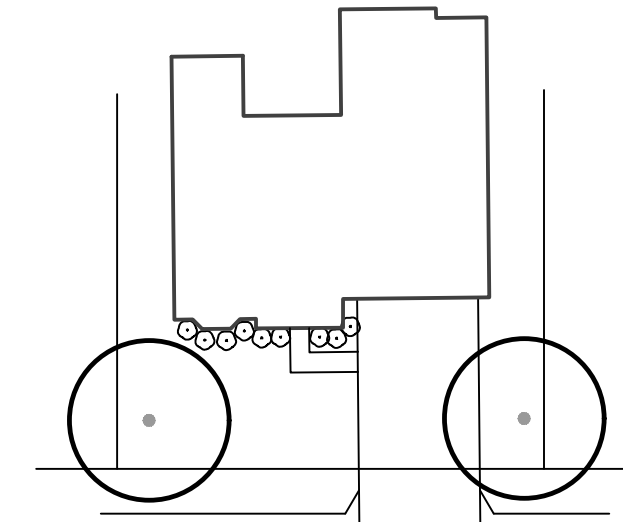
Page 26 of 38



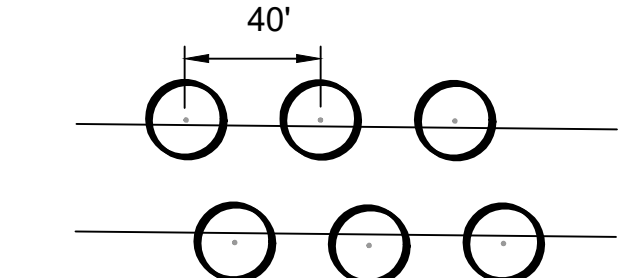
PRESERVATION OF EXISTING CANOPY:
Existing vegetation and contiguous canopy determined to be in good quality shall be preserved where possible and practical. See Vegetation Preservation Plan Sheet C-13



TYPICAL TOWNHOME LANDSCAPE
not to scale
-Per Parkville Code Section 407.020

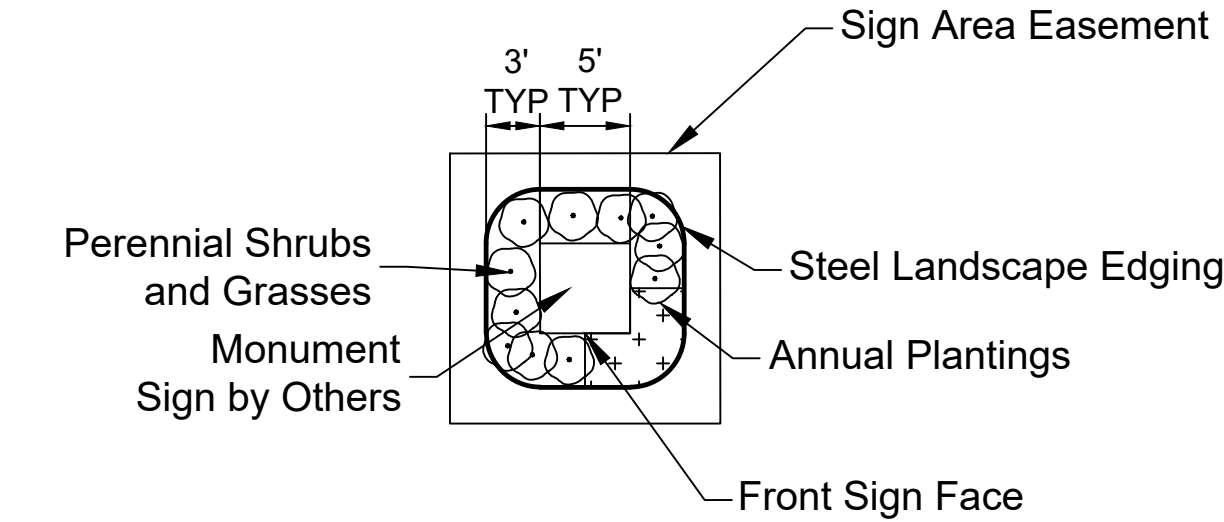


TYPICAL SINGLE FAMILY RESIDENTIAL LANDSCAPE
not to scale
-Per Parkville Code Section 407.020



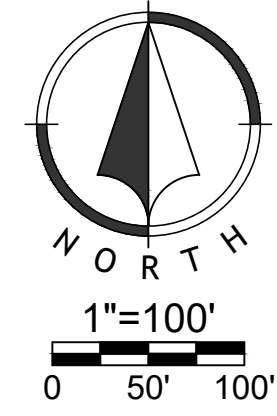
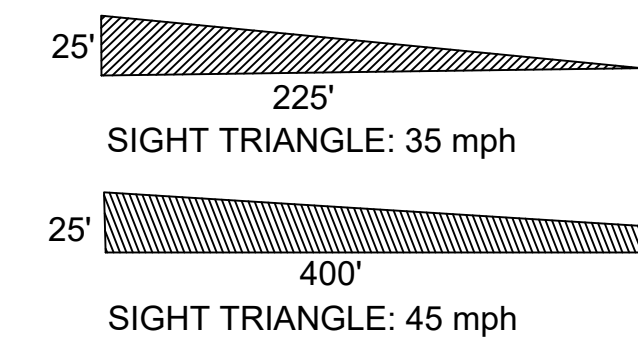
TYPICAL STREET TREE
not to scale
-Per Parkville Code Section 407.1

STREET TREE NOTE:
Street trees and individual town home and single family home landscaping shall be provided per Parkville Code Section 407.1 and 407.020 upon construction of individual lots.
Series of 3-4 trees of a single tree species shall be planted in a configuration so that no one species exceeds 30% of total trees within development. Trees may be selected from the following:
Acer rubrum 'October Glory'
Gleditsia triacanthos 'Skyline'
Nyssa sylvatica 'Wildfire'
Tilia cordata 'Greenspire'
Ulmus americana 'Valley Forge'



TYPICAL FOUNDATION SIGN PLANTINGS
not to scale
-Per SIGN LOCATION PLAN

FOUNDATION PLANTING NOTE:
Plantings are to be a combination of perennial grasses, shrubs, and annual/seasonal plants of the owner's choice. Perennial plants may be selected from the following:
Aronia melanocarpa 'Morton'
Calamagrostis x acutiflora 'Karl Foerster'
Hemerocallis x 'Stella de Oro'
Hypericum frondosum 'Sunburst'
Juniperus chinensis 'Gold Lace'
Juniperus chinensis 'Sea Green'
Panicum virgatum 'Haense Herms'
Rhus aromatica 'Gro-Low'



Sheet
C05

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Development Plan

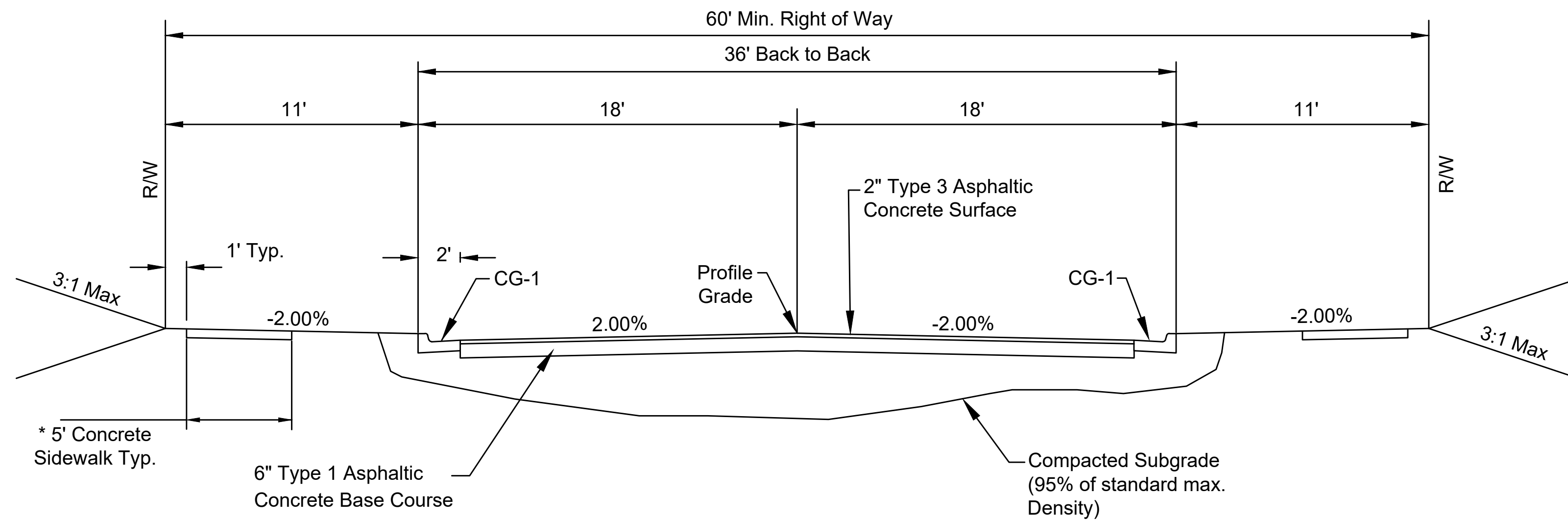
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PER CITY COMMENTS	2	JMM	SWW	11/06/19
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ORIGINAL SUBMITAL	-	JMM	SWW	04/22/19

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Infrastructure
Consulting

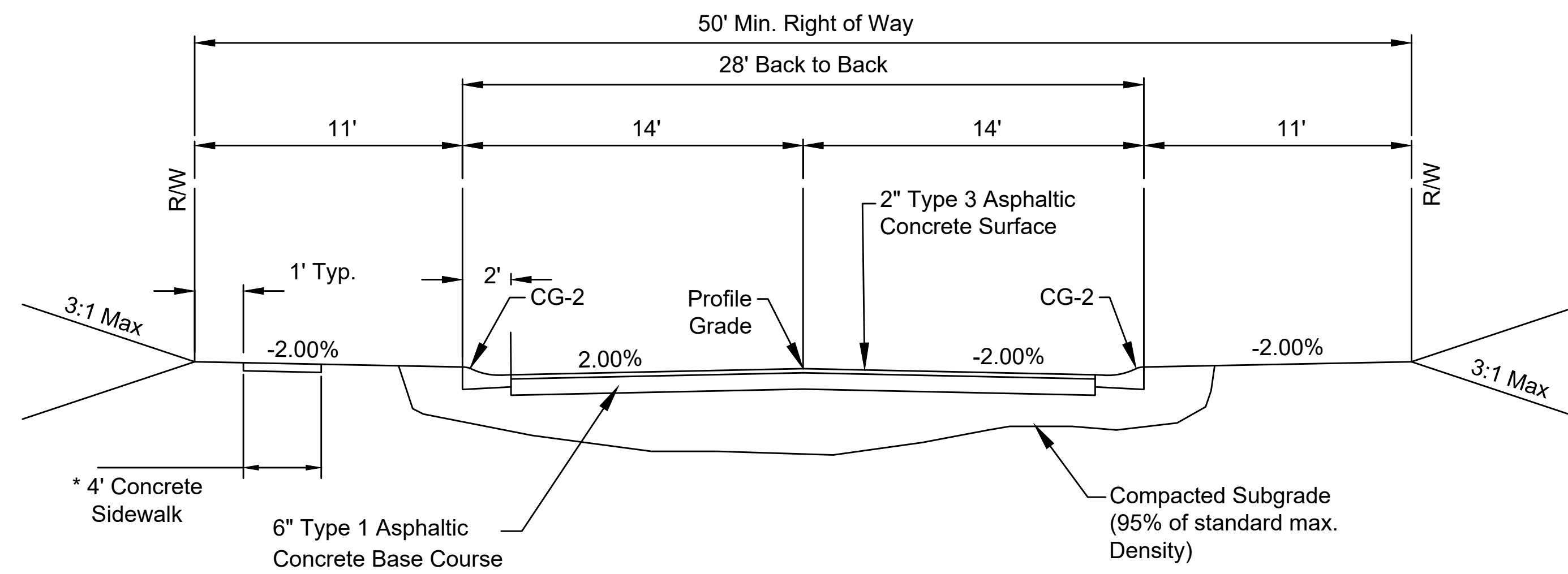
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RIVERSIDE, MISSOURI 64150

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RESIDENTIAL COLLECTOR STREET
(HOMER PARKWAY)



LOCAL RESIDENTIAL STREET
(MOON SHOT STREET)
(AARON STREET)
(GRIFFEY STREET)
(RACHEL CIRCLE)
(GEORGIA STREET)
(RYAN CIRCLE)
(JAMES STREET)
(MAGNUS COURT)

Sheet

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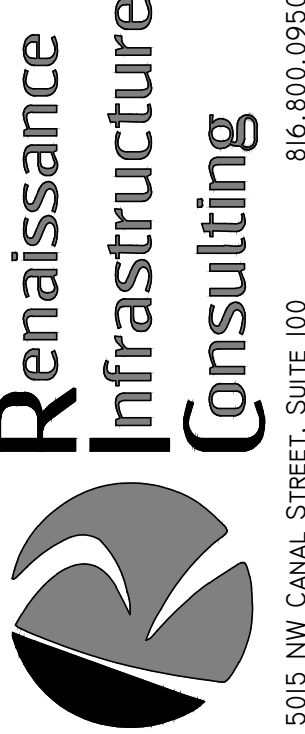
Final Development Plan

18-0218

The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Typical Street Sections

NO.	BY	DATE	REVISION
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2	JMM/SMM	11/06/19	PER CITY COMMENTS
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-	JMM/SMM	04/22/19	ORIGINAL SUBMITTAL

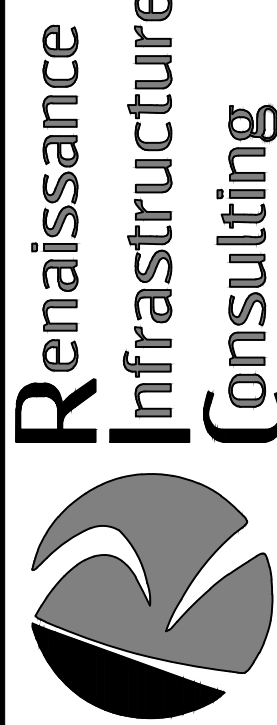
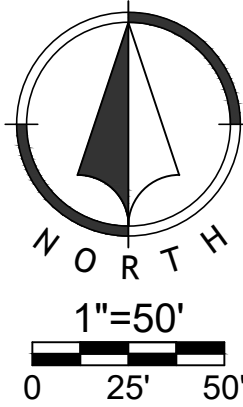




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CREEKSIDE COMMONS
COMMERCIAL DEVELOPMENT



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816.800.0950
WWW.RIC-CONSULT.COM

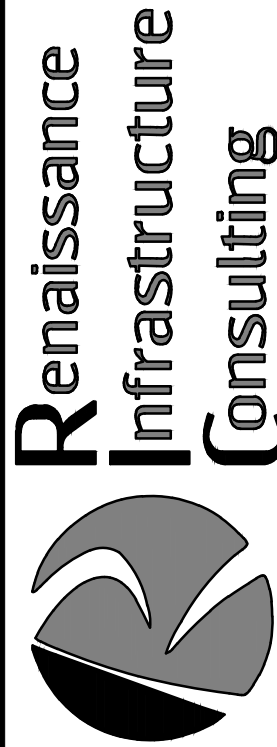
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2	JMM/SMM	10/11/19	PER CITY COMMENTS
3	JMM/SMM	11/06/19	PER CITY COMMENTS
4	JMM/BAC	03/25/2020	LAYOUT REVISION

Building Setback Plan
North

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

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5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

816.800.0950
WWW.RIC-CONSULT.COM

NO.	BY	DATE	REVISION
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1	JMM	SWM 10/11/19	PER CITY COMMENTS
-	JMM	SWM 04/22/19	ORIGINAL SUBMITAL

Grading Plan North

Final Development Plan

18-0218

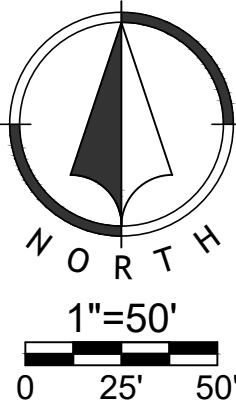
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

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CREEKSIDE COMMONS
COMMERCIAL DEVELOPMENT



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RIVERSIDE, MISSOURI 64150
816.800.0950
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NO.	BY	DATE	REVISION
1	JMM/SMM	04/22/19	ORIGINAL SUBMITTAL
2	JMM/SMM	10/11/19	PER CITY COMMENTS
3	JMM/SMM	11/06/19	PER CITY COMMENTS
4	JMM/BAC	03/25/2020	LAYOUT REVISION

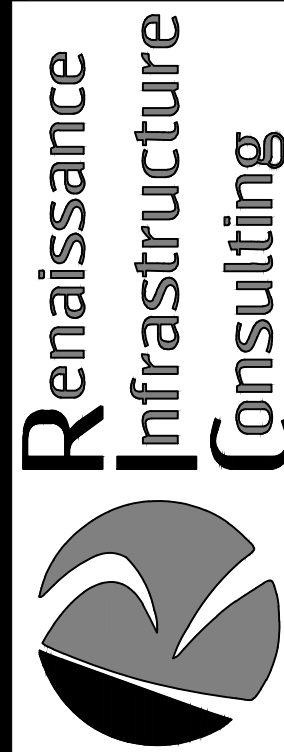
Grading Plan South

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Sheet
C10

Site Data

				JMM	BAC	03/25/2020	LAYOUT REVISION
				JMM	SNW	11/22/19	PER CITY COMMENTS
				JMM	SNW	11/06/19	PER CITY COMMENTS
				JMM	SNW	10/11/19	PER CITY COMMENTS
			--	JMM	SNW	04/22/19	ORIGINAL SUBMITTAL



5015 NW CANAL STREET, SUITE 100 816.800.0950

SINGLE FAMILY	
Residential areas	
Areas and density	
Gross area	32.14
Area of right of way	6.25
Net area	25.89
Number of units Lots	115
Density in Units per acre	3.58

Lots	All shown are minimums
Front lot width at Building line	50
Depth of lot	100
Square footage of lot	5500
Front Yard Setback	25
	5
Side Yard Setback	6
Corner lot side yard setback	7
Rear Yard setback	20

Homer Pkwy ROW = 60', Sidewalk = 5'

TOWNHOMES	
Residential areas	
Areas and density	
Gross area	23.36
Area of right of way	5.24
Net area	18.12
Number of units	172
Density in Units per acre	7.36

Lots	All shown are minimums
Front lot width at Building line	100
Depth of lot	50
Square footage of lot	9500
Front Yard Setback	25
Side Yard Setback	5
Corner lot side yard setback	7
Rear Yard setback	15

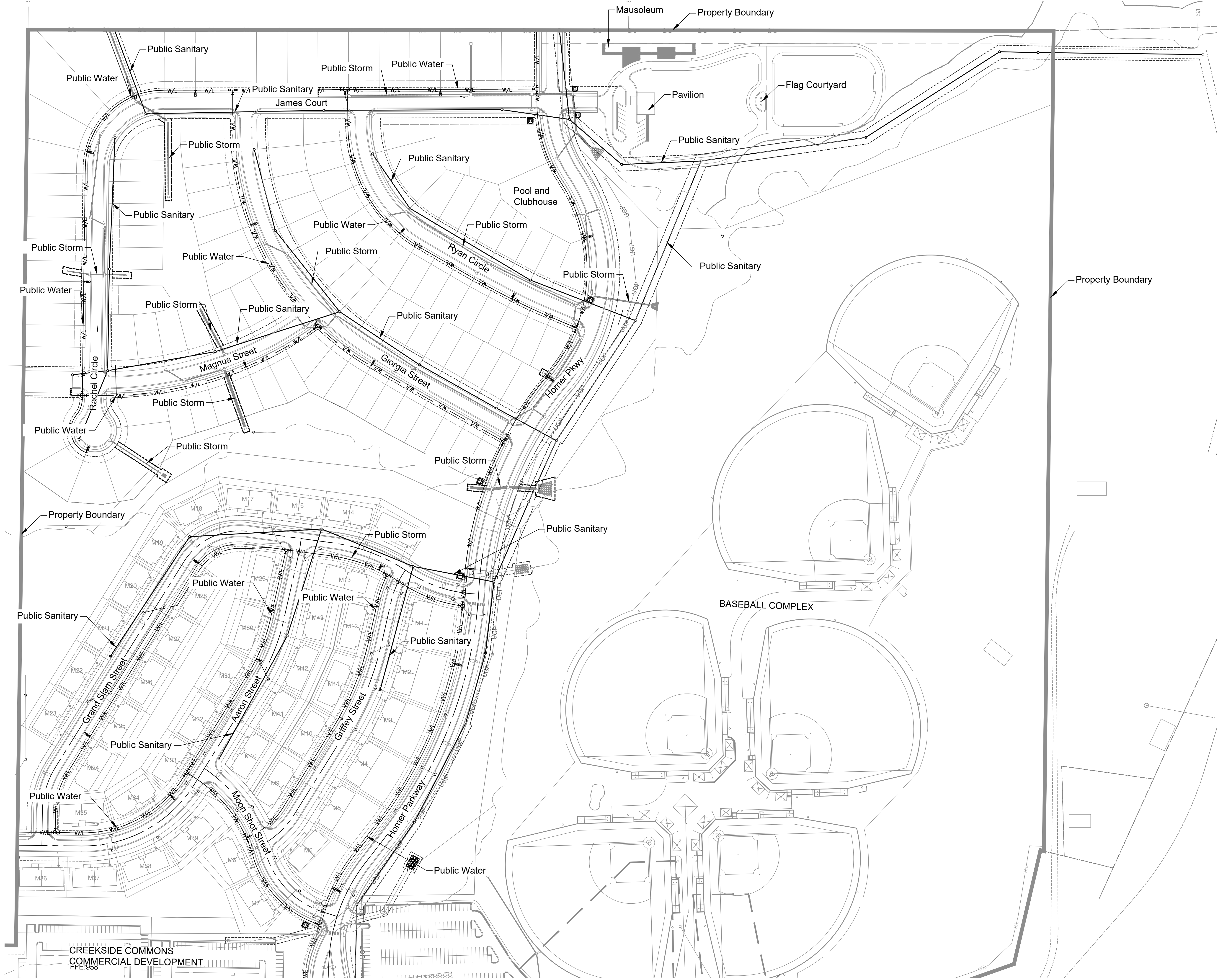
Parking	Per unit
On site with garage	2
Off site	0
Total Parking	404
Streets Public	
Width of Right of way*	60
Width of street	50
Sidewalk width	28
Street horizontal radius	4
culdesac radius	150
Right of way	50
Back of curb	39
Design speed	25 mph

CEMETERY	
Areas	
Areas and density	
Gross area	8.64
Area of right of way	0.07
Net area	8.57
Number of units	0
Density in Units per acre	0.00

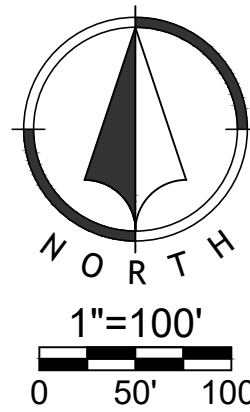
Lots	All shown are minimums
Front lot width at Building line	N/A
Depth of lot	N/A
Square footage of lot	N/A
Front Yard Setback	N/A
Side Yard Setback	N/A
Corner lot side yard setback	N/A
Rear Yard setback	N/A

Parking	Per unit
Marked Parking	10
Drive Side Parallel Parking	98
Total Parking	108
Streets Public	60
Width of Right of way*	
Width of street	N/A
Sidewalk width	N/A
Street horizontal radius	N/A
culdesac radius	
Right of way	N/A
Back of curb	N/A
Design speed	N/A

Mar 25, 2020 7:39pm
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CREEKSIDE COMMONS
COMMERCIAL DEVELOPMENT
FFE-958



Sheet
C12

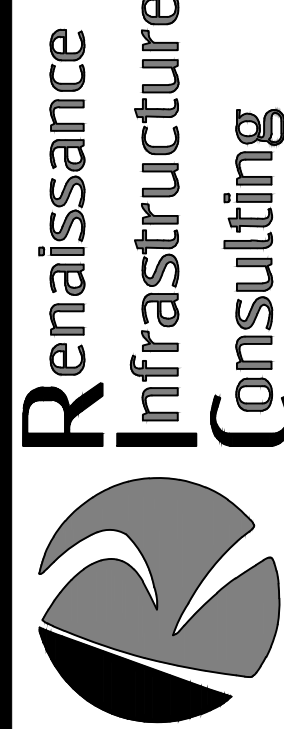
Final Development Plan

18-0218

The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

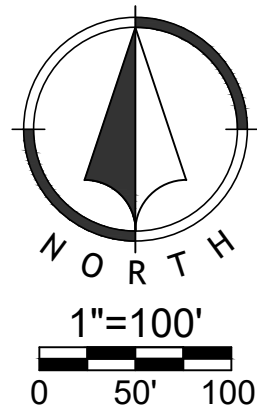
Site Utility Plan

NO.	BY	DATE	REVISION
1	JMM	03/25/2020	LAYOUT REVISION
2	JMM	03/25/2020	PER CITY COMMENTS
3	JMM	03/25/2020	PER CITY COMMENTS
4	JMM	03/25/2020	PER CITY COMMENTS
5	JMM	03/25/2020	ORIGINAL SUBMITTAL



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RIVERSIDE, MISSOURI 64150
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Mar 25, 2020 8:12pm
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Sheet
C13

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Pedestrian Linkage
Plan

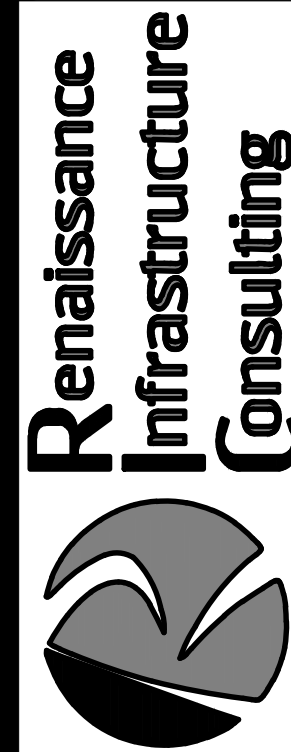
1	JMM	BAC	03/25/2020	LAYOUT REVISION
3	JMM	SMW	11/02/19	PER CITY COMMENTS
2	JMM	SMW	11/06/19	PER CITY COMMENTS
1	JMM	SMW	10/11/19	PER CITY COMMENTS
-	JMM	SMW	04/22/19	ORIGINAL SUBMITTAL
NO.	BY	DATE	REVISION	

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

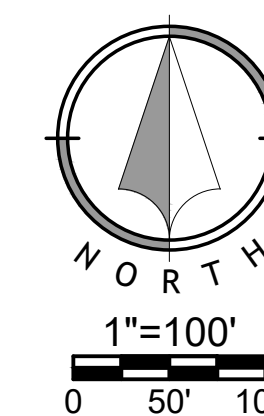
816.800.0950
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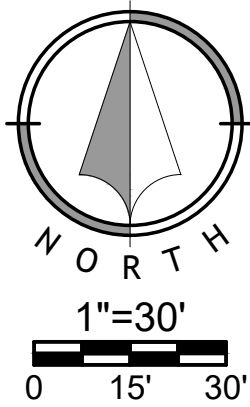
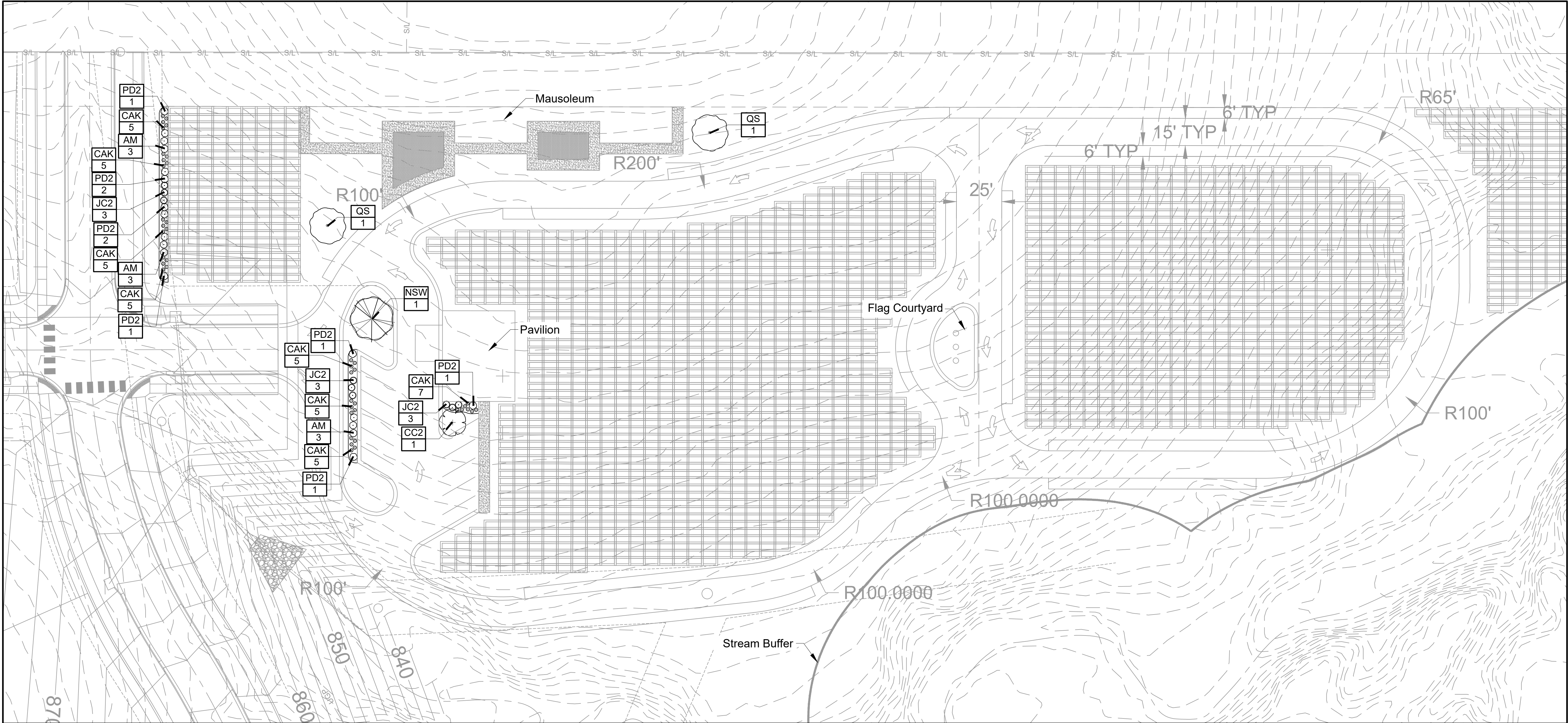
				BAC	8/25/2026	LAYOUT REVISION
				JMM	3	PER CITY COMMENTS
				JMM SWW	2	PER CITY COMMENTS
				JMM SWW	1	PER CITY COMMENTS
				JMM SWW	--	ORIGINAL SUBMITTAL



5015 NW CANAL STREET, SUITE 100
816.800.0950

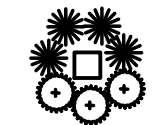


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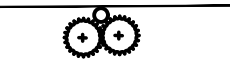


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
CC2	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.	1
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5"	1
QS	Quercus shumardii / Shumard Red Oak	B&B		2
SHRUBS	BOTANICAL / COMMON NAME	CONT		QTY
AM	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	5 Gal.		9
CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 Gal.		42
JC2	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.		9
PD2	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	1 Gal.		9



Free Standing Transformer



Against Wall



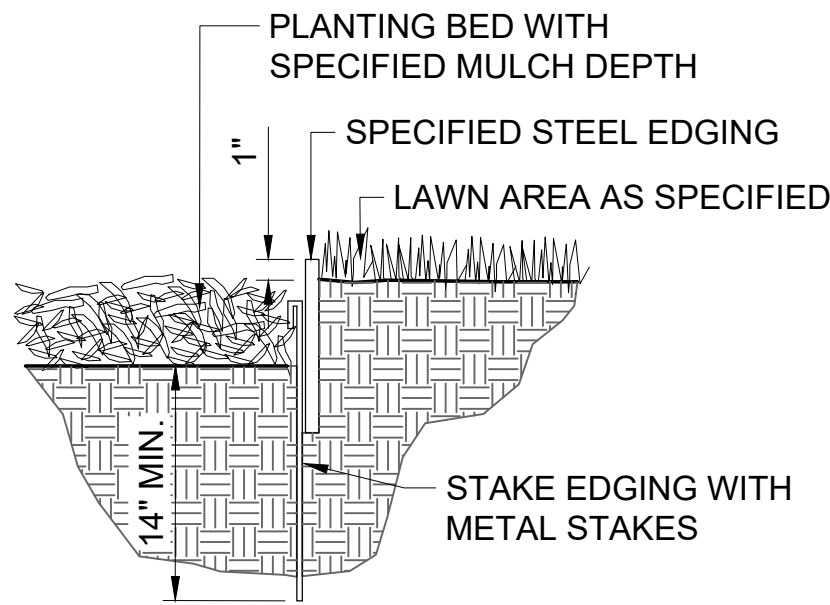
Free Standing Small Box



Clustered Boxes

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

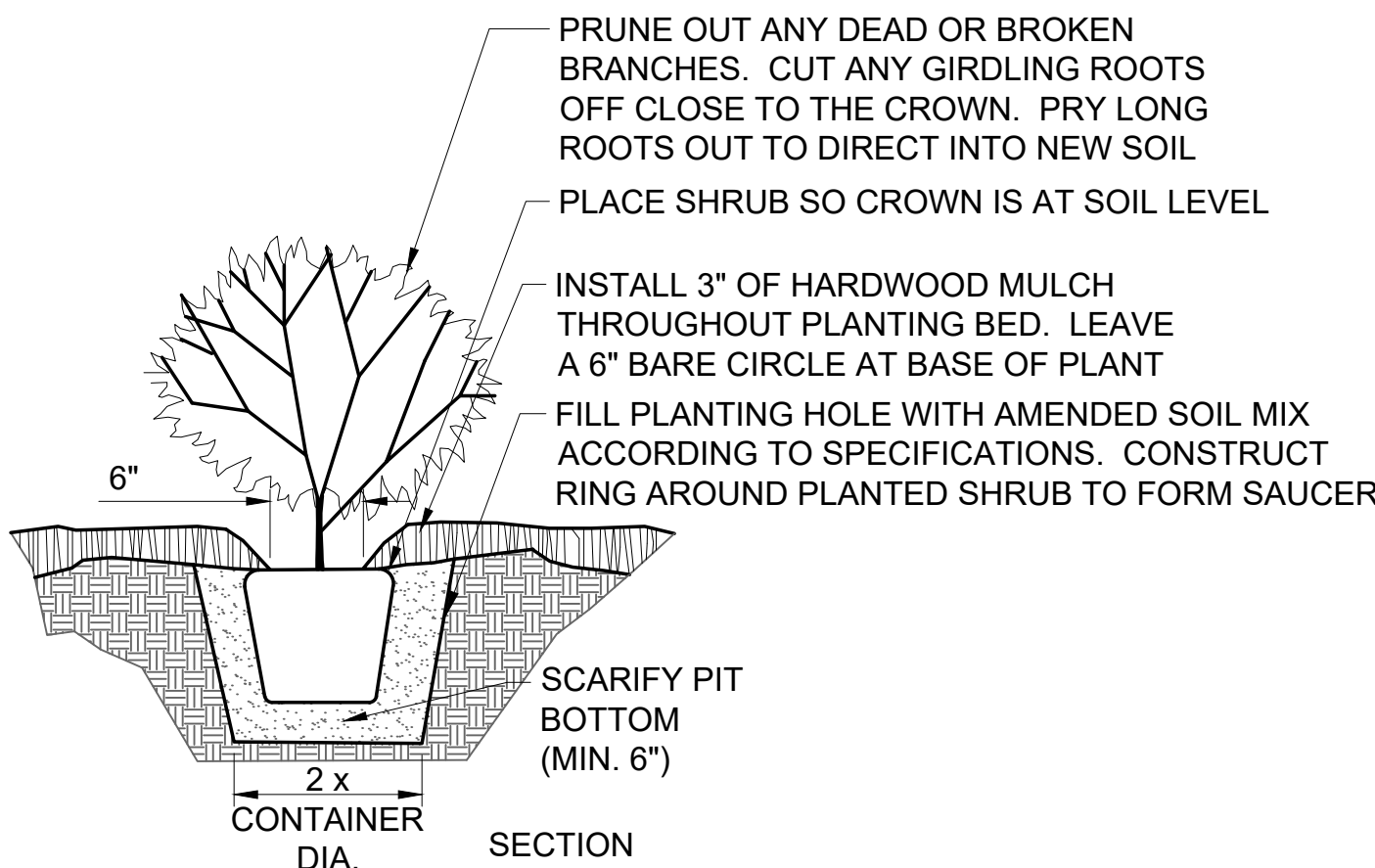
TYPICAL UTILITY BOX SCREENING DETAILS - NTS



NOTES:

- EDGING PER SPECIFICATION L03 2.07 A. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
- EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
- ALL JOINTS SHALL BE SECURELY STAKED.
- FINISH SHALL BE POWDER COAT; COLOR: GREEN. CONTRACTOR SHALL SUBMIT COLOR SAMPLE TO OWNERS REPRESENTATIVE PRIOR TO PURCHASE.
- CONTRACTOR SHALL LOCATE AND MARK ALL PLANT BED LOCATIONS PRIOR TO INSTALLATION OF STEEL FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

STEEL EDGING DETAIL - NTS



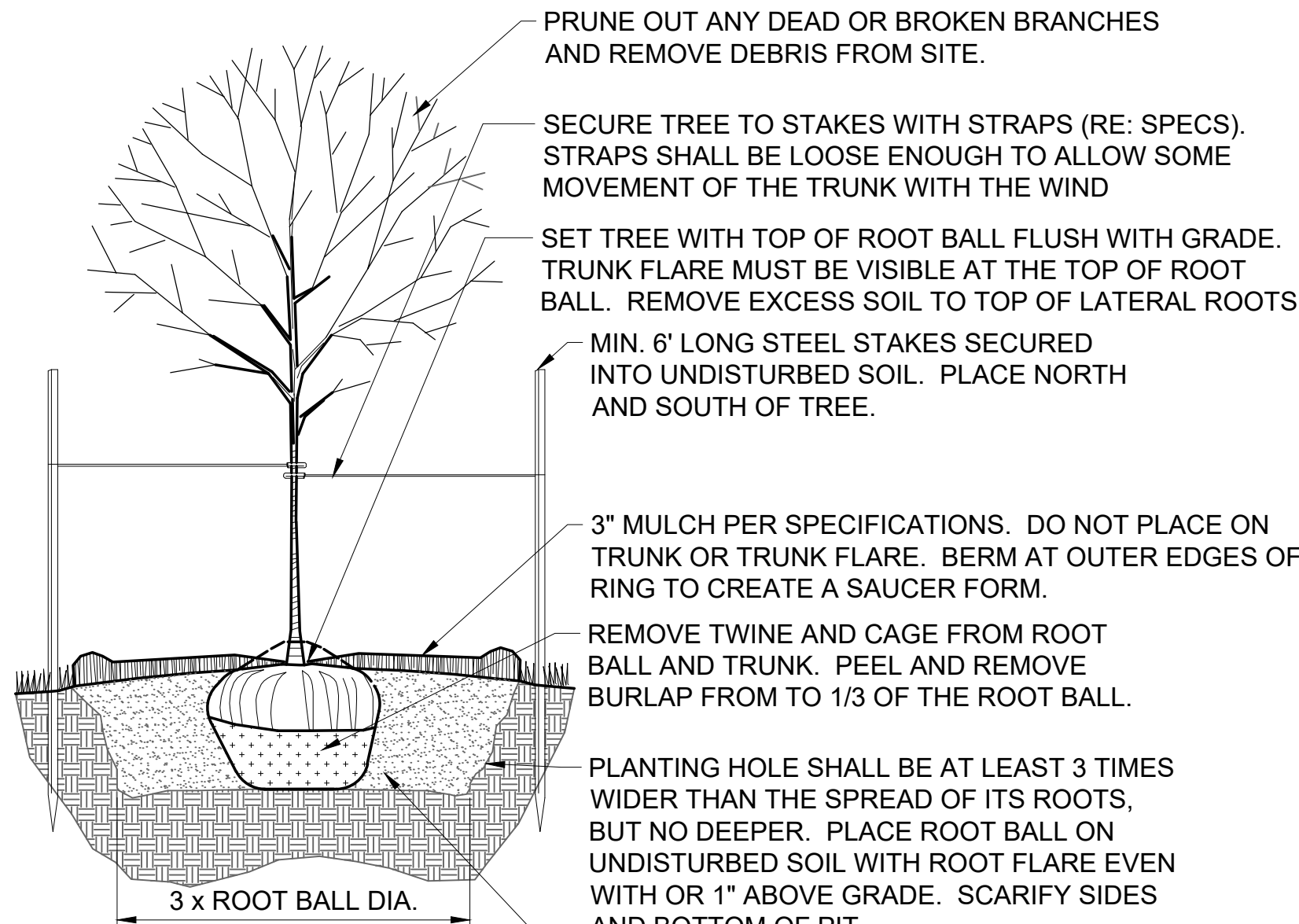
NOTES:

- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
- CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
- INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

SHRUB PLANTING DETAIL - NTS

NOTES:

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



DECIDUOUS TREE PLANTING DETAIL - NTS

NO.	BY	DATE	REVISION
4	JMM	03/25/2020	LAYOUT REVISION
3	JMM	11/22/19	PER CITY COMMENTS
2	JMM	11/06/19	PER CITY COMMENTS
1	JMM	10/11/19	PER CITY COMMENTS
	JMM	04/22/19	ORIGINAL SUBMITTAL

