



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, April 12, 2022 5:30 PM
Zoom Video Conference

*This meeting is a workshop for a potential development, no action will be taken by the Commission. Members of the public are welcome to attend, however there will be no public comments received.

The members of the Planning and Zoning Commission will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to attend via Zoom at the following link: <https://us02web.zoom.us/j/87819528649?pwd=a3hUcTViZFNTMnIrR0swd216THRfdz09>. Alternatively, you may listen in on the meeting via the following telephone number and access code - (312) 626 6799, Meeting ID: 878 1952 8649, Password: 138359 rather than appear at City Hall.

1. Call to Order

2. Roll Call

3. Other Business

A. 6 at Park Landscaping Discussion

4. Workshop

A. Residential Development North of 45 Highway, East of NW Highridge Rd; Henzlik Real Estate

5. Adjournment

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, April 19 and May 3 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, April 26 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, May 10 at 5:30 p.m.

A quorum of the Planning & Zoning Commission may be present, however, no actions will be taken at this meeting. Members of the public are welcome to attend this public meeting.

Posted Date & Time: April 8, 2022 2:00 p.m. By: BS

From: Stephen Lachky

Sent: Thursday, March 24, 2022 2:00 PM

To: 'Allyson Berberich (allysonberb@yahoo.com)' <allysonberb@yahoo.com>; 'Barbara Wassmer - Planning & Zoning Commission (mzswazz@gmail.com)' <mzswazz@gmail.com>; 'Dean Katerndahl (deankaterndahl@gmail.com)' <deankaterndahl@gmail.com>; 'John Delich' <jdelich4@kc.rr.com>; 'Kathy Leibrand' <leibraka@gmail.com>; 'Michael Lee (michaeljustinlee@gmail.com)' <michaeljustinlee@gmail.com>; 'Michael Wright (mwright16@kc.rr.com)' <mwright16@kc.rr.com>; 'R. Douglas "Doug" Krtek (dkrtek@krtekrealstate.com)' <dkrtek@krtekrealstate.com>; 'Walt Lane (wlane@netstandard.com)' <wlane@netstandard.com>

Cc: Brad Stanton <BStanton@parkvillemo.gov>

Subject: FW: Six At Park - final landscaping/planting

Planning and Zoning Commissioners,

Foutch Brothers will be planting their trees and foundation plantings along the western façade of the Six At Park office building (603 East St.) early next week per the landscaping plan which the Commission approved in May 2020 (see attached PDF). We wanted to wait until all of the Hwy 9 improvements had been constructed before proceeding. The trees and bushes are currently laid around the building at the moment. If you want to drive out and take a look, please do so; and if anyone has final thoughts/comments you'd like me to share with Steve Foutch (CEO Foutch Brothers), please let me know ASAP before they begin planting. 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



From: Stephen Lachky

Sent: Friday, September 10, 2021 12:57 PM

To: 'Steve Foutch' <steve@foutchbrothers.com>

Subject: Six At Park - final landscaping/planting

Steve,

I hope all is well. Per my records you had completed the installation of decorative benches and bicycle racks for the Six At Park office building (603 East Street), and the final remaining items for the exterior of the building were the planting of street trees and foundation planting along the western façade of the building (see attached PDF). As you may recall, at the May 2020 meeting of the Planning and Zoning Commission, it was agreed that the best course of action would be to postpone the landscaping/planting until after the Hwy 9 transportation improvements were constructed.

Since construction for the Hwy 9 improvements is wrapping up, I wanted to know if you're planning to do the landscaping/planting this fall or not? Let me know when you get a chance. Thank you!

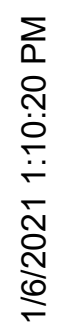
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FOUTCH
8201 NW 97th Terrace
Kansas City, Missouri 64153
(816) 746-9100
www.foutchbrothers.com



SIX AT PARK

105 EAST 6TH STREET
PARKVILLE, MISSOURI 64152

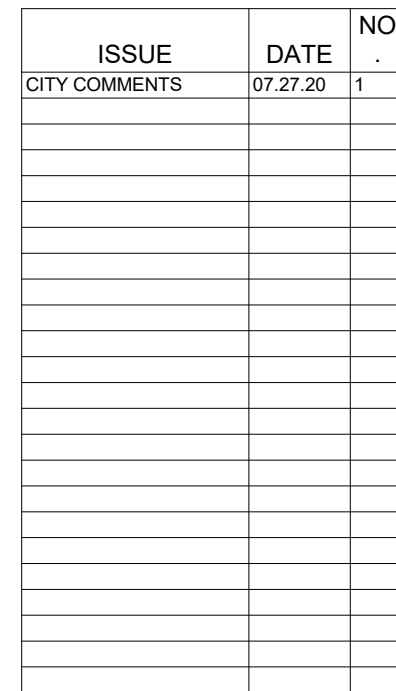
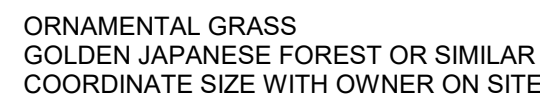
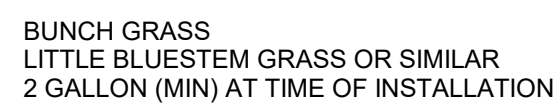
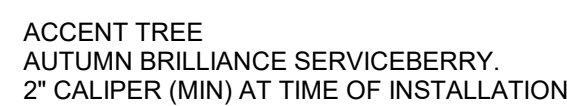
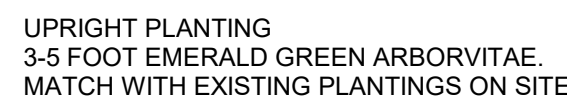
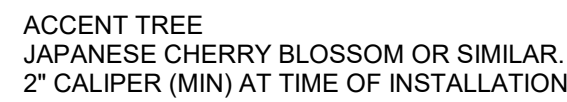
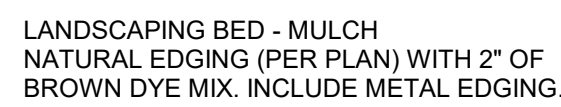
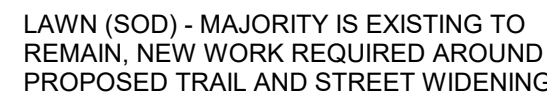
[illegible]

CONCEPT RENDERING

A0-00

FOUTCH
Architecture + Development + Construction

THE SELECTIONS BELOW SHALL BE VERIFIED BY CONTRACTOR AND COORDINATED WITH AVAILABILITY OF MATURE PLANTS/TREES. ALTERNATES WILL BE REVIEWED BY OWNER.



SITE PLAN - LANDSCAPE UPDATES

A0-01

REVIEW ONLY - NOT FOR CONSTRUCTION

SIX AT PARK

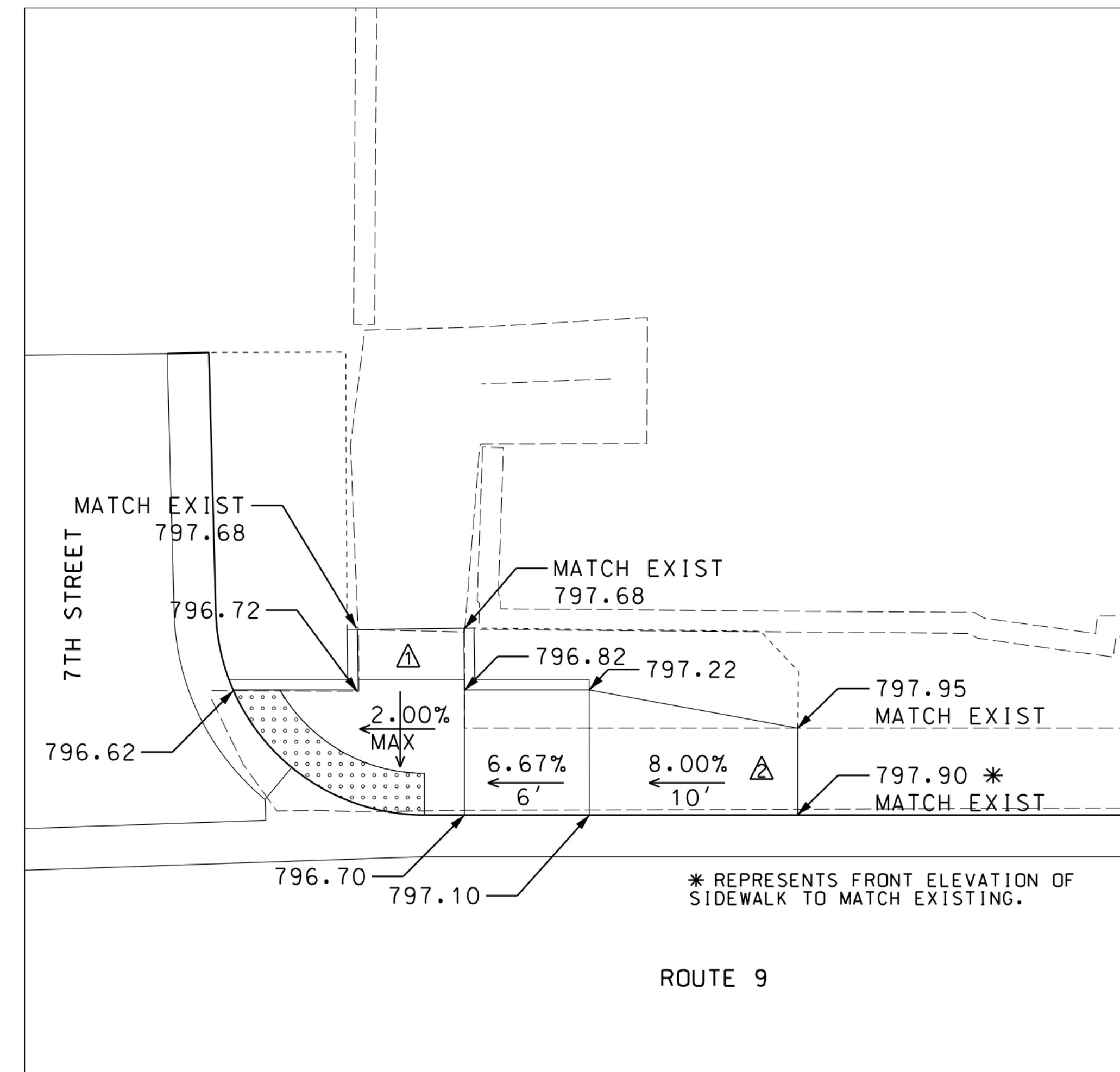
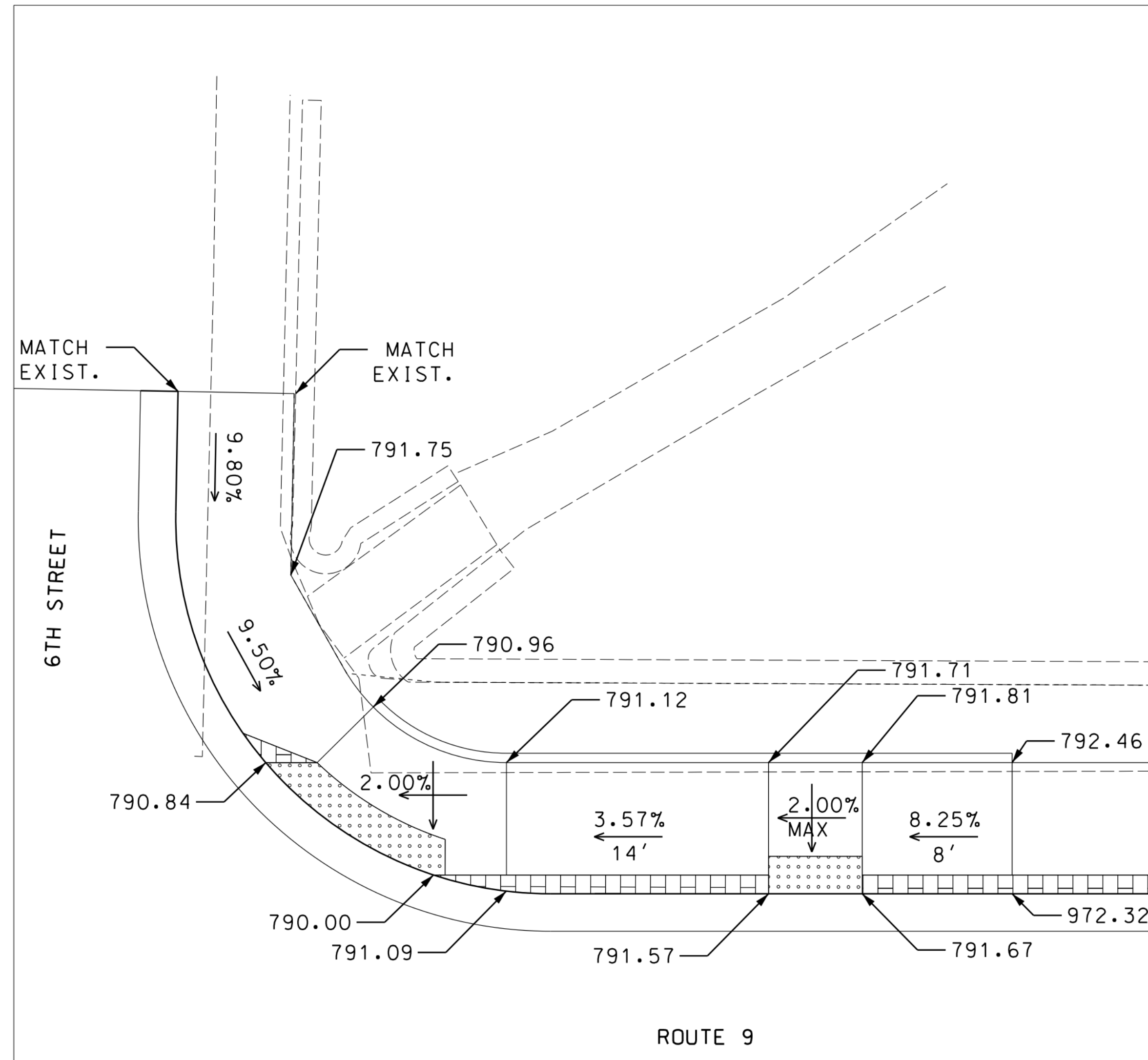
105 EAST 6TH STREET
PARKVILLE, MISSOURI 64152



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RAMP DETAILS PROVIDED DUE TO THEIR COMPLEXITY FOR THE CONVENIENCE OF THE CONTRACTOR USING THE BEST AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ADA COMPLIANCE. FIELD MODIFICATIONS MAY BE NECESSARY AT NO ADDITIONAL COST TO THE PROJECT.



CONSTRUCTION NOTES

- ⚠ RISER(S) REQUIRED TO TIE IN TO EXISTING STAIRCASE. STAIR RISER SHALL NOT EXCEED 7" IN HEIGHT. ALL COSTS ASSOCIATED WITH THE LABOR AND MATERIALS TO CONSTRUCT RISER SHALL BE CONSIDERED SUBSIDIARY TO SIDEWALK BID ITEM.
- ⚠ TRANSITION FROM CURB RAMP TO EXISTING SIDEWALK IS QUANTIFIED AS CURB RAMP TO ACCOUNT FOR EXTRA THICKNESS.

SIDEWALK RAMP DETAIL
SHEET 1 OF 1

GBA
9801 Renner Blvd. Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com


 Furbville
 Missouri

G:\14554\Micro\Highways\14554R1703.dgn

2:46:10 PM 12/15/2020 REV.

2:46:10 PM 12/15/2020 REV.

REVIEW ONLY - NOT FOR CONSTRUCTION

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105 EAST 6TH STREET
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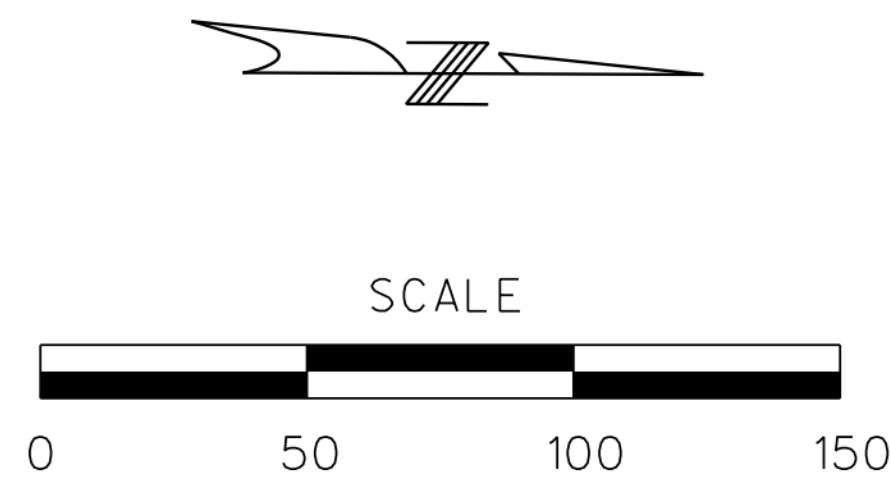
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GBA DESIGN -
CORNER DETAIL

A0-03



PAVEMENT MARKING SHEET

9801 Renner Blvd. Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

GBA DESIGN - PAVEMENT MARKINGS

FOUTCH
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Kansas City, Missouri 64153
(816) 746-9100
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SIX AT PARK

105 EAST 6TH STREET
PARKVILLE, MISSOURI 64152

Before Photos (April 2020)



Before Photos (April 2020)



Before Photos (April 2020)



After Photos (April 2022)



After Photos (April 2022)



After Photos (April 2022)

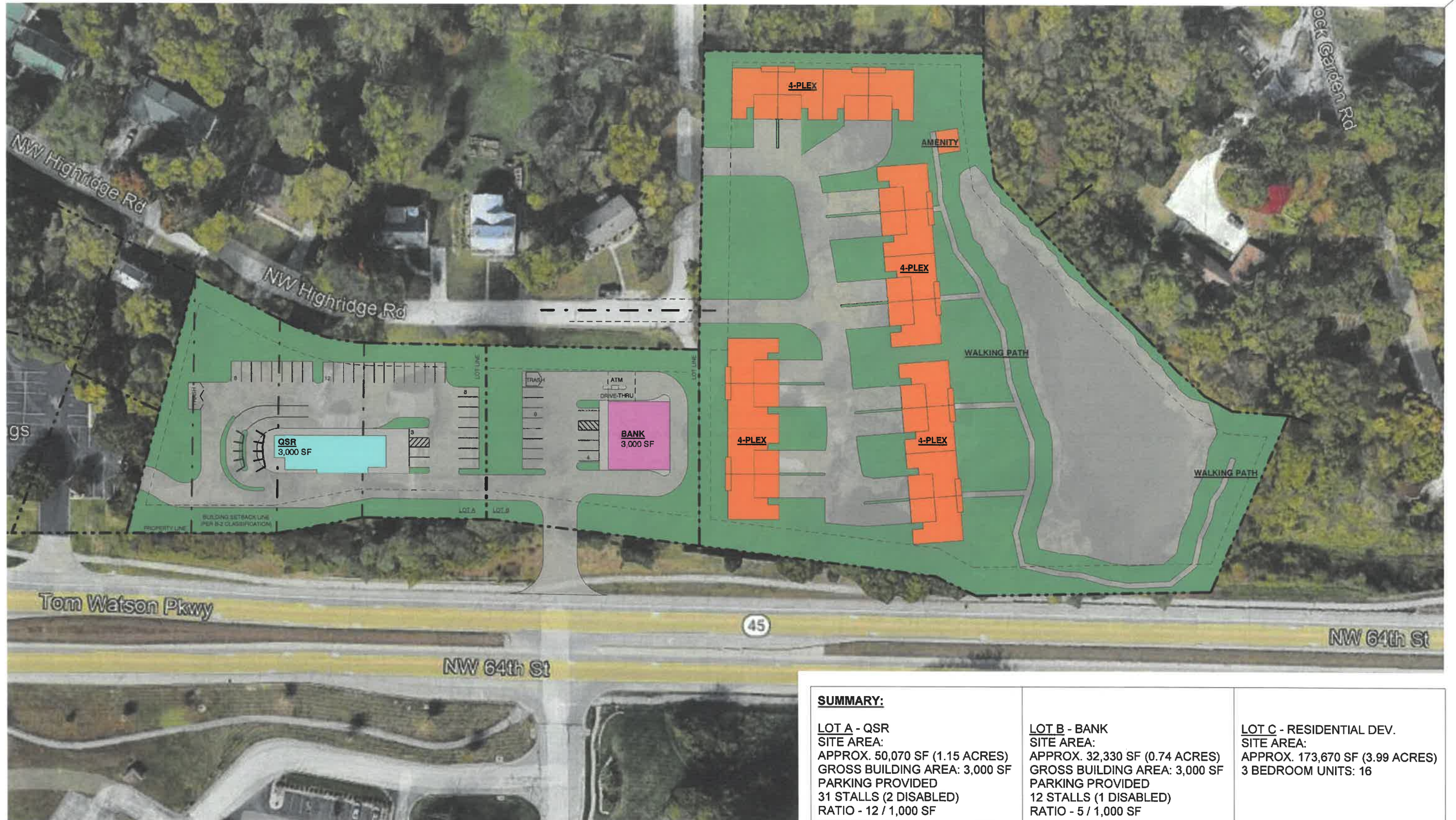


After Photos (April 2022)



After Photos (April 2022)





1 SITE PLAN SCHEME 1
1" = 80'-0"



PARKVILLE, MO
SITE LAYOUT

02.25
2021

SITE PLAN
SCHEME 1



