



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, August 8, 2023 5:30 PM
City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the August 8, 2023, regular meeting agenda.
- B. Approve the minutes for the May 9, 2023, regular meeting
- C. Approve the minutes for the July 11, 2023, regular meeting
- D. Consideration of Community Development Department Annual Budget Request

4. Unfinished Business

- A. Approval of Section 406.010 Old Town District – OTD, Subsection E. Design and Performance Criteria for 8 East St. (Case No. URC 2023-21); *Jim Ecton, 107 Main LLC, Applicant.* (Continued from July 11, 2023)

5. Public Hearing

6. Regular Business

- A. A Request for a one-year extension to the approval of a Major Site Plan for VFW At The National. (Case No. PZ 2021-23); *Dale Brouk, Applicant.*
- B. An Application for Subdivision - Final Plat for Park Hill Elementary School No. 12, with one (1) lot and one (1) tract on 29.02 acres, more or less, generally located at the southwest corner of NW Brush Creek Pkwy and Jessica St. (Case No. PZ23-08C); *Hollis + Miller Architects, Applicant.*

7. Other Business

- A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, August 29 and September 5 at 7:00 p.m.
 - Board of Zoning Adjustments Meeting: TBD
 - Planning & Zoning Commission Regular Meeting: Tuesday, September 12 at 5:30 p.m.

8. Adjournment

Posted Date & Time: August 7, 2023 2:00 p.m. By: JK

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, May 9, 2023 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Chair Wright called the meeting to order at 05:34 PM.

2. Roll Call

Commissioners Present:

Walt Lane
Spencer Keesee
Andrew Barchers
Timothy Cahill
Michael Wright

Absent:

R. Douglas Krtek
Gareld Butler
Barbara Wassmer

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner

3. General Business

A. Approval of the May 9, 2023, regular meeting agenda.

ACTION: Andrew Barchers moved to approve, Walt Lane seconded. Motion Passed: 5-0.

AYES: Spencer Keesee, Andrew Barchers, Timothy Cahill, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

B. Approve the minutes for the March 14, 2023, regular meeting

ACTION: Spencer Keesee moved to approve, Walt Lane seconded. Motion Passed: 5-0.

AYES: Spencer Keesee, Andrew Barchers, Timothy Cahill, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

4. Unfinished Business

5. Public Hearing

- A. An Application for Preliminary Development Plan for Taliesin, a subdivision (12.57 acres, more or less) consisting of ten (10) single-family residential lots and two (2) tracts of private open space, generally located to the south of Mark IV 1st Addition. (Case No. PZ2023-16); *RL Buford & Associates Engineering, Applicant*.

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, presented an overview of the application. He stated the applicant proposed 10 single-family residential lots and 2 tracts of private open space on 12.57 acres. The applicant was requesting flexibility from the development standards in order to preserve natural grades and existing mature trees.

DEVELOPER'S PRESENTATION

Steve Warger, engineer on behalf of the applicant, stated there are significant elevation changes on the sides of the roads.

Ken Gibson, 603 East Street, owner, stated that his personal residence is under construction on Tract A to the west. He stated that he wanted to develop a niche neighborhood that doesn't remove any trees that it needs to.

PUBLIC HEARING

Patricia Harris, 5818 NW Bell Road, owns the property to the northeast. She has concerns with the number of houses. She has concerns with flooding and preserving existing rock walls. She had concerns regarding the homebuilders respecting the topography.

Carolyn Sauer, 5621 NW Bell Road, stated that most houses near her were built in the 70s. She has concerns regarding the size of the houses. She has concerns with the increase in traffic along this portion Bell Road as well as the drainage. She has concerns with flooding during rains along NW Bell Road. She has concerns with preservation of trees and wildlife.

QUESTIONS & CLARIFICATIONS

Mr. Warger stated the house values would be 750k-1 million. He stated that the property owner would retain control of the HOA.

BOARD DISCUSSION & ANALYSIS

Commissioner Lane stated that he shared concerns with flooding. Mr. Lachky stated that the waterway is not a FEMA regulated waterway and we don't have concerns regarding flooding on this particular stream. Commissioner Cahill stated that he felt that design could help fit the project to the landscape. He stated that building into the environment would be unique for Parkville. Commissioner Keesee inquired about the status of Bell Road. Mr. Lachky stated that in 2022 the City completed the Bell Road Corridor Study. He stated the biggest barrier to roadway updates would be funding. Commissioner Barchers asked about whether there was a planned update to the Bell Road study.

Director Lachky stated we are currently studying Limestone Road but we could expand our view to Bell Road.

MOTION

Subject to staff conditions and 1 additional condition: Planning & Zoning Commission become the final development plan review body

ACTION: Andrew Barchers moved to approve, Walt Lane seconded. Motion Passed: 5-0.

AYES: Spencer Keese, Andrew Barchers, Timothy Cahill, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

6. Regular Business

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, May 16 and June 6, 2023 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, May 23 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, June 13, 2023 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
Community Development Director

Date

Brad Stanton
Planner

Date

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, July 11, 2023 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Chair Wright called the meeting to order at 05:29 PM.

2. Roll Call

Commissioners Present:

Barbara Wassmer
Walt Lane
Spencer Keesee
Andrew Barchers
Gareld Butler
Timothy Cahill
Michael Wright

Absent:

R. Douglas Krtak
Jackson Kutey

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 11, 2023, regular meeting agenda.

ACTION: Barbara Wassmer moved to approve, Walt Lane seconded. Motion Passed: 7-0.

AYES: Spencer Keesee, Barbara Wassmer, Andrew Barchers, Gareld Butler, Timothy Cahill, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

- B. Approve the minutes for the May 9, 2023, regular meeting
Continued to August 8, 2023
- C. Election of Officers

1. Chairman

ACTION: Michael Wright was nominated. Motion Passed: 7-0.

AYES: Spencer Keese, Barbara Wassmer, Andrew Barchers, Gareld Butler, Timothy Cahill, Walt Lane, Michael Wright
NOES: None
ABSTAIN: None

2. Vice-Chairman

ACTION: Barbara Wassmer nominated Doug Krtek, Spencer Keese seconded. Motion Passed: 7-0.

AYES: Spencer Keese, Barbara Wassmer, Andrew Barchers, Gareld Butler, Timothy Cahill, Walt Lane, Michael Wright
NOES: None
ABSTAIN: None

3. Secretary

ACTION: Barbara Wassmer nominated Walt Lane, Spencer Keese seconded. Motion Passed: 7-0.

AYES: Spencer Keese, Barbara Wassmer, Andrew Barchers, Gareld Butler, Timothy Cahill, Walt Lane, Michael Wright
NOES: None
ABSTAIN: None

4. Unfinished Business

5. Public Hearing

- A. An Application for Preliminary Development Plan for Park Hill Elementary School No. 12, a planned elementary school with accompanying public improvements on 29.01 acres, more or less, generally located at the southwest corner of NW Brush Creek Pkwy and Jessica St. (Case No. PZ23-08A); *Hollis + Miller Architects, Applicant*.

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, presented an overview of the application. He stated the applicant proposed a new elementary school with public improvements on 29.01 acres. He noted the workshop held between the applicant and the Planning & Zoning Commission on July 10, 2023.

PUBLIC HEARING

No comment.

MOTION

ACTION: Barbara Wassmer moved to approve, Walt Lane seconded. Motion Passed: 7-0.

AYES: Spencer Keese, Barbara Wassmer, Andrew Barchers, Gareld Butler, Timothy Cahill, Walt Lane, Michael Wright
NOES: None
ABSTAIN: None

- B. An Application for Preliminary Development Plan for Creekside West Apartments, a

planned mixed-use development consisting of two (2) hotels, two (2) restaurants, and four (4) apartment buildings with a total of 200 residential units on 12.21 acres, more or less, generally located at the northwest corner of Highway 45 and Homer Pkwy. (Case No. PZ 2023-20A); *Parkville Development 140, Applicant*.

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, presented an overview of the application. He stated that the applicant proposed to locate 2 hotels, 2 restaurants, and 4 apartment buildings on 12.21 acres at the NW corner of Homer Pkwy and 45 Highway.

DEVELOPER'S PRESENTATION

Chair Wright had questions about where the stepdown in elevation occurs within the building. Brian Mertz, 7607 John Anders Rd, responded that it would be within the buildings. The buildings will be 3/4 story splits. The buildings would utilize the same architecture as the existing mixed use building in Creekside. Chair Wright asked about the parking ratio. Staff and Mr. Mertz responded that it was 1.5 spaces per unit which met the Code requirement. Chair Wright had questions about density. Mr. Stanton and Stephen Lachky, Community Development Director, responded that this project would be less dense or comparable to existing multi-family developments in Creekside. Concerns were raised by Commissioners regarding the lack of a second trash enclosure for the apartments.

Michael Gailliard - 1450 Grand - Architect on the project

PUBLIC HEARING

No public comment.

MOTION

Approve with staff conditions and one additional condition: The addition of second trash enclosure for the apartment use

ACTION: Andrew Barchers moved to approve, Barbara Wassmer seconded.
Motion Passed: 7-0.

AYES: Spencer Keese, Barbara Wassmer, Andrew Barchers, Gareld Butler, Timothy Cahill, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

6. Regular Business

- A. Approval of Section 406.010 Old Town District – OTD, Subsection E. Design and Performance Criteria for 8 East St. (Case No. URC 2023-21); *Jim Ecton, 107 Main LLC, Applicant*.

STAFF ANALYSIS & SUMMARY

Stephen Lachky, Director of Community Development, provided an overview of the application. The applicant is proposing to improve the existing facade of the building at 8 East St. The applicant is proposing to use hardi board cement siding that is painted.

DEVELOPER'S PRESENTATION

Jim Ecton, 6122 S National, stated that he proposed to remove half of the existing balcony and make the building internal access.

QUESTIONS & CLARIFICATIONS

Commissioner Wassmer asked about the origin of the building. Mr. Lachky stated that it was built in 1980 per the tax record, however "western facade" is not original to downtown Parkville. Commissioner Keesee asked about using the building for the alley decorations. Mr. Ecton stated that he had no issue with the plans for decorating the alley. Commissioner Wassmer felt that the Hardi Board does not fit the aesthetic of downtown Parkville. Mr. Ecton stated that he was using hardi siding for floodproofing and ease of maintenance.

MOTION

Commission is generally okay with removing Western facade and the new sloped roof, would like revised architecture for next meeting. Postponed to August 8 P&Z Meeting.

ACTION: Andrew Barchers moved to postpone the item, Barbara Wassmer seconded. Motion Passed: 7-0.

AYES: Spencer Keesee, Barbara Wassmer, Andrew Barchers, Gareld Butler, Timothy Cahill, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, July 18 and August 1 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, July 25 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, August 8 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
Community Development Director

Date

Brad Stanton
Planner

Date



Memorandum

To: Planning and Zoning Commission
From: Stephen Lachky, Community Development Director
Date: Monday, July 31, 2023
Re: 2024 Community Development Department Budget Request

Background

Chapter 89, Revised Statutes of Missouri (RSMo.) contains powers, duties and functions for Planning and Zoning Commissions throughout the state; and one of these functions includes, "Making recommendations to the Board of Aldermen regarding plans, planning studies, general development and planning policies and infrastructure improvement programs, including the financing thereof." As a result, it's best-practice for many municipalities throughout Missouri to bring forward their Community Development Department's annual budget request for review before it goes before their legislative body for consideration, as the budget request often contains a work program (e.g., Capital Improvements Program) list of projects/initiatives to be accomplished in the coming year(s). That said, City staff would like to formally present this memorandum before the Parkville Planning and Zoning Commission for review & discussion, as it provides a general summary to accompany the 2024 Community Development budget request.

Overview

The Community Development Department provides current- and long-range planning, zoning, mapping, building safety and inspection, code enforcement, utility locating, floodplain management and related services. This includes four full-time staff exclusively within the department — Community Development Director, Planner, Building Official, Building Inspector — and two full-time staff shared with the Public Works Department — two Construction and Codes Inspectors. Department staff also perform other administrative duties including occupancy inspections for business licenses, minor maintenance and other administrative support functions.

Parkville has been experiencing steady growth since the Great Recession of the late 2000s / early 2010s, and the current population is 7,177 per the 2020 U.S. Census. In 2021 our department set a record for the total number of residential building permits issued for new construction (105); as well as records for the total number of building permits issued (316), inspections and Missouri One-Call locates. In 2022 our department set a near-record for the total number of commercial & industrial permits issued (29), as well as total valuation added to the community (\$59,417,793). As we progress through the remainder of 2023 and into 2024 we anticipate continued growth from the future subdivisions of Woods at Creekside, Sanctuary at Riss Lake, Platte 38, Village on the Green, Thousand Oaks 25th plat, and Taliesin. As a result, the 2024 department budget requests reflects maintaining our current staff positions and hours, and using our on-call support services when needed.

Community Development Department Line Items

With the exception of salaries and benefits, the 2024 Community Development budget is primarily allocated to continuing operations, maintenance of existing equipment, code enforcement and public notification costs, and increases for continuing education / professional development to maintain staff's credentials. I'm requesting maintaining our current staff levels for 2024; however, in future years the department could explore the addition of the following positions — Planning Intern, Department Assistance, Permit Technician. The following are summaries for specific budget line items.

Personnel

Unknown Amount (est. \$328,434 Total)

- **518.01-01-00, Salaries** – Unknown amount requested at this time (\$328,434 budgeted in 2023). This budget line item will be calculated by the City's Finance / Human Resources Department for 2024; and this amount will take into account annual raises based on merit/performance evaluation and cost of living increases. As Parkville continues to grow and the number of development applications increase, the department will refer to the City's most recent *Compensation and Classification Study*.
- **518.01-31-00, Auto Allowance - Other** – \$2,500 requested (increase of \$100 from 2023). This category is intended to cover personal automobile expenses for the Community Development Director utilizing his/her personal vehicle — rather than the two department vehicles — for travel around the region attending meetings, professional development seminars, and conducting site visits. This category is useful, especially since our Building Official and Building Inspector frequently use the 2015 Ford Escape, and our Planner and Code Enforcement Officer frequently use the 2017 Ford Focus. This allowance has come in handy several times in 2023 as I've traveled frequently to MARC's officers in downtown Kansas City, to the Platte County Assessor's Office and Administrative Complex in Platte City, to APA Missouri-related events and board meetings, to KCAPA professional development events, and to various site visits around the community.
- **518.01-41-00, Membership Fees & Dues** – \$2,500 requested (\$925 increase from 2023). This category covers fees associated with membership to professional organizations for Community Development Department employees. This category also includes costs for professional certifications required or those that would benefit the City. Budgeted costs for 2024 are higher than 2023 as a result of the department sharing the second full-time Construction and Codes Inspector position with the Public Works Department; as well as accounting for the City's annual System for Award Management (SAM.gov) registration in order to apply for federal grants through the U.S. Department of Transportation (USDOT).

Position	Membership	Estimated Fee
Community Development Director	APA Missouri Chapter	\$25
	APA Prof. Membership	\$533*
	AICP Membership	\$533*
	ASFPM Membership	\$175
	MfSMA Membership	\$35
Planner	APA Missouri Chapter	\$25
	APA Prof. Membership	\$276
	AICP Membership	\$255
	ASFPM Membership	\$175
	MfSMA Membership	\$35
Building Official	ICC Membership	\$325*
	MACE Membership	\$70
Building Inspector	ICC Membership	\$325*
Construction and Codes Inspector #1	ICC Membership	\$325*
	MACE Membership	\$35
Construction and Codes Inspector #2	ICC Membership	\$325*
	MACE Membership	\$35
U.S. Federal Contractor Registration (USFCR)	SAM.gov Registration	\$499

Total		\$2,498
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*The City's ICC governmental membership was last renewed in 2022 and will not need to be renewed again until 2025.

- **518.01-41-02, Professional Development** – \$11,500 requested (increase of \$3,000 from 2023). This category covers costs for staff to attend educational seminars and conferences, and includes costs for registration, lodging, per diem and travel. Estimated costs are projected lower for 2024 due to the Community Development Director opting to attend national and state conferences virtually, as opposed to in-person.

Both the Community Development Director (Stephen Lachky) and Planner (Brad Stanton) have APA AICP certification, which requires 32 certification maintenance (CM) credits every two years to maintain the credentials. Each credit equals one hour of a professional development seminar and annual conferences are a great way to obtain at least 16 CM credits. In 2023 our Community Development Director attended the APA National Conference (held virtually in Philadelphia, Pa.), and did not need to attend the APA Missouri State Conference (which was held in-person in Kansas City, Mo.). In 2024, APA's National Conference will be held in Minneapolis, Mn. and APA Missouri's State Conference will be held in northwest Arkansas as part of a four-year quad-state collaboration. Alternatives would be for the Director to attend local KCAPA programs. Attending two conference should provide enough CM credits for the year to retain APA AICP credentials.

The Community Development Director (Stephen Lachky) also has ASFPM CFM certification which requires 16 continuing education credits (CECs) every two years. Conference attendees can earn up to 12 CECs. In 2022 the Director attended the ASFPM National Conference (held virtually in Raleigh, Nc.) in order to obtain enough CECs to maintain CFM certification. Alternatives would be to attend MfSMA trainings and workshops across Missouri. The 2024 in-person conference will be taking place in Salt Lake City, Ut.

Each year our Building Official and Building Inspector attend out-of-state ICC training workshops; the reason being that ICC does not have a local or regional chapter presence that hosts trainings for staff to attend. However, last year both were able to receive enough training at a Missouri Association of Building Officials and Inspectors (MABOI) conference in-state.

In 2023 our Construction and Codes Inspector plans to attend the MACE conferences in Lake of the Ozarks, where training and education is provided on the latest legal updates and legislation pertaining to code enforcement in Missouri (Did not attend conferences in 2020 or 2021 due to COVID-19 pandemic; and did not have a Code Enforcement Officer at the time in 2022). We'd like to continue sending this position and our second Construction and Codes Inspector employee to MACE's conference in 2024.

Position	2024 Program	Detail	Estimated Cost
Community Development Director	APA National Conference (Minneapolis, Mn.)	Virtual Registration	\$500
		Lodging (3 nights)	N/A
		Meals and Incidental Expenses (GSA per diem)	N/A
		Travel (airfare)	N/A
	ASFPM National Conference (Salt Lake, Ut.)	Virtual Registration	\$650
		Lodging (4 nights)	N/A
		Meals and Incidental Expenses (GSA per diem)	N/A
		Travel (airfare)	N/A
	KCAPA Programs (Kansas City, Mo.)	Registration (6 programs)	\$120
		Travel (automobile)	N/A
	KC Regional Planning	Registration	\$60

	Directors' Retreat	Travel (automobile)	N/A
	APA Passport Subscription	Registration	\$180
	Total		\$1,510
Planner	APA National Conference (Minneapolis, Mn.)	Registration	\$500
		Lodging (3 nights)	\$450
		Meals and Incidental Expenses (GSA per diem)	\$193
		Travel (airfare)	\$300
	ASFPM National Conference (Salt Lake, Ut.)	Registration	\$650
		Lodging (4 nights)	\$600
		Meals and Incidental Expenses (GSA per diem)	\$248
		Travel (airfare)	\$350
	KCAPA Programs (Kansas City, Mo.)	Registration (6 programs)	\$120
		Travel (automobile)	N/A
	Total		\$3,411
Building Official	ICC Workshop (TBD out-of-state)	Registration	\$800
		Lodging (5 nights)	\$800
		Meals and Incidental Expenses (GSA per diem)	\$284
		Travel (airfare)	\$300
	Total		\$2,184
Building Inspector	ICC Workshop (TBD out-of-state)	Registration	\$800
		Lodging (5 nights)	\$800
		Meals and Incidental Expenses (GSA per diem)	\$284
		Travel (airfare)	\$300
	Total		\$2,184
Construction and Codes Inspector #1	MACE Conference (Lake Ozark, Mo.)	Registration	\$300
		Lodging (3 nights)	\$600
		Meals and Incidental Expenses (GSA per diem)	\$168
		Travel (automobile)	N/A
	Total		\$1,068
Construction and Codes Inspector #2	MACE Conference (Lake Ozark, Mo.)	Registration	\$300
		Lodging (3 nights)	\$600
		Meals and Incidental Expenses (GSA per diem)	\$168
		Travel (automobile)	N/A
	Total		\$1,068
Total			\$11,425

Note: Local / regional travel is covered by the Community Development Department vehicles — 2015 Ford Escape and 2017 Ford Focus — and fuel costs are covered by the budget category #10-518.06-22-00, Vehicle Gas & Oil.

- **518.01-43-00, Tuition Reimbursement** — \$0 requested (no change from 2023).

Insurance**Unknown Amount (est. \$52,000 Total)**

- **518.02-01-00, Liability** – Unknown amount requested at this time (\$0 budgeted in 2023). This budget line item will be calculated by the City's Finance / Human Resources Department for 2024.
- **518.02-02-00, Health, Life & Dental** – Unknown amount requested at this time (\$48,000 budgeted in 2023). This budget line item will be calculated by the City's Finance / Human Resources Department for 2024.
- **518.02-03-00, Workers Compensation** – Unknown amount requested at this time (\$4,000 budgeted in 2023). This budget line item will be calculated by the City's Finance / Human Resources Department for 2024.
- **518.02-04-00, Unemployment** – Unknown amount requested at this time (\$0 budgeted in 2023). This budget line item will be calculated by the City's Finance / Human Resources Department for 2024.

Utilities**\$1,500 Total**

- **518.03-01-00, Telephone & Voicemail** – \$0 requested (no change from 2023).
- **518.03-03-00, Gas** – \$0 requested (no change from 2023).
- **518.03-05-00, Mobile Phones & Pagers** – \$1,500 requested (no change from 2023). This category covers costs to support cellular phone data plans for both our Building Official and Building Inspector, as they utilize their City-issued mobile phones on a daily basis to schedule and conduct permit inspections. Developers, builders and contractors call staff frequently throughout the day with questions; therefore, it's important for staff to respond to them quickly for customer service purposes.

Other Purchases**\$4,200 Total**

- **518.04-01-00, Vehicle** – \$0 requested (no change from 2023).
- **518.04-21-00, Office Equipment** – \$0 requested (no change from 2023).
- **518.04-23.00, Planning Studies** – \$0 requested (no change from 2023).
- **518.04-41-00, Development** – \$0 requested (no change from 2023).
- **518.05-01-00, Office Supplies, Computer Accessories & Consumable Items** – \$500 requested (no change from 2023). Expenses for this category are intended for items such as stationary, pens, pencils, folders, planners, calendars, binders, easels, laser pointers, meeting supplies, computer and printer accessories (e.g., flash drives, plotter ink) and other office supplies and consumables as needed.
- **518.05-02-00, Postage** – \$500 requested (no change from 2023). Postage varies with application and code enforcement volumes, and does not include amounts that will be reimbursed. The amount requested annually is a best estimate based on prior-year activity, anticipated development applications and anticipated certified mail required for code enforcement notifications. In previous years the Community Development Department had large expenditures in this category due to mailing notifications required for the creation of TIF, CID, TDD and other special districts. Staff anticipates the cost for postage and certified mail to remain relatively the same in 2024.
- **518.05-04-00, Printing** – \$100 requested (no change from 2023). This category covers expenses for printing and scanning that cannot be completed in-house or with the current plotter. This may include

laminated signage, business cards, booklets, flyers or other customized posters, or publishing of hard copy documents such as the *Parkville 2040 Master Plan*.

- **518.05-05-00, Publications** – \$1,000 requested (increase of \$1,000 from 2023). This category covers the purchase of books and periodicals pertinent to the City's services, such as code books and printed materials. The International Code Council (ICC) provides model code regulations that safeguard the public health and safety in all communities. This includes areas such as building, mechanical, plumbing, fuel gas, electrical and more. The ICC model codes are updated every three years to provide modern, up-to-date regulations, and are intended to be adopted by governmental jurisdictions. In 2017 our department purchased a set of 2018 ICC books and we adopted their regulations by updating our building codes in early 2020. Staff anticipates the 2024 I-Code books to be released in late 2023 / early 2023; therefore, we are budgeting \$1,000 in 2024 for the purchase of a hard set of I-Code books.
- **518.05-20-00, Small Office Equipment** – \$1,000 requested (decrease of \$1,000 from 2023). Expenses for this category relate to office equipment such as computer desktops, laptops, monitors, printers, wall mounts and stands, and other related items. In 2023 we purchased four (4) large 32" computer/TV monitors (and accompanying cables) for our Planner, Building Official, Building Inspector, and Construction and Codes Inspector to review electronic architecture/building/construction plans on. In 2024 we anticipate needing funding for potential computer monitor upgrades for our second Construction and Codes Inspector.
- **518.05-21-00, Equipment and Hand Tools** – \$100 (decrease of \$100 from 2023). This category covers equipment and hand tools necessary to carry out department duties. Equipment includes electrical testers, flash lights, canned smoke, spray paint cans for Missouri One-Call requests and other necessary tools.
- **518.05-31-00, Uniforms** – \$1,000 requested (increase of \$800 from 2023). Every other year we include the purchase of replacement work boots (approximately \$125-\$250 each) for all employees who routinely work in the field — Building Official, Building Inspector, Construction and Codes Inspector #1, and Construction and Codes Inspector #2. We last purchased new steel-toed boots for our department in 2022; therefore, we'll need to budget this line item again for 2024. Any leftover/remaining budget for this line item can be allocated towards uniforms for Community Development Department employees (e.g., polo shirts, windbreaker jackets) as they routinely interact with the general public as part of their jobs.

Maintenance**\$2,000 Total**

- **518.06-21-00, Vehicle Repair & Maintenance** – \$500 requested (no change from 2023). This budget category covers routine oil changes, wiper blade replacements, inspection and unforeseen repairs for the Community Development Department's vehicles — the 2015 Ford Escape and 2017 Ford Focus. Staff doesn't anticipate major repairs for both vehicles anytime soon; however, it's useful to have funds available in this category if unexpected repairs/maintenance arise.
- **518.06-22-00, Vehicle Gas & Oil** – \$1,500 (\$500 increase from 2023). In 2015 our department purchased a new 2015 Ford Escape, and in 2016 we purchased a new 2017 Ford Focus. Both vehicles have substantially more efficient in gas mileage than previous vehicles, which have resulted in decreased expenditures for this category compared to previous years. However, with the addition of a full-time Construction and Codes Inspector in 2023 (as opposed to a part-time Code Enforcement Officer in previous years), the department has been expending more funds in this budget category. As a result, staff is requesting an increase of \$500, as for the past two years we've been expending approximately \$1,500/year on gasoline/fuel for our department's motor vehicles.

City Services**\$2,000 Total**

- **518.07-02-01, Public Notices** – \$1,000 requested (no change from 2023). This category covers expenses for notices in the newspaper for municipal code updates, hearings, public meetings and related announcements. This category does not include notices for non-city applications (which are reimbursed separately).
- **518.07-04-00, Code Enforcement** - \$1,000 requested (decrease of \$2,000 from 2023). This category covers costs specific to code enforcement and violation mitigation, including condemnation and closure of abandoned buildings, demolition, court-ordered mowing and trash removal, filing of liens, title work and other enforcement costs beyond postage, printing and public notices. Funds for this category can be used for mowing (\$100 for 1.4-acre lot), trash/debris removal (\$300), on-call arborist services to remove dangerous/dead trees (\$100-\$200/hr.), or title work on an as-needed basis (\$200-\$1,500). In recent years, our Code Enforcement Officer has used funds from this line item for consulting with our on-call arborist, court-ordered mowing, and various nuisance liens.
- **518.07-42-00, One Call Utility Locating** – \$0 requested (no change from 2023).
- **518.07-42-01, One Call Equipment & Supplies** – \$0 requested (no change from 2023).

Professional Fees

\$12,700 Total

- **518.08-03-00, Engineering & Planning Fees** – \$10,000 requested (increase of \$4,000 from 2023). While specialty engineering expenses are covered by the Public Works Department, this category includes fees for consultant engineering, planning, surveying, interns or similar specialty work or reviews performed for the Community Development Department. This includes, but is not limited to, on-call traffic engineering services/support, on-call structural engineering services/support, on-call surveying services/support or other studies necessary for staff or the Planning and Zoning Commission (e.g., geotechnical studies, traffic impact studies). In recent years, we've utilized our on-call planning review and surveying support, and anticipate needing on-call transportation support for traffic reviews on future development projects. And over the past three years, we've expended approximately 10,000/year on average for this budget line item, mainly for IBTS services, the City's on-call building permit review & inspection provider.
- **518.08-03-02, NPDES II/ArcView** - \$2,700 requested (increase of \$1,000 from 2023). This category is available for the purchase of maps, computer software/products, or equipment necessary to meet the requirements of Phase II of the National Pollutant Discharge Elimination System (NPDES) stormwater management program, as well as for the city's geographic information system capabilities.

MARC Regional Imagery Cost Share Project

In the past, the Community Development Department has participated in MARC's Regional Imagery Cost Share Project (on a two-year / biennial basis) in order to receive high-resolution aerial imagery and LIDAR data. The approximate cost for a jurisdiction to participate depends on the total number of participants; however, in prior years this amounts to around \$1,000. Imagery from the regional cost share program is useful for our City Engineer, Jay Norco, to map out the City's sewer infrastructure in ArcGIS; and this data can be provided to the Parkville EDC and to developers at no cost since the City owns the data. The City participated in the project in 2022; and we plan to do so again in 2024, which is reflected in this year's budget request.

Platte County GIS Services

In 2017, the City entered into a Cooperative Agreement with the Platte County Assessor's Office for GIS services. This allows the City to sync its Zoning District Map data with the Platte County Assessor's Office property identification map, and have editing capabilities to update the layers as needed. Following the initial setup, costs to maintain the services include \$500 annually for an ArcGIS Online user account to connect to their server, and up to \$1,200 (\$100 monthly) for operation/maintenance costs related to storage and bandwidth — this amount totals about \$1,700 annually.

- **518.08-03-03, Professional Services** – \$0 requested (no change from 2023).

Other Expenditures

\$300 Total

- **518.09-20-00 – Planning Commission Meeting Supplies** – \$200 request (no change from 2023). This category covers food and miscellaneous supplies associated with Planning Commission meetings. In years past we've provided boxed-dinner meals for the Commissioners during long meetings; and in previous years we've purchased supplies such as printing boards, easels, nameplates and laser pointers.
- **518.09-21-00, Miscellaneous** – \$100 requested (decrease of \$50 from 2023). This category covers any item not budgeted in any of the previous categories. In previous years this has included supplies for the intern fair, job ads, drug screening for new employees, online file share services, Missouri Secretary of State annual business filling for the Downtown Parkville Redevelopment Corporation, DropBox service fees, boosting open job/position applications on websites like Indeed.com and Monster.com, food to be catered in for development review meetings that occur over the lunch hour, and other miscellaneous items. This category is also useful to have, especially if we go slightly over budget in other categories such as uniforms, equipment and hand tools, office supplies, or others.
- **518.09-21-02, Contingency** – \$0 requested (no change from 2023).

Capital Improvement Program (CIP) Expenditures

Recently the Community Development Department has completed several important plans & studies that were identified as needs within publicly-adopted plans, studies and documents; or through the City's strategic planning processes. This includes the *Parkville 2040 Master Plan* (adopted May 11, 2021) and *NW Bell Road Corridor Study for Complete Streets* (received and filed April 19, 2022). In 2023 the Community Development Department had two CIP projects – The *Parkville ADA Transition Plan* and *Architectural Design Standards*. Both projects are currently underway and expected to conclude either by the end of the year, or early next year. Looking ahead towards 2024 and future years, there are two major projects of interest for the Community Development Department: Conducting a housing study for Parkville, and implementing landscaping improvements along the Missouri Highway 45 corridor through our municipal limits.

Community Development Department CIP

- **Parkville Housing Study:** \$30,000 requested for 2025. In 2022 the Parkville Area Chamber & EDC (PACE) expressed interest in conducting a housing study to better understand existing housing inventory, conditions, density and typologies in order to prioritize the community's needs in the future. At the time, there was a potential grant-matching opportunity through Evergy to fund a portion of the study, with the remainder being from the City of Parkville in the amount of \$5,000 through a joint partnership with PACE. Later in the year Evergy announced they no longer were able to provide funding for the project; nonetheless, there's still interest from the City and PACE to pursue such study in the future.

In collaboration with PACE, the City has developed an outline for the *Parkville Housing Study*, which includes the following scope of work:

1. *Parkville 2040 Master Plan* overview & housing profile, and density analysis
 2. Housing inventory analysis
 3. Future growth scenarios
 4. Community housing benchmarks
- **Highway 45 Corridor Plan Improvements:** \$30,000 requested for 2026. On July 12, 2016, the Board of Aldermen approved the *Highway 45 Corridor Plan*. Through prior planning efforts, the community identified the desire to improve the appearance of Highway 45 with a preference for a parkway/boulevard appearance. The plan contains a vision strategy for high-quality character along Highway 45 and includes design guidance tools for the City, County, developers and landowners to implement as development occurs in the future. This guidance includes location placement, buffers, setbacks and distances from right-of-way, landscape criteria, planning spacing requirements, height for pedestrian scale, appropriate materials, and provides illustrative concepts and imagery for each segment. Costs for this project include improvements to the streetscape, site design and amenities along Hwy 45. This may include mowing/landscaping of the median islands and green buffer area along 45 Hwy right-of-way, maintenance of the multi-use trail along the corridor, planting of street trees, and implementation of amenities along the corridor such as pedestrian-level street lighting and benches.

Per feedback from the Board of Aldermen at the Annual Retreat held on August 10, 2018, landscaping improvements along Highway 45 was identified as a goal to improve the community. One suggestion was to partner with one of the many local landscaping companies who have their business in Parkville as a way to receive donations or in-kind support (i.e., financial, materials, labor) for planting and implementation of decorative landscaping along the corridor.

End of Memorandum



Memorandum

To: Planning and Zoning Commission
Cc: Brad Stanton, Planner
From: Stephen Lachky, Community Development Director
Date: Wednesday, July 2, 2023
RE: Approval of Section 406.010 Old Town District – OTD, Subsection E. Design and Performance Criteria for 8 East St. (Case No. URC 2023-21); Jim Ecton, 107 Main LLC, Applicant

Background

Jim Ecton with 107 Main LLC has recently submitted an Application for Minor Site Plan (Case No. PZ 2023-21) to rehabilitate the existing two-story mixed-use building at 8 East St, which contains four ground-level retail units (1,824 sq. ft.) and up to six second-level apartment units (1,920 sq. ft.) with a 600 sq. ft. wood deck. The ground-level units have been used for limited retail, office and service uses over the years (e.g., law offices, FOPAS Fabulous Finds); and recently Level Builders LLC, a commercial construction company, occupies the majority of the ground-level space for their office use.

Per Platte County tax records, the building was constructed in 1980; and the exterior is a mix of traditional brick, block wall with dark brown, light brown, blue, yellow and clay-toned paint, and old western architecture with false front facades along the southern roofline (see Exhibit A).



Imagery of 8 East St.

The applicant, Jim Ecton (President, Level Builders LLC), desires to remodel the interior space of both floors of the building, transforming the second-floor apartments into space for *Office – Limited* uses; and do a complete overhaul of the exterior facades of the building by removing the old western false facades.

At the July 11, 2023 meeting of the Planning and Zoning Commission, the applicant presented a proposal for modifying the exterior façade — using Hardy® board siding painted with stone hues (e.g., light gray, dark gray) around the entirety of the building (see Exhibit B). Hardy® is a high-performance fiber cement siding, which is designed for a greater resistance to fading, chipping and cracking compared to wood siding. After discussion, the Planning and Zoning Commission voted to postpone consideration of the application's design and performance criteria to their next regular meeting, and in the meantime directed the applicant to revise their drawings.

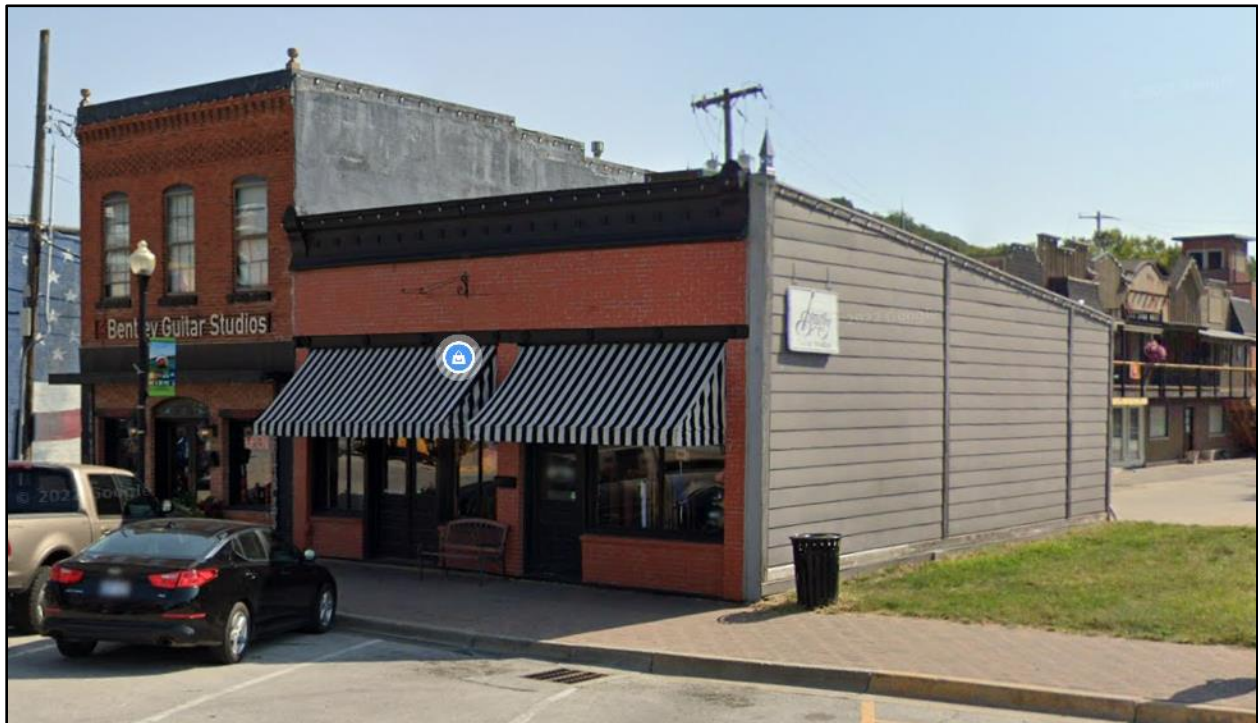


Example of architectural style proposed for 8 East St.

The applicant's architect has provided revisions to their exterior modifications per input from the Planning and Zoning Commission (see Exhibits B and C). The applicant proposes "pebble gray smooth" 12" x 4" brick veneer on the entirety of the east (front) façade and wrapped around a portion of the southern façade. Additionally, the southern part of the building will have a more modern and cleaner look along the majority of the façade using Hardy® board siding painted with stone hues such as site white with black finishes. This new look will match the aesthetics, color and materials of several nearby, existing buildings in downtown as detailed in the imagery below.



Brick veneer along the frontages of 9 E 1st St and 12 E 1st St



Brick veneer along the frontage of 1 S Main St, with siding (solid gray color) along the sides & back

Review and Analysis

The purview of design & aesthetics for downtown buildings resides within our Title IV – Development Code, Section 406.010 Old Town District – OTD and falls to City staff, as well as the Planning and Zoning Commission in specific instances as listed below:

E. Design and Performance Criteria. Buildings and sites shall be designed to meet the following performance standards. Any exceptions or discretionary approvals shall be judged against these design and performance standards.

1. *All buildings and sites shall promote vibrant streetscapes with active uses and attractions located in storefronts of buildings, frequent windows, and a repetitive pattern of doors which are the primary entrance.*
2. *For new construction, a building must incorporate architectural styles, design features, building materials and accents that are compatible with original materials used throughout the surrounding block. For alterations or expansions, the materials and design should be consistent with the original building elements and characteristic of the building period, and should not cover, destroy or otherwise minimize original architectural elements.*
3. *As a general rule, buildings must maintain similar base courses, cornice lines and horizontal lines of windows complementary to those used in surrounding buildings.*
4. *Buildings must not have long, monotonous, uninterrupted walls or roof planes visible from the street or other public rights-of-way. Building walls more than 15 feet in length must include elements that add architectural interest and variety such as projections, recesses, offsets, windows, painted features or blank window openings trimmed with frames, sills or lintels.*
5. *Facades visible from the public right-of-way should be architecturally emphasized through the arrangement of windows, entrance treatments and details.*
6. *Light fixtures attached to the exterior of buildings should be compatible with the style, materials, colors and details of the building and the character of the district.*
7. *Walls and fences should be architecturally compatible with the style, materials and colors of the principal building on the same lot.*
8. *With the exception of the following, paint color is considered to be a matter of choice, and has no bearing on the preservation of structures.*
 - a. *Owners are encouraged to use historically appropriate colors schemes and contrasts, including use of primary building colors with trim, doors, awnings and other accents in complimentary colors.*
 - b. *Only traditionally painted materials, such as wood, should be painted.*
 - c. *Original materials such as brick and stone that are traditionally left unpainted shall only be painted when already painted prior to the effective date of Ordinance No. 2815 (June 16, 2015), or when expressly approved by the Planning and Zoning Commission, as necessary, to unify disparate parts of a building that have been altered or expanded over time.*
 - d. *Inclusion of logos, images, or patterns, including but not limited to stripes, dots, waves, and similar patterns, used primarily to attract attention to a structure shall not be permitted unless approved as signage in accordance with Chapter 410.*

While staff recommends approval of the proposed exterior modifications to 8 East St., due to the significance of the building within downtown Parkville, staff requests the Planning and Zoning Commission to also review the proposed exterior modifications for 8 East St. for compliance with Section 406.010 Old Town District – OTD, Subsection E. Design and Performance Criteria; and make a motion for approval, denial or postponement if necessary.

EXHIBITS:

- A. Existing aerial view, south and east elevations for 8 East St. (Sheet No. EX1; prepared by Shaw Hofstra & Associates; dated June 30, 2023).
- B. Version #1 – Proposed south and east elevations for 8 East St. (prepared by Shaw Hofstra & Associates; dated June 30, 2023)
- C. Version #2 – Proposed south and east elevations for 8 East St. (prepared by Shaw Hofstra & Associates; dated July 31, 2023).
- D. Version #2 – Proposed 1st and 2nd Floor Plans for 8 East St. (prepared by Shaw Hofstra & Associates; dated July 31, 2023).



Application #: PZ 2023-21
Date Submitted: 07-05-23
Public Hearing: N/A
Date Approved: _____

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

Application for Minor Site Plan

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

1. Applicant/Contact Information

Applicant(s)

Name: JAMES ECTON
Company: LEVEL BUILDERS LLC
Address: 8D EAST STREET
City, State: PARKVILLE, MO 64152
Phone: 816-215-5286 Fax: _____
E-mail: JIMECTON@GMAIL.COM

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

Name: _____
Company: SHAW HOFSTRA
Address: 1800 Central St,
City, State: Kansas City, MO 64108
Phone: (816) 421-0505 Fax: _____
E-mail: _____

Owner(s), if different from applicant

Name: JAMES ECTON
Company: ALLORA HOLDINGS
Address: 8D EAST STREET
City, State: PARKVILLE, MO 64152
Phone: 816-215-5286 Fax: _____
E-mail: JIMECTON@GMAIL.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) [Signature] Date: 07/05/2023

Property Owner's Signature (Required) [Signature] Date: 07/05/2023

2. Property Information

Zoning district: "OTD" Old Town District
Property address and general location: 8 EAST STREET PARKVILLE, MO 64152
Legal description (may be attached): _____

Description of proposed use(s):

OFFICE BUILDING

Gross acreage of lot: _____ Net acreage of lot: 0.15

Open space acreage: _____ Lot coverage: _____

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

3. Factors affecting the project

Are any public improvements required for this project? N/A

Explain (may be attached):

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: Stephen Lachky, Community Development Director July 5, 2023
Name/Title Date

Application fee payment: Check # 1391 Amount \$ 300.00 MLK

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: _____



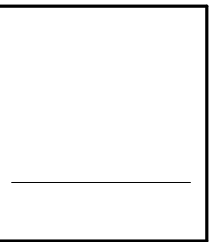
EXISTING - SOUTH ELEVATION



EXISTING - AERIAL VIEW



EXISTING - EAST ELEVATION



OFFICE RENOVATION
LEVEL BUILDERS
Number 8 East Street
Parkville, MO 64152

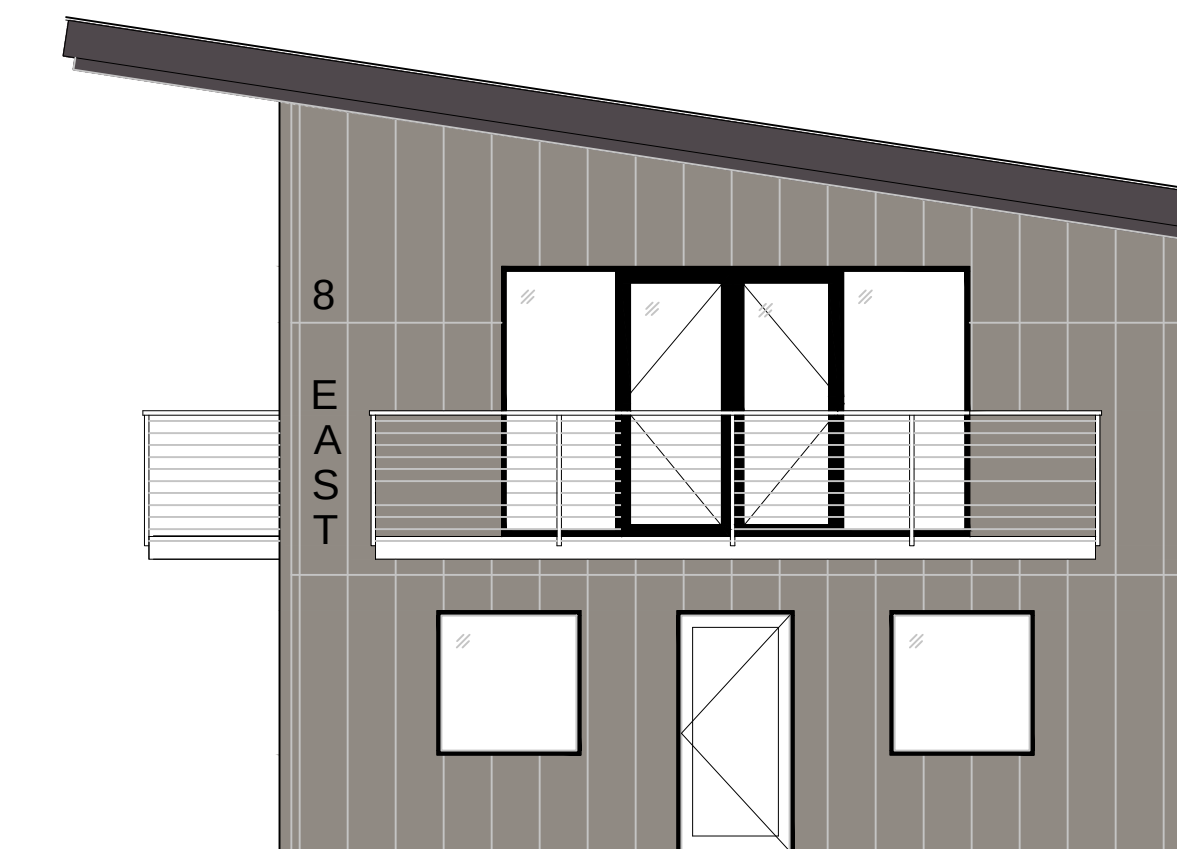
SH
ASSOCIATES
SHAW HOFSTRA + ASSOCIATES
1800 CENTRAL STREET, SUITE 203
KANSAS CITY, MISSOURI 64108
P: 816.421.0505
ARCHITECTURAL CORPORATION
Certificate of Authority No. 00111130
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JOB NO.	
DRAWN BY:	
ISSUE	DATE

SHEET NUMBER
EX1
6/30/2023

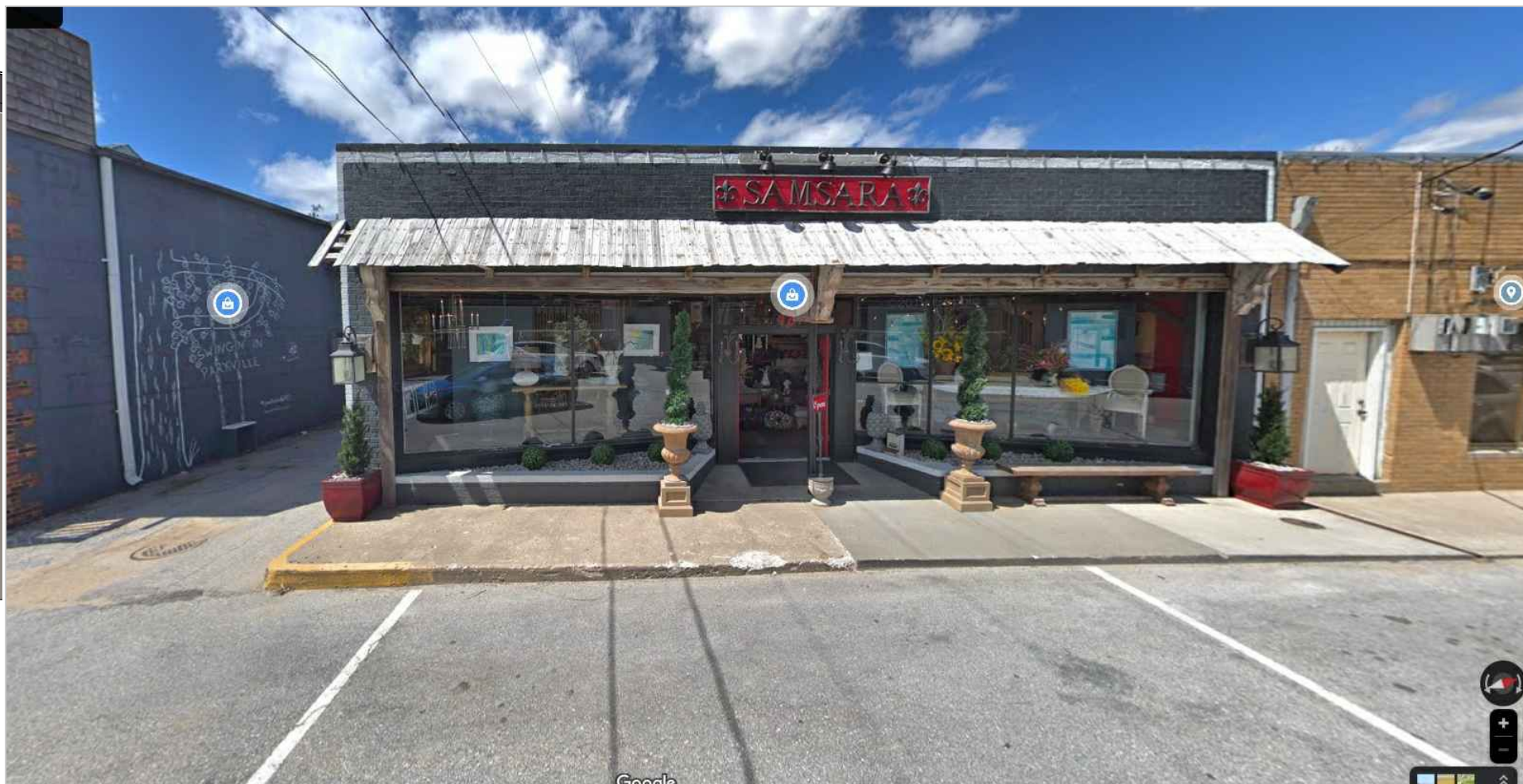


1 SOUTH ELEVATION
SCALE 3/16" = 1'-0"



2 EAST ELEVATION- S EAST ST
SCALE 3/16" = 1'-0"

- DOVETAIL
- DORIAN GRAY
- BLACK FOX
- HARDIE BOARD SMOOTH PANEL W/ BATTS



OFFICE RENOVATION
LEVEL BUILDERS
Number 8 East Street
Parkville, MO 64152



ASSOCIATES

SHAW HOFSTRA + ASSOCIATES
1800 CENTRAL STREET, SUITE 203
KANSAS CITY, MISSOURI 64108

P-616.421.0905

ARCHITECTURAL CORPORATION

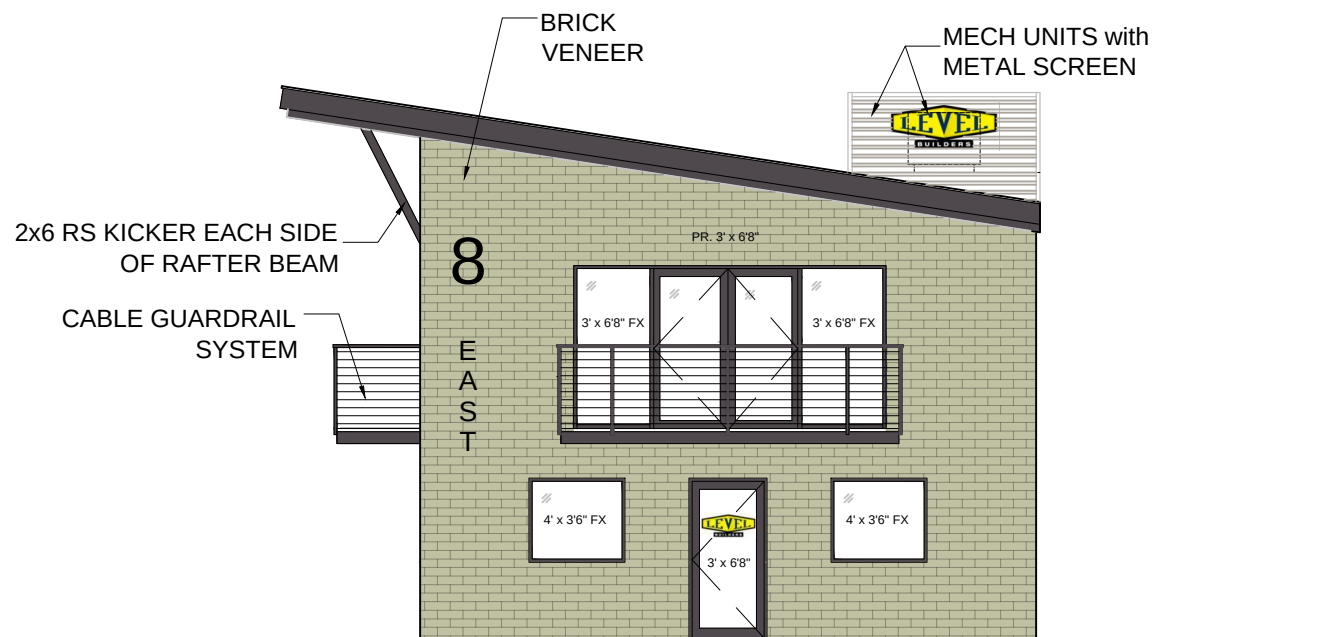
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ISSUE	DATE

SHEET NUMBER
6/30/2023



2 EAST ELEVATION- S EAST ST
SCALE 1/8" = 1'-0"

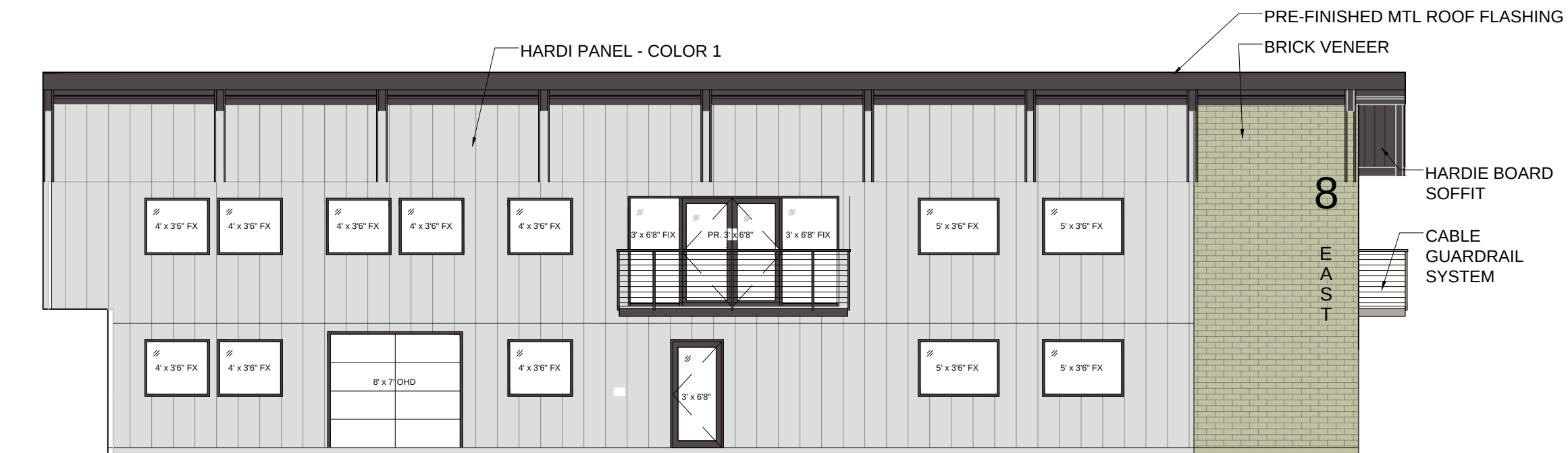
SOUTH FACADE- SW 7070 SITE WHITE

BRICK- OVERSIZE 12" x 4" SUMMIT BRICK CO
"PEBBLE GRAY SMOOTH"

DOOR & WINDOWS- BLACK

METAL RAILING- BLACK

FACADE & MTL ROOF FLASHING- BLACK



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



OFFICE RENOVATION
LEVEL BUILDERS
Number 8 East Street
Parkville, MO 64152

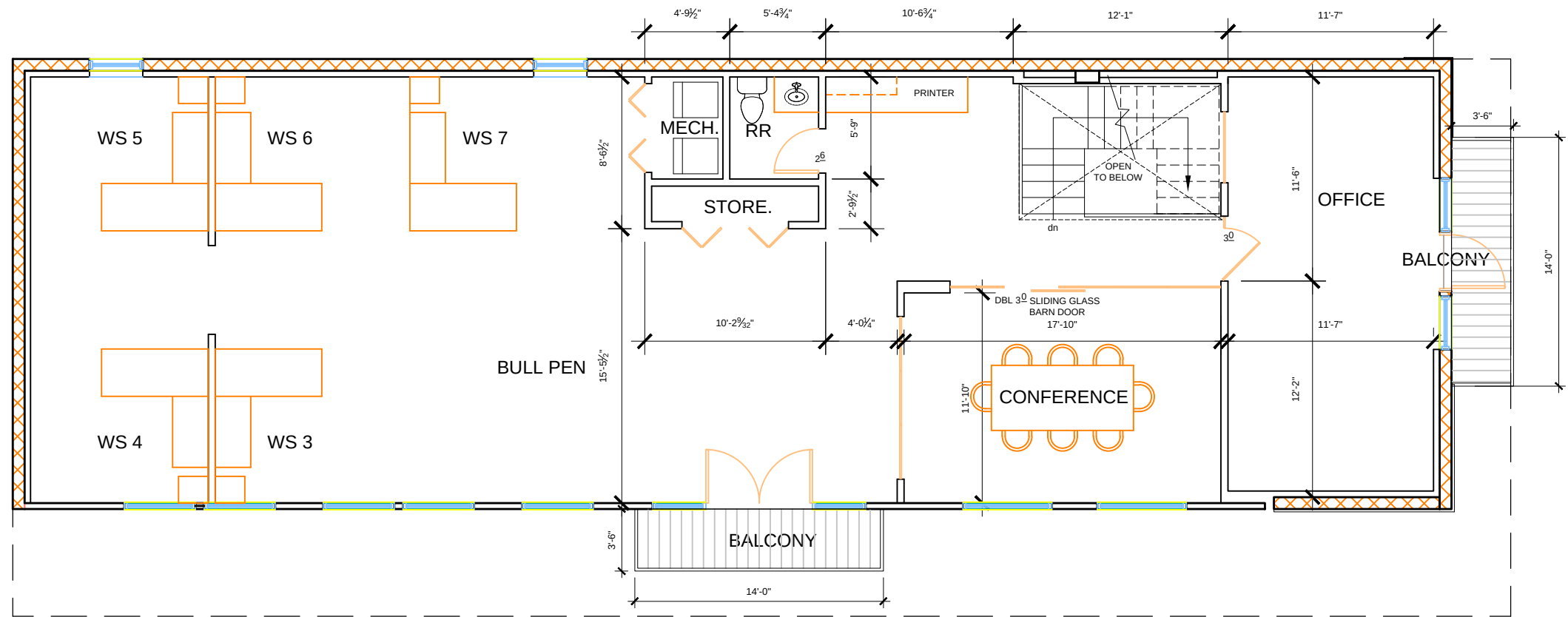


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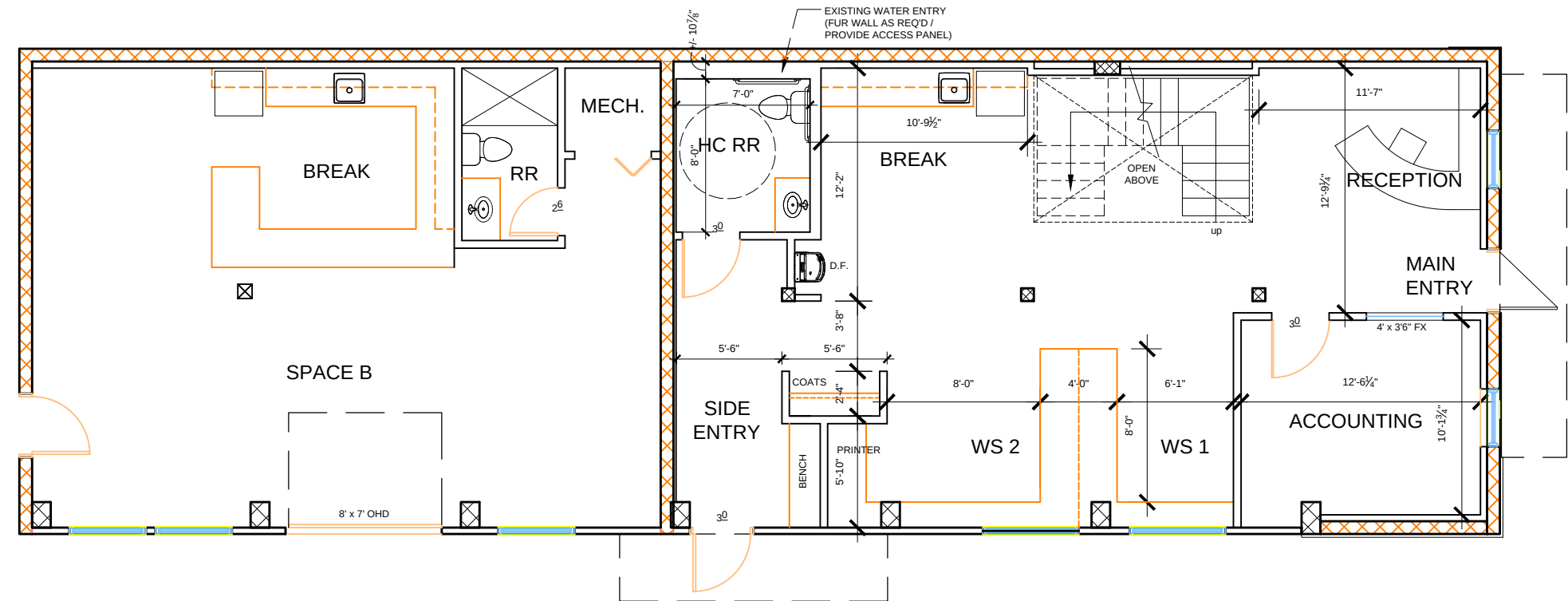
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ISSUE	DATE

SHEET NUMBER
A1.2
COLOR BOARD 8/1/23



2 2nd FLOOR PLAN
SCALE 1/8" = 1'-0"



1 1st FLOOR PLAN
SCALE 1/8" = 1'-0"



OFFICE RENOVATION
LEVEL BUILDERS
 Number 8 East Street
 Parkville, MO 64152



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ISSUE	DATE

SHEET NUMBER
A1.1
COLOR BOARD 8/1/23



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Memorandum

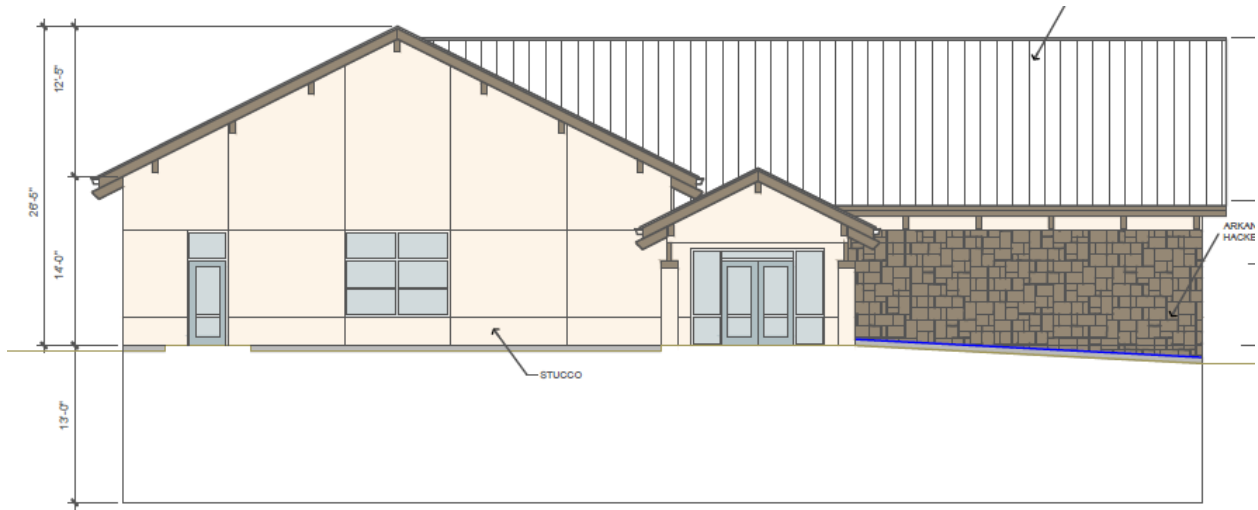
To: Planning and Zoning Commission
Cc: Brad Stanton, Planner
Anthony Hernandez, City Attorney
From: Stephen Lachky, Community Development Director
Date: Wednesday, July 26, 2023
RE: Request for One-Year Extension — Application for Major Site Plan for VFW At The National
(Case No. PZ 2021-23)

Background

On August 10, 2021 the Planning and Zoning Commission approved a major site plan for J3-Pandi LLC to create a new community center for the Veterans of Foreign Wars (VFW) non-profit organization. The former post, located at 10125 Missouri 45 Highway, will be relocated from the southeast quadrant of the National Dr. roundabout over to the southwest quadrant, adjacent to the Southern Platte Fire Protection District (SPFPD) Station #3. The new two-story building (4,950 sq. ft.) will feature multiple grand halls, gathering areas, lounges and meeting rooms; and the property will feature a new pavilion area and preserve the existing Platte County Community Gardens "Demonstration Center" on the east side of the property.



*Former VFW Post at 10125 Missouri 45 Highway
(southeast quadrant of National Dr. roundabout)*



*Rendering of new VFW Post
(southwest quadrant of National Dr. roundabout, adjacent to SPFPD Station #3)*

Extension Request

The City's adopted Title IV – Development Code, Section 403.060 states how approval of an Application for Major Site Plan authorizes the applicant to apply for building permits, and other applicable permits; and shall expire and be of no further effect if an Application for Building Permit has not been filed within two years of the approval. This section of the Development Code also states that the Planning and Zoning Commission may grant an extension for up to one additional year. This requires a simple majority vote by the Commission; however, no criteria/guidance is provided in the Development Code for how the Commission shall make their determination.

If approved, the Application for Major Site Plan for VFW At The National would be valid through August 10, 2024. The developer would need to submit an Application for Building Permit before that time. Approved Applications for Building Permits are good for 180 days in-between inspections.



Application #: PZ 2021-23
Date Submitted: 7/9/2021
Public Hearing: 8/16/2021
Date Approved: _____

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

Mayor

Application for Minor Site Plan

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

1. Applicant/Contact Information

Applicant(s)

Name: DALE W. BROOK
Company: J3-PANORAMA, LLC
Address: 6325 LEWIS ST, SUITE 116
City, State: PARKVILLE, MO 64152
Phone: _____ Fax: _____
E-mail: DALE@J3PANORAMA.COM

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

Name: Ryan Bugdzic
Company: SUBLINE ENGINEERING
Address: 6127 NW Pine Ridge Circle
City, State: PARKVILLE MO 64152
Phone: 816-769-4632 Fax: _____
E-mail: _____

Owner(s), if different from applicant

Name: DALE W. BROOK
Company: J3-PANORAMA, LLC
Address: 6325 LEWIS ST, SUITE 116
City, State: PARKVILLE, MO 64152
Phone: _____ Fax: _____
E-mail: DALE@J3PANORAMA.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) Dale W. Brook Date: 7-8-21

Property Owner's Signature (Required) Dale W. Brook Date: 7-8-21

2. Property Information

Zoning district: COMMERCIAL

Property address and general location: _____

Legal description (may be attached): _____

Description of proposed use(s):

NEW VFW HALL

Gross acreage of lot: 3.96

Net acreage of lot: 3570 S

Open space acreage: 2.10

Lot coverage: 1.86 ACRES

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

3. Factors affecting the project

Are any public improvements required for this project? _____

Explain (may be attached): _____

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 OnlyApplication accepted as complete by: Stephen Lachky, Community Development Director July 14, 2021
Name/Title DateApplication fee payment: Check # 1105 Amount \$ 300.00

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

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

Conditions if any: _____

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

Conditions if any: _____

VFW AT THE NATIONAL

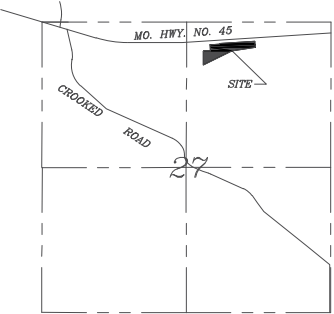
MAJOR SITE PLAN
PARKVILLE, PLATTE COUNTY, MISSOURI
TOTAL SITE AREA: 3.96 AC/172,639 SF



VICINITY MAP
SCALE: 1:500

INDEX

- C-001 COVER SHEET
- C-100 DIMENSION PLAN
- C-101 TRUCK TURNING EXHIBIT
- C-200 UTILITY PLAN
- C-201 STORM PLAN & PROFILE
- C-300 GRADING PLAN
- A1 ARCHITECTURAL FLOOR PLANS
- A2 ARCHITECTURAL ELEVATIONS
- A3 COLORED ARCHITECTURAL ELEVATIONS
- 1 OF 2 SITE LIGHTING
- 2 OF 2 SITE LIGHTING



VICINITY MAP
NE 1/4 OF SECTION 27-T.51-R.34

UTILITIES

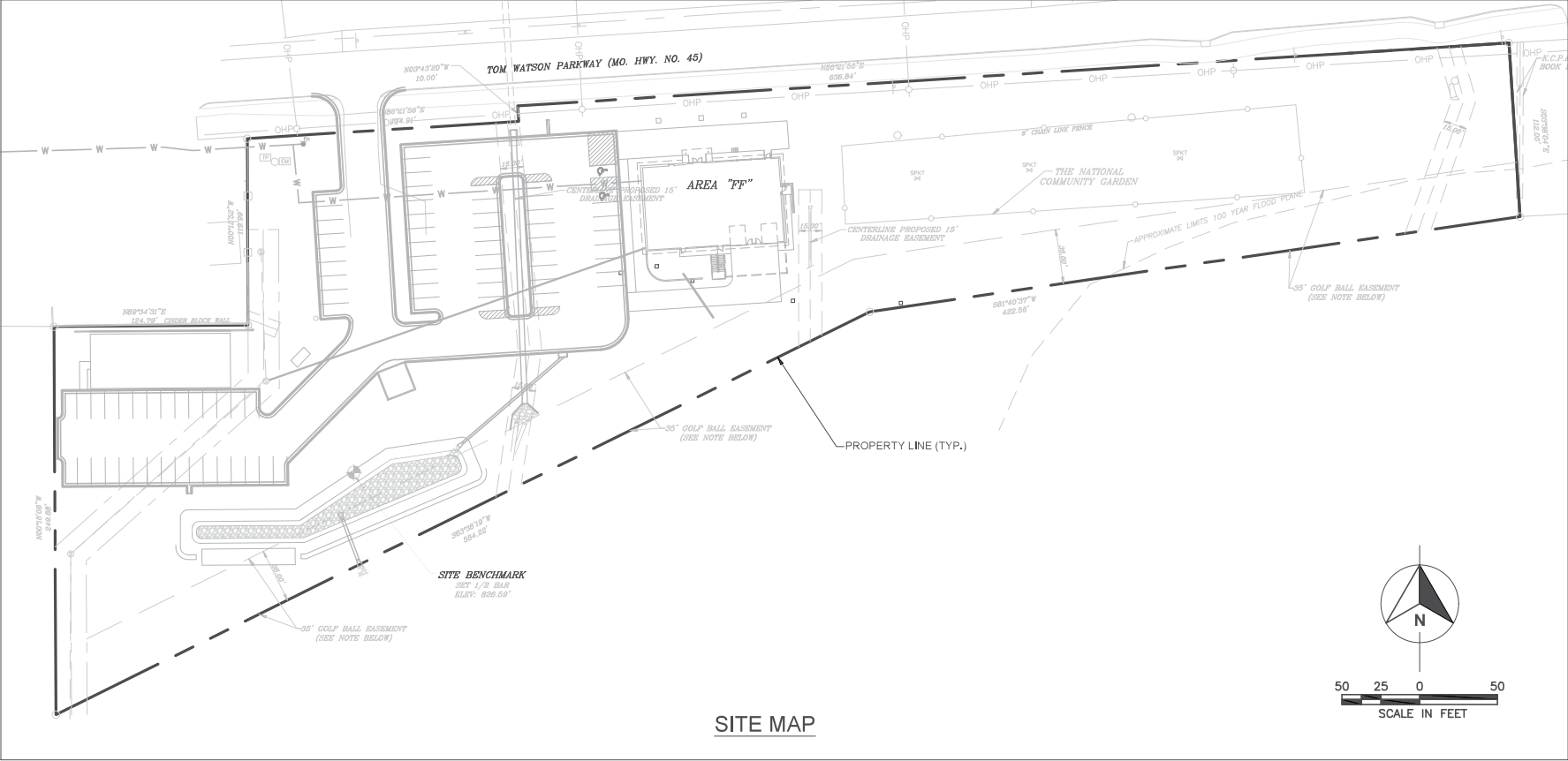
EVERGY
1200 Main St.
PO Box 418679
Kansas City, MO 64141
888.471.5275

SPIRE
3025 SE Clover Dr.
Lee's Summit, MO 64082
800.582.1234

CITY OF PARKVILLE
8880 Clark Avenue
Parkville, MO 64152
816.741.7676

AT&T
215 N Spring St.
Independence, MO 64050
816.325.5610

MISSOURI ONE CALL
1.800.344.7483



SITE MAP

DEVELOPMENT SUMMARY TABLE

EXISTING ZONING:	B-4-P PLANNED BUSINESS DISTRICT
PROPOSED ZONING:	B-4-P PLANNED BUSINESS DISTRICT
TOTAL LAND AREA:	172,639 SF / 3.9632 AC
PROPOSED USE:	VFW COMMUNITY CENTER
BUILDING HEIGHT:	28'
NUMBER OF STORIES:	2
BUILDING COVERAGE:	4,950 SF
REQUIRED PARKING:	75
PROVIDED PARKING:	75

LEGAL DESCRIPTION
AREA: 3.96 AC
CONTAINING 172,639 SQ.FT. OR 3.9632 ACRES

ALL THAT PART OF THE NE 1/4 OF SECTION 27-T.51-R.34, PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NE 1/4, THENCE S 00°-13'-34" W, ALONG THE WEST LINE OF SAID NE 1/4, 530.03 FEET; THENCE S 89°-46'-26" E, 304.26 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 89°-34'-31" E, 124.79 FEET; THENCE N 00°-12'-52" W 119.99 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TOM WATSON PARKWAY (MISSOURI HIGHWAY NO. 45); THENCE N 86°-21'-56" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 60.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE THEREOF, 174.91 FEET TO A POINT 60.00 FEET SOUTH OF AND OPPOSITE CENTERLINE STATION 1736+47.00; THENCE N 03°-43'-20" W, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 10.00 FEET TO A POINT 50.00 FEET SOUTH OF AND OPPOSITE CENTERLINE STATION 1736+47.00; THENCE N 86°-21'-56" E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 50.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE THEREOF, 638.84 FEET; THENCE S 03°-38'-04" E, 112.00 FEET; THENCE S 81°-40'-37" W, 422.56 FEET; THENCE S 63°-38'-18" W, 664.22 FEET; THENCE N 00°-18'-08" W, 249.88 FEET TO THE POINT OF BEGINNING.

VFW AT THE NATIONAL

HIGHWAY 45 (TOM WATSON PKWY)
PARKVILLE, MO 64152

FOR PERMIT

PREPARED FOR:
VFW POST 7356
10125 MO-45, PARKVILLE, MO

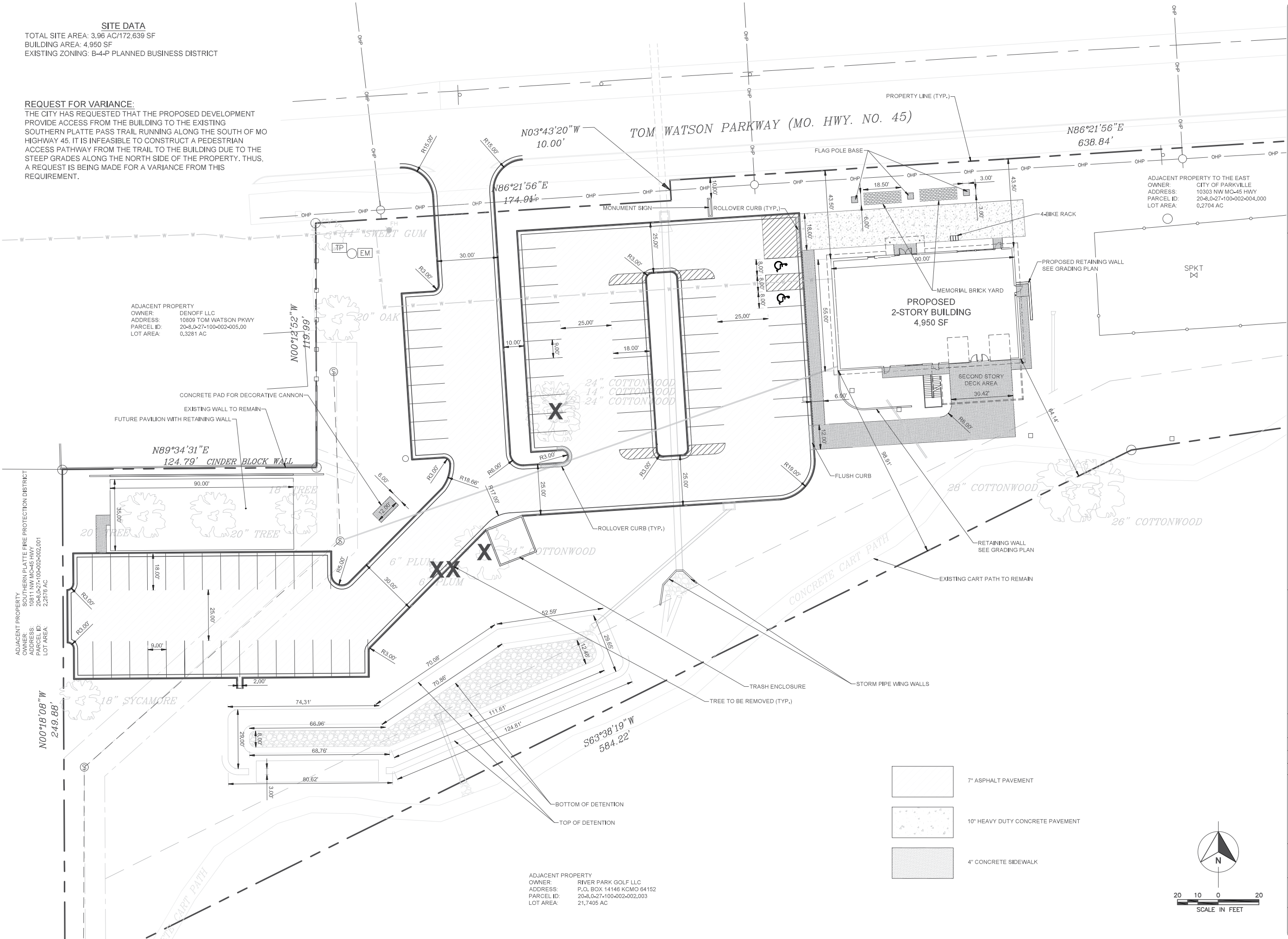
PROJECT #: 21-0002
ISSUE DATE: 07/09/2021

COVER SHEET

C-001

SITE DATA
TOTAL SITE AREA: 3.96 AC/172,639 SF
BUILDING AREA: 4,950 SF
EXISTING ZONING: B-4-P PLANNED BUSINESS DISTRICT

REQUEST FOR VARIANCE:
THE CITY HAS REQUESTED THAT THE PROPOSED DEVELOPMENT PROVIDE ACCESS FROM THE BUILDING TO THE EXISTING SOUTHERN PLATTE PASS TRAIL RUNNING ALONG THE SOUTH OF MO HIGHWAY 45. IT IS INFEASIBLE TO CONSTRUCT A PEDESTRIAN ACCESS PATHWAY FROM THE TRAIL TO THE BUILDING DUE TO THE STEEP GRADES ALONG THE NORTH SIDE OF THE PROPERTY. THUS, A REQUEST IS BEING MADE FOR A VARIANCE FROM THIS REQUIREMENT.



ADJACENT PROPERTY
OWNER: DENOFF LLC
ADDRESS: 10809 TOM WATSON PKWY
PARCEL ID: 20-8,0-27-100-002-005.00
LOT AREA: 0.3281 AC

ADJACENT PROPERTY TO THE EAST
OWNER: CITY OF PARKVILLE
ADDRESS: 10303 NW MO-45 HWY
PARCEL ID: 20-8,0-27-100-002-004.000
LOT AREA: 0.2704 AC

ADJACENT PROPERTY
SOUTHERN PLATTE FIRE PROTECTION DISTRICT
OWNER: 10811 NW MO-45 HWY
ADDRESS: 20-8,0-27-100-002-002.001
PARCEL ID: 2.2576 AC

ADJACENT PROPERTY
OWNER: RIVER PARK GOLF LLC
ADDRESS: P.O. BOX 14148 KCMO 64152
PARCEL ID: 20-8,0-27-100-002-002.003
LOT AREA: 21.7405 AC

VFW AT THE NATIONAL

HIGHWAY 45 (TOM WATSON PKWY)
PARKVILLE, MO 64152

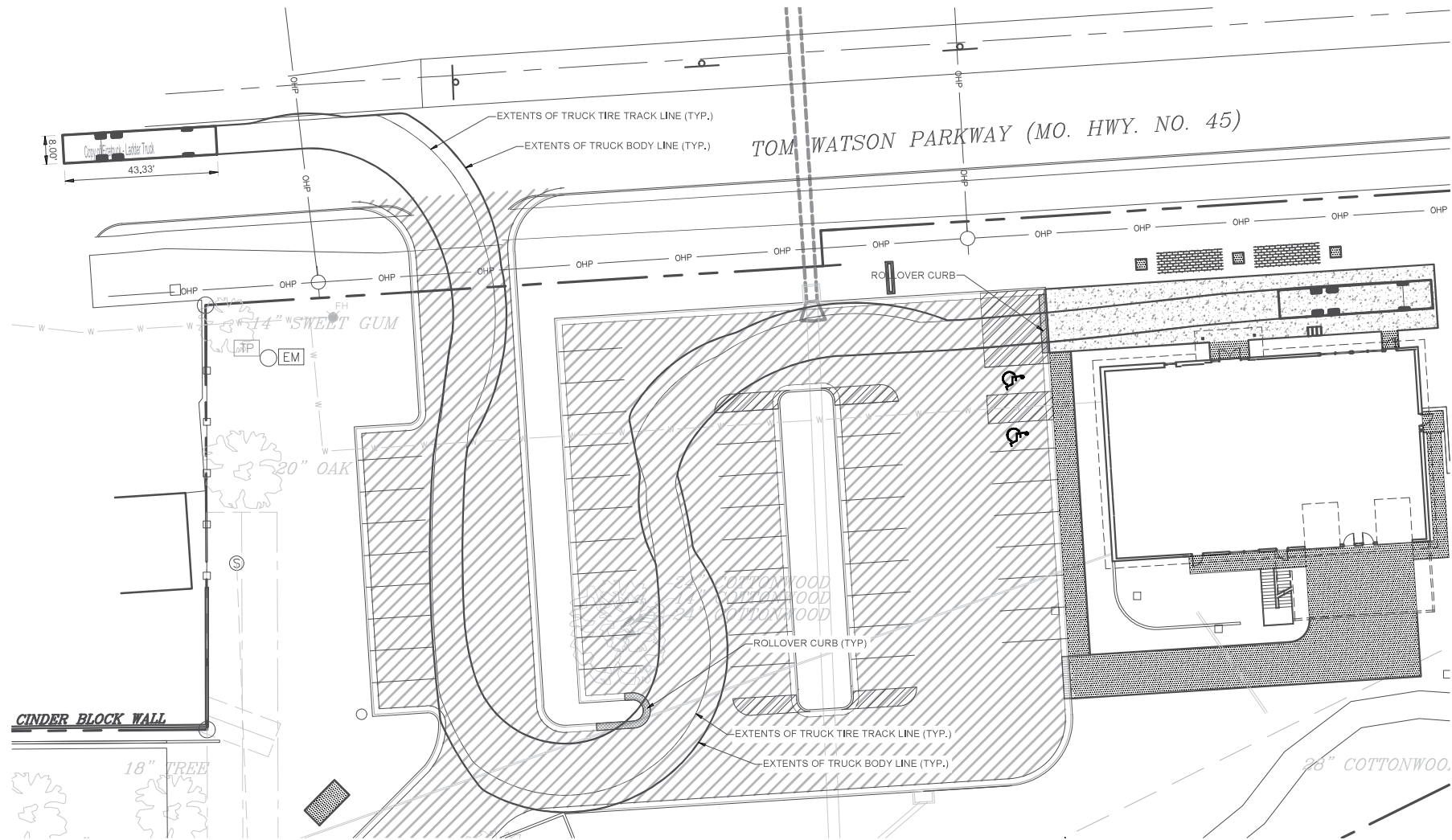
FOR PERMIT

PREPARED FOR:
VFW POST 7356
10125 MO-45, PARKVILLE, MO

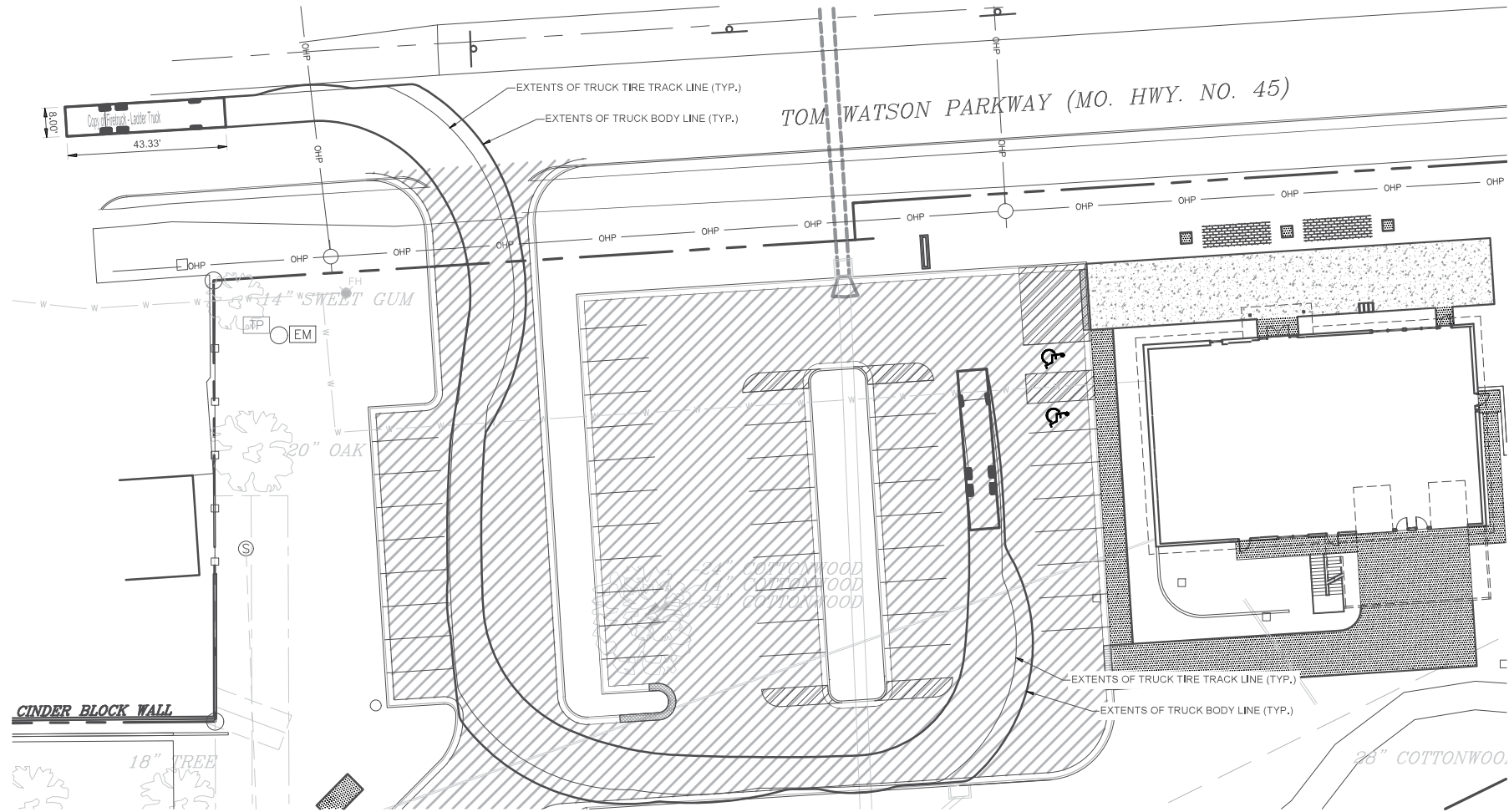
PROJECT #: 21-0002
ISSUE DATE: 07/09/2021

OVERALL
DIMENSION PLAN

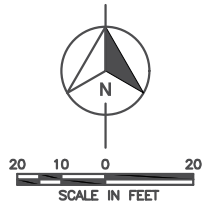
C-100



TRUCK TURNING EXHIBIT A
PIERCE VELOCITY FIRE TRUCK - 110' LADDER TRUCK



TRUCK TURNING EXHIBIT B
PIERCE VELOCITY FIRE TRUCK - 110' LADDER TRUCK



VFW AT THE NATIONAL

HIGHWAY 45 (TOM WATSON PKWY)
PARKVILLE, MO 64152

NO.	BY	QD	DATE	REVISION

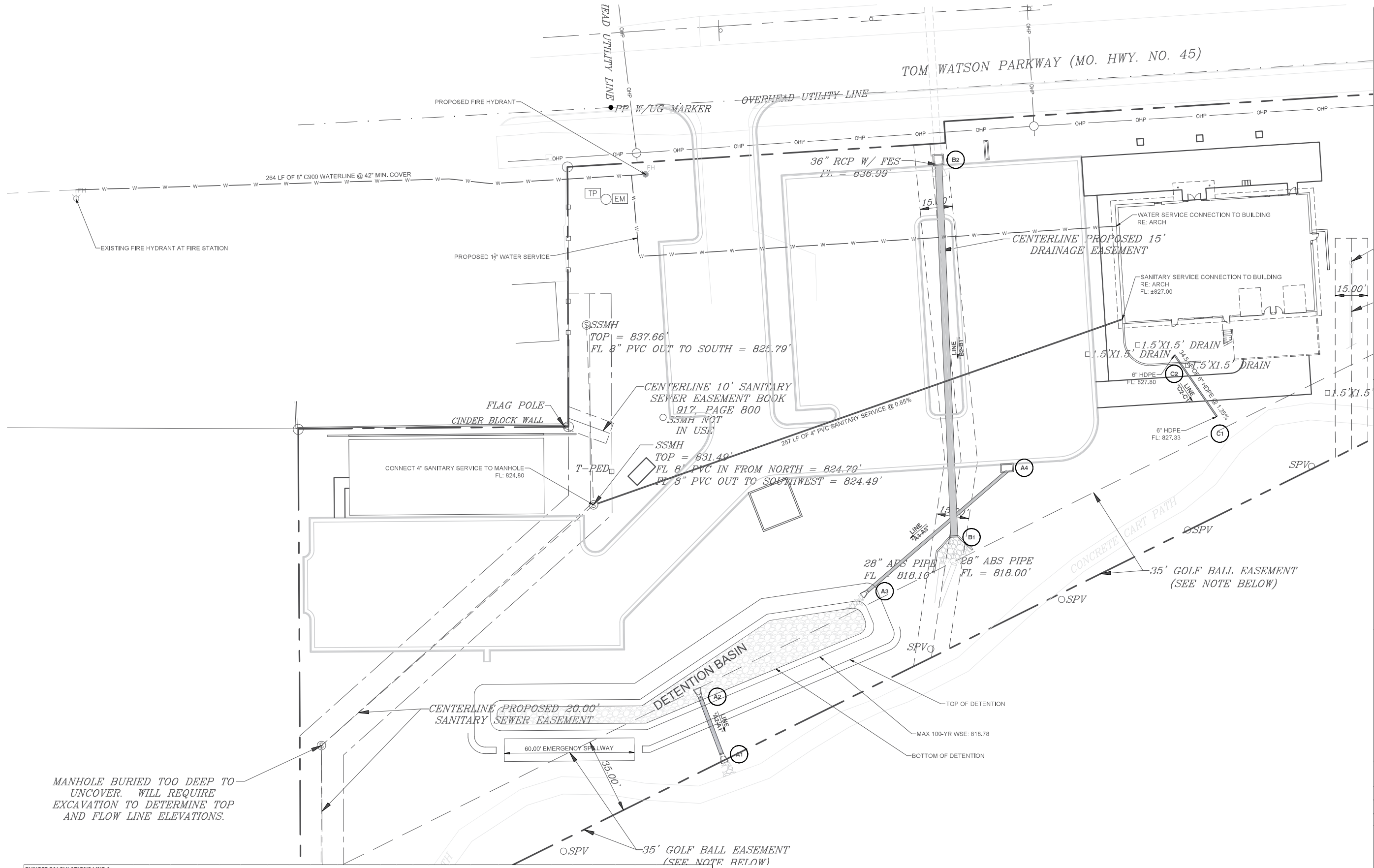
FOR PERMIT

PREPARED FOR:
VFW POST 7356
10125 MO-45, PARKVILLE, MO

PROJECT #: 21-0002
ISSUE DATE: 07/09/2021

FIRETRUCK TURN
EXHIBIT

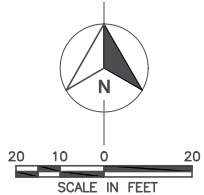
C-101



MANHOLE BURIED TOO DEEP TO UNCOVER. WILL REQUIRE EXCAVATION TO DETERMINE TOP AND FLOW LINE ELEVATIONS.

RUNOFF CALCULATIONS LINE A														
STRUCTURE					HYDROLOGY									
STR	TYPE	DRAINAGE AREA		PERV	C	C x A	C x A	TI	Tc	Q 10 (CFS)		Q 100 (CFS)		% CONVEYANCE
		(SF)	(AC)			INLET	TOTAL	(MIN)	(MIN)	(IN/HR)	STR	PIPE	(IN/HR)	STR
A4	CI	25,305	0.58	5,746	0.76	0.44	0.44	5.00	7.35	3.26	10.32	5.72	10.32	5.72
A3	FES		0.00			0.00		5.00	7.35	0.00	10.32	0.00	10.32	0.00

RUNOFF CALCULATIONS LINE C														
STRUCTURE					HYDROLOGY									
STR	TYPE	DRAINAGE AREA		PERV	C	C x A	C x A	TI	Tc	Q 10 (CFS)		Q 100 (CFS)		% CONVEYANCE
		(SF)	(AC)			INLET	TOTAL	(MIN)	(MIN)	(IN/HR)	STR	PIPE	(IN/HR)	STR
C2	FES	4,548	0.10	1,861	0.65	0.07	0.07	5.00	7.35	0.50	10.32	0.88	10.32	0.88
C1	FES		0.00			0.00		5.00	7.35	0.00	10.32	0.00	10.32	0.00



VFW AT THE NATIONAL

HIGHWAY 45 (TOM WATSON PKWY)
PARKVILLE, MO 64152

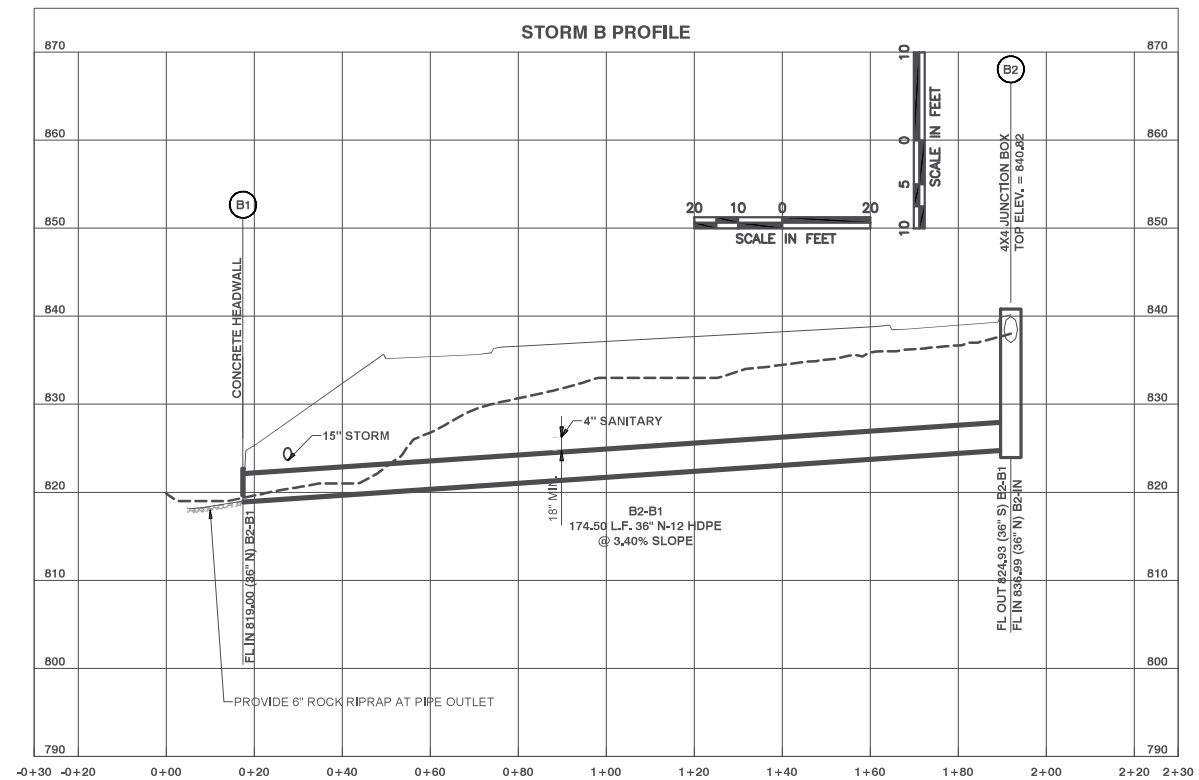
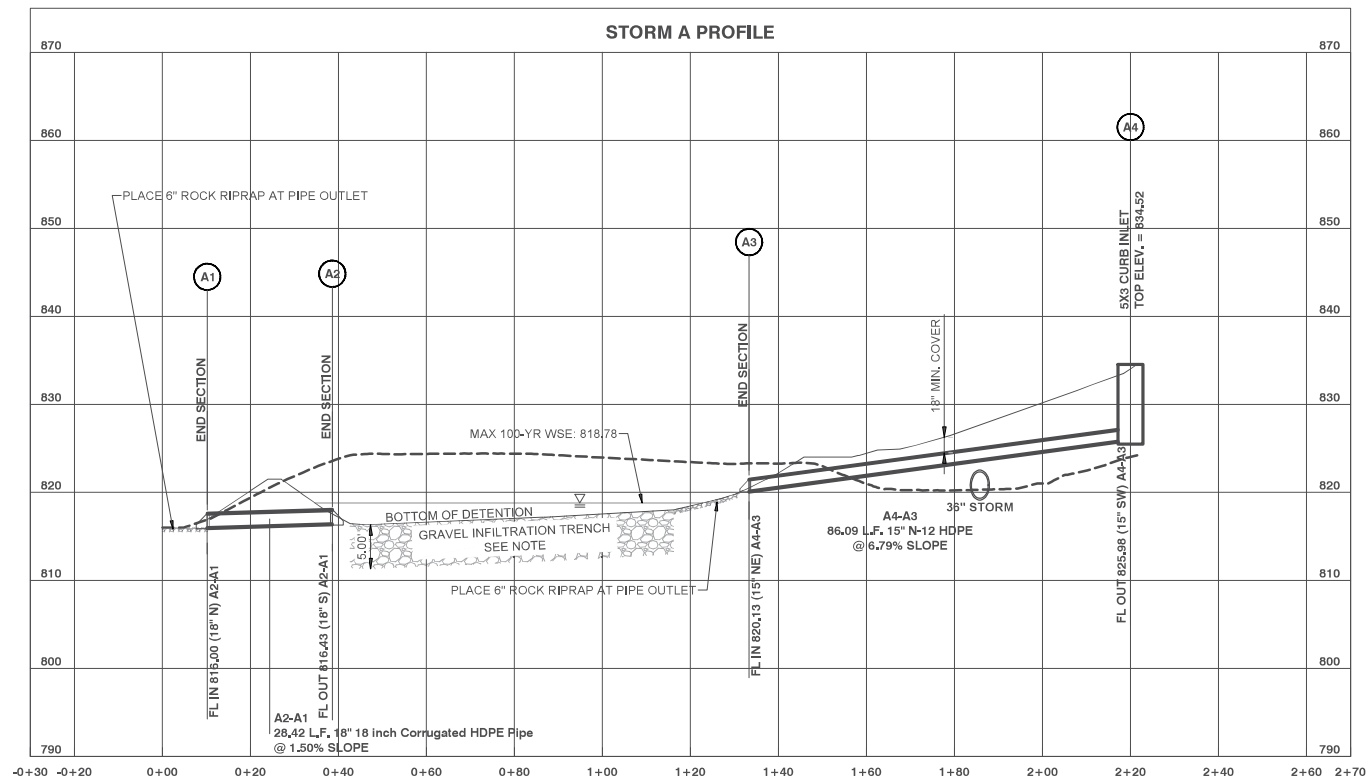
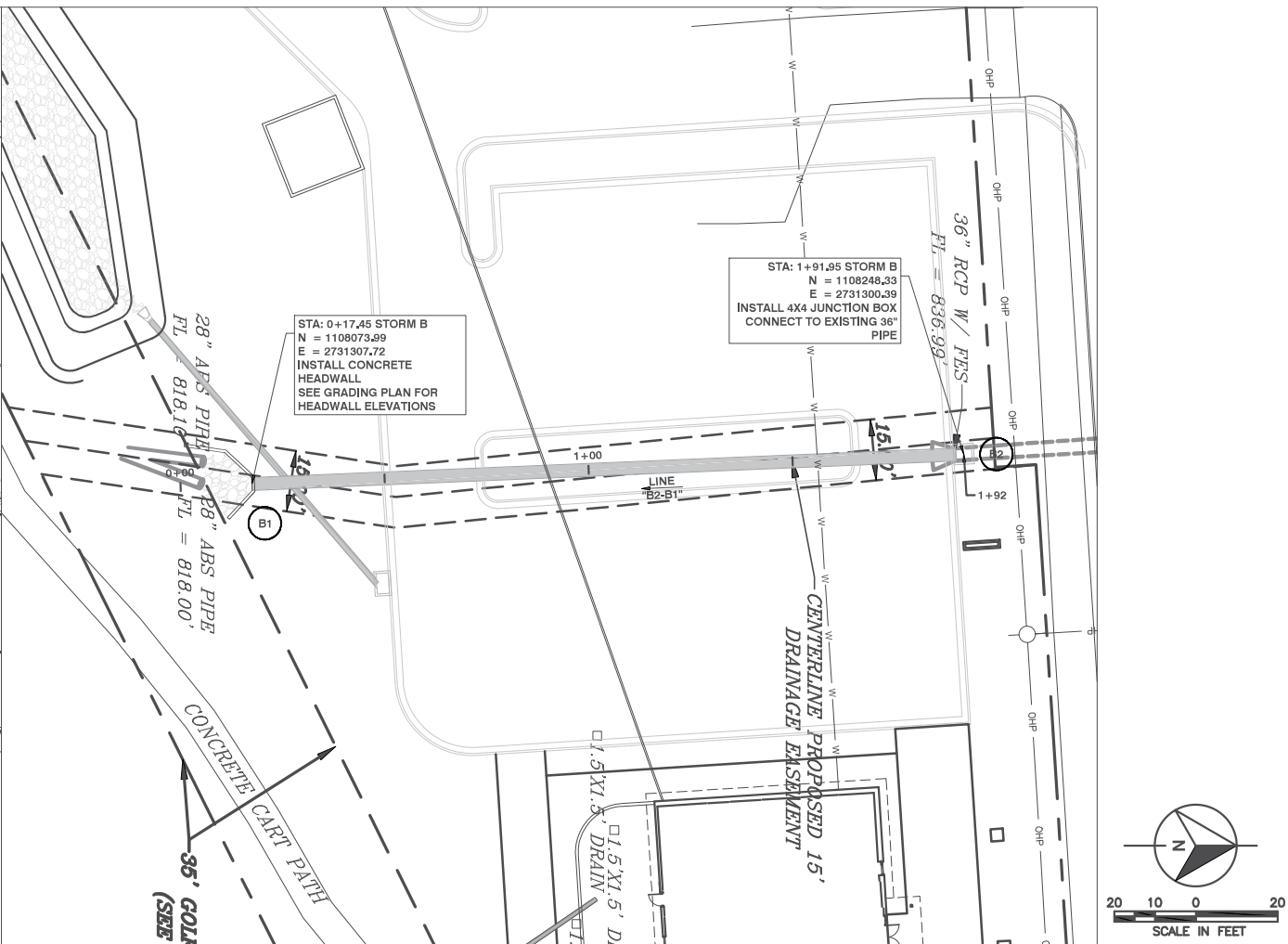
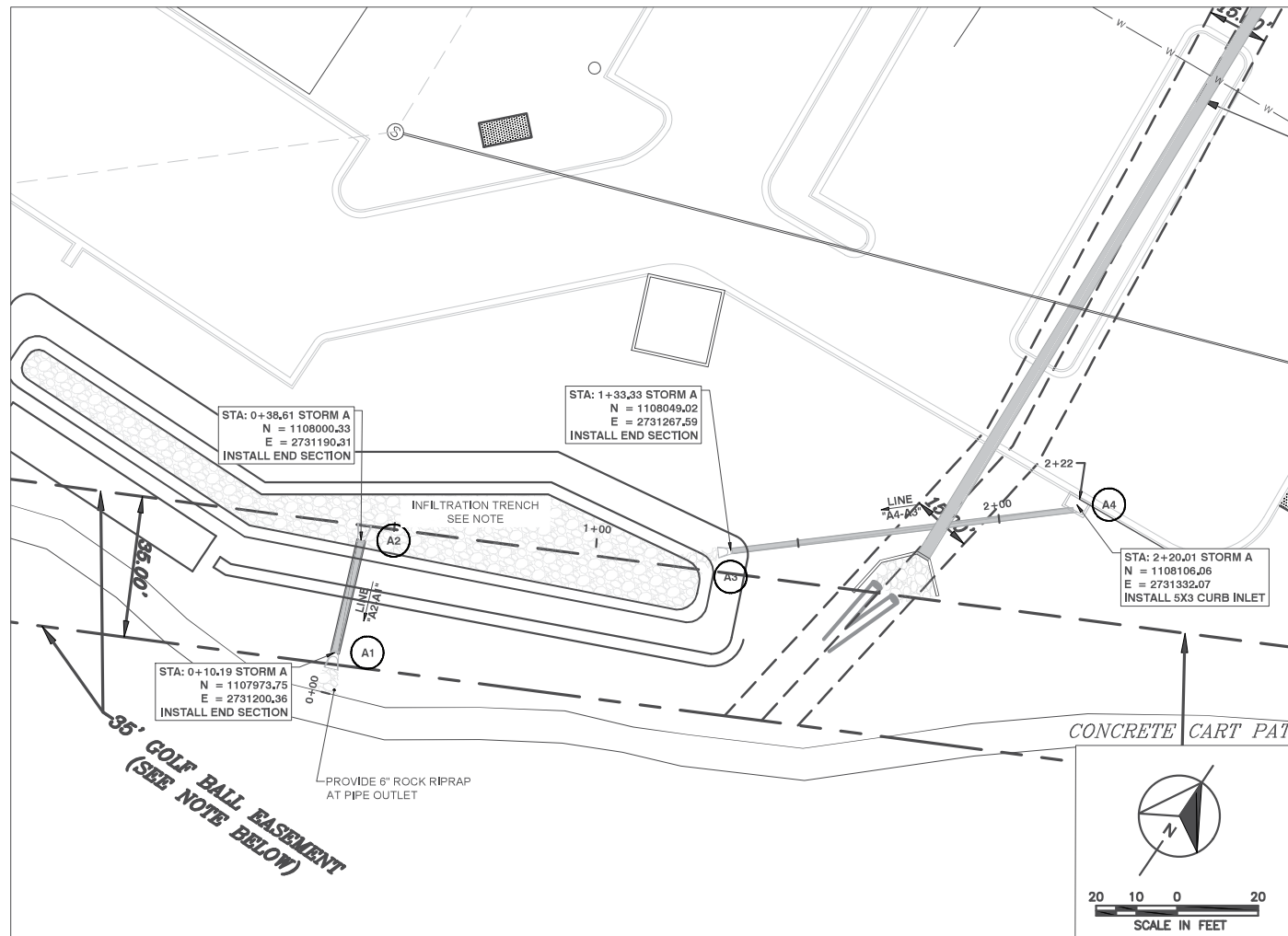
FOR PERMIT

PREPARED FOR:
VFW POST 7356
10125 MO-45, PARKVILLE, MO

PROJECT #: 21-0002
ISSUE DATE: 07/09/2021

OVERALL UTILITY
PLAN

C-200



INFILTRATION TRENCH NOTES:

INFILTRATION TRENCH TO BE FILLED USING CLEAN WASHED STONE AGGREGATE (DIAMETER OF 1.5 TO 2.5 INCHES), PEA GRAVEL OR SOIL MAY BE SUBSTITUTED FOR STONE AGGREGATE IN THE TOP 1 FOOT OF THE TRENCH. INFILTRATION TRENCH IS TO BE PLANTED WITH VEGETATION THAT CAN WITHSTAND PERIODS OF SATURATION AN DROUGHT. THE SIDES AND BOTTOM OF THE INFILTRATION TRENCH ARE TO BE LINED WITH GEOTEXTILE FABRIC. A LAYER OF NONWOVEN FILTER FABRIC IS TO BE PLACED 6-12 INCHES BELOW THE GROUND SURFACE, WITH A 12-INCH OVERLAP (A 6-12 INCH LAYER OF CLEAN SAND MAY BE USED IN PLACE OF FILTER FABRIC OVER THE BOTTOM OF THE TRENCH).

VFW AT THE NATIONAL

HIGHWAY 45 (TOM WATSON PKWY)
PARKVILLE, MO 64152

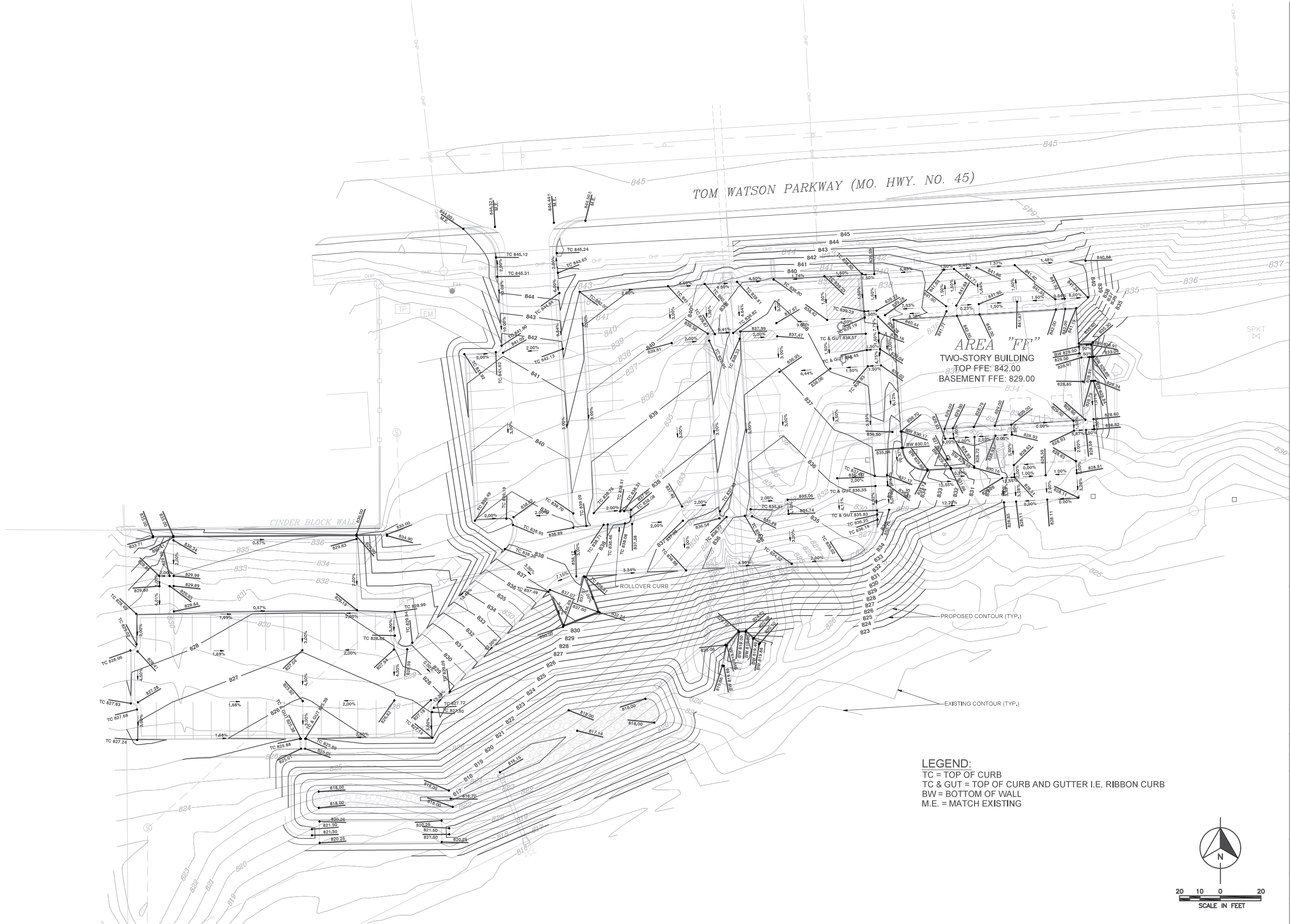
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PREPARED FOR:
VFW POST 7356
10125 MO-45, PARKVILLE, MO

PROJECT #: 21-0002
ISSUE DATE: 07/09/2021

STORM PLAN & PROFILE

C-201



VFW AT THE NATIONAL

HIGHWAY 45 (TOM WATSON PKWY)
PARKVILLE, MO 64152

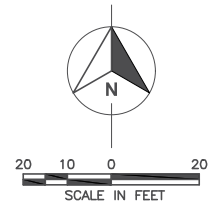
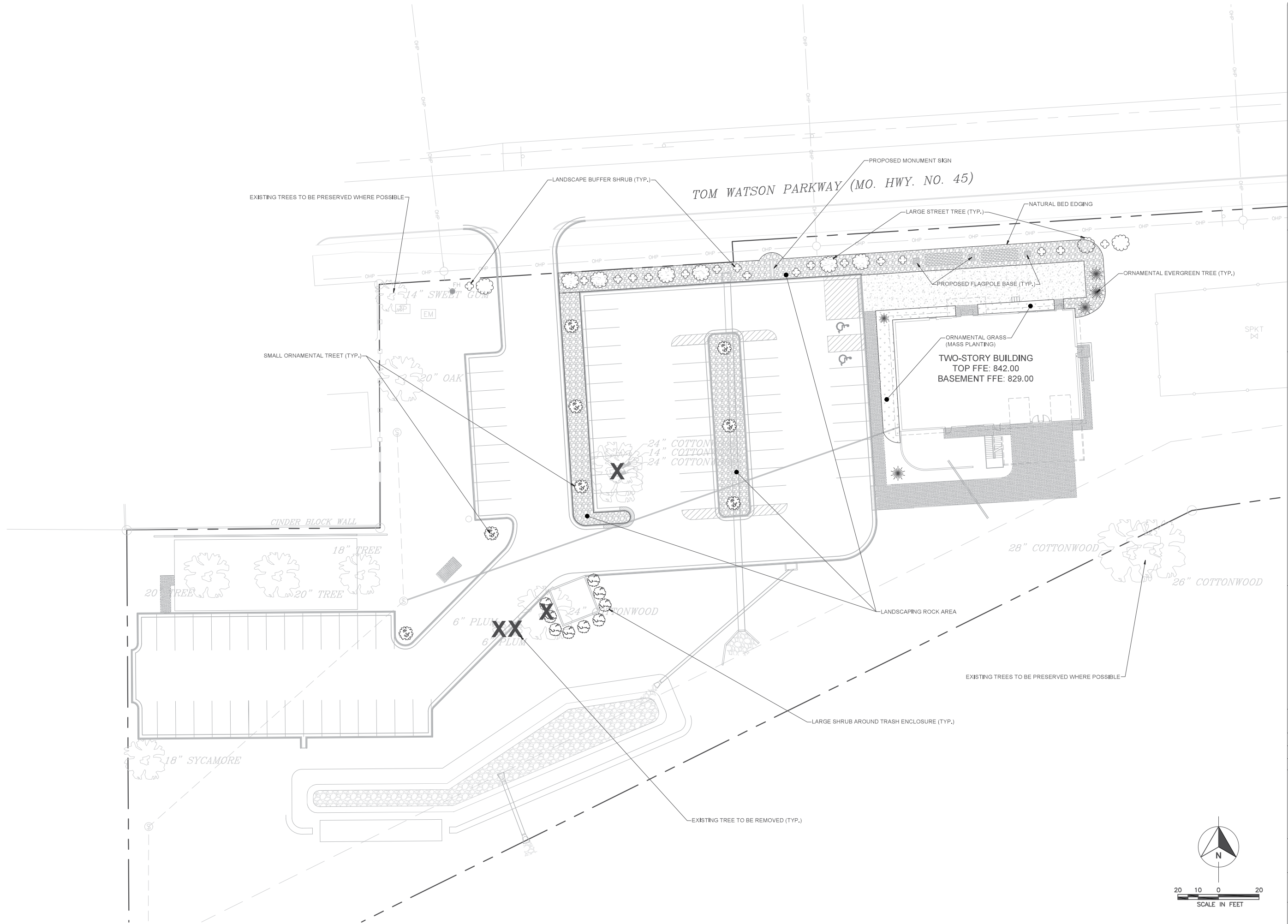
FOR PERMIT

PREPARED FOR:
VFW POST 7356
10125 MO-45, PARKVILLE, MO

PROJECT #: 21-0002
ISSUE DATE: 07/09/2021

GRADING PLAN

C-300



VFW AT THE NATIONAL

HIGHWAY 45 (TOM WATSON PKWY)
PARKVILLE, MO 64152

FOR PERMIT

PREPARED FOR:
VFW POST 7356
10125 MO-45, PARKVILLE, MO

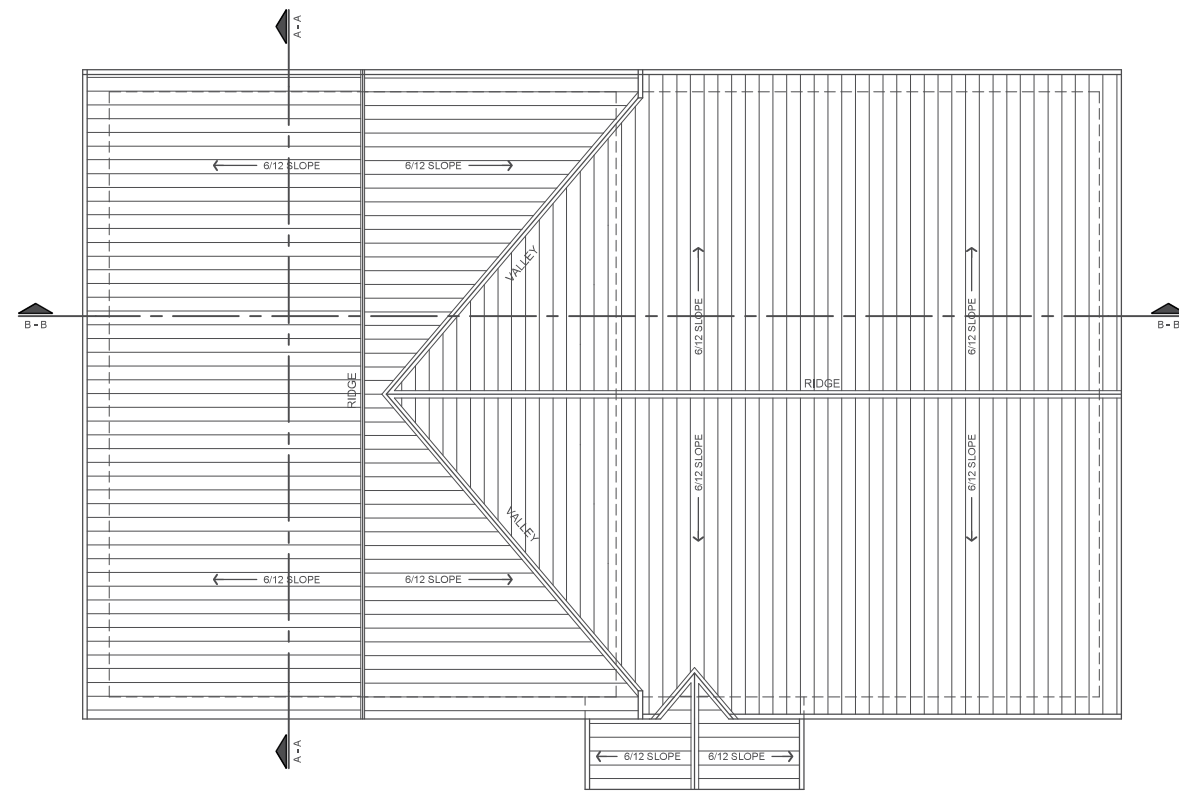
PROJECT #: 21-0002
ISSUE DATE: 07/09/2021

LANDSCAPE PLAN

C-400

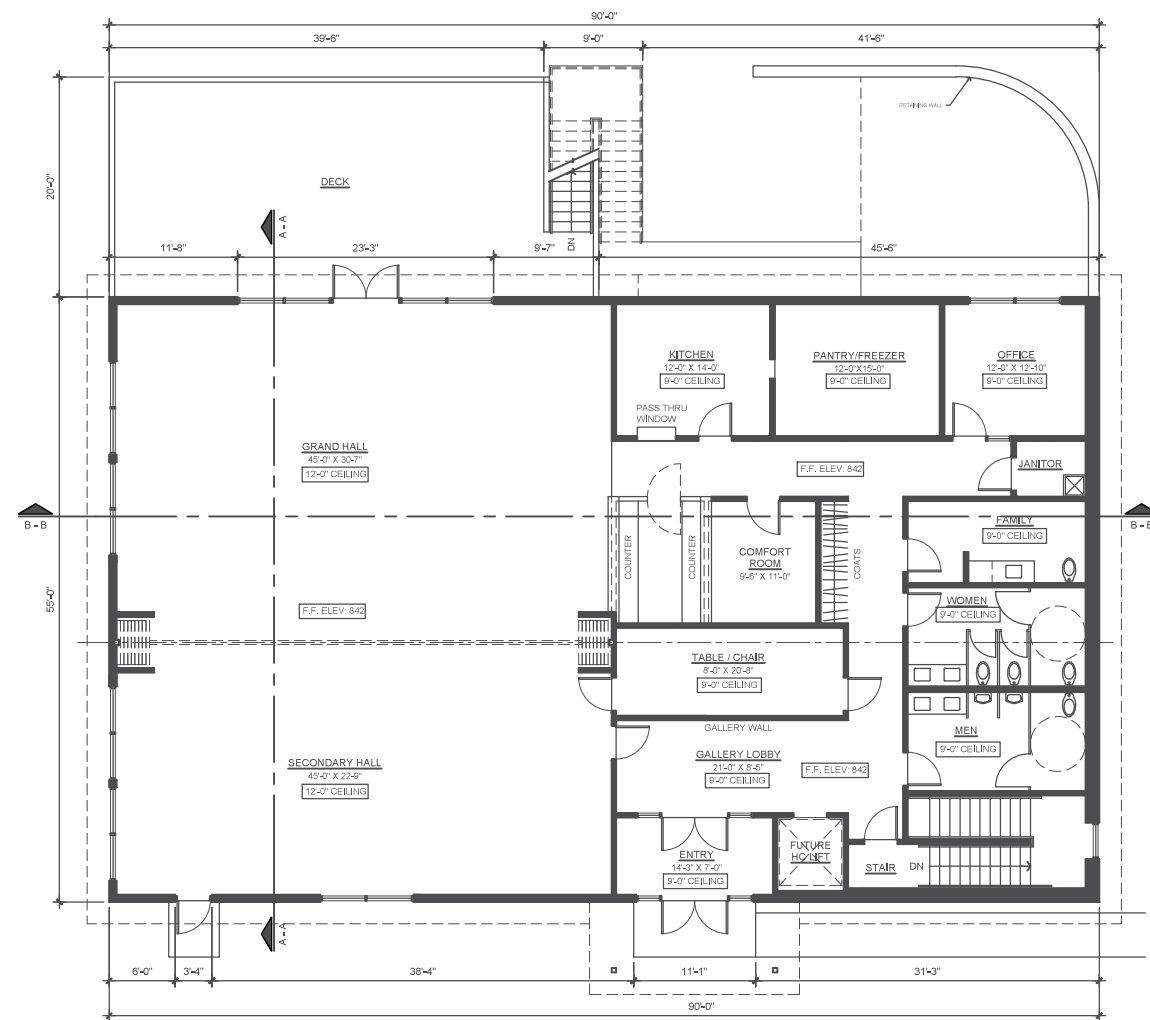
CONSULTANT:
Structural Engineering
Horton & Schmidt Consulting Engineers
Andrew Ratkewicz, Partner
1 East 11th Avenue
North Kansas City, Mo. 64116
86-421-4232

CONSULTANT:
Mechanical - Electrical Engineering
EG, Inc
David Dawson, PE. - Mechanical
Tadsey Robertson, PE - Electrical
300 Baltimore, Suite 300
Kansas City, Mo. 64108
8-842-8437



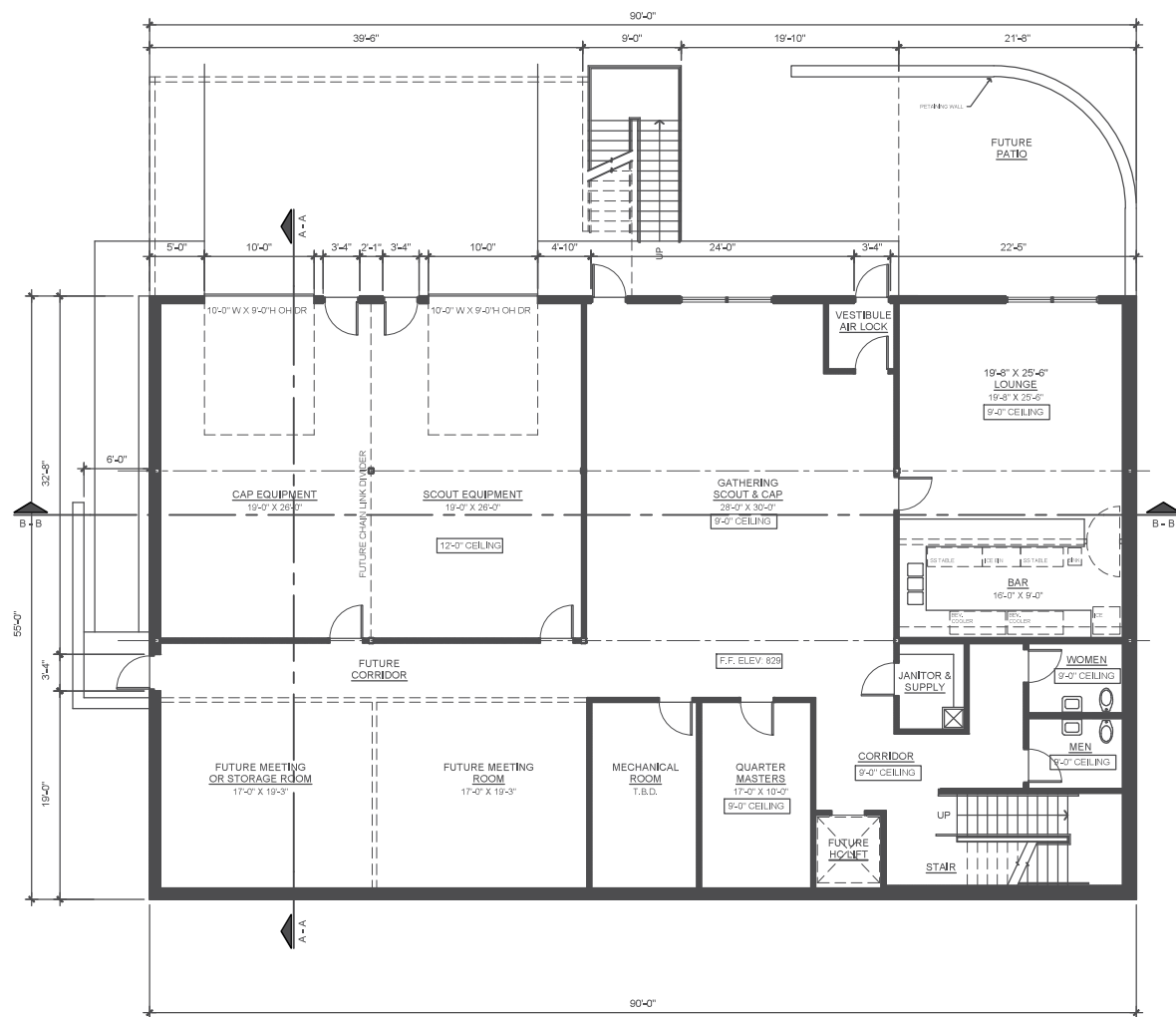
3. PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"



2. PROPOSED FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



1. PROPOSED LOWER FLOOR PLAN

SCALE 1/8" = 1'-0"

NEW BUILDING - DESIGN DEVELOPMENT I PHASE

VFW POST 7356

10125 MO. HWY 45 WEST
PARKVILLE, MISSOURI 64152

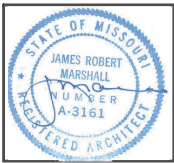
irma
ARCHITECTS, INC.
200 N AMBASSADOR DR SUITE 301C
KANSAS CITY, MISSOURI 64119
PHONE: (816) 505-3700

Missouri State Certificate of
Authority #: 000596

PROJ. #:	
DATE:	07/29/2021

[illegible]

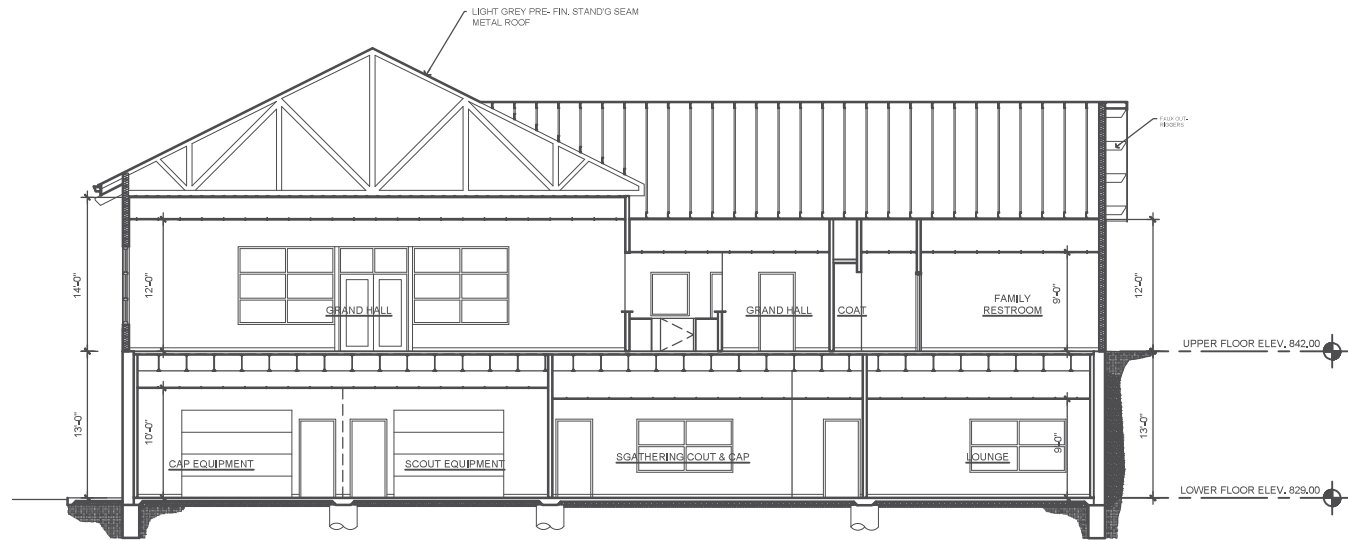
ALL RIGHTS RESERVED
MA ARCHITECTS, INC. ©
2021



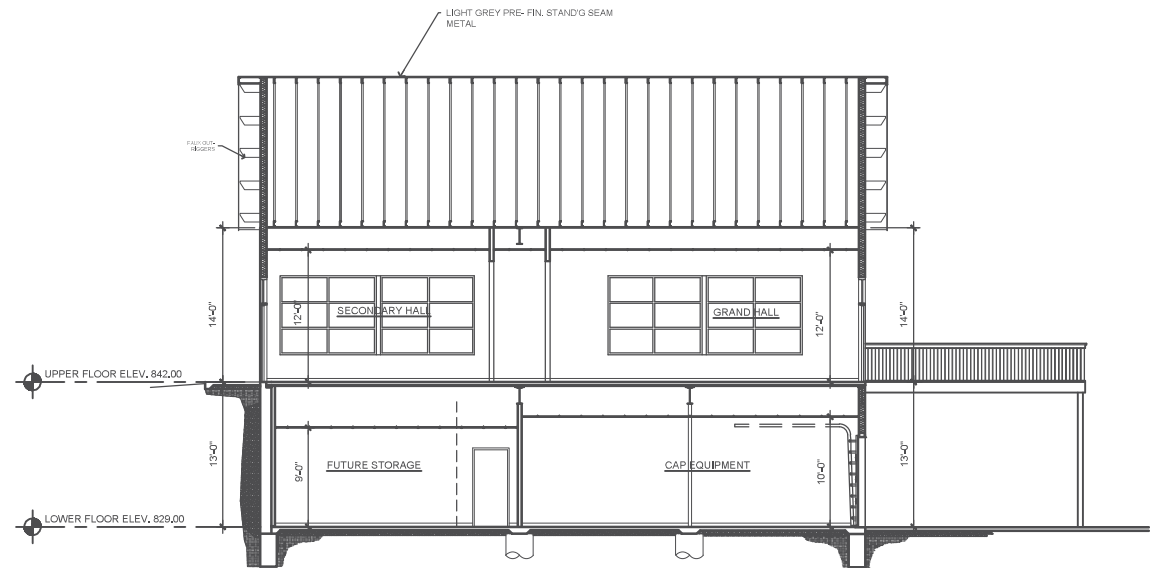
07-09-2021
James Robert Marshall, Architect
Missouri Lic. # A-003161

CONSULTANT:
Structural Engineering
Norton & Schmidt Consulting Engineers
Andrew Ralkiewicz, Partner
311 East 11th Avenue
North Kansas City, Mo, 64116
816-431-4332

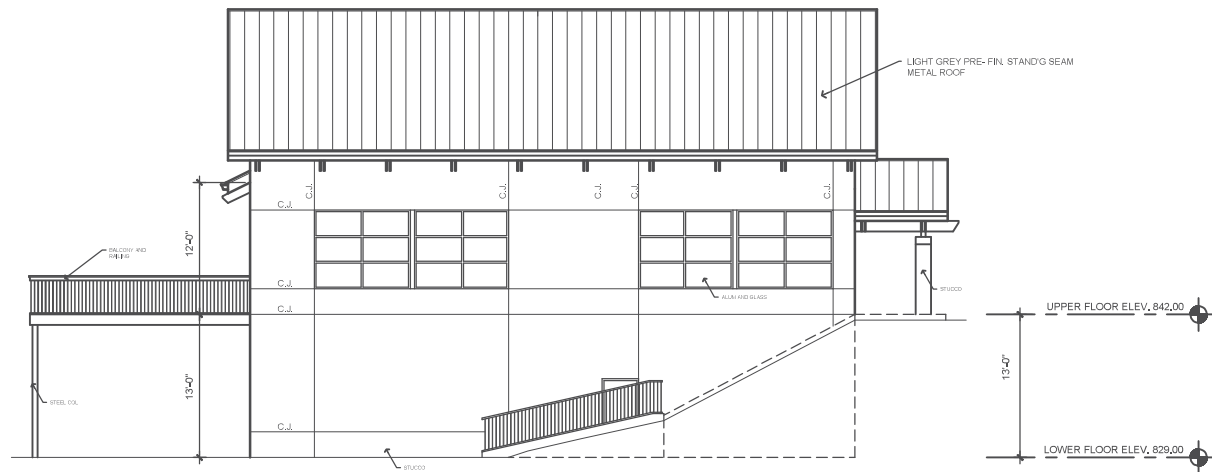
CONSULTANT:
Mechanical - Electrical Engineering
IMEG, Inc.
David Dawson, PE - Mechanical
Lindsay Robertson, PE - Electrical
1600 Baltimore, Suite 300
Kansas City, Mo, 64108
816-842-8437



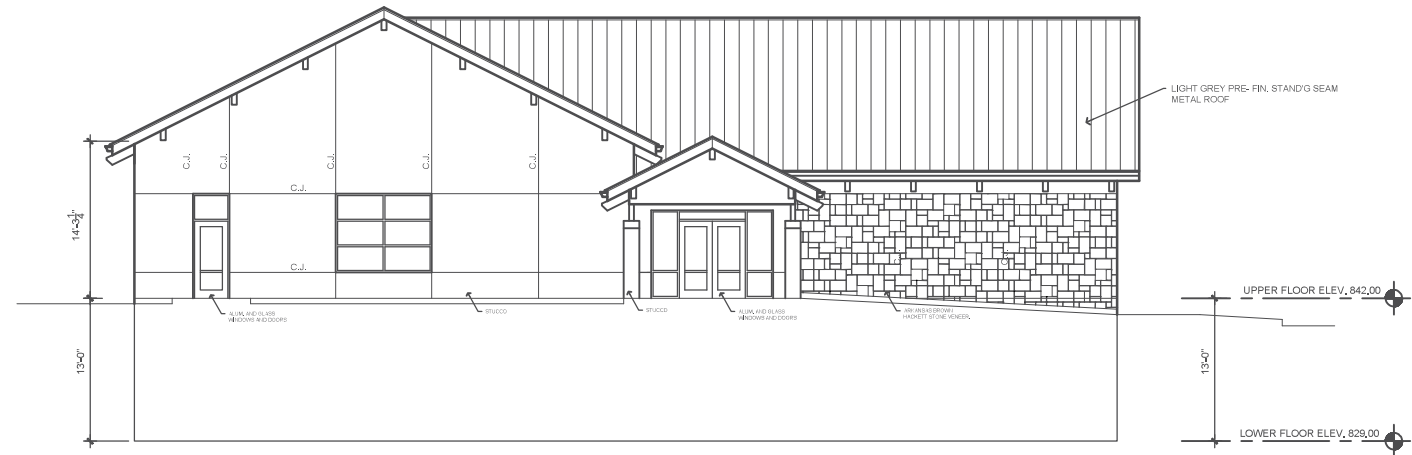
6. BUILDING SECTION B - B
SCALE: 1/8"=1'-0"



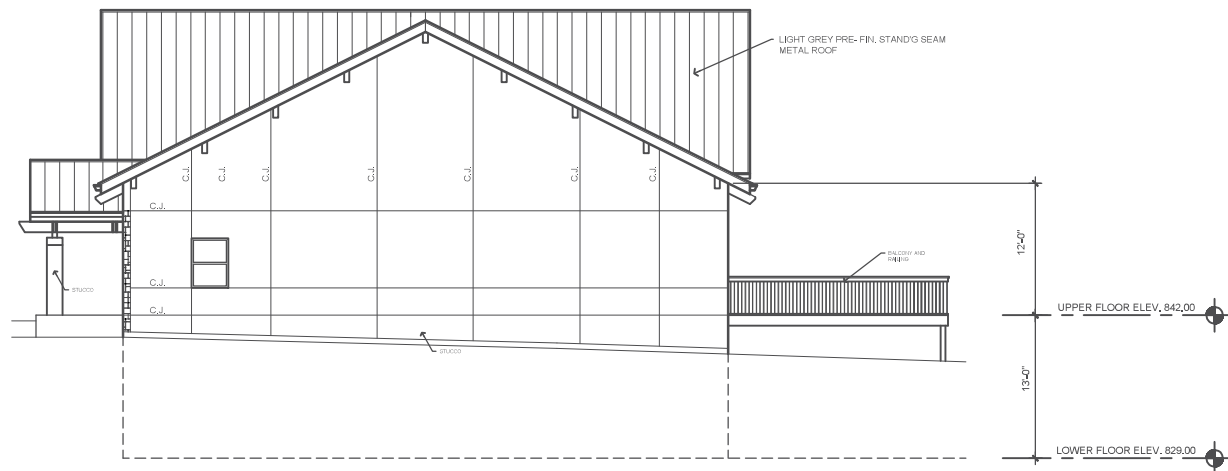
5. BUILDING SECTION A - A
SCALE: 1/8"=1'-0"



4. EAST ELEVATION
SCALE: 1/8"=1'-0"



2. NORTH ELEVATION
SCALE: 1/8"=1'-0"



3. WEST ELEVATION
SCALE: 1/8"=1'-0"



1. SOUTH ELEVATION
SCALE: 1/8"=1'-0"

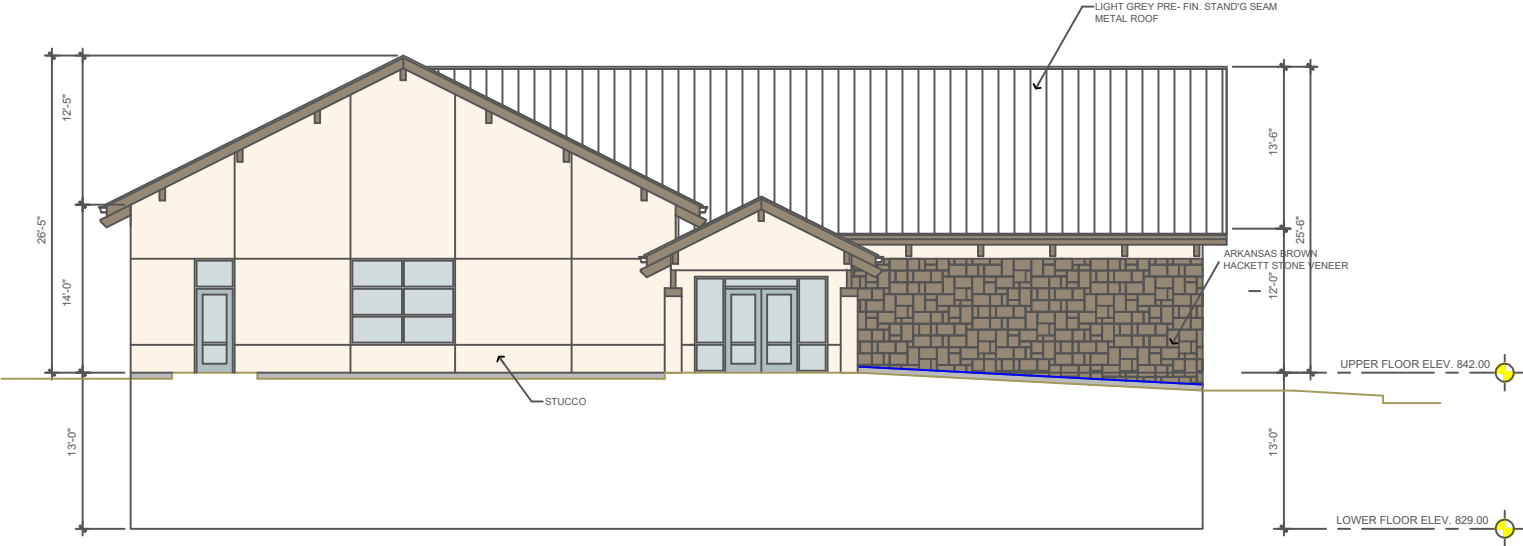
NEW BUILDING - DESIGN DEVELOPMENT PHASE
VFW POST 7356
10125 MO. HWY 45 WEST
PARKVILLE, MISSOURI 64152

Jrma
ARCHITECTS, INC.
12200 N AMBASSADOR DR SUITE 301C
KANSAS CITY, MISSOURI 64119
PHONE: (816) 505-3700

Missouri State Certificate of
Authority # 000596

PROJ. #:	
DATE:	07/29/2021
REVISED	

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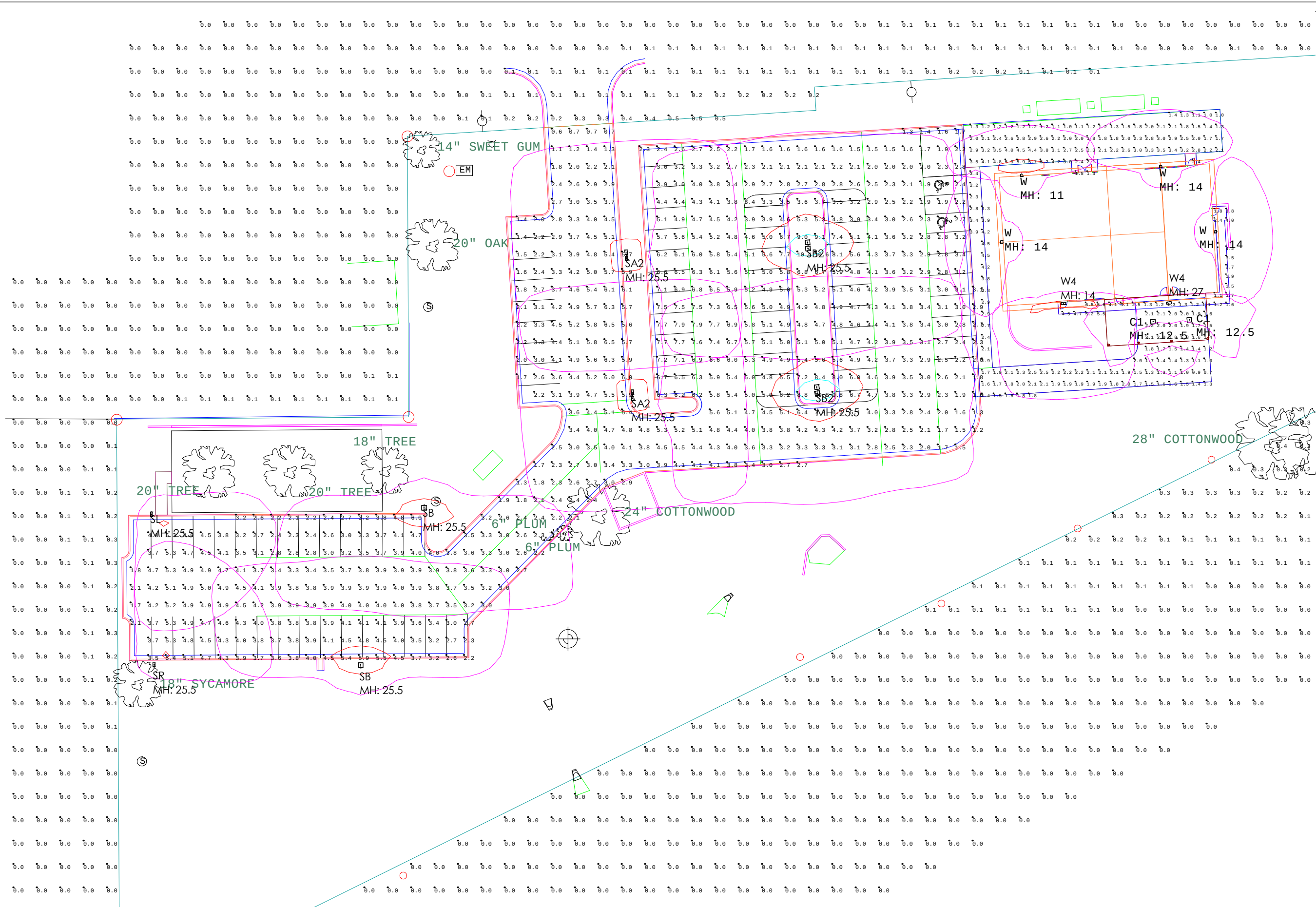
2. NORTH ELEVATION
SCALE: 1/16"=1'-0"



1. SOUTH ELEVATION
SCALE: 1/16"=1'-0"

NEW BUILDING - DESIGN DEVELOPMENT PHASE

VFW POST 7356
10125 MO. HWY 45 WEST
PARKVILLE, MISSOURI 64152



AREA LIGHTING PARKING LOT



Light Loss Factor	0.91
Calculation plane	0'-00"
Reflectances	50/50/20
Mounting height	20'

Calc. Info

Calculated By: S. McMurray	
Requested By:	
Date: 7/27/2021	
Scale: N/A	

VFW POST 7356 - PARKVILLE, MO

SITE LIGHTING

Page 1 of 2

DISCLAIMER:

These calculations have been performed according to IES standards and good practice. There may be differences between measured values and the results presented herein, based on the extent in which field conditions deviate from the input data. These conditions include room dimensions, luminaire position, surface reflectances, architectural elements and furniture, temperature, voltage, measurement techniques and equipment tolerances. All attached drawings and images are for photometric reference only they are not made for construction.

AREA INFORMATION:

Area label : PARKING AND DRIVE
Mounting height: Shown on plan
Reflectances : Ground 20%

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_10ft Outside Prop line	Fc	0.01	0.5	0.0	N.A.	N.A.
PARKING LOT_Planar	Fc	3.95	10.8	0.6	6.58	18.00
SIDEWALKS_EAST-SOUTH_Planar	Fc	2.88	6.5	1.1	2.62	5.91
SIDEWALKS_Planar	Fc	2.22	5.9	0.7	3.17	8.43

Luminaire Schedule							
Symbol	Qty	Label	Description	Tag	Lum. Watts	Lum. Lumens	LLD
	2	C1	VPL-F01-LED-E1-SQ	CANOPY MOUNT - TYPE V	25.9	2531	0.920
	2	SA2	GALN-SA2C-740-U-5NQ	5N-2-DOUBLE	108	14755	0.920
	2	SB	GALN-SA3C-740-U-SL3	SL3-3	160	20802	0.920
	2	SB2	GALN-SA3C-740-U-SL3	SL3-3-DOUBLE	160	20802	0.920
	1	SL	GALN-SA2C-740-U-SLL-HSS	SLL-HSS-2	108	10153	0.920
	1	SR	GALN-SA2C-740-U-SLR-HSS	SLR-HSS-2	108	10153	0.920
	4	W	GWC-SA1A-740-U-T2	TYPE II - WALL MOUNT	34	4883	0.920
	2	W4	GWC-SA2B-740-U-T4FT-HSS	TYPE IV-HSS WALL MOUNT	86	8470	0.920



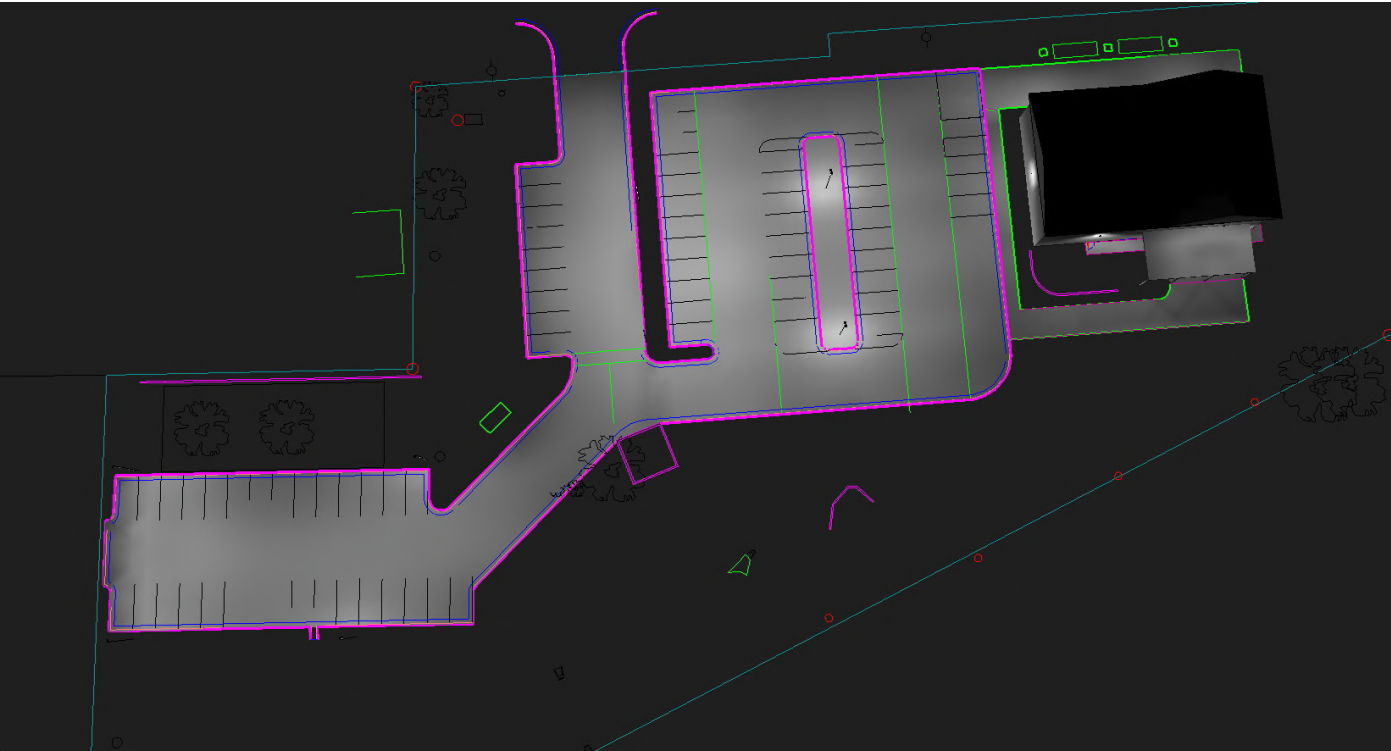
GALLEON WALL MOUNT



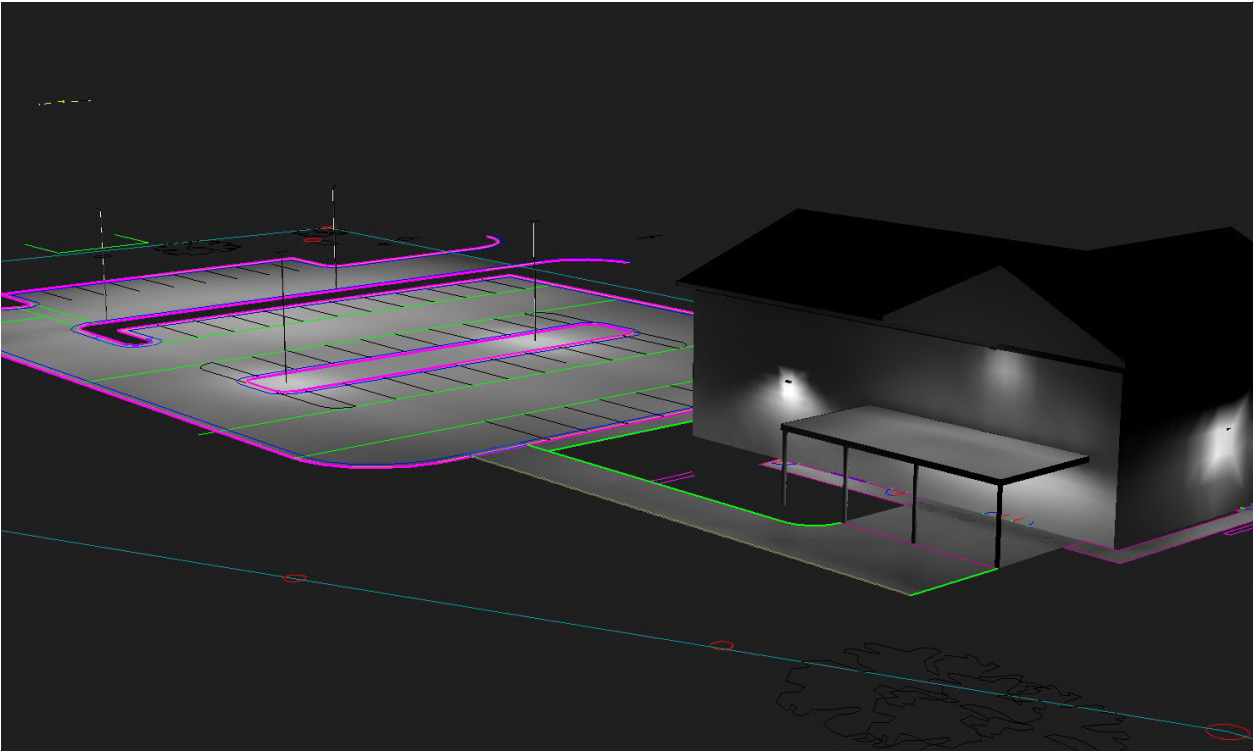
VALET LED - CANOPY MOUNT



GALLEON II FIXTURE



Render PLAN VIEW



Render - Building and Deck



#	Date	Comments

Revisions

Calculated By: S. McMurray	
Requested By:	
Date: 7/27/2021	
Scale: N/A	

VFW POST 7356 - PARKVILLE, MO	
SITE LIGHTING	



Staff Analysis

Agenda Item: 6.B

Proposal: Application for Subdivision – Final Plat for Park Hill Elementary School No. 12, with one (1) lot and one (1) tract on 29.02 acres, more or less, generally located at the southwest corner of NW Brush Creek Pkwy and Jessica St.

Staff Recommendation: Approval

Case No: PZ23-08C

Applicant: Hollis + Miller Architects

Owners: Park Hill School District

Location: South of Meadows at Creekside 1st Plat; generally located at the southwest corner of NW Brush Creek Pkwy and Jessica St.

Zoning: “R-4-P” Mixed-Density Residential

Parcel #s: All of Platte County parcels #20-4.0-19-000-000-029.000, 20-4.0-19-000-000-031.000, and 20-4.0-19-000-000-033.000

Exhibits:

- A. This Staff Analysis
- B. Application for Subdivision – Final Plat
- C. Subject Area Property Map
- D. Final Plat, Sanctuary Hill at The National (prepared by Kaw Valley Engineering; dated June 6, 2023)
- E. Additional exhibits as may be presented during the regular meeting

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf)
 - 1. Section 403.020, E. Final Plat
 - 2. Section 403.040 Master Planned Development
 - 3. Chapter 404 Subdivision Regulations
 - 4. Section 405.010 Zoning Districts Established
 - 5. Section 405.020 Districts & Uses
 - 6. Section 405.030 Standards Applicable to All Districts
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)

Overview

The application proposes a final plat for the construction of a new elementary school on 29.02 acres, more or less, generally located south of the Meadows at Creekside 1st Plat. The subject property is currently unplatted and undeveloped. On July 11, 2023, the Planning & Zoning Commission voted to approve a preliminary development plan and preliminary plat for the subject property.

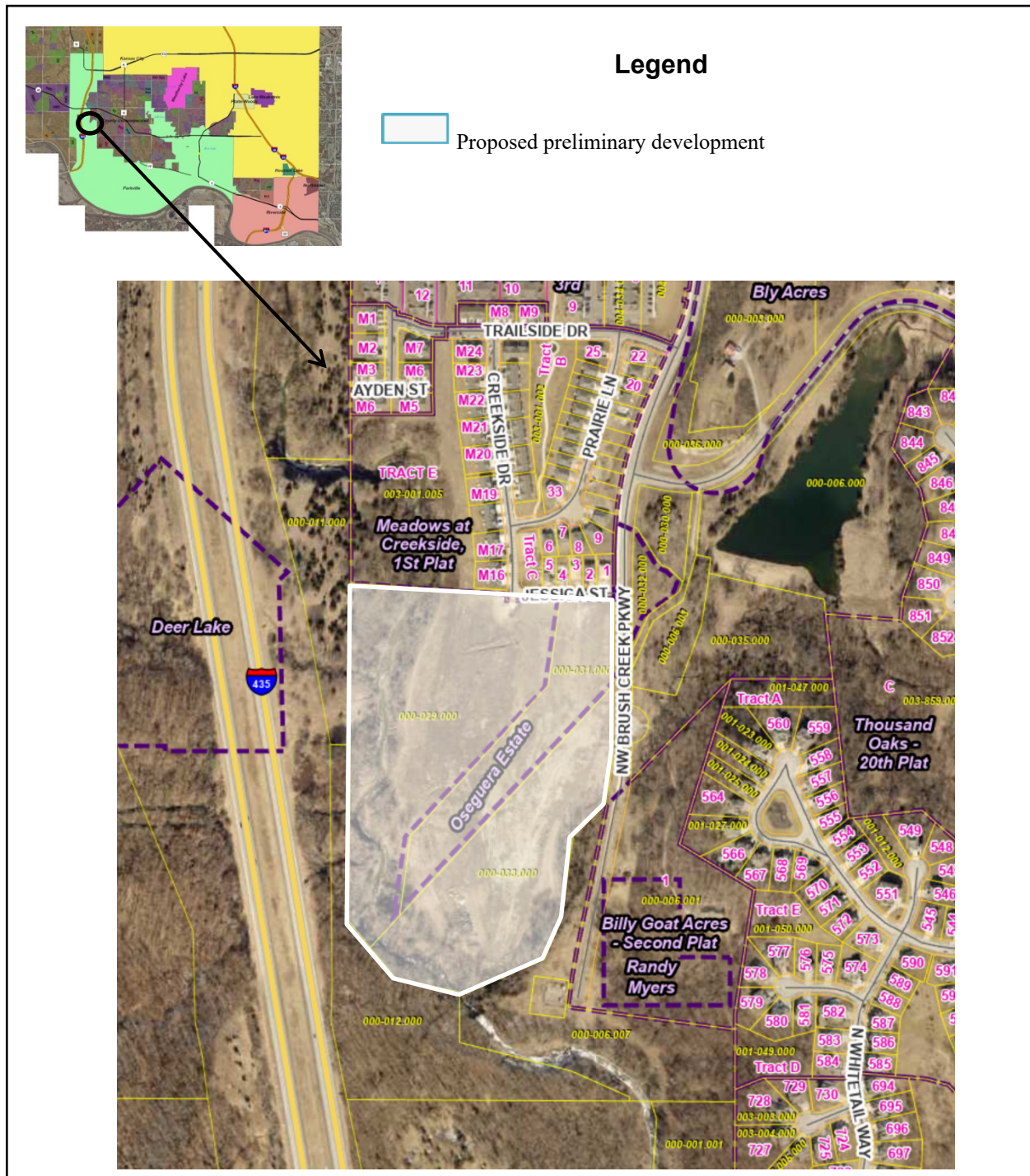


Exhibit C: Subject Area Property Map

The applicant proposes developing one (1) lot for a new elementary school and one (1) tract of open space on the 29.01 acre +/- property. The development includes access from NW Brush Creek Parkway. The applicant is also proposing public improvements including the removal of intersections on Jessica Street, the improvement of the existing cul-de-sac on Brush Creek Parkway, and a proposed trail by Platte County Parks and Recreation. The subject property is currently zoned "R-4-P" Planned Mixed-Density Residential. The R-4-P zoning district allows "Education – Neighborhood School" uses by-right.

Review and Analysis

Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Preliminary plats are larger division of land that enable new ownership and development patterns; or which impact public facilities or land, and are proposed in a preliminary or conceptual format to prepare for detailed engineering and design facilities.

Parkville Municipal Code, Section 403.020, Subsections D and E provide criteria for how the Planning and Zoning Commission shall determine if a final plat is acceptable. The following are staff's findings and conclusions for the preliminary plat and final plat applications.

Final Plat Application (PZ23-08C)

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

The layout and design of the final plat does not deviate any from the preliminary plat included with the preliminary development plan (Case No. PZ23-08A) with regards to the number of lots or parcels, the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

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

The City of Parkville's Public Works Department will review infrastructure construction plans for compliance with technical specifications prior to construction.

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

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

- 4. Any deviation in the final plat from the preliminary plat brings the application in further compliance with the Master Plan and the purposes and intent of this code.**

The final plat application does not deviate any from the preliminary plat (Case No. PZ23-08A). Per staff's review of the application for subdivision – preliminary plat against the requirements of Section 403.020, Subsection D, it was determined the application was in accordance with the *Parkville Master Plan* and purposes and intent of the Development Code.

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

Staff recommends approval of the Application for Subdivision – Final Plat for Park Hill Elementary School No. 12.

Staff Conclusion and Recommendation

Staff recommends approval of the Application for Subdivision – Final Plat for Park Hill Elementary School No. 12 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. Prior to Building Permit issuance, the Final Plat must be approved and recorded with Platte County.
3. Prior to occupancy, all public improvements must be installed as required by Public Works.

It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Subdivision – Final Plat, supporting information, associated exhibits, factors discussed above and any testimony presented at the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on August 29, 2023 for final action.

End of Memorandum



Brad Stanton, AICP

08-07-2023

Date



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

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

Application for Subdivision – Final Plat

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

1. Applicant/Contact Information

Applicant(s)

Name: Philip Korthanke, Hollis and Miller Architects
 Address: 1828 Walnut Street, Suite 922
 City, State: Kansas City, Missouri 64108
 Phone: (816) 442-7700 Fax: _____
 E-mail: pkorthanke@hollisandmiller.com

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

Name: David Wood, P.E./Kenneth Dedrick, P.L.S., Kaw Valley
 Address: 14700 W. 114th Terrace
 City, State: Lenexa, Kansas 66215
 Phone: (913) 894-5150 Fax: (913) 894-5977
 E-mail: wood@kveng.com/dedrick@kveng.com

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

Name: Jim Rich, Director of Operations, Park Hill School District
 Address: 7701 W Barry Road
 City, State: Kansas City, Missouri 64153
 Phone: (816) 359-6477 Fax: _____
 E-mail: richj@parkhill.k12.mo.us

Contact Person, if different from applicant(s)

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

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

Applicant's Signature (Required) _____

DocuSigned by:

Date: 6/2/2023

Property Owner's Signature (Required) _____

DocuSigned by:

 F5C41EC90EE7403...

Date: 6/5/2023

2. Property information

Name and phase of plat: Park Hill Elementary No. 12

Final plat in substantial conformance with approved preliminary plat? Yes

If not, explain:

Zoning district: RP-4

Anticipated uses: School

Acreage of this phase: 29.01

Number of lots: 1+ Tract

Minimum lot size: 29.01 ac

Density of development: _____

3. Additional factors affecting the project

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

Application #: _____

4. Public Improvements**All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.**

Improvement plans submitted and approved for:

Streets and access: TBD
(Date approved)Length of new streets: N/ASurface material: Asphalt Maximum grade: Match ExistingSanitary sewer: City of Parkville
(Entity and date approved)Missouri Department of Natural Resources (MDNR) approval: TBD
(Date approved)Water: Consolidated Public Water Supply District No. 1 of Platte County, TBD
(Entity and date approved)Erosion and sediment control as per NPDESII: TBD
(Date approved)Floodplain development permit (if required): TBD
(Date approved)**5. Checklist of required submittals**

- ☒ Completed application, including plat with all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00 plus \$5.00 per lot (minimum \$305.00).
- ☒ Submit five (5) copies of the final plat (24" x 36" or larger) and one electronic copy (PDF format) containing the requirements outlined in Section 403.020 Subsection E. of the Development Code for initial staff and entity review. Additional large size copies may be requested following review by staff.
- ☒ Authorization signature of the owner of record of the property to be platted.
- ☐ Copy of any covenants and/or deed restrictions to be recorded with the Plat.
- ☐ Executed deed of release for any right-of-way dedicated to the city.
- ☐ Guarantees in the form of performance bonds or other city approved instrument ensuring the satisfactory completion of public improvements. The maintenance period for public improvements is two (2) years.

For City Use OnlyApplication accepted as complete by: _____
Name/Title Date

Application fee payment: Check # _____ Amount \$ _____

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

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

Conditions if any: _____

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

Conditions if any: _____

6. Subdivision – Preliminary Plat checklist for staff review**1. Basic Information**

- a. Name of the plat, phase and/or number if applicable
- b. Name, address, contact information of person / registered surveyor or firm that prepared the plat
- c. Date plat was prepared, including any revision dates

2. Plat Information

- a. Full property/legal description
- b. Total land area in square feet and acres of property
- c. Boundary survey notes
- d. Dedication language for property to be subdivided
- e. Easement language for easements to be granted to utility companies franchised to operate in Parkville, Mo.
- f. Open space dedication if applicable

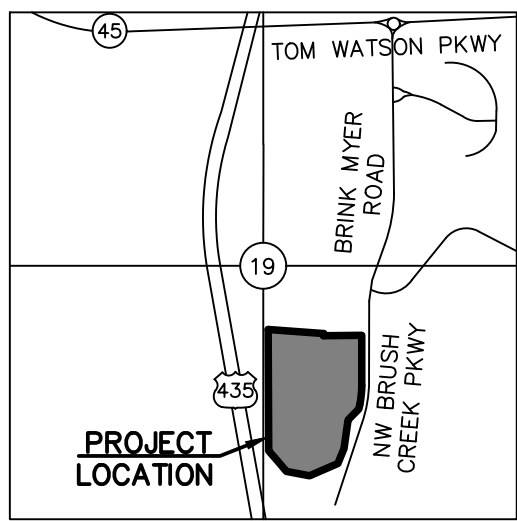
3. Plat Drawing

- a. Graphic, engineering scale
- b. North arrow
- c. Monumentation/symbology legend
- d. Vicinity map identifying boundaries and location of property in relation to City
- e. Property lines and lot dimensions with total land area in square feet and acres
- f. Numbering of all lots (Lot 1, Lot 2, Lot 3, etc.)
- g. Lettering of all tracts (Tract A, Tract B, Tract C, etc.)
- h. Watermark designation with labeling of any previously platted lots or tracts
- i. Proposed rights-of-way, public and/or private streets with dimensions, centerlines and names
- j. Proposed easements for access or utilities
- k. Dimensions of all radii, acres, points of tangency, central angles and lengths of curves
- l. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable

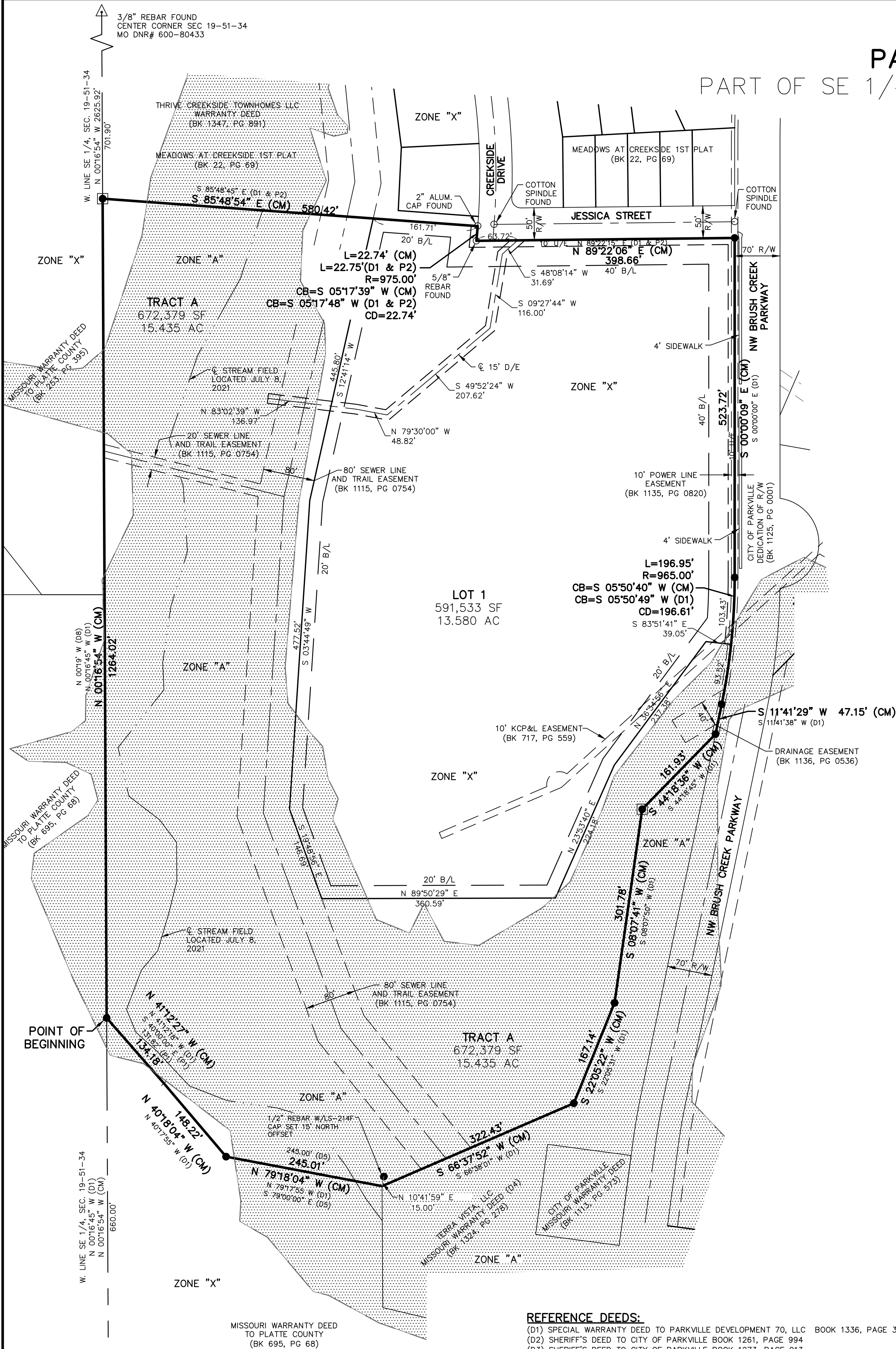
4. Signature Information

- a. Signature line with date for property owner(s) and notary public
- b. Signature line with date for Mayor (with full name), City Clerk (with full name), and Community Development Director (with full name) of the City of Parkville
- c. Ordinance number with date that the ordinance was passed by the Board of Aldermen
- d. Signature line with date for surveyor's certification (to be signed & stamped on all plat copies to be recorded)

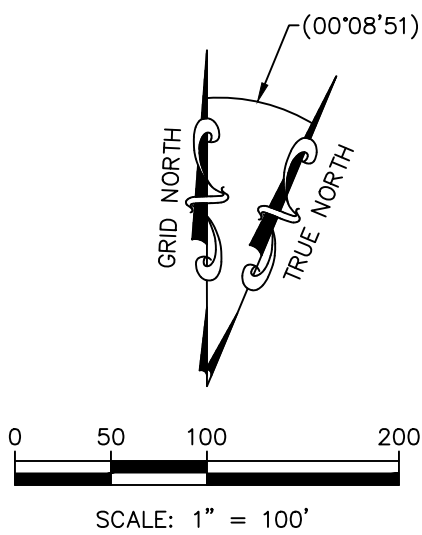
FINAL PLAT OF
PARK HILL ELEMENTARY SCHOOL NO. 12
PART OF SE 1/4, SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST
PARKVILLE, PLATTE COUNTY, MISSOURI



VICINITY MAP
SEC 19 TWP 51N R34W
1" = 2000'



LEGEND	
	SECTION CORNER FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
	MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
	1/2"x24" REBAR W/ LS 214F CAP SET IN CONCRETE
	1/2"x24" REBAR W/LS 214F CAP SET (UNLESS NOTED OTHERWISE)
	FLOOD ZONE HAZARD "ZONE A"
	(M) MEASURED VALUE
	(CM) CALCULATED MEASURED VALUE
	(D1) DEED NUMBER REFERENCE
	(P1) PLAT NUMBER REFERENCE
	B/L BUILDING LINE SETBACK
	D/E DRAINAGE EASEMENT
	U/E UTILITY EASEMENT
	R/W RIGHT OF WAY
	SF SQUARE FEET
	AC ACERAGE



DESCRIPTION:
ALL THAT PART OF SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., PLATTE COUNTY, MISSOURI, AND BEING ALL OR PORTIONS OF PARCELS CONVEYED IN DOCUMENT 2016007192 IN BOOK 1261 AT PAGE 994 AND INCLUDING PORTIONS OF LOT 1, OSEGUERA ESTATE, ALL OF THE RECORDS OF SAID PLATTE COUNTY, AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 16 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 860.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 54 SECONDS WEST, ALONG SAID WEST LINE, 1264.02 FEET, TO THE SOUTHWEST CORNER OF MEADOWS AT CREEKSIDE, 1ST PLAT, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID MEADOWS AT CREEKSIDE, 1ST PLAT FOR THE FOLLOWING THREE COURSES; THENCE SOUTH 85 DEGREES 48 MINUTES 54 SECONDS EAST, 580.42 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 975.00 FEET, AN ARC LENGTH OF 22.74 FEET AND A CHORD WHICH BEARS SOUTH 05 DEGREES 17 MINUTES 39 SECONDS WEST, 22.74 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 06 SECONDS EAST, 398.66 FEET TO THE SOUTHEAST CORNER OF SAID MEADOWS AT CREEKSIDE, 1ST PLAT AND A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NW BRUSH CREEK PARKWAY AS NOW ESTABLISHED; THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES; THENCE SOUTH 00 DEGREES 00 MINUTES 09 SECONDS EAST, 523.72 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 196.95 FEET AND A CHORD WHICH BEARS SOUTH 05 DEGREES 50 MINUTES 40 SECONDS WEST, 196.61 FEET; THENCE SOUTH 11 DEGREES 29 SECONDS WEST, 47.15 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED AS PARCEL A IN SAID DOCUMENT 2016007192; THENCE ON SAID SOUTHERLY LINE OF SAID PARCEL A, THE FOLLOWING SIX COURSES; THENCE SOUTH 44 DEGREES 18 MINUTES 36 SECONDS WEST, 161.93 FEET; THENCE SOUTH 08 DEGREES 07 MINUTES 41 SECONDS WEST, 301.78 FEET; THENCE SOUTH 22 DEGREES 05 MINUTES 22 SECONDS WEST, 167.14 FEET; THENCE SOUTH 66 DEGREES 37 MINUTE 52 SECONDS WEST, 322.43 FEET; THENCE NORTH 79 DEGREES 18 MINUTES 04 SECONDS WEST, 245.01 FEET; THENCE NORTH 40 DEGREES 18 MINUTES 04 SECONDS WEST, 148.22 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE EASTERLY LINE OF LOT 1 OF SAID OSEGUERA ESTATE, AND FROM WHICH THE SOUTHERLY CORNER THEREOF BEARS NORTH 42 DEGREES 17 MINUTES 11 SECONDS EAST, 158.06 FEET; THENCE NORTH 41 DEGREES 12 MINUTES 27 SECONDS WEST, 134.18 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHTS-OF-WAY.

DEDICATION:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "PARK HILL ELEMENTARY SCHOOL NO. 12"

DEDICATION:
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 EASEMENTS 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 MITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS.

DRAINAGE EASEMENT:
AN EASEMENT IS HEREBY GRANTED TO PARKVILLE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR STORMWATER DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "DRAINAGE EASEMENT" OR "D/E".

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

MAINTENANCE OF TRACTS:
TRACT "A" IS HEREBY RESERVED AS PRIVATE OPEN SPACE AND DRAINAGE EASEMENT (D/E), AND SHALL BE MAINTAINED BY THE PARKVILLE SCHOOL DISTRICT.

EXECUTION:
IN TESTIMONY WHEREOF, _____ OF PARK HILL SCHOOL DISTRICT, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED ON THIS _____ DAY OF _____, 2023.

SUPERINTENDENT
DR. MIKE KIMBREL

ACKNOWLEDGMENT:

STATE OF MISSOURI)
COUNTY OF PLATTE)

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME _____ DULY ORGANIZED UNDER THE LAWS OF THE STATE OF MISSOURI, WITH ITS PRINCIPAL PLACE OF BUSINESS IN THE COUNTY OF PLATTE, STATE OF MISSOURI, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING ON BEHALF OF SAID CORPORATION, AND SUCH PERSONS DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

BOARD OF ALDERMEN:
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMEN OF PARKVILLE, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED THIS ____ DAY OF _____, 2023.

NANETTE K. JOHNSON, MAYOR

MELISSA MCCHESNEY, CITY CLERK

SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF MISSOURI, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR ORIGINAL SURVEYS, AND MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR A SUBURBAN SURVEY. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE. THIS SURVEY MEETS OR EXCEEDS MISSOURI MAPPING STANDARDS FOR CLASS 1 SURVEYS.
THE FIELD WORK WAS COMPLETED ON JULY 14, 2021.
DATE OF PLAT OR MAP: JUNE 6, 2023

REFERENCE DEEDS:

- (D1) SPECIAL WARRANTY DEED TO PARKVILLE DEVELOPMENT 70, LLC BOOK 1336, PAGE 363
- (D2) SHERIFF'S DEED TO CITY OF PARKVILLE BOOK 1261, PAGE 994
- (D3) SHERIFF'S DEED TO CITY OF PARKVILLE BOOK 1273, PAGE 913
- (D4) MISSOURI WARRANTY DEED TO TERRA VISTA, LLC BOOK 1324, PAGE 278
- (D5) MISSOURI WARRANTY DEED TO PLATTE COUNTY BOOK 695, PAGE 68
- (D6) MISSOURI WARRANTY DEED TO CITY OF PARKVILLE BOOK 1113, PAGE 573
- (D7) WARRANTY DEED TO THRIVE CREEKSIDE TOWNHOMES LLC, BOOK 1347, PAGE 891

REFERENCE PLATS:

- (P1) OSEGUERA ESTATE, BOOK 18, PAGE 292
- (P2) MEADOWS AT CREEKSIDE, 1ST PLAT BOOK 22, PAGE 69
- (P3) BILLY GOAT ACRES - REPLAT, BOOK 21, PAGE 399

POINT OF COMMENCEMENT

1/2" REBAR FOUND
SOUTH 1/4 CORNER SEC 19-51-34
MO DNR# 600-80436
NORTHING: 1106733.62 (GROUND)
EASTING: 2714948.16 (GROUND)

KENNETH J. DEDRICK
LS-2571
dedrick@kvang.com

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
kx@kvang.com | www.kvang.com

PROJECT NO. **C20D0636**
DRAWN BY **JK**
CHECKED BY
0636FP PLAT
SHEET **1 OF 1**

PROJECT: **PARK HILL ELEM SCHOOL #12**
W. SIDE NW BRUSH CREEK PKWY
PARKVILLE, MO 64152

PREPARED FOR: **PARK HILL SCHOOL DISTRICT**
8500 NW RIVER PARK DRIVE
PARKVILLE, MO 64152

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 000214. EXPIRES 12/31/23