**PLANNING & ZONING COMMISSION**
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, September 13, 2022 5:30 PM
City Hall Board Room

**1. Call to Order**

**2. Roll Call**

**3. General Business**

A. Approval of the September 13, 2022, regular meeting agenda.

B. Approve the minutes for the July 12, 2022, regular meeting

**4. Unfinished Business**

A. An application for a preliminary plat for River Hills Estates Replat of Lots 23-29, a residential subdivision containing 7 lots and 1 tract of open space on 4.18 acres, more or less. (Case No. PZ22-23); *Parkville Investors, LLC, Applicant.*

B. An application for a final plat for River Hills Estates Replat of Lots 23-29, a residential subdivision containing 7 lots and 1 tract of open space on 4.18 acres, more or less. (Case No. PZ22-35); *Parkville Investors, LLC, Applicant.*

**5. Public Hearing**

A. An application for text amendment to Parkville Municipal Code, Title IV: Development Code, Section 405.040, Subsection K. Lodging – Short-Term Rentals, to amend the existing provisions and guidelines for short-term residential dwelling rentals. (Case No. PZ22-30); *City of Parkville, Applicant*.

B. An application for zoning map amendment to rezone Vertical Ventures III, Lot 5 from "BP" to "I-1-P" Planned Light Industrial District to allow a contractor storage use on property generally located south of the intersection of Ensign Drive and 45 Highway. (Case No. PZ22-26); *Brian Mertz, Parkville Holdings LLC, Applicant.*

**6. Regular Business**

A. An application for a major site plan for three (3) contractor storage buildings (21,700 sq. ft. total) on Vertical Ventures III, Lot 5, 1.73 acres, more or less, generally located south of the intersection of Ensign Drive and 45 Highway. (Case No. PZ22-27); *Brian Mertz, Parkville Holdings LLC, Applicant.*

**7. Other Business**

A. Upcoming meetings & dates of importance:

Posted Date & Time: Sept. 12, 2022 11:00 a.m. By: BB

- Board of Aldermen Meetings: Tuesday, September 20 and October 4, 2022 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, September 27, 2022 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, October 11, 2022 at 5:30 p.m.

**8. Adjournment**

Posted Date & Time: Sept. 12, 2022 11:00 a.m. By: BB

**Minutes of the**
**Planning & Zoning Commission Regular Meeting**
**City of Parkville, Missouri**
Tuesday, July 12, 2022 5:30 PM
City Hall Board Room
City Hall Board Room

## 1. Call to Order

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

## 2. Roll Call

*Commissioners Present:*
Barbara Wassmer
John Delich
R. Douglas Krtek
Walt Lane
Michael Wright
Gerald Butler

Absent:
Kathy Leibrand
Spencer Keesee

A quorum of the Commission was present.

*Staff Present:*
Stephen Lachky, Community Development Director
Brad Stanton, Planner

## 3. General Business

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

| | |
|---|---|
| **ACTION:** | R. Douglas Krtek moved to approve the agenda, John Delich seconded. Motion Passed: 6-0. |
| **AYES:** | Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Gerald Butler |
| **NOES:** | None |
| **ABSTAIN:** | None |

## 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.*

**STAFF ANALYSIS & SUMMARY**

Stephen Lachky, Community Development Director, presented the application. Mr. Lachky notes that this property is zoned R-4, with surrounding B-2 and OTD zoning districts. He stated that properties adjacent to this property are used for short-term lodging rentals. If approved, staff recommends a 6 month approval. Staff feels that this application complements the recommendations of the Parkville 2040 Master Plan.

**QUESTIONS & CLARIFICATIONS**

Commissioner Delich asked how many public parking spaces were provided at Six at Park. Mr. Lachky responded that 16 parking spaces are permanently reserved for City use. Mr. Delich responded, asking whether the public spaces were equivalent to on-street parking. Mr. Lachky responded in the affirmative. Chair Wright asked what the current use of the property is. Mr. Lachky responded that it is currently used as a short-term rental.

**DEVELOPER'S PRESENTATION**

Bill & Julia Benson, 504 East St, are the owners of the subject property. Chair Wright inquired about the usage of the property. Mrs. Benson stated that the minimum stay was 3 nights and that they are strict on who they rent to. They stated the property is rented approximately 1/2 of the month. Their materials provided to the short-term renters note that there is public parking across the street. They average 0-1 car(s) per stay. Mrs. Benson stated that they feel a long-term rental would have a bigger impact on the parking situation than a short-term rental. Chair Wright asked the maximum number of guests. The applicant responded 4 adults and 2 kids. The applicants stated that they try to promote downtown Parkville as much as possible. Commissioner Butler asked where guests load/unload. Mr. Benson stated that they use 5th or 6th street to load/unload and do not condone guests parking in private parking lots.

**PUBLIC HEARING**

Annette Hagen, 4727 N Cliff Hill Cir, Kansas City, MO
Kathleen Lally-Arena
Ms. Hagen owns the Airbnb/4-plex adjacent to the subject property. She stated that there has been a lot of activity from the subject property crossing her private property/parking lot. Blocking the lots prevents access from her guests and tenants. Ms. Hagen stated she's having issues with the guests using her trash dumpster as well. Chair Wright asked if Ms. Hagen is having any disturbance issues. She responded negatively.

**BOARD DISCUSSION & ANALYSIS**

Commissioner Delich stated that he felt that BNBs are generally positive to downtown Parkville. Mr. Benson responded that he is bidding a fence to provide a barrier from the adjacent parking lot. Mr. Benson stated that they intend to construct a privacy fence. Commissioner Krtek asked Ms. Hagen if a 6' privacy fence would be agreeable. Discussion ensued. Chair Wright stated that he felt a long-term rental would not have as strong an impact with individuals crossing the adjacent parking lot.

**MOTION**

Approval contingent upon a mutually agreeable privacy fence or other dividing structure amenable to both parties be agreed to

| | |
|---|---|
| **ACTION:** | R. Douglas Krtek moved to approve with conditions, John Delich seconded. Motion Passed: 5-1. |
| **AYES:** | Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Gerald Butler |
| **NOES:** | Michael Wright |
| **ABSTAIN:** | None |

## 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*.

**STAFF ANALYSIS & SUMMARY**

Stephen Lachky, Community Development Director, presented an overview of the project. He presented the Fourth and Fifth plats together. Mr. Lachky stated that these would be the final two plats of The Woods at Creekside. He displayed the changes between the preliminary plat and the proposed final plat. The fourth plat contains 28 homes, the fifth plat contains 39 lots for single family homes and 2 tracts of open space. In total, the fourth and fifth plats add 67 lots.

**QUESTIONS & CLARIFICATIONS**

Commissioner Wassmer inquired on the use of Tract 6 on the Fifth Plat. It was answered that the tract is a drainage easement and private open space tract.

**DEVELOPER'S PRESENTATION**

Brian Mertz, 7607 NW John Anders Rd, stated that they were currently constructing phase three. These two proposed plats represent the final residential plats.

**MOTION**

Subject to staff recommendations of a development agreement

| | |
|---|---|
| **ACTION:** | Walt Lane moved to approve the plat, John Delich seconded. Motion Passed: 6-0. |
| **AYES:** | Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Gerald Butler |
| **NOES:** | None |
| **ABSTAIN:** | None |

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*.

Subject to staff recommendations

**ACTION:** Walt Lane moved to approve the plat, John Delich seconded. Motion

Passed: 6-0.

**AYES:** Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Gerald Butler

**NOES:** None

**ABSTAIN:** None

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*.

**STAFF ANALYSIS & SUMMARY**

Brad Stanton, Planner, presented an overview of the proposal. Mr. Stanton stated that he would be introducing the final plat for the Village on the Green East and West together. Mr. Stanton stated that these plats combined remnant parcels into two total lots, one on the west and one on the east. A series of utility easements run throughout the properties, underneath the privately maintained street network. Mr. Stanton stated the proposed plats were in substantial compliance with the approved preliminary plan and plat.

**QUESTIONS & CLARIFICATIONS**

Commissioner Krtek asked about the "possible future ROW" note connected to Limestone Rd. Mr. Stanton responded that the proposed future right of way has been shown on plats since 2014 and no public connection will be allowed. Commissioner Krtek asked if the emergency access connection was necessary. Mr. Stanton stated that the fire department had requested the second point of access. Commissioner Krtek inquired about how private streets function. Mr. Stanton and Rich Wood, City Attorney, responded that private streets are privately maintained and while the city and emergency vehicles have access to the streets, they don't patrol them as public streets.

**MOTION**

**ACTION:** Walt Lane moved to approve the plat, John Delich seconded. Motion Passed: 6-0.

**AYES:** Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Gerald Butler

**NOES:** None

**ABSTAIN:** None

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*.

**ACTION:** Walt Lane moved to approve the plat, John Delich seconded. Motion Passed: 6-0.

**AYES:** Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Gerald Butler

**NOES:** None

**ABSTAIN:** None

## 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.
- 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**

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

Submitted by:

_____ _____

Stephen Lachky, AICP Date
Community Development Director

_____ _____

Brad Stanton Date
Planner

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

# Memorandum

From: Brad Stanton, AICP, Planner

To: Members of the Planning & Zoning Commission

CC: Stephen Lachky

Subject: Items 4A &4B: River Hills Estates, Lots 23-29

At the August 9, 2022 meeting of the Planning & Zoning Commission, Commissioners were introduced to an application for preliminary plat for River Hills Estates, Lots 23-29. At that meeting, it was decided to postpone the application for further review. The Commission had concerns for Public Works and Southern Platte Fire Protection District on the shared driveway system proposed. Staff worked closely with the Applicant to revise the project for the September 13, 2022 meeting. Below I will note the changes between the plat that the Commission discussed at the August meeting and the plat being discussed today:

- Lots 28-A and 29-A are no longer rear-loaded via a shared driveway with Lot 27-A. These lots are proposed to be front loaded off of a private driveway from River Hills Drive.
- The proposed driveway to Lot 27-A is now 14' wide (increase from 12') to more easily accommodate potential traffic.
- The turning radius from the shared driveway to the driveway accessing Lot 27-A has been smoothed to allow for fire truck and emergency vehicle turning movements.

Staff will also note that the applicant is requesting both preliminary plat and final plat approval at this month's Commission meeting.

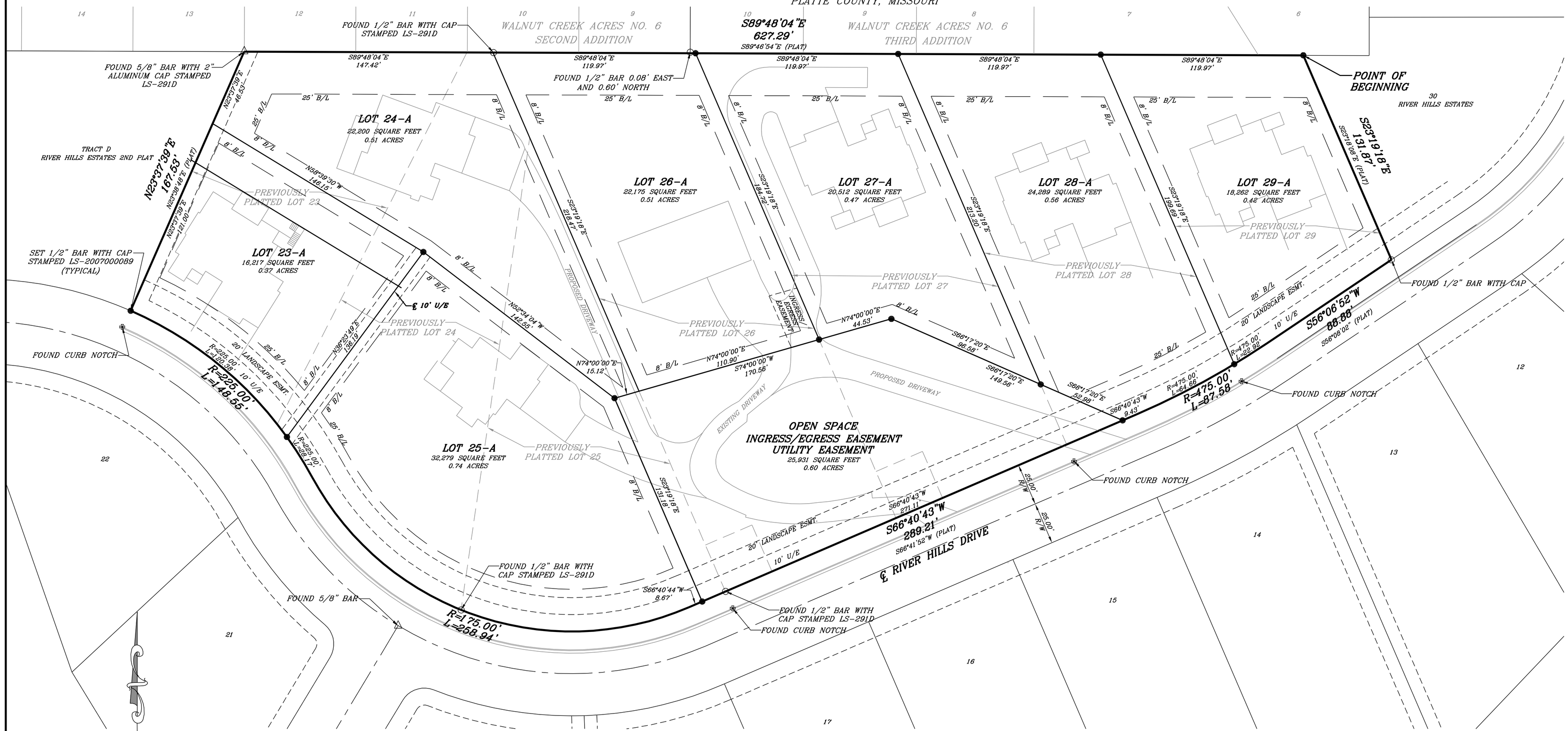
*End of Memorandum*

/s/ Brad Stanton 9-12-2022
Brad Stanton, AICP Date
Planner

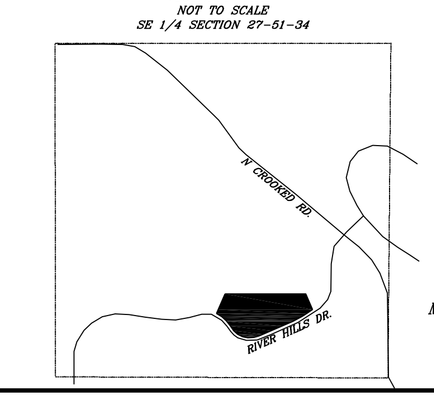
PRELIMINARY PLAT

# REPLAT OF LOTS 23, 24, 25, 26, 27, 28, AND 29 RIVER HILLS ESTATES

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




VICINITY MAP
NOT TO SCALE
SE 1/4 SECTION 27-51-34




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

## PROPERTY DESCRIPTION:

ALL OF LOTS 23, 24, 25, 26, 27, 28, AND 29, RIVER HILLS ESTATES, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 29; THENCE S23°19'18"E, ALONG THE EASTERLY LINE OF SAID LOT 29, A DISTANCE OF 131.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 29, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIVER HILLS DRIVE; THENCE S56°06'52"W, ALONG THE SOUTHERLY LINE OF SAID LOT 29, A DISTANCE OF 88.88 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 28, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 87.58 FEET; THENCE S66°40'43"W, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 28, AND ALONG THE SOUTHERLY LINE OF SAID LOTS 27, 26, AND 25, A DISTANCE OF 289.21 FEET; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 25, AND ALONG THE SOUTHERLY LINE OF SAID LOT 24, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 258.94 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 24, AND ALONG THE SOUTHERLY LINE OF SAID LOT 23, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 148.55 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 23; THENCE N23°37'39"E, ALONG THE WESTERLY LINE OF SAID LOT 23, A DISTANCE OF 167.53 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 23; THENCE S89°48'04"E, ALONG THE NORTHERLY LINE OF SAID LOTS 23, 24, 25, 26, 27, 28, AND 29, A DISTANCE OF 627.29 FEET TO THE POINT OF BEGINNING.

## 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:

REPLAT OF LOTS 23, 24, 25, 26, 27, 28, AND 29 RIVER HILLS ESTATES

## STREETS:

STREETS AND RIGHT-OF-WAYS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO THE CITY OF PARKVILLE FOR PUBLIC USE ARE HEREBY SO DEDICATED.

## EASEMENTS:

AN EASEMENT IS HEREBY GRANTED TO PARKVILLE, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN PARKVILLE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "UTILITY EASEMENT" OR "U/E". WHERE OTHER EASEMENTS ARE DESIGNED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF PARKVILLE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENTS. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS.

## INGRESS/EGRESS:

AN INGRESS/EGRESS EASEMENT (I/E) IS HEREBY GRANTED TO THE OWNERS OF LOTS 24-A, 25-A, 26-A, 27-A, 28-A, AND 29-A OVER THE AREAS SHOWN HEREON AS I/E OR INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS TO SAID LOTS.

## OPEN SPACE DEDICATION:

THE OPEN SPACE TRACT SHOWN HEREON IS HEREBY DEDICATED AS PRIVATE OPEN SPACE USED FOR PARKS, TRAILS, OTHER RECREATIONAL PURPOSES, AND ANY AND ALL PURPOSES REASONABLY RELATED THEREOF AND SHALL BE MAINTAINED BY THE RIVER HILLS ESTATES HOMEOWNERS ASSOCIATION THEIR SUCCESSORS AND ASSIGNS.

## BOUNDARY SURVEY NOTES:

1. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF RIVER HILLS ESTATES FIRST PLAT
2. THE BEARINGS SHOWN HEREON ARE BASED ON NAD83(2011) EPOCH 2010.00 ADJUSTMENT UTILIZING THE MODOT VRS NETWORK.
3. NO TITLE REPORT WAS PROVIDED BY THE CLIENT FOR THIS SURVEY.
4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 379 OF 425, COMMUNITY-PANEL NUMBER 29165C0379D, EFFECTIVE DATE: APRIL 2, 2015. THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## CITY OF PARKVILLE, MISSOURI

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 _____, 20___.

MAYOR, DEAN KATERNDAHL  CITY CLERK, MELISSA McCHESNEY

IN WITNESS WHEREOF: PARKVILLE INVESTORS, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20____.

CORY MILLER, MEMBER

STATE OF MISSOURI }
COUNTY OF } SS

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

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

NOTARY PUBLIC  MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF: RISA KAFKA TRUST, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20____.

RISA KAFKA, TRUSTEE

STATE OF MISSOURI }
COUNTY OF } SS

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

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

NOTARY PUBLIC  MY COMMISSION EXPIRES: _____

## 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 SHOWN ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI ROBERT G. YOUNG PLS-2007000089 PROFESSIONAL LAND SURVEYOR

ROBERT G. YOUNG, PLS-2007000089  REV. 09/12/2022
DATE  DATE

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LC-2001003977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152
rob@rlbuford.com

| | | | |
|---|---|---|---|
| FOR PARKVILLE INVESTORS, LLC | SEC.-TWP.-RGE. 27-51-34 | COUNTY PLATTE | JOB NO. P-22087 |
| | DATE 06/23/2022 | FIELD BOOK | DRAWN BY R.G.Y. |

PRELIMINARY PLAT

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC
Z:\A-PLATTE COUNTY\P-22087 MILLER LOTS 23-29 RIVER HILLS\dwg\P-22087 BASE 6-16-2022.dwg 6/23/2022 3:54:19 PM CDT

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

# Staff Analysis

Agenda Item: **6.A**

Proposal: An application for a preliminary plat for River Hills Estates Replat of Lots 23-29, a residential subdivision containing 7 lots and 1 tract of open space on 4.18 acres, more or less.

Case No: PZ22-23

Applicant: Parkville Investors, LLC

Owners: Parkville Investors, LLC

Location: North side of River Hills Dr, approx. 700 feet from Crooked Rd

Zoning: "R-2-P" Planned Single-Family Residential

Parcel #s: #20-8.0-27-400-014-029.000, #20-8.0-27-400-014-028.000, #20-8.0-27-400-014-027.000, #20-8.0-27-400-014-026.000, #20-8.0-27-400-014-025.000, #20-8.0-27-400-014-024.000, and #20-8.0-27-400-014-023.000

Exhibits:
A. This Staff Analysis
B. Application for Preliminary Plat
C. Subject Area Property Map
D. Preliminary Plat, Drawn by R.L. Buford & Associates, LLC dated 6/23/22
E. Additional exhibits as may be presented at the public hearing

By Reference:
A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://ecode360.com/PA3395-DIV-05)
   1. Section 403.020 Platting
B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/)

**Overview**

The applicant, Parkville Investors, LLC, proposes to replat seven (7) lots into a new configuration and a total of seven (7) lots and one (1) open space tract. The subject property consists of seven (7) parcels containing 4.18 acres, more or less. The lots were originally platted with the River Hills Estates subdivision, but only one of the lots has developed due to topographical constraints. An application for a preliminary plat has been submitted.

On January 19, 1999, the Parkville Board of Aldermen approved the final plat for River Hills Estates 1st Plat. Since that time, of lots 23-29, only lot 26 has developed. The developer notes that significant topographical and site constraints require replatting the property.

**Recommendation**
**Staff recommends approval of this application with conditions (2).**

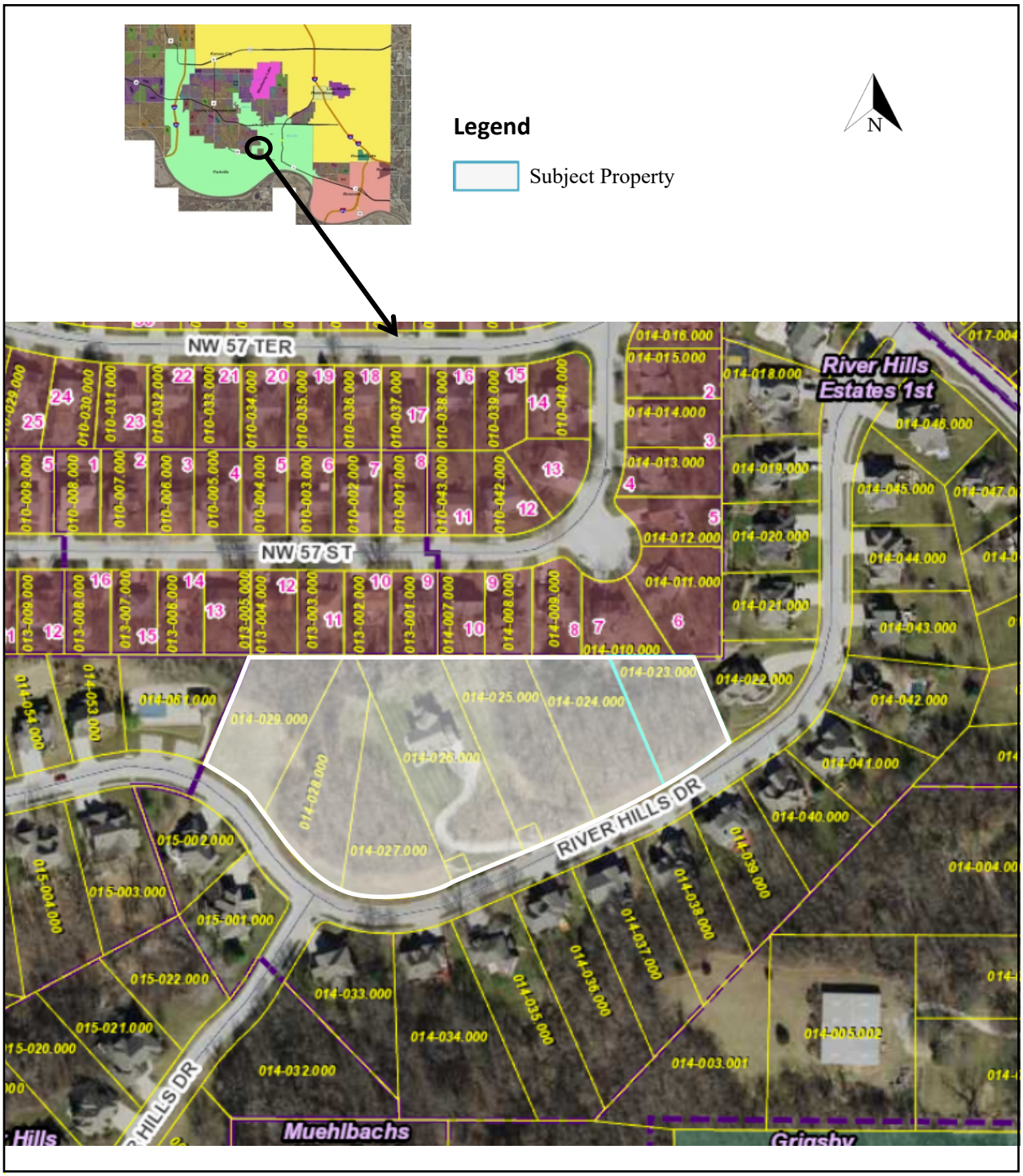



**Exhibit C**: Subject Area Property Map

**General 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 divisions of land that enable new ownership and development patterns; or which impact public facilities or land, and are proposed in a preliminary or conceptual format to prepare for detailed engineering and design facilities.

Parkville Municipal Code, Section 403.020, Subsection D. provides review criteria for how the Planning and Zoning Commission shall determine if a preliminary plat is appropriate. The following are staff's findings and conclusions (Case No. PZ22-23):

1. **The application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots, and open spaces, and public realm investments that reflect the principles and concepts of the plan.**
   The application proposes turning seven (7) existing single-family lots into seven (7) reconfigured single-family lots and one (1) tract of private open space including an ingress-egress easement. This plat provides an opportunity to develop a neighborhood in a scale that is compatible with the existing development.

2. **Compliance with the requirements of the Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.**
   River Hills Estates is located in a "-P" zoning district which allows flexibility in the development standards of the Code. All proposed lots will maintain the 25' building line from River Hills Drive.

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

4. **Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.**
   Review for impacts such as storm water was completed at the time of the original subdivision's approval. This proposed replat does not increase the intensity of the subdivision.

5. **The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.**
   The application will have no effect on adjacent properties' abilities to meet the goals and policies of the Master Plan.

6. **The design does not impede the construction of anticipated or planned future public infrastructure within the area.**
   No anticipated or planned future public infrastructure is impeded by this design.

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

Staff recommends approval of the application with conditions.

**Staff Conclusion and Recommendation**

Following review, staff recommends approval of the Application for Preliminary Plat for the subject property based on the merits of the application and the findings and conclusions in this report, 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 in the Parkville Municipal Code.
2. The City shall not be responsible for maintenance of the private open space tract.

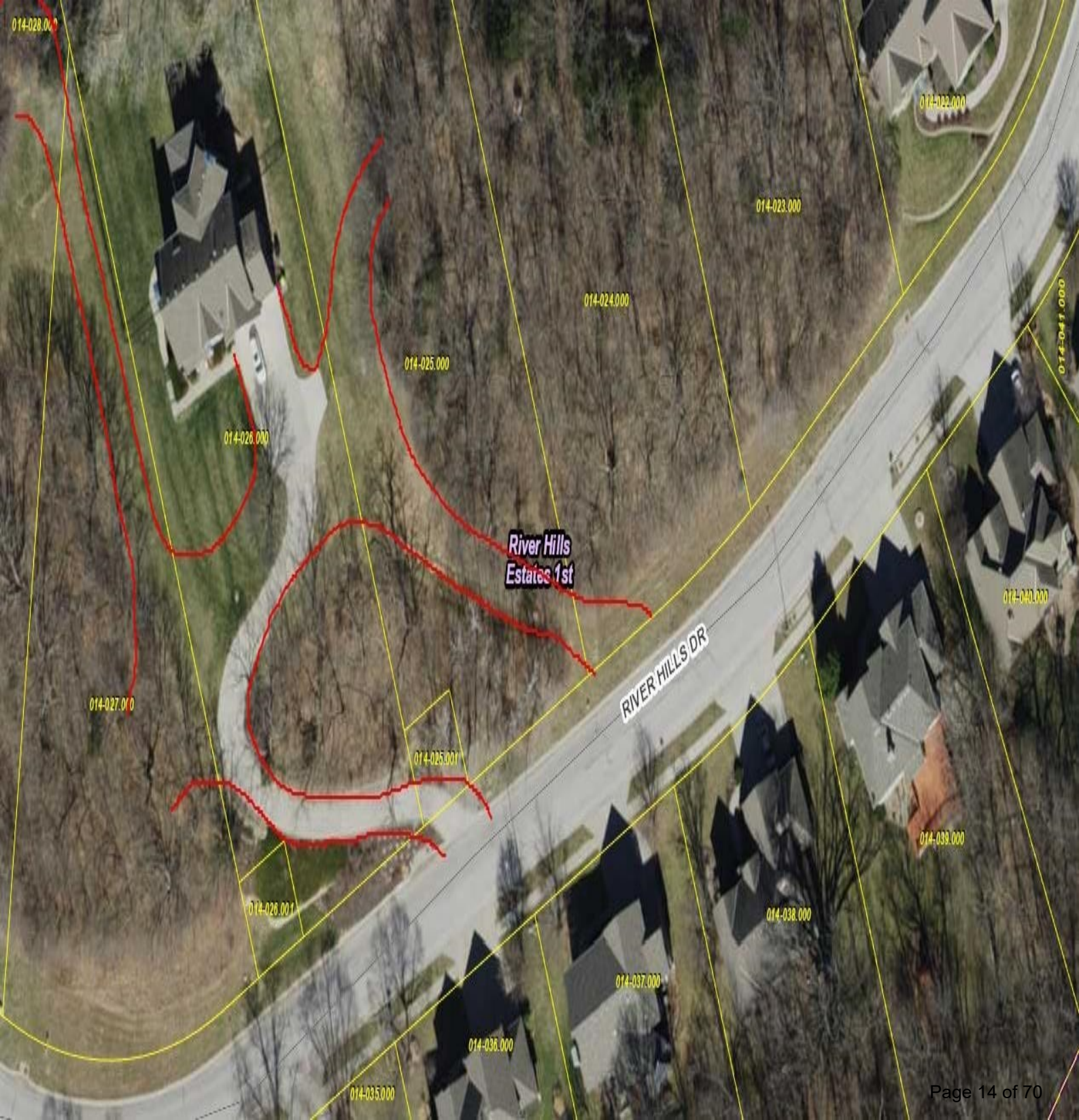
It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; 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 Subdivision - Preliminary Plat, supporting information, associated exhibits, factors discussed above, and any testimony presented during the meeting, 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 final, unless an Appeal of Decision is filed by the Board of Aldermen within 15 days of the Planning and Zoning Commission's decision per Section 403.010, Subsection H.

*End of Memorandum*

/s/ Brad Stanton 8-8-2022
Brad Stanton Date
Planner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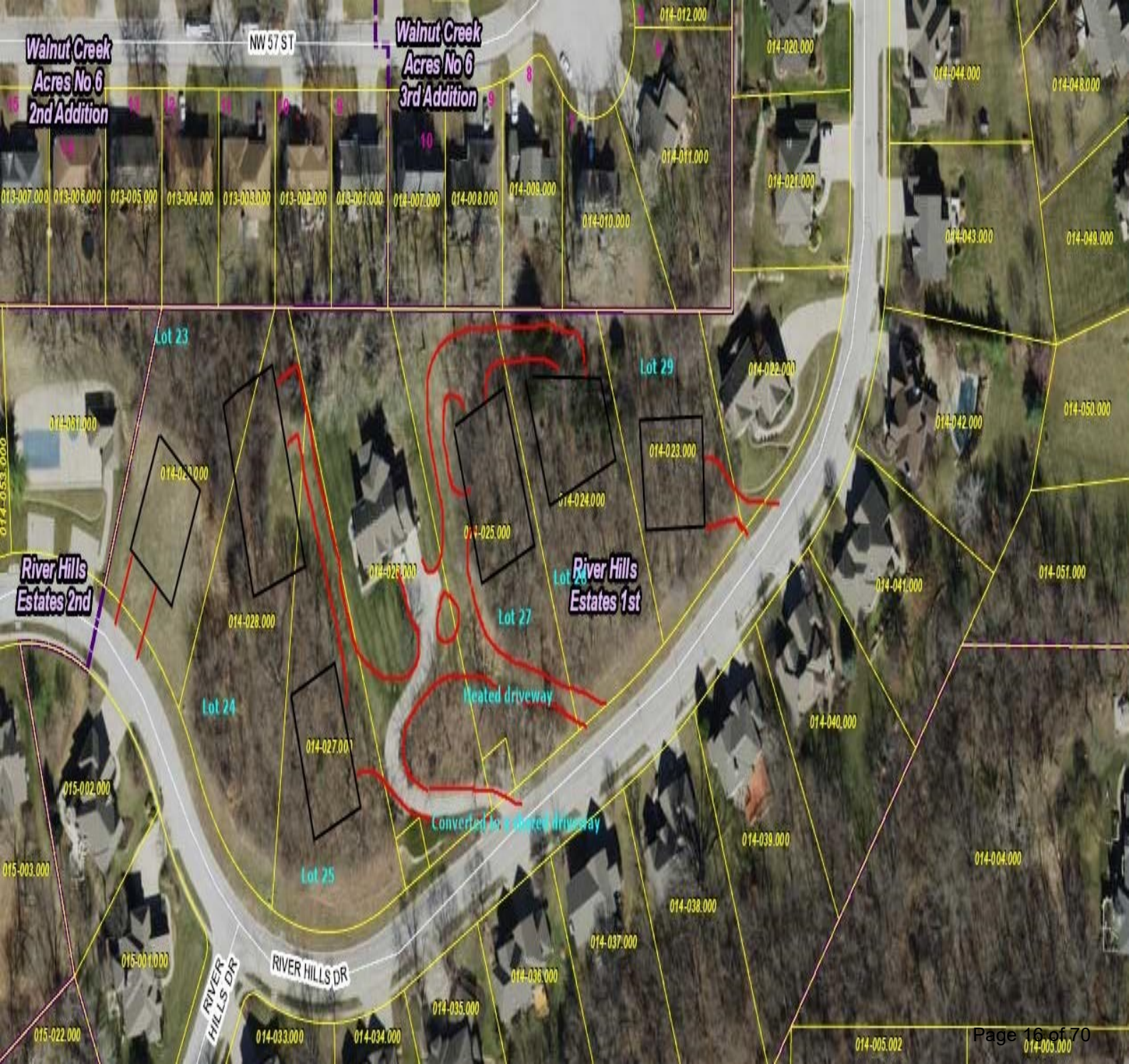
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Lot 26
Lot 27
Lot 28
Lot 29
River Hills Estates 2nd
River Hills Estates 1st
Heated driveway
Converted to a heated driveway
RIVER HILLS DR
RIVER HILLS DR

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# Staff Analysis

Agenda Item: **5.A**

Proposal: Request for text amendment to Parkville Municipal Code, Title IV: Development Code, Section 405.040, Subsection K. Lodging – Short-Term Rentals, to amend the existing provisions and guidelines for short-term residential dwelling rentals.

Staff Recommendation: Approval or Postponement

Case No: PZ 2022-30

Applicant: City of Parkville

Pre-Application Conference Mtg: N/A; Joint work session with the Planning and Zoning Commission and Board of Aldermen held on August 16, 2022.

Exhibits:
A. This Staff Analysis
B. Application for Text Amendment
C. Proposed Text Amendment to Section 405.040, Subsection K. Lodging – Short-Term Rentals
D. Proposed Application for Short-Term Residential Dwelling Rental (RDR) Permit
E. Additional exhibits as may be presented during the meeting

By Reference:
A. Parkville Municipal Code, Title IV- Development Code in its entirety
1. Section 402.010 Definitions
2. Section 405.020 Districts & Uses, Table 405-2: Use Table
3. Section 405.040 Standards Applicable to Specific Uses

B. Ordinance No. 3087 – Amending Municipal Code sections 402.010, 405.020 and 405.040 to create provisions and guidelines for short-term residential dwelling rentals
C. List of citywide short-term RDR properties listed on third-party online platforms (prepared by Code Enforcement; dated August 2022)
D. Map of citywide short-term RDR properties
E. Notification of Public Hearing (published in The Platte County Citizen newspaper on August 17, 2022

Comments Received: No written comments have been received by the Community Development Department as of the completion of this staff analysis on August 26, 2022.

**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 or 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 B by Reference). These provisions provide applicants the ability to go through a public hearing process and obtain a conditional use permit — This process makes all adjacent property owners aware of such rentals and any adverse impacts; and provides the opportunity for individuals to provide public comment on the matter.

In January 2022, Code Enforcement staff identified all citywide, existing short-term RDR properties illegally operating without a conditional use permit (a total of 6 properties; see Exhibit C by Reference). Staff then drafted a compliance letter — mailed via certified mail — to make property owners of illegally operating short-term RDRs aware of Ordinance No. 3087. The letter also stated the Community Development Department's plan to allow a 6-month grace period for property owners to become compliant with the new requirements by obtaining a conditional use permit. Since this time, the City has received a total of three applications for conditional use permit (CUP), with the Board of Aldermen approving ordinances for three of them, each with a condition that the length of the permit being six months in length:

- Ordinance No. 3129 – Approving a CUP to allow a short-term RDR use at 804 Main St.
- Ordinance No. 3130 – Approving a CUP to allow a short-term RDR use at 11 W 5th St.
- Ordinance No. 3131 – Approving a CUP to allow a short-term RDR use at 500 East St.

**Board of Aldermen Request**
During consideration of the first group of CUP applications for short-term RDR uses, the Board of Aldermen noted concerns with the current standards of Ordinance No. 3087, specifically "quality of life" issues with the number of RDRs being conglomerated in specific neighborhoods of the City, such as those without Homeowner Associations (HOAs). For example, while dilapidated housing units are often rehabilitated when transitioned into RDR units, providing positive benefits to the quality of housing stock, large influxes of out-of-town owners or corporate-owned RDR units could negatively impact the character of neighborhoods by diluting the number of permanent residents. Additionally, the Board of Aldermen asked, "How much is too much?" in terms of the number of applications allowed in certain neighborhoods. As a result, the Board of Aldermen suggested an initial length of six months for all CUPs in order to allow time for City staff to research best practices, and allow time for elected officials to review and discuss the current regulations.

**Staff Research and Regional Discussion**
On June 29, 2022 City staff participated in a regional discussion on short-term RDRs involving planners and community development directors throughout the region. The purpose was to discuss how planners' respective communities are handling RDR regulations, and if they are experiencing any issues. Participants included the cities of Riverside, Mo.; Gladstone, Mo.; North Kansas City, Mo.; Kansas City, Mo.; Overland Park, Kan.; Unified Government / Kansas City, Kan.; and the University of Missouri – Kansas City (UMKC). The majority of communities are encountering similar issues as Parkville, and plan to implement the following changes to their regulations in order to address common issues, including:

*Issues*

1. **Number of total RDRs** – A common issue is that communities are issuing permits for too many RDRs throughout their cities, impacting the quality of life of throughout the community. A solution other communities are exploring is capping/limiting the total number of RDR permits which can be issued. While there's no exact formula that's been used or can be replicated, most communities analyze their total population data vs. RDR demand, and restrict the total number of RDR permits by City district or ward.

2. **Number of RDR units per property** – A common issue is that communities are concerned with is density, not just the total number of RDRs throughout the community, but the number allowed per property. A solution other communities have implemented is restricting the number of RDRs to only one unit per property. This includes properties with multi-family buildings / dwelling units.

3. **Non-resident RDRs** – A common issue is that out-of-town or corporate-owned RDR units dilute the number of permanent residents living in a neighborhood; thus, negatively impacting the character of a neighborhood. A solution other communities have implemented is requiring that RDR properties be owner-occupied. In the case of Charleston, Sc., their Department of Livability & Tourism deals with short-term RDR enforcement and said they've addressed quality of life issues by requiring owners to occupy short-term RDR properties as their full-time primary residence, and that this regulation has been successful for them. Moreover, Charleston, Sc. Only allows investment / non-owner occupied short-term rental properties in their commercial zoning districts. Charleston, Sc. verifies owner occupancy through property taxes, as well as through their business license process.

4. **On-street parking** – A common issue is that RDRs don't have enough or adequate on-site parking; therefore, RDR tenants have to park their motor vehicles on the public streets, creating congestion issues for other residents who live along the street. A solution other communities have implemented is limiting all on-street parking and requiring that RDR properties have their own dedicated parking spaces for tenants on-site.

5. **Administrative Time** – A common issue is that the RDR application, review and approval process is too time-consuming — both for staff, commissioners and elected officials — and needs to be streamlined. For example, each application often requires hours of time for staff to review, to hold a public hearing at a meeting of the Planning and Zoning Commission, and to go before elected officials for consideration and approval. In the case of Unified Government / Kansas City, Kan., their staff has estimated 75-100 illegally operating short-term RDRs needing to be compliant via permits over the remaining year; and their staff has concerns with the amount time needing to be devoted away from other projects and dedicated to short-term RDRs. A solution other communities have implemented is making the entire application, review and approval process administrative (provided you meet all four criteria listed above); and only go through the full public hearing process when needing a variance/exception to the regulations. Moreover, some communities issue the length of permits of short-term RDRs for one year, but allow automatic renewals at the beginning of each year, provided 1) all short-term RDR regulations are still being met; 2) there have been no major complaints or issues reported to staff which need to be addressed.

**Proposed Text Amendment**

Based on staff's research and discussion with other planners and community development directors throughout Kansas City region, staff proposes modifying the standards to Section 405.040, Standards Applicable to Specific Uses, Subsection K. Lodging – Short-Term Rentals via a City-initiated Application for Text Amendment (see Exhibit C). In summary, these changes:

1. Limit the total number of short-term RDRs to no more than four per Ward district.
2. Restrict the number of short-term RDRs to one dwelling unit per property.
3. Require owners occupy short-term RDR properties as their full-time primary residence.
4. Require short-term RDR properties have at least one dedicated parking space on-site.
5. Provide staff administrative approval authority of short-term RDR applications, provided all criteria above and requirements of Section 405.040, K. are adhered to. For instances where a variance or exception is requested, applicants will need to obtain a conditional use permit subject to the City's discretionary review process in Section 403.050.

**Staff Conclusion and Recommendation**

Staff recommends approval of the proposed text amendment to Parkville Municipal Code, Title IV: Development Code, Section 405.040, Subsection K. Lodging – Short-Term Rentals to amend the existing provisions and guidelines for short-term residential dwelling rentals. Consideration of a text amendment requires a public hearing. Required public hearing notices were published and no comments have been received as of the date of this staff analysis report. It should be noted that the recommendation contained in this report is made without knowledge of any facts and testimony which may be presented during the public hearing, and that the conclusions herein are subject to change as a result of any additional information that may be presented.

**Necessary Action**
Following consideration of the Application for Text Amendment, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on September 20, 2022 for final action.

*End of Memorandum*

08-26-2022

Stephen Lachky, AICP, CPM, CFM — Date
Community Development Director

Application #: PZ 2022-30
Date Submitted: August 10, 2022
Public Hearing: September 13, 2022
Date Approved:

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# Application for Text Amendment

**Applicable to Chapters, Sections and Subsections within Parkville Municipal Code Title IV *Development Code***

## 1. Applicant / Contact Information

**Applicant(s)**

Name: Alexa Barton
Address: 8880 Clark Ave
City, State: Parkville, MO
Phone: (816) 741-7676 Fax: (816) 741-1300
E-mail: abarton@parkvillemo.gov

**Primary Contact(s),** if different from applicant(s)

Name: Stephen Lachky
Address: 8880 Clark Ave
City, State: Parkville, MO
Phone: (816) 741-7676 Fax: (816) 741-1300
E-mail: slachky@parkvillemo.gov

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 all text amendments are subject to statutory requirements and 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 shall constitute cause for fines, punishments and revocation of approvals as applicable.

***Applicant's Signature*** *(Required)* Alexa Barton *Date:* 08/10/22

## 2. Proposed Text Amendment

*The following information may be submitted on a separate sheet if necessary.*

Amendment proposed to (Chapter, Section and Subsection number): Title IV: Development Code

Section / Subsection Title: Section 405.040 Standards Applicable to Specific Uses, Subsection K.

Existing text:

See attached

Proposed text:

See attached

Reason for amendment:

Following the adoption of Ordinance No. 3087 creating provisions and guidelines for short-term residential dwelling rentals, the Board of Aldermen requested that staff research best practices for addressing concerns with the current standards of the ordinance, specifically "quality of life" issues, which were discussed at a joint work session with the Board of Aldermen and Planning and Zoning Commission on August 16, 2022.

Application #: PZ 2022-30

### 3. Potential benefits / effects

*Generally, amendments are evaluated based on whether their benefit will likely outweigh any potential pitfalls, and their ability to implement community goals and objectives and improve the existing code. Describe below or on a separate sheet potential benefits and effects of the proposed amendment.*

General benefits to property and residents in the City of Parkville (i.e., does the amendment make the code conform more closely with the City's Master Plan; improve public health, safety or general welfare; clarify or better implement the intent of the Code; or other):

Ordinance No. 3087 establishes a baseline level of safety and accountability through the stated permit process and guidelines that hosts must follow. The proposed text amendment to Section 405.040, Subsection K. would address "quality of life" issues by establishing a cap on the total number of RDRs permitted throughout the City, number of RDR units permitted per property, that RDR properties be owner-occupied, that RDRs provide adequate on-site parking, and streamline staff's administrative approval authority for RDR applications.

General effects to property and residents in the City of Parkville:

The proposed text amendment will positively impact the quality of life throughout the community, improve the character of neighborhoods, relieve congestion on public roadways, and streamline the approval process for both staff and elected officials.

### 4. Checklist of required submittals

☑ Completed application, including all required details and supporting data.

N/A ☒ Nonrefundable application fee of $300.00. Separately, the applicant will be billed to recover costs for required publication notice per Parkville Municipal Code Title IV, Section 403.010, Subsection E.

**For City Use Only**

Application accepted as complete by: Stephen Lachky, Community Development Dir (Name/Title) August 10, 2022 (Date)

Application fee payment by N/A ☐ Check # — ☐ M.O. — ☐ Cash

Accepted by: Stephen Lachky, Community Development Director (Name/Title) August 10, 2022 (Date)

☑ Hearing notice published in: Platte County Citizen Date of publication: August 17, 2022

☐ 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: _____

*Last modified January 2020*

# Section 405.040 Standards Applicable to Specific Uses

In addition to the general use and development standards applicable to all districts, the following standards are specific to particular uses. These standards shall be met whether the use is a generally permitted use or a conditional use according to Table 405-2. The uses in this section may involve more specific types of formats of the uses generally enabled in Table 405-2.

**K. Lodging – Short-Term Rentals** | Lodging – short-term rentals shall meet the following additional standards:

1. Approved spaces for short-term rentals may include:
    a. Individual bedrooms in the principal building on the property, sharing common entrance, kitchen facilities, and living areas with the present/non-present residents.
    b. Completed areas of the principal dwelling, such as a basement or upstairs space, with a separate entrance, facilities, and living areas from the primary residents.
    c. Approved accessory buildings on the property.
2. The rental unit may not be rented or offered for use as reception space, party space, meeting space, or for other similar events open to non-resident guests.
3. No exterior evidence that the property is being used as a short-term rental is allowed, including signage.
4. Where applicable, the regulations of a Homeowners' Association (HOA) shall be considered as a relevant factor in determining whether the use of a specific property for short-term rental is compatible with the surrounding area, including its potential impacts on adjacent property.
5. All short-term rentals shall adhere to the hosting responsibilities / safety standards listed by the respective third-party vendor (Airbnb, VRBO, etc.) — as well as all federal, state and local laws, including compliance with all City Codes — including, but not limited to the approved owner/non-owner applicant providing in each short-term rental dwelling:
    a. A working fire extinguisher.
    b. A working battery-powered portable flashlight/lantern or other emergency lighting device suitable for an electrical power outage.
    c. A map displaying evacuation routes from the building in case of an emergency.
    d. Working smoke and carbon-monoxide detectors.
    e. Contact information for the host (owner/non-owner applicant) and local emergency services.
6. The following standards shall apply to short-term rentals in residential zoning districts of the City:
    a. *Total Number* – The City shall limit the total number of short-term rentals in residential districts to no more than four per Ward district.
    *b. Number of Units* – Short-term rentals shall be restricted to one dwelling unit per property.
    *c. Primary Residence* – Short-term rentals shall be owner-occupied as their full-time primary residence.
    *d. Dedicated Parking* – Short-term rentals shall have at least one dedicated parking space for short-term tenants on-site.
    *e. Administrative Approval Authority* – Staff shall have administrative approval authority of short-term rental applications, provided all requirements of Section 405.040, Subsection K are adhered to. Applicants shall fill out a short-term residential dwelling rental application form and submit it to the Community Development Department for review and approval. This permit shall be reviewed

and renewed by staff on an annual basis, provided all requirements of Section 405.040, Subsection K are still adhered to; and provided there are no major issues, complaints or violations which would warrant the Community Development Director to revoke said permit. For instances where a variance or exception is requested, applicants will need to obtain a conditional use permit subject to the City's discretionary review process in Section 403.050.

7. All short-term rentals in the City of Parkville are to be charged the five percent (5%) Tourism Tax – Guest Room Tax paid by transient guests of hotels, motels, bed and breakfast inns, and other short-term rental spaces of similar use, per Section 160.045 of the Parkville Municipal Code.
8. Complaints or any other issues received by the host, either through the third-party vendor platform, neighbors, etc. shall be recorded and resolved by the host.
9. Permits and business licenses may be denied, suspended or revoked when the rental fails to meet or uphold any of the above standards, or any other provisions of the Parkville Municipal Code.

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

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# Application for Lodging – Short-Term Residential Dwelling Rental (RDR)

**Applicable to Parkville Municipal Code, Title IV – Development Code, Section 405.040, Subsection K.**

## 1. Applicant / Contact Information

**Applicant(s)**

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**

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 all text amendments are subject to statutory requirements and 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 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

Property address / general location:

_____

Parcel ID Number: _____ Zoning: _____

Present use of the property: _____

## 3. Potential benefits / effects

*Generally, staff evaluates the proposed use would impact the public health, safety and welfare by evaluating hours of operation, noise generated, odors generated, impacts to traffic/parking on the roadway network, and other potential negative impacts to adjacent properties. Please describe below or on a separate sheet the potential benefits and effects of the proposed use.*

General benefits to property and residents in the City of Parkville (i.e., is the short-term RDR use further the intent of the residential zoning district; consistent with the City's Master Plan; improve public health, safety or general welfare):

*Last modified January 2020*

_____

_____

_____

_____

General effects to property and residents in the City of Parkville:

_____

_____

_____

## 4. Checklist of required submittals

- ❑ Completed application, including all required details and supporting data.
- ❑ Application fee of $300.00.
- ❑ No more than four (4) short-term RDR uses are currently present in the respective Ward district.
- ❑ Short-term RDR use is restricted to one dwelling unit on the subject property.
- ❑ Subject property is owner-occupied as their full-time residence.
- ❑ At least one dedicated parking space for tenants is available on-site.

If all of the foregoing requirements are met, then said approved application shall be reviewed and renewed by staff on an annual basis (using the date of the approved application as the start date), provided all requirements of Section 405.040, Subsection K are still adhered to; and provided there are no major issues, complaints or violations which would warrant the Community Development Director to revoke said permit. For instances where all of the foregoing requirements can NOT be met, applicants will need to obtain a conditional use permit subject to the City's discretionary review process in Section 403.050.

All short-term rentals in the City of Parkville are to be charged the five percent (5%) Tourism Tax – Guest Room Tax paid by transient guests of hotels, motels, bed and breakfast inns, and other short-term rental spaces of similar use, per Section 160.045 of the Parkville Municipal Code.

## For City Use Only

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

Application fee payment by _____ ☐ Check # _____ ☐ M.O._____ ☐ Cash

Accepted by: _____ _____
Name/Title Date

☐ Hearing notice published in: _____ _____ Date of publication: _____

☐ 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: _____

_____

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# Staff Analysis

Agenda Item: 5.B & 6.A

Proposal: Application for Major Site Plan and Zoning Map Amendment for Vertical Ventures III, Lot 5, a planned contractor storage use on 1.73 acres, more or less, generally located south of the intersection of Ensign Drive and Highway 45.

Staff Recommendation: Approval

Case No: PZ22-26 (Zoning Map Amendment) & PZ22-27 (Major Site Plan)

Applicant: Brian Mertz, Parkville Holdings, LLC

Owners: Parkville Holdings, LLC

Location: Generally located south of the intersection of Ensign Drive and Highway 45

Zoning: Current: "BP" Business Park District

Proposed: "I-1-P" Planned Light Industrial District

Parcel #s: Platte County parcel # 20-4.0-19-000-000-023.000

Exhibits:
A. This Staff Analysis
B. Application for Zoning Map Amendment
C. Application for Major Site Plan
D. Subject Area Property Map
E. Major Site Plan (prepared by Renaissance Infrastructure Consulting; dated August 5, 2022, revised September 12, 2022)
F. Rezoning Narrative (Submitted by Applicant)
G. Rezoning Legal Description (Submitted by Applicant)
H. 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 403.030 Zoning Map Amendment
   2. Section 403.060 Major Site Plan
   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. Notice of Public Hearing mailed to owners within 185 ft. of the subject property
D. Hearing notice published in The Platte County Citizen newspaper on August 24, 2022.

**Overview**

The applicant proposes a zoning map amendment and a major site plan for Vertical Ventures III, Lot 5, generally located south of the intersection of Ensign Drive and Highway 45. The applicant is proposing to construct three (3) total contractor storage buildings and associated site improvements. The subject property is currently zoned “BP” Business Park District. The applicant is requesting to rezone the property to “I-1-P” Planned Light Industrial District, which allows “storage and warehousing – indoor, general” uses by right.

**Background**
The subject property was platted and rezoned as a portion of the Vertical Ventures III project in 2006. The property was zoned "BP" Business Park in conjunction with a plan to turn the surrounding area into a business park. However, the subject property and the business park were never constructed. "Storage and warehousing – indoor, general" uses are not allowed in the current "BP" zoning, which necessitates the proposed rezoning to "I-1-P" Planned Light Industrial.

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

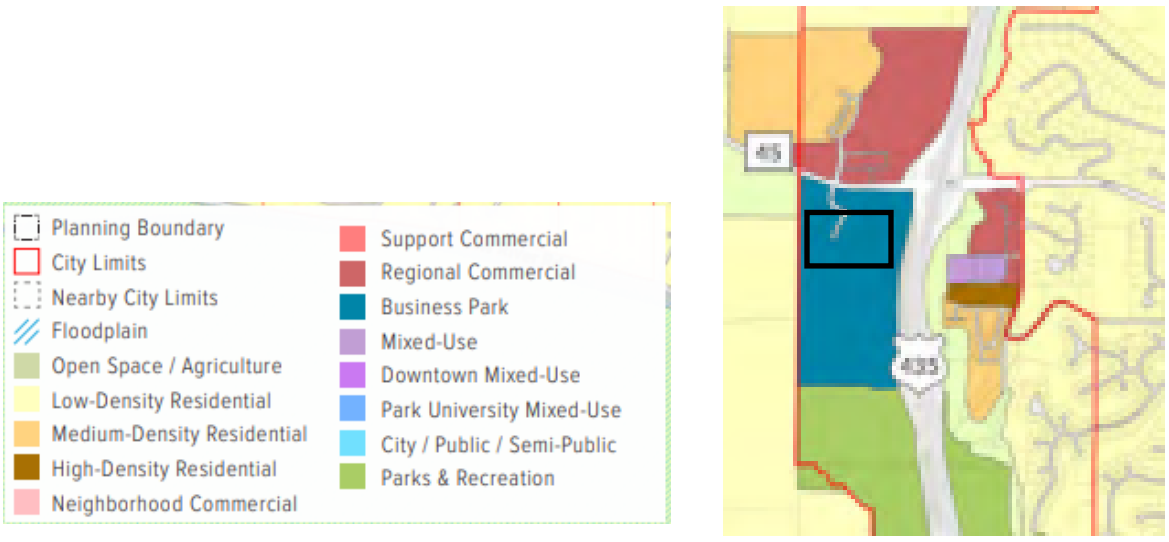
The major site plan process coordinates development projects with the public realm and with adjacent sites, and specifically demonstrates how new projects meet the development and design standards of this code regarding compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting and landscaping.

Zoning Map Amendment Application (PZ22-26)

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

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

   ***Parkville Master Plan***
   The Parkville Master Plan projects Business Park uses for this property. Business Park uses are typically large-scale office and light industrial uses.




Future Land Use Map from *Parkville 2040 Master Plan*

2. **The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.**
   The subject property is surrounded by industrial zoning districts and uses and a major roadway (45 Highway). The Gladwin Machinery, Attic Storage, and Capital Electric industrial developments to the south and east have similar character to the proposed development on the subject property.

3. **The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.**
   The location of the subject property is compatible with a "I-1-P" zoning district as it has easy access to 45 Highway and I-435 and is surrounded by other industrial development. The proposed building form and site design are compatible with the proposed "I-1-P" zoning district.

4. **Compliance of any proposed development with the requirements of the Development Code, and the intent or design objectives associated with any specific standards.**
   The proposed development shall be in compliance with the requirements of the Development Code (see Major Site Plan review).

5. **The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.**
   The proposed rezoning does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire and the ability to maintain the peace. Additionally, staff coordinated with Dean Cull, SPFPD Fire Marshall, who has reviewed the major site plan to determine if adequate fire protection can be provided. The City has received no complaints regarding providing services for the current use of this property.

6. **The effect of approval on the condition or value of property in the City or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.**
   Staff expects minimal effect of approval on properties in the City, beyond increased valuation in expanding an existing building. Much of the surrounding area is also industrial and already developed.

7. **The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.**
   This application is consistent with other adopted policies of the City including the Parkville Municipal Code, the "I-1-P" zoning district regulations, the *Parkville 2040 Master Plan* and the future land use map of the Master Plan.

8. **The recommendations of professional staff or other technical reviews associated with the application.**
   Staff recommends approval of the Application for Zoning Map Amendment for Vertical Ventures III, Lot 5.

Major Site Plan Application (PZ22-27)

Parkville Municipal Code, Section 403.060, Subsection B. provides criteria for how the Planning and Zoning Commission shall determine if a major site plan is appropriate. The following are staff's findings and conclusions for the major site plan:

1. **In general, any site plan in compliance with all requirements of this code shall be approved.**
   Staff concludes the site plan conforms to use allowances permitted in the "I-1-P" Planned Light Industrial District. In addition, the site plan is in compliance with the City's subdivision regulations (i.e., block and lot arrangement), site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications).

2. **In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:**

   a. **The site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.**

   ***"I-1-P" Height, Area and Bulk Standards (Section 405.030.A.)***

   The subject property is proposed to be zoned "I-1-P" Planned Light Industrial District. Development standards for the "I-1-P" District are set by the master planned development process as established in Section 403.040 of the Municipal Code. Table 405-3 prescribes the height, area, and bulk standards for the I-1 zoning district. Table 1 below shows the Code requirements and site plan proposal.

   *Table 1. Height, Area, and Bulk Standards*

| | Code | Proposed |
|---|---|---|
| Lot Size | | |
| Area (acre) | 1.0 | 1.73 |
| Width (ft.) | 150 | >270 |
| Depth (ft.) | 200 | >400 |
| Building Standards | | |
| Front Setback (ft.) | 40 / (20' platted) | >20 |
| Side Setback (ft.) | 15 | 20 |
| Rear Setback (ft.) | 10 | 19.5 |
| Height (ft./stories) | 30 / 2 | 18 / 1 |

The proposed development meets the height, area, and bulk standards.

***"I-1-P" Use Standards (Section 405.020)***
The proposed *storage and warehousing – indoor, general* use is allowed by right in the "I-1-P" Planned Light Industrial District. *Storage and warehousing – indoor, general* uses are "storage of commercial products inside a large building where regular shipments and distribution will occur by commercial vehicles. Examples include large warehouses, or distribution and processing centers, and mini-warehouses where all storage areas including those leased or rented to individual customers are accessed from outside the storage buildings."

***Access (Section 408.020)***
Access is provided to the site through existing internal access drives for the development. Exhibit E contains AutoTURN movements for emergency vehicle traffic.

***Parking Requirements (Section 408.030)***
The Development Code does not provide guidelines for parking requirements for contractor storage uses. The applicant has noted a typical rate of 1 parking space per 100 sq ft of office space has been used at similar locations in the Kansas City Metro. This project does not provide any office space. The applicant has provided 13 spaces which staff feels is sufficient for the 24 storage units.

***Parking Layout Design (Section 408.050)***
The parking stall dimensions detailed on the major site plan (see Exhibit E) are 90-degree stalls measuring 18.5 ft. length by 9 ft. width, with an aisle width of greater than 26 ft. This meets the parking layout design requirements of Table 408-10: Parking Dimensions.

***Signage (Section 409)***
**All proposed signage will require approval of an Application for Sign Permit in accordance with the City's "I-1-P" Planned Light Industrial District signage standards for size, height and area allowance as listed on Table 409-2: Sign Allowances.**

***Outdoor Lighting (Section 407.040)***
The applicant has detailed proposed exterior lighting. Staff finds the lighting to meet the requirements of Code Section 407.040.

**b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.**

***Building Location***

The building location on the site allows for appropriate parking and vehicle flow/access.

***Landscape Design (Section 407.020)***

The applicant has submitted a landscape plan that meets the requirements of Section 407.020.

***Stormwater Management (Section 407.050)***

Per our Development Code requirements, the Public Works Department can require a Stormwater Management Analysis study be submitted for review and approval. The Applicant has provided a Stormwater Memo (see Exhibit G) that has been reviewed by

City Staff.

c. **The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.**

***Architectural Design, Materials and Style***

The architectural design of the proposed building is similar to others in the surrounding area.

***Proportion, Massing and Scale***

In terms of proportion, massing and scale, the proposed 21,700 sq. ft. of buildings is appropriate considering the context of the subject property, adjacent development, and allowances per the "B-4-P" General Business District.

*Table 2. Building Details*

| Building | Building Area (sq. ft.) | Units |
|---|---|---|
| 1 | 12,000 | 13 |
| 2 | 2,700 | 3 |
| 3 | 7,000 | 8 |

d. **The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.**

***Location Compatibility***

The proposed expansion is compatible with the existing building as well as adjacent development.

***Open Spaces and Natural Features***

The subject property and the surrounding area are generally developed with preserved groves of trees and natural features. The submitted landscape plan provides detailing for the natural areas of the site.

e. **Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.**

No site-specific conditions are necessary to meet the applicable "I-1-P" requirements of the Development Code.

3. **The application meets the criteria for all other reviews needed to build the project as proposed.**

Staff finds the application able to meet the criteria for all other reviews needed to build the project.

4. **The recommendations of professional staff**

Staff recommends approval of the application as presented, with the conditions noted below.

## Staff Conclusion and Recommendation

Staff recommends approval of the Application for Major Site Plan and recommends approval of the Application for Zoning Map Amendment for Vertical Ventures III, Lot 5 based on the merits of the application and the findings and conclusions in the report.
Additionally, staff recommends approval of the application, subject to the following conditions:

1. Approval is based on the representations of the drawings presented as part of this application and does not waive any requirement or development standard contained within the Municipal Code.
2. All signage requires an approved Sign Permit.
3. Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, 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 Major Site Plan and Application for Zoning Map Amendment, supporting information, associated exhibits, factors discussed above and any testimony presented at the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the applications for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action on the Application for Zoning Map Amendment will be forwarded to the Board of Aldermen on October 4, 2022 for final action.

*End of Memorandum*

/s/ Brad Stanton 9-12-2022
Brad Stanton Date

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

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0015

# Application for Major Site Plan

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

## 1. Applicant/Contact Information

**Applicant(s)**

Name: Brian Mertz
Company: Parkville Holdings LLC
Address: 7607 NW John Anders Road
City, State: Kansas City, MO
Phone: _____ Fax: _____
E-mail: bmertz1@kc.rr.com

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

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

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

Name: Chip Corcoran, P.E.
Company: Renaissance Infrastructure Consulting
Address: 8653 Penrose Lane
City, State: Lenexa, KS
Phone: (813) 488-1256 Fax: _____
E-mail: ccorcoran@ric-consult.com

**Contact Person,** if different from applicant

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

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

***Applicant's Signature*** (Required) _____ Date: 8/4/22

***Property Owner's Signature*** (Required) _____ Date: 8/4/22

## 2. Property Information

Zoning district: BP

Property address and general location: South of intersection of Ensign Drive and 45 Highway

Legal description (may be attached): Attached.

Description of proposed use(s): Commercial garages.

Gross acreage of lot: 1.73 Net acreage of lot: 1.73

Open space acreage: 0.65 Lot coverage: 1.73

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

*Last modified January 2020*

Application #: _____

## 3. Factors affecting the project

Are any public improvements required for this project? Public Storm Improvements

Explain (may be attached): The existing public storm system will be routed through the lot in an enclosed pipe system.

### Attach a narrative addressing:

1. *How the site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.*
2. *How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.*
3. *How the architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.*
4. *How the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.*
5. *Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.*
6. *Any other information relevant to the application.*

## 4. Checklist of required submittals

- ☑ Completed application, including site plan with all required details and supporting data.
- ☑ Nonrefundable application fee of $300.00.
- ☑ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- ☑ Authorization signature of the applicant and owner of record of the property.
- ☐ If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

## For Office Use Only

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

Application fee payment: Check #_____ Amount $ _____

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

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

Conditions if any: _____

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

Conditions if any: _____

## 5. Major Site Plan checklist for staff review

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

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

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

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

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

6. **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 major site plans to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.*

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

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0015

# Application for Zoning Map Amendment

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

## 1. Applicant / Contact Information

**Applicant(s)**

Name: Brian Mertz, Parkville Holdings LLC
Address 7607 NW John Anders Road
City, State Kansas City, MO
Phone: _____ Fax: _____
E-mail bmertz1@kc.rr.com

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

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

**Engineer/Surveyor(s)** preparing legal description

Name: Chip Corcoran, P.E. Renaissance Infrastructure Consulting
Address: 8653 Penrose Lane
City, State: Lenexa, KS
Phone: (813) 488-1256 Fax: _____
E-mail: ccorcoran@ric-consult.com

**Contact Person,** if different from applicant(s)

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

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

***Applicant's Signature*** *(Required)* _____ *Date:* 8/4/22

***Property Owner's Signature*** *(Required)* _____ *Date:* 8/4/22

## 2. Property Information

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

Property address / general location:

South of intersection of Ensign Drive and 45 Highway

Parcel ID Number: 20-4.0-19-000-000-023.000

Present zoning: BP

Proposed zoning: I-1-P

Present use of the property:

Undeveloped

Length of use:

Application #: _____

## 3. Neighboring land uses and zoning

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

| | Existing Land Use | | Existing Zoning |
|---|---|---|---|
| North: | N/A | North: | N/A |
| South: | Capital Electric | South: | I-2-P |
| East: | Gladwin Machinery | East: | BP |
| West: | SBA Towers | West: | BP |

**Attach a narrative addressing:**

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

## 4. Checklist of required submittals

- ☑ Completed application, including all required details and supporting data.
- ☑ Nonrefundable application fee of $300.00. Applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☑ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☑ If the proposed rezoning is for a Master Planned Development (i.e., "planned" district) such as a *"B-4-P" Planned Business District*, a complete site plan/development plan is required per Parkville Municipal Code, Title IV.
- ☐ Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

## For City Use Only

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

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

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

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

Conditions if any: _____

_____

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

Conditions if any: _____

Renaissance Infrastructure Consulting
100% EMPLOYEE OWNED

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

August 5, 2022

Stephen Lachky
Community Development Director
City of Parkville
8880 Clark Avenue
Parkville, MO 64152

Re: **Major Site Plan Submittal – Legal Description**

Mr. Lachky:

The legal description for the Vertical Ventures III – Lot 5 project is stated as follows:

Lot 5, Vertical Ventures III First Plat, a subdivision in the City of Parkville, Platte County, MO.

Feel free to contact us if you have any further questions or concerns.

**RENAISSANCE INFRASTRUCTURE CONSULTING**

Renaissance Infrastructure Consulting
100% EMPLOYEE OWNED

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Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

August 5, 2022

Stephen Lachky
Community Development Director
City of Parkville
8880 Clark Avenue
Parkville, MO 64152

Re: **Major Site Plan Submittal**

Mr. Lachky:

**Rezoning Narrative Questions:**

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

Response: Application is consistent with the Creekside Industrial area of the master plan.

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

Response: Application is suitable for the context.

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

Response: Application is a straightforward example of the zone.

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

Response: Application meets the requirements of the development code.

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

Response: No services will be adversely affected by the approval of this application.

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

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

Response: Property values in the vicinity or elsewhere are not adversely affected by the approval of this application.

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

Response: Application is consistent with prevailing policies such as may apply.

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

Response: Staff is supportive of the application.

**RENAISSANCE INFRASTRUCTURE CONSULTING**

# Vertical Ventures III - Lot 5

Parkville, Platte County, Missouri
Section 19, Township 51, Range 34

## Major Site Plans

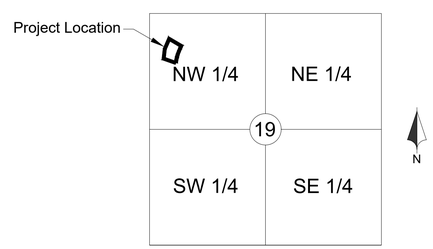
LEGEND

| | |
|---|---|
| Existing Section Line | Proposed Right-of-Way |
| Existing Right-of-Way Line | Proposed Property Line |
| Existing Lot Line | Proposed Lot Line |
| Existing Easement Line | Proposed Easement |
| Existing Curb & Gutter | Proposed Curb & Gutter |
| Existing Sidewalk | Proposed Sidewalk |
| Existing Storm Sewer | Proposed Storm Sewer |
| Existing Storm Structure | Proposed Storm Structure |
| Existing Waterline | Proposed Fire Hydrant |
| Existing Gas Main | Proposed Waterline |
| Existing Sanitary Sewer | Proposed Sanitary Sewer |
| Existing Sanitary Manhole | Proposed Sanitary Manhole |
| Existing Contour Major | Proposed Contour Major |
| Existing Contour Minor | Proposed Contour Minor |
| | Future Curb and Gutter |
| U/E Utility Easement | |
| SS/E Sanitary Sewer Easement | A/E Access Easement |
| D/E Drainage Easement | T/E Temporary Easement |

Site Benchmarks:

CP #6: SET 1/2" IRON BAR W/ CONTROL CAP
N. = 1113271.77
E. = 2712745.02
ELEV. = 914.06

NORTH
1"=1000'
0 500' 1000'




SECTION MAP
SEC. 19 TW. 51 RNG. 34

Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| C01 | Title Sheet |
| C02 | Existing Conditions |
| C03 | General Layout |
| C04 | Grading Plan |
| C05 | Dimension Plan |
| C06 | Fire Access |
| L01 | Landscape Plan |
| L02 | Landscape Details |
| A1.00 | Unit Layouts |
| A2.00 | Building Layouts |
| Building 1 | Building Perspective |
| Building 2 | Building Perspective |
| Building 3 | Building Perspective |
| M | Lighting Plan |


Consultant/Applicant:
RIC
8653 Penrose Lane, Lenexa, KS 66219
(816) 800-0950


Prepared For:
Parkville Holdings LLC
7607 NW John Anders Road

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 20091C0134G, revised August 3, 2009, portions of this tract lie in: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain, OTHER FLOOD AREAS, ZONE X (Future Base Flood), defined as areas of 1% annual chance flood based on future conditions hydrology, and ZONE AE, Special Flood Hazard areas subject to inundation by the 1% annual chance flood, Base Flood Elevations determined.

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

Know what's below. Call before you dig.

RENAISSANCE INFRASTRUCTURE CONSULTING:

Francis M Corcoran , P.E. Date

APPROVED:

City Engineer Date

APPROVED FOR ONE YEAR FROM THIS DATE

Major Site Plans
22-0147
Vertical Ventures III - Lot 5
Parkville, Platte County, Missouri

Title Sheet

| NO. | DATE | REVISION |
|---|---|---|
| | 8/5/2022 | MSP Submittal |

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www.ric-consult.com
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Kansas City, Missouri 64108
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Sheet
C01

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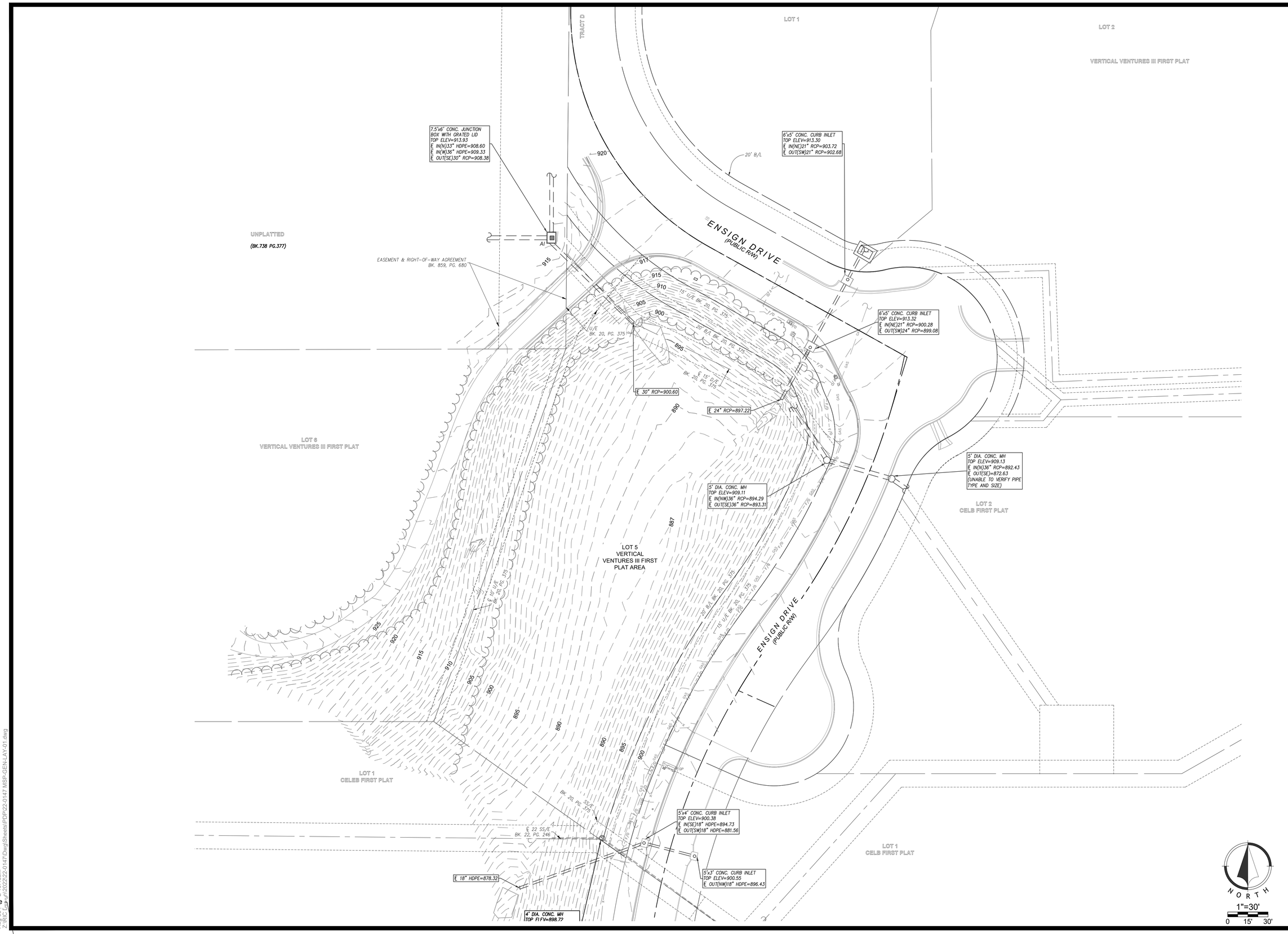


Proposed Grade

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Major Site Plans

22-0147
Vertical Ventures III - Lot 5
Parkville, Platte County, Missouri

Existing Conditions

| NO. | DATE | REVISION |
|---|---|---|

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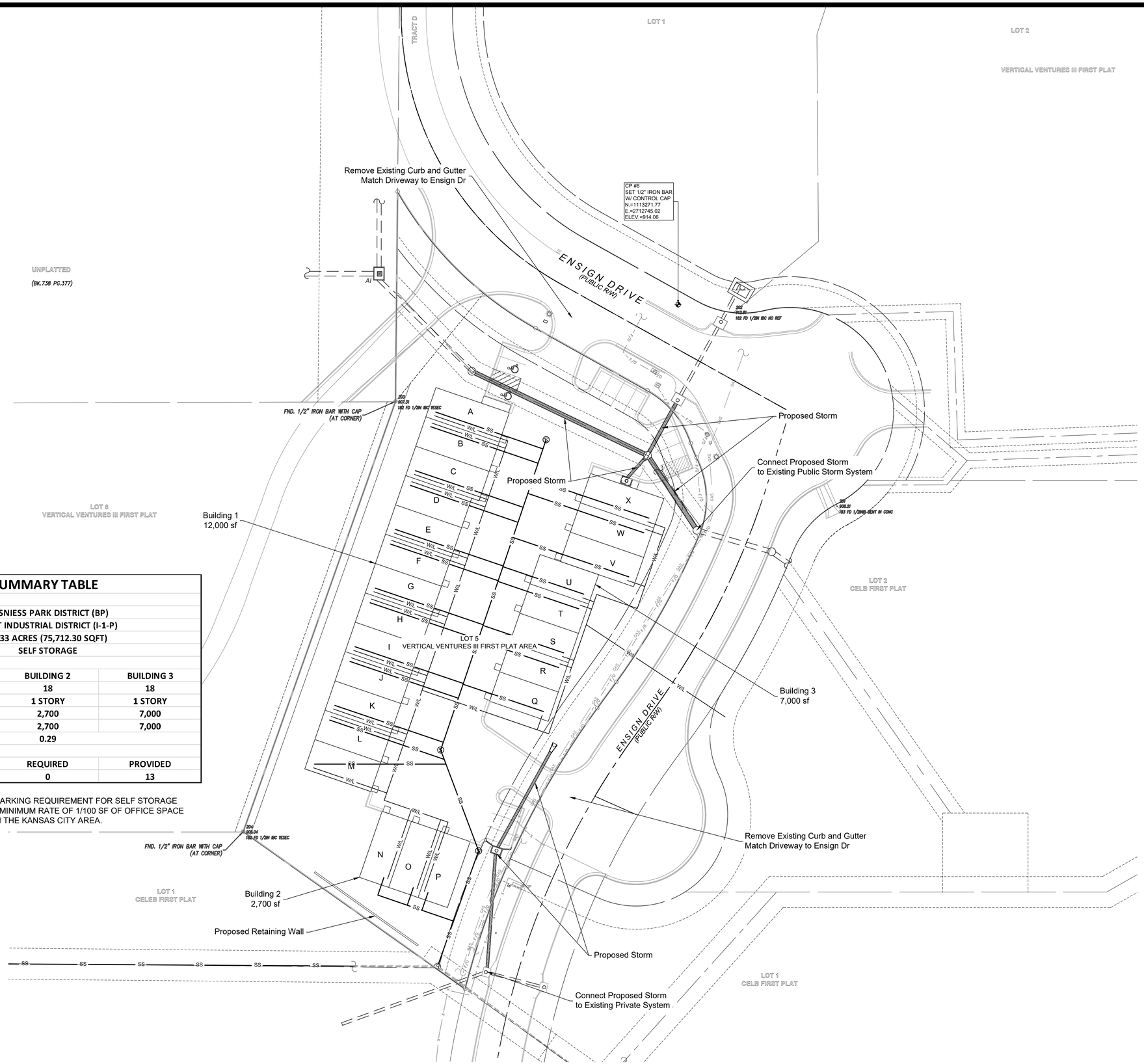
Sheet
C02

Storage Units
50'x20': 6 units
45'x20': 13 units
40'x20': 5 units




## DEVELOPMENT SUMMARY TABLE

| | | | |
|---|---|---|---|
| ZONING | | | |
| EXISTING | BUSNIESS PARK DISTRICT (BP) | | |
| PROPOSED | LIGHT INDUSTRIAL DISTRICT (I-1-P) | | |
| TOTAL LAND AREA | 1.733 ACRES (75,712.30 SQFT) | | |
| BUILDING USAGE | SELF STORAGE | | |
| | BUILDING 1 | BUILDING 2 | BUILDING 3 |
| BUILDING HEIGHT | 18 | 18 | 18 |
| NUMBER OF STORIES | 1 STORY | 1 STORY | 1 STORY |
| FLOOR AREA | 12,000 | 2,700 | 7,000 |
| TOTAL BUILDING AREA | 12,000 | 2,700 | 7,000 |
| BUILDING COVERAGE | 0.29 | | |
| PARKING REQUIREMENT | MINIMUM RATE | REQUIRED | PROVIDED |
| I-1-P | 1/100 SF OFFICE SPACE | 0 | 13 |

* PARKVILLE DOES NOT HAVE A MINIMUM PARKING REQUIREMENT FOR SELF STORAGE FACILITIES IN THE CITY CODE. A TYPICAL MINIMUM RATE OF 1/100 SF OF OFFICE SPACE HAS BEEN USED AT OTHER LOCATIONS IN THE KANSAS CITY AREA.

Major Site Plans
22-0147
Vertical Ventures III - Lot 5
Parkville, Platte County, Missouri

General Layout

| NO. | DATE | REVISION |
|---|---|---|

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|---|---|
| ZM | FC |


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Sheet
C03


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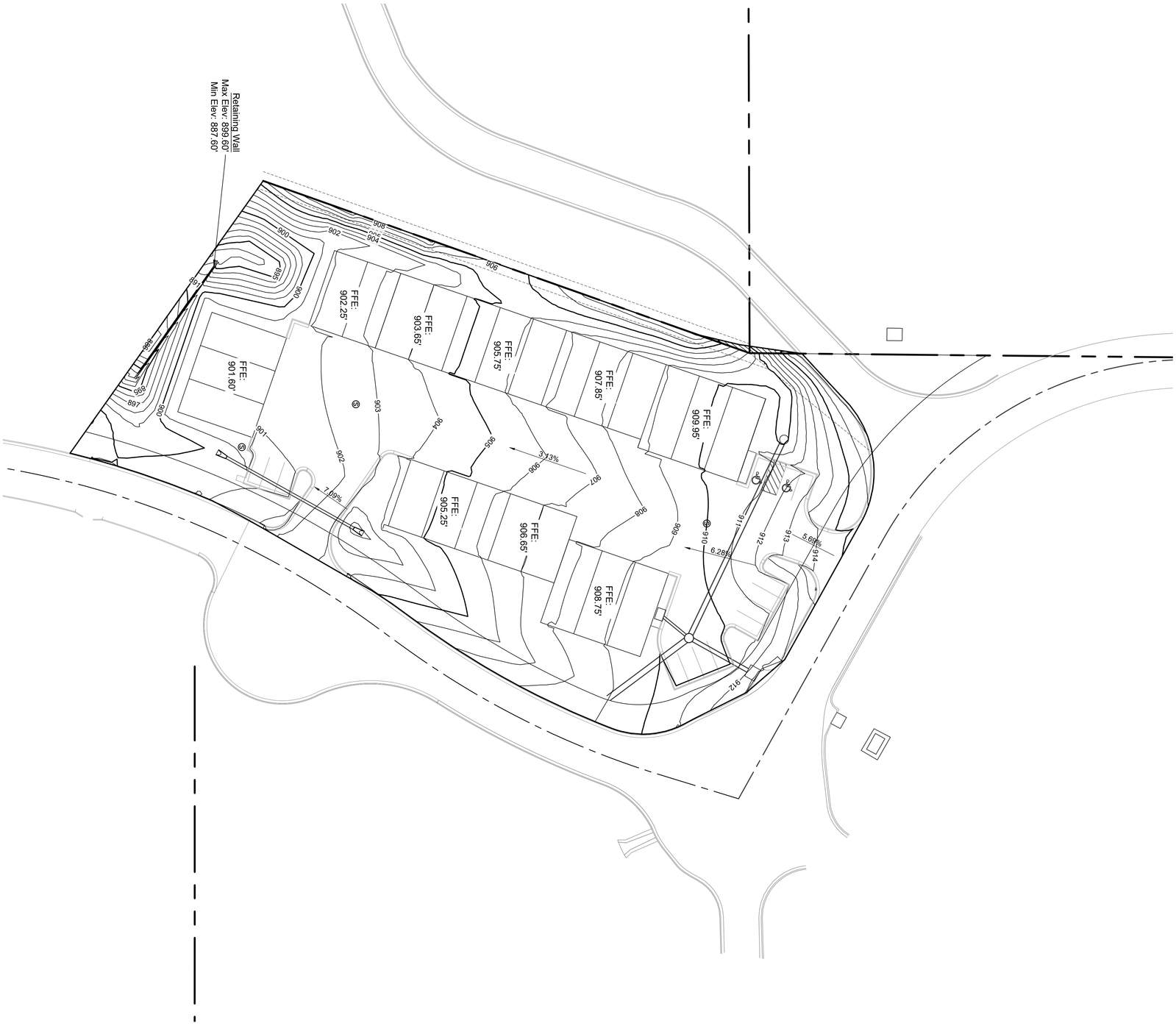


N O R T H
1"=30'
0 15' 30'

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| NO. | DATE | REVISION |
|---|---|---|

Grading Plan

Major Site Plans

22-0147
Vertical Ventures III - Lot 5
Parkville, Platte County, Missouri

Sheet
C04

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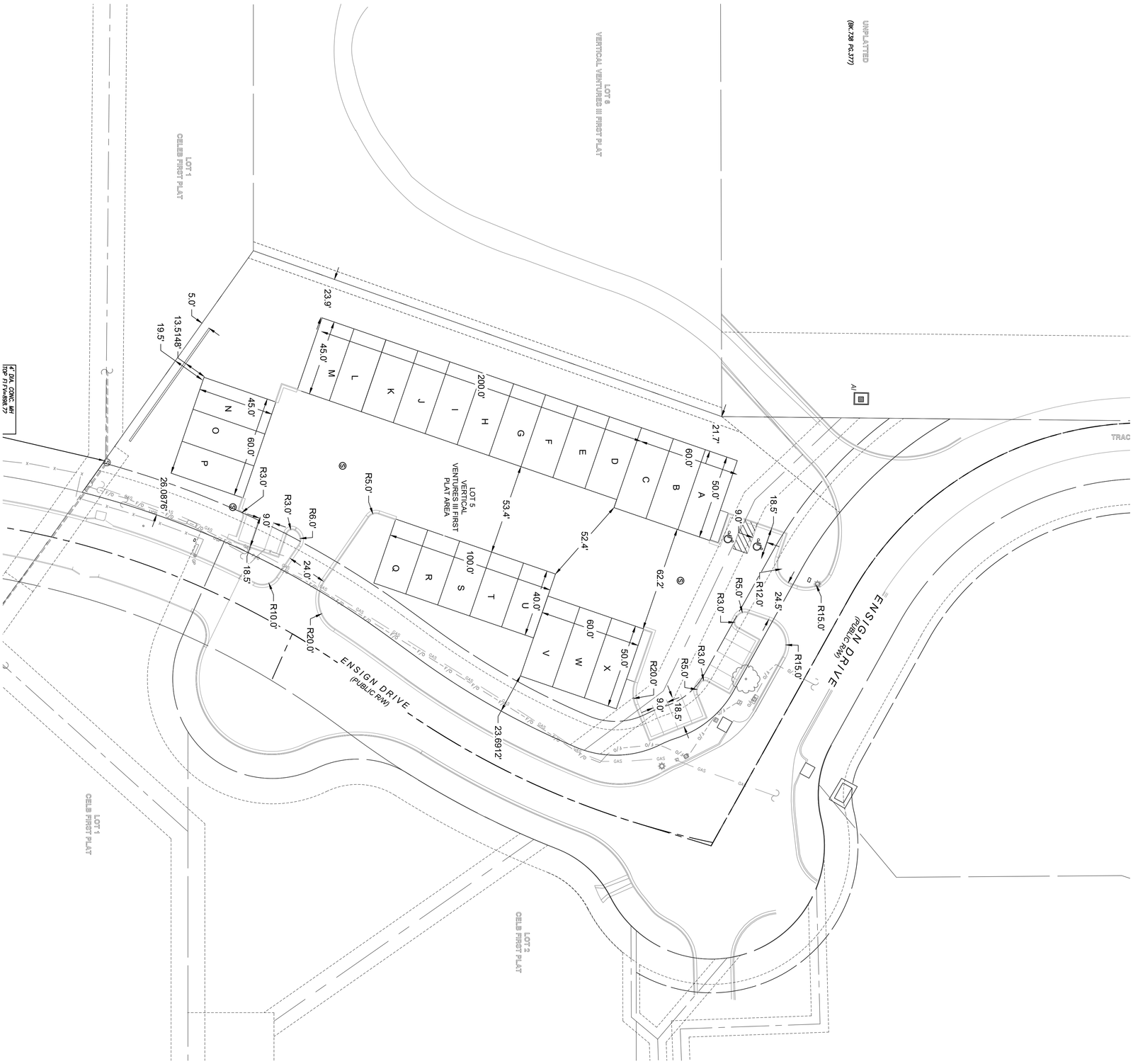


NORTH
1"=30'
0 15' 30'

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| NO. | DATE | REVISION |
|---|---|---|

Dimension Plan

Major Site Plans

22-0147
Vertical Ventures III - Lot 5
Parkville, Platte County, Missouri

Sheet
C05

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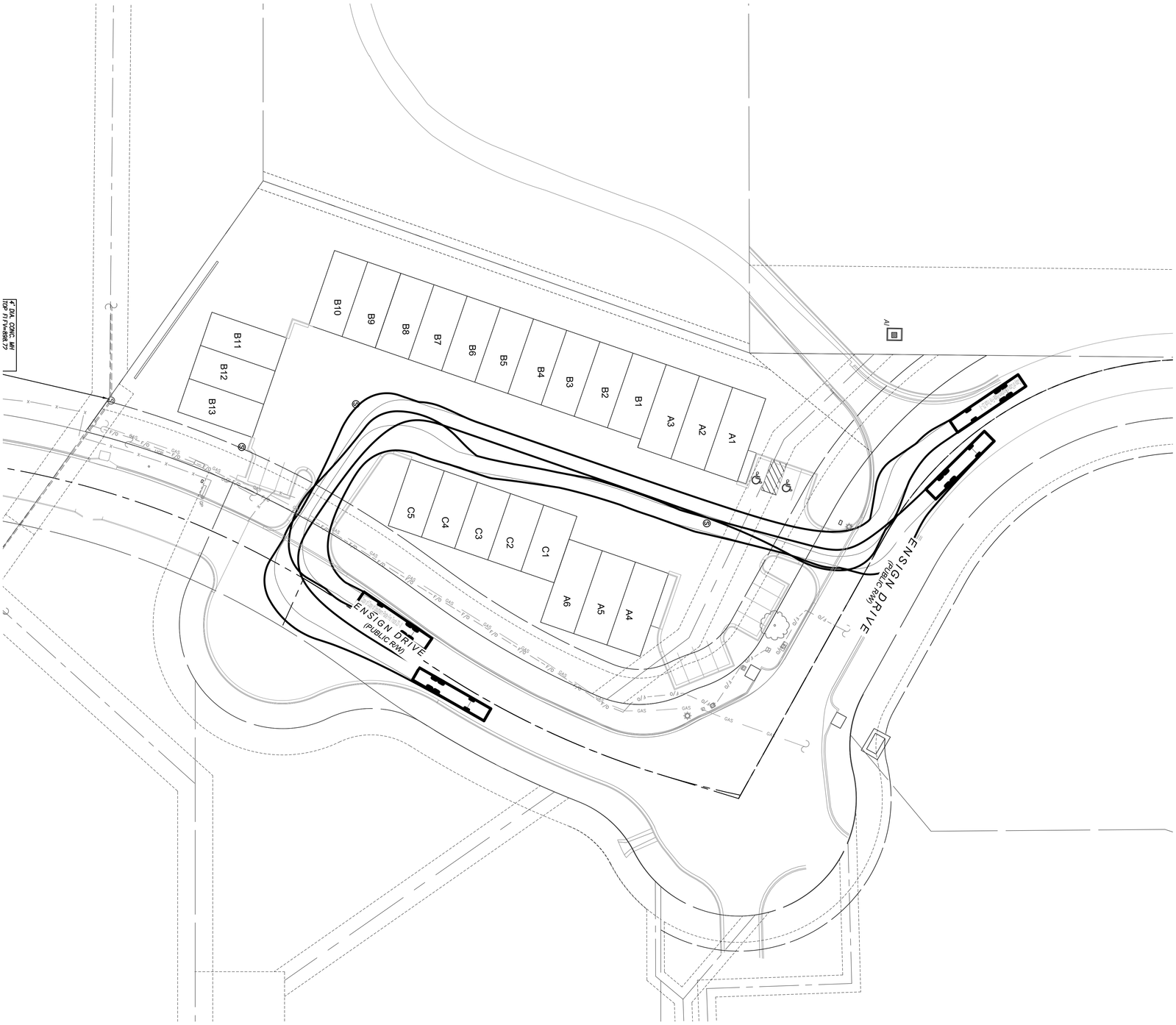

A1
A2
A3
A4
A5
A6
B1
B2
B3
B4
B5
B6
B7
B8
B9
B10
B11
B12
B13
C1
C2
C3
C4
C5
ENSIGN DRIVE
(PUBLIC R/W)
ENSIGN DRIVE
(PUBLIC R/W)
K DIV. CONC. MH
TOP FLY=838.77
GAS
FIB
OHW
GAS
FIB
OHW
GAS
FIB
OHW

## LANDSCAPE CALCULATIONS

*Proposed Zoning: I1-P*

Street Trees
Required: 1 Large Tree / 40' Lot Frontage
Provided: Ensign Drive (545') = 14 Trees

Foundation Planting
Required: Cont. shrub massing along 75% non-paved building frontage or any non-paved building facade facing public view
Provided: As required

Parking Lot Planting
Required: 1 Large Tree / 25 Parking Spaces, 1 Shrub / 10' perimeter landscape buffer, cont. shrub massing for perimeter within 25' of a street
Provided: 14 Parking Spaces = 1 Tree and cont. shrub massing adj. to parking within 25' of a street

Buffers
Required: Type 2 adj. to lesser intense district = 10' Buffer, 1 Tree / 50', 1 Shrub / 10'
Provided: East PL (294') (Adj. to BP) = 10' Buffer, 6 Trees, 30 Shrubs

Open Space
Not required for I1 Zoning

## TREE DIVERSITY REQUIREMENTS

| Required # of Trees | Diversity |
|---|---|
| 1-4 | May be all 1 Species, but should be diverse from other species or genus in the vicinity |
| 5-10 | At least 2 genus; No more than 50% of any 1 species |
| 11-20 | At least 3 genus; At least 5 species; No more than 33% of any 1 species |
| 21-50 | At least 3 genus; At least 5 species; No more than 20% of any 1 species |

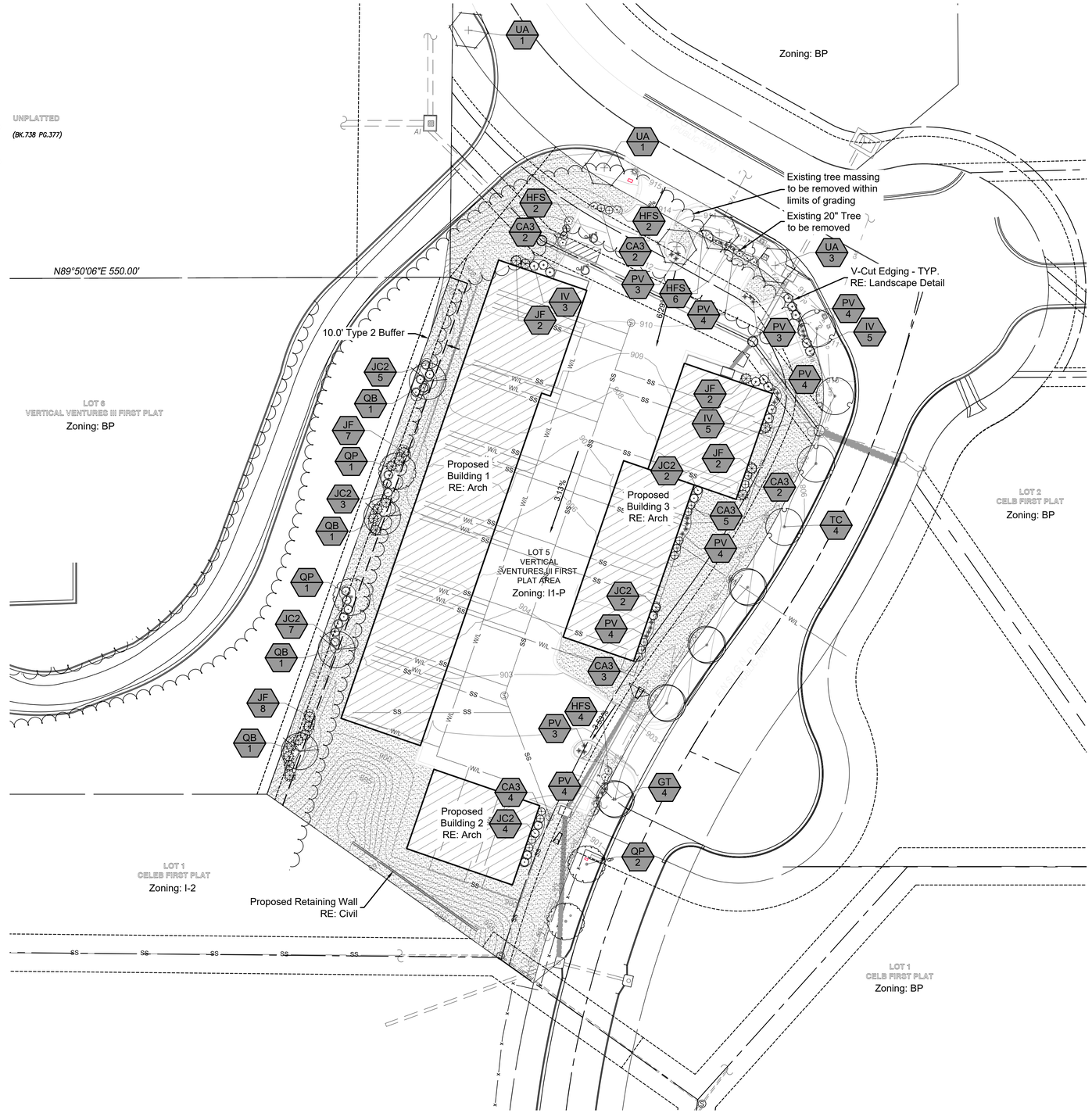
## LANDSCAPE NOTES

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

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|---|---|---|
| | GT | Gleditsia triacanthos `Skyline` / Skyline Honey Locust | B&B, 2" Cal. | 4 |
| | QB | Quercus bicolor / Swamp White Oak | B&B, 2" Cal. | 4 |
| | QP | Quercus palustris / Pin Oak | B&B, 2" Cal. | 4 |
| | TC | Tilia cordata `Greenspire` / Littleleaf Linden | B&B, 2" Cal. | 4 |
| | UA | Ulmus americana `Valley Forge` / American Elm | B&B, 2" Cal. | 5 |

| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | QTY |
|---|---|---|---|---|
| | CA3 | Clethra alnifolia `Ruby Spice` / Ruby Spice Clethra | 3 Gal. | 18 |
| | HFS | Hypericum frondosum `Sunburst` / Sunburst Hypericum | 3 Gal. | 14 |
| | IV | Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire | 3 Gal. | 13 |
| | JC2 | Juniperus chinensis `Gold Lace` / Gold Lace Juniper | 5 Gal. | 23 |
| | JF | Juniperus chinensis `Sea Green` / Sea Green Juniper | 5 Gal. | 21 |
| | PV | Panicum virgatum `Haense Herms` / Haense Herms Switch Grass | 3 Gal. | 33 |




| GROUND COVERS | BOTANICAL / COMMON NAME | CONT |
|---|---|---|
| | Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod | SOD |

NORTH
1"=30'
0 15' 30'

Major Site Plans
22-0147
Vertical Ventures III - Lot 5
Parkville, Platte County, Missouri

Landscape Plan

| NO. | DATE | REVISION |
|---|---|---|

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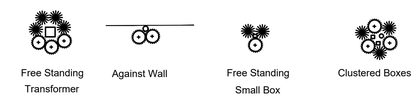
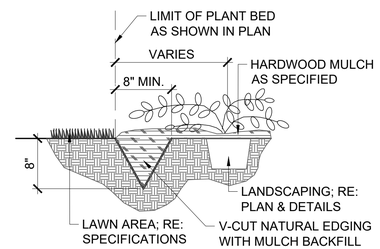


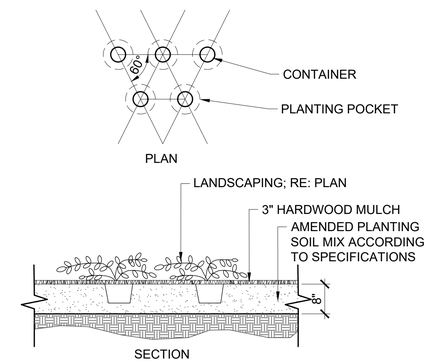

UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS

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

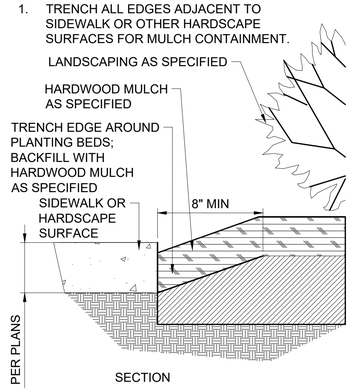



V-CUT NATURAL EDGE DETAIL - NTS

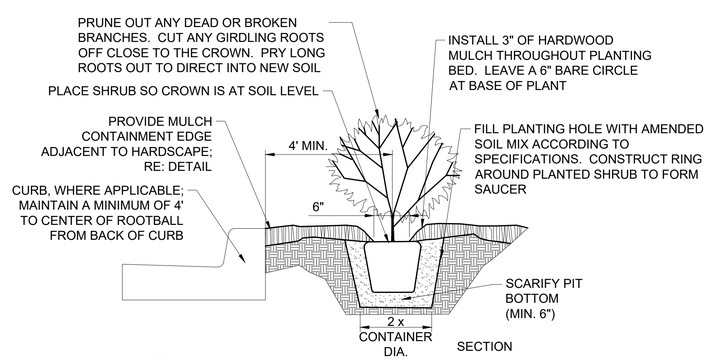



CONTAINER PLANTING DETAIL - NTS

NOTES:
1. TRENCH ALL EDGES ADJACENT TO SIDEWALK OR OTHER HARDSCAPE SURFACES FOR MULCH CONTAINMENT.



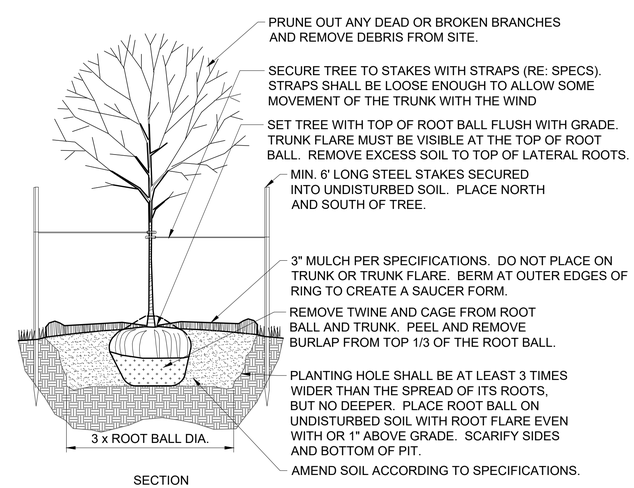

MULCH CONTAINMENT DETAIL - NTS




NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
4. WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4' MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

SHRUB PLANTING DETAIL - NTS

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




DECIDUOUS TREE PLANTING DETAIL - NTS

Major Site Plans

22-0147
Vertical Ventures III - Lot 5
Parkville, Platte County, Missouri

Landscape Details

| NO. | DATE | REVISION |
|---|---|---|

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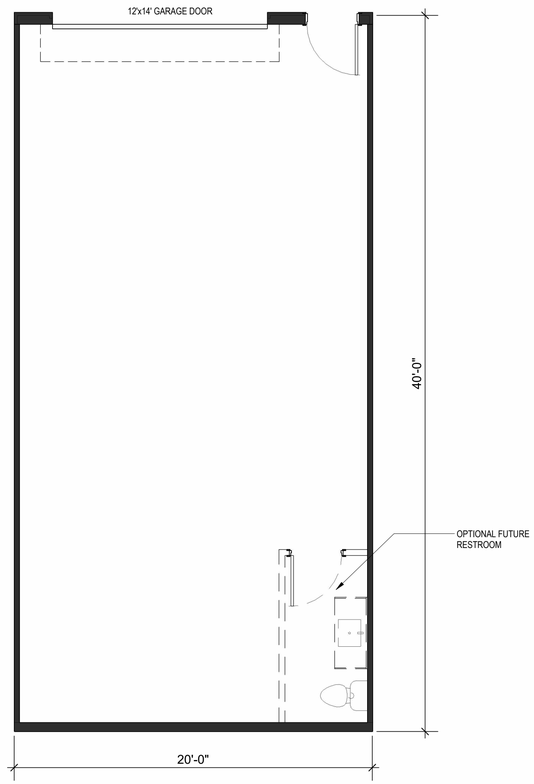
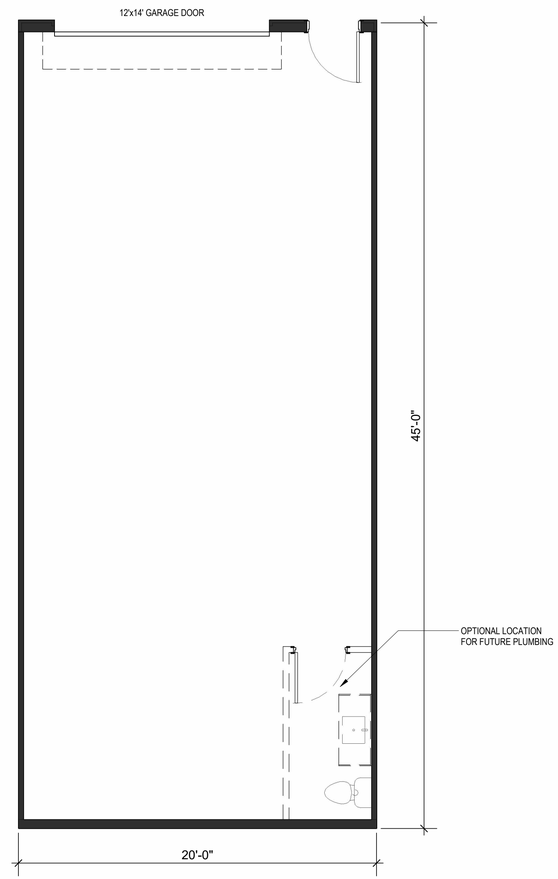
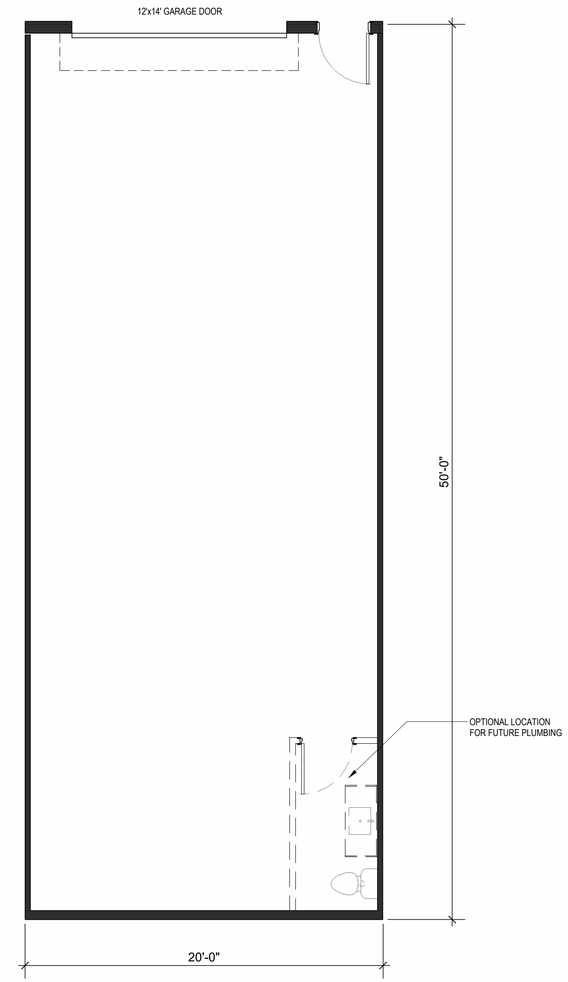



3 20' x 40' UNIT PLAN
1/4" = 1'-0"
800 SF




2 20' x 45' UNIT PLAN
1/4" = 1'-0"
900 SF




1 20' x 50' UNIT PLAN
1/4" = 1'-0"
1000 SF

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES
NSPJ
ARCHITECTS PA
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
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Commercial:
# Contractor Garages
Lot 5
Parkville, Platte County, Missouri

DRAWING RELEASE LOG

△REVISIONS:

DATE:
8/1/2022
JOB NO.
723621
DRAWN BY:
Author
SHEET NO.
A1.00

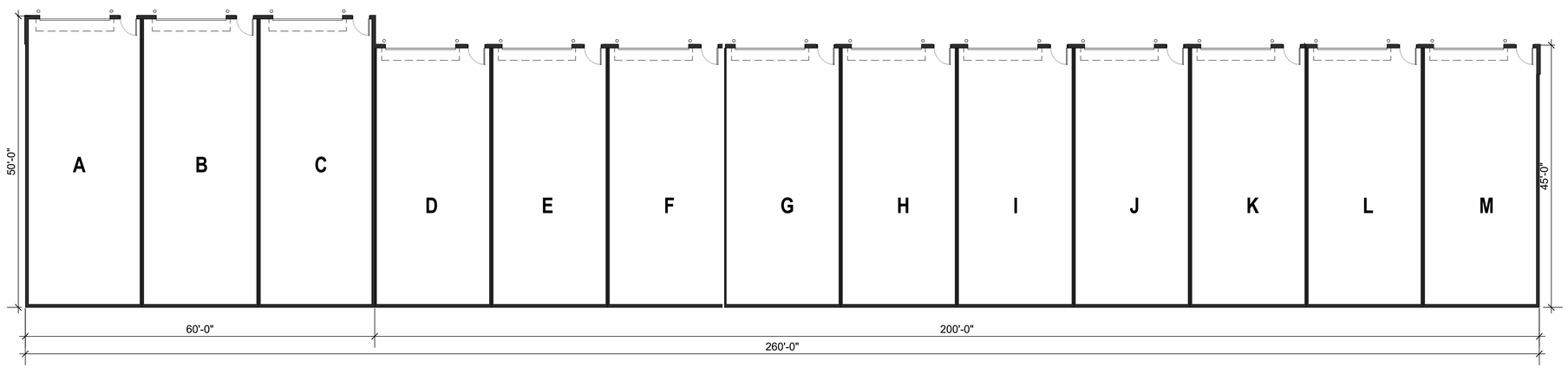
Schematic

ARCH D 24" x 36"
C:\Users\cmartin\Revit\Local\723621-Contractor Garages_R22_cmartinGWXYT.rvt
8/4/2022 4:29:39 PM NSPJ ARCHITECTS ©

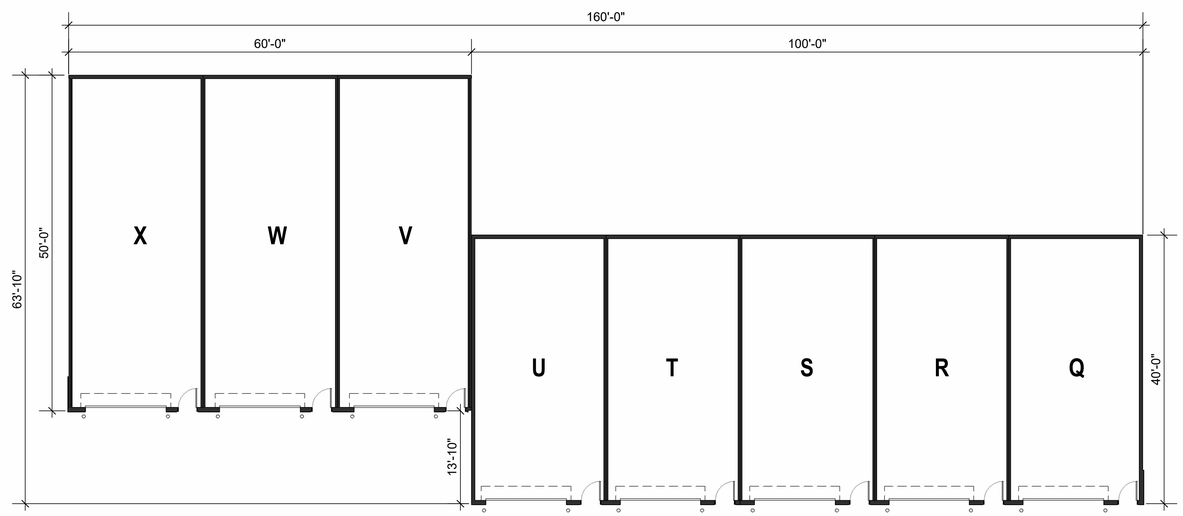
ARCH D 24" x 36"

## AREA UNIT MIX

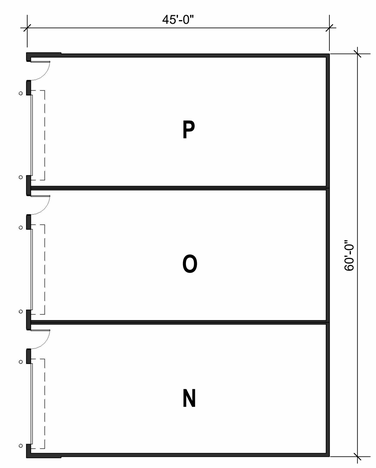
| BLDG # | UNIT TYPE | AREA PER UNIT | # OF UNITS | % OF TOTAL | TOTAL AREA |
|---|---|---|---|---|---|
| 1 | A1 | 1000 SF | 3 | 14% | 3000 SF |
| 1 | A2 | 900 SF | 10 | 41% | 9000 SF |
| | | | 13 | 55% | 12000 SF |
| 2 | A2 | 900 SF | 3 | 12% | 2700 SF |
| | | | 3 | 12% | 2700 SF |
| 3 | A1 | 1000 SF | 3 | 14% | 3000 SF |
| 3 | A3 | 800 SF | 5 | 18% | 4000 SF |
| | | | 8 | 32% | 7000 SF |




BUILDING PLAN
3 BUILDING 1
3/32" = 1'-0"




BUILDING PLAN
2 BUILDING 3
3/32" = 1'-0"




BUILDING PLAN
1 BUILDING 2
3/32" = 1'-0"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Parkville, Platte County, Missouri

DRAWING RELEASE LOG

△REVISIONS:

DATE:
8/1/2022
JOB NO.
723621
DRAWN BY:
Author
SHEET NO.
A2.00

Schematic

8/4/2022 4:29:43 PM NSPJ ARCHITECTS ©

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NSPJ ARCHITECTS

# BUILDING 1 - PERSPECTIVE

MERTZ CONTRACTOR
GARAGES

22-0147 MERTZ LOT 5
PARKVILLE, MIRSSOURI

723621 2022.08.04

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NSPJ ARCHITECTS

# BUILDING 2 - PERSPECTIVE

MERTZ CONTRACTOR
GARAGES

22-0147 MERTZ LOT 5
PARKVILLE, MIRSSOURI

723621 2022.08.04

© NSPJ 2022

NSPJ ARCHITECTS PA

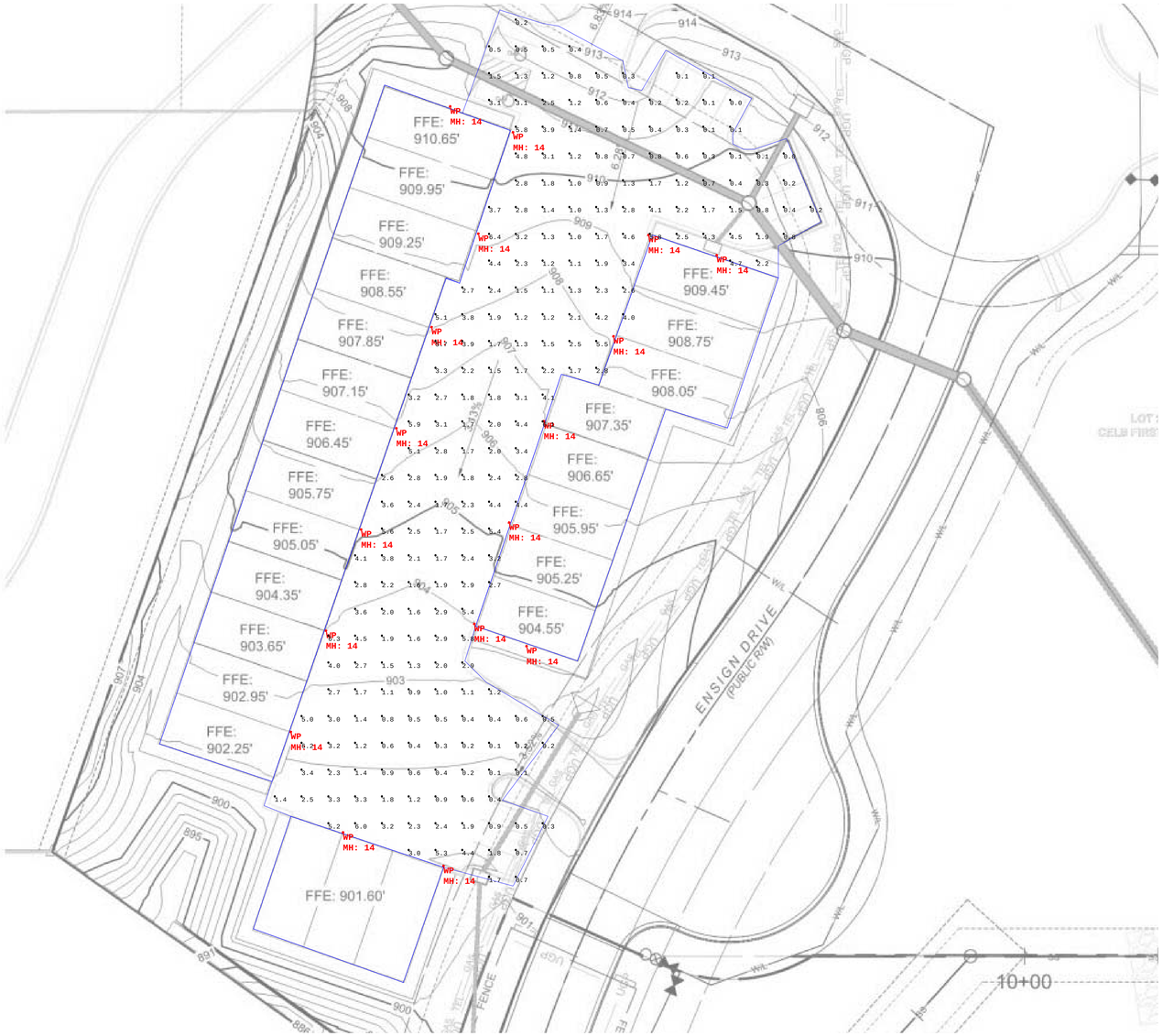
# BUILDING 3 - PERSPECTIVE

MERTZ CONTRACTOR
GARAGES

22-0147 MERTZ LOT 5
PARKVILLE, MIRSSOURI

723621 2022.08.04

© NSPJ 2022




| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Symbol** | **Qty** | **Label** | **Description** | **LLF** | **Luminaire Lumens** | **Luminaire Watts** | **Total Watts** |
| | 17 | WP | WLZ4-3-4K | 0.950 | 4615 | 40.9964 | 696.939 |

| Calculation Summary | | | | | | |
|---|---|---|---|---|---|---|
| **Label** | **Units** | **Avg** | **Max** | **Min** | **Avg/Min** | **Max/Min** |
| SITE_Planar | Fc | 2.11 | 6.4 | 0.0 | N.A. | N.A. |

PREMIER LIGHTING & CONTROLS

| # | Date | Comments |
|---|---|---|
| | | |

Revisions

Drawn By:
Checked By:
Date:8/2/2022
Scale:

Mertz Lot 5

Parkville, Mo

Page M of 1

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

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0015

# Application for Major Site Plan

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

## 1. Applicant/Contact Information

**Applicant(s)**

Name: Brian Mertz
Company: Parkville Holdings LLC
Address: 7607 NW John Anders Road
City, State: Kansas City, MO
Phone: _____ Fax: _____
E-mail: bmertz1@kc.rr.com

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

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

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

Name: Chip Corcoran, P.E.
Company: Renaissance Infrastructure Consulting
Address: 8653 Penrose Lane
City, State: Lenexa, KS
Phone: (813) 488-1256 Fax: _____
E-mail: ccorcoran@ric-consult.com

**Contact Person,** if different from applicant

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

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

***Applicant's Signature*** (Required) _____ Date: 8/4/22

***Property Owner's Signature*** (Required) _____ Date: 8/4/22

## 2. Property Information

Zoning district: BP

Property address and general location: South of intersection of Ensign Drive and 45 Highway

Legal description (may be attached): Attached.

Description of proposed use(s): Commercial garages.

Gross acreage of lot: 1.73 Net acreage of lot: 1.73

Open space acreage: 0.65 Lot coverage: 1.73

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

*Last modified January 2020*

Application #: _____

## 3. Factors affecting the project

Are any public improvements required for this project? Public Storm Improvements

Explain (may be attached): The existing public storm system will be routed through the lot in an enclosed pipe system.

### Attach a narrative addressing:

1. *How the site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.*
2. *How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.*
3. *How the architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.*
4. *How the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.*
5. *Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.*
6. *Any other information relevant to the application.*

## 4. Checklist of required submittals

- ☑ Completed application, including site plan with all required details and supporting data.
- ☑ Nonrefundable application fee of $300.00.
- ☑ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- ☑ Authorization signature of the applicant and owner of record of the property.
- ☐ If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

## For Office Use Only

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

Application fee payment: Check #_____ Amount $ _____

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

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

Conditions if any: _____

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

Conditions if any: _____

## 5. Major Site Plan checklist for staff review

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

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

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

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

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

6. **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 major site plans to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.*

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

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0015

# Application for Zoning Map Amendment

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

## 1. Applicant / Contact Information

**Applicant(s)**

Name: Brian Mertz, Parkville Holdings LLC
Address 7607 NW John Anders Road
City, State Kansas City, MO
Phone: _____ Fax: _____
E-mail bmertz1@kc.rr.com

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

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

**Engineer/Surveyor(s)** preparing legal description

Name: Chip Corcoran, P.E. Renaissance Infrastructure Consulting
Address: 8653 Penrose Lane
City, State: Lenexa, KS
Phone: (813) 488-1256 Fax: _____
E-mail: ccorcoran@ric-consult.com

**Contact Person,** if different from applicant(s)

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

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

***Applicant's Signature*** *(Required)* _____ *Date:* 8/4/22

***Property Owner's Signature*** *(Required)* _____ *Date:* 8/4/22

## 2. Property Information

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

Property address / general location:

South of intersection of Ensign Drive and 45 Highway

Parcel ID Number: 20-4.0-19-000-000-023.000

Present zoning: BP

Proposed zoning: I-1-P

Present use of the property:

Undeveloped

Length of use:

Application #: _____

## 3. Neighboring land uses and zoning

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

| | Existing Land Use | | Existing Zoning |
|---|---|---|---|
| North: | N/A | North: | N/A |
| South: | Capital Electric | South: | I-2-P |
| East: | Gladwin Machinery | East: | BP |
| West: | SBA Towers | West: | BP |

**Attach a narrative addressing:**

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

## 4. Checklist of required submittals

- ☑ Completed application, including all required details and supporting data.
- ☑ Nonrefundable application fee of $300.00. Applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☑ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☑ If the proposed rezoning is for a Master Planned Development (i.e., "planned" district) such as a *"B-4-P" Planned Business District*, a complete site plan/development plan is required per Parkville Municipal Code, Title IV.
- ☐ Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

## For City Use Only

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

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

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

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

Conditions if any: _____

_____

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

Conditions if any: _____

Renaissance Infrastructure Consulting
100% EMPLOYEE OWNED

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

August 5, 2022

Stephen Lachky
Community Development Director
City of Parkville
8880 Clark Avenue
Parkville, MO 64152

Re: **Major Site Plan Submittal**

Mr. Lachky:

**Major Site Plan Narrative Questions:**

1. How the site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.

Response: The site is situated within a planned industrial park. The proposed use is compatible with industrial uses. The adjacent roadways are designed for industrial uses and therefore able to accommodate the proposed use. The adjacent properties are commercial and industrial uses. The proposed use is similar and will not adversely affect the existing uses.

2. How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

Response: The proposed design is consistent with the Creekside Industrial area of the master plan.

3. How the architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

Response: The design and quality of the building materials are appropriate for the size and massing of the proposed buildings.

4. How the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

Response: Additionally, the proposed building materials and color palette is consistent with neighboring buildings.

8653 Penrose Lane
Lenexa, KS 66219
P: 913.317.9500
ric-consult.com

5. Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.

Response: No site-specific conditions are necessary to meet the intent of the zoning district or applicable development standards.

6. Any other information relevant to the application.

Response: None.

**RENAISSANCE INFRASTRUCTURE CONSULTING**

# WLZ Series

## Zero Uplight LED Wallpack

Model: _____ Date: _____

Accessories: _____

Job Name: _____ Type: _____

### DESCRIPTION

The WLZ Series features an architecturally relevant low-profile LED design in lumen packages ranging from 1500 lumens to over 12,000 lumens. Its high-efficiency light engine is designed for optimal light control and distribution with zero uplight. This family of product is offered in several size housings to complement any building exterior and accommodates mounting heights up to 35'. Integral emergency battery backup available for path of egress with Cold Location operation down to -20°C.

### SPECIFICATIONS

**Construction**

- Sleek die-cast aluminum housing with stainless steel hardware and powder coated black, bronze, silver or white finish
- UV-stabilized polycarbonate optical lens
- Integral heat sink for maximized heat dissipation
- Back box houses drivers away from LEDs and includes three ¾" hubs (WLZ1 and WLZ2 - two ¾" hubs)

**Optics/LEDs**

- Zero uplight design to minimize light pollution
- 15 to 100 Watt models replace up to 400 Watt HID for up to 70% energy savings
- Efficacies up to 123 LPW at 5000K to maximize utility rebates
- Type III and Type IV distributions for optimal light distribution (WLZ1 - Type III only)
- Available in 3000K, 3500K, 4000K and 5000K CCT
- L70 of 50,000 hours at 40°C
- CRI of ≥70

**Electrical**

- Class 2 power supply, 120-277VAC, 50/60Hz
- 347/480VAC Dedicated driver option for WLZ4, WLZ7 and WLZ10
- 0-10V Dimming driver (120-277VAC only)
- Power supply rated Class A EMI rating

**Installation**

- Housing hinges to back box and is secured with set screws
- Back box is complete with three ¾" hubs and internal bubble level for easy installation (WLZ1 and WLZ2 - two ¾" hubs)
- Mounts to a standard 3-1/2" or 4" square electrical J-box
- Suitable for downlight installation only

**Options**

- **Battery Backup**
  - Integral battery backup (BB) provides over 700 lumens and 90 minutes of runtime for path of egress. Rated for ambient temperatures of 0°C to 40°C (32°F to 104°F). Not available on WLZ1
  - Integral Battery Backup with Internal Heater (BB-IH) provides over 700 lumens and 90 minutes of runtime for path of egress in Cold Locations down to -20°C. Not available on WLZ1 or WLZ2.
- Factory installed dual driver options for WLZ4 and WLZ10 (WLZ7 is standard with two drivers)
- Factory installed 120/277VAC button type photocontrol option (PC)
- Factory installed 10kVA surge protection options (SP or SPH)

**Accessories (Field Installed)**

- 120/277VAC Button type universal photocontrol options accessory (PCU)
- Dimming occupancy sensor programmable, Wattstopper FSP221 available in multiple finishes (TL-SCES-L2)
- Remote control for occupancy sensor. Optional (TL-FSIR100)

**Testing & Compliance**

- cULus Listed for Wet Locations
- International Dark Sky friendly approved product. (IDA) 3000K only
- Operating temperatures: -40°C to 40°C (-40°F to 104°F)

**Warranty**

- Five year warranty (terms and conditions apply)

| *Specs At A Glance** | | | | | |
|---|---|---|---|---|---|
| **Model** | WLZ1 | WLZ2 | WLZ4 | WLZ7 | WLZ10 |
| **Wattage (nominal)** | 15W | 25W | 40W | 70W | 100W |
| **Lumens (lm)** | 1745 | 3198 | 5021 | 8729 | 12,393 |
| **Efficacy (LPW)** | 115 | 118 | 123 | 120 | 116 |
| **Equivalency (HID)** | 50W | 100W | 150W | 250W | 400W |
| **Distribution** | Type III, IV (WLZ1 Type III only) | | | | |
| **CCT** | 3000K, 3500K, 4000K, 5000K | | | | |
| **CRI** | ≥70 | | | | |
| **Input Voltage** | 120-277VAC, 50/60Hz, 347/480V option | | | | |
| **Operating Temp** | -40°C to 40°C (-40°F to 104°F) | | | | |
| **Certifications** | UL Listed for Wet Locations, IDA | | | | |
| **Warranty** | 5 Years | | | | |
| **Weight** | 2.6 lbs | 3.3 lbs | 6.0 lbs | 9.9 lbs | 12.1 lbs |

* Nominal Wattage, tested at 5000K CCT, Type III distribution. Values at 120/277VAC. See performance table for more detailed lumen information.

Note: Environment and application will affect actual performance. Typical values and 25°C (77°F) used for testing. Specifications subject to change without notice.

**Ordering Information** (Example: WLZ2-3-4K-BR)

| Series/Configuration | Distribution | Input Voltage | CCT | Finish | Options |
|---|---|---|---|---|---|
| WLZ1 = 15W, Extra-Small | 3 = Type III | BLANK = 120-277VAC | 3K = 3000K | BL = Black | BB[5] = Battery backup |
| WLZ2 = 25W, Small | 4[2] = Type IV | HVS[3] = 347/480VAC | 35K[4] = 3500K | BR = Bronze | BB-IH[6] = Cold Location Battery backup (operation down to -20°C) |
| WLZ4 = 40W, Medium | | | 4K = 4000K | SV = Silver | DD[7] = Dual driver |
| WLZ7[1] = 70W, Large | | | 5K = 5000K | WH = White | PC = 120/277VAC Button photocontrol |
| WLZ10 = 100W, Extra-Large | | | | | SP = 120/277VAC Surge protection |
| | | | | | SPH = 347/480VAC Surge protection |

**Notes**

[1] Standard with two drivers

[2] Not available for WLZ1 configuration

[3] WLZ4, WLZ7 and WLZ10 only, compatible with SPH option only

[4] Consult factory for lead times

[5] WLZ2, WLZ4, WLZ7 and WLZ10 only. 120/277VAC Only. Not compatible with DD and SPH options

[6] WLZ4, WLZ7 and WLZ10 only. 120/277VAC Only. Not compatible with DD and SPH options

[7] Dual driver option available for WLZ4 and WLZ10 only. Not compatible with photocontrol option, consult factory

[8] Compatible with WLZ4, WLZ7 and WLZ10 only. Contact factory for compatibility with other options

[9] Dimming occupancy sensor, programmable, Wattstopper FSP221, L2 Lens

[10] Order as a separate line item. Shipped in separate box for final installation in the field

**Accessories[10]** (Field Installed)

PCU = 120/277VAC Button photocontrol accessory

TL-FSIR-100 = Remote control for TL-SCES sensor (optional)

TL-SCES-L2[8,9] = Motion sensor, white finish

TL-SCES-L2-BL[8,9] = Motion sensor, black finish

TL-SCES-L2-BR[8,9] = Motion sensor, bronze finish

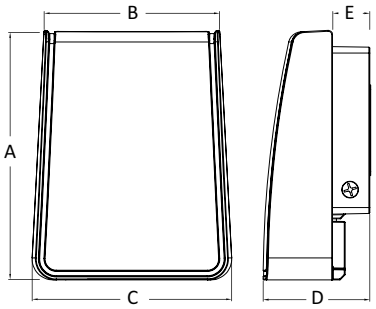
TL-SCES-L2-GR[8,9] = Motion sensor, gray finish

**Performance Data**

| Model | Wattage (W) | CCT | Distribution | Lumen Output (lm) | Efficacy (LPW) |
|---|---|---|---|---|---|
| WLZ1-3-3K-XX | 15 | 3000K | Type III | 1531 | 101 |
| WLZ1-3-4K-XX | 15 | 4000K | Type III | 1534 | 101 |
| WLZ1-3-5K-XX | 15 | 5000K | Type III | 1745 | 115 |
| WLZ2-3-3K-XX | 25 | 3000K | Type III | 2795 | 103 |
| WLZ2-3-4K-XX | 25 | 4000K | Type III | 2997 | 111 |
| WLZ2-3-5K-XX | 25 | 5000K | Type III | 3198 | 118 |
| WLZ2-4-3K-XX | 25 | 3000K | Type IV | 2609 | 98 |
| WLZ2-4-4K-XX | 25 | 4000K | Type IV | 2797 | 105 |
| WLZ2-4-5K-XX | 25 | 5000K | Type IV | 2985 | 112 |
| WLZ4-3-3K-XX | 40 | 3000K | Type III | 4389 | 107 |
| WLZ4-3-4K-XX | 40 | 4000K | Type III | 4705 | 115 |
| WLZ4-3-5K-XX | 40 | 5000K | Type III | 5021 | 123 |
| WLZ4-4-3K-XX | 40 | 3000K | Type IV | 4021 | 98 |
| WLZ4-4-4K-XX | 40 | 4000K | Type IV | 4310 | 105 |
| WLZ4-4-5K-XX | 40 | 5000K | Type IV | 4599 | 112 |
| WLZ7-3-3K-XX | 70 | 3000K | Type III | 7657 | 105 |
| WLZ7-3-4K-XX | 70 | 4000K | Type III | 8193 | 113 |
| WLZ7-3-5K-XX | 70 | 5000K | Type III | 8729 | 120 |
| WLZ7-4-3K-XX | 70 | 3000K | Type IV | 6837 | 94 |
| WLZ7-4-4K-XX | 70 | 4000K | Type IV | 7316 | 101 |
| WLZ7-4-5K-XX | 70 | 5000K | Type IV | 7794 | 107 |
| WLZ10-3-3K-XX | 100 | 3000K | Type III | 10,871 | 102 |
| WLZ10-3-4K-XX | 100 | 4000K | Type III | 11,632 | 109 |
| WLZ10-3-5K-XX | 100 | 5000K | Type III | 12,393 | 116 |
| WLZ10-4-3K-XX | 100 | 3000K | Type IV | 9706 | 91 |
| WLZ10-4-4K-XX | 100 | 4000K | Type IV | 10,385 | 98 |
| WLZ10-4-5K-XX | 100 | 5000K | Type IV | 11,065 | 104 |

* Nominal Wattage. Values at 120/277VAC
** HVS configuration not DLC qualified

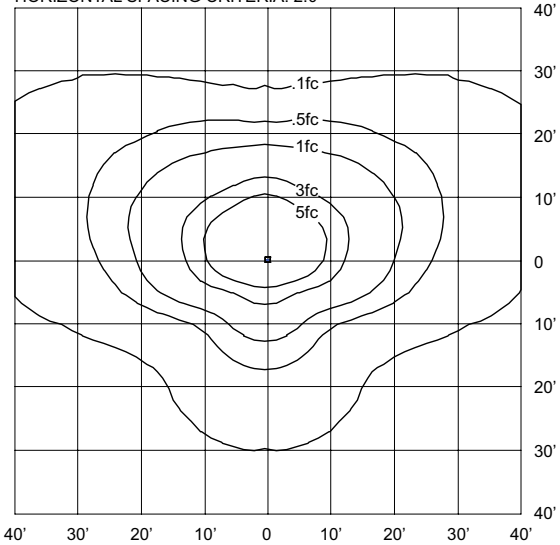
## Dimensions




| Model | A | B | C | D | E |
|---|---|---|---|---|---|
| **WLZ1** | 6.7" | 5.0" | 5.6" | 3.2" | 1.4" |
| **WLZ2** | 8.0" | 5.7" | 6.0" | 3.2" | 1.4" |
| **WLZ4** | 10.2" | 6.8" | 7.8" | 5.0" | 1.9" |
| **WLZ7** | 11.6" | 8.3" | 9.4" | 5.0" | 1.9" |
| **WLZ10** | 11.6" | 10.3" | 11.5" | 5.0" | 1.9" |

## Sample Photometrics

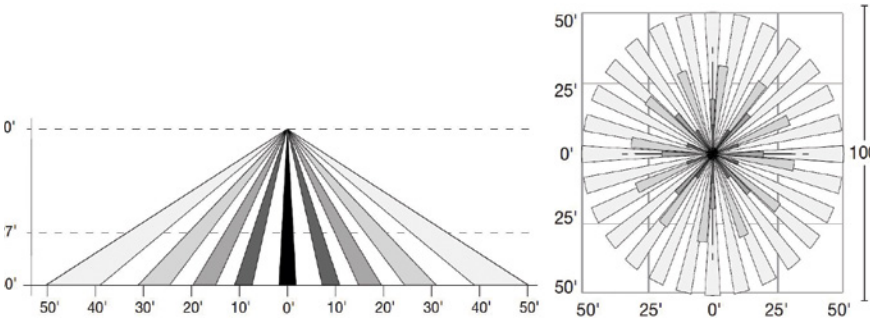
**WLZ4-3-5K**
IES: TYPE III VERY SHORT
MOUNTING HEIGHT: **10'**
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 2.0




## Sensor Details (Accessory: TL-SCES-L2)

## Side and Top Sensor Coverage Pattern:

With FSP-L7 lens (included) 360° lens




## Settings for TL-SCES-L2

| | Settings | Default |
|---|---|---|
| High Mode: | 0-10V | 10V |
| Low Mode: | Off, 0-9.8V | 1V |
| Time Delay: | 30 seconds; 5-30 minutes | 5 Minutes |
| Cut Off Delay: | None, 1-60 Minutes, 1-5 hours | 1 Hour |
| Sensitivity: | None, Low, Medium, Max | Max |
| Setpoint: | None, 1-250fc, Auto | Disabled |
| Ramp Up Time: | None, 1-60 Seconds | Disabled |
| Fade Down Time: | None, 1-60 Seconds | Disabled |

**NOTE:**

**To change settings in the field, please order TL-FSIR-100 controller.**