PLANNING & ZONING COMMISSION
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, November 12, 2024 5:30 PM
City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

A. Approval of the November 12, 2024, regular meeting agenda.

B. Approve the minutes for the October 8, 2024, regular meeting

4. Unfinished Business

5. Public Hearing

A. Application for Zoning Map Amendment for one (1) parcel of land from Platte County "RE" Rural Estate to City of Parkville "I-2-P" Planned Light Industrial District for Creekside Industrial Complex. (Case No. PZ24-27); *Parkville Industrial, LLC, Applicant.*

B. Application for Preliminary Development Plan for Creekside Industrial Complex, a planned industrial development consisting of five lots and three tracts on 17.36 acres, more or less, generally located to the east of the Creekside Ballfields and to the west of Interstate 435 in Parkville, MO 64152. (Case No. PZ24-28); *Parkville Industrial LLC, Applicant.*

6. Regular Business

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, November 19 and December 3 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: TBD Pending Application
- Planning & Zoning Commission Regular Meeting: Tuesday, December 10 at 5:30 p.m.

8. Adjournment

Posted Date & Time: November 1, 2024 3:00 P.M. By: JK

Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, October 8, 2024 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Chair Wright called the meeting to order at 05:35 PM.

2. Roll Call

Commissioners Present:
Michael Wright
R. Douglas Krtek
Walt Lane
Spencer Keesee
Timothy Cahill

Absent:
Barbara Wassmer
Andrew Barchers
Gareld Butler
Jackson Kutey

A quorum of the Commission was present.

Staff Present:
Stephen Lachky, Community Development Director
John Mautino, City Attorney

3. General Business

A. Approval of the October 8, 2024, regular meeting agenda.

Chair Wright stated that he'd like to amend the agenda, and called for a motion to add a public comments section immediately following the General Business portion of the meeting.

ACTION:	Michael Wright moved to amend, Spencer Keesee seconded. Motion Passed: 5-0.
AYES:	Michael Wright, R. Douglas Krtek, Walt Lane, Spencer Keesee, Timothy Cahill
NOES:	None
ABSTAIN:	None

B. Approve the minutes for the September 10, 2024, regular meeting.

Commissioner Keesee moved to approve the minutes for the September 10, 2024 regular meeting.

ACTION: Spencer Keesee moved to approve, R. Douglas Krtek seconded. Motion Passed: 5-0.

AYES: Michael Wright, R. Douglas Krtek, Walt Lane, Spencer Keesee, Timothy Cahill

NOES: None

ABSTAIN: None

C. Proclamation for National Community Planning Month

Stephen Lachky explained how the month of October is Community Planning Month as designated by the American Planning Association (APA), and invited Mayor Dean Katerndahl to read a proclamation to the Planning and Zoning Commission, as professional planning plays a role in the work the Commission does.

4. Public Comment

Patty Cunningham, 14400 NW River Rd, stated that she lived just east of where Nevada Dr will connect to River Road. She stated she has concerns about traffic, sidewalks on River Road, safety of cyclists on River Rd.

5. Unfinished Business

6. Public Hearing

7. Regular Business

A. Application for Subdivision - Preliminary Plat for Thousand Oaks 26th Plat. (Case No. PZ24-24) *David Barth, Forest Park Development, Applicant*.

STAFF ANALYSIS & SUMMARY

Stephen Lachky, Director of Community Development, stated that the 26th Plat will be west of the recently approved 25th Plat. Mr. Lachky stated the proposal was for 51 single-family lots proposed to slope down the hill at approximately 3% grade.

QUESTIONS & CLARIFICATIONS

Chair Wright inquired on the master plan for Thousand Oaks as it relates to future phases off of the 26th Plat. Commissioner Krtek asked about the future of the tracts. Director Lachky stated the tracts in Thousand Oaks are generally on unbuildable areas. Chair Wright asked about the traffic volumes and traffic studies. Director Lachky stated traffic study was needed to evaluated the warrants for improvements to the intersection of Nevada and River Road.

MOTION

Recommend approval with staff recommended conditions as well as an additional condition to require a traffic impact study to analyze the effects of this plat on Nevada Ave

ACTION: Walt Lane moved to approve, R. Douglas Krtek seconded. Motion Passed: 5-0.

AYES: Michael Wright, R. Douglas Krtek, Walt Lane, Spencer Keesee, Timothy

	Cahill
NOES:	None
ABSTAIN:	None

B. Request for mural to be painted on the wall of the 8 East St. building in the downtown alleyway between Main St. and East St. (Case No. PZ24-26) *Downtown Parkville Alley Design Committee, Applicant*.

Director Lachky provided an overview of the application. Mr. Lachky stated that murals are subject to review by MSPA and the Planning & Zoning Commission. He stated the directors of MSPA unanimously recommended approval.

G.K. Callahan (University of Missouri Extension-Urban West Region) spoke on the matter, explaining the history, projected timeframe for maintenance (5+ years based on being positioned out of direct sunlight). Owners wanted to do the mural a year-and-a-half ago, but in the mean time repaired the wall of their building along the alleyway, removing exposed wires, tuck-pointing brick, and touching up on the upkeep of the wall.

ACTION:	Walt Lane moved to approve, Timothy Cahill seconded. Motion Passed: 5-0.
AYES:	Michael Wright, R. Douglas Krtek, Walt Lane, Spencer Keesee, Timothy Cahill
NOES:	None
ABSTAIN:	None

8. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, October 15 and November 5 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Awaiting Application
- Planning & Zoning Commission Regular Meeting: Tuesday, November 12 at 5:30 p.m.

9. Adjournment

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

Submitted by:

_____ _____

Stephen Lachky, AICP Date

Community Development Director

_____ _____

Brad Stanton Date
Planner

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

Staff Analysis

Agenda Item: 5.A; 5.B

Proposal: Application for Zoning Map Amendment and an Application for Preliminary Development Plan for Creekside Industrial Complex, a planned industrial development consisting of five lots and three tracts on 17.36 acres, more or less, generally located to the east of the Creekside Ballfields and to the west of Interstate 435 in Parkville, MO 64152.

Staff Recommendation: Approval

Case No: PZ 2024-27; PZ 2024-28

Applicant and Owners: Brian Mertz, Parkville Industrial, LLC

Location: Generally located east of Creekside Ballfields and west of Interstate 435

Zoning: Existing: Platte County "RE" Rural Estate

Proposed: "I-2-P" Planned Light Industrial

Parcel #s: Platte County parcel # 20-4.0-18-000-000-011.000 (17.36 acres, more or less)

Exhibits:

A. This Staff Analysis
B. Application for Zoning Map Amendment (Case No. PZ 2024-27)
C. Application for Preliminary Development Plan (Case No. PZ 2024-28)
D. Subject Area Property Map
E. Creekside Industrial Complex – Preliminary Development Plans (prepared by Renaissance Infrastructure Consulting; dated October 4, 2024, revised November 8, 2024)
F. Notice of Public Hearing placed on the subject property
G. Additional exhibits as may be presented at the public hearing

By Reference:

A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://www.ecode360.com/PA3395-DIV-05)
   1. Section 403.030 Zoning Map Amendment
   2. Section 403.040 Master Planned Development
   3. Section 405.010 Zoning Districts Established
   4. Section 405.020 Districts & Uses
   5. Section 405.030 Standards Applicable to All Districts
B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/)

C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
D. Hearing notice published in The Platte County Landmark newspaper on October 23, 2024
E. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/government/public-hearings/)
F. PRELIMINARY MACRO-STORMWATER DRAINAGE STUDY (prepared by Renaissance Infrastructure Consulting; dated October 4, 2024)

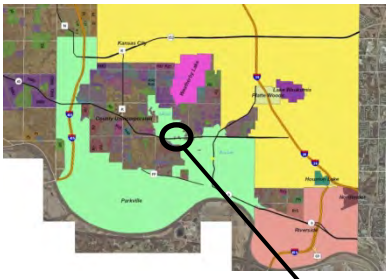
Comments Received: The Community Development Department has received no public comments as of the drafting of this staff report.

Overview
The applications propose rezoning and re-platting the subject property to accommodate Creekside Industrial Complex, a planned industrial development consisting of five lots for industrial buildings and three tracts. The development includes internal circulation, private drives, and parking. The applicant proposes upgrading the existing private drive to City street standards and establishing a new public road that would extend from 45 Highway to the northern limits of the subject property.

The applicant proposes rezoning the subject property, Platte County parcel #20-4.0-18-000-000-011.000 (17.36 acres, more or less) from Platte County "RE" Rural Estate to City of Parkville "I-2-P" Planned Light Industrial District in conjunction with the preliminary development plan for Creekside Industrial Complex. Per the City of Parkville's Development Code, a property maintaining a Platte County zoning designation must be rezoned to a City of Parkville zoning district prior to development. The subject property is currently unplatted and undeveloped.

This project is bounded by the existing Creekside Ballfields to the west, an existing single-family residence to the south, and a regional sewer lift station and Interstate 435 to the east.

These applications have been reviewed against the City of Parkville's Development Code, including the applicable general requirements in Table 403-1, Section 403.010, Section 403.030, Section 403.040, and Section 403.050. Per these requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Lankdmark newspaper on October 23, 2024; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties.



Legend

Subject property parcel proposed for rezoning and preliminary development plan area

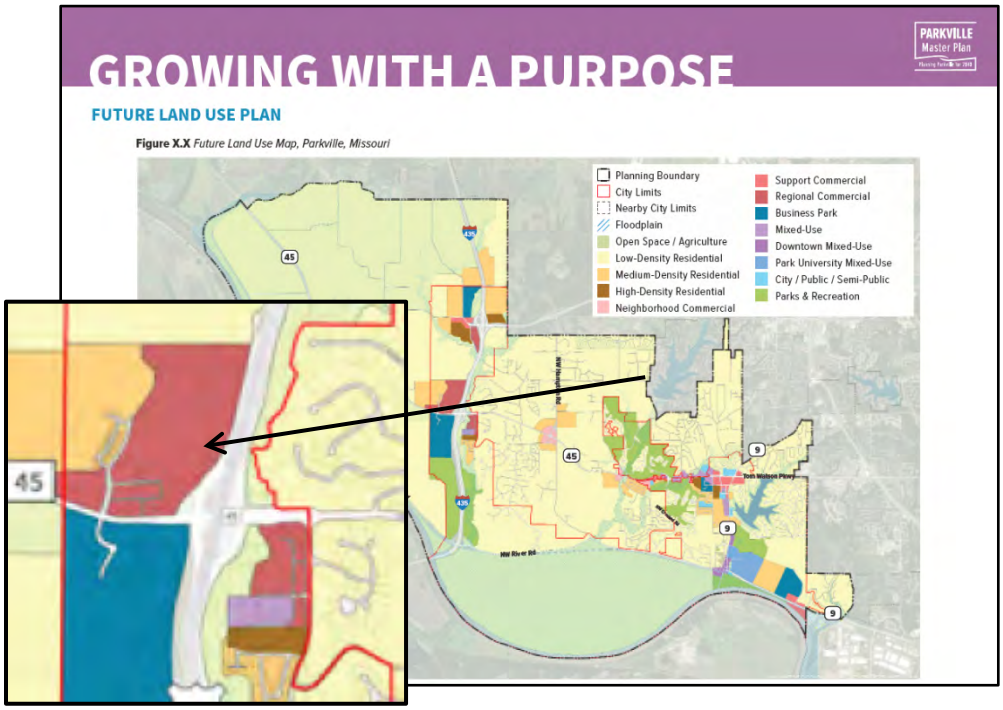
N

Subject Area Property Map

Review and Analysis

<u>Zoning Map Amendment (Case No. PZ24-27)</u>
The applications have been reviewed against the Parkville Municipal Code, including the applicable "I-2-P" zoning district regulations, the adopted *Parkville 2040 Master Plan (2021)* and its Future Land Use Map. Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff's findings and conclusions.

1. **The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and relationship with uses existing or anticipated in surrounding districts.**
   The *Parkville 2040 Master Plan (2021)* projects a Regional Commercial land use for the subject property. This use is primarily comprised of large-scale, auto-oriented uses.



Future Land Use map excerpt from the adopted *Parkville 2040 Master Plan (2021)*. The subject property parcel is identified by the arrow. The red color represents Regional Commercial land use projection.

   The proposed industrial park land use is similar in character to the uses on the southwest corner of the intersection of I-435 and 45 Highway.

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

The subject property is located between the existing Creekside Ballfields to the west and I-435 to the east. There is substantial grade separation and existing vegetation between the subject property and those existing features. There is an existing single-family residence immediately to the south of the project. Staff has communicated the need for construction to be aware of this sensitive use. Additionally, an existing City of Parkville/Platte County Regional Sewer District sewer lift station is located to the southeast corner of the subject property.

3. **The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.**
   In conjunction with the proposed preliminary development plan (Case No. PZ 2024-28), the application for zoning map amendment furthers the intent of the I-2 Light Industrial District. The I-2 Light Industrial District provides manufacturing, service and business uses relatively free from noise, dust, and odor within buildings and on well-landscaped sites. This district should be used to provide employment and manufacturing uses that will not have significant impact on adjacent uses.

4. **Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.**
   The application for zoning map amendment is proposed in conjunction with preliminary development plans (Case No. PZ 2024-28).

5. **The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.**
   The proposed rezoning does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire and the ability to maintain the peace.

6. **The effect of approval on the condition or value of property in the city or in the vicinity including the likelihood of surrounding areas to be developed in accordance with the Master Plan.**
   Approval of the zoning map amendment would substantially increase the value of the subject property parcels, as the parcels would be rezoned to a City of Parkville district and be permitted for the variety of industrial uses allowed by the City's Title IV – Development Code. In turn, the rezoning would increase taxable assessments on the subject property once developed to the extent of the associated preliminary development plans.

7. **The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.**
   The application has been reviewed against the Parkville Municipal Code, including the applicable "I-2-P" zoning district regulations; as well as the adopted *Parkville 2040 Master Plan (2021)* and its Future Land Use Map. The associated preliminary development plan (Case No. PZ 2021-14) is considered a master planned development and can consider relevant impacts to the proposed project.

8. **The recommendations of professional staff or other technical reviews associated with the application.**
   Staff recommends approval of the application for Zoning Map Amendment.

Preliminary Development Plan (Case No. PZ24-28)
The master planned development process is intended for development concepts that require a higher degree of specific planning based on the complexity of the project, the relationship of the site to the context, and the ability to meet or exceed the purpose, intent and objectives of the Development Code through more flexible application of the standards. This preliminary development plan application is the first of two steps through the process which generally looks at: *Public Realm Plan* (e.g., location, streets/circulation, and stormwater management), *Development Plan* (e.g., building types/scales, building design), *Existing Conditions* (e.g., infrastructure, utilities, and vegetation), *Public Input Summary* (e.g., previously adopted plans), *Phasing or Implementation*, and an *Illustrative Plan* (applicable renderings).

Parkville Municipal Code, Section 403.040, Subsection C. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary development plan is appropriate. The following are staff's findings and conclusions for the preliminary development plans (Case No. PZ 2024-28).

1. **The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.**
   Due to the size, scale and complexity of the project, a master planned development represents an improvement to a traditional major site plan development, and can better meet the goals of the adopted *Parkville 2040 Master Plan (2021)*. The preliminary development plans allows the intentional subdivision of property and placement of public streets and private access drive to support a phased approach for construction of the lots for light industrial uses.

2. **The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant or a single project.**
   An advantage of having a master planned development for the subject property is that public health, safety and welfare can be addressed through the site planning process; specifically building location/orientation, landscaping/buffering, lighting, circulation/access, and stormwater management.

3. **The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.**
   The Master Planned Development process allows for a holistic review of the property which is specifically beneficial for light industrial uses, to ensure that impacts on surrounding properties are minimized.

4. **The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.**

The *Parkville 2040 Master Plan (2021)* projects a Regional Commercial future land use for the subject property. The light industrial land use meets this projection due to the large scale and auto-oriented nature.

5. **The plan meets all of the review criteria for a zoning map amendment.**
   The preliminary development plan is proposed in conjunction with an application for zoning map amendment (Case No. PZ 2024-27) to rezone the subject property from its current Platte County "RE" Rural Estate zoning designation to City of Parkville "I-2-P" Light Industrial District zoning designations.

Staff Conclusions and Recommendations

Zoning Map Amendment (Case No. PZ24-27)
Staff concludes that, with the exceptions noted above: The proposed "I-2-P" district can be consistent with the future land use projections of the *Parkville 2040 Master Plan (2021)*, is appropriate and compatible to the character of the existing surrounding neighborhoods. The application for zoning map amendment complies with the requirements of the Title IV – Development Code as shown in the accompanying Creekside Industrial Complex preliminary development plan (Case No. PZ 2024-27); does not appear to significantly impact the ability for the City or governmental agencies to respond with public and emergency services (including police, fire and the ability to maintain the peace); would substantially increase the value of the subject property parcels if developed to the extent of the associated preliminary development plan.

Preliminary Development Plan (Case No. PZ24-28)
Staff concludes that, with the exceptions noted above: The proposed preliminary development plan accomplishes the goals of the *Parkville 2040 Master Plan (2021)* through a master planned approach vs. piece meal development; reflects generally accepted and sound planning and urban design principles with respect to applying the adopted *Parkville 2040 Master Plan (2021)*; meets all review criteria for a zoning map amendment; and meets the City's applicable subdivision regulations and standards, site and landscape design standards, access and parking, sign standards, and minimum standards thereof.

Following review, staff recommends approval of the Application for Zoning Map Amendment (Case No. PZ 2024-27) and Application for Preliminary Development Plan (Case No. PZ 2024-28). Staff bases this decision on the merits of the application and the findings and conclusions in the report, subject to the following conditions:

Preliminary Development Plan
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. The subject property be platted via an Application for Subdivision – Final Plat — prior to construction permits being issued.
3. The applicant address comments/findings from the City's independent review (performed by VSM Engineering, LLC) of the submitted stormwater drainage study.
4. Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the

public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Zoning Map Amendment and Application for Preliminary Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on December 3, 2024 for first action.

End of Memorandum

11-08-2024

Brad Stanton, AICP
Planner

Date

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

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Application for Zoning Map Amendment

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

1. Applicant / Contact Information

Applicant(s)

Name: Parkville Industrial LLC

Address: 7607 NW John Anders Road

City, State: Kansas City, MO 64152

Phone: (816) 616-9016 Fax: _____

E-mail: bmertz1@kc.rr.com

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

Name: _____

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

Engineer/Surveyor(s) preparing legal description

Name: Renaissance Infrastructure Consulting

Address: 5015 NW Canal St. Suite 100

City, State: Riverside, MO 64150

Phone: (816) 800-0950 Fax: _____

E-mail: pcassity@ric-consult.com

Contact Person, if different from applicant(s)

Name: _____

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

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

Applicant's Signature *(Required)* _____ *Date:* 9/30/24

Property Owner's Signature *(Required)* _____ *Date:* 9/30/24

2. Property Information

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

Property address / general location:

See attached description. Generally located west of I-435 S and east of 15900 NW MO 45 HWY.

Parcel ID Number: 20-4.0-18-000-000-010.005

Present zoning: County Zoning

Proposed zoning: I2

Present use of the property:

Vacant, some agricultural, unoccupied single family house.

Length of use:

Unknown.

Last modified July 2023

Application #: _____

3. Neighboring land uses and zoning

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

	Existing Land Use		Existing Zoning
North:	Vacant	North:	County Zoning
South:	DOT R/W, (1) Single Family Home	South:	County Zoning
East:	DOT R/W	East:	DOT R/W
West:	Creekside Ballfields	West:	BP2

Attach a narrative addressing:

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

4. Checklist of required submittals

- ☐ Completed application, including all required details and supporting data.
- ☐ Nonrefundable application fee of $500.00. Applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☐ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☐ If the proposed rezoning is for a Master Planned Development (i.e., "planned" district) such as a *"B-4-P" Planned Business District*, a complete site plan/development plan is required per Parkville Municipal Code, Title IV.
- ☐ Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

For City Use Only

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

Application Fee (26.0000): $ _____ By: ☐ Check # _____ ☐ MO# _____

Date Paid: _____ ☐ Credit Card _____ ☐ Cash _____

Payment by: _____ Received by: _____

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

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

Conditions if any: _____

_____

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

Conditions if any: _____

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

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Application for Preliminary Development Plan

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

1. Applicant/Contact Information

Applicant(s)

Name: Brian Mertz
Company: Parkville Industrial LLC
Address 7607 NW John Anders Road
City, State Kansas City, MO 64152
Phone: (816) 616-9016 Fax: _____
E-mail bmertz1@kc.rr.com

Owner(s), if different from applicant

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

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

Name: Patrick Cassity
Company: Renaissance Infrastructure Consulting
Address 5015 NW Canal St. Suite 100
City, State Riverside, MO
Phone: 816-800-0950 Fax: _____
E-mail pcassity@ric-consult.com

Contact Person, if different from applicant

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

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

Applicant's Signature (Required) _____ Date: 9/30/24

Property Owner's Signature (Required) _____ Date: 9/30/24

2. Property Information

Property address and general location: Directly west of I-435S, Just north of Highway 45 and directly east of 15900 MO 45 HWY.

Legal description (may be attached): Attached separately.

Description of proposed use(s):

Zoning district: I2
Gross acreage of lot: 17.36 Ac.
Open space acreage: 2.10 Ac.
Proposed block and lot pattern: N/A

Lot coverage: 12.88 Ac.
Density/Intensity: .333 Units per Acre
Net acreage of lot: 12.88 Ac. (2.38 Ac. R/W, 2.10 Ac. Open Space)
Building types/scale: I-2

3. Factors affecting the project

Are any public improvements required for this project? Yes

Explain (may be attached):

Proposed public street, 30' width, 5' sidewalk, 50' right of way from Highway 45 to the north property line. Adjacent to road is a proposed 12" watermain. Sanitary in the area is existing.

4. Public Realm

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

Functions of proposed new roadways: Industrial/Collector

Proposed surface material: Asphalt Maximum grade: 8%

General design characteristics, open spaces, civic spaces and circulation network:

Are area streets and utilities sufficient to serve the property once developed? Yes
(Note: a traffic study may be required in order to adequately address this question)

Explain: _____

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Attach a narrative addressing:

1. *How the plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.*
2. *How the benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, in particular areas immediately near or within the proposed project, and not strictly to benefit the applicant or single project.*
3. *How the benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.*
4. *How the plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.*
5. *How the plan meets all of the review criteria for a zoning map amendment.*

5. Checklist of required submittals

- ☐ Completed application, including site plans with all required details and supporting data.
- ☐ Nonrefundable application fee of $500.00.
- ☐ 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 City Use Only

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

Application Fee (25.0000): $_____ By: ☐ Check # _____ ☐ MO# _____
Date Paid: _____ ☐ Credit Card _____ ☐ Cash _____
Payment by: _____ Received by: _____

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. Preliminary Development Plan checklist for staff review

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

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

3. **Plan Drawing***
   a. Property Lines - Property lines and lot dimensions, including identification of adjacent property owners.
   b. Topography - Existing and proposed topography, with major contour lines at intervals of 10 ft., and minor contour lines at an interval of 2 ft.
   c. Floodplain - Location of FEMA Special Flood Hazard Areas (SFHA), if applicable
   d. Site Features - Location of any proposed or existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
   e. Rights-of-Way - Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements

   f. Building Footprint - Proposed building footprint(s) with lines
   g. Distance Dimensions - Building(s) with dimensions and distance to property lines.
   h. Elevation Dimensions - Elevations with dimensions of all sides of existing and proposed buildings, including roof mechanical equipment, vents, chimneys, or other projecting items above the roof line. This includes elevations and dimensions of existing or proposed solid waste and recycling enclosures
   i. Cross-Sections - Cross-sections of the site detailing the height of buildings/structures; heating, air conditioning and ventilating and electrical equipment heights, locations and screening materials to prove screening of mechanical equipment; and relationship to existing or proposed topography

   j. Identification of Uses - Identification of proposed or existing use(s) within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures, exterior lighting fixtures, outdoor storage and sales areas, and other paved areas.

   k. Color Renderings - Color renderings for all primary building facades with detailed exterior descriptions, including type and color of all exterior building materials, awnings, exterior lighting, mechanical screening material, fencing, metal flashing and the like.
   l. Materials Board - Provide a display board affixed with representative examples of exterior building and finish materials and color palettes (24"x36" board or similar size to accommodate samples). Each material shall be labeled corresponding with the notations on the submitted building elevations and color renderings.

   *Please label all radii, areas (in acres and sq. ft.), points of tangency, central angles and lengths of curves.

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

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

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

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

Creekside Industrial Complex

Parkville, Platte County, MO
Section 18, Township 51N, Range 34W

Preliminary Development Plan

LEGEND

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

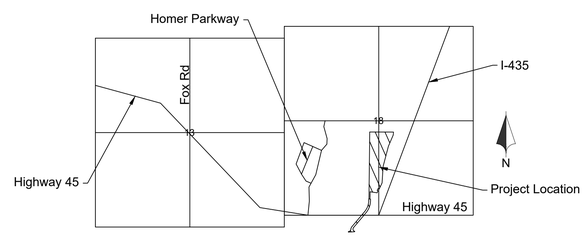
Property Description

A tract of land in the South one-half of Section 18, Township 51, Range 34, Platte County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 18; thence North 89 degrees 45 minutes 36 seconds West, along the South line of aid Southwest Quarter, 330.0 feet; thence North 00 degrees 45 minutes 34 seconds East, and parallel to the East line of said Southwest Quarter, 767.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 00 degrees 45 minutes 34 seconds East,1868.31 feet to a point in the North line of said Southwest Quarter; thence South 89 degrees 48 minutes 43 seconds East, 661.63 feet to a point on the Westerly right of way of Interstate 435 as now proposed; thence South 04 degrees 50 minutes 18 seconds West, along the West line of said highway, 82.12 feet to a point 200.0 feet from and opposite centerline station 1397+83.9; thence South 23 degrees 13 minutes 59 seconds West, continuing along said highway right of way, 341.98 feet to a point, 250.0 feet from and opposite centerline station 1401+22.2; thence South 14 degrees 49 minutes 32 seconds West, continuing along said highway right of way, 584.50 feet to a point, 250.0 feet from and opposite centerline station 1407+06.7; thence South 03 degrees 27 minutes 41 seconds West, continuing along said highway right of way, 456.76 feet to a point 160.0 feet from and opposite centerline station 1411+54.5; thence South 24 degrees 29 minutes 56 seconds West, continuing along said highway right of way, 535.62 feet to a point 250.0 feet from and opposite centerline station 1416+82.9; thence North 75 degrees 10 minutes 28 seconds West, continuing along said highway right of way, 150.33 feet to the True Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

EXCEPT that part conveyed to Platte County Regional Sewer District in the instrument recorded 01/02/2008 as Document No. 2008000021 in Book 1115 at page 753, more particularly described as follows: All that part of the Southwest Quarter of Section 18, Township 51, Range 34, in Platte County, Missouri described as follows: Commencing at the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 18; thence South 00 degrees 40 minutes 02 seconds West, along the East line of the Northwest Quarter of said Section 18, a distance of 280.42 feet; thence North 89 degrees 19 minutes 58 seconds West, a distance of 45.07 feet to a point on the Westerly right of way line of Interstate 435, said point also being the Point of Beginning of the tract of land herein to be described; thence South 24 degrees 31
minutes 31 seconds West, along said right of way line, a distance of 60.00 feet; thence North 65 degrees 28 minutes 29 seconds West, a distance of 35.00 feet; thence North 24 degrees 31 minutes 31 seconds East, a distance of 60.00 feet; thence South 65 degrees 28 minutes 29 seconds East, a distance of 35.00 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

ALSO EXCEPT that part conveyed to Daniel R. Myer and Sarah E. Meyer, husband and wife, recorded 09/15/2020 as Document No. 2020145446 in Book 1339 at page 475, more particularly described as follows: A tract of land in the Southwest Quarter of Section 18, Township 51, Range 34, Platte County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 18; thence North 89 degrees 45 minutes 36 seconds West along the South line of the Southwest Quarter of said Section 18, 330.00 feet; thence North 0 degrees 45 minutes 34 seconds East an parallel to the East line of the Southwest Quarter of said Section 18, 767.75 feet to a point on the Northerly right of way line of Missouri State Highway No. 45, as now established; thence South 75 degrees 10 minutes 28 seconds East along the Northerly right of way line of said Highway, 30.93 feet to the True Point of Beginning of the tract to be herein described; thence Northerly 0 degrees 45 minutes 34 seconds East, and parallel to the East line of the Southwest Quarter of said Section 18, 160.00 feet; thence South 89 degrees 14 minutes 26 seconds East,
198.95 feet to a point on the Northwesterly right of way line of proposed Interstate 435, as deeded; thence South 24 degrees 29 minutes 45 seconds West, along the Northwesterly right of way line of proposed Interstate 435, 206.49 feet to a point on the Northerly right of way line of said Missouri Highway No. 45; thence North 75 degrees 10 minutes 28 seconds West, along said Northerly right of way line of said Missouri Highway No. 45, 119.40 feet to the True Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

ALSO EXCEPT that part conveyed to Daniel R. Myer and Sarah E. Myer, a married couple, recorded 10/31/2023 as Document No. 2023010802 in Book 1398 at page 973, more particularly described as follow: Part of the Southwest Quarter of Section 18, Township 51 North, Range 34 West, in Parkville, Platte County, Missouri being described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 89 degrees 44 minutes 10 seconds West, along the South line of said Southwest Quarter, a distance of 329.39 feet; thence North 00 degrees 40 minutes 39 seconds East, along a line parallel with the East line of said Southwest Quarter, a distance of 766.83 feet to a point on the Northerly right of way line of Missouri State Highway No. 45; thence South 77 degrees 45 minutes 21 seconds East along said right of way line, a distance of 29.95 feet to the Southwest corner of a tract of land described in a Warranty Deed recorded in Book 1339 at page 475 at the Platte County Recorder of Deeds Office; thence North 00 degrees 48 minutes 08 seconds East, along the Westerly line of said tract, a distance of 159.99 feet to the Northwest corner thereof, said point being the Point of Beginning of the tract of land to be herein described; thence continuing North 00 degrees 48 minutes 08 seconds East, a distance of 37.08 feet to a point approximately 1 foot Northerly of an existing barbed wire fence; thence South 80 degrees 34 minutes 43 seconds East, along a line generally 1 foot Northerly of said fence, a distance of 204.18 feet to a point on the Westerly right of way line of Interstate 435; thence South 24 degrees 31 minutes 10 seconds West, along said right of way line, a distance of 6.98 feet to the Northeasterly corner of the aforementioned tract; thence North 89 degrees 13 minutes 26 seconds West, along the Northerly line of said tract, a distance of 199.07 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.



LOCATION MAP
SECTION S13 T51N R35W
SECTION S18 T51N R34W
Scale 1" = 2000'

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Dimension Plan
C05	Grading Plan
C06	Utility Plan
C07	Fire Protection Plan
C08	Parking Summary
C09	Pedestrian Plan
C10	Preliminary Plat
L01	Landscape Plan
L02	Landscape Details

Summary Table

This represents a planned Industrial Development with internal circulation, private streets , and access off HWY 45.
Current Zoning RE to be converted to I2, Development Includes the following:

Areas & Density:

Gross Area	17.36 Acres
Area of Right of Way	2.38 Acres
Net Area	14.98 Acres
Total Building Square Footage	109,350.28 Sqft
Density In Units Per Acre	.333 (5/14.98)

I2 Lot Standards:

Minimum Area of Lot	1/2 Acre
Minimum Width of Lot	100 ft
Minimum Depth of Lot	200 ft
Minimum Front Yard Setback	25
Minimum Side Yard Setback	15/50 total
Minimum Corner Lot Side Yard Setback	NA
Minimum Rear Yard Setback	10

Proposed Lot Areas:

Lot 1 Area	133,729.20 Sqft/3.07 Ac.
Lot 2 Area	107,593.20 Sqft/2.47 Ac.
Lot 3 Area	81,892.80 Sqft/1.88 Ac.
Lot 4 Area	97,138.80 Sqft/2.23 Ac.
Lot 5 Area	140,698.80 Sqft/3.23 Ac.
Proposed Tract A	33,976.80 Sqft/0.78 Ac.
Proposed Tract B	18,295.20 Sqft/0.42 Ac.
Proposed Tract C	39,204.00 Sqft/0.90 Ac.
R/W Area	103,672.80 Sqft/2.38 Ac.

Total Parking Summary:

Total Parking Required	179
On Parking Site	254
ADA Parking Stalls	12
Net Site Parking	242
Off Site	NA
Total Parking	254

Public Street Information:

Width of Right-Of-Way	50 ft
Width of Street	30 ft
Sidewalk Width	5 ft
Design Speed	25 mph

FLOOD PLAIN NOTE

According to the FEMA Flood Insurance Rate Map Number 29165C0360D, Effective April 02, 2015, a portion of this property lies in: ZONE A, defined as areas determined to be subject to flooding by the 1% annual chance flood, no base flood elevations determined.

UTILITY CONTACTS

City of Parkville	(816) 741-7676
Alliance Water	(816) 741-2992
Platte County Regional Sewer District	(816) 858-2052
Spire Gas Energy	(816) 756-5252
Evergy	(816) 471-5275
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Spectrum	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457

ENGINEER

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

Preliminary Development Plan
24-0188
Creekside Industrial Complex
Parkville, Platte County, MO

Title Sheet

NO.	DATE	REVISION
1	11/06/2024	Per City Comments
0	10/04/2024	Original Submittal

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400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com
MO Certificate of Authority: E-2010033630

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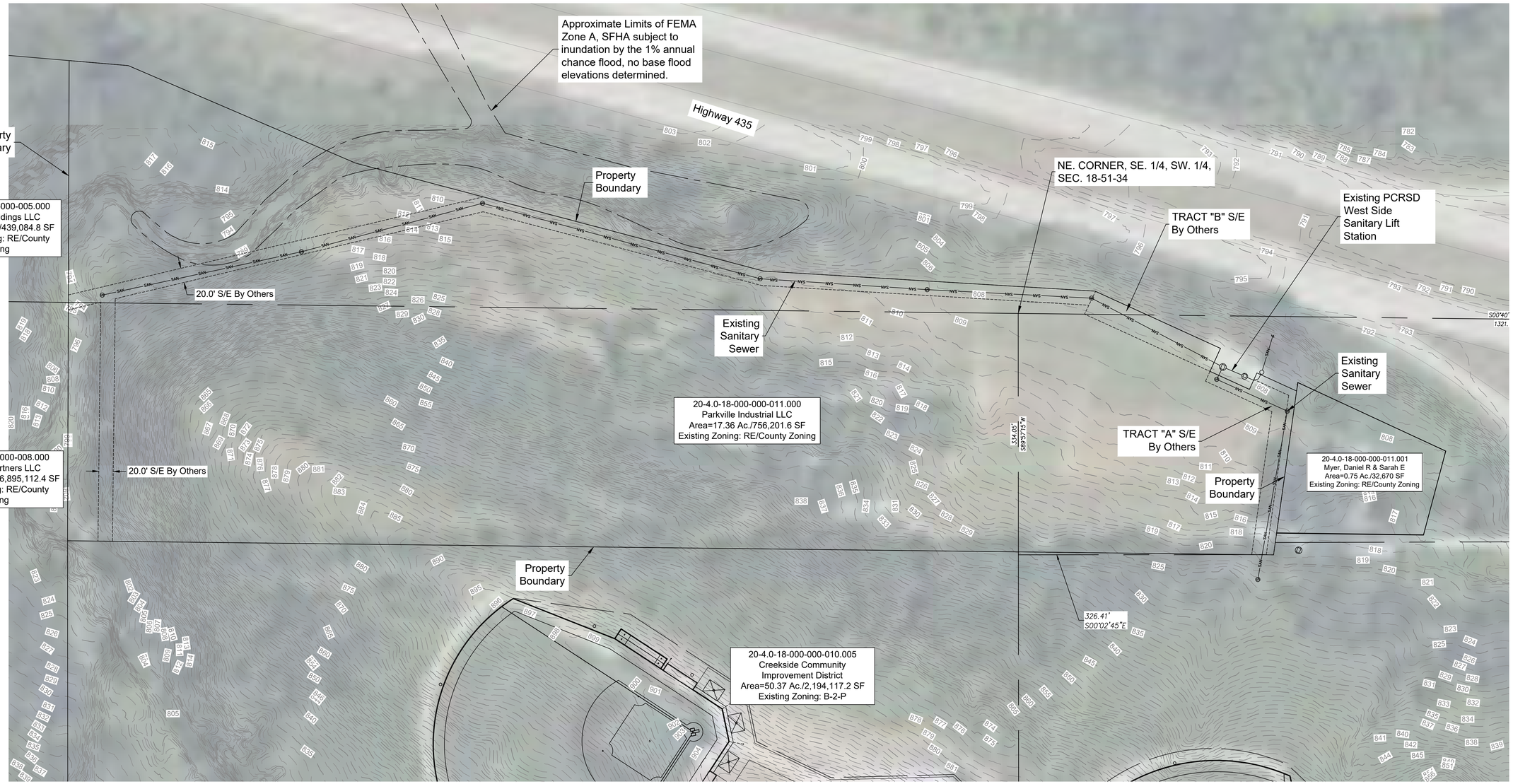

Preliminary Development Plan

24-0188
Creekside Industrial Complex
Parkville, Platte County, MO

Existing Conditions

NO.	DATE	REVISION
1	11/06/2024	Per City Comments
0	10/04/2024	Original Submittal

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NORTH
1"=70'
0 35' 70'

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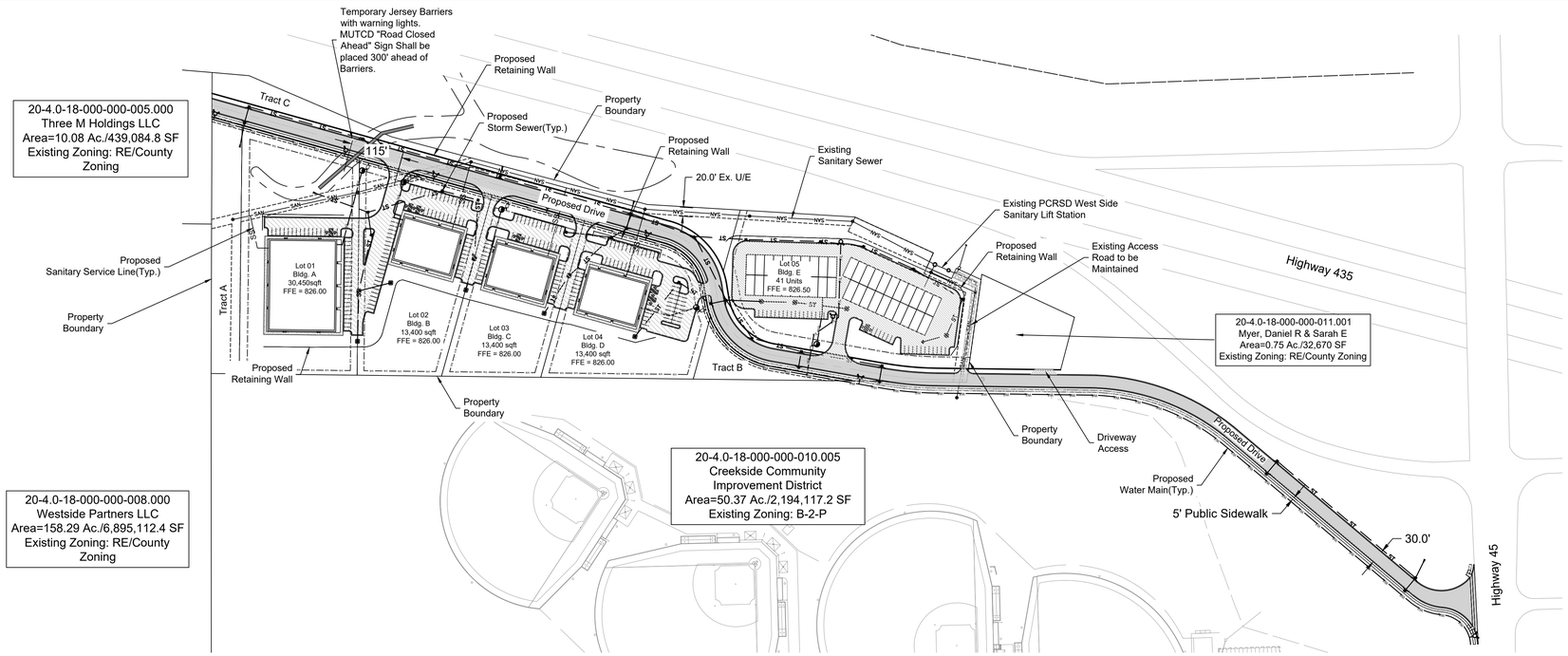


Lot 01

Lot Area:	133,729.2 sqft | 3.07 Ac.
Proposed Zoning:	I2
Building Square Footage:	30,450sqft
Building Use:	I2
Parking Required:	77
Total Parking Provided:	38

Setbacks

Front: 25ft (From Public Street)
Rear: 10ft (From Property Line)
Side: 15ft (From Property Line)

Lot 02

Lot Area:	107,593.20 sqft | 2.47 Ac.
Proposed Zoning:	I2
Building Square Footage:	13,400sqft
Building Use:	I2
Parking Required:	34
Total Parking Provided:	66

Setbacks

Front: 25ft (From Public Street)
Rear: 10ft (From Property Line)
Side: 15ft (From Property Line)

Lot 03

Lot Area:	81,892.80 sqft | 1.88Ac.
Proposed Zoning:	I2
Building Square Footage:	13,400sqft
Building Use:	I2
Parking Required:	34
Total Parking Provided:	47

Setbacks

Front: 25ft (From Public Street)
Rear: 10ft (From Property Line)
Side: 15ft (From Property Line)

Lot 04

Lot Area:	97,138.80 sqft | 2.23 Ac.
Proposed Zoning:	I2
Building Square Footage:	13,400sqft
Building Use:	I2
Parking Required:	34
Total Parking Provided:	65

Setbacks

Front: 25ft (From Public Street)
Rear: 10ft (From Property Line)
Side: 15ft (From Property Line)

Lot 05

Lot Area:	140,698.80 sqft | 3.23 Ac.
Proposed Zoning:	I2
Building Square Footage:	36,900 sqft
Building Use:	I2
Parking Required:	N/A
Total Parking Provided:	38

Setbacks

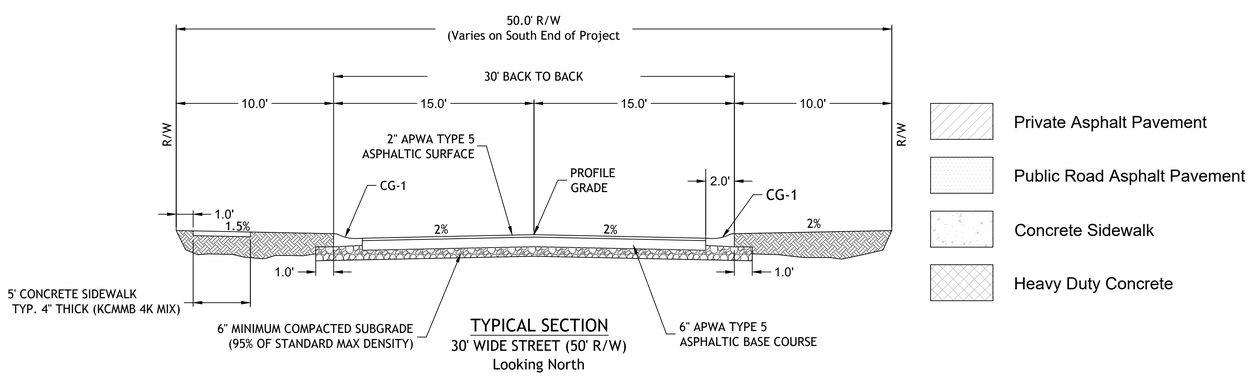
Front: 25ft (From Public Street)
Rear: 10ft (From Property Line)
Side: 15ft (From Property Line)

Other

Tract A:	33,976.80 sqft | .78 Ac.
Tract B:	18,295.20 sqft | .42 Ac.
Tract C:	39,204.00 sqft | .90 Ac.
Proposed Zoning:	I2
Proposed Right-of-Way:	103,672.80 sqft | 2.38 Ac.

Development Summary Table:

Existing Zoning: County Zoning, RE
Proposed Zoning: I-2
Total Land Area: 17.36 Ac./756,201.60 Ac.
Proposed Use: I-2
Height above grade of buildings: 35 ft. (Estimated)
Gross Floor Area: See Lot Summaries this Sheet
Building Coverage: (107,550 SF/652,528.80 SF) 16.48%



TYPICAL SECTION
30' WIDE STREET (50' R/W)
Looking North
NOT TO SCALE

Preliminary Development Plan

24-0188
Creekside Industrial Complex
Parkville, Platte County, MO

General Layout

NO.	DATE	REVISION
1	11/06/2024	Per City Comments
0	10/04/2024	Original Submittal

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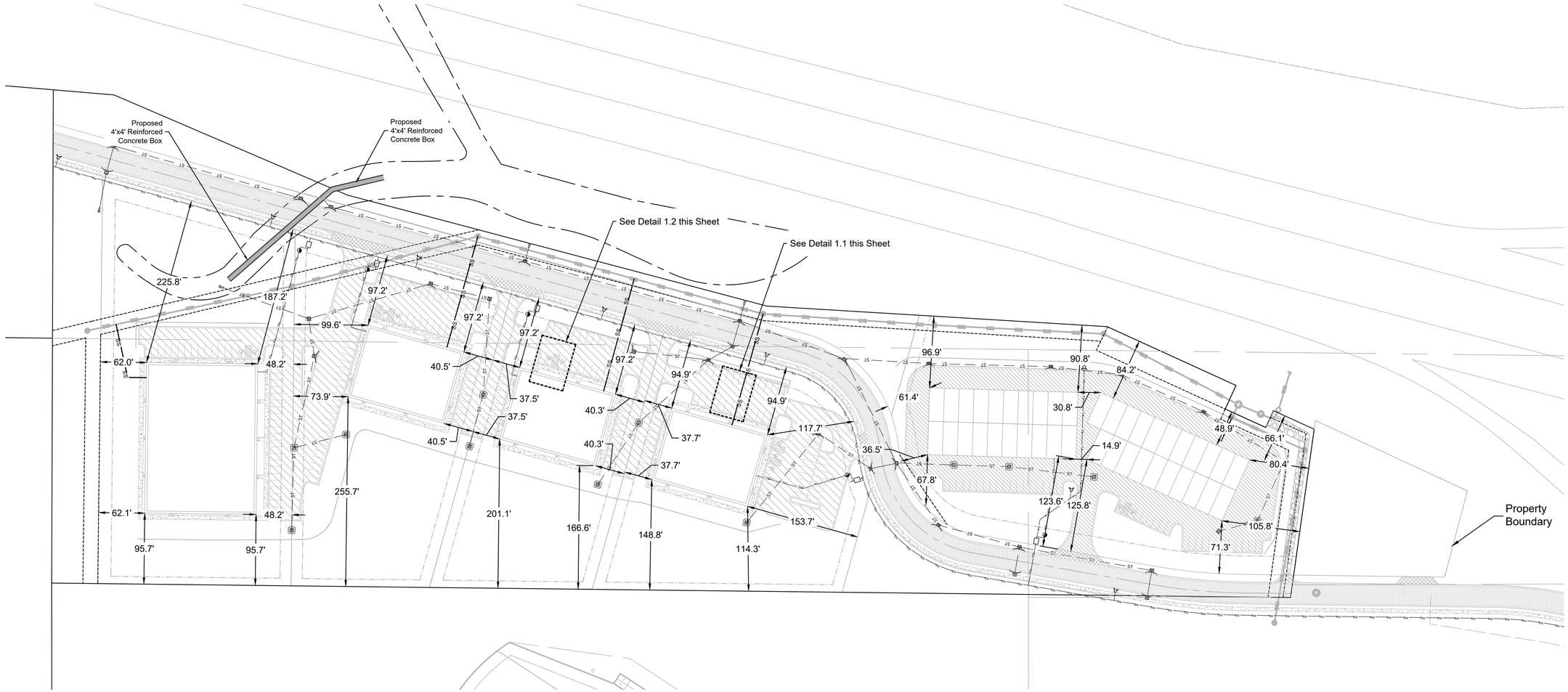
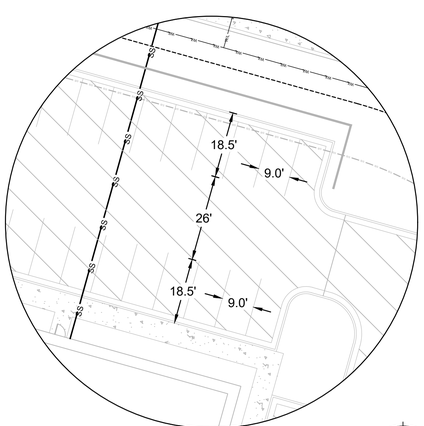
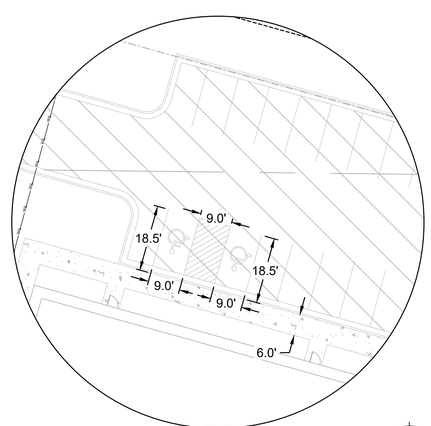




Detail 1.1
Typical Parking Stall and Row Dimensions
Scale: 1:20



Detail 1.2
Typical ADA Stall Dimensions
Scale: 1:20

NORTH
1"=70'
0 35' 70'

Preliminary Development Plan

24-0188
Creekside Industrial Complex
Parkville, Platte County, MO

Dimension Plan

NO.	DATE	REVISION
1	11/06/2024	Per City Comments
0	10/04/2024	Original Submittal

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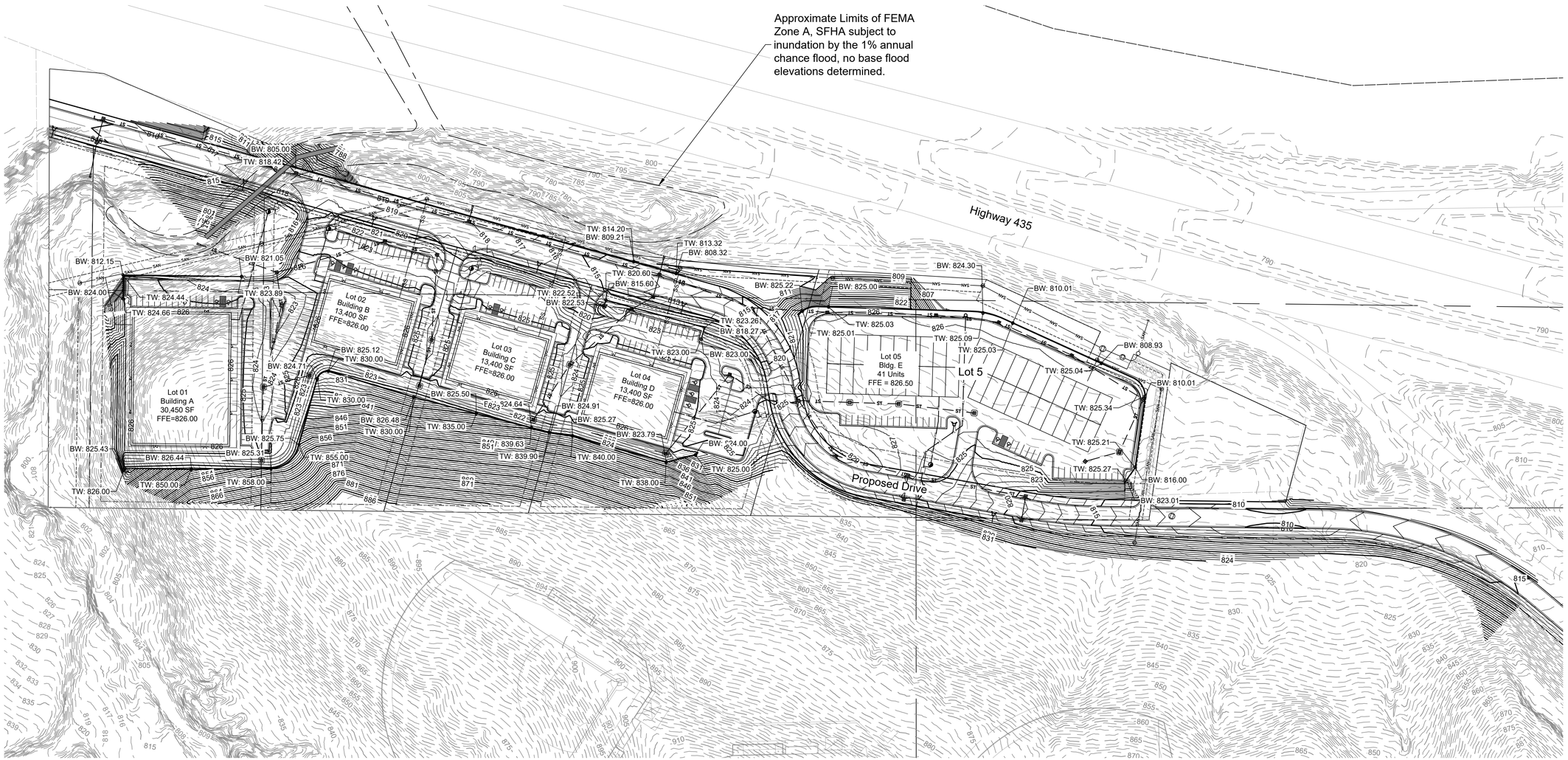

NOTE:

Retaining walls greater than 4ft in height will require submittal of an Application for Building Permit and will need to be designed by a registered engineer in the State of Missouri.

Grading Legend

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NORTH

1"=80'

0 40' 80'

Preliminary Development Plan

24-0188
Creekside Industrial Complex
Parkville, Platte County, MO

Grading Plan

NO.	DATE	REVISION
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0	10/04/2024	Original Submittal

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JA	PC

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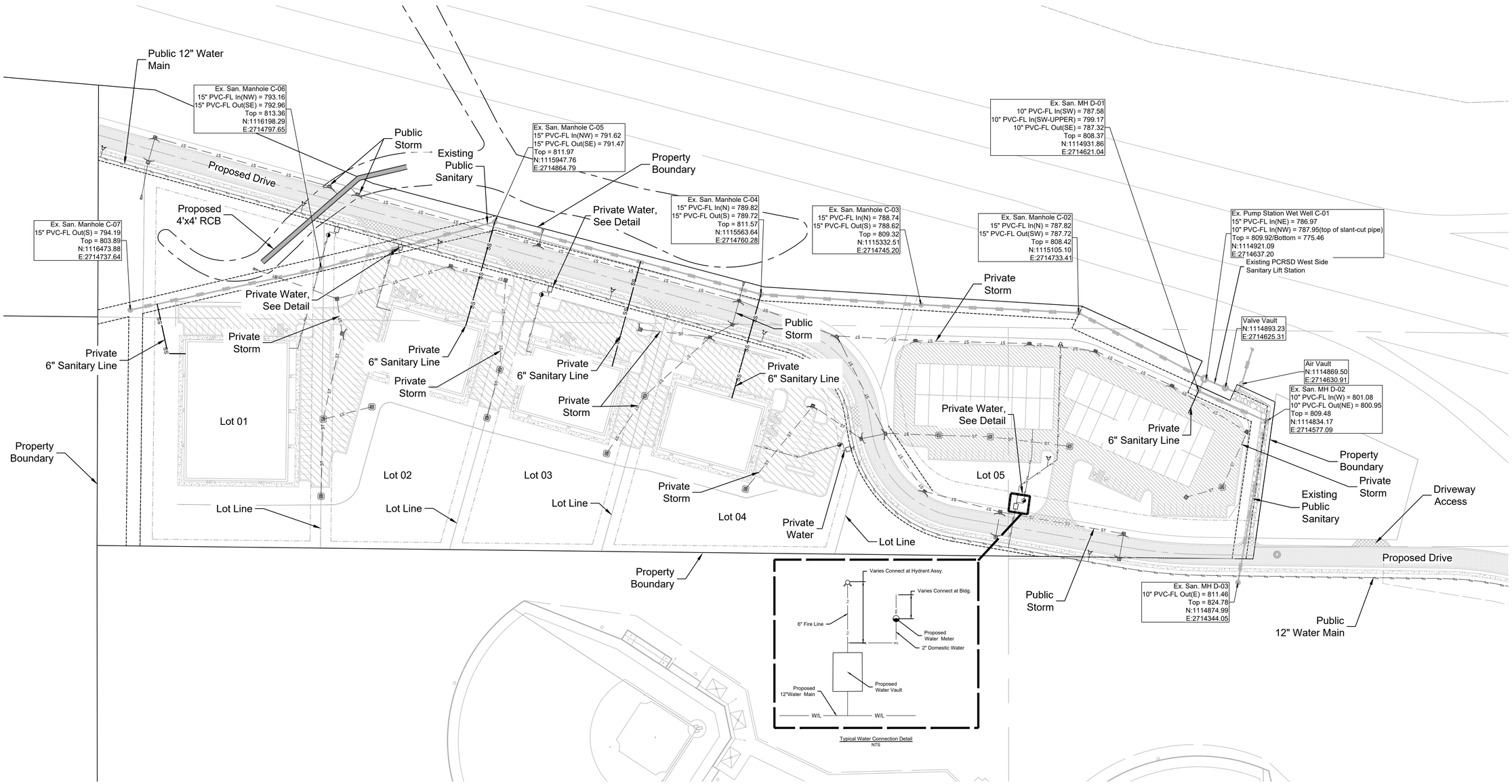

Preliminary Development Plan

24-0188
Creekside Industrial Complex
Parkville, Platte County, MO

Utility Plan

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0	10/04/2024	Original Submittal

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JA	PC

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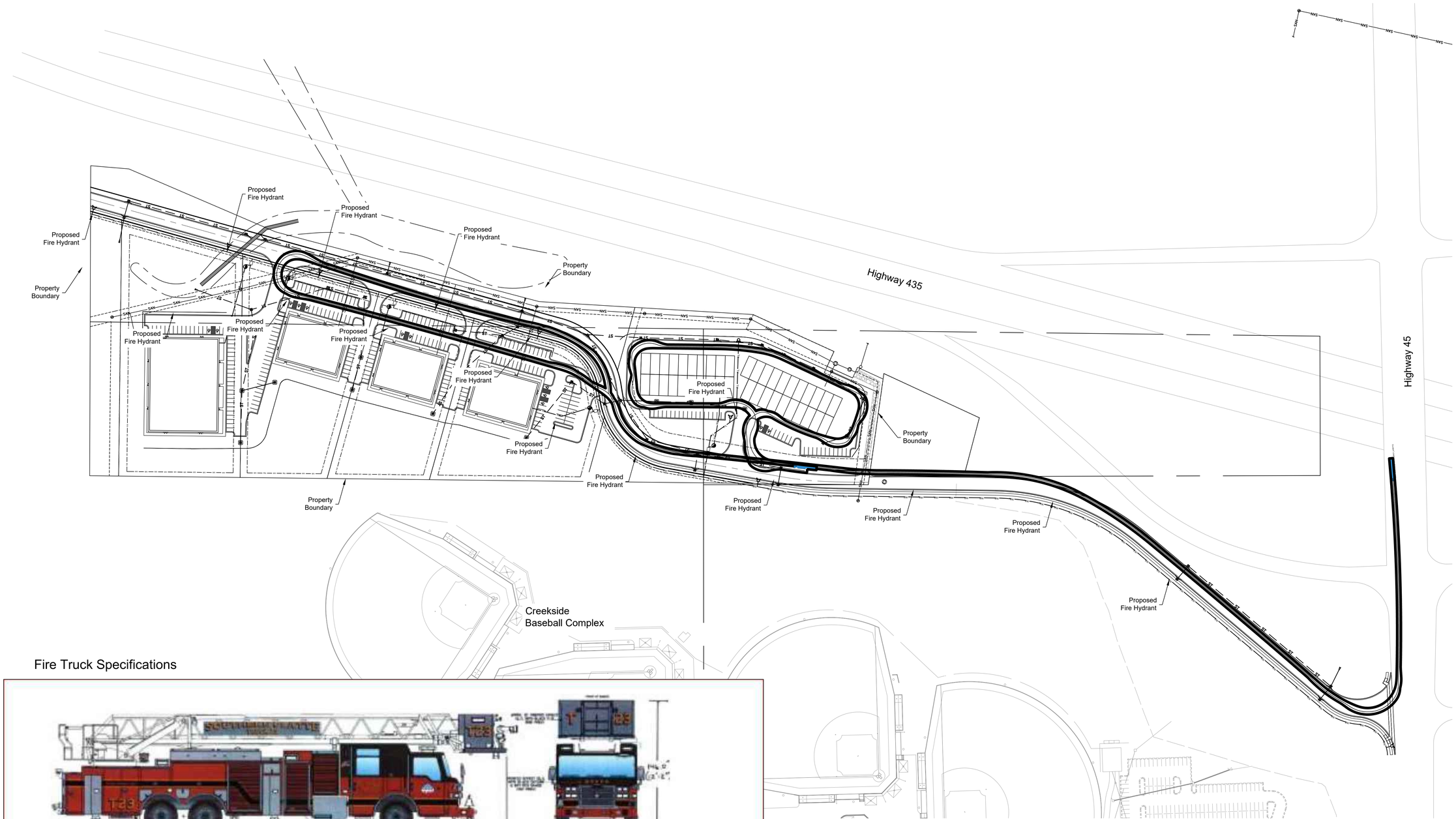
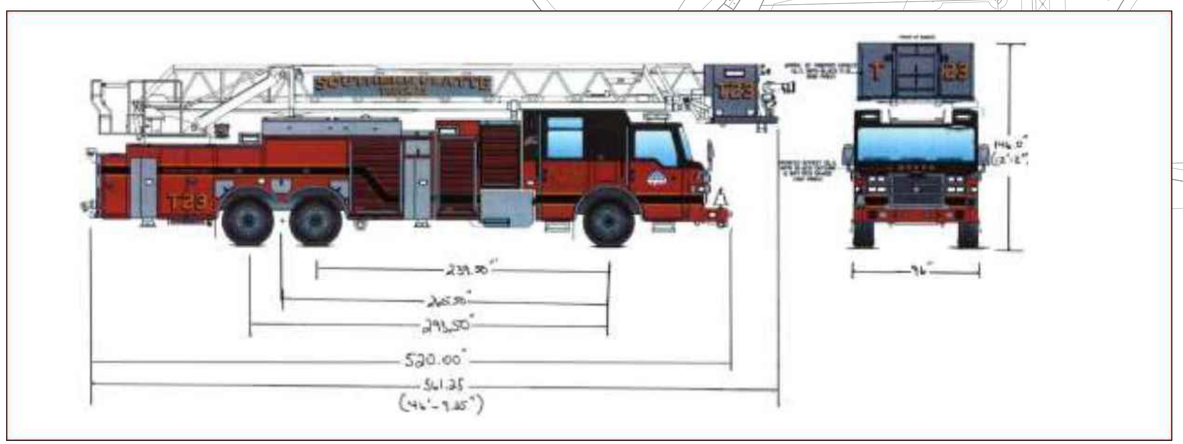
Preliminary Development Plan

24-0188
Creekside Industrial Complex
Parkville, Platte County, MO

Fire Protection Plan



Fire Truck Specifications



NO.	DATE	REVISION
1	11/06/2024	Per City Comments
0	10/04/2024	Original Submittal

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Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com
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NORTH
1"=100'
0 50' 100'

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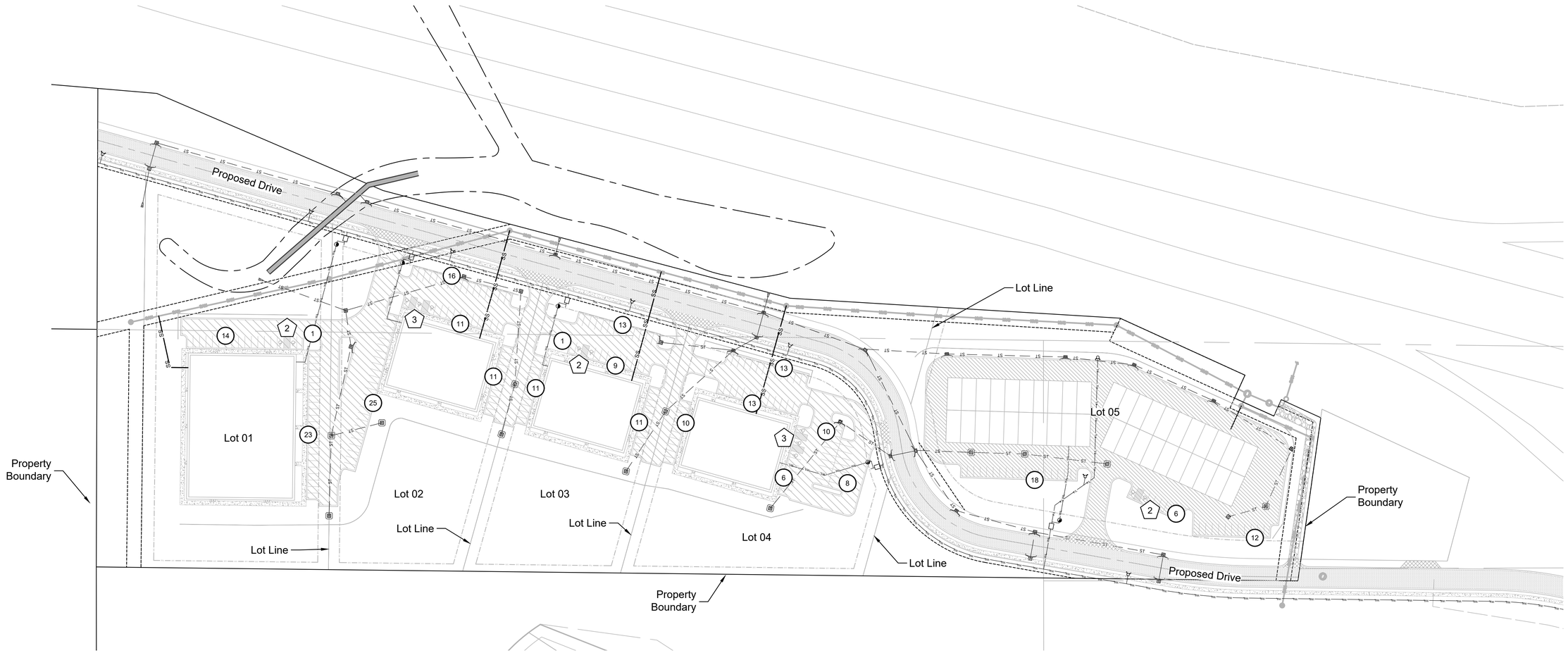

Parking Summary

LOT 1(3.63 ac) GENERAL INDUSTRIAL - 30,450 sqft

Parking Requirements	*UNITS*	Parking Required
2.5 per 1,000 sqft	30,450	77

Total Required Spaces = 77
Total Provided Spaces = 38 *(INCLUDES 2 ADA PARKING SPACES)*

LOT 2(3.05 ac) GENERAL INDUSTRIAL - 13,400 sqft

Parking Requirements	*UNITS*	Parking Required
2.5 per 1,000 sqft	13,400	34

Total Required Spaces = 34
Total Provided Spaces = 66 *(INCLUDES 3 ADA PARKING SPACES)*

LOT 3(2.28 ac) GENERAL INDUSTRIAL - 13,400 sqft

Parking Requirements	*UNITS*	Parking Required
2.5 per 1,000 sqft	13,400	34

Total Required Spaces = 34
Total Provided Spaces = 47 *(INCLUDES 2 ADA PARKING SPACES)*

LOT 4(3.22 ac) GENERAL INDUSTRIAL - 13,400 sqft

Parking Requirements	*UNITS*	Parking Required
2.5 per 1,000 sqft	13,400	34

Total Required Spaces = 34
Total Provided Spaces = 65 *(INCLUDES 3 ADA PARKING SPACES)*

LOT 5(4.73 ac) CONTRACTOR GARAGES - 41 UNITS

Parking Requirements	*UNITS*	Parking Required
NA	41	NA

Total Required Spaces = NA
Total Provided Spaces = 38 *(INCLUDES 2 ADA PARKING SPACES)*

PARKING SUMMARY TOTALS	
Sum of Required Spaces	179
Sum of Provided Spaces	254
Sum of Provided ADA Spaces	12
Net Provided Spaces	242

Legend
Auto Parking (XX)
ADA Parking (XX)

NORTH
1"=70'
0 35' 70'

Preliminary Development Plan
24-0188
Creekside Industrial Complex
Parkville, Platte County, MO

Parking Summary

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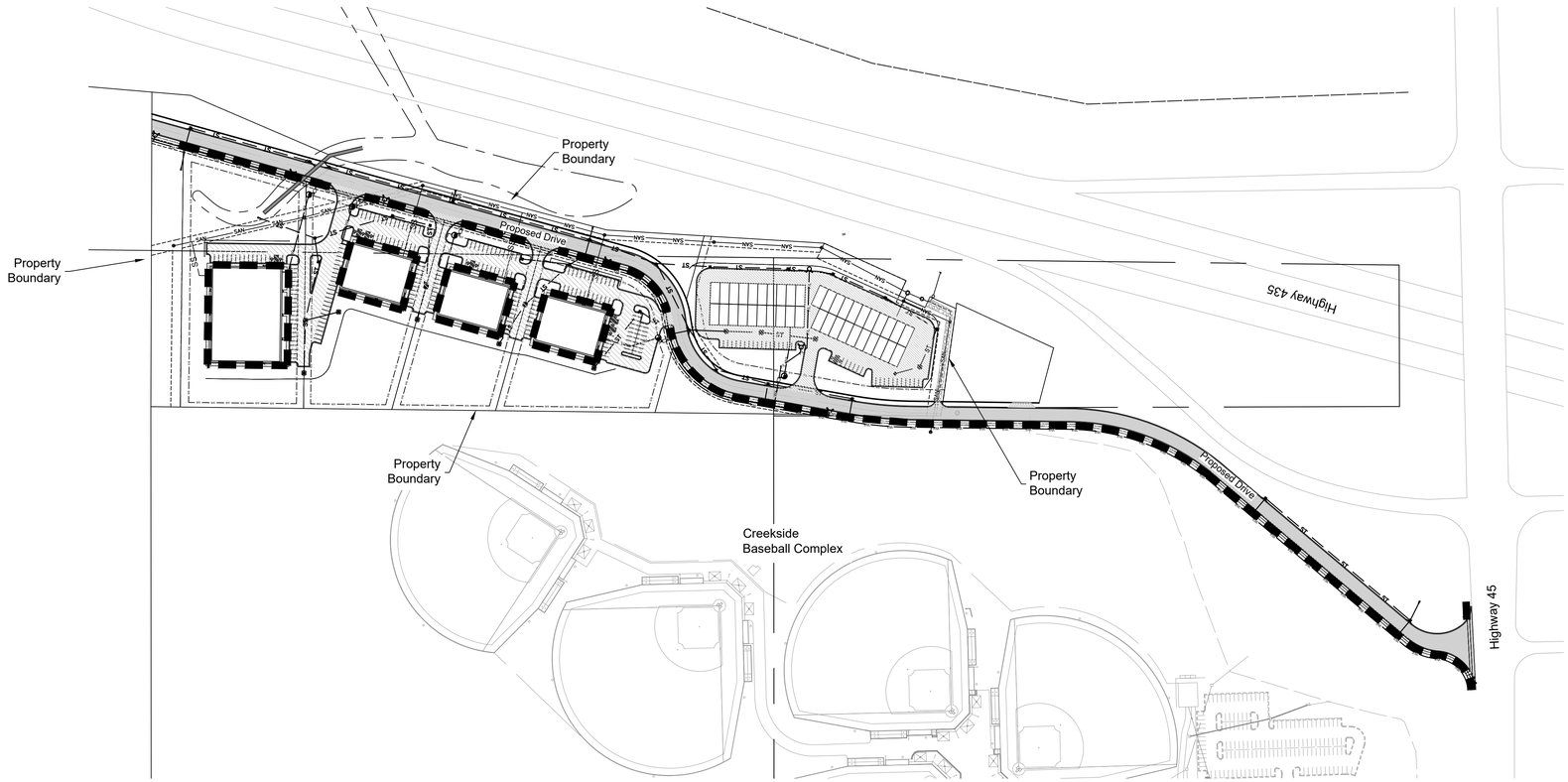

LEGEND

Proposed Pedestrian Pathway

Existing Pedestrian Pathway

NORTH

1"=150'

0 75' 150'

Preliminary Development Plan

24-0188
Creekside Industrial Complex
Parkville, Platte County, MO

Pedestrian Plan

NO.	DATE	REVISION
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PRELIMINARY PLAT

Creekside Industrial

Parkville, Platte County, MO
Section 18, Township 51N, Range 34W

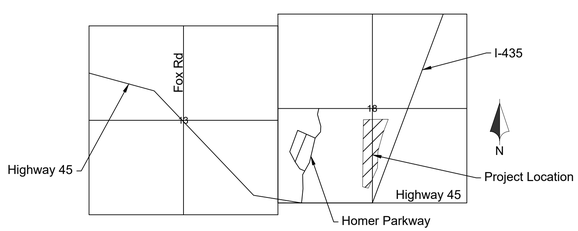
Property Description

A tract of land in the South one-half of Section 18, Township 51, Range 34, Platte County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 18; thence North 89 degrees 45 minutes 36 seconds West, along the South line of aid Southwest Quarter, 330.0 feet; thence North 00 degrees 45 minutes 34 seconds East, and parallel to the East line of said Southwest Quarter, 767.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 00 degrees 45 minutes 34 seconds East,1868.31 feet to a point in the North line of said Southwest Quarter; thence South 89 degrees 48 minutes 43 seconds East, 661.63 feet to a point on the Westerly right of way of Interstate 435 as now proposed; thence South 04 degrees 50 minutes 18 seconds West, along the West line of said highway, 82.12 feet to a point 200.0 feet from and opposite centerline station 1397+83.9; thence South 23 degrees 13 minutes 59 seconds West, continuing along said highway right of way, 341.98 feet to a point, 250.0 feet from and opposite centerline station 1401+22.2; thence South 14 degrees 49 minutes 32 seconds West, continuing along said highway right of way, 584.50 feet to a point, 250.0 feet from and opposite centerline station 1407+06.7; thence South 03 degrees 27 minutes 41 seconds West, continuing along said highway right of way, 456.76 feet to a point 160.0 feet from and opposite centerline station 1411+54.5; thence South 24 degrees 29 minutes 56 seconds West, continuing along said highway right of way, 535.62 feet to a point 250.0 feet from and opposite centerline station 1416+82.9; thence North 75 degrees 10 minutes 28 seconds West, continuing along said highway right of way, 150.33 feet to the True Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

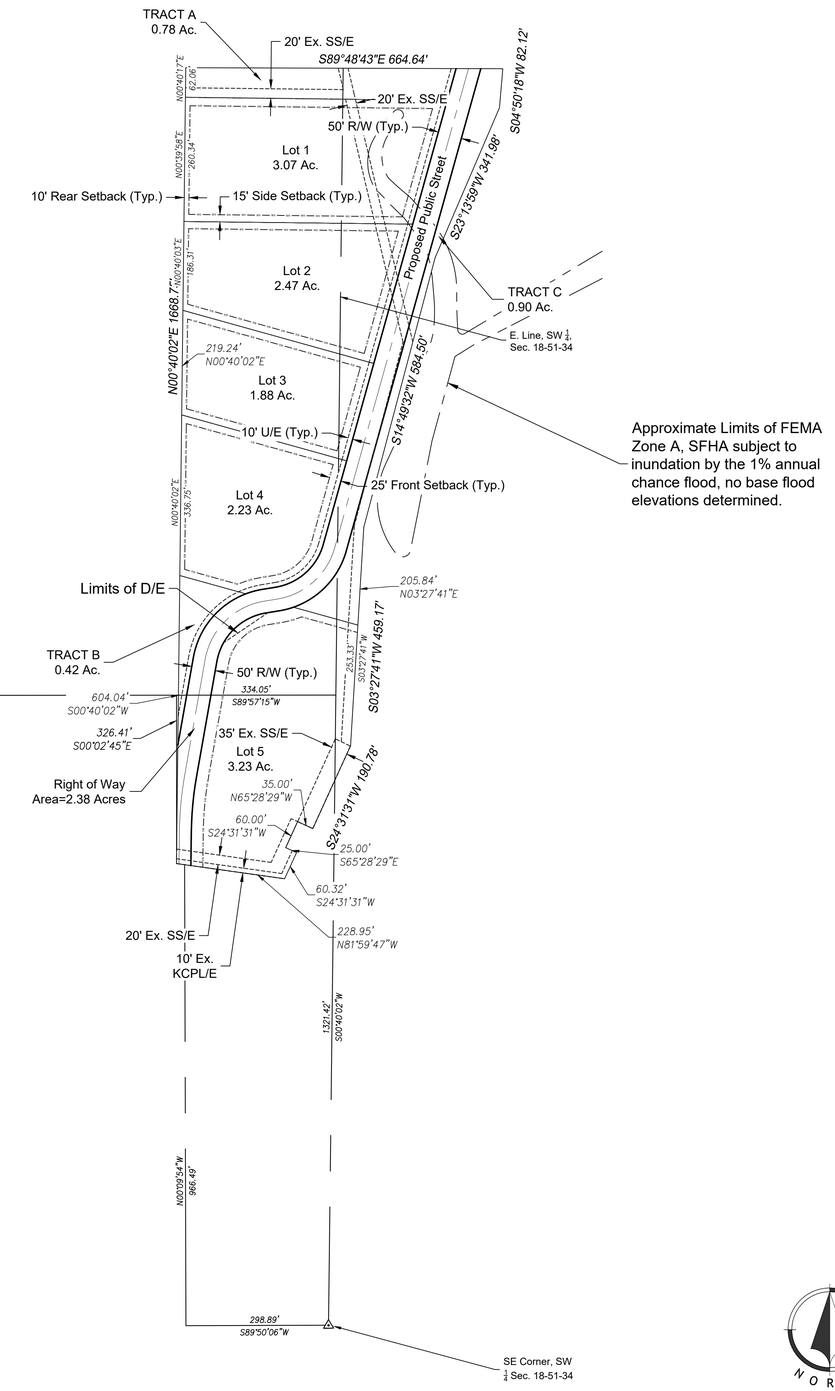
EXCEPT that part conveyed to Platte County Regional Sewer District in the instrument recorded 01/02/2008 as Document No. 2008000021 in Book 1115 at page 753, more particularly described as follows: All that part of the Southwest Quarter of Section 18, Township 51, Range 34, in Platte County, Missouri described as follows: Commencing at the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 18; thence South 00 degrees 40 minutes 02 seconds West, along the East line of the Northwest Quarter of said Section 18, a distance of 280.42 feet; thence North 89 degrees 19 minutes 58 seconds West, a distance of 45.07 feet to a point on the Westerly right of way line of Interstate 435, said point also being the Point of Beginning of the tract of land herein to be described; thence South 24 degrees 31
minutes 31 seconds West, along said right of way line, a distance of 60.00 feet; thence North 65 degrees 28 minutes 29 seconds West, a distance of 35.00 feet; thence North 24 degrees 31 minutes 31 seconds East, a distance of 60.00 feet; thence South 65 degrees 28 minutes 29 seconds East, a distance of 35.00 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

ALSO EXCEPT that part conveyed to Daniel R. Myer and Sarah E. Meyer, husband and wife, recorded 09/15/2020 as Document No. 2020145446 in Book 1339 at page 475, more particularly described as follows: A tract of land in the Southwest Quarter of Section 18, Township 51, Range 34, Platte County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 18; thence North 89 degrees 45 minutes 36 seconds West along the South line of the Southwest Quarter of said Section 18, 330.00 feet; thence North 0 degrees 45 minutes 34 seconds East an parallel to the East line of the Southwest Quarter of said Section 18, 767.75 feet to a point on the Northerly right of way line of Missouri State Highway No. 45, as now established; thence South 75 degrees 10 minutes 28 seconds East along the Northerly right of way line of said Highway, 30.93 feet to the True Point of Beginning of the tract to be herein described; thence Northerly 0 degrees 45 minutes 34 seconds East, and parallel to the East line of the Southwest Quarter of said Section 18, 160.00 feet; thence South 89 degrees 14 minutes 26 seconds East,
198.95 feet to a point on the Northwesterly right of way line of proposed Interstate 435, as deeded; thence South 24 degrees 29 minutes 45 seconds West, along the Northwesterly right of way line of proposed Interstate 435, 206.49 feet to a point on the Northerly right of way line of said Missouri Highway No. 45; thence North 75 degrees 10 minutes 28 seconds West, along said Northerly right of way line of said Missouri Highway No. 45, 119.40 feet to the True Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.

ALSO EXCEPT that part conveyed to Daniel R. Myer and Sarah E. Myer, a married couple, recorded 10/31/2023 as Document No. 2023010802 in Book 1398 at page 973, more particularly described as follow: Part of the Southwest Quarter of Section 18, Township 51 North, Range 34 West, in Parkville, Platte County, Missouri being described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 89 degrees 44 minutes 10 seconds West, along the South line of said Southwest Quarter, a distance of 329.39 feet; thence North 00 degrees 40 minutes 39 seconds East, along a line parallel with the East line of said Southwest Quarter, a distance of 766.83 feet to a point on the Northerly right of way line of Missouri State Highway No. 45; thence South 77 degrees 45 minutes 21 seconds East along said right of way line, a distance of 29.95 feet to the Southwest corner of a tract of land described in a Warranty Deed recorded in Book 1339 at page 475 at the Platte County Recorder of Deeds Office; thence North 00 degrees 48 minutes 08 seconds East, along the Westerly line of said tract, a distance of 159.99 feet to the Northwest corner thereof, said point being the Point of Beginning of the tract of land to be herein described; thence continuing North 00 degrees 48 minutes 08 seconds East, a distance of 37.08 feet to a point approximately 1 foot Northerly of an existing barbed wire fence; thence South 80 degrees 34 minutes 43 seconds East, along a line generally 1 foot Northerly of said fence, a distance of 204.18 feet to a point on the Westerly right of way line of Interstate 435; thence South 24 degrees 31 minutes 10 seconds West, along said right of way line, a distance of 6.98 feet to the Northeasterly corner of the aforementioned tract; thence North 89 degrees 13 minutes 26 seconds West, along the Northerly line of said tract, a distance of 199.07 feet to the Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public rights-of-way.



LOCATION MAP
SECTION S13 T51N R35W
SECTION S18 T51N R34W
Scale 1" = 2000'



Preliminary Development Plan
24-0188
Creekside Industrial Complex
Parkville, Platte County, MO

Preliminary Plat

NO.	DATE	REVISION
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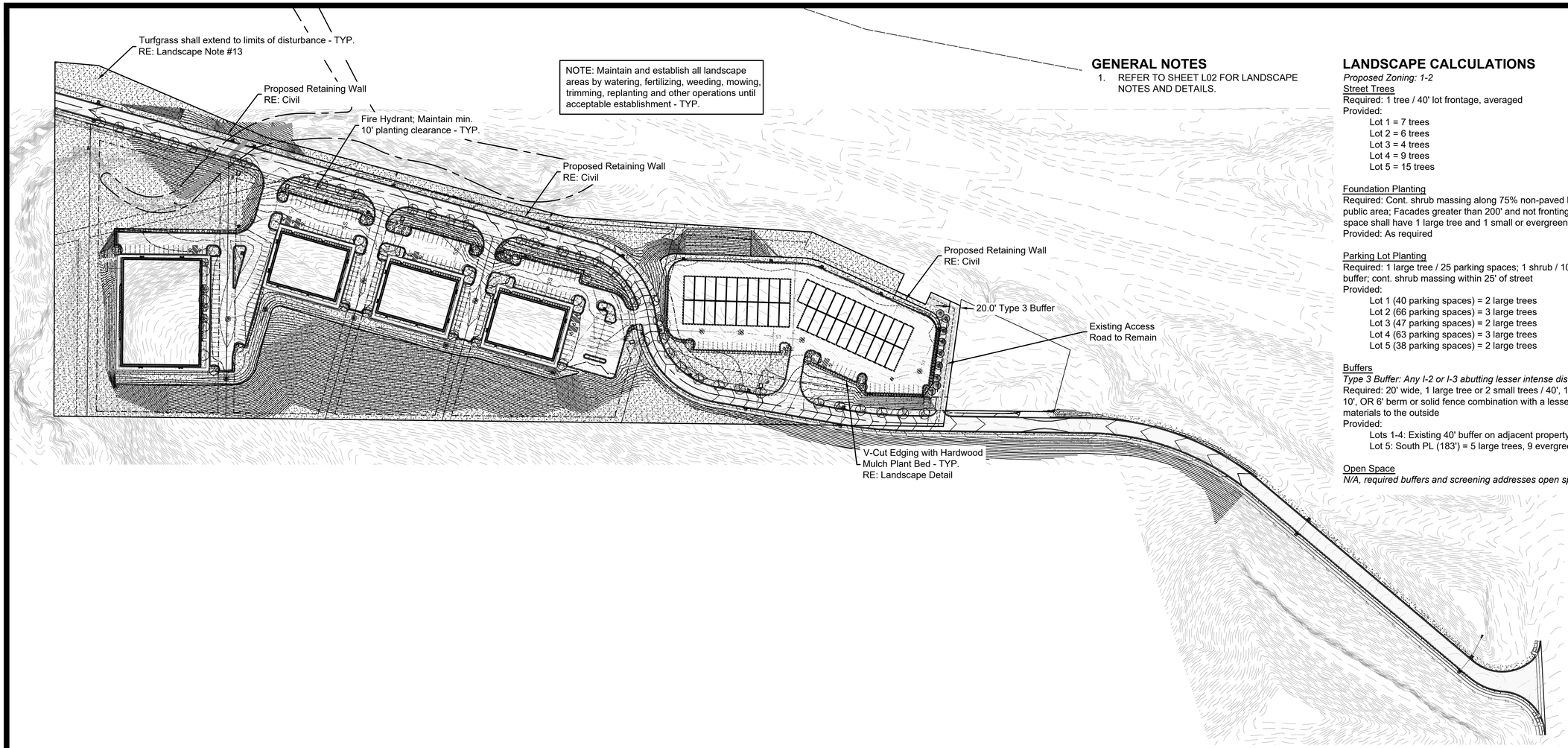

NOTE: Maintain and establish all landscape areas by watering, fertilizing, weeding, mowing, trimming, replanting and other operations until acceptable establishment - TYP.

GENERAL NOTES

1. REFER TO SHEET L02 FOR LANDSCAPE NOTES AND DETAILS.

LANDSCAPE CALCULATIONS

Proposed Zoning: 1-2

Street Trees
Required: 1 tree / 40' lot frontage, averaged
Provided:
- Lot 1 = 7 trees
- Lot 2 = 6 trees
- Lot 3 = 4 trees
- Lot 4 = 9 trees
- Lot 5 = 15 trees

Foundation Planting
Required: Cont. shrub massing along 75% non-paved building frontage adj. to public area; Facades greater than 200' and not fronting a street or civic/open space shall have 1 large tree and 1 small or evergreen tree / 50' and 1 shrub / 10'
Provided: As required

Parking Lot Planting
Required: 1 large tree / 25 parking spaces; 1 shrub / 10' perimeter landscape buffer; cont. shrub massing within 25' of street
Provided:
- Lot 1 (40 parking spaces) = 2 large trees
- Lot 2 (66 parking spaces) = 3 large trees
- Lot 3 (47 parking spaces) = 2 large trees
- Lot 4 (63 parking spaces) = 3 large trees
- Lot 5 (38 parking spaces) = 2 large trees

Buffers
Type 3 Buffer: Any I-2 or I-3 abutting lesser intense districts
Required: 20' wide, 1 large tree or 2 small trees / 40', 1 evergreen / 20', 1 shrub / 10', OR 6' berm or solid fence combination with a lesser combination of plant materials to the outside
Provided:
- Lots 1-4: Existing 40' buffer on adjacent property to remain
- Lot 5: South PL (183') = 5 large trees, 9 evergreens, 18 shrubs

Open Space
N/A, required buffers and screening addresses open space

CONCEPT PLANT SCHEDULE LOT 1

STREET TREE	2" Cal. B&B	7
LARGE SHADE TREE	2" Cal. B&B Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry Cercis canadensis `Forest Pansy` TM / Forest Pansy Redbud Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo Nyssa sylvatica `Wildfire` / Black Gum Platanus x acerifolia / London Plane Tree Quercus bicolor / Swamp White Oak Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak Zelkova serrata `City Sprite` TM / City Sprite Zelkova	7
ORNAMENTAL TREE	1.5" Cal. B&B	4
SHRUB	3-5 Gal. Aronia melanocarpa `Morton` TM / Iroquis Beauty Black Chokeberry Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood Hypericum frondosum `Sunburst` / Sunburst Hypericum Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire Juniperus chinensis `Gold Lace` / Gold Lace Juniper Juniperus scopulorum `Skyrocket` / Skyrocket Juniper Miscanthus sinensis `Morning Light` / Eulalia Grass	69
TURFGRASS	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	

CONCEPT PLANT SCHEDULE LOT 2

STREET TREE	2" Cal. B&B	6
LARGE SHADE TREE	2" Cal. B&B Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry Cercis canadensis `Forest Pansy` TM / Forest Pansy Redbud Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo Nyssa sylvatica `Wildfire` / Black Gum Platanus x acerifolia / London Plane Tree Quercus bicolor / Swamp White Oak Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak Zelkova serrata `City Sprite` TM / City Sprite Zelkova	7
SHRUB	3-5 Gal. Aronia melanocarpa `Morton` TM / Iroquis Beauty Black Chokeberry Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood Hypericum frondosum `Sunburst` / Sunburst Hypericum Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire Juniperus chinensis `Gold Lace` / Gold Lace Juniper Juniperus scopulorum `Skyrocket` / Skyrocket Juniper Miscanthus sinensis `Morning Light` / Eulalia Grass	83
TURFGRASS	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	

CONCEPT PLANT SCHEDULE LOT 3

STREET TREE	2" Cal. B&B	4
LARGE SHADE TREE	2" Cal. B&B Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry Cercis canadensis `Forest Pansy` TM / Forest Pansy Redbud Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo Nyssa sylvatica `Wildfire` / Black Gum Platanus x acerifolia / London Plane Tree Quercus bicolor / Swamp White Oak Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak Zelkova serrata `City Sprite` TM / City Sprite Zelkova	8
SHRUB	3-5 Gal. Aronia melanocarpa `Morton` TM / Iroquis Beauty Black Chokeberry Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood Hypericum frondosum `Sunburst` / Sunburst Hypericum Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire Juniperus chinensis `Gold Lace` / Gold Lace Juniper Juniperus scopulorum `Skyrocket` / Skyrocket Juniper Miscanthus sinensis `Morning Light` / Eulalia Grass	64
TURFGRASS	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	

CONCEPT PLANT SCHEDULE LOT 4

STREET TREE	2" Cal. B&B	7
LARGE SHADE TREE	2" Cal. B&B Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry Cercis canadensis `Forest Pansy` TM / Forest Pansy Redbud Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo Nyssa sylvatica `Wildfire` / Black Gum Platanus x acerifolia / London Plane Tree Quercus bicolor / Swamp White Oak Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak Zelkova serrata `City Sprite` TM / City Sprite Zelkova	10
ORNAMENTAL TREE	1.5" Cal. B&B	2
SHRUB	3-5 Gal. Aronia melanocarpa `Morton` TM / Iroquis Beauty Black Chokeberry Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood Hypericum frondosum `Sunburst` / Sunburst Hypericum Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire Juniperus chinensis `Gold Lace` / Gold Lace Juniper Juniperus scopulorum `Skyrocket` / Skyrocket Juniper Miscanthus sinensis `Morning Light` / Eulalia Grass	88
TURFGRASS	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	

CONCEPT PLANT SCHEDULE LOT 5

STREET TREE	2" Cal. B&B	7
LARGE SHADE TREE	2" Cal. B&B Celtis occidentalis `Prairie Sentinel` / Prairie Sentinel Hackberry Cercis canadensis `Forest Pansy` TM / Forest Pansy Redbud Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo Nyssa sylvatica `Wildfire` / Black Gum Platanus x acerifolia / London Plane Tree Quercus bicolor / Swamp White Oak Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak Zelkova serrata `City Sprite` TM / City Sprite Zelkova	9
EVERGREEN TREE	6` Ht. Min. B&B	9
ORNAMENTAL TREE	1.5" Cal. B&B	2
SHRUB	3-5 Gal. Aronia melanocarpa `Morton` TM / Iroquis Beauty Black Chokeberry Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood Hypericum frondosum `Sunburst` / Sunburst Hypericum Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire Juniperus chinensis `Gold Lace` / Gold Lace Juniper Juniperus scopulorum `Skyrocket` / Skyrocket Juniper Miscanthus sinensis `Morning Light` / Eulalia Grass	141
TURFGRASS	Turfgrass Sod Fescue Mix; RE: Notes / Fescue Sod	

Preliminary Development Plan

24-0188
Creekside Industrial Complex
Parkville, Platte County, MO

Landscape Plan

NO.	DATE	REVISION
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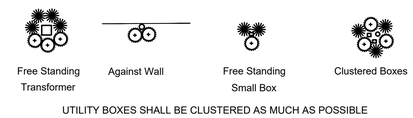
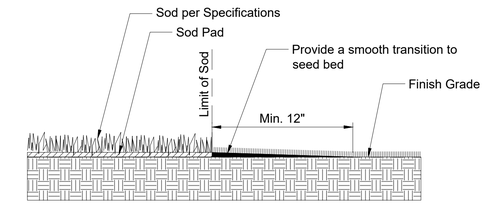
LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR ALL QUANTITIES FOR THEIR BID. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. PLANT SYMBOLS ON LANDSCAPE PLAN ARE SHOWN AT FULL MATURE SIZE. ACTUAL PLANT SIZES AT INSTALLATION MY BE SMALLER AND SHALL BE THE MINIMUM PLANTING SIZE SPECIFIED IN PLANT SCHEDULE.
5. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
6. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
7. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
8. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
9. ALL TREES SHALL BE STAKED PER DETAIL.
10. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
11. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
13. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
14. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.
15. ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

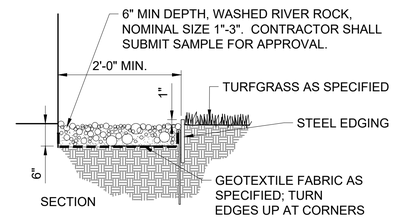


TYPICAL UTILITY BOX SCREENING DETAILS - NTS



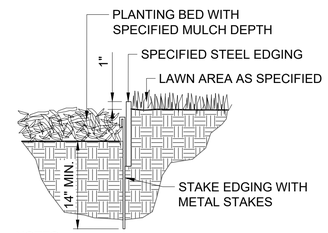
NOTES:
1. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION FROM SODDED AREAS TO SEEDED AREAS.

SEED TO SOD TRANSITION DETAIL



NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE
3. ALL JOINTS SHALL BE SECURELY STAKED
4. CONTRACTOR SHALL CUT TOP EDGES AS NEEDED TO BE PARALLEL WITH GRADE.
5. ALL GRAVEL SHALL BE INSTALLED OVER A GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).
6. GRAVEL SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. FILTER FABRIC SHALL NOT BE VISIBLE AFTER GRAVEL INSTALLATION.

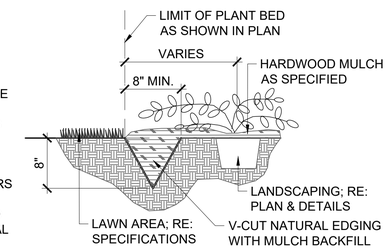
MOW EDGE DETAIL - NTS



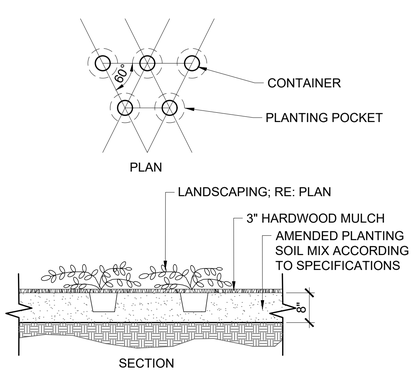
NOTES:
1. EDGING PER SPECIFICATIONS. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
3. ALL JOINTS SHALL BE SECURELY STAKED.
4. FINISH SHALL BE POWDER COAT; COLOR: GREEN. CONTRACTOR SHALL SUBMIT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

STEEL EDGING DETAIL - NTS

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

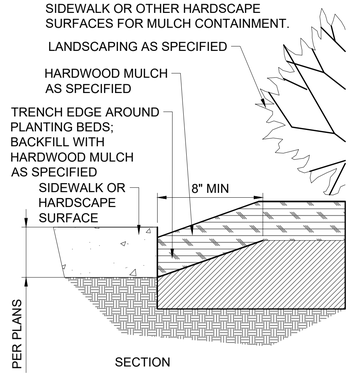


V-CUT NATURAL EDGE DETAIL - NTS

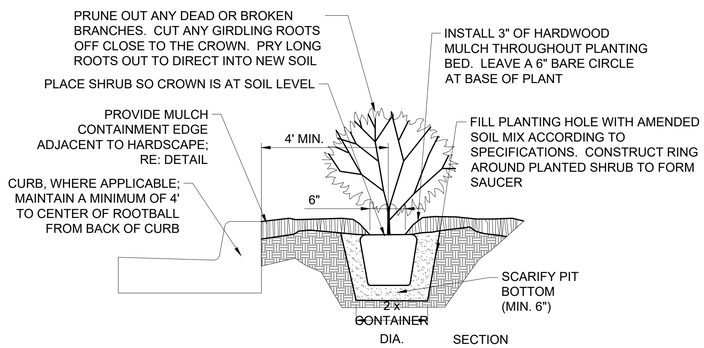


CONTAINER PLANTING DETAIL - NTS

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



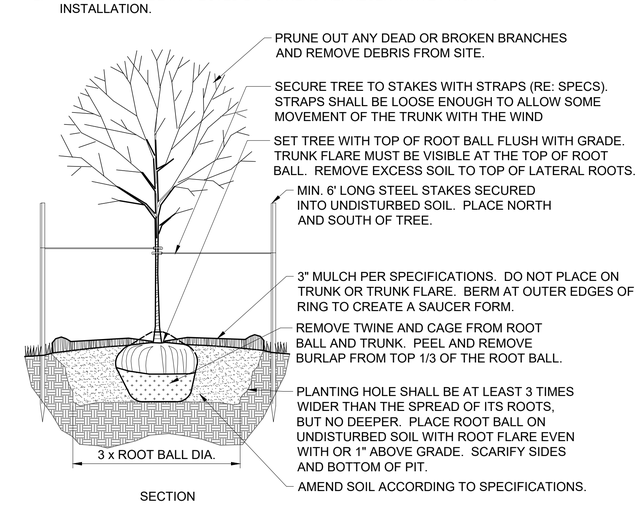
MULCH CONTAINMENT DETAIL - NTS



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

SHRUB PLANTING DETAIL - NTS

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



DECIDUOUS TREE PLANTING DETAIL - NTS

Preliminary Development Plan

24-0188
Creekside Industrial Complex
Parkville, Platte County, MO

Landscape Details

NO.	DATE	REVISION
1	11/06/2024	Per City Comments
0	10/04/2024	Original Submittal

DRAWN BY	CHECKED BY
AL	AG

Renaissance Infrastructure Consulting
816.800.0950
WWW.RIC-CONSULT.COM
400 E 17TH STREET
KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630

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L03

Renaissance Infrastructure Consulting

400 E 17th Street
Kansas City, Missouri 64108

816.800.0950
www.ric-consult.com

MO Certificate of Authority: E-2010033630

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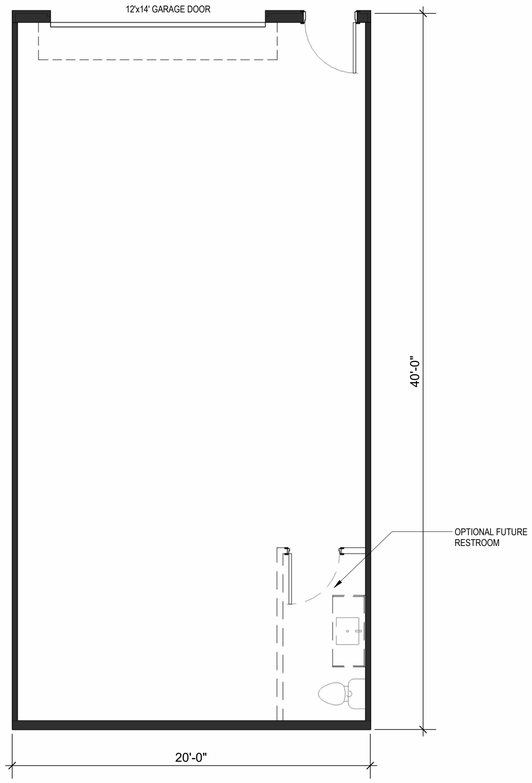
CHECKED BY: AG

NO.	DATE	REVISION
1	11/05/2024	Per City Comments
0	10/04/2024	Original Submittal

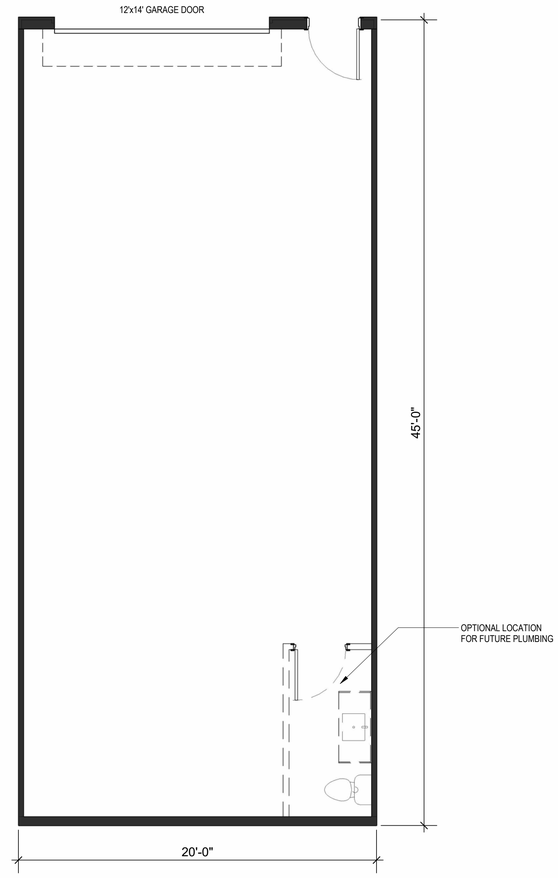
Creekside Industrial Development

Preliminary Development Plan

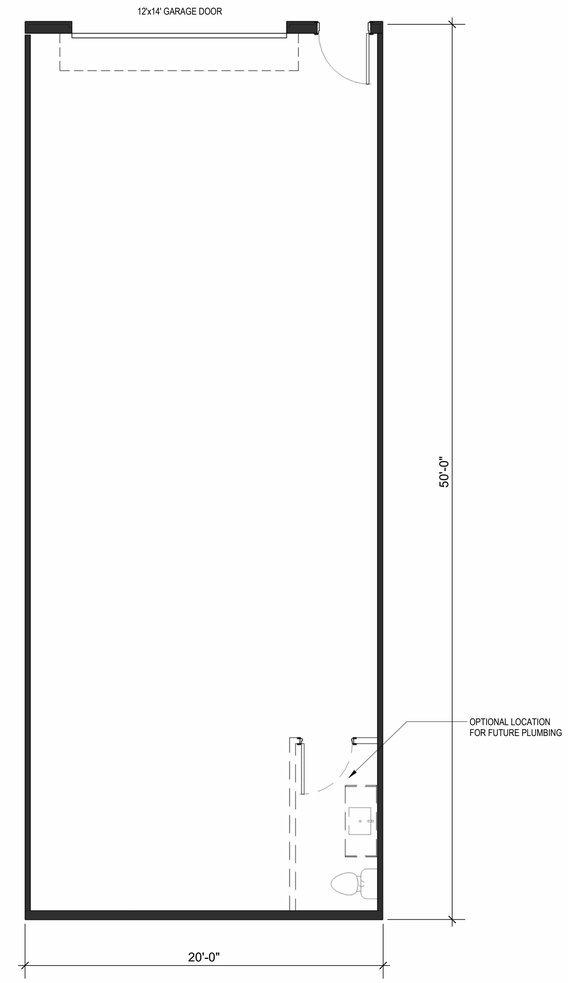
24-0188
Creekside Industrial Complex
Parkville, Platte County, MO



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



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



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

ARCHITECTURE
LANDSCAPE
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ENERGY SERVICES
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NSPJARCH.COM
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NOT FOR CONSTRUCTION

Commercial:
Contractor Garages
Lot 5
Parkville, Platte County, Missouri

DRAWING RELEASE LOG

△REVISIONS:

DATE:
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JOB NO.
723621
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Author
SHEET NO.
A1.00

Schematic

ARCH D 24" x 36"
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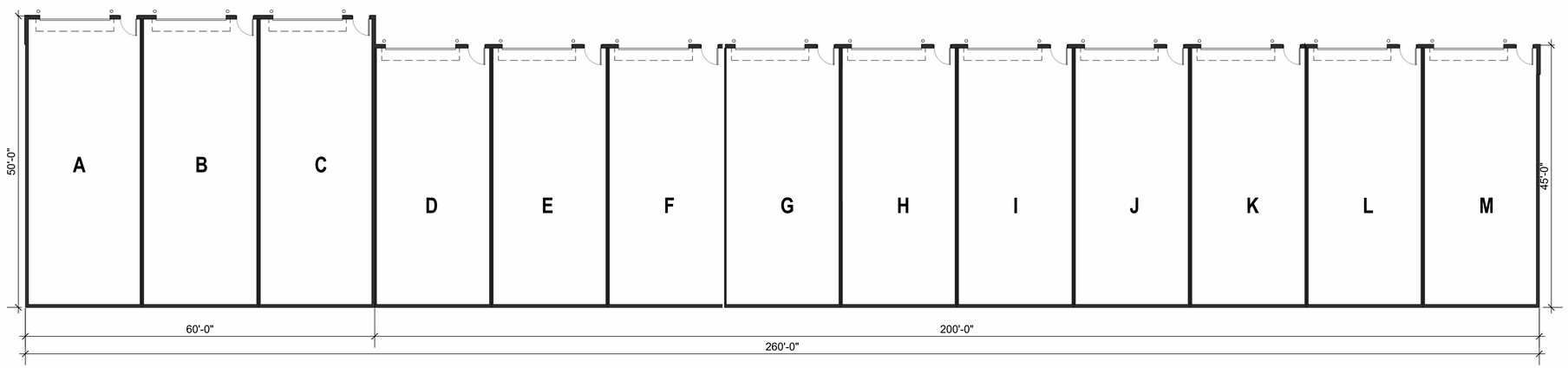
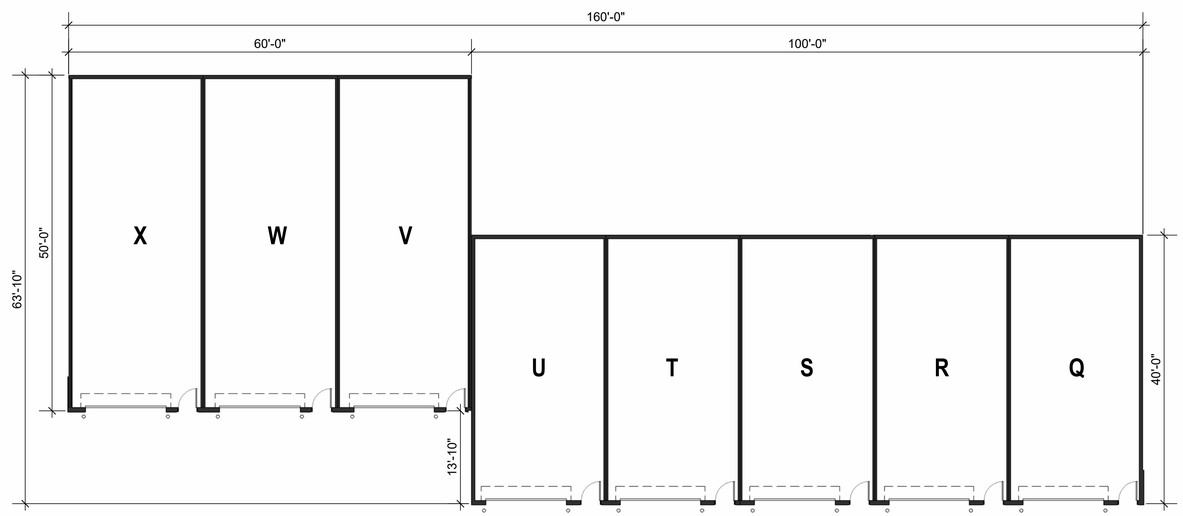
ARCH D 24" x 36"

AREA UNIT MIX

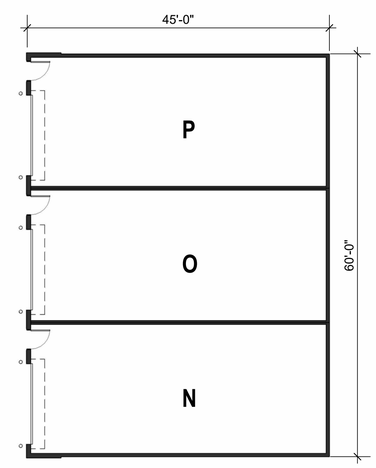
BLDG #	UNIT TYPE	AREA PER UNIT	# OF UNITS	% OF TOTAL	TOTAL AREA
1	A1	1000 SF	3	14%	3000 SF
1	A2	900 SF	10	41%	9000 SF
			13	55%	12000 SF
2	A2	900 SF	3	12%	2700 SF
			3	12%	2700 SF
3	A1	1000 SF	3	14%	3000 SF
3	A3	800 SF	5	18%	4000 SF
			8	32%	7000 SF



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



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



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

Schematic

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LANDSCAPE ARCHITECTURE
ENERGY SERVICES
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Commercial:
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NSPJ ARCHITECTS

BUILDING 1 - PERSPECTIVE

MERTZ CONTRACTOR
GARAGES

22-0147 MERTZ LOT 5
PARKVILLE, MIRSSOURI

723621 2022.08.04

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NSPJ ARCHITECTS

BUILDING 2 - PERSPECTIVE

MERTZ CONTRACTOR
GARAGES

22-0147 MERTZ LOT 5
PARKVILLE, MIRSSOURI

723621 2022.08.04

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BUILDING 3 - PERSPECTIVE

MERTZ CONTRACTOR
GARAGES

22-0147 MERTZ LOT 5
PARKVILLE, MIRSSOURI

723621 2022.08.04

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ABC STORAGE
HEARTHSIDE
NEW SINGLE FAMILY HOMES
816-777-5455
PARK HILL SCHOOL DISTRICT
PUBLIC HEARING NOTICE
Request: Application for Zoning Map Amendment and Prelim. Dev. Plan
Considered by: Planning Commission
Case #: PZ24-27 & PZ24-28
Hearing Date: 11-12-2024
Time: 5:30 pm
All interested parties are welcome to attend and speak on this matter.
Hearing at Parkville City Hall, 8880 Clark Ave
Questions? Call 816-741-7676