



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, July 12, 2022 5:30 PM
City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the July 12, 2022, regular meeting agenda.

4. Unfinished Business

5. Public Hearing

- A. Application for a Conditional Use Permit (CUP) to allow a Lodging – Short-Term Rental use at 504 East St. in Parkville, MO. (Case No. PZ22-14); *William Benson, Applicant.*

6. Regular Business

- A. Application for Subdivision – Final Plat for The Woods At Creekside Fourth Plat, a subdivision (7.11 acres, more or less) containing 28 lots for single-family homes, generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo. (Case No. PZ22-21); *Parkville Development 140, LLC, Applicant.*
- B. Application for Subdivision – Final Plat for The Woods At Creekside Fifth Plat, a subdivision (10.23 acres, more or less) containing 39 lots for single-family homes and 2 tracts of private open space, generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo. (Case No. PZ22-22); *Parkville Development 140, LLC, Applicant.*
- C. Application for Subdivision – Final Plat for Village on the Green East, a planned residential development, generally located south of Highway 45 and east of Lake Crest Ln. (Case No. PZ22-19); *Pulse Parkville, LLC, Applicant.*
- D. Application for Subdivision – Final Plat for Village on the Green West, a planned residential development, generally located south of Highway 45 and east of South National Drive. (Case No. PZ22-20); *Pulse Parkville, LLC, Applicant.*

7. Other Business

- A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, July 19 and August 2, 2022 at 7:00 p.m.

Posted Date & Time: July 8, 2022 12:00p.m. By: BS

- Planning & Zoning Commission Regular Meeting: Tuesday, August 9, 2022 at 5:30 p.m.
- Community for All Ages Workshop: Tuesday, August 23, 2022 at 5:30 p.m.

8. Adjournment



Staff Analysis

<u>Agenda Item:</u>	5.A
<u>Proposal:</u>	An application for a Conditional Use Permit (CUP) to allow a <i>Lodging – Short-Term Rental</i> use at 504 East St. in Parkville, MO, in the “R-4” Mixed-Density Residential District on parcel no. 20-7.0-35-100-026-002.000 (0.07 acres, more or less), generally located at the southwest corner of the intersection of Missouri Hwy 9 and E 6 th St.
<u>Case No:</u>	PZ 2022-14
<u>Applicant:</u>	William Benson
<u>Owners:</u>	William G. & Julia M. Benson
<u>Location</u>	504 East St.; generally located at the southwest corner of the intersection of Missouri Hwy 9 and E 6 th St.
<u>Zoning:</u>	“R-4” Mixed-Density Residential
<u>Parcel #:</u>	#20-7.0-35-100-026-002.000
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Conditional Use Permit 1. Completed application form 2. Narrative attachment C. Subject Area Property Map D. Photos of subject property E. Additional exhibits as may be presented at the public hearing
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf) 1. Section 403.050 Conditional Use Permit 2. Section 405.050 Conditional Uses B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/) C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property D. Hearing notice published in The Platte County Citizen newspaper on June 22, 2022. E. Summary of Public Hearing posted on Parkville City webpage (http://parkvillemo.gov/public-hearings/) F. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/government/public-hearings/)

- G. Short-Term Residential Dwelling Rental presentation (dated September 10, 2019; prepared by Zackary Martin, Community Development Intern)
- H. Summary of Public Meetings, Forums and Hearings for Case No. PZ 2019-12
- I. Minutes and video recording of the August 17, 2021 regular meeting of the Board of Aldermen (<https://vimeo.com/588633645>)
- J. Ordinance No. 3087 (adopted September 7, 2021) – An ordinance amending Parkville Municipal Code, Sections 402.010, 405.020 and 405.040 to create provisions and guidelines for short-term residential dwelling rentals.

Comments

Received: The Community Development Department did not receive any public comments prior to the completion of this staff analysis report.

Background

Growth of third-party short-term residential dwelling rental (RDR) platforms such as Airbnb, HomeAway and VRBO (Vacation Rentals by Owner) has led to a variety of impacts on host communities and have increasingly been the subject of new regulations by cities. And due to the increased popularity of RDRs across the United States, the topic of how to regulate them was discussed at various City Commission and Board of Aldermen meetings over the years. In 2019, the Board of Aldermen requested that City staff research and explore adoption of short-term RDR regulation in Parkville.

On September 10, 2019 the Planning and Zoning Commission held a special workshop to discuss short-term RDRs, state and local provisions, and communities in the metropolitan region who've enacted RDR regulations. Based on feedback provided by the Commission, staff proposed a text amendment to 1) create provisions for short-term RDRs; 2) create a use for *Lodging — Short-Term Rental* in our Title IV – Development Code; and 3) codify additional standards (e.g., Application for Conditional Use Permit requirements, on site-regulations). The proposed text amendment was then formally taken before the City's Planning and Zoning Commission and Board of Aldermen for adoption, and the following meetings / public forums were held to discuss the matter:

- November 12, 2019 – regular meeting of the Planning and Zoning Commission
- December 16, 2019 – regular meeting of the Planning and Zoning Commission
- January 7, 2020 – regular meeting of the Board of Aldermen
- February 4, 2020 – regular meeting of the Board of Aldermen
- March 3, 2020 – regular meeting of the Board of Aldermen
- March 17, 2020 – regular meeting of the Board of Aldermen
- August 17, 2021 – regular meeting of the Board of Aldermen
- September 7, 2021 – regular meeting of the Board of Aldermen

On September 7, 2021 the Board of Aldermen adopted Ordinance No. 3087 creating provisions and guidelines for short-term residential dwelling rentals (see Exhibit J by Reference).

Overview

The applicant proposes to operate a *Lodging – Short-Term Rental* use in the “R-4” Mixed-Density Residential district at 504 East St., Parkville, MO 64152. The subject property contains one parcel (Platte County parcel no. 20-7.0-35-100-026-002.000) containing 0.07 acres, more or less. The property is generally located at the southwest corner of the intersection of Missouri Hwy 9 and E 6th St. The owner acquired the subject property in May 2021 and has successfully been operating an Airbnb short-term RDR use at this location since last year, and would like to be compliant with the City of Parkville regulations via approval of an Application for Conditional Use Permit.

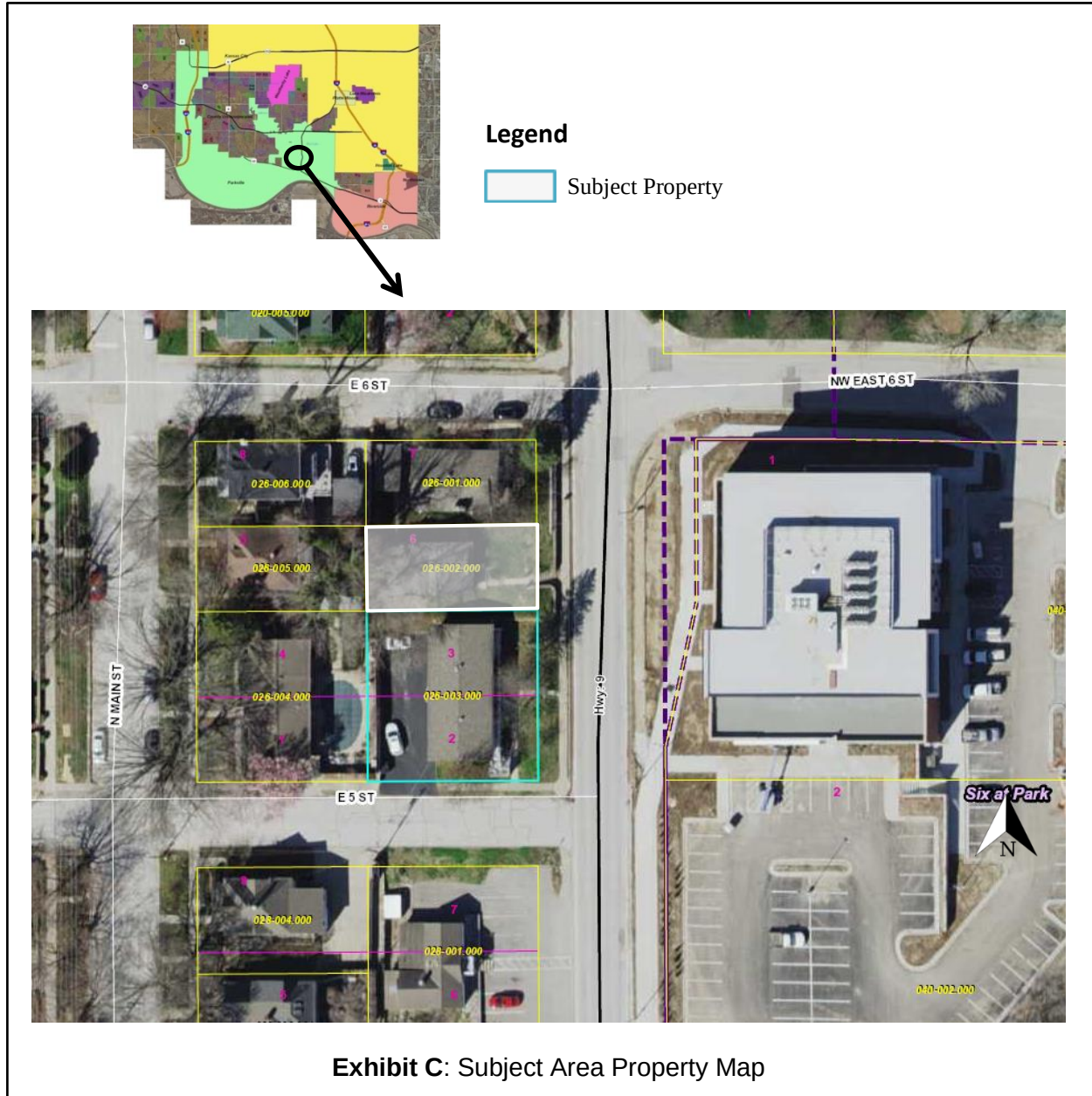


Table 405-2 of the Development Code notes that *Lodging – Short-Term Rental* is a Conditional Use in the “R-4” Mixed-Density Residential district subject to the discretionary review process

detailed in Section 403.050 of the Development Code. The application seeks to comply with the provisions adopted on September 7, 2021 via Ordinance No. 3087 pertaining to the allowance of short-term RDRs in residential zoning districts.

CUP Matters for Consideration

Per Parkville Municipal Code, Title IV, Section 403.050, a conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses. Further, due to the varying design and operational characteristics of the use or due to conditions in the area where the use is proposed, these uses may not be appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location. Table 405-2 lists *Lodging – Short-Term Rental* as a use enabled through the discretionary review process outlined in Section 403.050.

This application has been reviewed against the City of Parkville's Development Code, including the applicable general requirements in Table 403-1, Section 403.010 and Section 403.050, Subsection B. Per these requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on June 22, 2022; 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. As of the date of the completion of this staff analysis report, the Community Development Department has not received any public comments.

General Review and Analysis

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

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

The property is located in the "R-4" Mixed-Density Residential district. This district seeks to provide residential living in a medium-density neighborhood setting and compact, walkable character; as well as primarily detached houses and integrates a range of small-scale, civic and multi-unit building types at strategic locations. Staff finds the Application for Conditional Use Permit furthers the intent of the "R-4" district by adding to the variety of existing residential dwelling unit stock and types along East Street; and that the proposed short-term RDR use could blend in with the character of the "R-4" district.

The *Parkville 2040 Master Plan's* (adopted May 11, 2021) Future Land Use map labels the subject property as "Downtown Mixed-Use". This projected use is a special mixed-use district for downtown Parkville, and provides retail and office on first-floor and residential uses on the second or third stories; with an ideal floor-to-area ration (FAR) of 0.75 for retail / office uses, and an ideal density of 8 dwelling units per acre. The proposed short-term RDR use would be suited to an existing single-family residential detached dwelling unit, and wouldn't conflict with the desired uses of the "Downtown Mixed-Use" future land use projection or its density ranges.

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

Per Table 405-2 of the Title IV – Development Code, *Lodging – Short-Term Rental* uses are permitted in residential zoning districts, including the “R-4” Mixed-Density Residential district, via a conditional use permit via a conditional use permit enabled through the discretionary review process outlined in Section 403.050. The applicant has been successfully operating an Airbnb short-term RDR use at this location since mid-2021 and would like to be compliant with City of Parkville regulations via approval of an Application for Conditional Use Permit. No changes would be needed to the existing building in order to accommodate the proposed use.

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

When considering an Application for Conditional Use Permit, staff considers a variety of factors, including how the proposed use would impact the public health, safety and welfare. For short-term RDR uses, staff evaluates hours of operation, noise, odor, traffic/parking, and other potential negative impacts on adjacent properties.

With regard to 504 East St., the existing building is currently legally-nonconforming to both the “R-4” lot size requirements (e.g., minimum area, width, building coverage) as it’s a 40 ft. by 80 ft. lot; and building standards (e.g., front-yard setbacks, side-yard setbacks, rear-yard setbacks, maximum height) as the rear-yard setback is currently 10 ft., whereas the “R-4” district requires a 25 ft. rear-yard setback. The Title IV – Development Code defines “nonconforming structures” as, *Structures that were legally constructed prior to the adoption or amendment of this code, but which could not be constructed under the current terms of this Code and may continue to exist subject to the following:*

1. *Rehabilitation or expansion of the structure that increases the degree of non-conformity is prohibited. Other rehabilitation or expansions may occur, provided that they comply with all other requirements of this code, are not detrimental to the purposes, intent and objectives of the standards, and do not negatively impact development in conformance with this code on adjacent property.*
2. *If destroyed by fire, natural disaster, accident, or any other cause by less than fifty percent (50%) of its fair market value, the structure may be restored to its original condition if the restoration is started within one (1) year. If destroyed by fifty percent (50%) or more of the fair market value, or if not restored within one (1) year, then the right to maintain the non-conformance shall terminate.*
3. *If the structure is determined obsolete or substandard by virtue of any applicable code beyond this Title, and the cost of improvement or restoration is fifty percent (50%) or more of the fair market value of the structure, then the right to maintain the non-conformance shall terminate.*

It should be noted that ALL detached single-family homes the 5th block of East St. and Main St. — as well as dozens of residential properties throughout the Old Town Residential neighborhoods north of the downtown — are currently legally nonconforming, as many of these lots were platted in the late 1800s a grid-like fashion as 40 ft. X 80 ft. lots (3,200 sq. ft.). For reference, the smallest configuration of lot size area permitted in the “R-4” district is 3,500 sq. ft.; and the subject property of 504 East St. is a 40 ft. X 80 ft. lot (3,200 sq. ft.). It should be noted that the existing building was constructed in 1977.

While the existing building on the property meets the “R-4” district’s front-yard setback standards and 5 ft. side-yard setback standards, it does not meet the 25 ft. rear-yard setback standard. Despite this, staff doesn’t foresee any issues pertaining to noise; and since the lodging itself would occur within the building, staff doesn’t foresee any issues pertaining to odor. Section 408.030 Required Parking, Table 408-5: Required Parking requires 2 parking spaces per dwelling unit. It should be noted that the subject property fronts East Street / Missouri Highway 9 and does not contain any private driveway, alleyway or parking garage. As a result, occupants have always had to utilize public parking along Main St. or 5th St. nonetheless, this doesn’t account for additional public parking within 600 feet of the subject property — including the City’s public parking lot at the southern end of 603 East St. — which contains 16 public parking spaces (it should be noted that Section 408.030 Required Parking, Subsection C.4 allows public parking credit for any property within 600 ft. of public parking spaces; and this provision allows the reduction of 1 required space for every 2 public parking spaces available). The owner indicates that Airbnb guests are encouraged to utilize the public parking lot across East St.



View of 500 East St. (looking towards the west) from Missouri Hwy 9



View towards public parking lot spaces at 603 East St.

4. **The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.**
Staff finds the proposed short-term RDR use would have little-to-no impact on the public realm, specifically the design of streetscapes and site elements to the streetscape, as no changes are being proposed to the existing building itself at 504 East St. It should be noted that the Six At Park Class-A commercial office building directly across the street at 603 East St. has several *Lodging – Short-Term Rental* dwelling units available for rent. The applicant has noted in their narrative that they only rent their property to short-term rental guests 50% of days throughout the year as this reduces the amount of wear, tear, maintenance and need to clean the property. Additionally, the rates to rent the property are higher comparatively to other Airbnb units in Parkville (see Exhibit B.1).
5. **The adequacy of drainage, utilities and other public facilities.**
Although the single-family detached home on the subject property was constructed in 1977, it's currently served by all required public utilities (e.g., electrical, water, sewer). There are currently no Property Maintenance Code violations on the subject property pertaining to stormwater drainage. Moreover, the Application for Conditional Use Permit 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.

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

The character of the neighborhood surrounding the subject parcel is old town / historic residential, old town district commercial, business commercial and Park University campus. Adjacent and surrounding property parcels to the north and west are all zoned “R-4” Mixed-Density Residential, parcels to the south are zoned “OTD” Old Town District, parcels to the east are zoned “B-2-P” General Business District, and parcels to the northeast are zoned “P-EC” Planned Educational Campus District. As noted in review criteria #3 above, the existing building on the subject property is currently a legally non-conforming structure in terms of building scale & form with the “R-4” district’s Detached Home building typologies. However, the existing building is compatible with the character of the area in terms of landscape and site design. The proposed short-term RDR use should not negatively impact the character of the surrounding area, as their uses are generally higher-intensity commercial business uses, all of which permit *Lodging – Short-Term Rental* uses by-right without needing to obtain a conditional use permit.



Aerial view of property parcels and their respective zoning district designations

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

In terms of hours of operation, short-term RDR uses are not restricted to specific hours of the day or days of the week, unless dictated as a conditional of approval enabled through the discretionary review process outlined in Section 403.050. The Parkville Police Department confirmed there has not been any noise complaints received for the property since May 1, 2021 when the current owner acquired the property and began use of it as a short-term RDR shortly thereafter. The applicant notes the majority of guests arrive from out of town into the Kansas City International Airport, and typically travel together to the Airbnb unit via a single rental car / motor vehicle. As noted in review criteria #3 above, staff doesn't foresee any issues / adverse impacts to adjacent properties pertaining to visible impacts, audible impacts, or traffic patterns. The applicant monitors security of the property via installed Ring doorbell cameras. It should be noted that the Six At Park Class-A commercial office building directly across the street at 603 East St. has several *Lodging – Short-Term Rental* dwelling units available for rent; and the immediately adjacent property to the south (500 East St.) has one of their four *Lodging – Short-Term Rental* dwelling units available for a short-term rental, which was approved recently via a Conditional Use Permit.

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

The discretionary review process outlined in Section 403.050 allows a reasonable time limit be placed on approval of the conditional use permit on a case-by-case basis. This is in order to assess the intensity and potential impacts of the use against changing conditions in the area over time. In line with previous Applications for Conditional Use Permit for short-term RDR uses, staff recommends the length of the permit be six months in order to allow staff time to research additional regulations per the request of the Board of Aldermen. Nonetheless, staff is also open to the opinion and input from the Planning and Zoning Commission on this matter. In the past, common Conditional Use Permit time limitations have included 5 years, 10 years, 15 years and 20 years.

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

Approval of the Application for Conditional Use Permit should not prevent development and use of neighboring properties in accordance with the applicable regulations of the Title IV – Development Code. While the existing building on the subject property is legally non-conforming in terms of the “R-4” minimum lot size requirements and “R-4” rear-yard setback building standards, it's compliant with the front-yard and side-yard setback standards. See review criteria #3 above for more detail.

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

The *Parkville 2040 Master Plan* projects “Downtown Mixed-Use” future land use for the subject property and immediately adjacent properties. This projected use is a special mixed-use district for downtown Parkville, and provides retail and office on first-floor and residential uses on the second or third stories; with an ideal floor-to-area ration (FAR) of 0.75 for retail / office uses, and an ideal density of 8 dwelling units per acre. Staff finds the proposed short-term RDR use would be complimentary to the existing detached single-family homes and multi-family residential building on the 5th block of East St. and Main St.; and wouldn't negatively impact long-range plans applicable to the site and

surrounding area, including the desired vision of the “Downtown Mixed-Use” future land use or its ideal density ranges.

11. 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*, no other recommendations of professional staff or other technical reviews associated with the application are referenced.

Staff Conclusion and Recommendation

Staff concludes that: With the exceptions noted above, the application meets or exceeds the minimum applicable standards and regulations; the proposed use of *Lodging – Short-Term Rental* does not conflict with the intent of any abutting districts and can be consistent with the adopted Parkville Master Plan; the proposed use can meet the requirements of the Development Code; the proposed use should not negatively impact the public realm, design and functions of streetscapes; existing drainage, utilities and other public facilities should be adequate for the proposed use; the existing building is compatible with the character of the area; hours of operation, visible and audible impacts and traffic patterns are compatible with the area; staff recommends the time duration of the Application for Conditional Use Permit be six months in length, but staff is open to the opinion and input of the Planning and Zoning Commission on the matter; the proposed use will not prevent development and use of neighboring properties; and the long-range plans to the site and surrounding area will not be negatively impacted by the proposed use.

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

Necessary Action

Following consideration of the Application for Conditional Use Permit, supporting information, associated exhibits, factors discussed above, and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval, approval with conditions, denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen on July 19, 2022 for final action.

End of Memorandum



06-05-2022

Stephen Lachky, AICP, CPM, CFM
Community Development Director

Date



Application #: PZ 2022-14
Date Submitted: 5/27/2022
Public Hearing: 7/12/2022
Date Approved: _____

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

Application for Conditional Use Permit

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

1. Applicant/Contact Information

Applicant(s)

Name: William Benson
Address: 6204 NW 104th Street
City, State: Kansas City, MO
Phone: 377-1978 Fax: _____
E-mail: benson.bill@gmail.com

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

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

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

Name: _____
Address: _____
City, State: _____
Phone: _____ 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 conditional use in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) [Signature] Date: 5/27/2022

Property Owner's Signature (Required) [Signature] Date: 5/27/2022

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

Proposed use: Short Term Rental Requested length of permit in perpetuity
Description: AirBNB
Proposed days and hours of operation: 24/7

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

Property address / general location: 504 East Street, Parkville, MO 64152
Parcel ID Number: _____ Zoning: R3
Present use of the property: Short Term Rental
Length of use (or vacancy): Approximately 60% occupancy

4. Neighboring land uses and zoning

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

Existing Land UseExisting Zoning

North: Residential - Single Family Home

North: R3

South: Residential - Apartment

South: R4

East: Hwy 9

East: R4

West: Residential - Single Family Home

West: R3

Attach a narrative addressing:

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

5. Checklist of required submittals

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

For Office Use OnlyApplication accepted as complete by: Stephen Lachky, Community Development Director 6/21/2022
Name/Title Date

Application fee payment: Check # _____ Amount \$ _____

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

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

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

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

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

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

3. Plan Drawing

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

4. Parking and Circulation

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

5. Landscaping and Screening

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

6. Other Requirements

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

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

Julia and I have lived in Kansas City our whole lives. We have three small children and are currently looking for a home to move to in the downtown Parkville area.

We currently own three properties in downtown Parkville. Two are at the top of 5th street and then the home at 504 East Street. Our two rental properties are lower income units where one tenant is retired and the other works at Stone Canyon. Both units are single bedroom units. These units would not be suitable for a STR and we currently have no intention to list them as a STR.

In May of last year, we purchased 504 East Street when there were only a handful of STR's in the downtown area and there was not a stand-alone home available for STR. We thought it was a perfect opportunity for us to fill a need. I reached out to the City and asked about the process to apply for a STR license and was informed that there wasn't a process yet. Our home is decorated in flowers and coffee from local downtown shops and we provide menus for the local restaurants. We promote the experience of Parkville just as much as we do the home itself.

After a very successful summer (2021) hosting guests nearly 100% of the available days, we decided that was not a good long term plan for us. We raised our rates enough to only host guests about 50% of the time. This reduces the wear and tear, lessens maintenance, and we don't spend as much time cleaning. Owning a STR is a lot of work. We are currently and by design the most expensive AirBNB in the downtown area. We strive to attract a wealthier demographic and have strict rules around not using our home for parties. To support this rule we installed Ring doorbell cameras and actively monitor how many people are coming and going.

We have heard there are parking complaints and as a property owner, I'm sympathetic to this. However, I do not feel that our property at 504 East Street contributes to the parking issues. The house is 40 years old and it's never had a driveway. Anyone who lived there would always have had to park on 5th or 6th Street.

504 East St. can only host 4 adults comfortably and virtually all of our guests fly into MCI and rent a car when they're staying. Our guests are not bringing multiple cars to Parkville. I'm in Parkville almost daily and I know which cars are new to the street. Our guests are not filling the streets with cars. I have also informed our guests that public parking is available across the street in the large parking lot. I know that several of our guests have utilized this resource for convenience on weekends when downtown gets busy.

504 East St. was a rental unit before we purchased it and if we are not allowed a STR permit, we will have to rent it again. If we rent it again, it will very likely be to two people because of the rental cost and they will surely have two cars and they will likely park on the street all the time. You can also imagine they will have friends visiting, which will further contribute to the parking problem and likely spill onto Main Street. We wholeheartedly feel that as a Short Term Rental we are providing a solution to the parking problem.

Last week a resident on Main Street submitted a complaint to the city specifically identifying our home and cars parking on 6th street. That entire week, we had no guests at the home and we actually were hosting a sleepover for our 11 yr old daughters birthday. We used the parking lot across the street that weekend because of the carnival and extra traffic downtown.



Staff Analysis

<u>Agenda Item:</u>	6.A
<u>Proposal:</u>	Application for Subdivision – Final Plat for The Woods At Creekside Fourth Plat, a subdivision (7.11 acres, more or less) containing 28 lots for detached homes, 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>	PZ 2022-21
<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 Third Plat (prepared by R.L. Buford & Associates, LLC; dated May 26, 2022)
- 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. PZ 2018-17A, PZ 2018-17B, and PZ 2018-17C

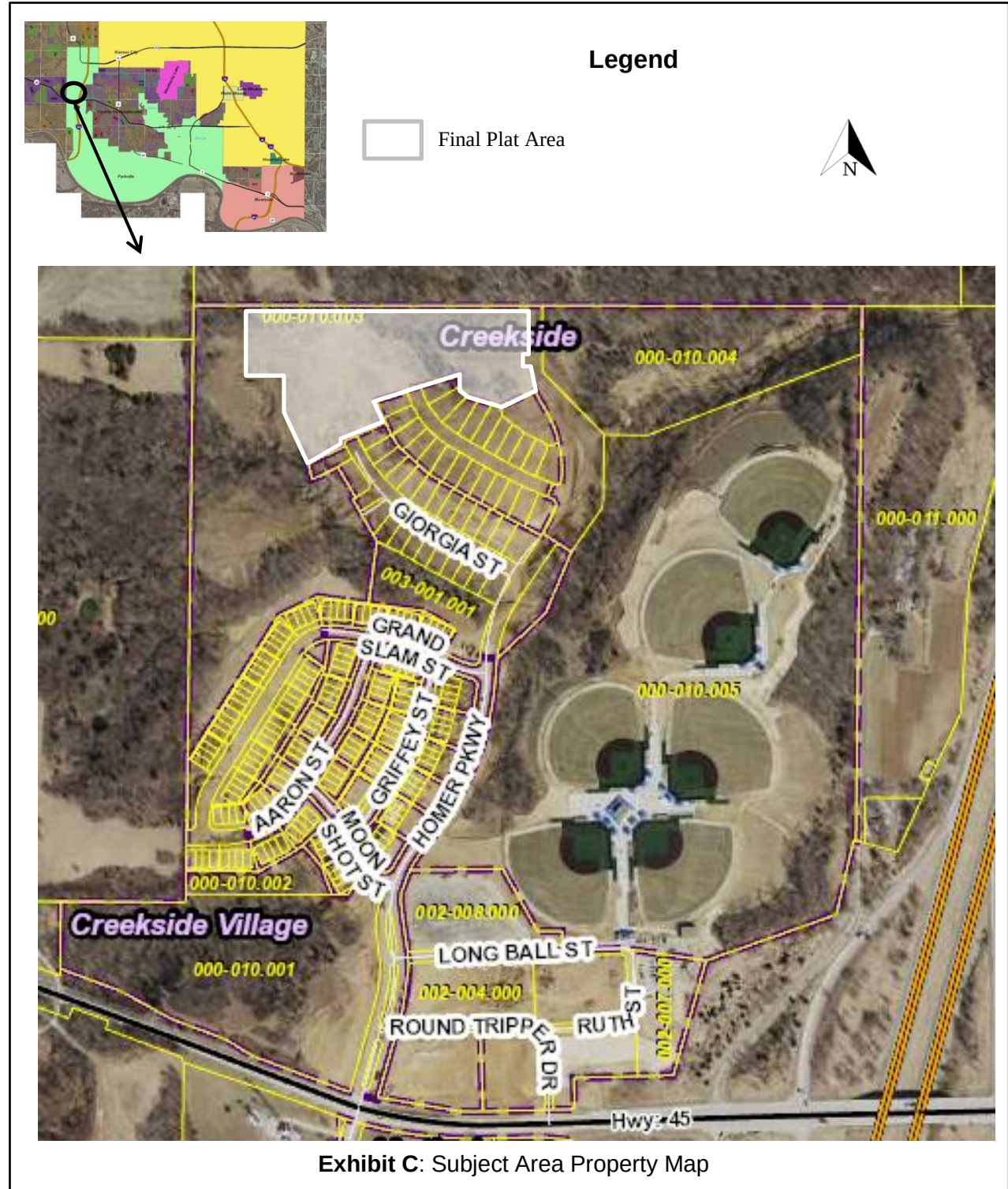
- I. Creekside Development Applicant Presentation (provided at September 11, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC)
- J. Aerial Imagery of I-435 Corridor
- K. Notice of Public Hearing 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. PZ 2018-17A – The Woods At Creekside - Zoning Map Amendment
- P. Case No. PZ 2018-17B – The Woods At Creekside - Preliminary Development Plan
- Q. Case No. PZ 2018-17C – The Woods At Creekside - Conditional Use Permit
- R. Case No. PZ 2020-12 – The Woods At Creekside First Plat – Final Plat
- S. Case No. PZ 2020-13 – The Woods At Creekside, Creekside Village & The New Parkville Cemetery At Creekside – Final Development Plan
- T. Case No. PZ 2020-18 – The Woods At Creekside Second Plat – Final Plat
- U. Professional Resume – Stephen Lachky, Community Development Director
- V. Professional Resume – Alysén Abel, Public Works Director
- W. Professional Resume – Nathan Hladky, City On-Call Engineer, Phelps Engineering, Inc.
- X. 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
- Y. 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
- Z. 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
- AA. Staff analyses, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (<https://vimeo.com/298093890>) and meeting minutes
- BB. Staff analyses, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (<https://vimeo.com/299350151>) and meeting minutes
- CC. Summary of comments provided at 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

- DD. 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
- EE. 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
- FF. 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

Overview

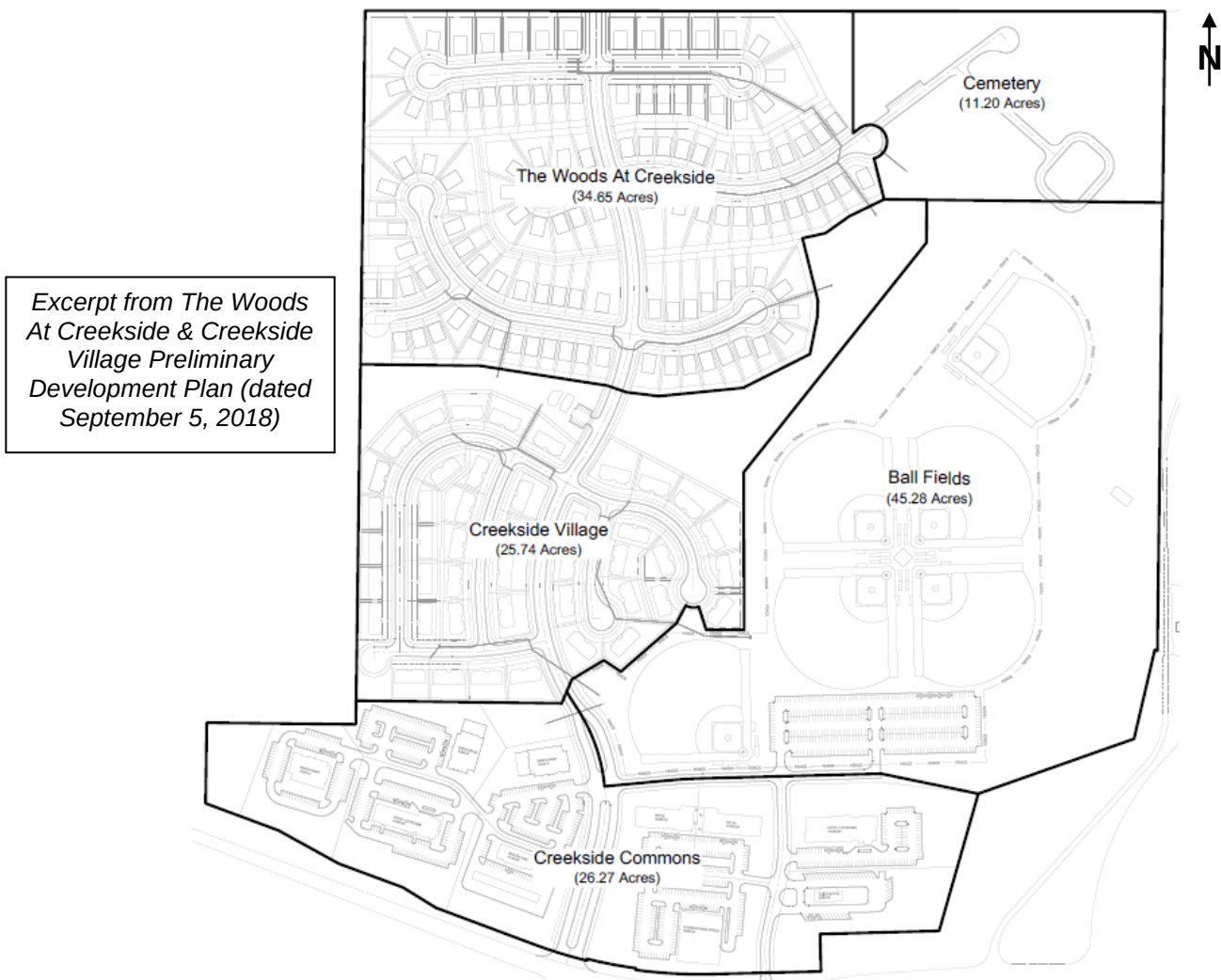
The applicant proposes a final plat for The Woods At Creekside Fourth Plat, a subdivision (7.11 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo. The final plat (see Exhibit E) is the fourth phase of implementing The Woods At Creekside (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 28 lots single-family homes.



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 7.11 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.



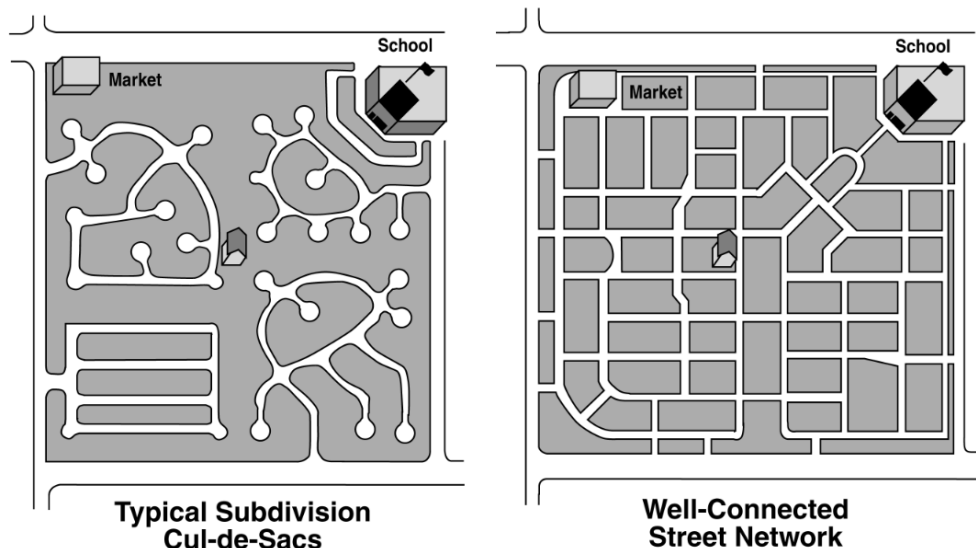
Review and Analysis

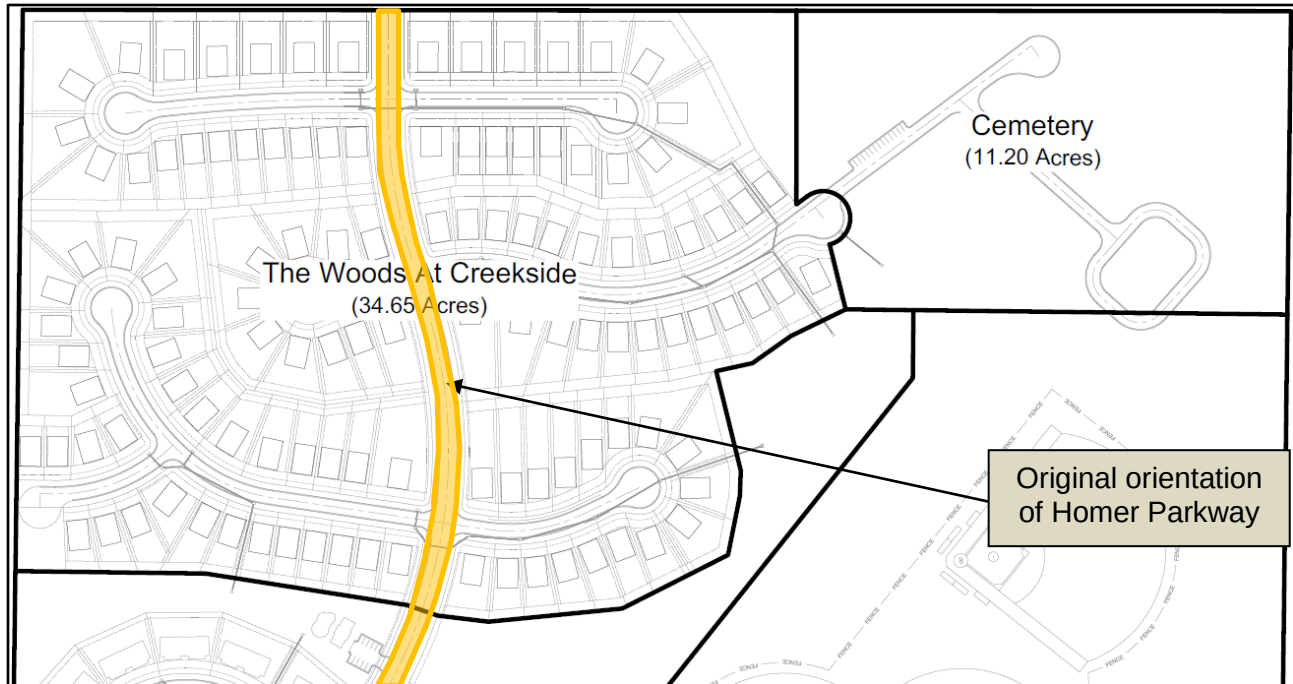
Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Preliminary plats 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. PZ 2022-21).

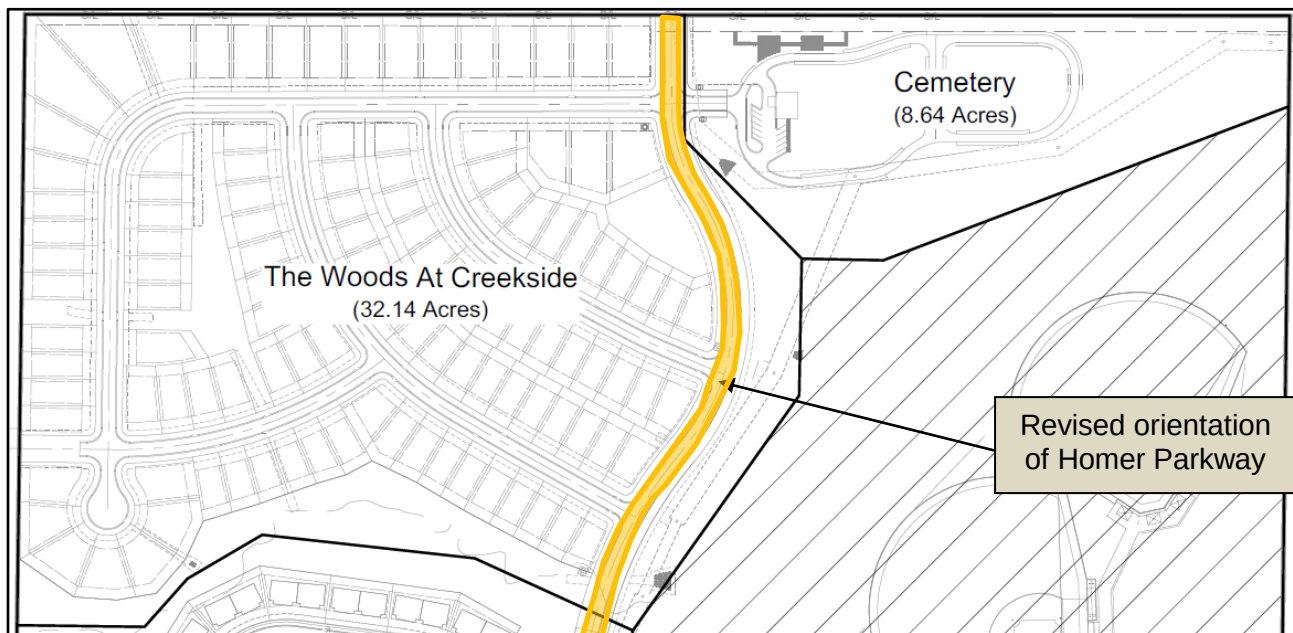
- 1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated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

Changes have been made to the layout and design of the final plat based on the previously approved preliminary plat (Case No. PZ 2018-17B). 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, cautious driving since drivers encounter cross traffic at frequent intervals.

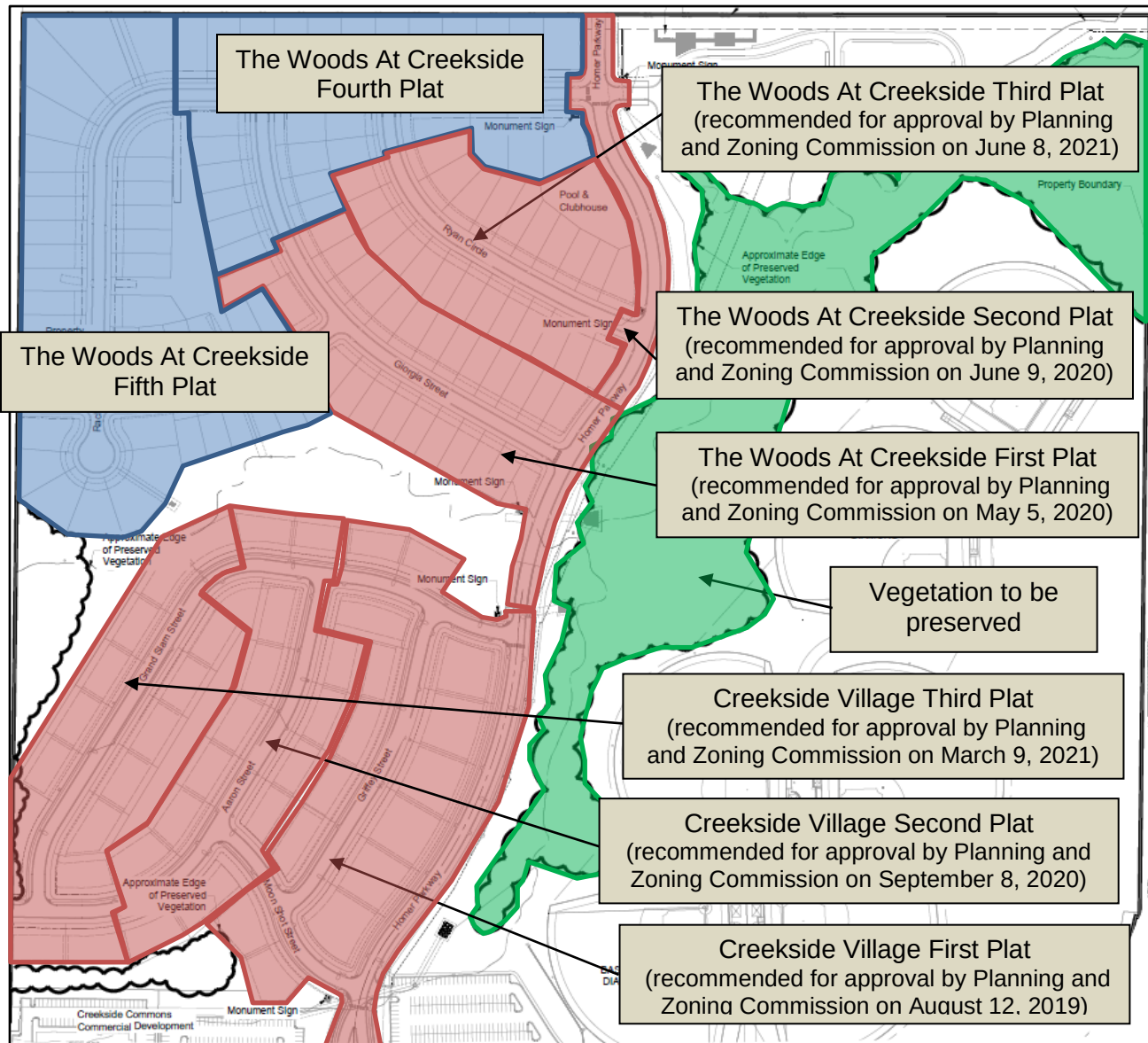




Original layout of The Woods At Creekside residential development (dated September 5, 2018)



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 is altered; but this doesn'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 was also added. Finally, an additional tract of dedicated open space was also added between Magnus Street and Rachel Circle for the purposes of stormwater management. The Woods At Creekside Fourth Plat proposes 28 lots for single-family homes.

In terms of street design and access, Homer Parkway is 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., Ryan Circle). 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 Fourth 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.

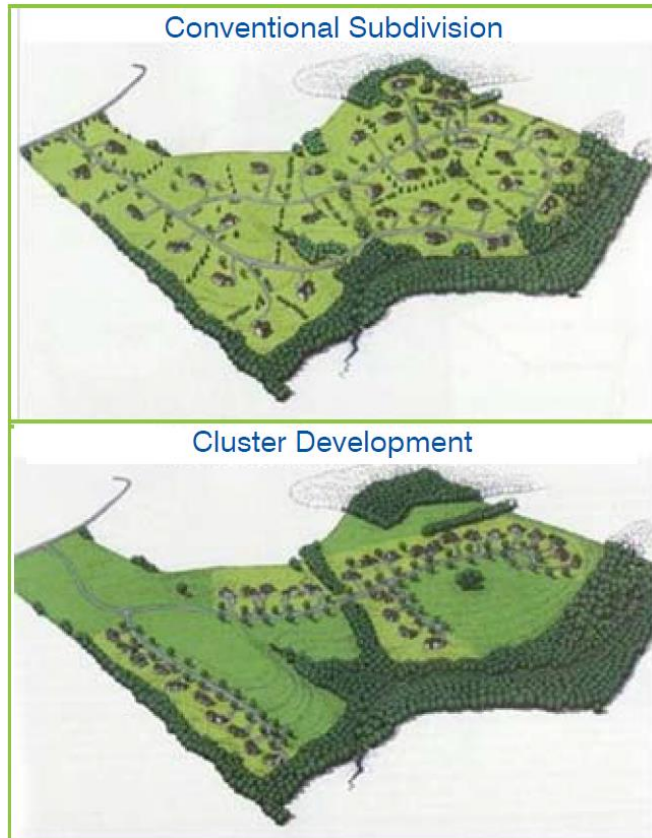
3. The phasing and timing of public improvements ensures construction and performance guarantees.

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. PZ 2018-17B). Although the intent isn't to bring the final plat in further compliance with the *Parkville 2040 Master Plan* (the intent is to preserve area around Brush Creek), such action does compliment the *Parkville 2040 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 Forth 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 2040 Master Plan's* projection of Medium-Density Residential 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 (duel 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 2040 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 Fourth 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 – Final 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 July 19, 2022 for first action.

End of Memorandum



Stephen Lachky, AICP, CPM, CFM

07-01-2022

Date

THE WOODS AT CREEKSID
& CREEKSID VILLAGE

A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN - CONDITIONAL USE

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.

TOTAL AREA: 54.36 ACRES



VICINITY MAP
(Scale 1"=1000')

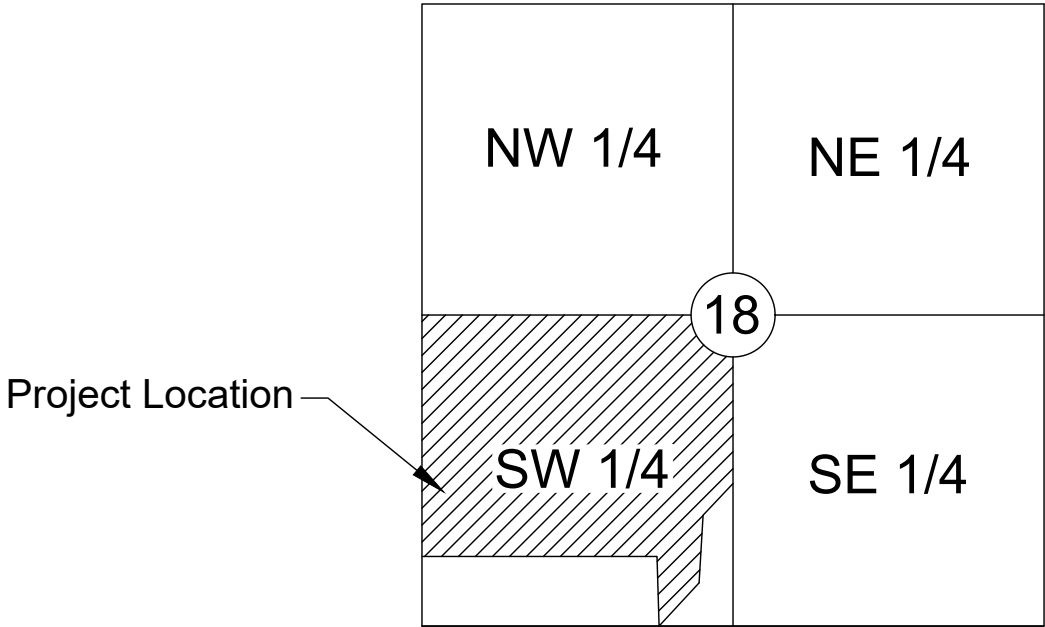


SUMMARY TABLE

Single Family Units	118
Townhome Units	176 (44 Buildings)

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



SECTION MAP
SEC. 18 TW. 51 RNG. 34

INDEX OF SHEETS

- Cover Sheet
- Existing Conditions
- Property Subdivision Plan
- Development Plan
- Typical Street Sections
- Building Setback Plan North
- Building Setback Plan South
- Site Data
- Site Utility Plan
- Pedestrian Linkage Plan
- Preliminary Plat
- Photometric Plan
- Photometric Plan
- Photometric Plan
- Photometric Plan
- Photometric 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

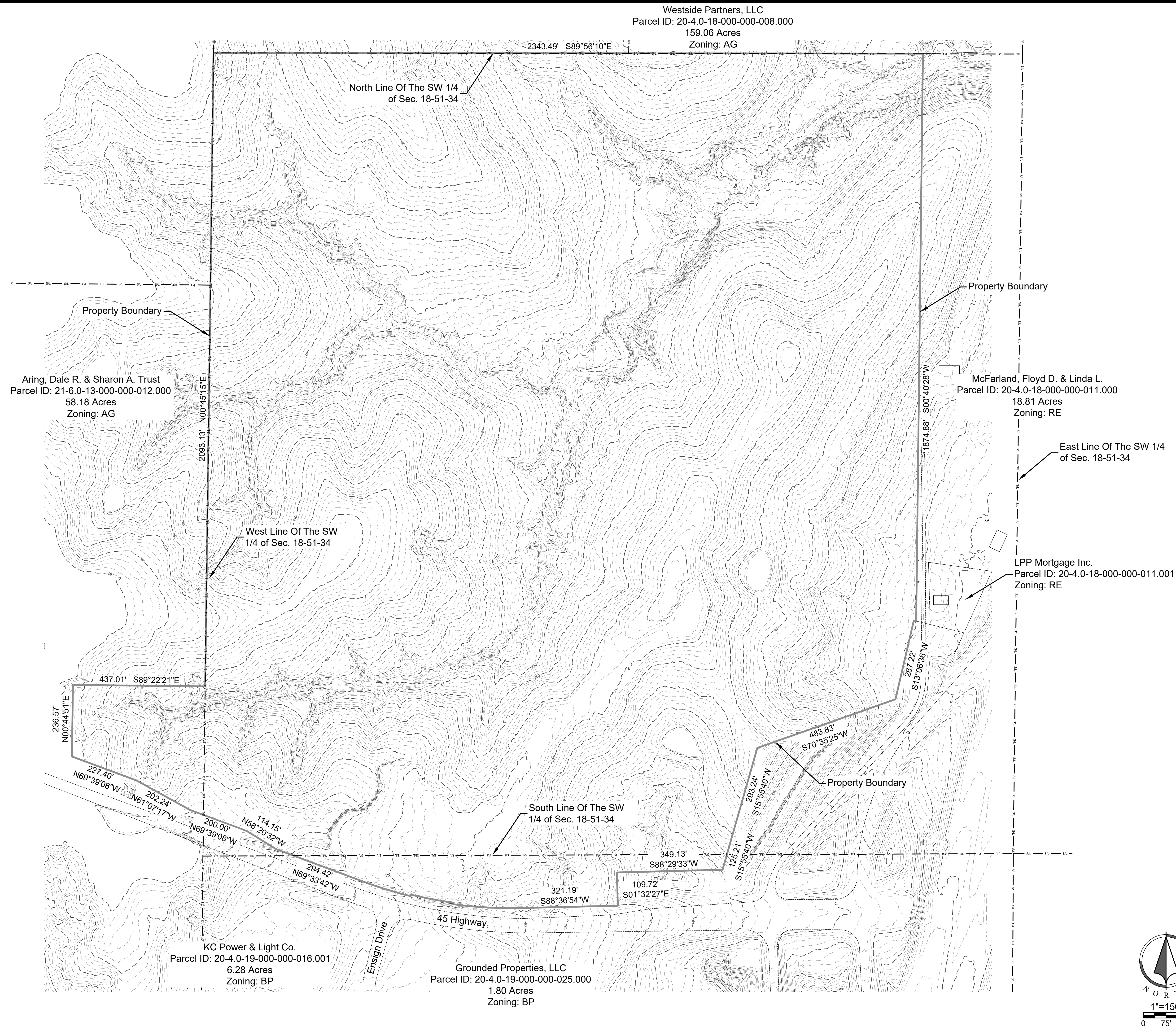
LEGEND

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

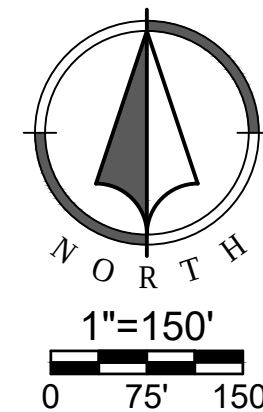
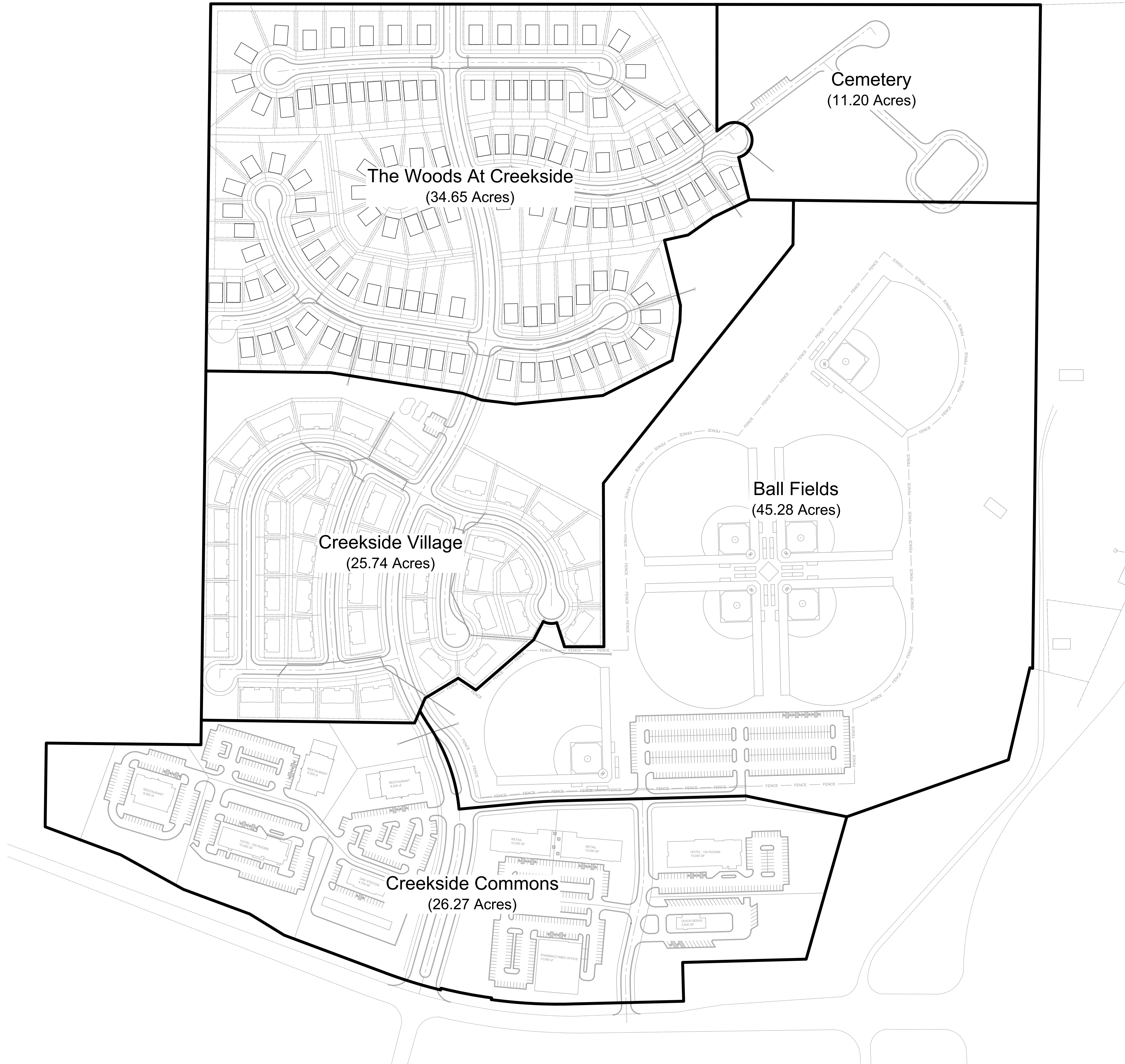


Know what's below.
Call before you dig.

Revised September 2018

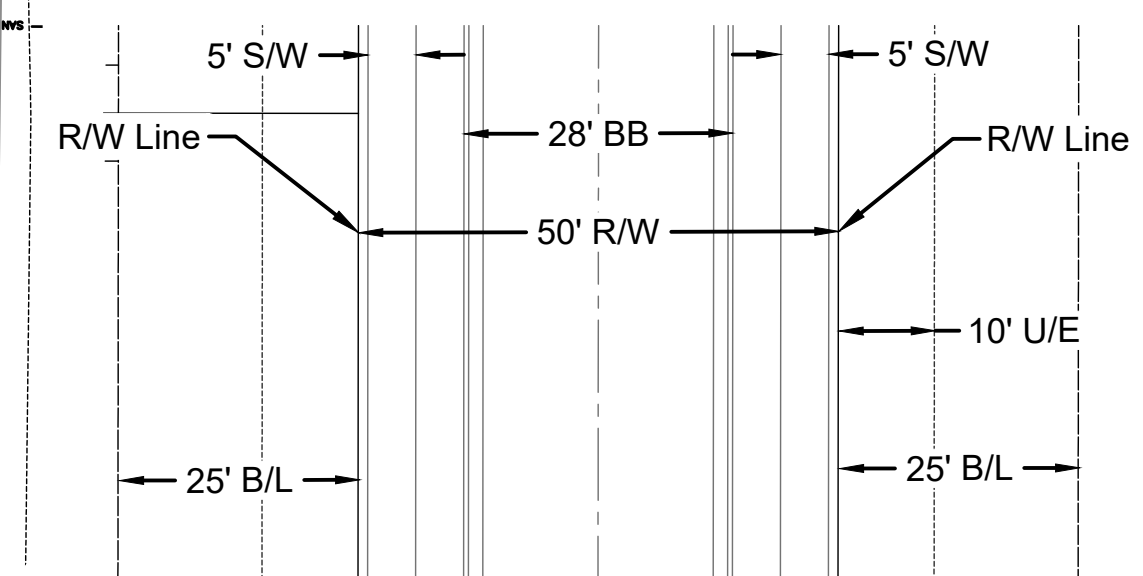
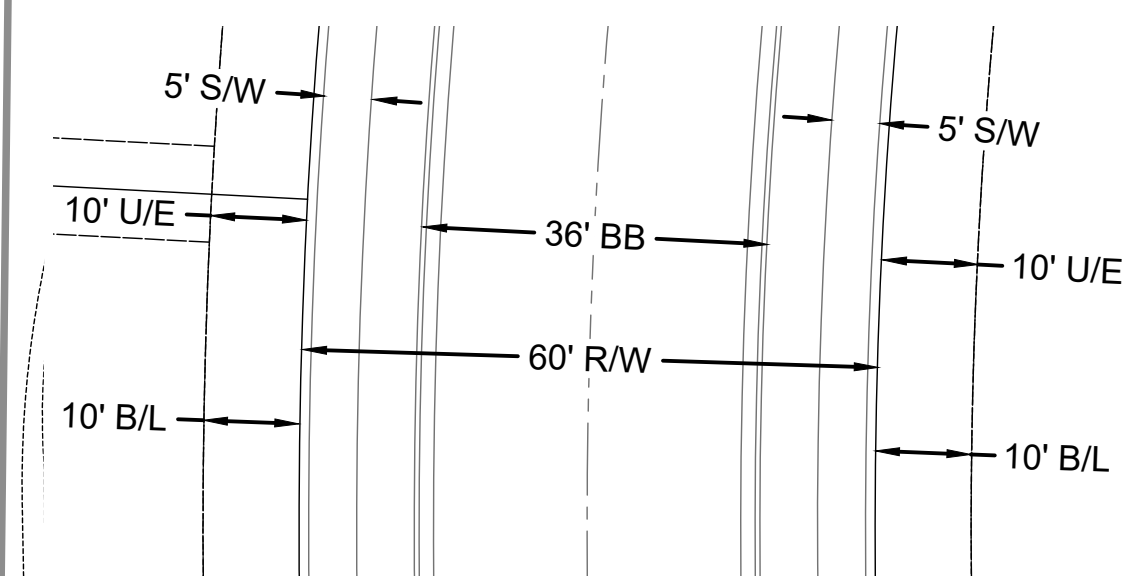
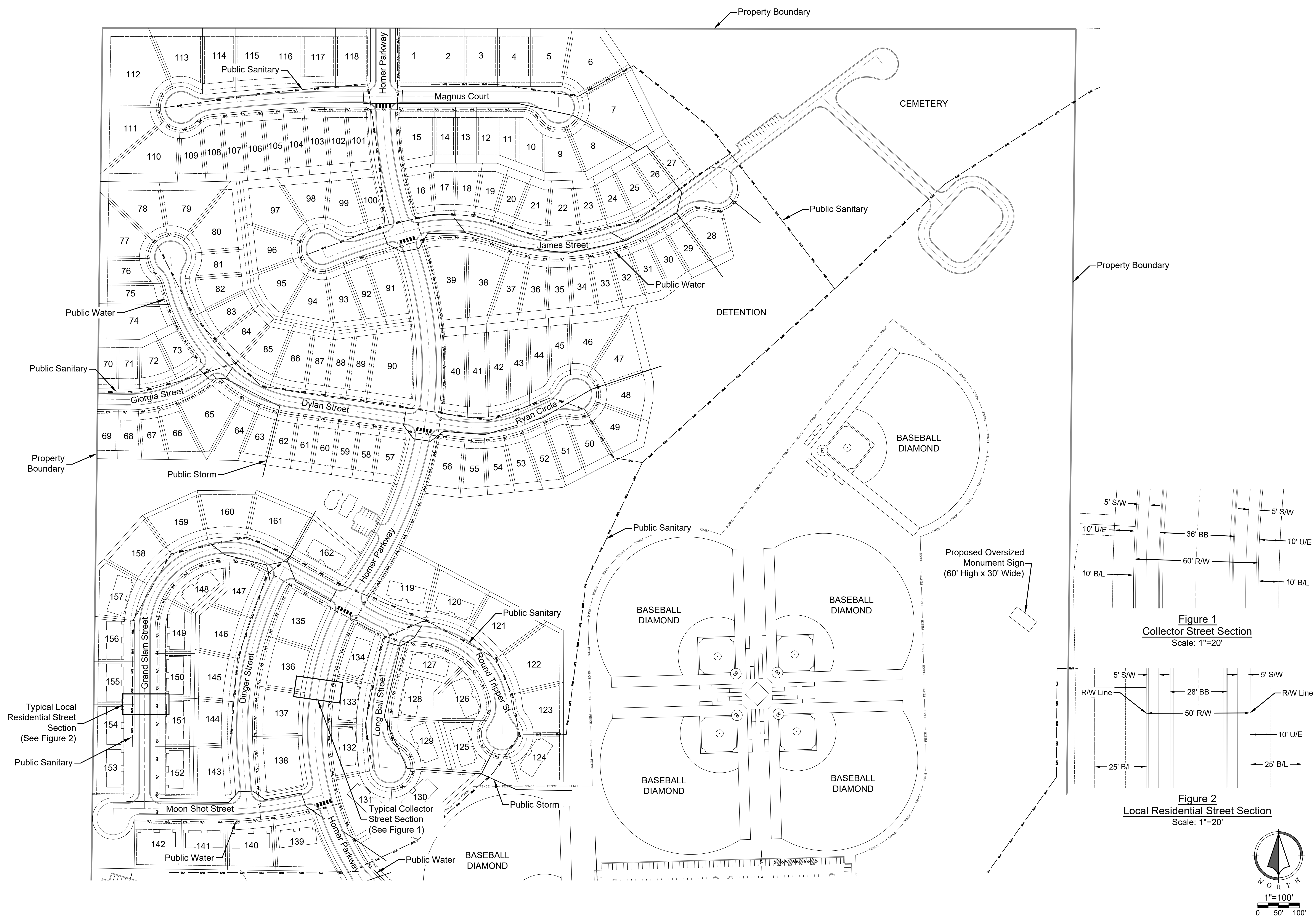
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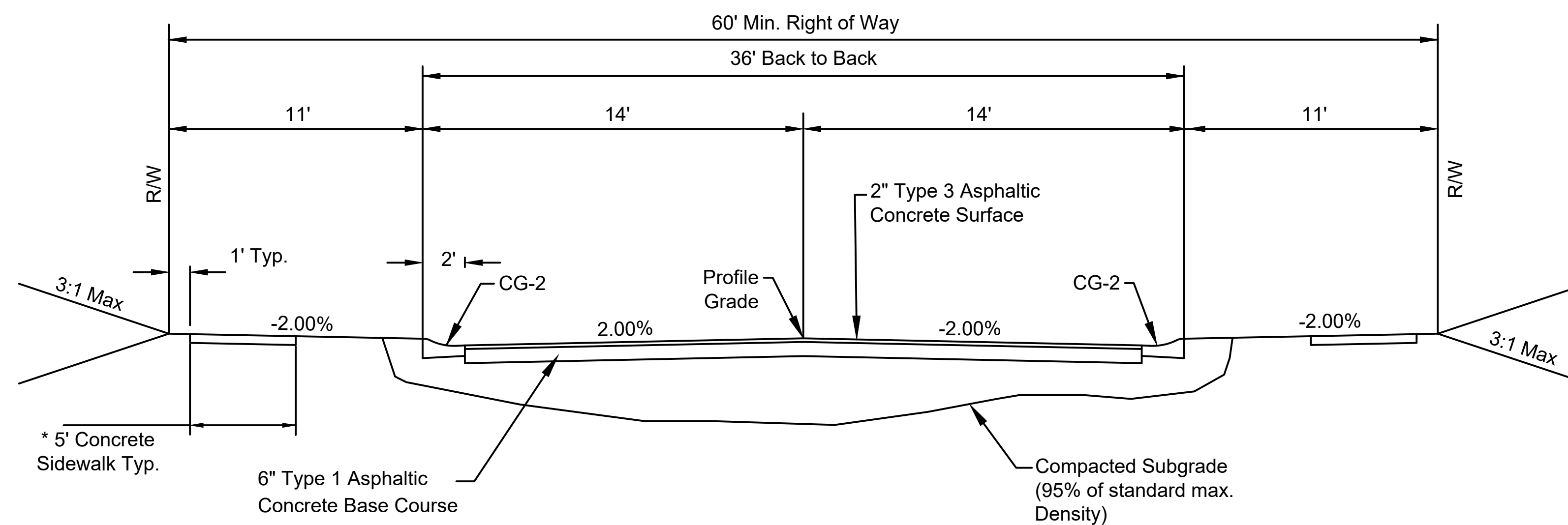
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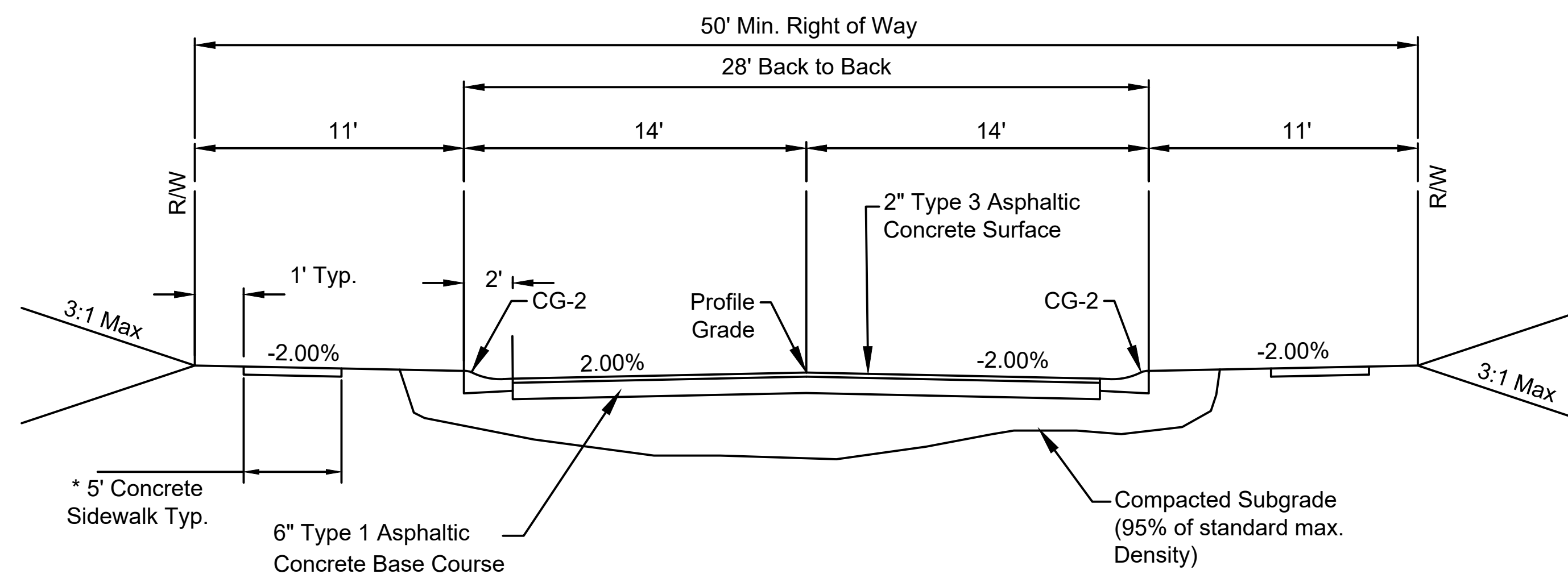
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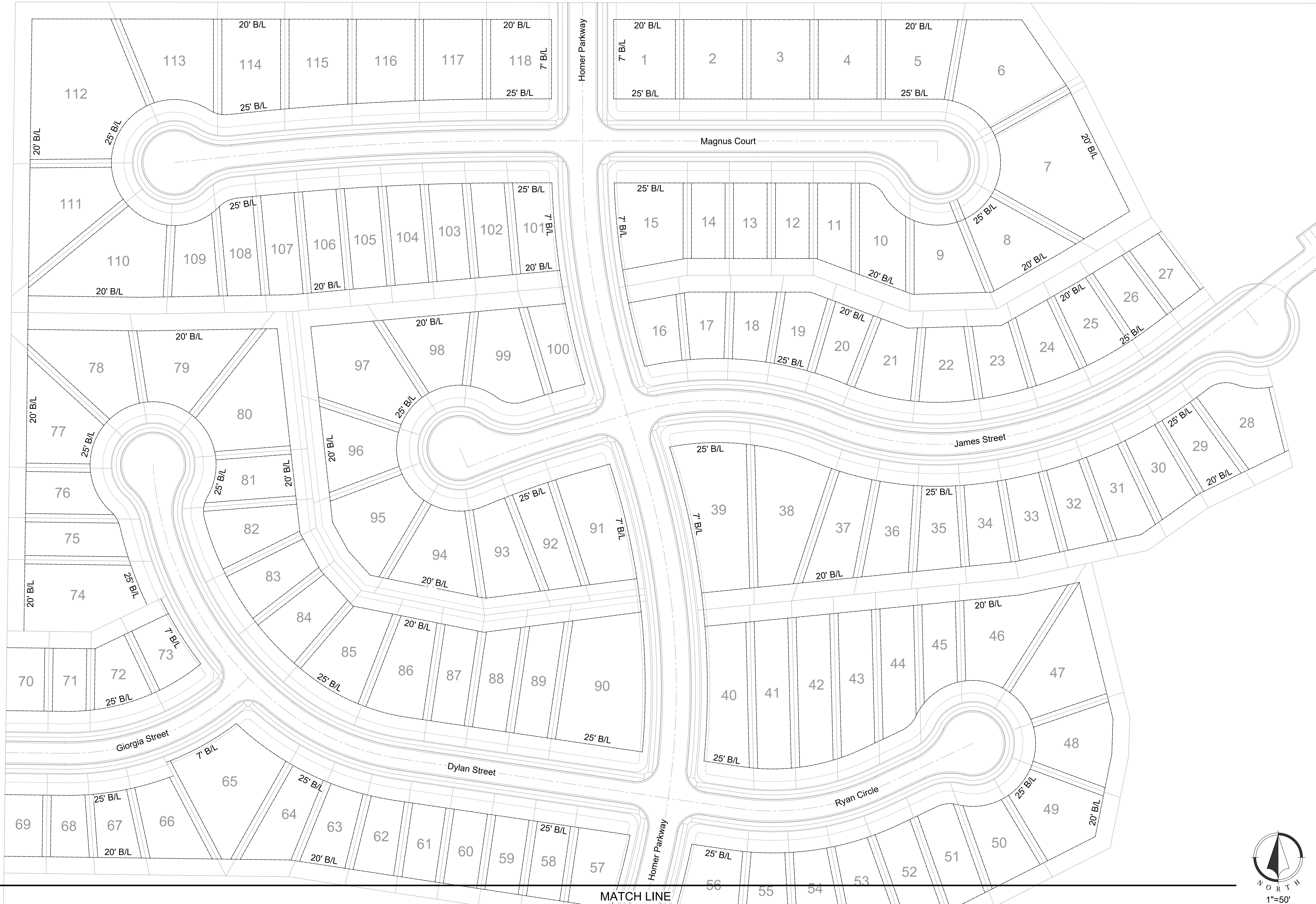
RESIDENTIAL COLLECTOR STREET
(HOMER PARKWAY)



LOCAL RESIDENTIAL STREET

(MOON SHOT STREET)
(GRAND SLAM STREET)
(DINGER STREET)
(LONG BALL STREET)
(ROUND TRIPPER STREET)
(GEORGIA STREET)
(DYLAN STREET)
(RYAN CIRCLE)
(JAMES STREET)
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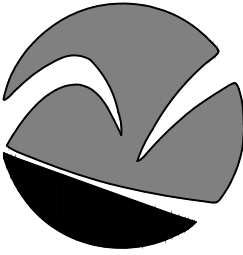
Sheet
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Preliminary Development Plan
18-0218
The Woods At Creekside
& Creekside Village

Building Setback Plan
North

NO.	BY	DATE	AS PER CITY COMMENTS
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1	JWD	08/23/18	AS PER CITY COMMENTS
	JWD	08/03/18	ORIGINAL SUBMITTAL
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Preliminary Development Plan

18-0218

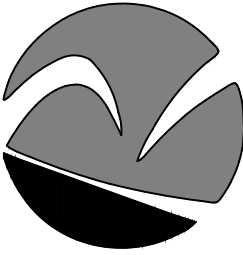
The Woods At Creekside
& Creekside Village

Building Setback Plan

North

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	JWD	SW 08/03/18	ORIGINAL SUBMITTAL

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LOT AREAS					
Lot Number	Lot Area (SF)	Lot Area (Ac)	Lot Number	Lot Area (SF)	Lot Area (Ac)
1	11896	0.27	82	9605	0.22
2	11171	0.26	83	8646	0.20
3	11168	0.26	84	9056	0.21
4	11165	0.26	85	11227	0.26
5	12274	0.28	86	10858	0.25
6	17332	0.40	87	7970	0.18
7	23989	0.55	88	8284	0.19
8	12055	0.28	89	8988	0.21
9	10062	0.23	90	21267	0.49
10	10110	0.23	91	13580	0.31
11	7207	0.17	92	8782	0.20
12	6743	0.15	93	9694	0.22
13	6743	0.15	94	11807	0.27
14	6743	0.15	95	12457	0.29
15	12793	0.29	96	10713	0.25
16	7697	0.18	97	16328	0.37
17	6810	0.16	98	10866	0.25
18	6947	0.16	99	11959	0.27
19	7430	0.17	100	7902	0.18
20	7138	0.16	101	8804	0.20
21	8915	0.20	102	7825	0.18
22	8874	0.20	103	8004	0.18
23	7690	0.18	104	8140	0.19
24	7899	0.18	105	8234	0.19
25	8289	0.19	106	8286	0.19
26	7286	0.17	107	8263	0.19
27	6509	0.15	108	8013	0.18
28	11092	0.25	109	8183	0.19
29	7940	0.18	110	17498	0.40
30	7925	0.18	111	14273	0.33
31	8324	0.19	112	27573	0.63
32	7929	0.18	113	14674	0.34
33	7743	0.18	114	12483	0.29
34	7763	0.18	115	11913	0.27
35	8091	0.19	116	11501	0.26
36	8806	0.20	117	11259	0.26
37	10205	0.23	118	11766	0.27
38	15931	0.37	119	20206	0.46
39	18723	0.43	120	14985	0.34
40	13065	0.30	121	15937	0.37
41	11115	0.26	122	19159	0.44
42	11113	0.26	123	12981	0.30
43	10630	0.24	124	13256	0.30
44	9755	0.22	125	12074	0.28
45	7911	0.18	126	13171	0.30
46	14016	0.32	127	11483	0.26
47	14795	0.34	128	12144	0.28
48	11043	0.25	129	14101	0.32
49	11901	0.27	130	18136	0.42
50	9044	0.21	131	16318	0.37
51	8936	0.21	132	11527	0.26
52	8693	0.20	133	10369	0.24
53	8137	0.19	134	12326	0.28
54	7693	0.18	135	15309	0.35
55	7886	0.18	136	13678	0.31
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59	6721	0.15	140	14130	0.32
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61	6696	0.15	142	13463	0.31
62	7262	0.17	143	12509	0.29
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64	9260	0.21	145	11022	0.25
65	15636	0.36	146	13095	0.30
66	9384	0.22	147	12218	0.28
67	6881	0.16	148	12005	0.28
68	6287	0.14	149	11135	0.26
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72	7903	0.18	153	12695	0.29
73	7816	0.18	154	10106	0.23
74	13717	0.31	155	9970	0.23
75	8149	0.19	156	9996	0.23
76	8224	0.19	157	13045	0.30
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79	14412	0.33	160	13465	0.31
80	15820	0.36	161	15202	0.35
81	8627	0.20	162	16003	0.37

Land Area 54.36

SINGLE FAMILY	
Residential areas	
Areas and density	
Gross area	33.72
Area of right of way	6.13
Net area	27.59
Number of units Lots	118
Density in Units per acre	3.50

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	6
Corner lot side yard setback	9	
Rear Yard setback	20	

Parking	Per unit
On site with garage	4
Off site	0
Total Parking	472
Streets Public	
Width of Right of way	50
Width of street	28
Sidewalk width	5
Street horizontal radius	150
culdesac radius	
Right of way	50
Back of curb	39
Design speed	25 mph

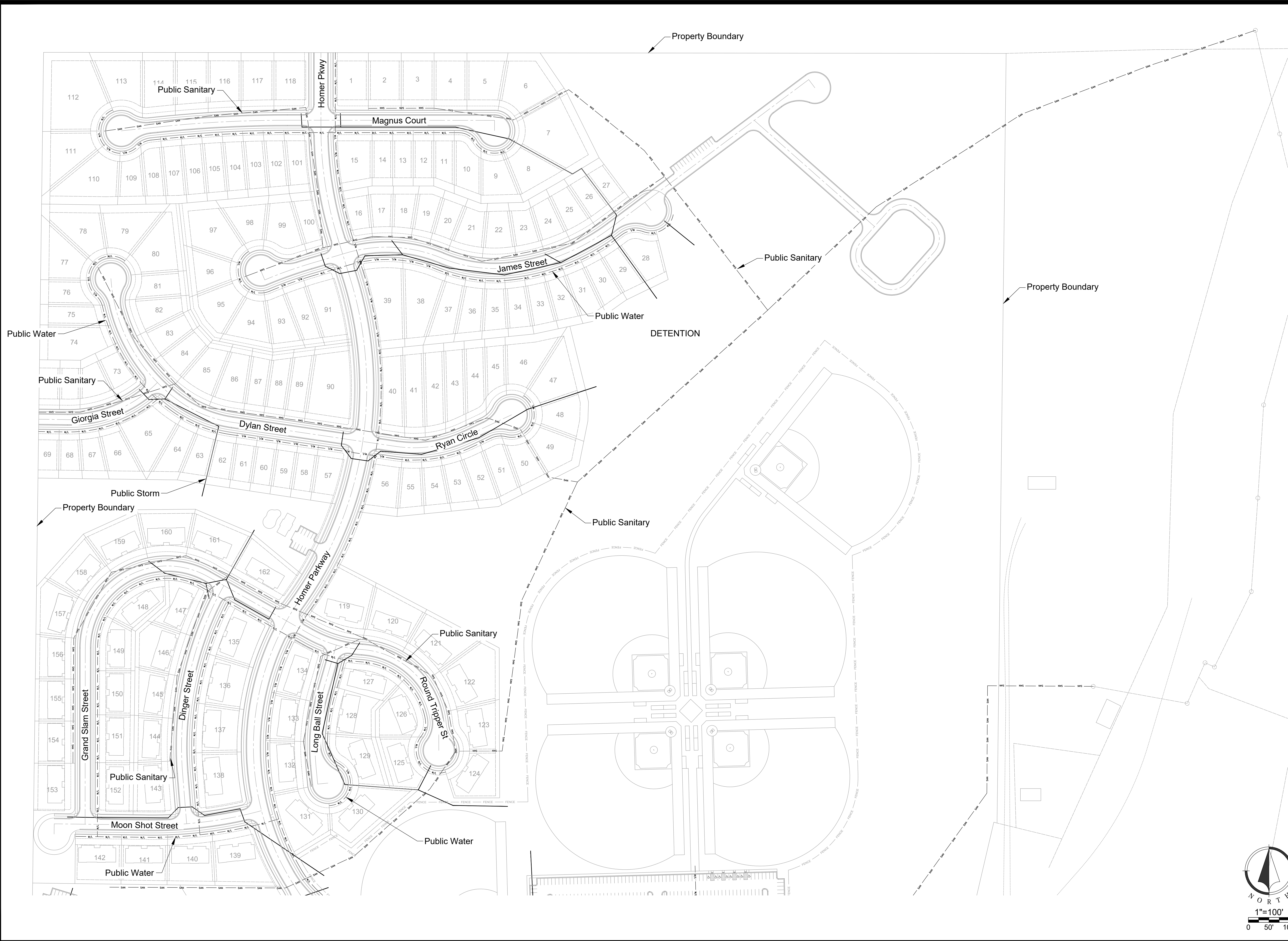
Residential areas

Areas and density	
Gross area	20.64
Area of right of way	4.96
Net area	15.68
Number of units	176
Density in Units per acre	8.53

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			10
Rear Yard setback			20

Parking	Per unit
On site with garage	2
Off site	0
Total Parking	404
Streets Public	
Width of Right of way	50
Width of street	28
Sidewalk width	5
Street horizontal radius	150
culdesac radius	
Right of way	50
Back of curb	39
Design speed	25 mph

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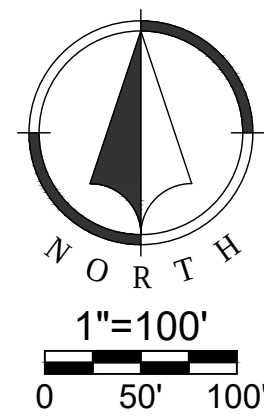
Preliminary Development Plan
18-0218
The Woods At Creekside
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Site Utility Plan

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1.	JWD	SW 08/23/18	AS PER CITY COMMENTS
	JWD	SW 08/03/18	ORIGINAL SUBMITTAL

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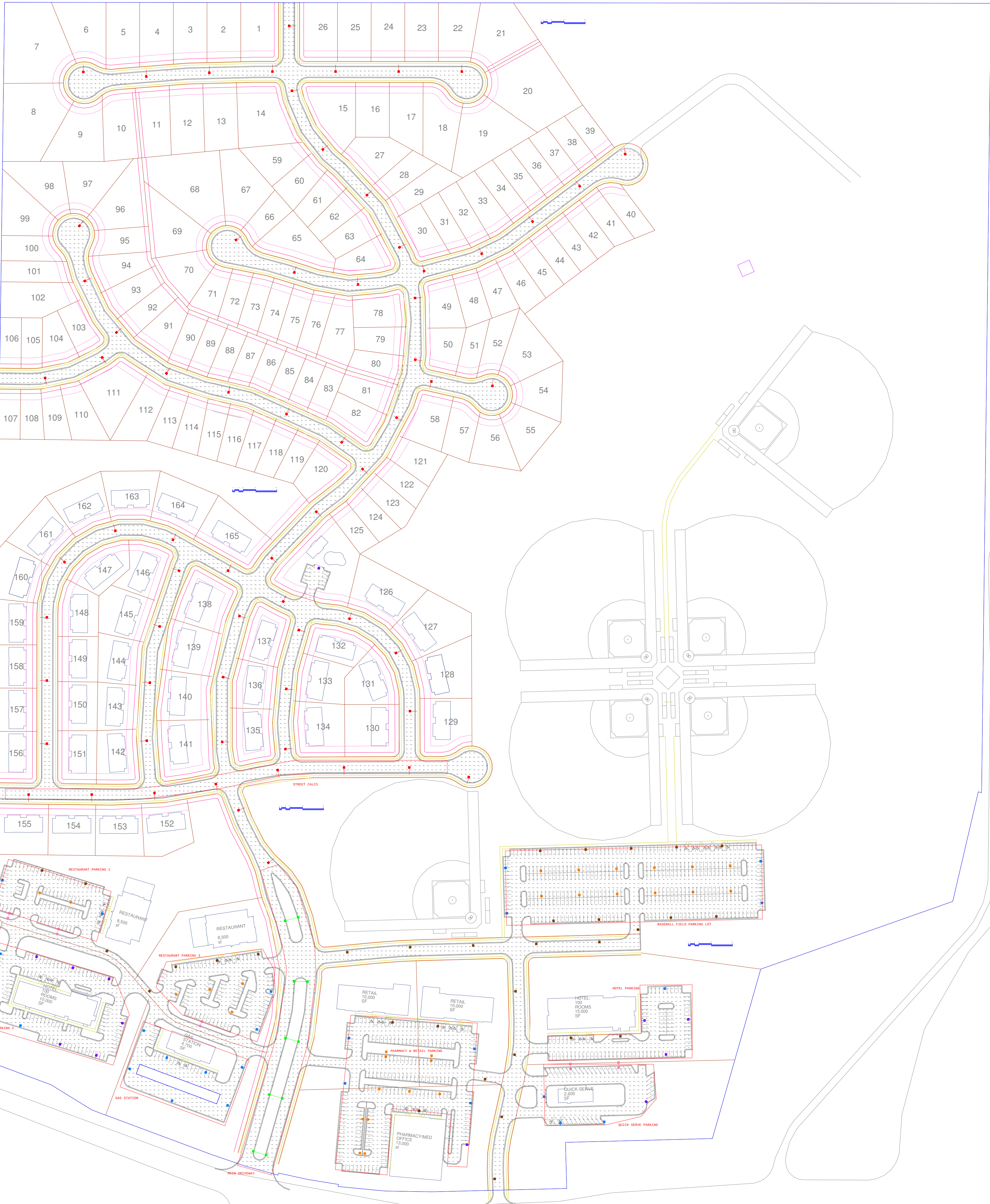
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10 of 17																					
Preliminary Development Plan																					
18-0218																					
The Woods At Creekside & Creekside Village																					
Pedestrian Linkage Plan																					
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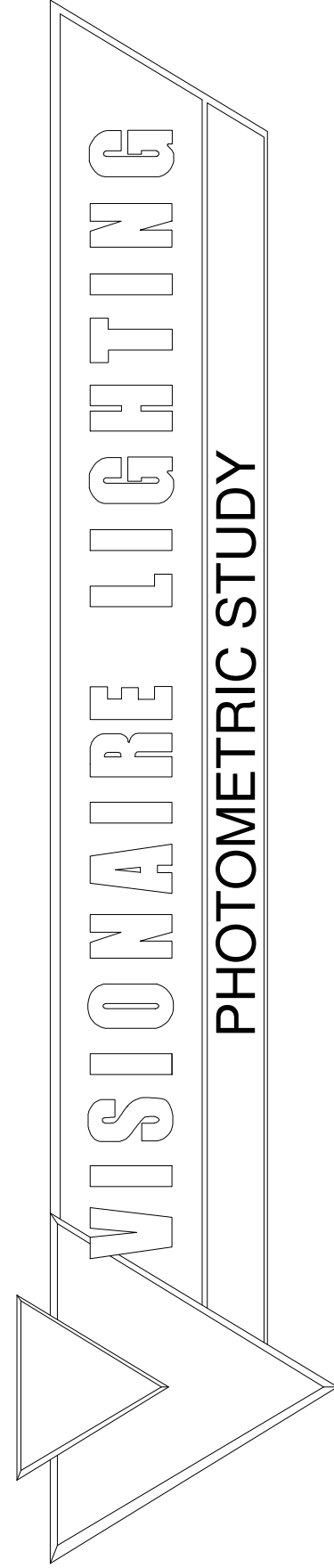


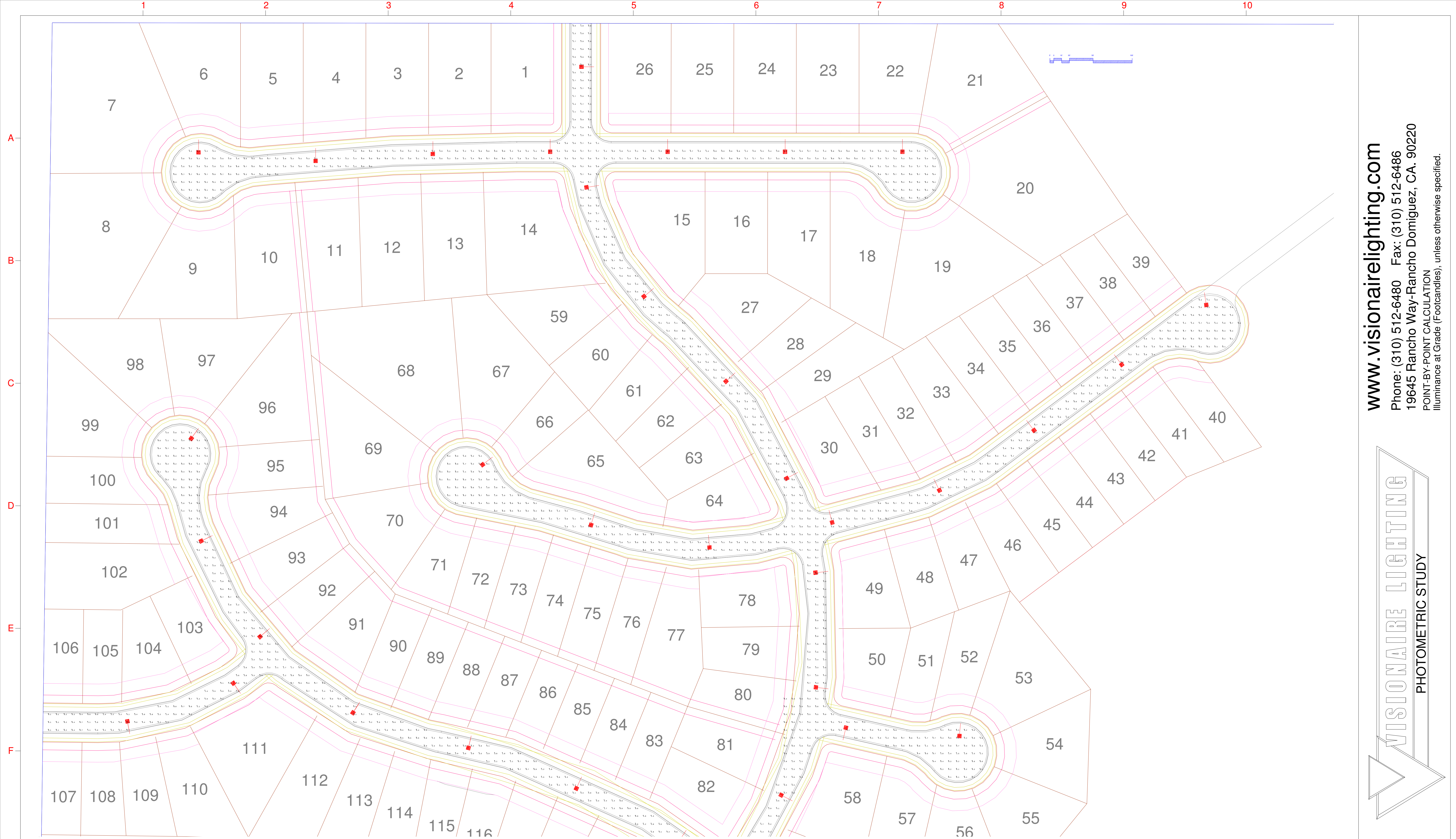


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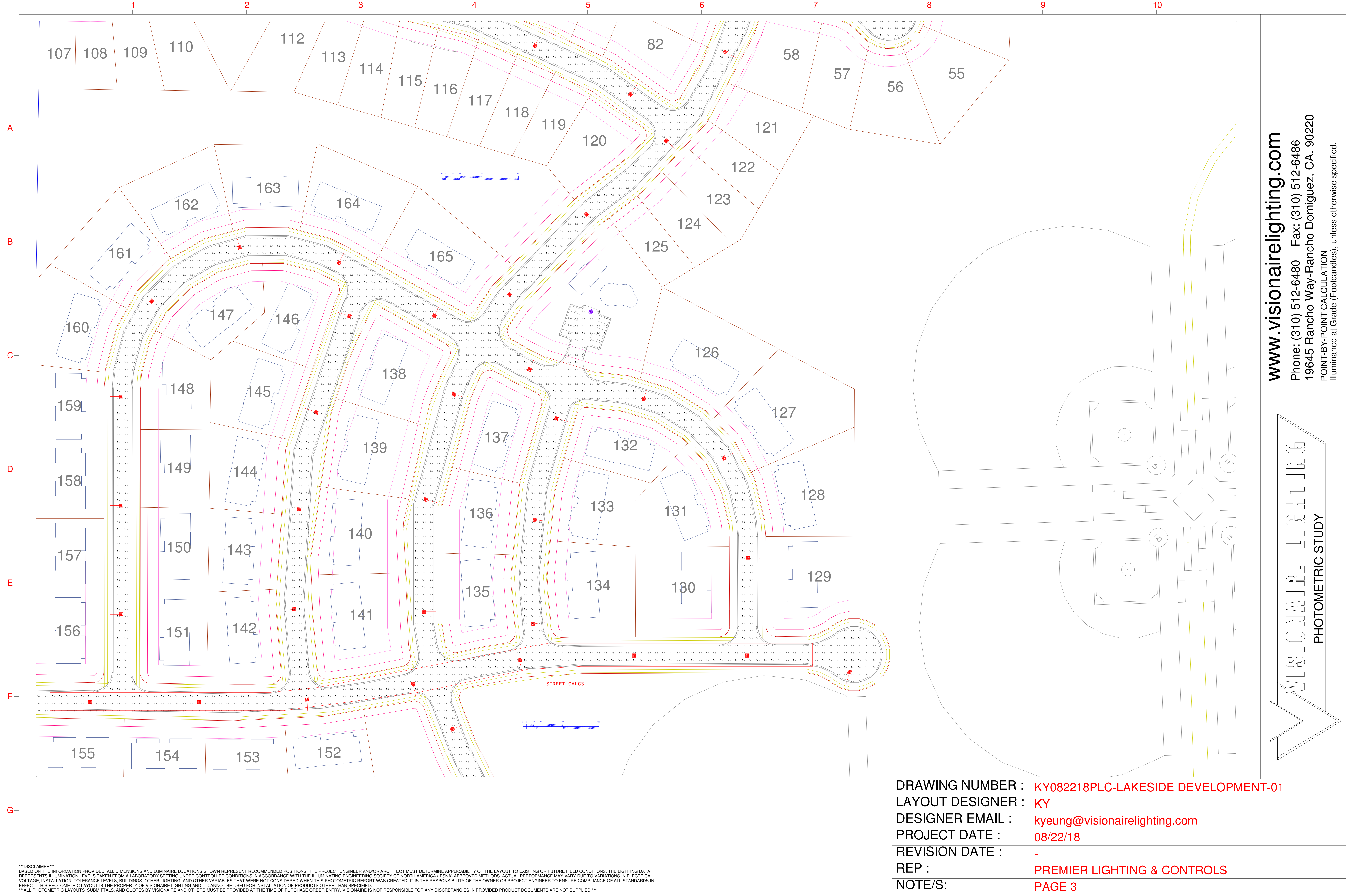


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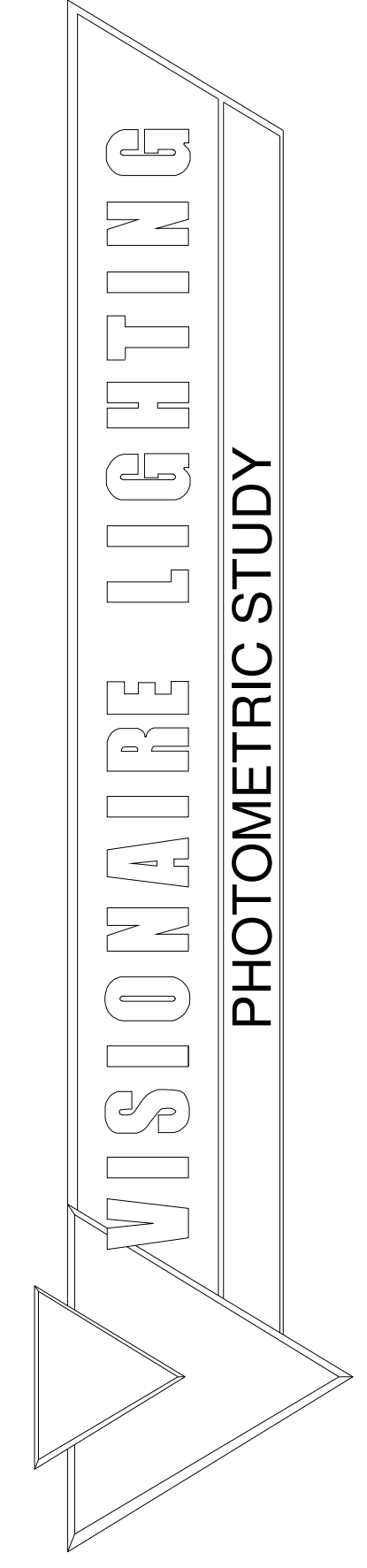
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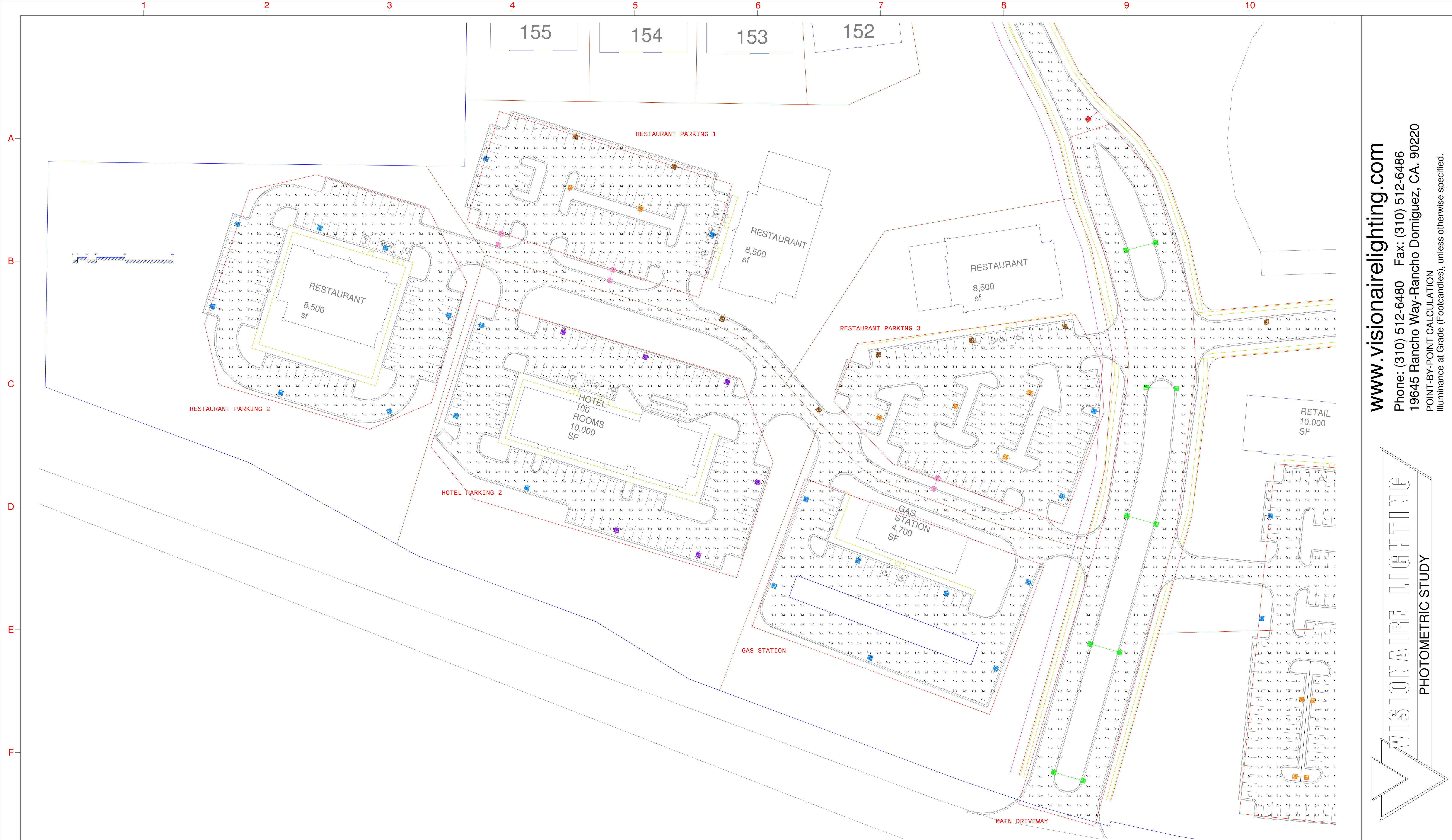


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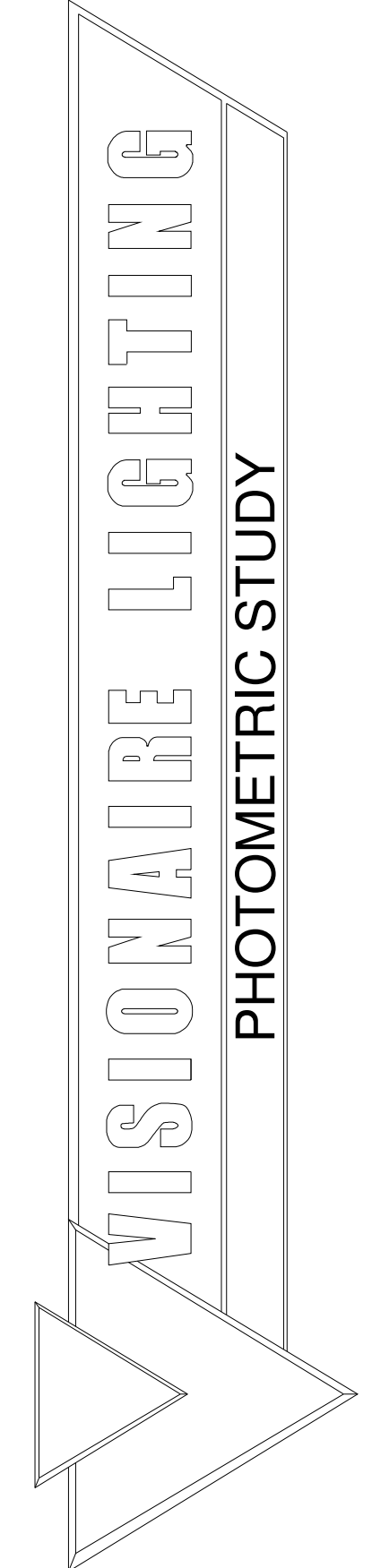
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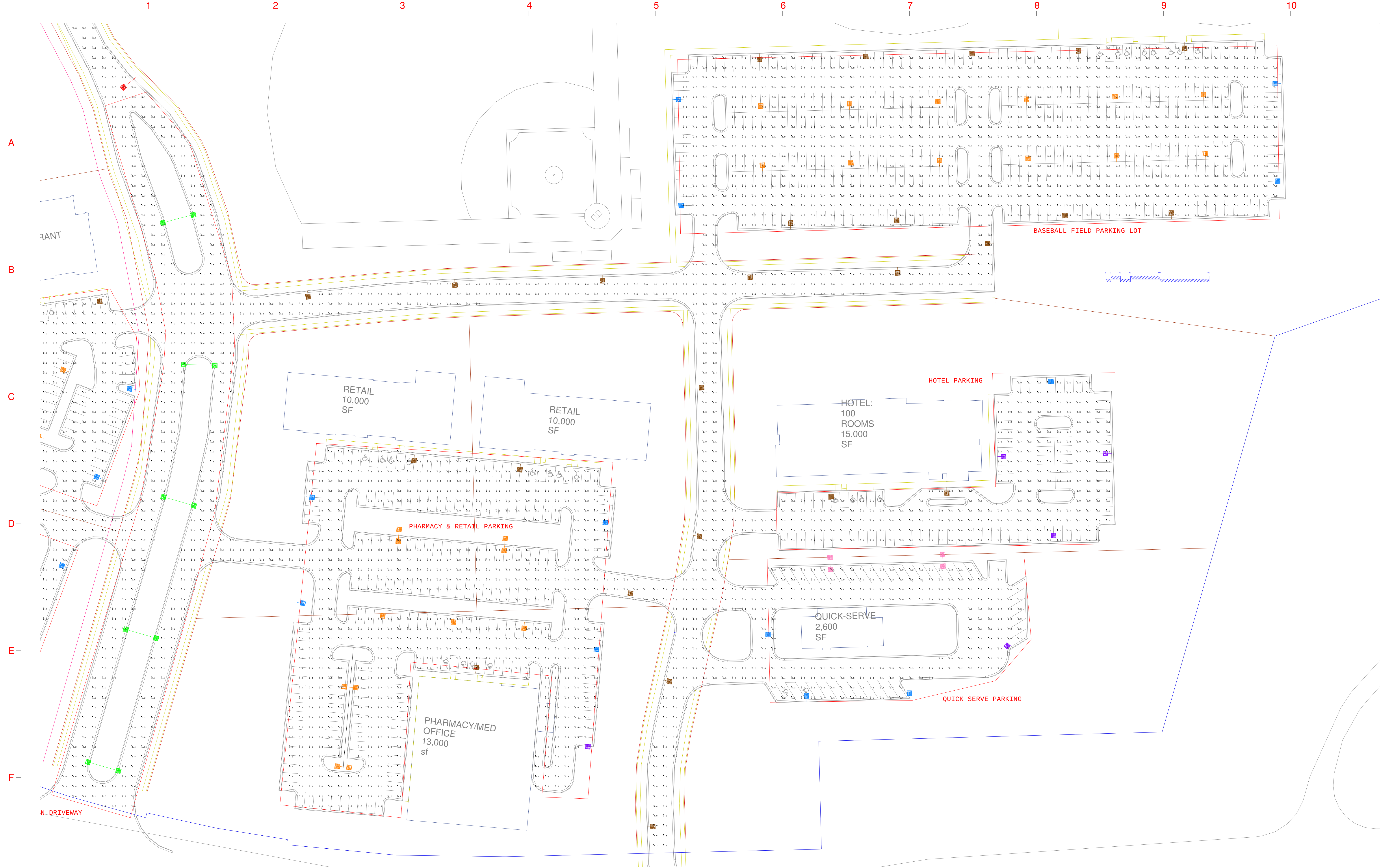


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Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC POINTS	Illuminance	Fc	2.82	10.6	0.1	28.20	106.00
BASEBALL FIELD PARKING LOT	Illuminance	Fc	3.32	8.2	0.9	3.69	9.11
GAS STATION	Illuminance	Fc	3.55	7.7	0.7	5.07	11.00
HOTEL PARKING	Illuminance	Fc	3.15	6.9	1.0	3.15	6.90
HOTEL PARKING 2	Illuminance	Fc	3.04	7.9	1.0	3.04	7.90
MAIN DRIVEWAY	Illuminance	Fc	2.38	6.5	0.4	5.95	16.25
PHARMACY & RETAIL PARKING	Illuminance	Fc	3.19	8.3	0.7	4.56	11.86
QUICK SERVE PARKING	Illuminance	Fc	3.16	9.5	1.0	3.16	9.50
RESTAURANT PARKING 1	Illuminance	Fc	3.48	10.6	1.7	2.05	6.24
RESTAURANT PARKING 2	Illuminance	Fc	3.10	8.2	0.9	3.44	9.11
RESTAURANT PARKING 3	Illuminance	Fc	3.48	8.1	0.8	4.35	10.13
STREET CALCS	Illuminance	Fc	2.45	6.9	0.5	4.90	13.80

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	BUG Rating	Lum. Watts
	32	A	SINGLE	N.A.	0.950	VISIONAIRE PST-2-L-T2-96LC-5-4K-VOLT-BOA10 @ 24' MTG. HT.	B3-U0-G4	153
	5	2A	2 @ 180 DEGREES	N.A.	0.950	VISIONAIRE PST-2-L-T2-96LC-5-4K-VOLT-BOA10 @ 24' MTG. HT.	B3-U0-G4	153
	33	B	SINGLE	N.A.	0.950	VISIONAIRE PST-2-L-T3-96LC-5-4K-VOLT-BOA10 @ 24' MTG. HT.	B2-U0-G3	153
	12	C	SINGLE	N.A.	0.950	VISIONAIRE PST-2-L-T4-96LC-5-4K-VOLT-BOA10 @ 24' MTG. HT.	B3-U0-G3	153
	21	D	SINGLE	N.A.	0.950	VISIONAIRE PST-2-L-T5W-96LC-5-4K-VOLT-BOA10 @ 24' MTG. HT.	B4-U0-G3	153
	4	2D	2 @ 180 DEGREES	N.A.	0.950	VISIONAIRE PST-2-L-T5W-96LC-5-4K-VOLT-BOA10 @ 24' MTG. HT.	B4-U0-G3	153
	68	S	SINGLE	N.A.	0.950	VISIONAIRE PST-2-L-T2-96LC-5-4K-VOLT-SINGLE @ 24' MTG. HT. 2' ARM.	B3-U0-G4	153
	5	2S	2 @ 180 DEGREES	N.A.	0.950	VISIONAIRE PST-2-L-T2-96LC-5-4K-VOLT-D180° @ 24' MTG. HT. 2' ARM.	B3-U0-G4	153

A

B

C

OVERALL PLAN

B

C

D

RESIDENTIAL STREETS

C

D

E

COMMERCIAL AREA

D

E

F

OVERALL RENDERING

E

F

G

STREET RENDERING

F

G

COMMERCIAL RENDERING

DRAWING NUMBER : KY082218PLC-LAKESIDE DEVELOPMENT-01

LAYOUT DESIGNER : KY

DESIGNER EMAIL : kyeung@visionairelighting.com

PROJECT DATE : 08/22/18

REVISION DATE : -

REP : PREMIER LIGHTING & CONTROLS

NOTE/S: PAGE 6

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www.visionairelighting.com

Phone: (310) 512-6480 Fax: (310) 512-6486

19645 Rancho Way-Rancho Dominguez, CA. 90220

POINT-BY-POINT CALCULATION

Illuminance at Grade (Footcandles), unless otherwise specified.

VISIONAIRE LIGHTING

PHOTOMETRIC STUDY

Page 47 of 88

Exhibit E

THE WOODS AT CREEKSIDE, CREEKSIDE VILLAGE &
THE NEW PARKVILLE CEMETERY at CREEKSIDE
A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

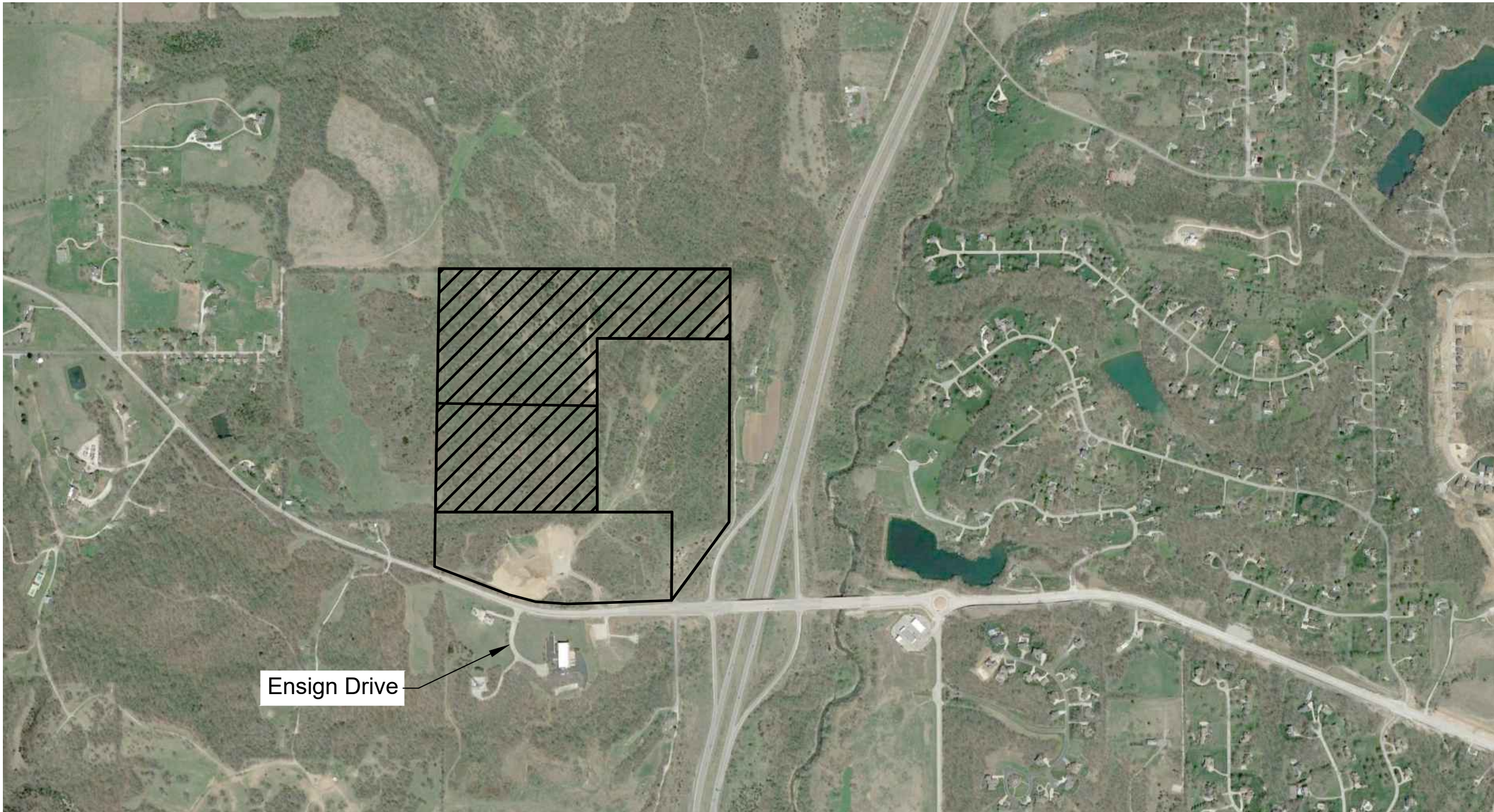
FINAL DEVELOPMENT PLAN

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



VICINITY MAP
(Scale 1"=1000')



SUMMARY TABLE

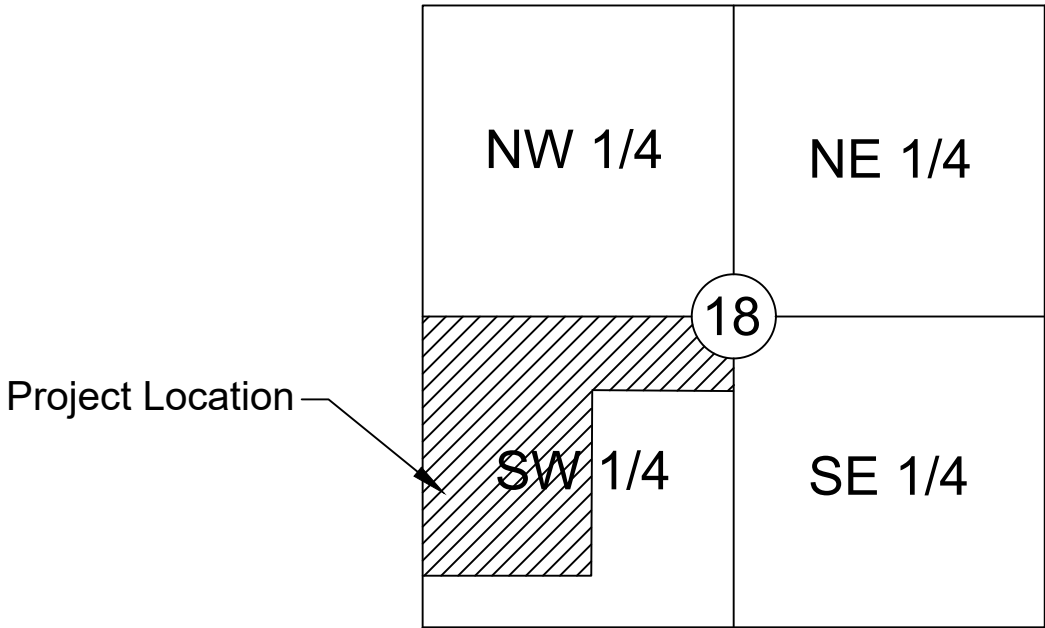
Single Family Units	115
Townhome Units	172 (43 Buildings)
Cemetery	2900 plots

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



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



Know what's below.
Call before you dig.

Sheet

C01

Final Development Plan

18-0218

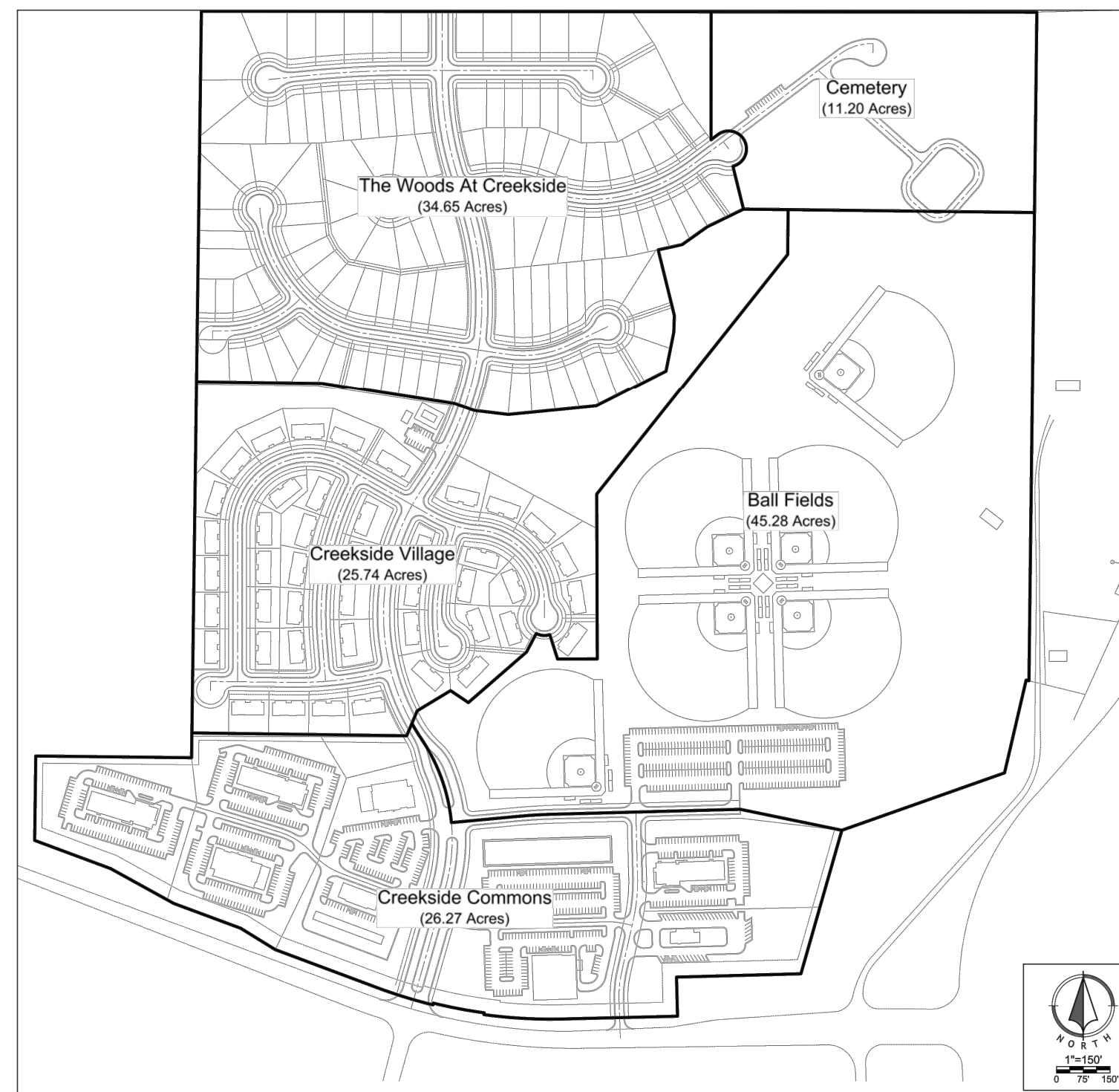
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Cover Sheet

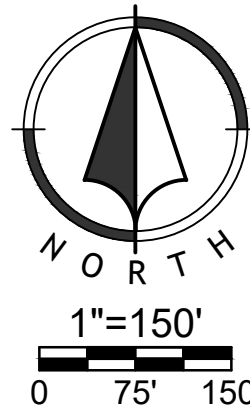
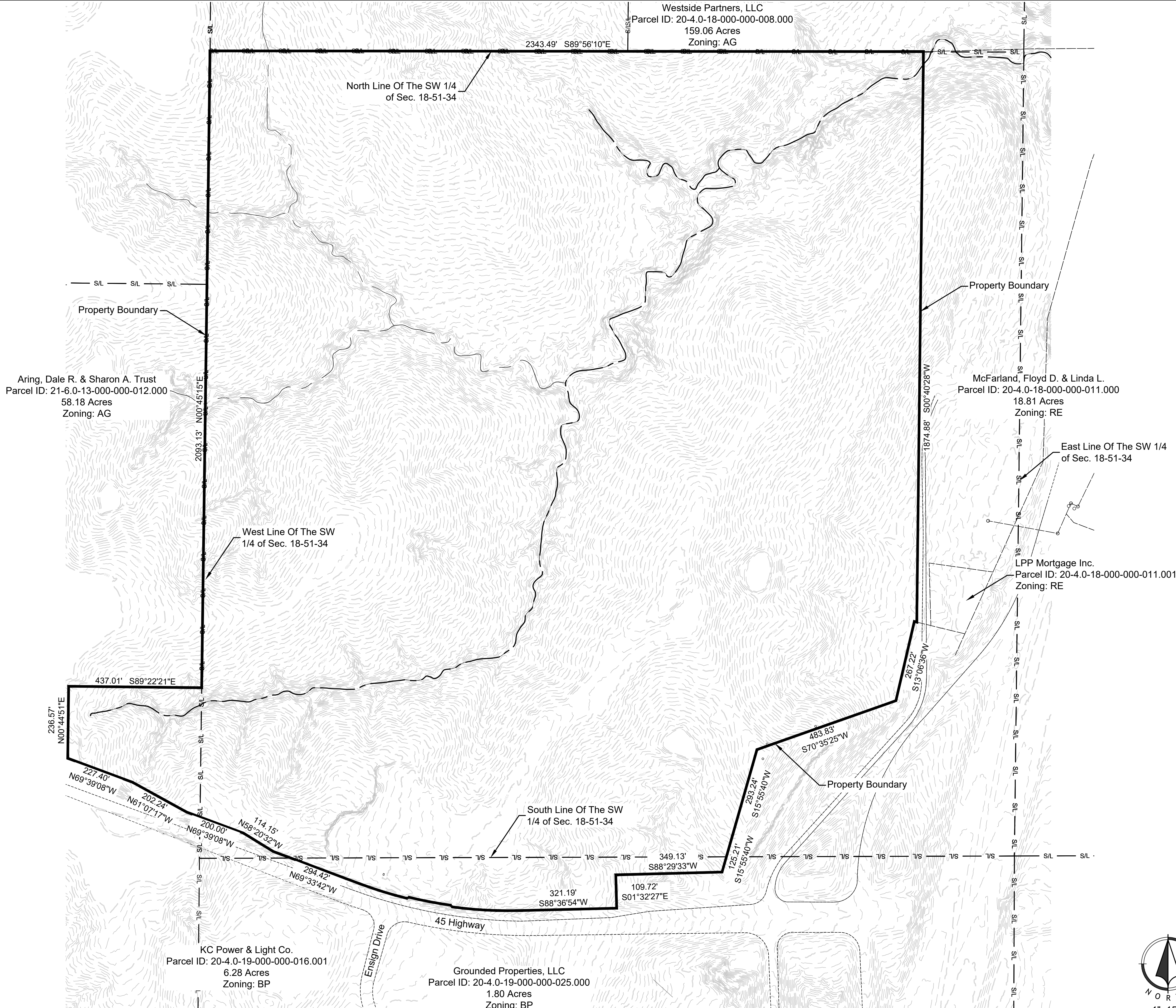
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1	JMM	SWM 10/11/19	PER CITY COMMENTS
-	JMM	SWM 04/22/19	ORIGINAL SUBMITTAL

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The Woods at Creekside, Creekside Village
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Existing Conditions

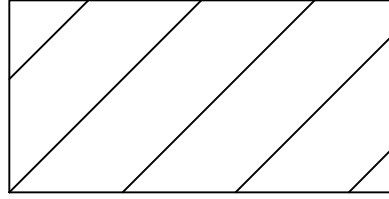
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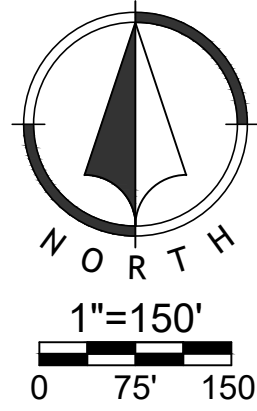
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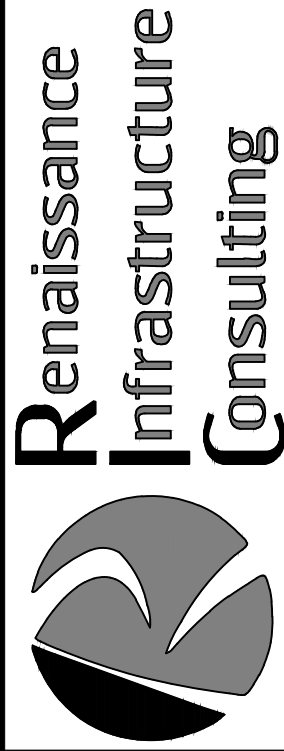
LEGEND



CID AREAS



1"=150'
0 75' 150'



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

Property
Subdivision Plan

Final Development Plan

18-0218

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

Sheet
C04

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Page 52 of 8

Diagram of a 2-lane gel. The top lane contains three bands, with a double-headed arrow indicating a distance of 40' between the first and second bands. The bottom lane contains three bands.

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'

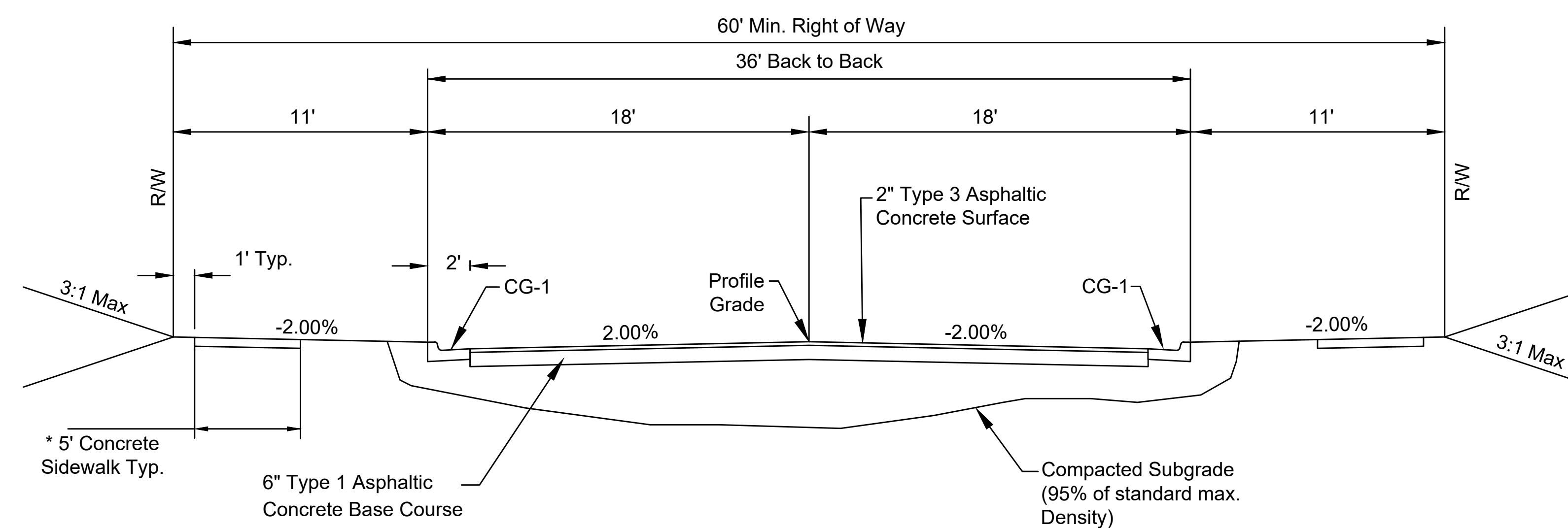
The diagram shows a square monument sign layout. At the top, two horizontal dimensions are indicated: 3' and 5', both labeled 'TYP' (typical). The layout includes several labeled components:

- Sign Area Easement:** Indicated by an arrow pointing to the outermost square boundary.
- Steel Landscape Edging:** Indicated by an arrow pointing to the inner square boundary.
- Perennial Shrubs and Grasses:** Indicated by an arrow pointing to the area between the edging and the sign face.
- Monument Sign by Others:** Indicated by an arrow pointing to the central square area.
- Annual Plantings:** Indicated by an arrow pointing to the area around the central sign face.
- Front Sign Face:** Indicated by an arrow pointing to the central square area.

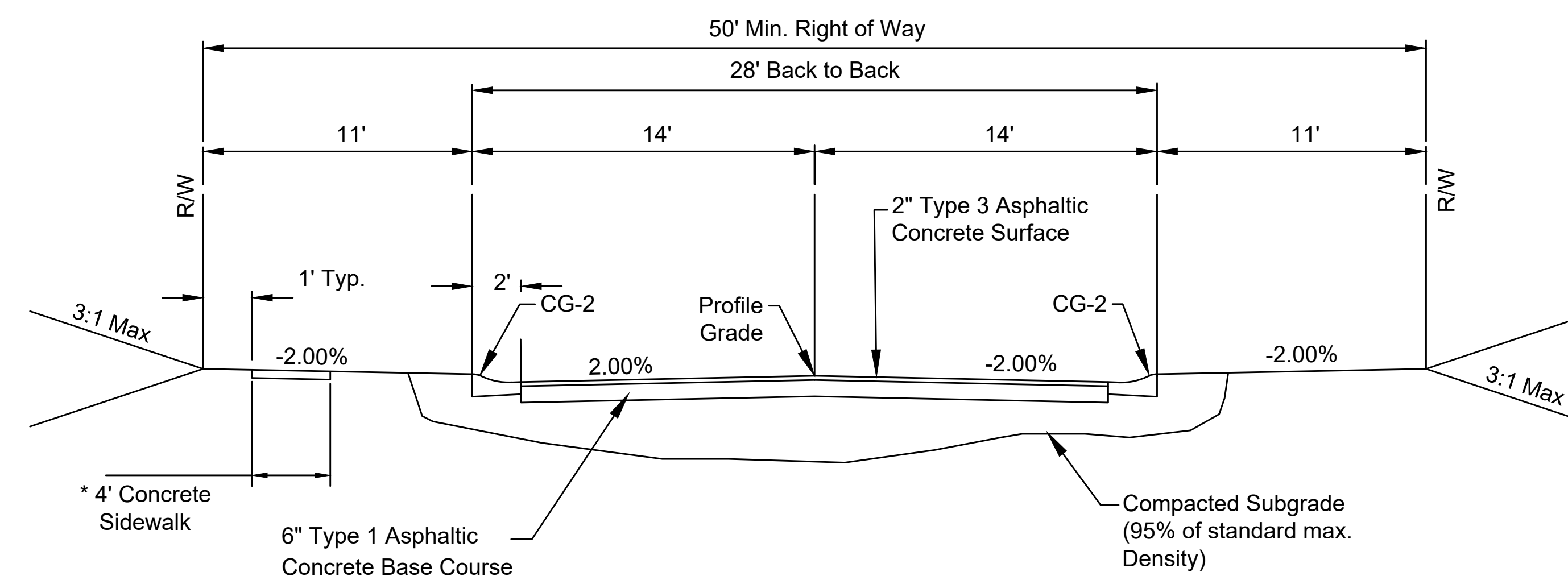
FOUNDATION PLANTING NOTE:
Plantings are to be a combination of perennial grasses, shrubs, and annual/seasonal plants of the owner's choice. Perennial plants may be selected from the following:

- 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'

				BAC	09/25/2020	LAYOUT REVISION
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1	JMMI	SNNW	10/11/19	1	JMMI SNNW	PER CITY COMMENTS
--	JMMI	SNNW	04/22/19		JMMI SNNW	ORIGINAL SUBMITTAL



RESIDENTIAL COLLECTOR STREET
(HOMER PARKWAY)



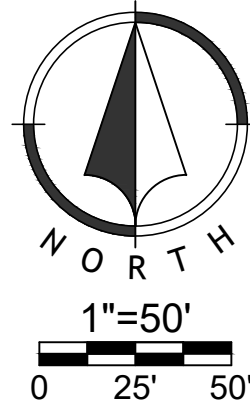
LOCAL RESIDENTIAL STREET

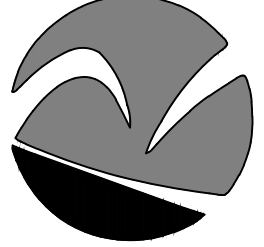
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(AARON STREET)
(GRIFFEY STREET)
(RACHEL CIRCLE)
(GIORGIA STREET)
(RYAN CIRCLE)
(JAMES STREET)
(MAGNUS COURT)

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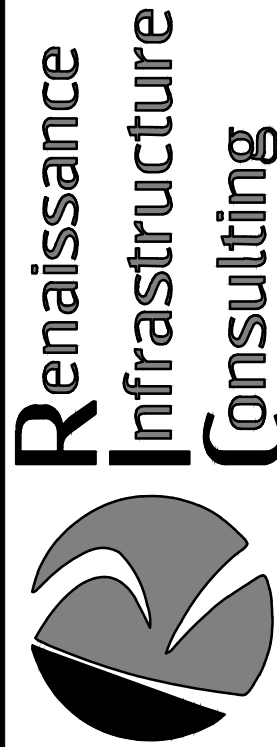
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1	JMM	10/11/19	PER CITY COMMENTS	
-	JMM	04/22/19	ORIGINAL SUBMITTAL	

Building Setback Plan
North

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18-0218
The Woods at Creekside, Creekside Village
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Grading Plan North

Final Development Plan

18-0218

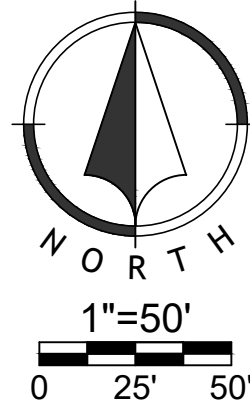
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CREEKSIDE COMMONS
COMMERCIAL DEVELOPMENT



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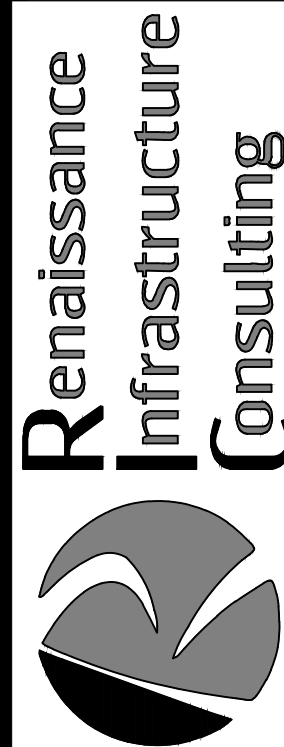
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Grading Plan South

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

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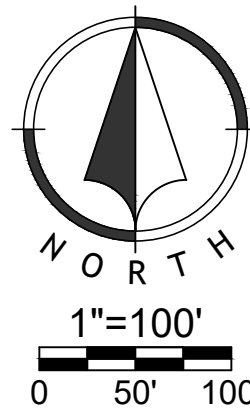
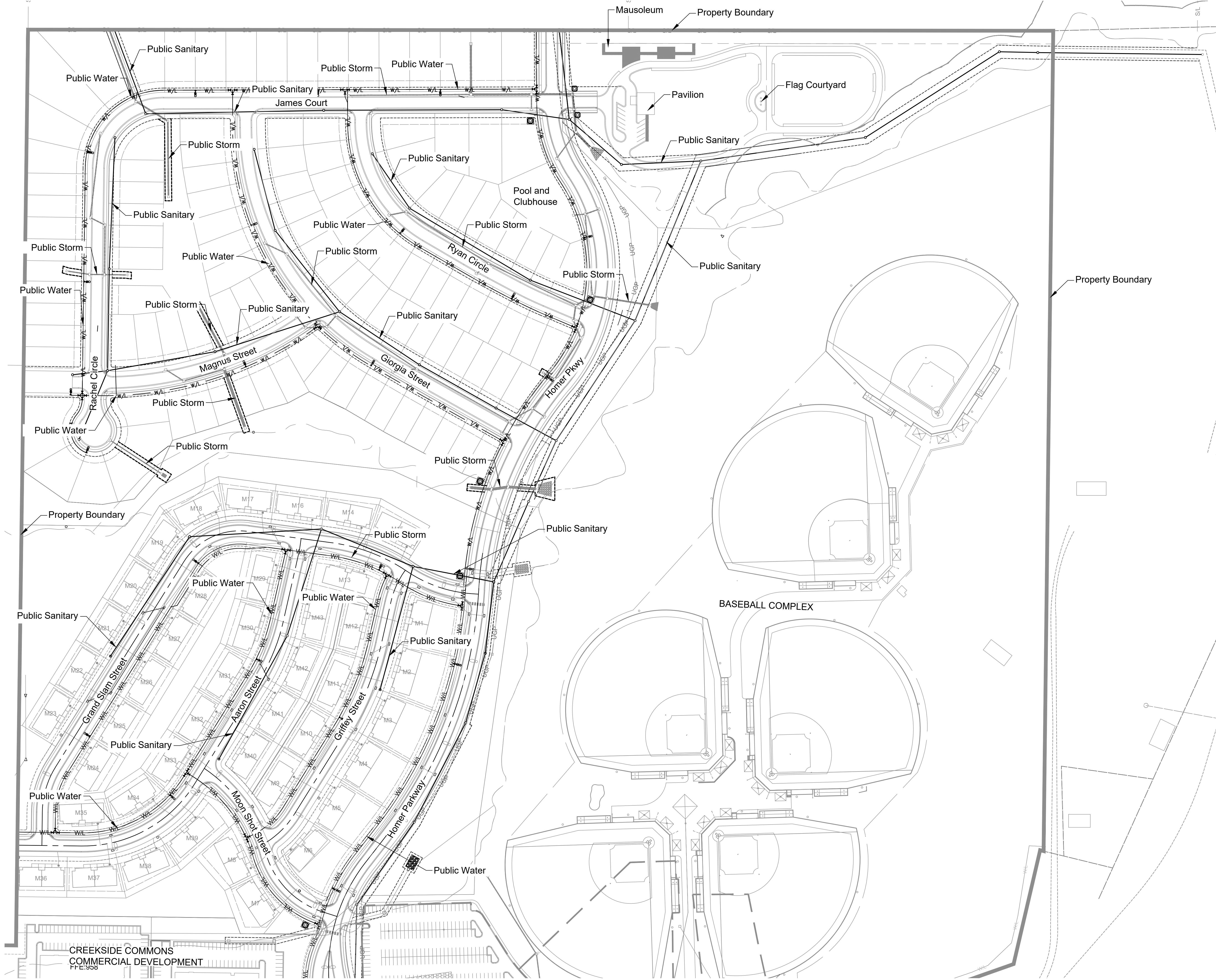
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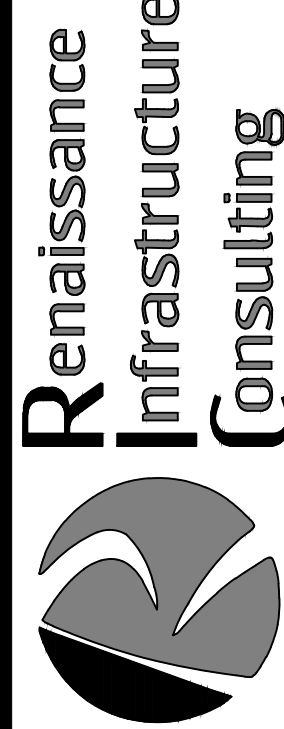
Final Development Plan

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

Site Utility Plan

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



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

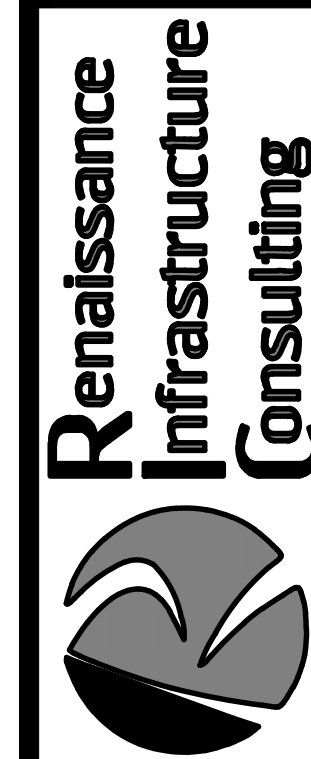
Pedestrian Linkage
Plan

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

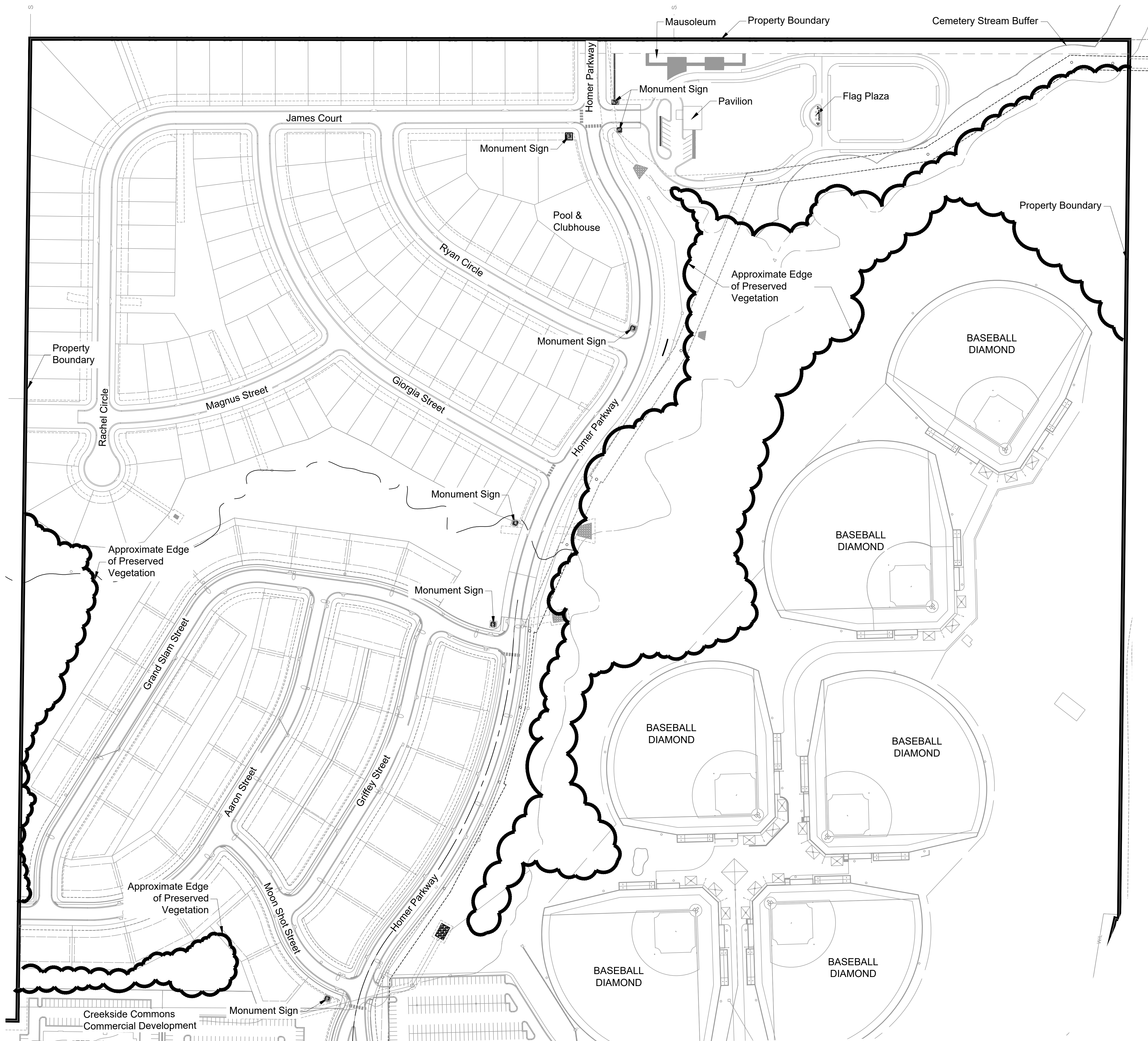
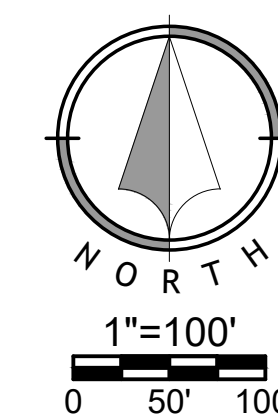
Renaissance
Infrastructure
Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

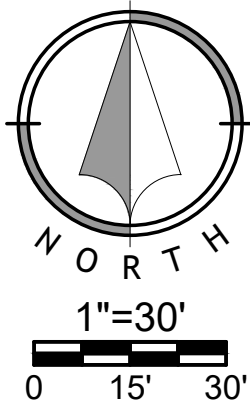
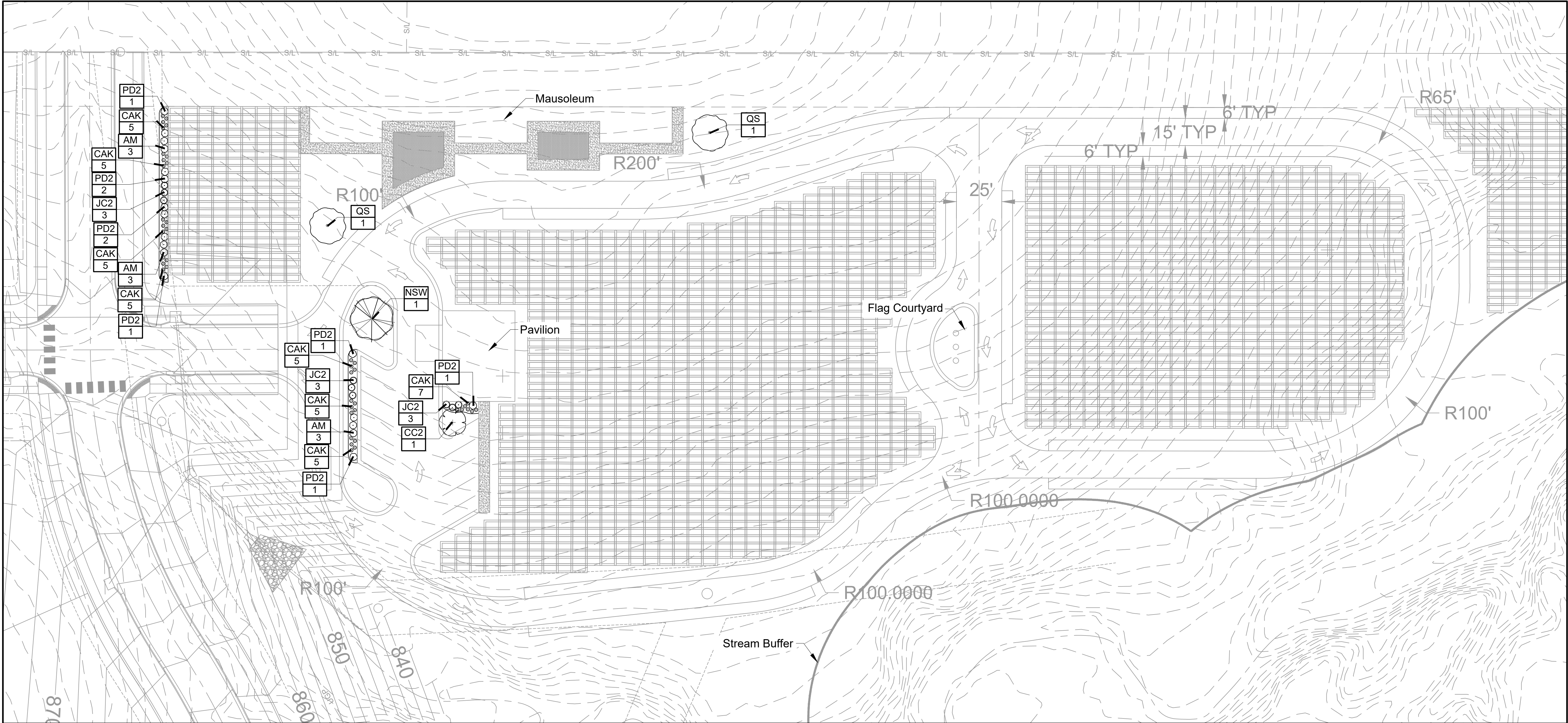
816.800.0950
WWW.RIC-CONSULT.COM

[illegible]

5015 NW CANAL STREET, SUITE 100
816.800.0950
Durham Museum, 7150



Mar 25, 2020-7:04pm
Z:\VIC Design\2018\18-0218 Lakeside Single Family\DWG\18-0218 Cemetery LND.dwg

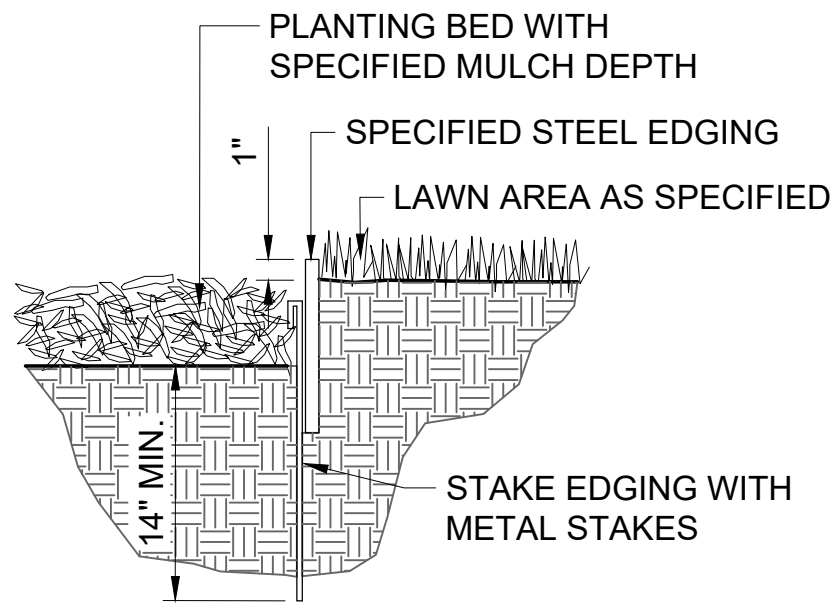


PLANT SCHEDULE

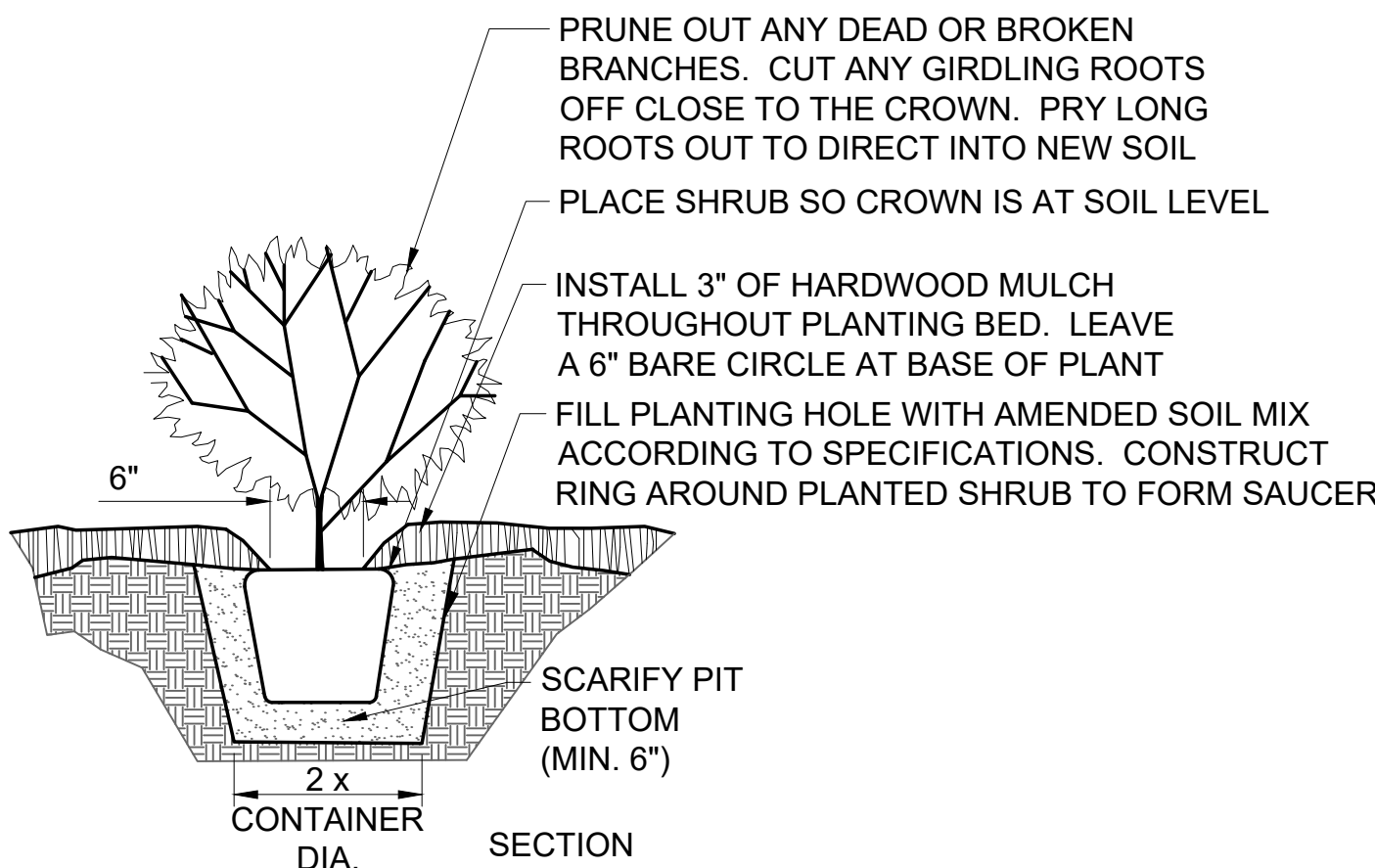
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
CC2	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.	1
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5"	1
QS	Quercus shumardii / Shumard Red Oak	B&B		2
SHRUBS	BOTANICAL / COMMON NAME	CONT		QTY
AM	Aronia melanocarpa 'Morton' TM / Iroquis 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



TYPICAL UTILITY BOX SCREENING DETAILS - NTS

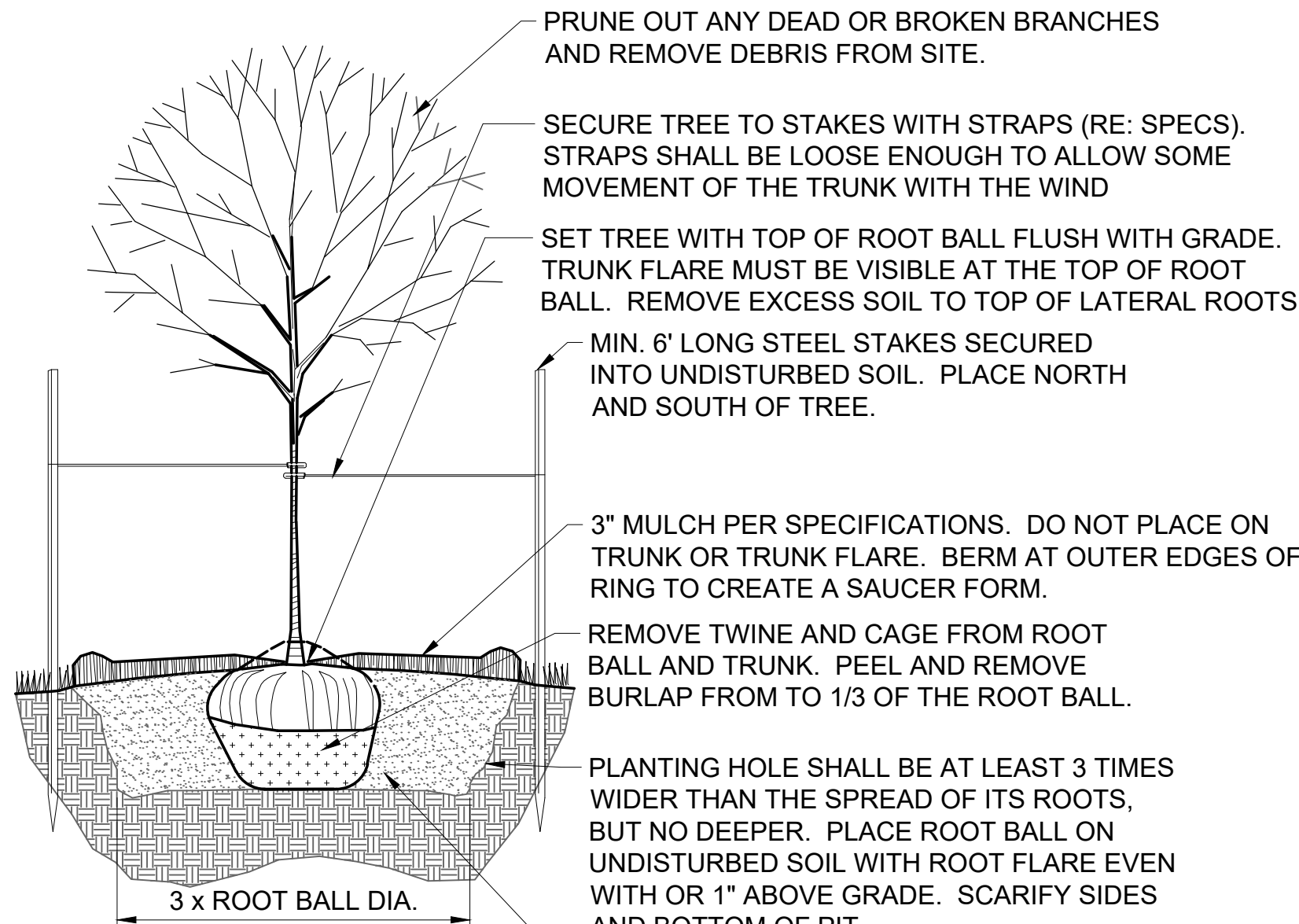


STEEL EDGING DETAIL - NTS



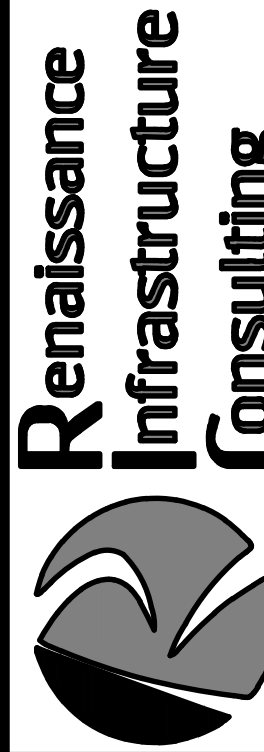
SHRUB PLANTING DETAIL - NTS

- 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



816.800.0950
SUITE 100
RIVERSIDE, MISSOURI 64450
WWW.RIC-CONSULT.COM



Staff Analysis

<u>Agenda Item:</u>	6.B
<u>Proposal:</u>	Application for Subdivision – Final Plat for The Woods At Creekside Fifth Plat, a subdivision (10.23 acres, more or less) containing 39 lots for single-family homes and 2 tracts of private open space, 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>	PZ 2022-22
<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 Third Plat (prepared by R.L. Buford & Associates, LLC; dated May 31, 2022)
- 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. PZ 2018-17A, PZ 2018-17B,

and PZ 2018-17C

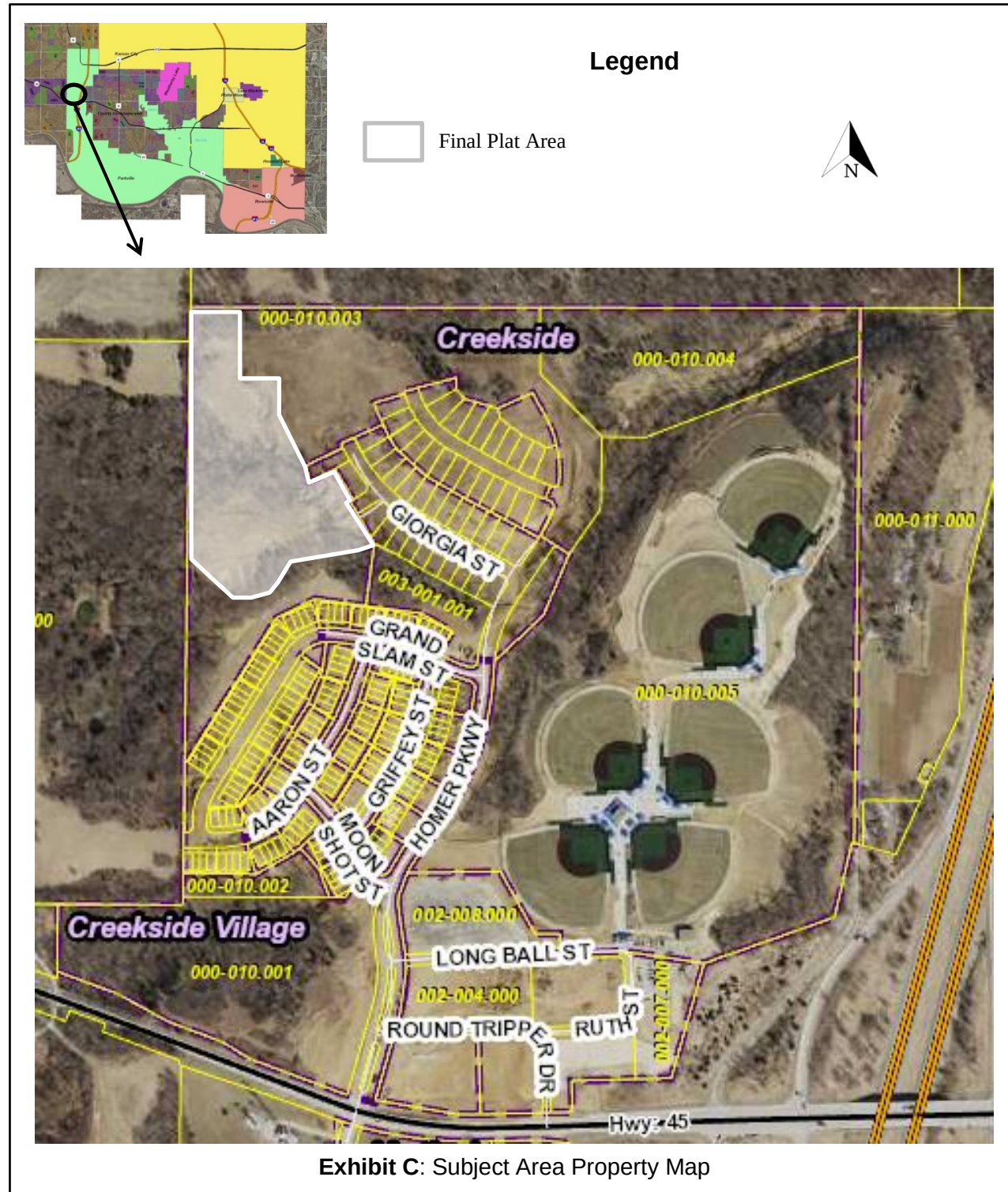
- I. Creekside Development Applicant Presentation (provided at September 11, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC)
- J. Aerial Imagery of I-435 Corridor
- K. Notice of Public Hearing 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. PZ 2018-17A – The Woods At Creekside - Zoning Map Amendment
- P. Case No. PZ 2018-17B – The Woods At Creekside - Preliminary Development Plan
- Q. Case No. PZ 2018-17C – The Woods At Creekside - Conditional Use Permit
- R. Case No. PZ 2020-12 – The Woods At Creekside First Plat – Final Plat
- S. Case No. PZ 2020-13 – The Woods At Creekside, Creekside Village & The New Parkville Cemetery At Creekside – Final Development Plan
- T. Case No. PZ 2020-18 – The Woods At Creekside Second Plat – Final Plat
- U. Professional Resume – Stephen Lachky, Community Development Director
- V. Professional Resume – Alysén Abel, Public Works Director
- W. Professional Resume – Nathan Hladky, City On-Call Engineer, Phelps Engineering, Inc.
- X. 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
- Y. 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
- Z. 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
- AA. Staff analyses, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (<https://vimeo.com/298093890>) and meeting minutes
- BB. Staff analyses, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (<https://vimeo.com/299350151>) and meeting minutes
- CC. Summary of comments provided at 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

- DD. 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
- EE. 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
- FF. 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

Overview

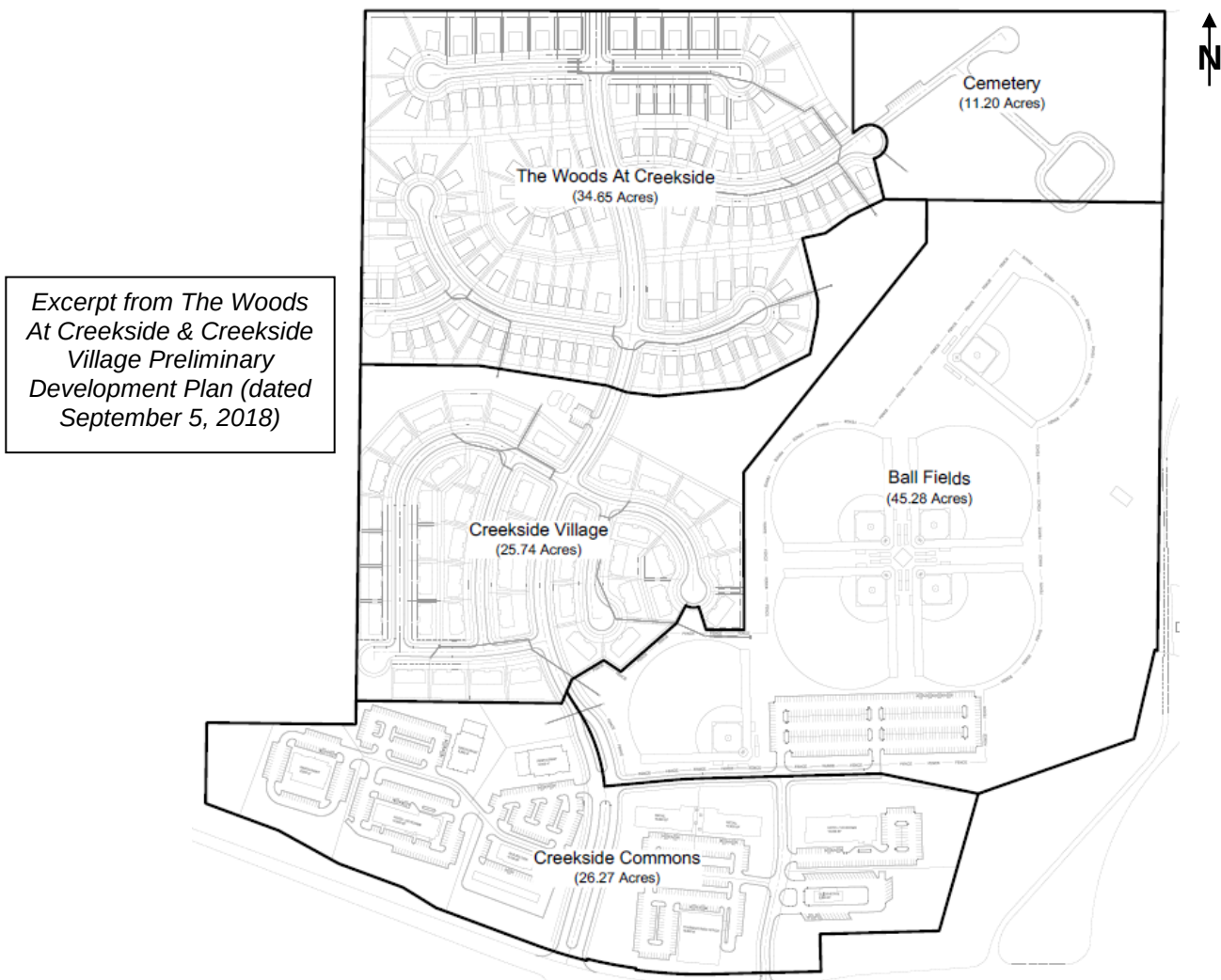
The applicant proposes a final plat for The Woods At Creekside Fifth Plat, a subdivision (10.23 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo. The final plat (see Exhibit E) is the fifth phase of implementing The Woods At Creekside (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 39 lots for single-family homes and 2 tracts for private open space.



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 10.23 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.



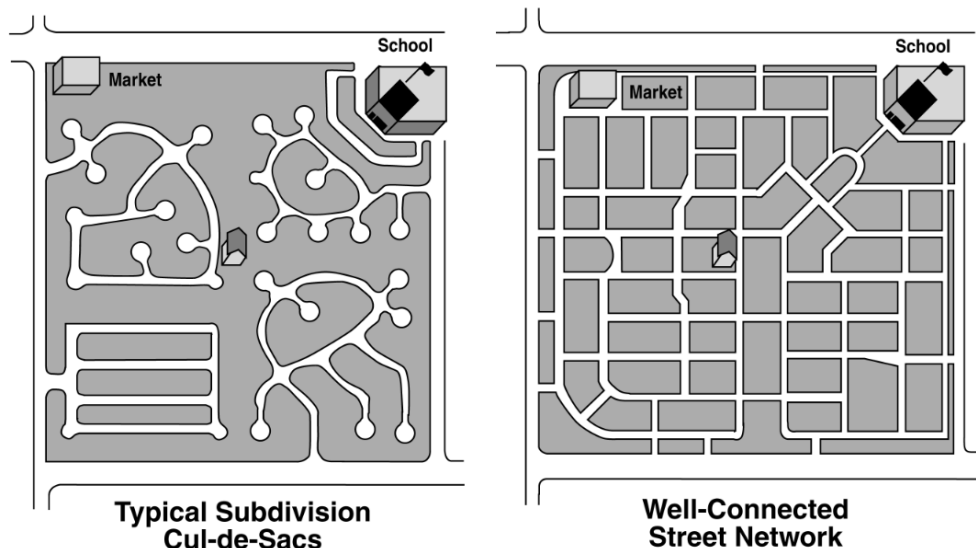
Review and Analysis

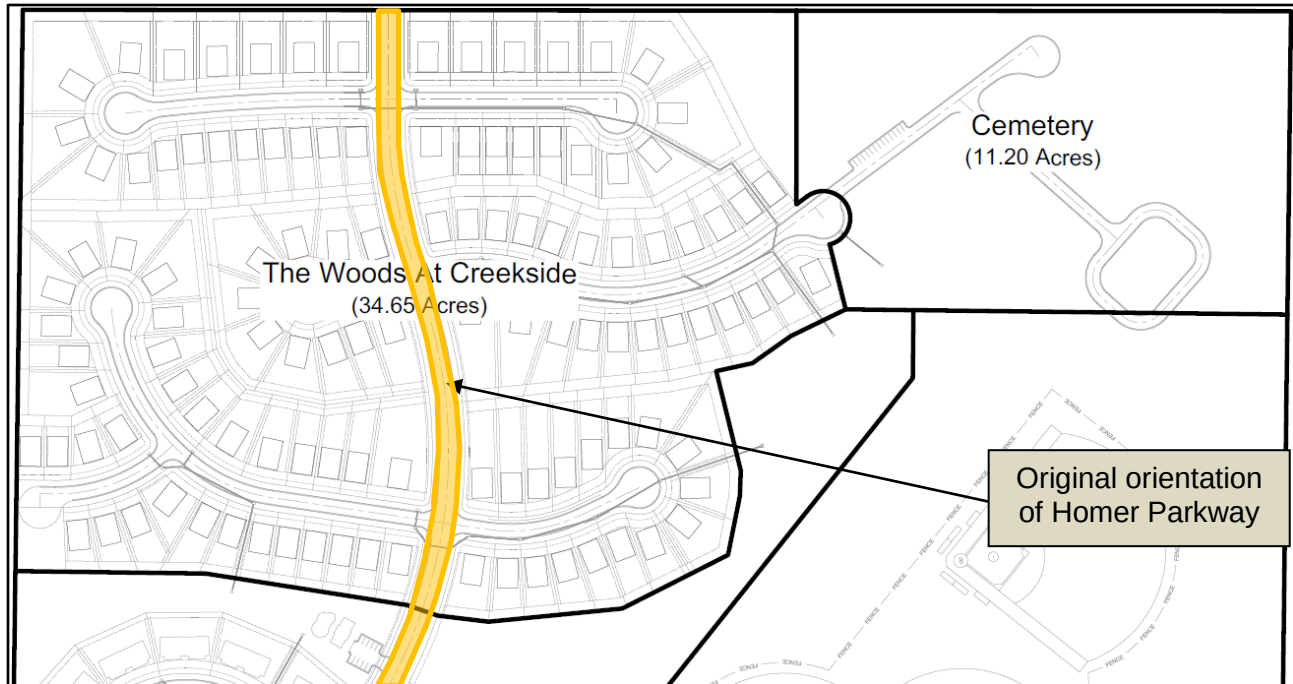
Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Preliminary plats 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. PZ 2022-22).

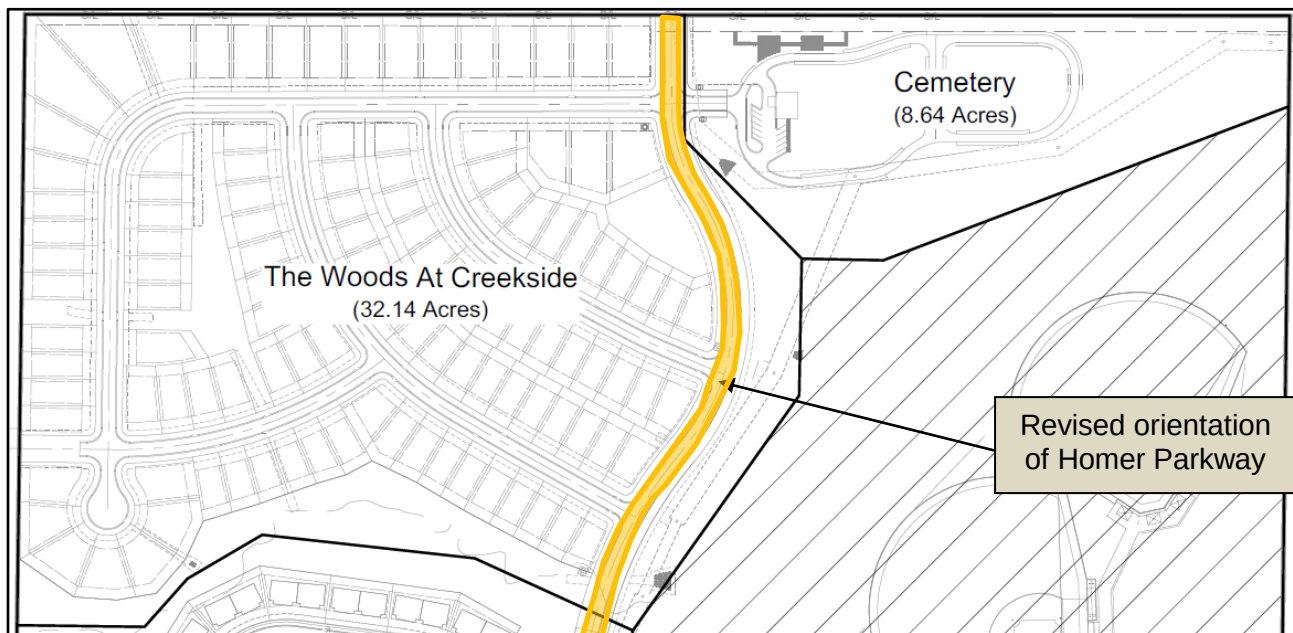
- 1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated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

Changes have been made to the layout and design of the final plat based on the previously approved preliminary plat (Case No. PZ 2018-17B). 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.

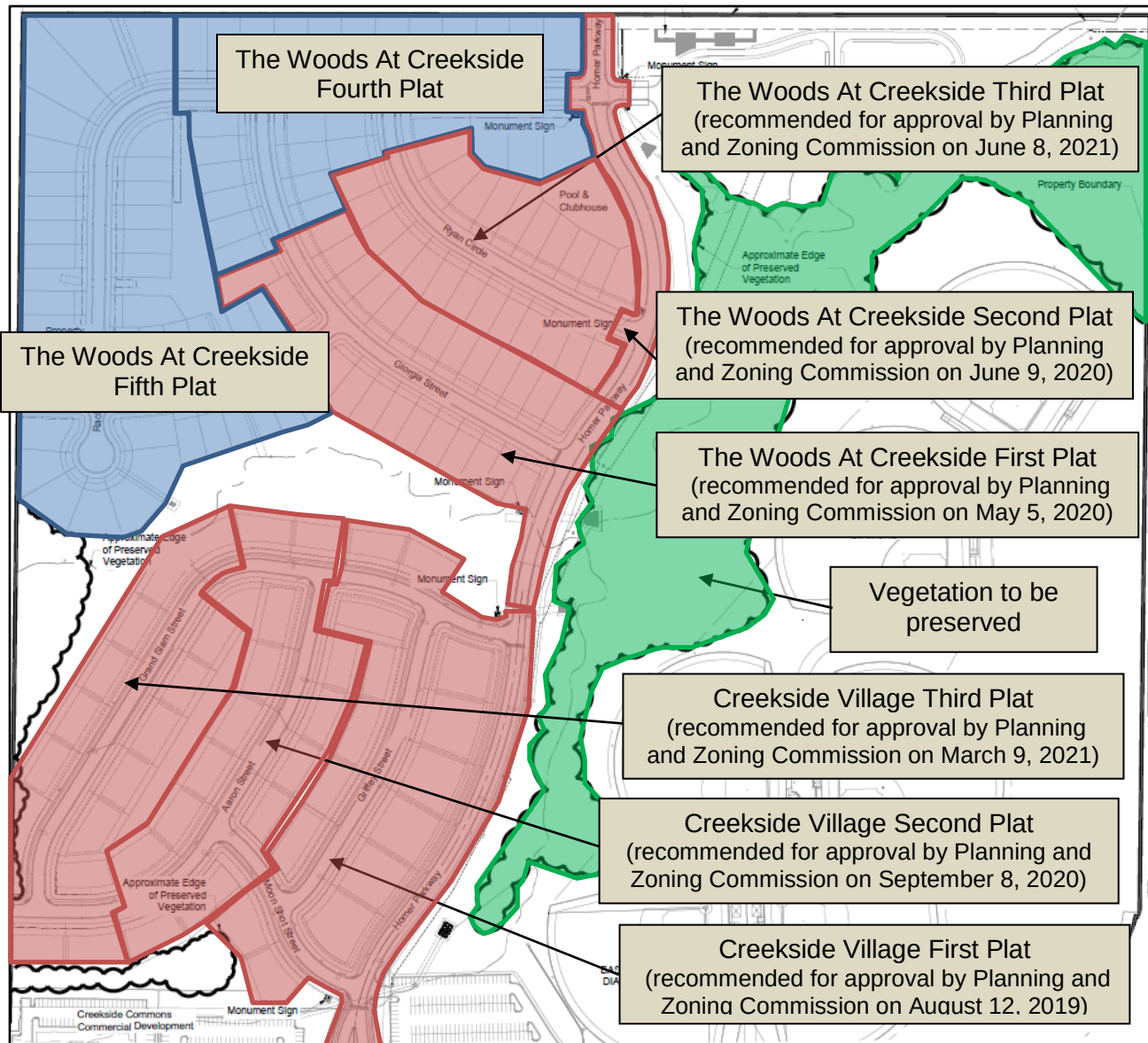




Original layout of The Woods At Creekside residential development (dated September 5, 2018)



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 is altered; but this doesn'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 was also added. Finally, an additional tract of dedicated open space was also added between Magnus Street and Rachel Circle for the purposes of stormwater management. The Woods At Creekside Fifth Plat proposes 39 lots for single-family homes and 2 tracts for private open space.

In terms of street design and access, Homer Parkway is 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., Ryan Circle). 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 Fifth 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.

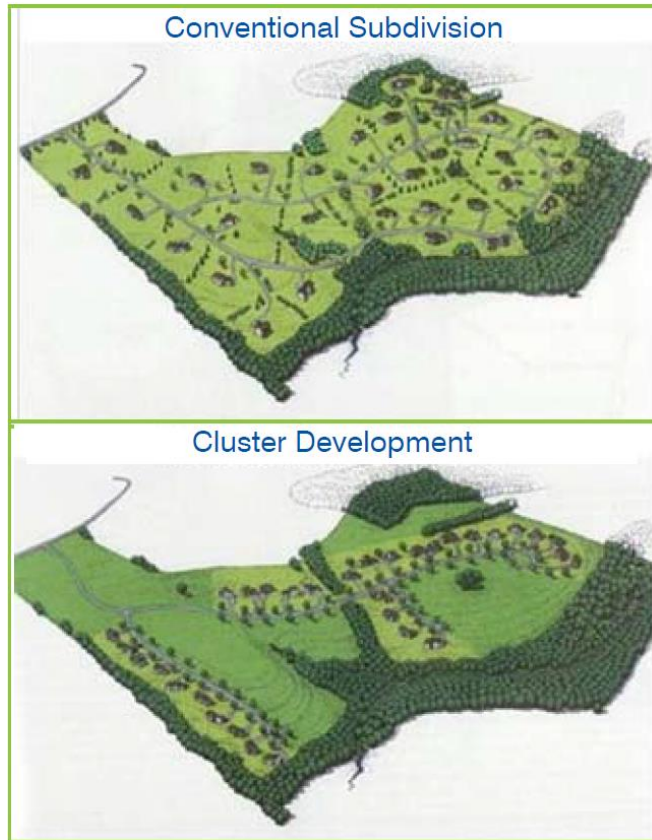
3. The phasing and timing of public improvements ensures construction and performance guarantees.

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. PZ 2018-17B). Although the intent isn't to bring the final plat in further compliance with the *Parkville 2040 Master Plan* (the intent is to preserve area around Brush Creek), such action does compliment the *Parkville 2040 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 Fifth 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 2040 Master Plan's* projection of Medium-Density Residential 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 (duel 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 2040 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 Fifth 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 – Final 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 July 19, 2022 for first action.

End of Memorandum

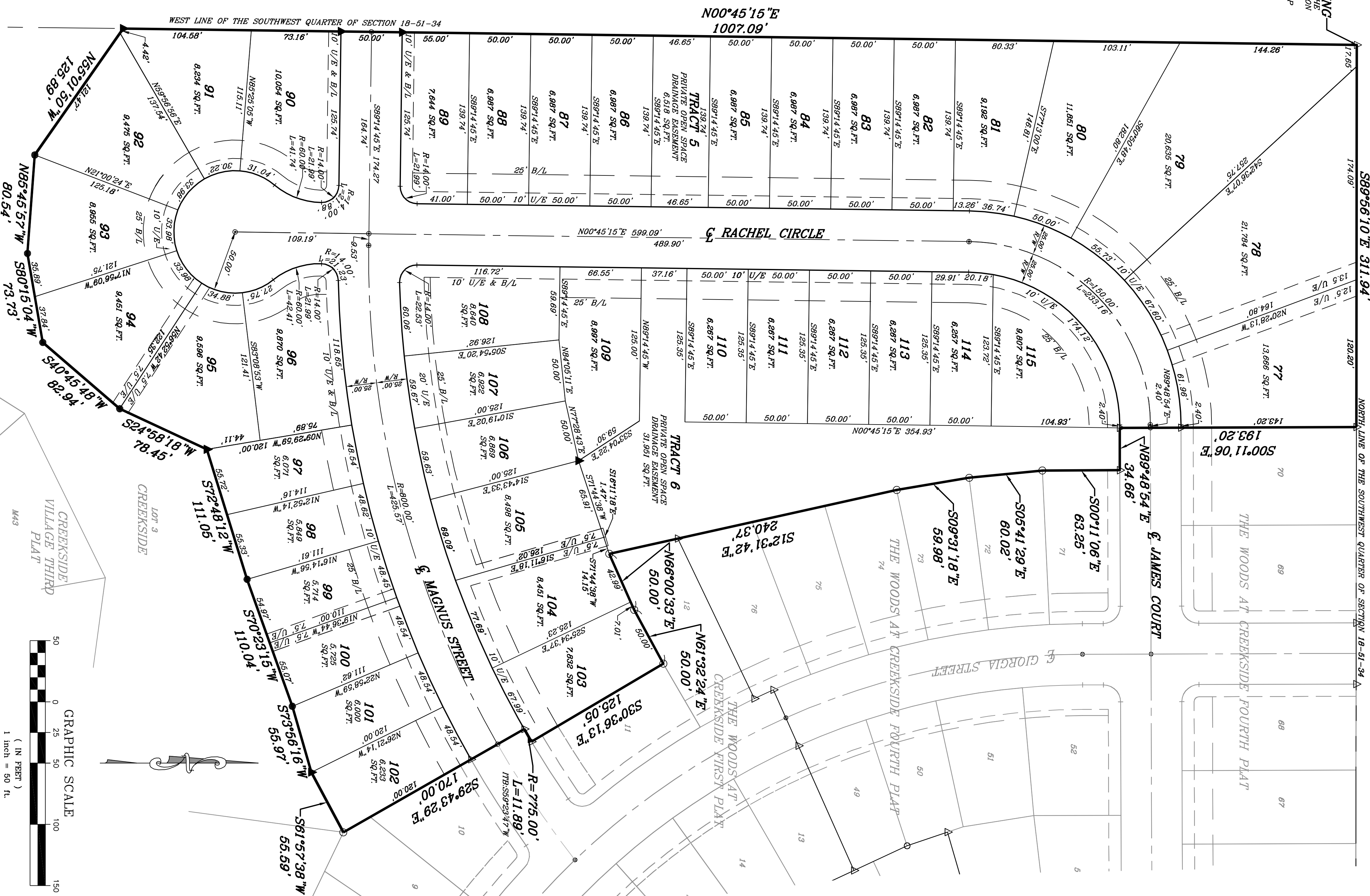


Stephen Lachky, AICP, CPM, CFM

07-01-2022

Date

POINT OF BEGINNING
NORTHWEST CORNER OF THE
SOUTHWEST QUARTER SECTION 18-51-34
FOUND 5/8" BAR WITH CAP
STAMPED 15-2074



PROPERTY DESCRIPTION
CONTAINING 445,726 SQUARE FEET OF

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

STREETS.
THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED

[illegible]

BUILDING LINES

TRACTS 1 AND 2 ARE HEREBY DEDICATED AS PRIVATE OPEN SPACE USED FOR PARKS, TRAILS, OTHER RECREATIONAL PURPOSES, DRAINAGE DETENTION, AND ANY AND ALL PURPOSES REASONABLY RELATED THEREOF. TRACT 3 SHALL BE MAINTAINED BY THE CRENSHAW HOMEOWNERS ASSOCIATION THEIR SUCCESSIONS AND ASSIGNS.

BOUNDARY SURVEY NOTES

1. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PARENT TRACT DESCRIPTION AS SHOWN IN A TITLE COMMITMENT ISSUED BY STEWARD TITLE COMPANY, COMMITMENT #08064, DATED APRIL 10, 2019 AT 6:00 AM.

2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 83) WEST ZONE UTILIZING STATION PL-28.

3. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEY HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECTED THE SUBJECT REAL ESTATE.

4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 498 OF 493, MAP NUMBER 28165G038606, MAP DATES APRIL 2, 2015, THE SUBJECT PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

IN WITNESS WHEREOF, PARKVILLE DEVELOPMENT 140, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS _____ DAY OF _____, 202__.

BRIAN J. MERTZ, MANAGING MEMBER
STATE OF MISSOURI }
COUNTY OF }
}

ON THIS _____ DAY OF _____, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THE ABOVE NAMED _____, WHO EXECUTED THE WITHIN INSTRUMENT AND PURSUED HERIN SET FORTH, THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN STATED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES:

BOARD OF ALDERMAN
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF PARKVILLE,
MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED THIS _____ DAY OF _____, 2008.

CITY OF PARKVILLE

DEAN KATERDAHL MAYOR

JEANISSA NOCHESNEY CITY CLERK

MONUMENTATION/LEGEND

- △ POUND 1/2" BAR WITH CAP STAMPED PLS-2007000089
- △ POUND 1/2" BAR WITH CAP STAMPED PLS-2007000089
- ▲ SET 3/4" BAR WITH CAP STAMPED PLS-2007000089 AT PLAT CORNER
- ▲ SET 3/4" BAR WITH CAP STAMPED PLS-2007000089 AT PLAT CORNER
- 1/2" BARS WILL BE SET AT ALL CORNERS OF INTERSECTION
- 1/2" BARS WILL BE SET AT ALL REBAR JOINT CORNERS
- CURB NOTCHES WILL BE SET AT PROPERTY LINE PROJECTIONS
- ALL MOMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION
- B/L BUILDING SETBACK LINE
- B/L UTILITY BASEMENT

FINAL PLAT

THE WOODS AT CREEKSIDE FIFTH PLAT

A REPLAT OF PART OF LOT 3, CREEKSIDE
A SUBDIVISION IN THE SOUTHWEST QUARTER OF
SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST
PARKVILLE, PLATTE COUNTY, MISSOURI

SURVEYOR'S CERTIFICATION

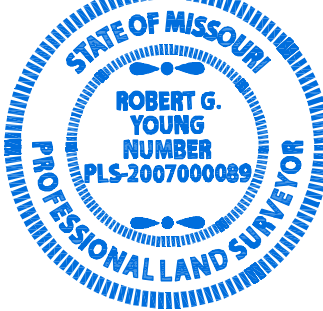
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR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



ROBERT G. YOUNG, PLS-2007000089

05/31/2022

DATE



	R.L. Buford & Associates, LLC LAND SURVEYING - DEVELOPMENT CONSULTANTS R.L. BUFORD & ASSOCIATES, LLC - MO. CERT. OF AUTHORITY LICENSE NO. LS-2010031977 rbk@rlbuford.com			
	P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152			
	FOR PARKVILLE DEVELOPMENT 140	SEC.-TWP.-RGE. 18-51-34	COUNTY PLAT	JOB NO P-2218
	DATE 5/31/2022	FIELD BOOK		
PLAT	DRAWN RGY			



Staff Analysis

Agenda Item: 6.C & 6.D

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

Staff Recommendation: Approval

Case No: PZ22-19 (East) & PZ22-20 (West)

Applicant: Pulse Parkville, LLC

Owners: Pulse Parkville, LLC

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

Zoning: "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 Subdivision – Final Plat East
- C. Application for Subdivision – Final Plat West
- D. Subject Area Property Map
- E. Final Plat, Village on the Green East (prepared by R.L. Buford & Associates; dated May 21, 2022)
- F. Final Plat, Village on the Green West (prepared by R.L. Buford & Associates; dated May 4, 2022)
- G. Additional exhibits as may be presented during the regular meeting

By Reference:

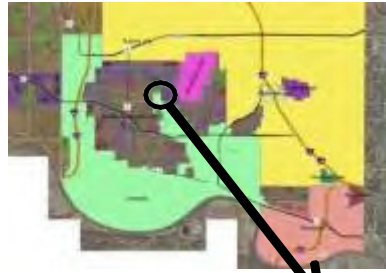
- A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf)
 - 1. Section 403.020, E. Final Plat

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. Highway 45 Corridor Plan (<http://parkvillemo.gov/government/city-plans-studies/>)
 - D. 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.
 - E. Ordinance 3115: 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.
 - F. Ordinance 3116: 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.

Overview

The applicant proposes final plats 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. The development plats are separated into an east portion (PZ22-19) and a west portion (PZ22-20). The plats propose two total lots and a network of private streets with underlying utility easements.

Subject Area Property Map



Subject Area



Exhibit D: Subject Area Property Map



Eastern Portion of Approved Preliminary Development Plan



Western Portion of Approved Preliminary Development Plan

Background

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. On January 18, 2022, the Parkville Board of Aldermen approved *Ordinance 3115* to annex portions of the subject area in unincorporated Platte County into the city limits of Parkville. On January 18, 2022, the Parkville Board of Aldermen approved *Ordinance 3116* to rezone the subject property to “R-5-P” Planned Multi-Family Residential to allow for the proposed Village on the Green residential development. The Preliminary Plat for Village on the Green was approved by the Parkville Planning & Zoning Commission on December 14, 2021 (Case No. PZ 2021-52).

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 E provides criteria for how the Planning and Zoning Commission shall determine if a final plat is acceptable. The following are staff’s findings and conclusions for the final plat applications (Case Nos. PZ 2022-19 and PZ2 2022-20).

Final Plat Application

- 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 plat is substantially consistent with the preliminary plat application (Case No. PZ21-52) 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.**

Construction plans will be reviewed by Public Works staff for compliance prior to construction permitting.

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

The project is proposed to be completed in one phase. Completion of the public improvements will be required prior to occupancy being granted for the lots.

- 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 substantially deviate any from the approved preliminary plat application (Case No. PZ21-52). Per staff’s review of the application for

subdivision – preliminary plat against the requirements of Section 403.020, Subsection D, it was determined the application was 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.

Staff recommends approval of the Applications for Subdivision – Final Plat for Village on the Green.

Staff Conclusion and Recommendation

Staff recommends approval of the Applications for Subdivision – Final Plat for Village on the Green based on the merits of the applications and the findings and conclusions in the report. Additionally, staff recommends approval of the applications, 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.
2. Prior to Building Permit issuance, the Final Plat must be approved and recorded with Platte County.
3. Prior to occupancy, all public improvements must be installed as required by Public Works.

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 – Final 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 July 19, 2022 for final action.

End of Memorandum

	<u>07-08-2022</u>
Brad Stanton	Date



Application #: PZ 2022-19
Date Submitted: June 7, 2022
Public Hearing: N/A
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: Pulse Parkville, LLC
Address: 12575 NW 79th Street
City, State: Parkville, MO 64152
Phone: 816-365-1479 Fax: _____
E-mail: carlos@pulsedevgroup.com

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

Name: RL Buford & Associates
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: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Contact Person, if different from applicant(s)

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

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) _____ Date: _____

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

2. Property information

Name and phase of plat: Village on the Green East

Name of previously platted subdivision: N/A

Final plat in substantial conformance with approved preliminary plat? Yes

If not, explain:

Zoning district: _____

Anticipated uses: Multi-family

Acreage of this phase: 20.46

Number of lots: One

Minimum lot size: _____

Density of development: _____

3. Additional Factors affecting the project

Attach a narrative addressing:

1. How no new street or alley right-of-way, or other public dedication is needed.
2. How no significant increase in service requirements (utilities, schools, traffic control, streets, etc.), or impact on the ability to maintain existing service levels will result.
3. How the application affects the boundaries of only four or fewer existing lots, or results in five or fewer new lots from a previously unplatted parcel, or is finalizing the legal boundaries of a previously approved preliminary and final plat which could only be based on a legal survey after construction of improvements.
4. How all lots meet the legal standards of the subdivision regulations and applicable zoning districts.
5. How the lot patterns are consistent with the surrounding area. In determining consistency, the size and dimension of lots previously developed, the layout and design of existing subdivisions and right-of-way, and the degree of deviation from previous development shall be considered.
6. How no other significant issues exist with the potential development enabled by the plat that could impact planning policies, development regulations or adjacent property owners.

4. 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).
- ☐ Three (3) 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 C. 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.
- ☐ Complete legal description of the applicable property.

For City Use Only

Application accepted as complete by: Stephen Lachky, Community Development Director 6/8/2022
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: _____



Application #: p2 2022-20
Date Submitted: June 7, 2022
Public Hearing: N/A
Date Approved: _____

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

Application for Subdivision – Final Plat

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Phone: 816-741-6152 Fax: _____
E-mail: rob@rlbuford.com

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

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

Contact Person, if different from applicant(s)

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

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Applicant's Signature (Required) _____ Date: _____

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

2. Property information

Name and phase of plat: Village on the Green West

Name of previously platted subdivision: N/A

Final plat in substantial conformance with approved preliminary plat? Yes

If not, explain:

Zoning district: _____ Anticipated uses: Multi-family

Acreage of this phase: 5.3 Number of lots: One

Minimum lot size: _____ Density of development: _____

3. Additional Factors affecting the project

Attach a narrative addressing:

1. How no new street or alley right-of-way, or other public dedication is needed.
2. How no significant increase in service requirements (utilities, schools, traffic control, streets, etc.), or impact on the ability to maintain existing service levels will result.
3. How the application affects the boundaries of only four or fewer existing lots, or results in five or fewer new lots from a previously unplatted parcel, or is finalizing the legal boundaries of a previously approved preliminary and final plat which could only be based on a legal survey after construction of improvements.
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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: _____

