



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, January 14, 2025 5:30 PM
City Hall Board Room

- 1. Call to Order**
- 2. Roll Call**
- 3. General Business**
 - A. Approval of the January 14, 2025, regular meeting agenda.
 - B. Approve the minutes for the December 10, 2024, regular meeting
- 4. Unfinished Business**
- 5. Public Hearing**
 - A. Application for Zoning Map Amendment for property generally located at the northwest corner of N Highway and NW Jones-Myer Rd from Platte County "CH" Commercial Highway to Parkville City "R-3" Single-Family Residential. (Case No. PZ24-33); *Sam Stahnke, Applicant.*
- 6. Regular Business**
- 7. Other Business**
 - A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, January 21 and February 4 at 6:00 p.m.
 - Board of Zoning Adjustments Meeting: Awaiting Application
 - Planning & Zoning Commission Regular Meeting: Tuesday, February 11 at 5:30 p.m.
- 8. Adjournment**

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, December 10, 2024 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Chair Wright called the meeting to order at 05:32 PM.

2. Roll Call

Commissioners Present:

Michael Wright
Barbara Wassmer
R. Douglas Krtek
Andrew Barchers
Gareld Butler
Jackson Kutey

Absent:

Walt Lane
Spencer Keesee
Timothy Cahill

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner

3. General Business

A. Approval of the December 10, 2024, regular meeting agenda.

ACTION: Barbara Wassmer moved to approve, Gareld Butler seconded. Motion Passed: 6-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Andrew Barchers, Gareld Butler, Jackson Kutey

NOES: None

ABSTAIN: None

B. Approve the minutes for the November 12, 2024, regular meeting

ACTION: Gareld Butler moved to approve, Barbara Wassmer seconded. Motion Passed: 6-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Andrew Barchers, Gareld Butler, Jackson Kutey

NOES: None

ABSTAIN: None

4. Unfinished Business

5. Public Hearing

- A. Application for Text Amendment to amend the Parkville Municipal Code, Title IV: Development Code, Chapter 407. Site and Landscape Design Standards as part of a comprehensive update to the chapter. (Case No. PZ24-32); *City of Parkville, Applicant.*

STAFF ANALYSIS & SUMMARY

Stephen Lachky, Director of Community Development, provided a brief overview of the project. Mr. Lachky stated that this project was borne out of the Architectural Design Standards project. He stated that the item this evening was a text amendment. Mr. Lachky stated that the Planning & Zoning Commission is the review and recommending body and tonight's recommendation would be forwarded to the Board of Aldermen for final action at their December 17, 2024 meeting.

Chris Cline, Confluence, 500 Walnut, Suite 301, Kansas City, MO, presented the proposed text amendment relating to landscape design standards.

QUESTIONS & CLARIFICATIONS

Commissioner Wassmer inquired about permeable paving. Mr. Cline and Director Lachky responded that it would be included in the planned APWA 5600 revisions. Chair Wright stated that he was concerned about half-dead plant material. Mr. Cline stated that the proposed definitions have enough teeth to cover those situation. Chair Wright responded that he does not want to put hardship on City Staff for enforcement. Chair Wright asked about the 60% requirement for native plantings, and what the remaining 40% could be. Mr. Cline stated that there may be plants preferred by the property owner and the 60% requirement allows them flexibility to choose some non-native plants. Commissioner Butler asked what the impetus was for 60%. Mr. Cline responded it was an issue of availability of plant materials. Additionally, he stated that not many municipalities in Missouri have a native planting requirement, so this proposal would position Parkville as a leader. Commissioner Wassmer stated support for increasing the requirement to 70%. Commissioner Butler inquired how do you measure 60% when it comes to the different forms of plants that are required (shrubs, ornamental, overstory, etc.). Mr. Cline responded the more specific you make the requirement, the more onerous the requirement on developers and staff to review. Chair Wright stated that requiring a percent of each category wouldn't be unreasonable. Commissioner Butler stated that he felt a 9-foot landscaping island for parking lots was potentially too large. Commissioner Wassmer inquired about adding an incentive for exceeding the native planting requirement. Director Lachky stated that the Planned Development process allows for similar negotiations. Mr. Cline added that LEED certification may drive that as well. Commissioner Butler stated that he wanted any list of plant materials to be maintained by the City, but he didn't want to freeze the document in time. Commissioner Barchers asked what resources were used for compiling the list of native and recommended plantings. Director Lachky stated that there were many different sources used and listed.

PUBLIC HEARING

Jessica Holtz, 14840 NW 54th St, stated that the proposed code is a "huge improvement" over the current landscaping standards. She stated that a 70% requirement (by biomass) is the minimum for sustainability. She stated that requiring native trees is the number one thing the community could do for sustainability. She stated that a definition for a "native plant" needs to be included. She stated that the best practices and listings of native plants are constantly changing. Chair Wright stated that including the "by biomass" requirement could solve Commissioner Butler's concern about how to measure the 60% requirement. Discussion ensued on the biomass requirement. Commissioner Barchers asked about the negative of not going by biomass. Ms. Holtz responded that getting 70/100 plants being native would be a good benefit as well.

Mary Jane Kuehn, 9751 Promenade Dr, provided written public comment available to the Commission. She had concerns with the definition of xeriscaping and ornamental grasses. She had concerns with the lack of definition for "native plants." She provided the USDA definition of native plants. She had concerns with using a static list of recommended plant materials. She noted the Great Trees for the Kansas City Region list was not updated and had invasive species listed. Ms. Kuehn drew parallels to the building codes, noting that the City does not maintain those Codes, rather, we direct architects/builders to the national codes. Ms. Kuehn had concerns with allowing the Director to unilaterally change the plant list. Ms. Kuehn had concerns with green mulch not being included in the allowances of the code. Ms. Kuehn stated that she hopes Dan Harper, Director of Public Works, provides an overview of the APWA 5600 standards when they are revised.

Alexa Barton, City Administrator, noted that John Mautino, City Attorney, believes that City Staff should have flexibility as part of the Code to make necessary changes.

Chris Cline stated that the proposed changes to the definitions of ornamental grasses and xeriscaping are agreeable. Native Plant definition should include "this region".

David Dodds, 5308 NW Bluffs Way, stated that 18" of quality soil is not deep enough to support tree health. He suggested 3 feet. He had concerns with D. 3., limiting ornamental and prairie grasses to 4 feet or less. Many native plants exceed 4' high. He had concerns with uplighting allowances if we're trying to remove glare. He had concerns with the allowance of native cultivars at the same value of natives. He recommended 60% native, 40% native cultivar or ornamental. He recommended 70% of each category be native.

BOARD DISCUSSION & ANALYSIS

Definitions of ornamental grasses and xeriscaping will be modified. Definition of Native Plant will be added. Use of mulch would add "Green or wood-based mulch". Ornamental and prairie grasses of 4' will be reworked. The soil depth in parking lots will be increased to 3' from 18".

Commissioner Barchers stated support for a 70% native requirement.

MOTION

Approval with recommendation for 70% native in each category of plant material, definitions be revised and added per public comment, soil depth in parking lot islands be increased to 3', cultivars removed from the plant material list.

ACTION: R. Douglas Krtek moved to approve, Gareld Butler seconded. Motion Passed: 6-0.
AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Andrew Barchers, Gareld Butler, Jackson Kutey
NOES: None
ABSTAIN: None

6. Regular Business

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, December 17, 2024 at 7:00 p.m. and Tuesday, January 7, 2025 at 6:00 p.m.
- Board of Zoning Adjustments Meeting: TBA
- Planning & Zoning Commission Regular Meeting: Tuesday, January 14, 2025 at 5:30 p.m.

Mr. Lachky provided an update to the Creekside Industrial Complex project. He stated the Board heard the project at their last meeting. The vote was 6-2 approval on first reading, with a condition on outdoor storage (behind the front building line, screened from view). He stated the project was up for second reading next week.

8. Adjournment

ACTION: R. Douglas Krtek moved to adjourn, Barbara Wassmer seconded. Motion Passed: 6-0.
AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Andrew Barchers, Gareld Butler, Jackson Kutey
NOES: None
ABSTAIN: None

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



Staff Analysis

- Agenda Item: 5.A
- Proposal: Application for Zoning Map Amendment for property generally located at the northwest corner of N Highway and NW Jones-Myer Rd from Platte County "CH" Commercial Highway to Parkville City "R-3" Single-Family Residential.
- Staff Recommendation: Approval
- Case No: PZ 2024-33
- Applicant: Sam Stahnke
- Owners: Mark and Rita Hagen
- Location: NW Corner of N Highway and NW Jones-Myer Rd
- Existing Zoning: Platte County "CH" Commercial Highway
- Proposed Zoning: "R-3" Single-Family Residential
- Parcel #s: All of Platte County parcel #20-3.0-07-000-000-006.000
- Exhibits:
- A. This Staff Analysis
 - B. Application
 - 1. Application for Zoning Map Amendment
 - 2. Site Plan
 - 3. House Plans
 - 4. Survey of Subject Property
 - C. Subject Area Property Map
 - D. Additional exhibits as may be presented at the public hearing
- By Reference:
- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://parkvillemo.gov/download/Ord2884.pdf>)
 - 1. Section 403.030 Zoning Map Amendment
 - 2. Section 405.010 Zoning Districts Established
 - 3. Section 405.020 Districts & Uses
 - 4. 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. Ordinance No. 1874 – An ordinance providing for the extension of the city limits of the City of Parkville, Missouri by embracing and including unincorporated real property located in the County of Platte, State of Missouri, lying west of the present city limits line of the City of Parkville, Missouri and hereinafter particularly described.
- E. Hearing notice published in The Platte County Citizen newspaper on July 20, 2022
- F. Hearing notice sign staked on subject property
- G. Summary of Public Hearing and hearing notice posted on Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)

Comments

Received:

No written comments have been received by the Community Development Department as of the completion of this staff analysis on January 13, 2025.

Overview

The applicant proposes a zoning map amendment to rezone one parcel of land (38.49 acres, more or less) generally located at the northwest corner of N Highway and NW Jones-Myer Rd, from Platte County “CH” Commercial Highway to “R-3” Single-Family Residential.

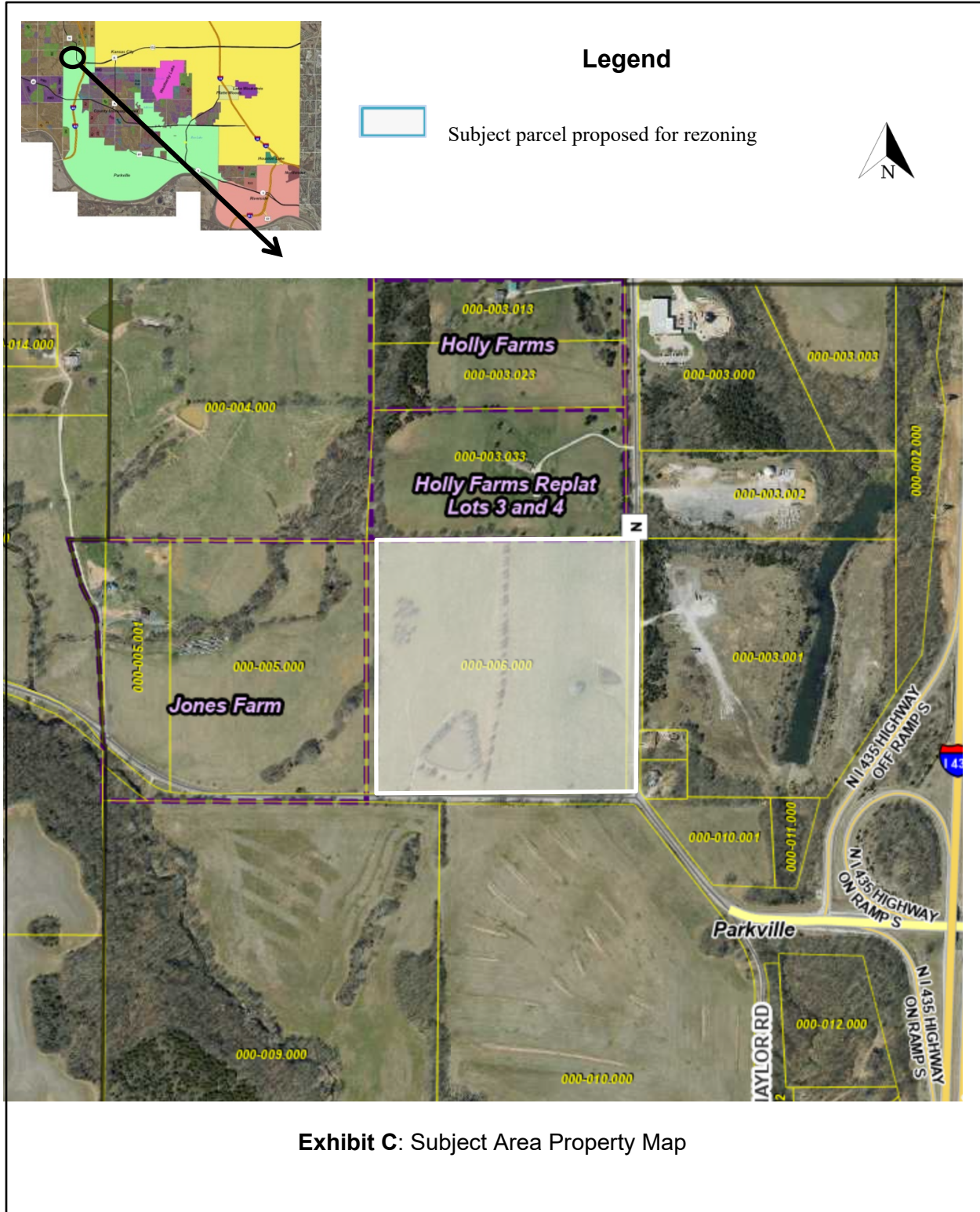


Exhibit C: Subject Area Property Map

Background

The subject property was annexed into the City of Parkville on May 2, 2000 via Ordinance No. 1874 accepting the annexation of lands to the west. At that time, the property retained its Platte County “CH” Commercial Highway zoning designation. As a policy, Parkville has required these properties to be rezoned to a City of Parkville zoning district prior to development.

The applicant is requesting to rezone the property to Parkville “R-3” Single-Family Residential. This would allow the applicant to develop a single-family residence and associated outbuildings, as allowed by code, on the property. The subject property is currently undeveloped.

General Review and Analysis

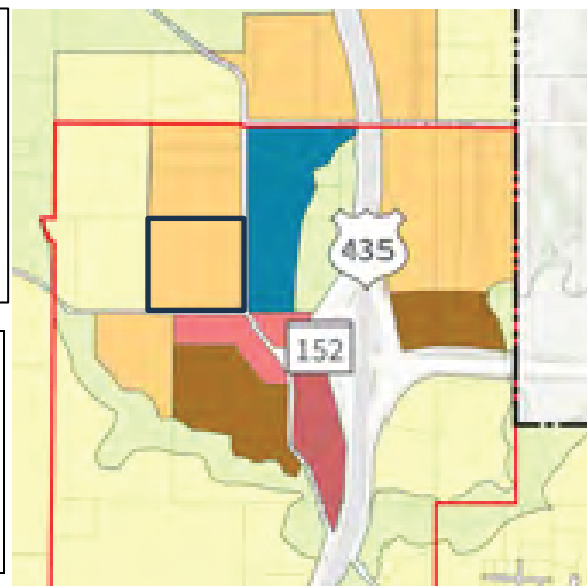
The application has been reviewed against the Parkville Municipal Code, including the applicable “R-3” zoning district regulations, the adopted *Parkville 2040 Master Plan* and its Future Land Use map. Per Parkville Municipal Code, Title IV, Section 403.010, Subsection E requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper, on December 25, 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.

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* (adopted May 11, 2021) projects a Medium-Density Residential future land use for the subject parcel proposed for rezoning. This future land use category is for single-family detached residential and townhomes up to a density of 12 units/acre. The proposed land use is consistent with the future land use projection.

Planning Boundary	Support Commercial
City Limits	Regional Commercial
Nearby City Limits	Business Park
Floodplain	Mixed-Use
Open Space / Agriculture	Downtown Mixed-Use
Low-Density Residential	Park University Mixed-Use
Medium-Density Residential	City / Public / Semi-Public
High-Density Residential	Parks & Recreation
Neighborhood Commercial	



The figures above/right are excerpts from the Future Land Use Map from the adopted *Parkville 2040 Master Plan*. The subject property parcel area is outlined in black. The orange color represents the Medium-Density Residential future land use projection.

- 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 lies at the northwest corner of the city limits. Currently, the surrounding properties are generally rural estate lots. A lack of available infrastructure limits the density and intensity of uses in the area. The future land use map in the *Parkville 2040 Master Plan* projects increasing density at the I-435 and Highway 152 intersection. Staff believes this proposed rezoning to “R-3” Single-Family Residential both fits the character of the surrounding properties, as well as supporting the future land use vision of the Master Plan.

- 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.**

This application furthers the intent of the “R-3” Single-Family Residential zoning district which should be used generally for a variety of residential neighborhoods throughout the City. The surrounding properties are a mix of vestigial Platte County districts from the 2000 annexation. These properties currently function largely as large residential estate lots in a rural context. The R-3 zoning district is compatible with these surrounding properties as it limits the uses on the property to similar, single-family residential 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 applicant is proposing a single-family residence and associated outbuildings, as allowed by the Code. The applicant’s plans will be reviewed thoroughly through the building permit process.

- 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 represent a substantial increase in burden on City/other services. The proposal is for one single-family residence in a low-density context. Infrastructure necessary for higher density development has not yet been extended to the area.

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

Staff believes the development of the property will substantially increase the value of the subject property, potentially having positive impacts on neighboring properties. Staff believes that this rezoning furthers 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.**

Staff has evaluated the application against the requirements of the City Municipal Code as well as the recommendations of the *Parkville 2040 Master Plan*.

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

Aside from staff's analysis and recommendations contained within the *Parkville 2040 Master Plan*, no other recommendations of professional staff or other technical reviews associated with the application are referenced.

Staff Conclusion and Recommendation

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

Necessary Action

Following consideration of the Application for Zoning Map Amendment, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on February 4, 2025 for final action.

End of Memorandum



Brad Stanton, AICP
Planner

1/13/2025

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 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: Sam Stahnke
Address: 6103 Mashie Court
City, State: Parkville, MO
Phone: (913) 827-8385 Fax: _____
E-mail: sstahnke@arco1.com

Owner(s), if different from applicant(s)
Name: Mark and Rita Hagen
Address: 12114 Ridgeview Drive
City, State: Kearney, MO
Phone: _____ Fax: _____
E-mail: _____

Engineer/Surveyor(s) preparing legal description
Name: Atlas Land Consulting/Roger Dill
Address: 14500 Parallel Road, Suite R
City, State: Basehor, KS
Phone: (913) 662-5050 Fax: _____
E-mail: roger@alconsult-llc.com

Contact Person, if different from applicant(s)
Name: Same
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: 11/7/24

Property Owner's Signature (Required)  Date: 11/7/24

dotloop verified
10/30/24 9:21 AM CDT
RURM-6ZWS-KXZD-CSDL

2. Property Information

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

Property address / general location:
NW Corner of MO N Highway and Jones-Meyer Road

Parcel ID Number: 20-3.0-07-000-000-006.000

Present zoning: County CH Proposed zoning: Parkville R3

Present use of the property:
Agricultural/Farmland

Length of use:
Over 50 years

3. Neighboring land uses and zoning

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

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
North:	Homestead (10AC)	CH
South:	Vacant Farmland	CH
East:	Proposed redevelopment	Rezoning to business with City (in process)
West:	Vacant Farmland	CH

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 _____

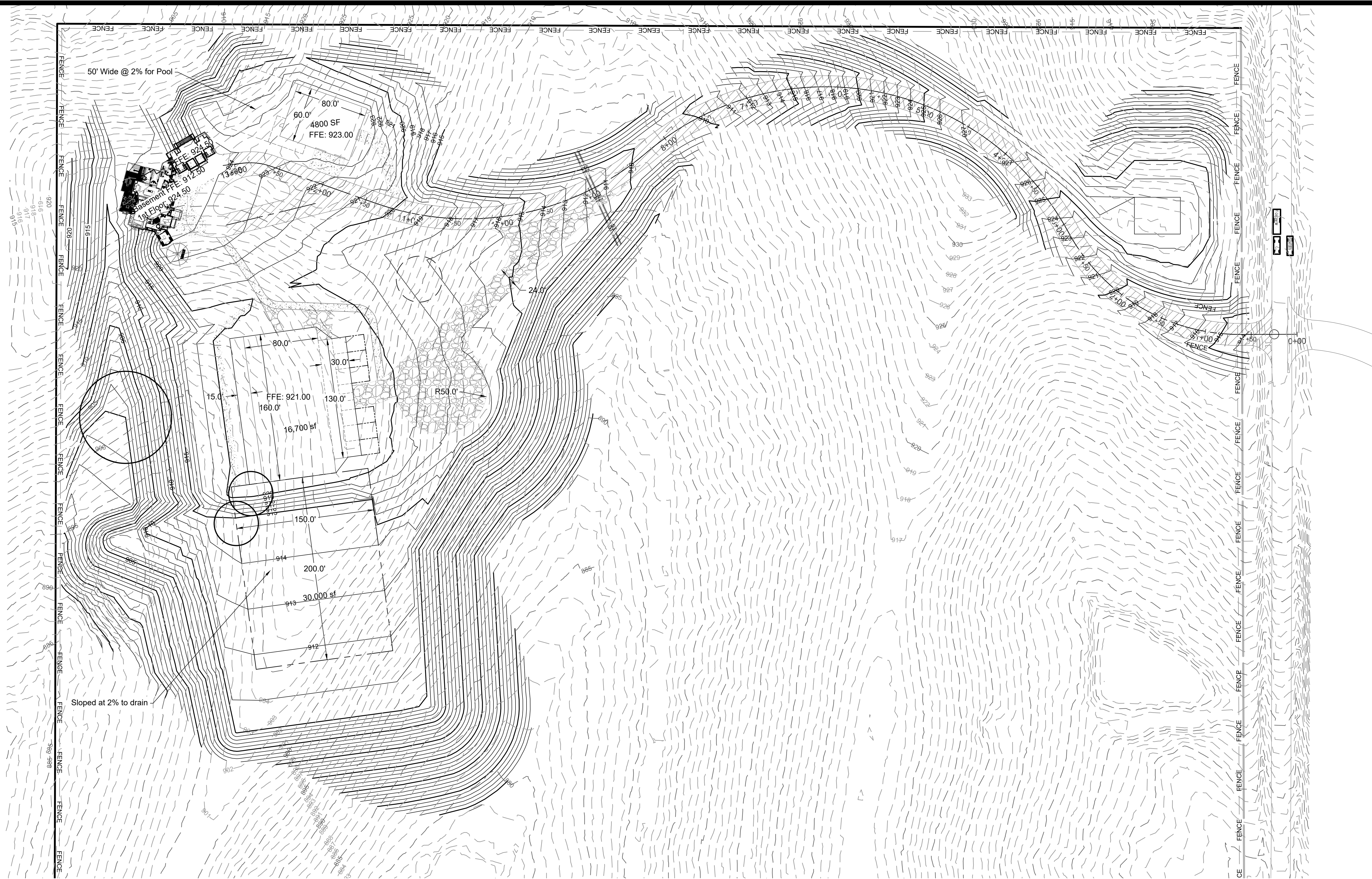
Application Fee (26.0000): \$ _____ By: Check # _____ MO# _____
 Credit Card _____ Cash _____

Date Paid: _____ Received by: _____

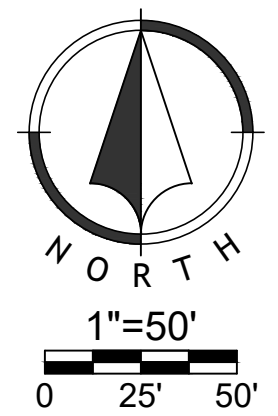
Payment by: _____

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: _____



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NO.	DATE	REVISION

DRAWN BY: 1%
 CHECKED BY: 1%

Renaissance Infrastructure Consulting
 400 E 17th Street
 Kansas City, Missouri 64108
 816-800-0950
 www.rii-consult.com
 MO Certificate of Authority: E-2010033630

Sheet
 Exhibit A

Concept Plans
 24-0206
 Stahnke Farms

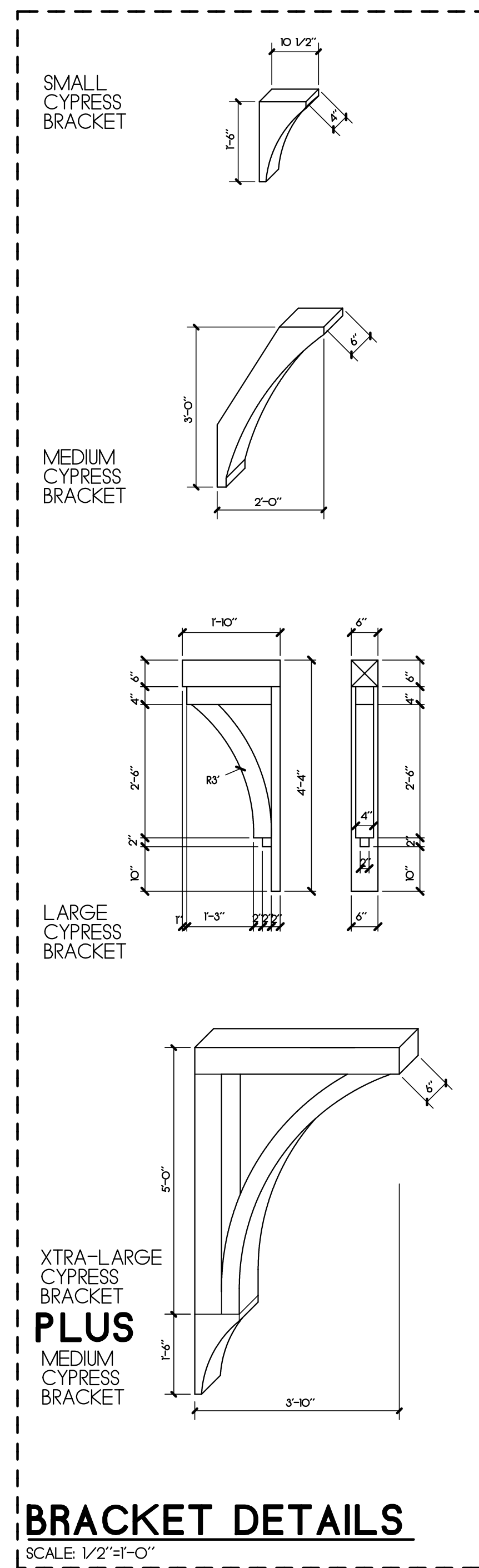
Grading Plan

CONTROL JOINT NOTES FOR STUCCO:

IF STUCCO IS APPLIED USING METAL LATH, JOINT SPACING SHOULD FOLLOW PORTLAND CEMENT PLASTER/STUCCO MANUAL, EBO49, AND IS BASED ON ASTM C1063 STANDARD SPECIFICATION FOR THE INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND-CEMENT BASED PLASTER REQUIREMENTS.

GENERALLY, JOINT SPACING SHOULD MEET THESE CRITERIA:

- JOINT SPACING SHOULD NOT BE GREATER THAN 18 FEET.
- NO PANEL SHOULD EXCEED 144 SQ. FT. ON VERTICAL APPLICATIONS.
- NO PANEL SHOULD EXCEED 100 SQ. FT. OVER CURVED OR ANGULAR SECTIONS.
- NO LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 TO 1 IN ANY GIVEN PANEL.



BRACKET DETAILS

SCALE 1/2"=1'-0"

BRICK BASIS OF DESIGN - LEGENDS ARCHITECTURAL STONE VINTAGE WHITE
 MAIN FIELD TO BE FULL DEPTH COLOR STUCCO
 ACCENT TO BE SMARTSIDING WITH IX3, PAINTED BLACK
 ALL SOFFITS AND FASCIA AT SOFFIT TO BE VINYL
 ALL CHANGES OF MATERIALS RETURN TO INSIDE CORNERS

CHIMNEY POT
 CYPRESS METALS - GEORGIAN
 OR SIMILAR

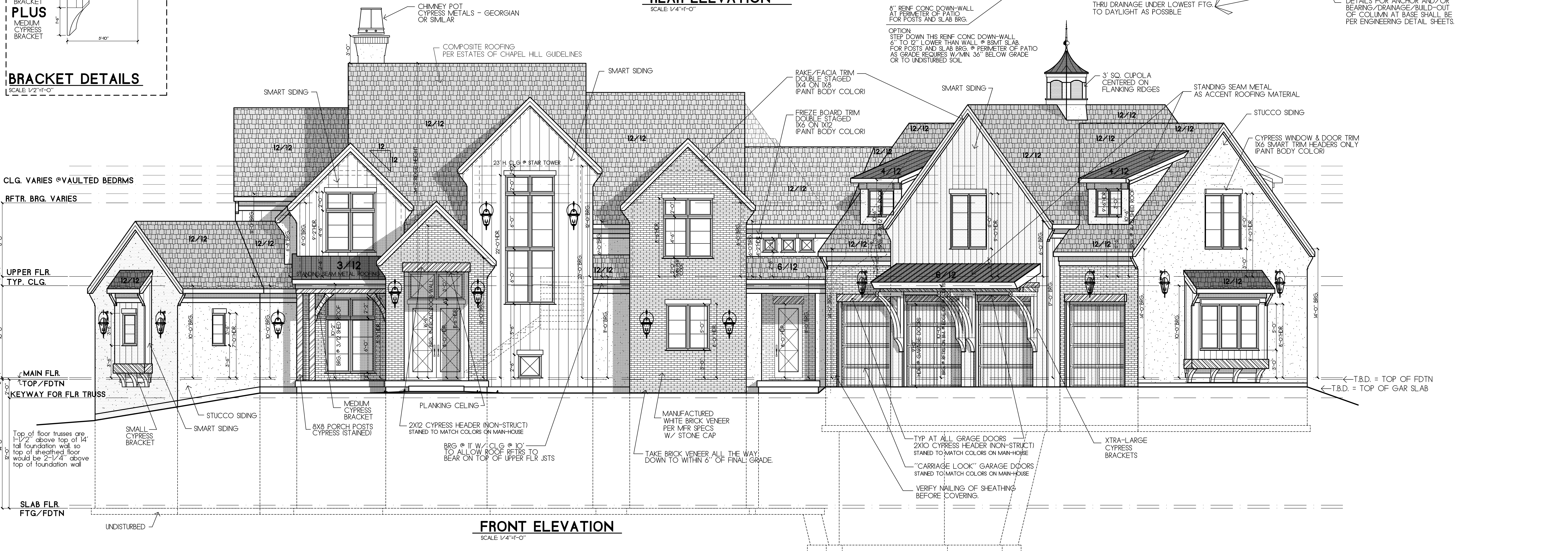
CONTRACTOR TO COORDINATE THE FOLLOWING:

- VERIFY EACH WALL BRG HEIGHT & WINDOW HDR HEIGHT
- STEP DOWNS @ 1/4" PER GRADE
- RETAINING WALL TRANSITIONS PER GRADE
- ROOF AND SOFFIT VENTS PER CODE
- SEE ROOF PLAN TO CONFIRM OVERHANGS PER LOCATION
- CONTRACTOR TO VERIFY ALL DIMENSIONS
- MINI-CANS / EAVE LIGHTS TYP AT ALL HORIZ SOFFITS ON FRONT CONSULT ARCHITECT IF LOC. IS IN QUESTION



REAR ELEVATION

SCALE 1/4"=1'-0"



FRONT ELEVATION

SCALE 1/4"=1'-0"

REVISIONS

NO.	DESCRIPTION

KC Architecture
 KANSAS CITY, MISSOURI
 • (816) 686-5900
 • tom@kcarchitecture.biz
 • www.kcarchitecture.biz

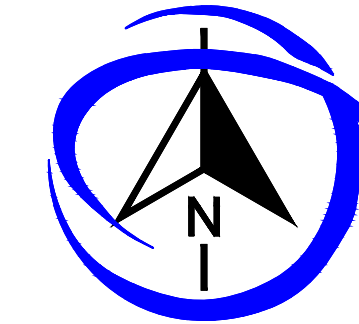
THE STAHNKE RESIDENCE
 ON ACREAGE
 PLATTE COUNTY, MISSOURI
 © COPYRIGHT KC ARCHITECTURE, 2024

DRAWN BY: TPM
 CHECKED BY: TPM
 DATE: 11/29/2024
 SCALE: AS NOTED
 FILE NAME: StahnkeHouseAcreege-v1
 ARCHITECTURAL SHEET #

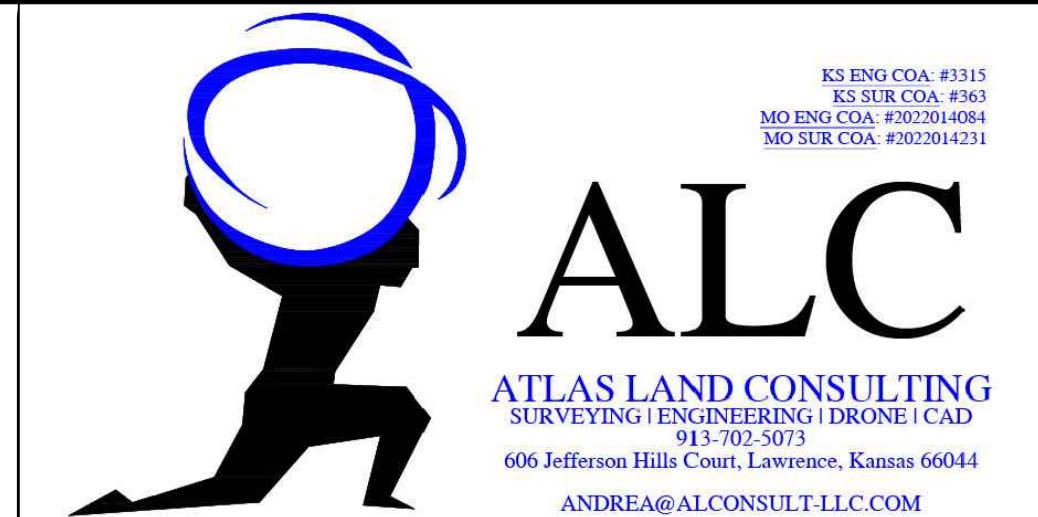
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ALTA/NSPS LAND TITLE SURVEY



ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 7, TOWNSHIP 51, RANGE 31
IN PLATTE COUNTY, MISSOURI.



ATLA/NSPS LAND TITLE SURVEY

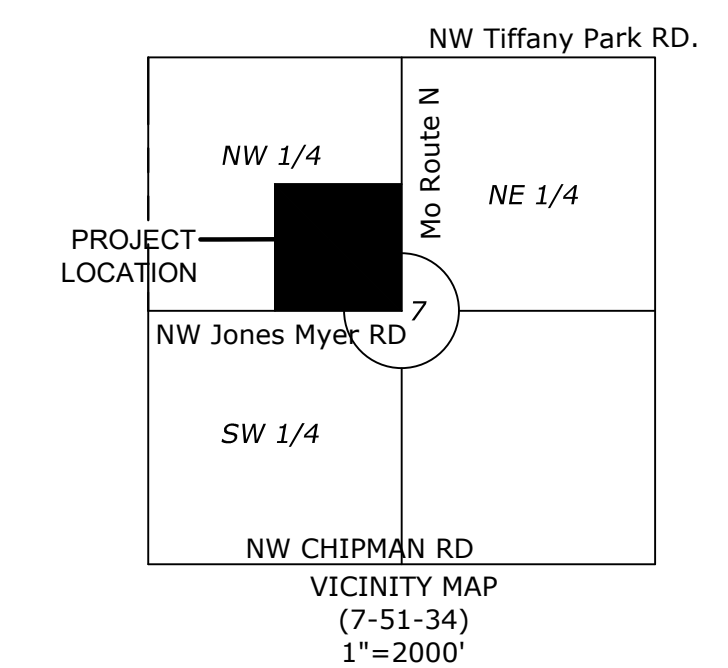
LEGEND

- DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- DENOTES FOUND 1/2" REBAR NO CAP UNLESS NOTED OTHERWISE
- △ DENOTES FOUND SECTION CORNER
- ☐ TELEPHONE PEDESTAL
- ☐ TRANSFORMER
- ☐ LIGHT POLE
- ☐ FIRE HYDRANT
- ☐ POWER POLE
- ☐ SANITARY MANHOLE
- ☐ TRAFFIC SIGNAL
- ☐ ELECTRIC MANHOLE
- ☐ STREET SIGN
- ☐ UNDERGROUND WATER LINE
- ☐ UNDERGROUND GAS LINE
- ☐ OVERHEAD POWER LINE
- ☐ BOLLARD
- ☐ CONCRETE SURFACE
- ☐ LANDSCAPE

GENERAL NOTES

1. THE BASIS OF BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. WE DID NOT OBSERVE ANY CONSTRUCTION ON THIS PROPERTY.
4. CURRENT ZONING - AG LAND
5. MISSOURI ONE CALL WAS CALLED. TICKET #242842043-242842042-242842073-242842074

VICINITY MAP



DESCRIPTION:

PROPERTY DESCRIPTION PER TITLE COMMITMENT FILE NO: 2448852
VIA STEWART TITLE GUARANTY COMPANY DATED SEPTEMBER 19, 2024 AT 8:00 AM
The Southeast Quarter of the Northwest Quarter of Section 7, Township 51, Range 34, Parkville, Platte County, Missouri, less any part used for road.

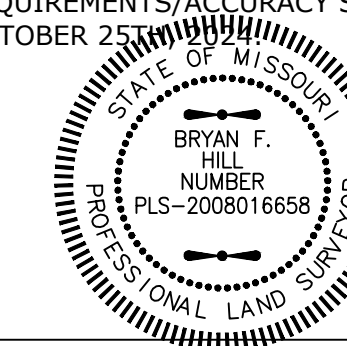
7. Right of Way granted to State of Missouri, for the use of the State Highway Commission of Missouri as more fully set forth in the instrument recorded 01/07/1949 as Document No. 1949011593 in Book 162 at Page 70. NO DOCUMENT PROVIDED BY THE TITLE COMPANY.

8. Right of Way granted to State of Missouri, for the use of the State Highway Commission of Missouri as more fully set forth in the instrument recorded 01/06/1956 as Document No. 1956027611 in Book 195 at Page 74. DOES NOT AFFECT SUBJECT PROPERTY.

9. Water Line Easement granted to Public Water Supply District No. 5 of Platte County, Missouri as more fully set forth in the instrument recorded 12/06/1965 as Document No. 1965010072 in Book 283 at Page 24. (Includes Other Property) (S2 of NW 7-51-34 and other property) AFFECT SUBJECT PROPERTY AS SHOWN.

TO: STEWART TITLE GUARANTY COMPANY INC.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" 2021 AND INCLUDE ITEMS 1,2,4,5,7,11 AND 13 TABLE "A" THEREOF AND MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS/ACCURACY STANDARDS FOR A CATEGORY I URBAN LAND SURVEY. THE FIELD WORK WAS COMPLETED ON OCTOBER 25, 2024.



BRYAN F. HILL, PLS 2008016658

DATE

JOB NO:24-367

SCALE

PREPARED FOR

20 10 0 100
SCALE IN FEET

SEC-TWN-RNG

Sam Stanek

07-51N-31W

DATE

October 28, 2024