



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

DEAN KATERNDAHL

Mayor

TINA WELCH
PHILIP WASSMER
Ward 1 Aldermen

DOUGLAS WYLIE
STEPHEN MELTON
Ward 3 Aldermen

BRIAN T. WHITLEY
BOB BENNETT
Ward 2 Aldermen

MICHAEL LEE
ABBY LACKAMP
Ward 4 Aldermen

SESSION SCHEDULE:

6:00 p.m.: Regular Meeting

The Parkville Board of Aldermen encourages citizen participation in city government. In compliance with the Missouri Sunshine Law, you are invited to participate in the meeting. The following rules have been established to facilitate the transaction of business during a meeting and ensure that everyone gets to speak. Please take a moment to review these rules before the meeting begins.

- Silence your mobile devices and set other noise-making devices to off or to “SILENT MODE” before the meeting begins.
- Always speak from the podium and use the microphone. This ensures that all comments are accurately and properly recorded on video and heard by those in the audience. Speakers are requested to state their full name, address and group affiliation, if any, before delivering any remarks.
- Speakers should limit their comments so as **not to exceed three minutes**. In the event of extensive public participation, the Mayor may further limit speaking times to assure as many people as possible have an opportunity to address the Board of Aldermen.
- If you have documentation or other materials to present to the Board of Aldermen for the official record, please provide them to the City Clerk.
- CITIZEN INPUT reserves time for citizen input on any City matter, other than those listed on the Action Agenda. A member of the public must submit to the City Clerk his/her name, address and the subject to be presented, along with any supporting materials, by noon the day of the Board meeting. Unless unusual circumstances dictate otherwise, the Board of Aldermen will not make a decision on any issue(s) presented by an individual or group during a meeting, but may refer an item to staff for action or additional analysis (Boy Scouts, Girl Scouts and other similar youth civic/service members will be recognized during Citizen Input and are therefore exempt from the notification requirement). Speakers will be limited to three (3) minutes, unless waived at the discretion of the Mayor.
- CONSENT AGENDA lists all matters that are considered to be routine by the Board of Aldermen and will be enacted under one motion without discussion. Any member of the Board of Aldermen may be allowed to request an item be pulled from the Consent Agenda for consideration under

the regular agenda if debate and a separate motion are desired. Any member of the Board of Aldermen may be allowed to question or comment on an item on the Consent Agenda without a separate motion under the regular agenda. Items not removed from the Consent Agenda will stand approved upon motion made by any alderman, followed by a second and a voice vote to “Approve the consent agenda and recommended motions for each item, as presented.”

- Voices carry, so please speak softly and keep discussion in the audience to a minimum so the Board of Aldermen can hear the discussions and make informed decisions.

Agendas can be accessed on the City website at <https://parkvillemo.gov/government/board-of-aldermen/> or by contacting the City Clerk at (816) 741-7676.

The City of Parkville does not discriminate on the basis of race, color, national origin, gender, religion, age, disability, genetic information, or other circumstance prohibited by federal, state, or local law, rule, or regulation, including Title II of the Americans with Disabilities Act.

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BOARD OF ALDERMEN
Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, July 1, 2025 6:00 PM
City Hall Board Room

Next numbers: Bill No. 3337 / Ord. No. 3265

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance
- C. Approval of Agenda

2. CITIZEN INPUT

- A. Proclaim July 2025 as National Parks and Recreation Month
- B. Leon Versfeld regarding limited parking in English Landing Park
- C. Southern Platte Fire Protection District Deputy Chief Nell regarding land

3. CONSENT AGENDA

- A. Approve the minutes for the June 17, 2025, regular meeting
- B. Approve the minutes for the June 17, 2025, work session

4. ACTION AGENDA

- A. Approve Resolution No. 25-015 to endorse a design concept for the Route 9 Corridor Complete Streets Improvements project - Route 9 from 4th Street to Park College Entrance Drive, and from S. Crooked Road and Route FF to the intersection with Route 9
- B. Approve the first and second reading Bill No. 3337, an ordinance amending Section R602.10.4 of the 2018 International Residential Code, as adopted by Ordinance No. 3027, to prohibit use of the Gypsum Board intermittent bracing method (Community Development)
- C. Approve the first reading of Bill No. 3338, an ordinance to approve a zoning map amendment for three parcels to City of Parkville "B-2-P" Planned General Business district to allow for Creekside Irish Golf - Case No. PZ2025-14; Parkville Development 38, LLC, applicant (Community Development)
- D. Approve the first reading of Bill No. 3339, an ordinance to approve a preliminary development plan for Creekside Irish Golf, a planned recreation-outdoor, limited use generally located between I-435 and the Old Town at Creekside development - Case No. PZ 2025-15; Parkville Development 38, LLC, applicant (Community Development)
- E. Approve Resolution No. 25-016 to award the bid for the 2025 Concrete Curb and Sidewalk Repair Project to Inco USA, LLC and to authorize the mayor to execute an agreement for

the same (Public Works)

- F. Approve Resolution No. 25-017 to approve Change Order No. 7 to the construction contract with E.L. Crawford Construction, Inc. for the Farmers Market Project and to authorize the city administrator to execute said change order on behalf of the City (Parks)

5. STAFF UPDATES ON ACTIVITIES

- A. Administration
 - 1. Accounts Payable
 - 2. City Hall Closed July 4 - Independence Day
- B. Police Department
- C. Community Development
 - 1. Development Updates
- D. Public Works
 - 1. Summer Yard Waste Drop Off - July 7-11
- E. Parks & Recreation

6. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

7. UPCOMING MEETINGS

- A.
 - Tuesday, July 15, 2025, at 6:00 p.m.
 - Tuesday, August 5, 2025, at 6:00 p.m.
 - Tuesday, August 19, 2025, at 6:00 p.m.
 - Tuesday, September 2, 2025, at 6:00 p.m.

8. EXECUTIVE SESSION

- A. The Board of Aldermen may enter into closed session pursuant to:
 - RSMo. 610.021(1) for legal actions, litigation and attorney-client communication
 - RSMo. 610.021(2) for real estate matters
 - RSMo. 610.021(3) and/or (13) for personnel matters
 - RSMo. 610.021(12) for sealed bids and contract negotiations

9. ADJOURN

General Agenda Notes:

The agenda closed at noon on June 27, 2025. With the exception of emergencies or other urgent matters, any item requested after the agenda was closed will be placed on the next Board meeting agenda. The deadline to submit your name for Citizen Input is noon on July 1, 2025.



PROCLAMATION

NATIONAL PARKS AND RECREATION MONTH IN PARKVILLE

“Build Together, Play Together”

WHEREAS, parks and recreation is an integral part of communities throughout this country; and

WHEREAS, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimers; and

WHEREAS, parks and recreation encourages physical activities by providing space for popular sports, hiking trails and many other activities designed to promote active lifestyles; and

WHEREAS, park and recreation programming and education activities, such as out of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increase a community’s economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation is fundamental to the environmental well-being of our community; and

WHEREAS, parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS Parkville recognizes the benefits derived from parks and recreation resources.

NOW, THEREFORE, I, Dean Katerndahl, Mayor of the City of Parkville, Missouri do hereby designate the month of July 2025 is recognized as Park and Recreation Month in the City of Parkville.

Signed and dated this 1st day of July 2025.

Mayor Dean Katerndahl

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:28 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on June 17, 2025, and was called to order by Mayor Dean Katerndahl. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Tina Welch
Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Michael Lee
Ward 4 Alderman Abby LacKamp

Absent:

Ward 2 Alderman Bob Bennett - *with prior notice*
Ward 3 Alderman Douglas Wylie - *with prior notice*

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator/Finance Director
Jeffery Rhodes, Assistant City Administrator
Jon Jordan, Police Captain
Nick Lightner, Assistant Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
John Mautino, City Attorney

Mayor Katerndahl led the Board in the Pledge of Allegiance to the Flag of the United States of America.

Mayor Katerndahl announced that the three action items related to The Hills at the National would be postponed to the meeting on August 5 at the request of the applicant and developer.

2. CITIZEN INPUT

A. John Mauro regarding year-round fireworks sales

John Mauro provided comments regarding year-round fireworks sales; presentation attached as Exhibit A.

B. Recognize Parkville Nature Sanctuary volunteers for the boardwalk project

Mayor Katerndahl recognized the volunteers that worked on the boardwalk at the Parkville Nature Sanctuary.

3. CONSENT AGENDA

- A. Approve the minutes for the June 3, 2025, regular meeting
- B. Approve the minutes for the June 3, 2025, work session
- C. Receive and file the crime statistics for January through April 2025

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WELCH TO **APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTIONS, AS PRESENTED.**

RESULT: MOTION PASSED 6-0.

4. PUBLIC HEARINGS

5. ACTION AGENDA

- A. Approve the first and second readings of Bill No. 3335, an ordinance to extend the limits of the City of Parkville by voluntary annexation to include described real estate in unincorporated Platte County, Mo. generally located between NW Crooked Road and N. National Drive - Platte County parcel nos. 20-5.0-21-100-001-038.000 (16.47 acres, more or less), 20-5.0-22-200-000-008.000 (6.06 acres, more or less), 20-5.0-21-400-001-001.000 (9.28 acres, more or less), 20-5.0-22-300-002-004.000 (4.48 acres, more or less), and 20-5.0-21-400-001-002.000 (0.71 acres, more or less) - The Hills at The National LLC, applicant

Postponed to August 5.

- B. Approve the first and second reading of Bill No. 3329, an ordinance to rezone five parcels on 39.4 acres, more or less, for The Hills at The National to City of Parkville "R-2-P" Planned Single-Family Residential - Case No. PZ 2023-17B; The Hills at The National, LLC, applicant

Postponed to August 5.

- C. Approve the first and second reading of Bill No. 3336, an ordinance to approve the final plat of The Hills at The National 1st Plat, a subdivision in Parkville, Platte County, Missouri - Case No. PZ 2025-12; The Hills at The National, LLC, applicant

Postponed to August 5.

- D. Approve Resolution No. 25-012 to approve an agreement with McAnany Construction Inc. for the 2025 Mill and Overlay Program and to authorize the Mayor to execute said agreement on behalf of the City

City Administrator Alexa Barton stated that the policy report provided the outline of the

contract and the roads that would be addressed for the mill and overlay project, using the Ultrathin Bonded Asphalt Surface technology.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WELCH TO APPROVE RESOLUTION NO. 25-012 APPROVING AN AGREEMENT WITH MCANANY CONSTRUCTION INC. FOR THE 2025 MILL AND OVERLAY PROGRAM IN THE ESTIMATED AMOUNT OF \$288,275 AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY.

RESULT: MOTION PASSED 6-0.

E. **Approve Resolution No. 25-014 to award the bid for the Platte Landing Park Vehicular Bridge Modifications and New Pedestrian Bridge Project to Linaweaver Construction Inc. and to authorize the mayor to execute an agreement for the same**

Parks and Recreation Director Brittanie Propes said the single-lane bridge on Main Street over Rush Creek that led into Platte Landing Park would be converted into a two-lane vehicular bridge. The pedestrian lane would be removed and a new stand-along pedestrian bridge would be constructed to connect the trail system and separate pedestrians from vehicles. The project was anticipated to take three to four months to complete, with the vehicular bridge being converted first. She noted the City received a \$40,000 Platte County Outreach Grant and three bids were received for the project, with Linaweaver being the low bidder.

Discussion focused on the project being a priority of the Community Land and Recreation Board.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WELCH TO APPROVE RESOLUTION NO. 25-014 AWARDED THE BID FOR THE PLATTE LANDING PARK VEHICULAR BRIDGE MODIFICATIONS AND NEW PEDESTRIAN BRIDGE PROJECT TO LINAWEAVER CONSTRUCTION INC. IN THE AMOUNT OF \$335,439 AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME.

RESULT: MOTION PASSED 6-0.

6. STAFF UPDATES ON ACTIVITIES

A. **Administration**

1. **Accounts Payable**

Per RSMo. 79.300, the accounts payable report outlining payments processing for payroll, contractual, commodities, equipment and all obligations of the City was included in the agenda packet.

2. **City Hall Closed June 19-20 - Juneteenth**

City Administrator Alexa Barton stated that City Offices would be closed June 19-20.

B. **Police Department**

Police Captain Jon Jordan provided an overview of police staff that had been hired since January. He added that the Mobile Data Terminal project was moving along.

C. **Community Development**

1. **Development Updates**

Community Development Director Stephen Lachky said that the developer and application for The Hills at the National requested that the items be postponed to the August 5 meeting because they planned to address resident concerns. They were continuing to work with the Parkville Special Road District to address comments they had received.

Lachky added that the Board would be considering a development application at the July 1 meeting for Creekside Irish Golf, which was proposed on a vacant property west of Brush Creek.

D. **Public Works**

Public Works Assistant Director Nick Lightner said that bids were being accepted for the curb and sidewalk project and staff hoped to kick off it off by summer and complete it by the end of October. He added that the sidewalk gap study would be completed soon and Spire was still working in he Riss Lake subdivision.

E. **Parks & Recreation**

Parks and Recreation Director Brittanie Propes said the stone for the farmers market shelter/structure had arrived and if the project stayed on track, the east side was anticipated to be completed by July 17 before the farmers market on July 19. She added that staff planned to have a ribbon-cutting event once the full project was completed, and she would know more about completing the west side of the project and street closures after the east side was done.

Propes said that Park Superintendent Tom Barnard's last day was July 13, and she was looking to hire his replacement. She was also looking at hiring a couple more seasonal staff for the summer.

She provided a summary of the Parks and Recreation Month events and said the department had a new partnership with the School of Rock for monthly concerts at the McKeon Stage in English Landing Park on the third Friday of every month. The department was partnering with a soccer organization associated with the FIFA World Cup who would host a one-week soccer camp the week of July 28. She added that Mothers on the Move at Creekside would be walking the Brush Creek Trail.

7. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

Alderman Whitley asked about the status of parking in English Landing Park, which was discussed on June 3. It was noted that it would be discussed at the Community Land and Recreation Board's July meeting.

Alderman Lee asked about the status of the streetlights in Thousand Oaks and City Attorney John Mautino said news would be coming soon. He also noted the Friends of the Parkville Animal Shelter would hold an open house on June 21.

8. UPCOMING MEETINGS

9. EXECUTIVE SESSION

10. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 8:19 p.m.

The minutes for June 17, 2025, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the first day of July 2025.

Submitted by:

City Clerk Melissa McChesney

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 5:06 p.m. on June 17, 2025, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Tina Welch, Philip Wassmer, Brian T. Whitley, Stephen Melton, Michael Lee, and Abby LacKamp.

The following staff was also present:

Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator/Finance Director
Jeffery Rhodes, Assistant City Administrator
Jon Jordan, Police Captain
Nick Lightner, Public Works Assistant Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
John Mautino, City Attorney

A. Provide an update on the Route 9 Corridor Complete Streets Improvements project

Chris Cline, Confluence, provided an overview of the comments received from the survey and two options for the design; presentation attached as Exhibit A.

Discussion focused on traffic counts, involvement of the Southern Platte Fire Protection District in discussions, recommendations for traffic during construction, possible impacts on businesses during construction, traffic congestion, and shutting down First Street.

B. Parks & Recreation Master Plan Update

The following Community Land and Recreation Board members joined the meeting: Steven Sturgess, Dana Laiben, Robert Unger, Evan Maxon (*via videoconference*), and Amanda Blackwood (*via videoconference*).

Jay Wohlschlaeger, SWT Design, provided an overview of the final recommendations and action plan for the Plan.

Discussion focused on connectivity from the park land in western Parkville to Thousand Oaks, a park maintenance plan, and adding historical markers at Watkins and Adams parks.

2. ADJOURN

The work session ended at 7:19 p.m.

The work session minutes for June 17, 2025, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the first day of July 2025.

Submitted by:

City Clerk Melissa McChesney

CITY OF PARKVILLE

Policy Report

Date: June 24, 2025

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Alexa Barton, City Administrator
Daniel Harper, Public Works Director

ISSUE:

Approve Resolution No. 25-015 to endorse a design concept for the Route 9 Corridor Complete Streets Improvements project - Route 9 from 4th Street to Park College Entrance Drive, and from S. Crooked Road and Route FF to the intersection with Route 9

BACKGROUND:

On January 5, 2016, the Board of Aldermen adopted the *Route 9 Corridor Study*. The study contains preliminary engineering designs for multimodal improvements at twelve project segments along Route 9 from Route 45 to Mattox Road in Riverside, Mo. To-date, the City has successfully completed Complete Streets improvements from MO 45 Highway to Lakeview Drive (Phases 1 and 2) and from 6th Street to 4th Street (Phase 3).

On July 19, 2022, the Board of Aldermen approved Resolution No. 22-011 endorsing an application to the Mid-America Regional Council (MARC) for federal funding via the MARC 2022 Call for Projects to help fund transportation improvements along Route 9 from 4th Street, to Park College Entrance Dr.; and from S. Crooked Road and Route FF to the intersection with MO 9 Highway. On February 28, 2023, the City received its official award of \$3,200,000 in Surface Transportation Block Grant federal funding; on January 11, 2023, the City received a separate award of \$1,787,950 in state funding from the Missouri Department of Transportation's (MoDOT) Governor's Transportation Cost Share Program; and on September 17, 2024, the Board of Aldermen approved a cooperative agreement with Platte County, Missouri (2024-CO-156) allowing the City to receive \$500,000 in funding for engineering & design services for the project.

Since the project officially commenced in June 2024, the City has held three public open house meetings — the first on December 9, 2024; the second on March 10, 2025; and the third on June 9, 2025. Through the first open house meeting and with input via online engagement, the consultant team has established the following project goals:

1. Provide an enhanced pedestrian-friendly environment;
2. Support downtown economic development and community events;
3. Improve traffic flow to/through downtown Parkville.

Using this feedback from members of the public and the Steering Committee, George Butler Associates (GBA) and Confluence developed six conceptual design options (A, A1, A2, B, B1, B2), which were formally presented to the public at the second open house meeting, as well as at the March 10, 2025, public open house meeting. Since that time, the consultant evaluated the

feedback provided and narrowed down the six design concepts to two design concepts (A, B). These options were presented to the project's steering committee on June 4, 2025; to the public at the third open house meeting on June 9, 2025; and to the Parkville Old Towne Market Community Improvement District on June 11, 2025, for feedback.

The consultant team presented the two design concept options to the Board of Aldermen at a work session held on June 17, 2025. The consultant team will be providing a short presentation to the Board of Aldermen and then will look for the Board of Aldermen to approve a resolution endorsing a preferred concept for GBA to prepare preliminary engineering and design plans for MoDOT approval.

STRATEGIC GOAL(S):

Infrastructure and Public Facilities

BUDGET IMPACT:

On June 18, 2024, the Board of Aldermen entered into a professional services agreement with George Butler Associates, Inc. for engineering services associated with the project in the amount of \$416,828.46 to complete conceptual survey, conceptual public involvement/aesthetics, and produce conceptual roadway engineering & design concepts with the assistance from our project sub-consultant Confluence.

ALTERNATIVES:

1. Receive information and approve a resolution to endorse a design concept for GBA to prepare preliminary engineering and design plans.
2. Provide comments, feedback, and direction for staff and the consultant team to revise a design concept for further discussion.
3. Postpone the discussion.

FINANCE COMMITTEE RECOMMENDATION:

This item was not brought before the Finance Committee, as the professional services agreement has already been approved. Rather, City staff and the consultant team from GBA are seeking direction from the Board of Aldermen for which design concept to prepare preliminary engineering and design plans for MoDOT approval.

STAFF RECOMMENDATION:

Staff recommends that the Board of Aldermen receive the presentation from Confluence and endorse a design concept for the consultant team with GBA to prepare preliminary engineering and design plans for MoDOT approval.

POLICY:

On June 18, 2024, the Board of Aldermen entered into a professional services agreement with GBA for the consulting engineering services associated with the Route 9 Complete Streets Improvements project — Route 9 from 4th Street, to Park College Entrance Dr.; and from S. Crooked Road and Route FF to the intersection with Route 9. The scope of services within the agreement includes survey work, community engagement, visual/graphic theme + interactive website, conceptual design, and additional expenses.

SUGGESTED MOTION:

I move to approve Resolution No. 25-015 endorsing Design Concept ___ as the preferred concept for the Route 9 Corridor Complete Streets Improvements project — Route 9 from 4th Street to Park College Entrance Drive; and from S. Crooked Road and Route FF to the intersection with Route 9.

ATTACHMENTS:

1. Resolution No. 25-015
2. Presentation
3. Follow-Up Questions & Information



**CITY OF PARKVILLE, MO.
RESOLUTION NO. 25-015**

**A RESOLUTION ENDORSING DESIGN CONCEPT __ AS THE PREFERRED CONCEPT FOR
THE ROUTE 9 CORRIDOR COMPLETE STREETS IMPROVEMENTS PROJECT.**

WHEREAS, the City of Parkville deems it a high priority to improve quality of life for all citizens through its street and transportation system; and

WHEREAS, the *Route 9 Corridor Study*, adopted by the Board of Aldermen on January 5, 2016, identifies important transportation concerns of area residents, specifically the need for Complete Street improvements along Hwy 9 to improve safety, mobility, stormwater management and multimodal accessibility; and

WHEREAS, the *Route 9 Corridor Study* builds off several previous planning studies and public engagement efforts including the *Parkville 2040 Master Plan*, *Livable Communities Study*, and *Vision Downtown Parkville*; and

WHEREAS, the Board of Aldermen directed staff to pursue state and federal grant applications for implementing transportation improvements outlined in the *Route 9 Corridor Study* whenever opportunities become available in the future; and

WHEREAS, on February 28, 2023 the City received its official award of \$3,200,000 in STBG federal funding; on January 11, 2023 the City received a separate award of \$1,787,950 in state funding from MoDOT's Governor's Transportation Cost Share Program; and on September 17, 2024, the Board of Aldermen approved a Cooperative Agreement with Platte County, Missouri (2024-CO-156) allowing the City to receive \$500,000 in funding for engineering & design services for the *Route 9 Corridor Complete Streets Improvements* project (the "Project"); and

WHEREAS, on May 16, 2023, the Board of Aldermen adopted Ordinance No. 3189 approving the MoDOT Surface Transportation Block Grant Program agreement and Governor's Transportation Cost Share agreement to utilize federal funding for the Project from 4th Street to Park College Entrance Drive and from S. Crooked Road and Route FF to Route 9 intersection; and

WHEREAS, on June 18, 2024, the Board of Aldermen entered into a professional services agreement with George Butler Associates (GBA) for consulting engineering services associated with the Project, and work under said agreement began immediately; and

WHEREAS, on August 20, 2024, the Board of Aldermen adopted Ordinance No. 3228 approving supplemental agreements amending the project schedule of the previously approved MoDOT Surface Transportation Block Grant program and Governor's Transportation Cost Share agreements for utilizing federal funding for the Project; and

WHEREAS, GBA has gathered public input via public surveys, online engagement through their project webpage (<https://engage.thinkconfluence.com/parkville-route-9>), Stakeholder Committee meetings, Main Street Parkville Association (MSPA) meetings, Parkville Old Towne Market Community Improvement District (POTMCID) meetings, and three public open house meetings — the first held on December 9, 2025; the second held on March 10, 2025; and the third held on June 9, 2025 — on various design concepts for improving the transportation system within the area of the Project; and

WHEREAS, GBA, through public input received, revised their original design concepts and narrowed them down to two preferred concepts for the Board of Aldermen to consider and determine which one to proceed with for preliminary engineering & design; and

WHEREAS, the Project tasks for preliminary plan submittal; right-of-way plan submittal; and plans, specifications & estimates submittal and approval are scheduled to commence in the summer of 2025 and into the next year; and

WHEREAS, the amended Project schedule anticipates milestone deadlines for advertisement for bids for November 15, 2026; bid opening for December 1, 2026; and construction contract award for January 15, 2027; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Aldermen of the City of Parkville, Missouri hereby endorses Design Concept __ as their preferred concept for the *Route 9 Corridor Complete Streets Improvements* Project for improvements to Route 9 from 4th Street, to Park College Entrance Dr.; and from S. Crooked Road and Route FF to the intersection with MO 9 Highway, and preparation of preliminary engineering & design plans for MoDOT approval based on this design concept.

BE IT FURTHER RESOLVED that the Board of Aldermen supports and encourages the following during the implementation of the Project:

- A. Commitment to maintaining open, transparent, and responsive communication with downtown property owners and merchants throughout all phases of the project. Ongoing discussions will be held to gather input and collaboratively inform design decisions related to traffic routes and detours, short-term accessibility impacts, temporary parking solutions, business signage, and marketing strategies. Our goal is to proactively identify and address concerns, minimize disruptions, and ensure that the voices of local businesses are not only heard, but actively integrated into the project planning and implementation.
- B. Remain flexible to adapt communications and support strategies as needed, to ensure a smooth experience for all affected stakeholders, and communicate and coordinate construction phases with representatives from the POTMID, Main Street Parkville Association (MSPA), Southern Platte Fire Protection District (SPFPD), and Park University.

THIS RESOLUTION is hereby passed and approved by the Board of Aldermen of the City of Parkville, this 1st day of July 2025.

ATTESTED:

Mayor Dean Katerndahl

City Clerk Melissa McChesney



REDEFINE ROUTE 9: *Enhancing Pathways Through Parkville*

Board of Aldermen Meeting

June 17, 2025

AGENDA

Project Overview

Public Input Review

Updated Concepts A + B

Traffic Analysis

Truck Turning Analysis

Pros + Cons Comparison

Next Steps



REDEFINE ROUTE 9: Enhancing Pathways Through Parkville



GBA CONFLUENCE

PROJECT GOALS



Provide an Enhanced Pedestrian-Friendly Environment

Explore placemaking opportunities to create new spaces available for pedestrian use including streetscape amenities, crosswalks, trail connections, and traffic-calming measures



Support Downtown Economic Development + Community Events

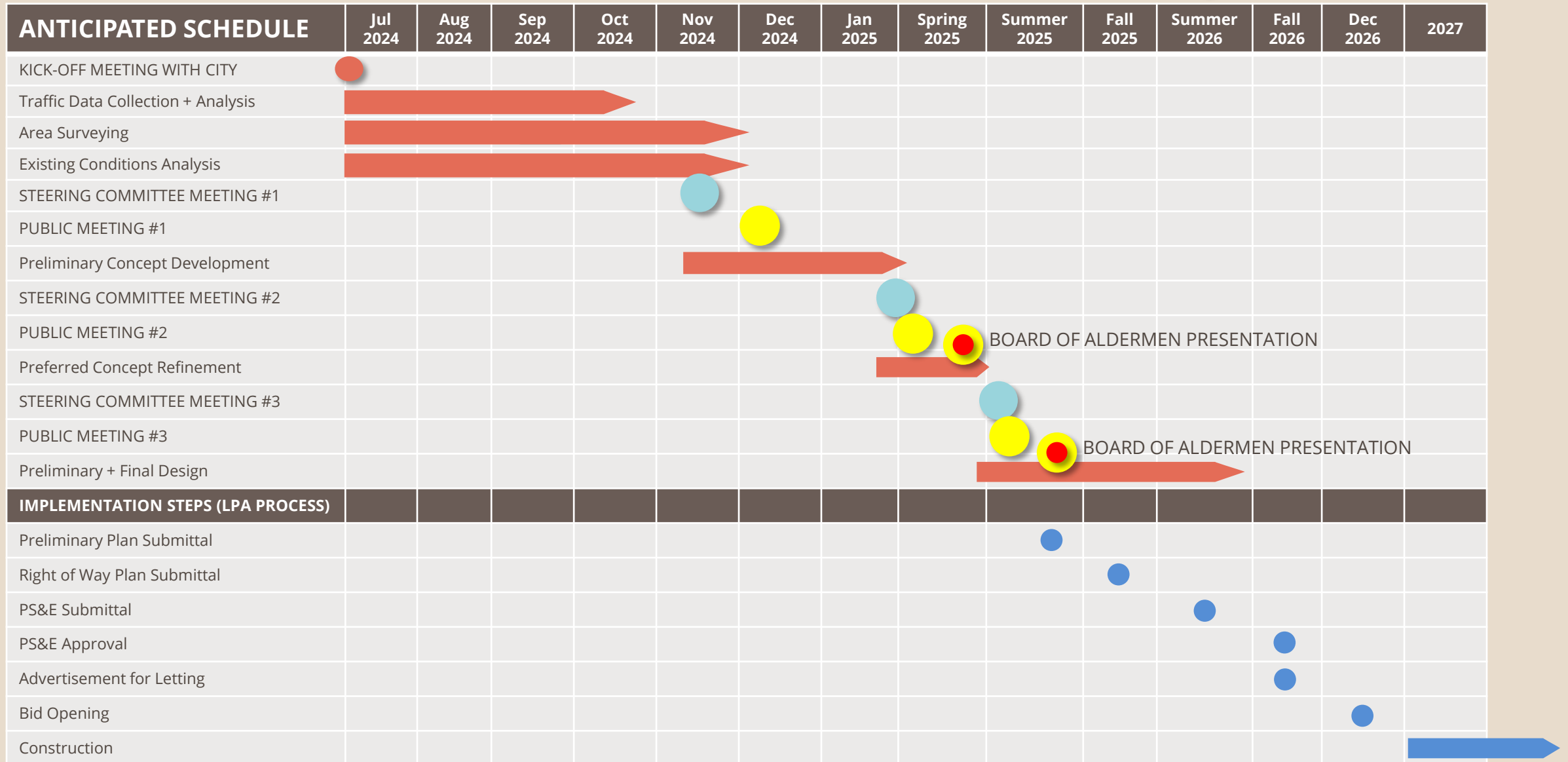
Create solutions that bolster area economic development opportunities while accommodating large event crowds and related vehicular/pedestrian circulation



Improve Traffic Flow To/Through Downtown Parkville

Fix the existing triangle entry to Downtown, improve east-west + truck route traffic flow through the area, and maintain 2 existing railroad crossings connecting to the riverfront





9

REDEFINE ROUTE 9

Enhancing Pathways Through Parkville

Community Engagement

Dec.
9th

PUBLIC MEETING #1

Project Overview
Issues Identification
Initial Image Voting

March
10th

PUBLIC MEETING #2

Concept Design Alternatives
Streetscape Concepts
Additional Image Voting

WE ARE HERE

June
9th

PUBLIC MEETING #3

Recommended Plan
Preferred Amenities

Preliminary Plan

Review of site, survey of roadway and right-of-way and public engagement, both in-person and online.



Estimated completion: Summer 2025

Final Plan

Complete coordination and check of plan elements; coordination and review of specifications used to control work and estimate of bid items, quantities, and unit prices.



Anticipated submittal: Summer 2026

Anticipated approval: Fall 2026

Construction

Construction of improvements, including the roadway and sidewalks.



Anticipated to begin: 2027



ROW Plan

Develop right-of-way plans to define areas necessary to construct and maintain the main roadway and necessary outer roadways, entrances, and crossroads.

Anticipated submittal: Fall 2025



Bidding

Construction projects are secured through a construction bidding process, where a project owner seeks to build and contractors offer their services to fulfill the job.

Anticipated advertisement for letting: Fall 2026

9

REDEFINE
ROUTE 9

Enhancing Pathways Through Parkville

REDEFINE ROUTE 9: Enhancing Pathways Through Parkville



GBA CONFLUENCE

Page 22 of 176

PUBLIC MEETING #3 + ENGAGEMENT WEBSITE PUBLIC INPUT

COMMENT CARD INPUT

Public Meeting #2

12

Comment cards

3

Favored options B

1

Favored option A

3

Mentioned
Power Plant

ENGAGEMENT WEBSITE PUBLIC INPUT

11,091
website views

5,429
website visits

3,773
website visitors

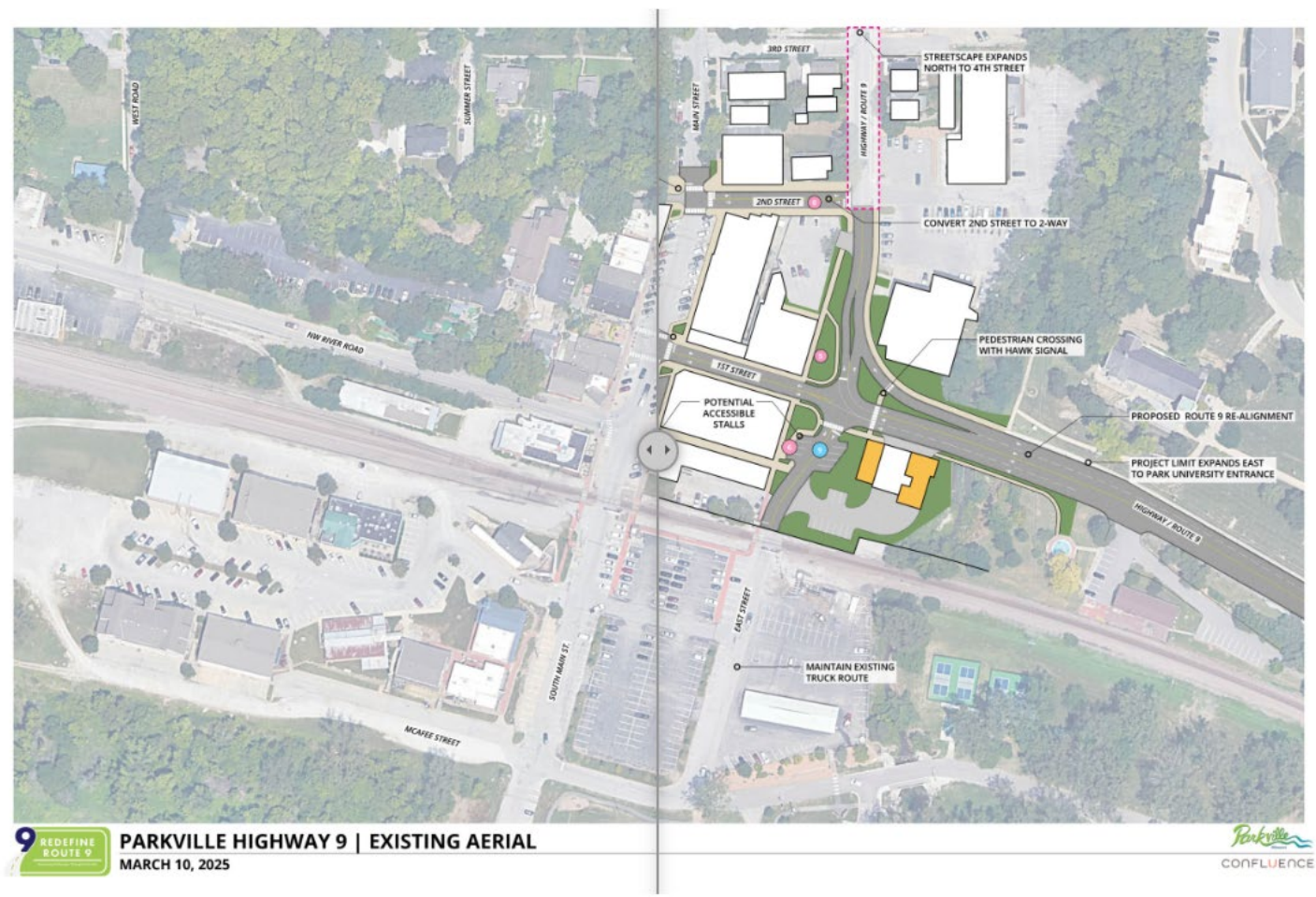
120
contributions

115
contributors

77
site followers

ENGAGEMENT WEBSITE PUBLIC INPUT

Concept A



Parkville Route 9 Concept Survey

Concept Feedback

Please rank the concepts from most preferred (top ranking) to least preferred (lowest ranking)



Concept A
Concept A Redevelopment Plan



Concept A1
Concept A1 Redevelopment Plan



Concept A2



Concept B
Concept B Redevelopment Plan



Concept B1
Concept B1 Redevelopment Plan

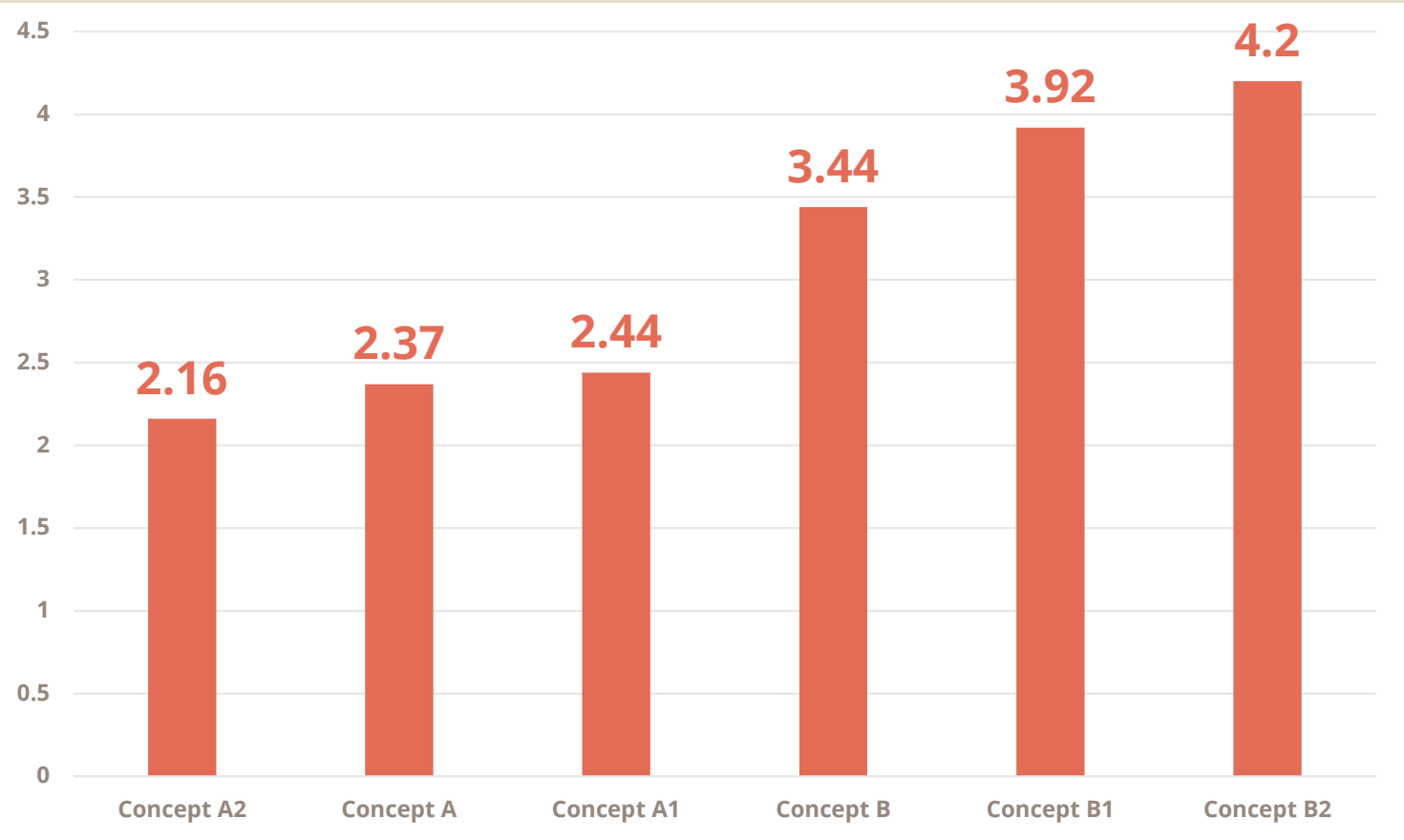


Concept B2
Concept B2 Redevelopment Plan

ENGAGEMENT WEBSITE PUBLIC INPUT

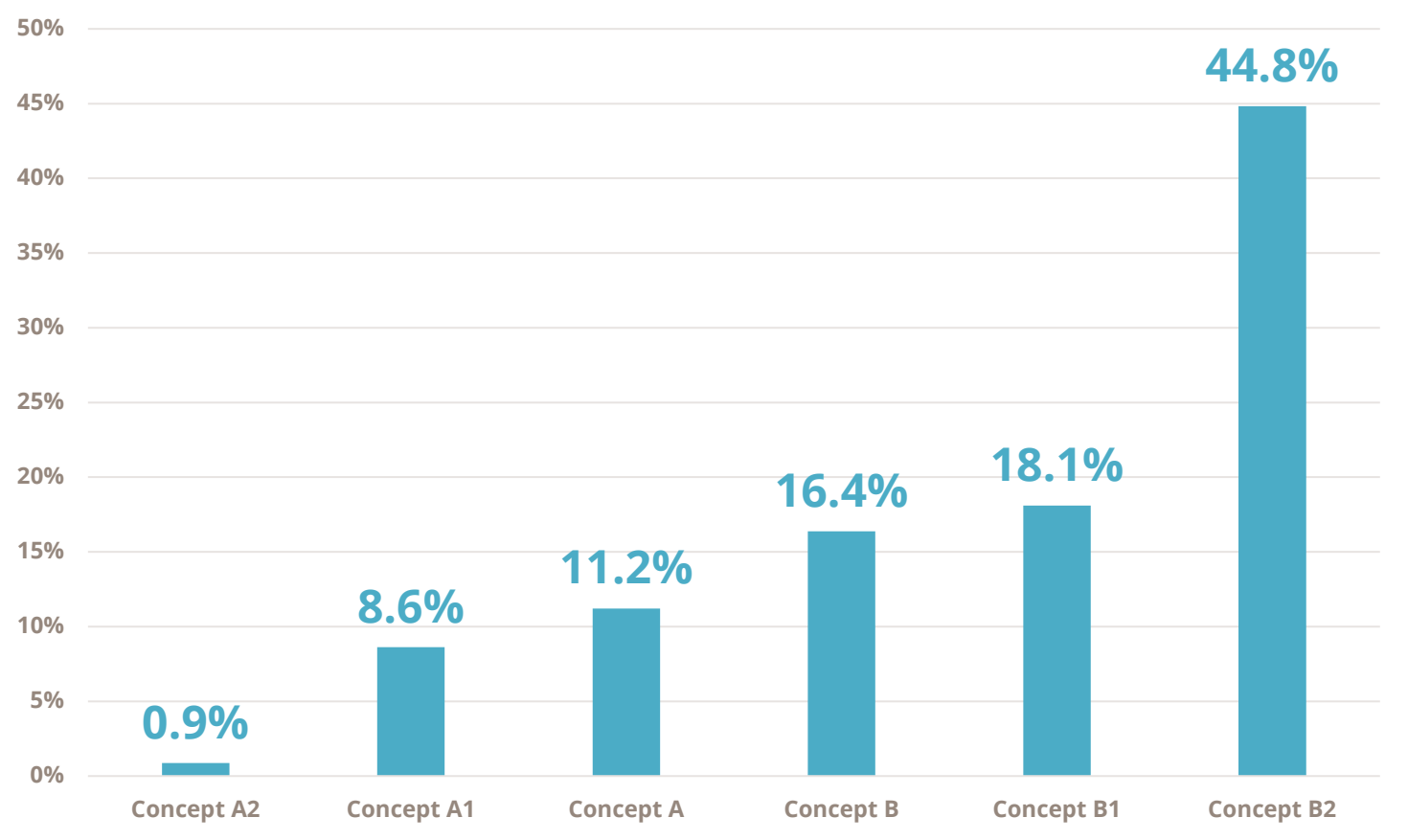
Please rank the concepts from most preferred (top ranking) to least preferred (lowest ranking).

Following this question, participants were asked to select their top ranked concept and answer a series of free response questions. The follow slides present themes from these responses.

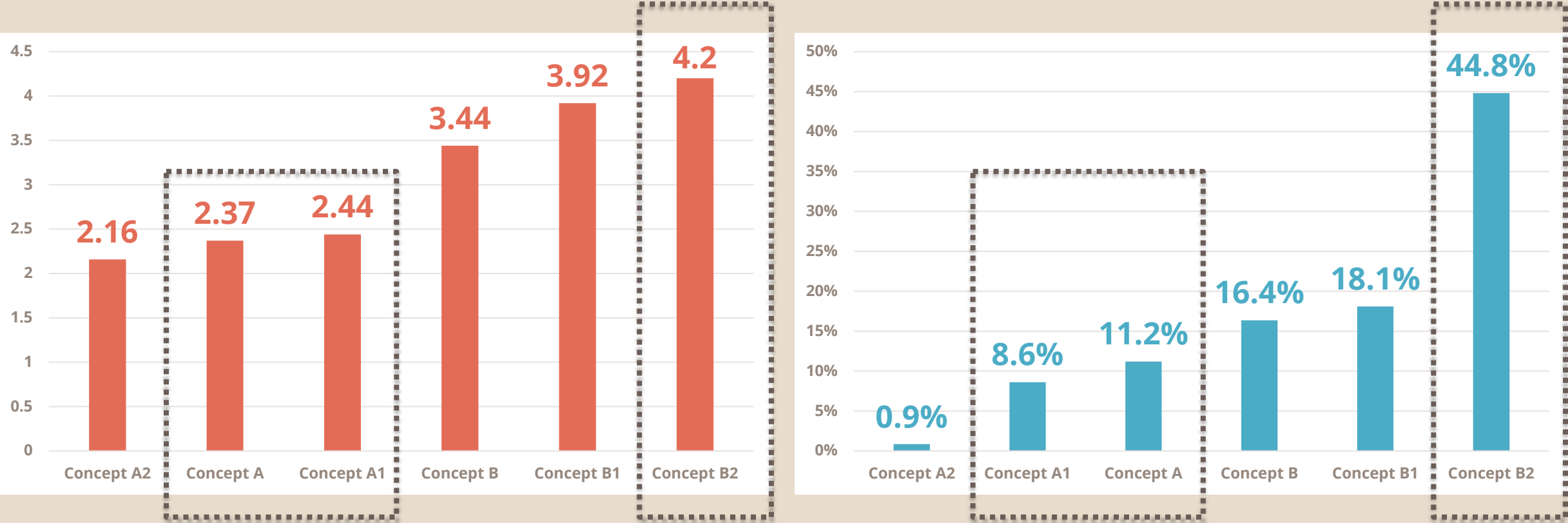


ENGAGEMENT WEBSITE PUBLIC INPUT

Select your top ranked concept:



ENGAGEMENT WEBSITE PUBLIC INPUT



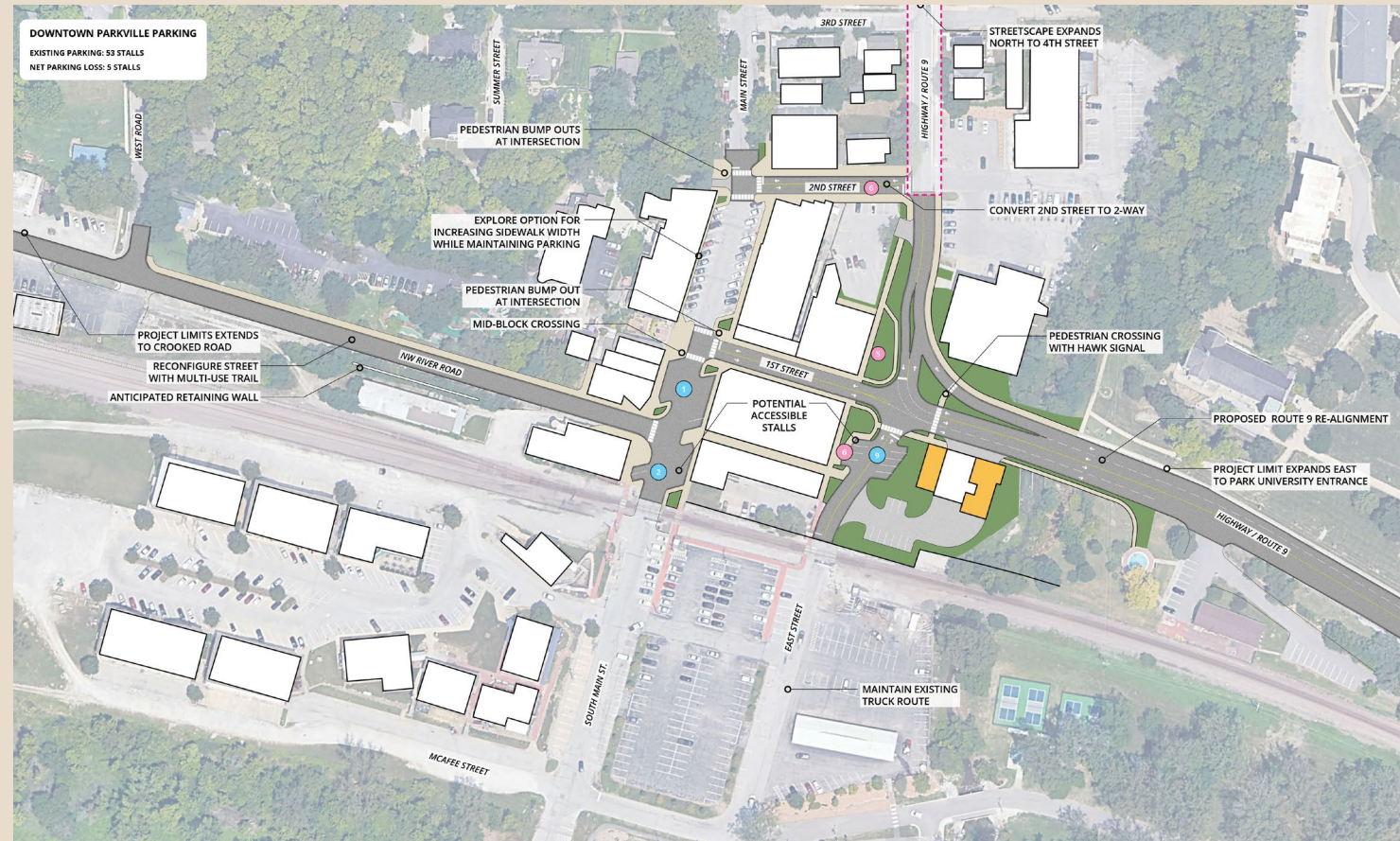
CONCEPT A

What participants liked:

- Least impactful concept
- Preserved existing structures and character
 - Power Plant Building impact
- Addresses some pedestrian safety concerns

What participants would change or have concerns about:

- Too vehicle-oriented
- Add accessible parking stalls
- Concerns about cut-through traffic



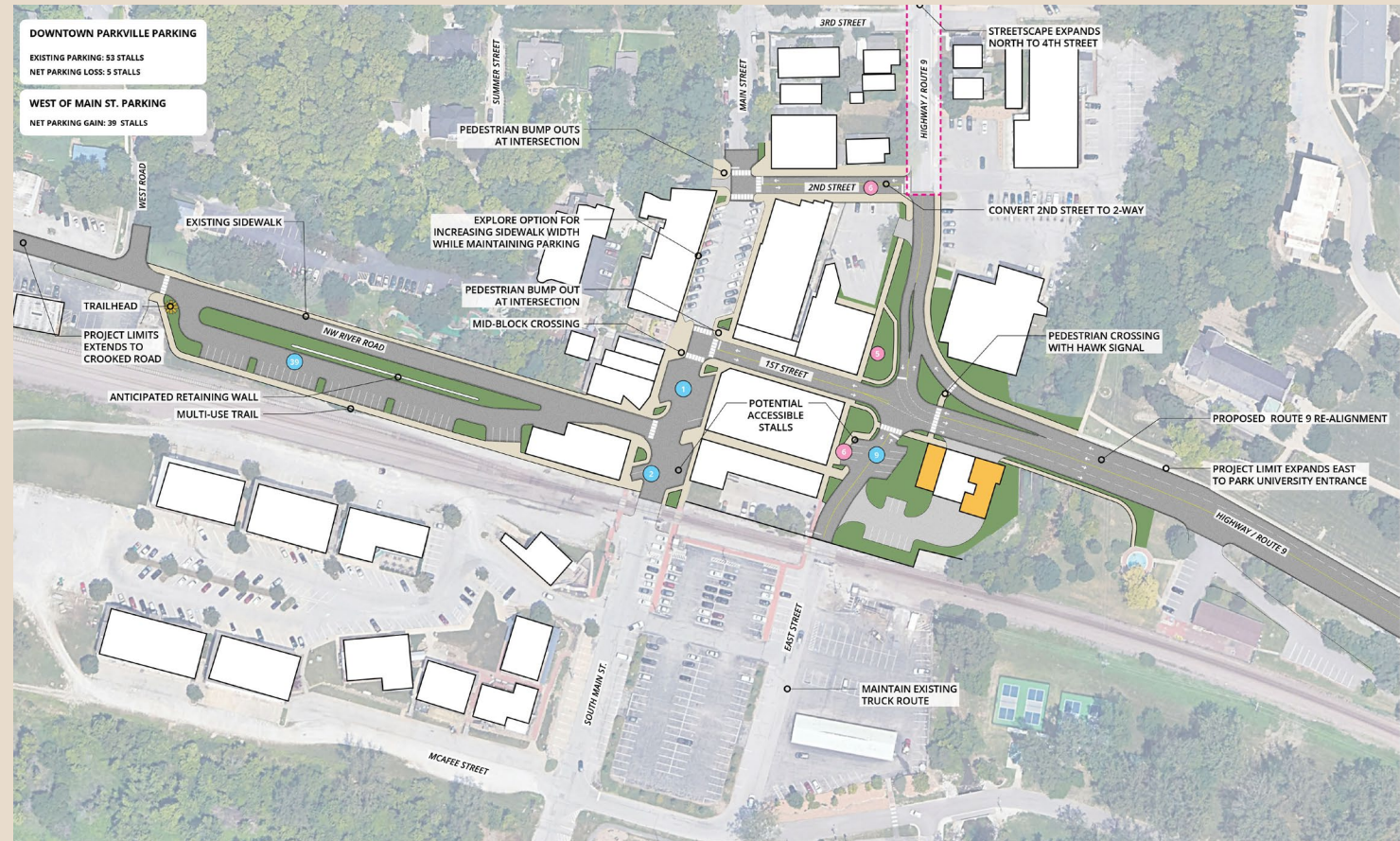
CONCEPT A1

What participants liked:

- Preserves structures and character
 - Power Plant Building
- Added trailhead, pedestrian extensions, and parking

What participants would change or have concerns about:

- Prioritize tree canopy, trails, and greenscaping
- Turning onto Main Street from E 1st Street
- Impacts to traffic flow with curb bumpouts



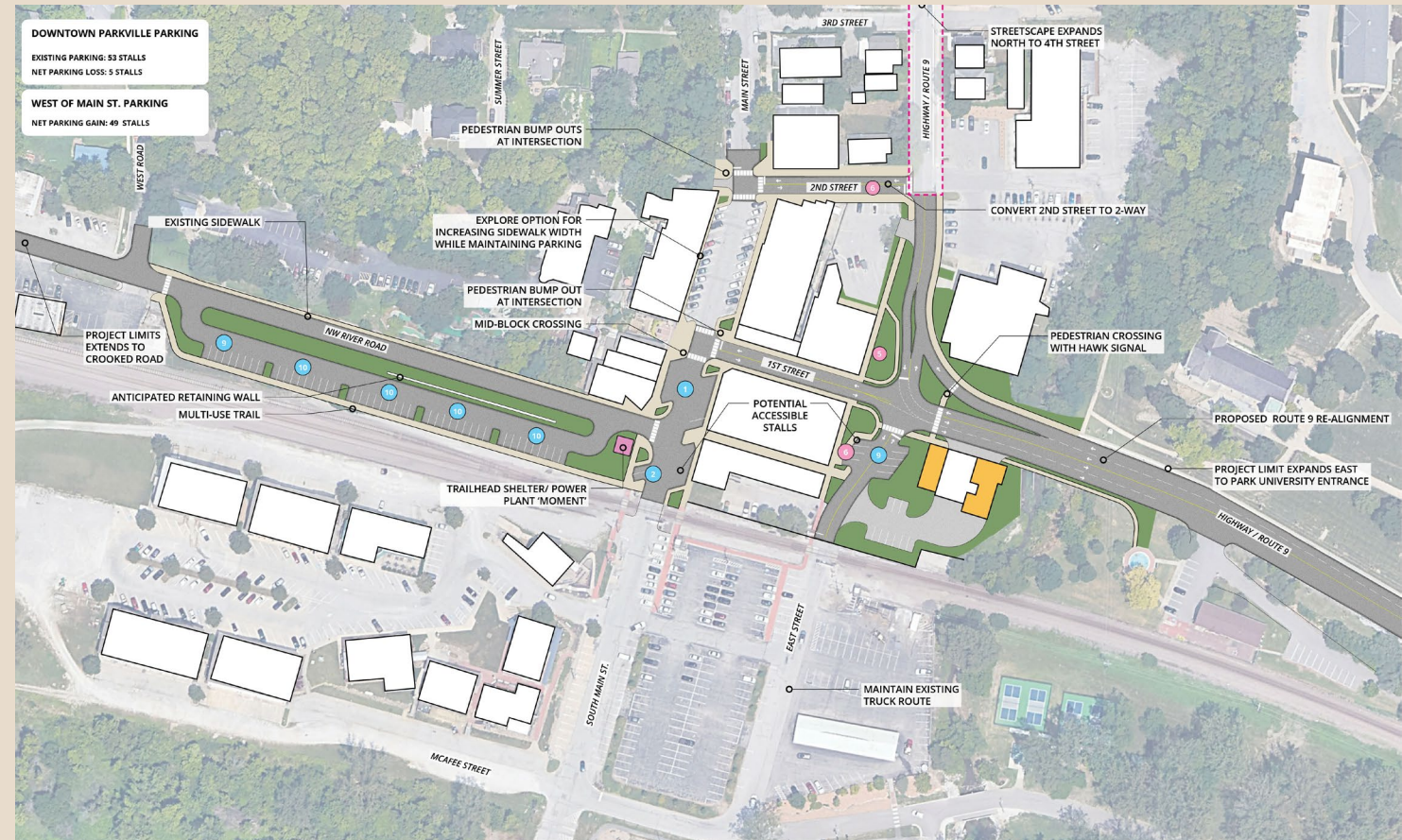
CONCEPT A2

What participants liked:

- Monument for the Power Plant Building site
- Would not require rerouting of NW River Road

What participants would change or have concerns about:

- Concerns about cut-through traffic



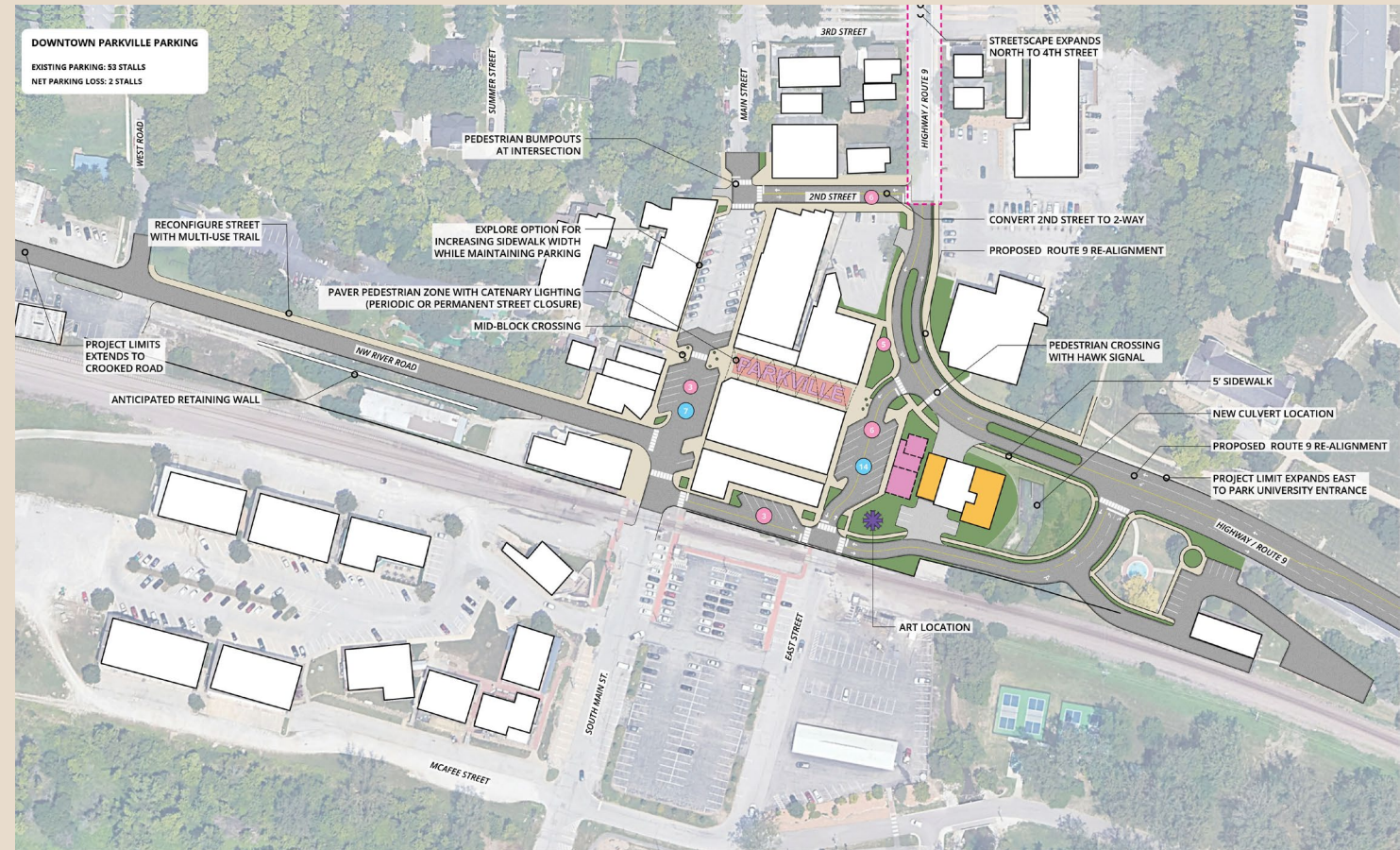
CONCEPT B

What participants liked:

- Closing E 1st Street as a pedestrian promenade
- Least amount of building impact with efficient traffic solutions
- Removes the triangle intersection

What participants would change or have concerns about:

- Safety concerns need to be addressed with railroad adjacency
- Widen sidewalks if possible



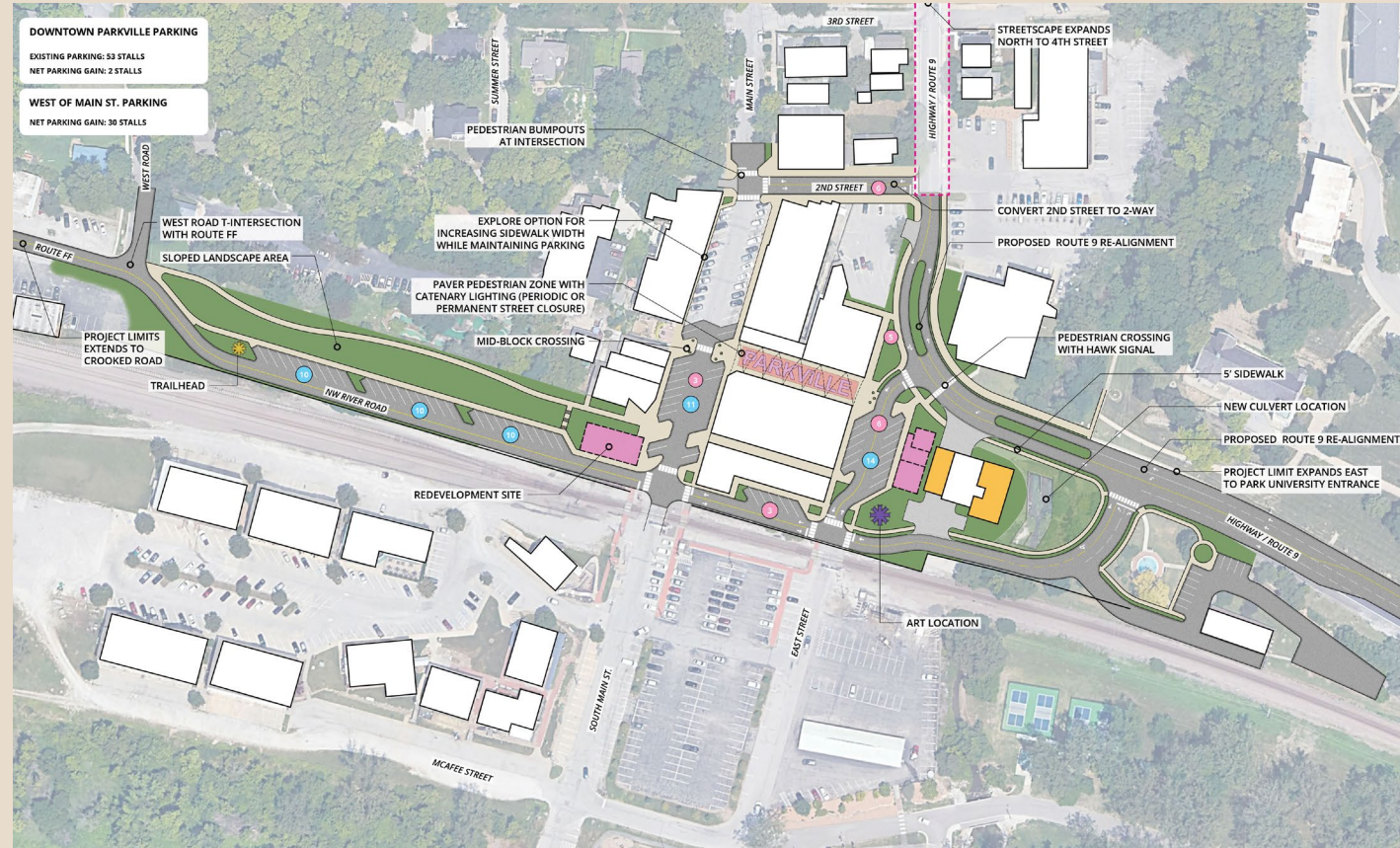
CONCEPT B1

What participants liked:

- Added parking and greenspace along NW River Rd
- Improved traffic connections especially for NW River Rd and Route 9
- Closing off E 1st St
- Tangible change to what is present today and truly addresses the issues Downtown is facing for mobility, parking, and safety

What participants would change or have concerns about:

- Trash removal
- Preservation of Power Plant Building
- Bike racks in streetscape



CONCEPT B2

What participants liked:

- New west parking in B2 feels safer than B1
- Intersection improvements at the triangle and redirection of traffic flow
- Pedestrian promenade in lieu of East 1st St
- Reduces intersection safety concerns on Main St

What participants would change or have concerns about:

- Considerations for added streetscaping (gathering spaces, outdoor eating, etc.)
- Stoplight option at the triangle
- Funding and timing for construction



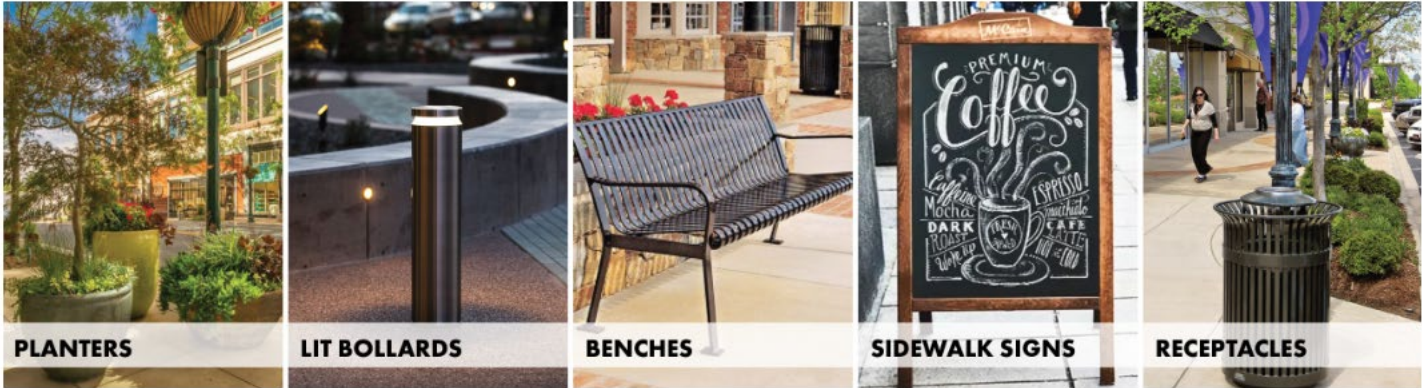
FREQUENCY OF RESPONSES

Power Plant:

- Only 10 comments of 108 (9.3%) explicitly mentioned they chose concept due to the preservation of the power plant building. *(All 10 comments were from participants that voted on Concepts A, A1, A2, or B)*
- 3 additional comments explicitly mentioned retaining the power plant building as a modification they would like to see made if possible (phasing?).
- Only 10 comments of 85 (11.8%) mentioned the fate of the power plant building as a concern
 - 4 of these comments were from participants that voted on Concept B1 or B2
 - *“Explore option of modifying the alignment of the road to the west of Main Street to reduce impacts on properties west of the Power Plant Building (less parking)”- Voted on B2*
 - *“There is general concern about the removal of the Power Plant Building and the VFW losing their place downtown. If a very public effort was made to guarantee that the VFW could afford to rebuild on the smaller lot with a VERY charming brick and stone building that fit Main Street. The public would get behind this.” – Voted on B2*

Streetscaping Elements

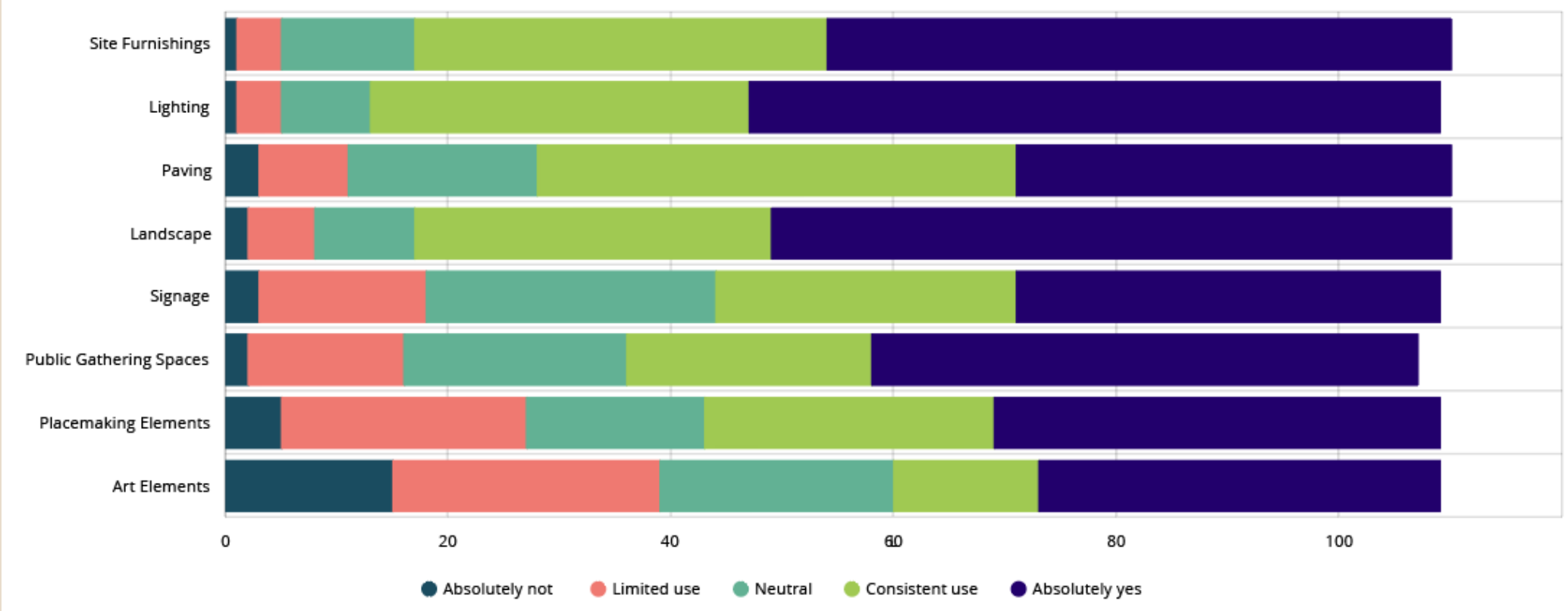
1. To what extent should the Downtown Parkville/9 Highway project incorporate elements like these?



	Absolutely not	Limited use	Neutral	Consistent use	Absolutely yes
Site Furnishings	☐	☐	☐	☐	☐
Lighting	☐	☐	☐	☐	☐
Paving	☐	☐	☐	☐	☐
Landscape	☐	☐	☐	☐	☐
Signage	☐	☐	☐	☐	☐
Public Gathering Spaces	☐	☐	☐	☐	☐
Placemaking Elements	☐	☐	☐	☐	☐
Art Elements	☐	☐	☐	☐	☐

Streetscaping Elements

To what extent should the Downtown Parkville/9 Highway project incorporate elements like these?



Streetscaping Elements

Absolute Yes Ranked Results:

- 1. Lighting
- 2. Landscape
- 3. Site Furnishings
- 4. Public Gathering Spaces
- 5. Placemaking Elements
- 6. Signage
- 6. Paving
- 8. Art Elements

Adjusted Ranked Results:

- 1. Lighting
- 2. Landscape
- 2. Site Furnishings
- 4. Paving
- 5. Public Gathering Spaces
- 6. Placemaking Elements
- 6. Signage
- 8. Art Elements

Updated Concept A

Opinion of Probable
Construction Cost:
~ \$4.7M - \$7.1M

Parking Data

Existing – 69 Stalls
Proposed – 62 Stalls

 Accessible Potential



CONCEPT A



Updated Concept B

Opinion of Probable
Construction Cost:
~ \$7.3M - \$10.9M

Parking Data

Existing – 69 Stalls
Proposed – 64 Stalls

● Accessible Potential



CONCEPT B



Concept B2 (with Concept B Updates East of Main Street)

Opinion of Probable
Construction Cost:
~ TBD

Parking Data
Existing – 69 Stalls
Proposed – 108 Stalls

● Accessible Potential



CONCEPT B2



Truck Turning Analysis

Typically used for deliveries by Downtown Parkville businesses

WB-40: Intermediate Semi

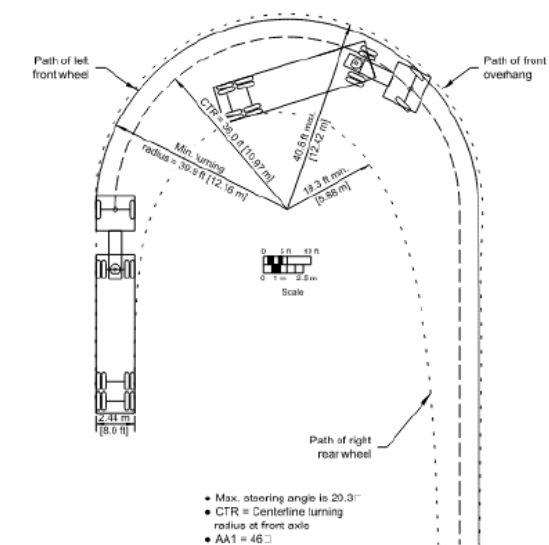
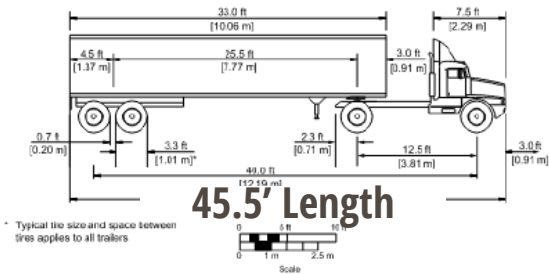


Figure 2-22. Minimum Turning Path for Intermediate Semitrailer (WB-40 [WB-12]) Design Vehicle

WB-67: Interstate Semi

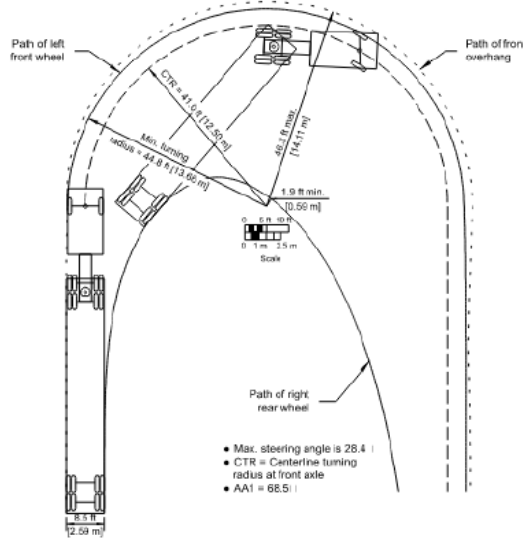
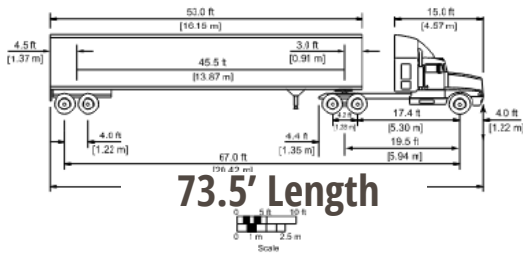


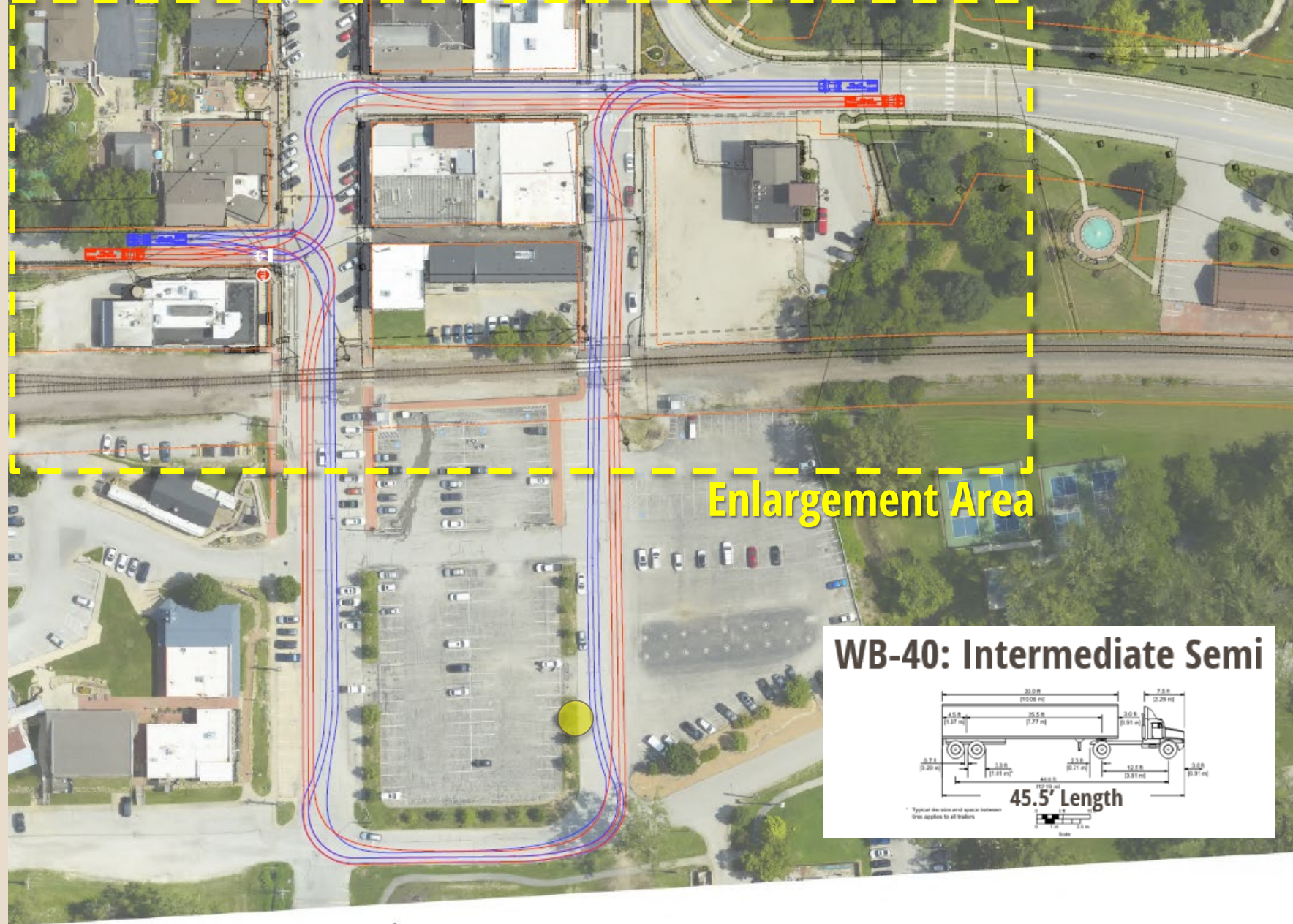
Figure 2-24. Minimum Turning Path for Interstate Semitrailer (WB-67 [WB-20]) Design Vehicle

Not typically used for deliveries by Downtown businesses

Have traversed to/through Downtown Parkville on many occasions

Existing Conditions Truck Turning Analysis

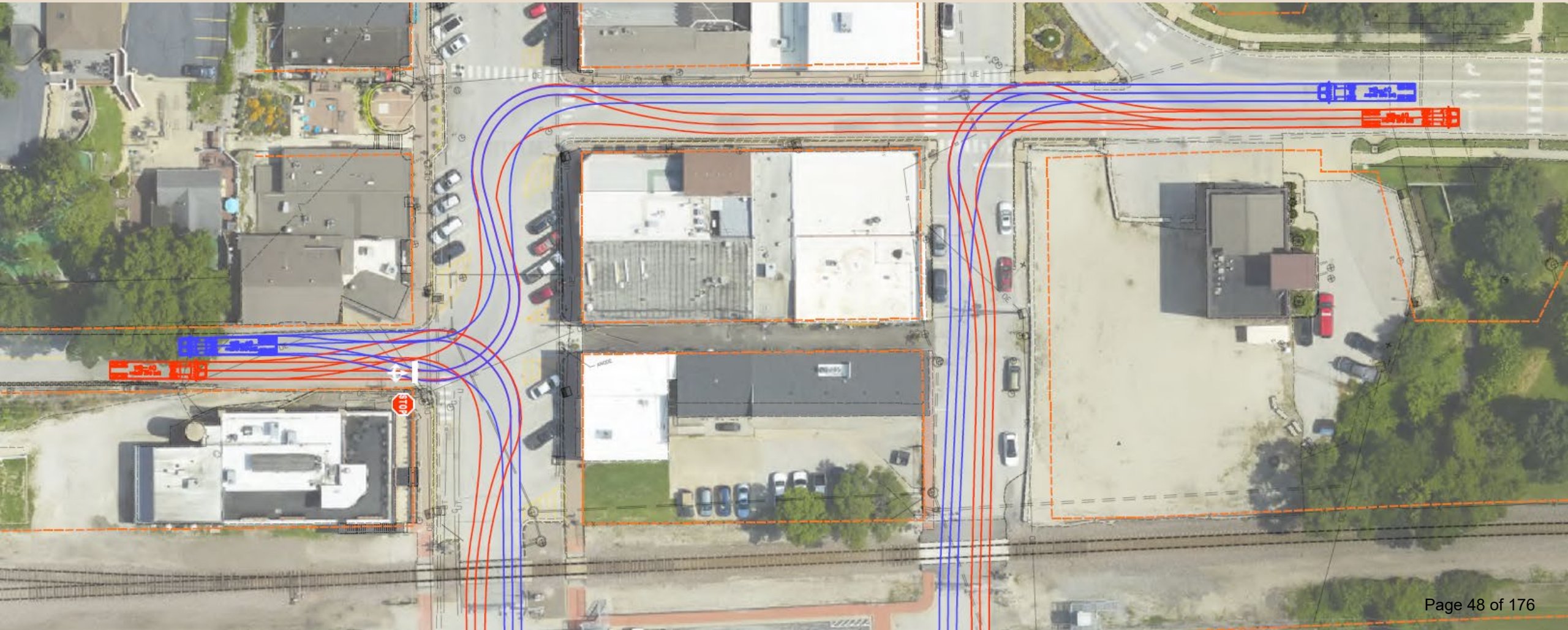
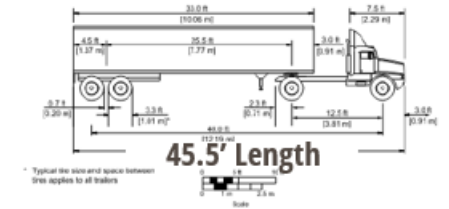
WB-40: Intermediate Semi *Encroach Lane*



Existing Conditions – Enlargement Area Truck Turning Analysis

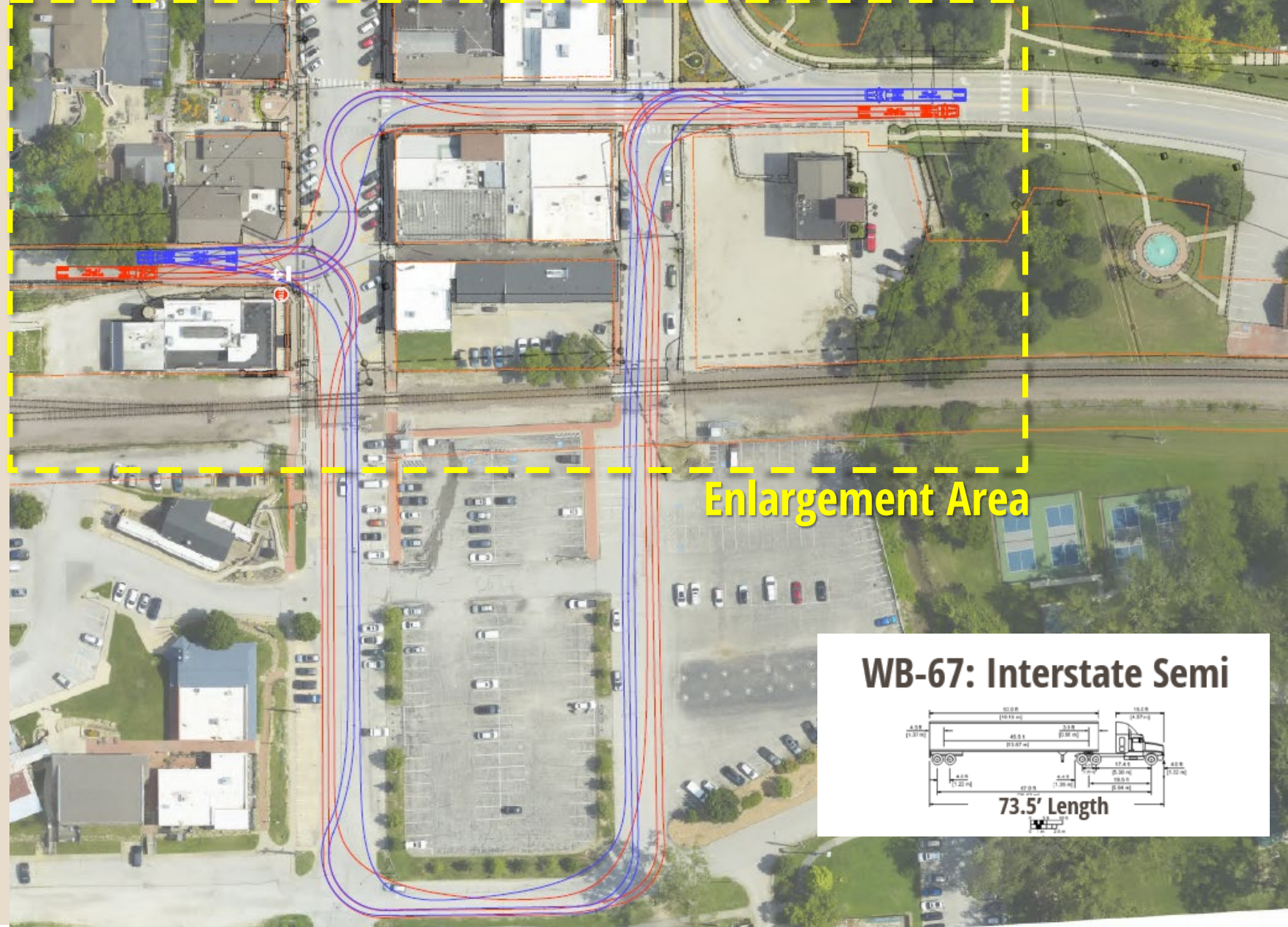
WB-40: Intermediate Semi *Encroach Lane*

WB-40: Intermediate Semi

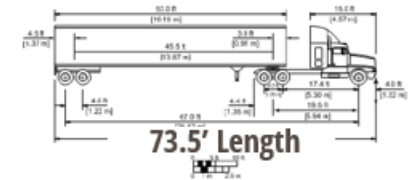


Existing Conditions Truck Turning Analysis

WB-67: Interstate Semi *Encroach Lane*

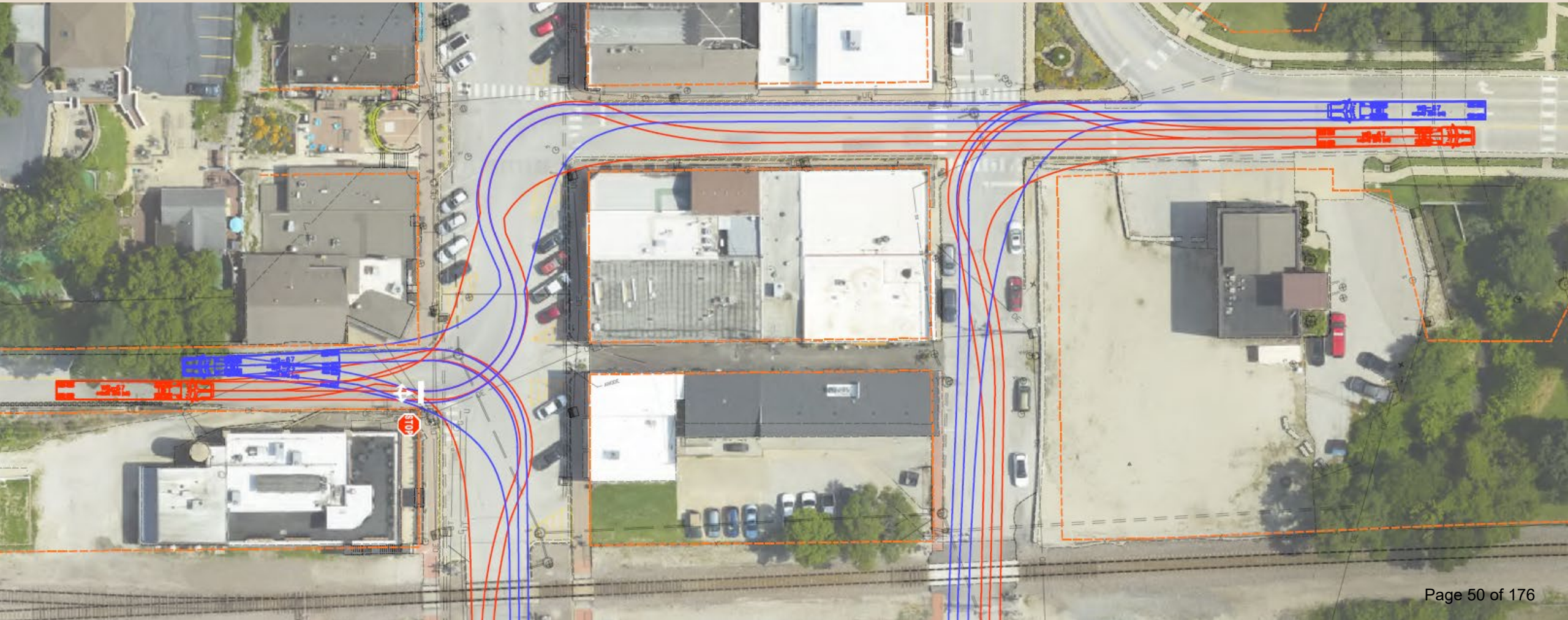


WB-67: Interstate Semi



WB-67: Interstate Semi

Technical drawing of a truck chassis showing dimensions in feet and inches and millimeters. The overall length is 73' 5" (22.41 m). Other dimensions include wheelbase (45' 5" / 13.87 m), front overhang (6' 5" / 1.96 m), and rear overhang (17' 4" / 5.20 m).



Truck Turning Analysis

Typically used for deliveries by Downtown Parkville businesses

WB-40: Intermediate Semi

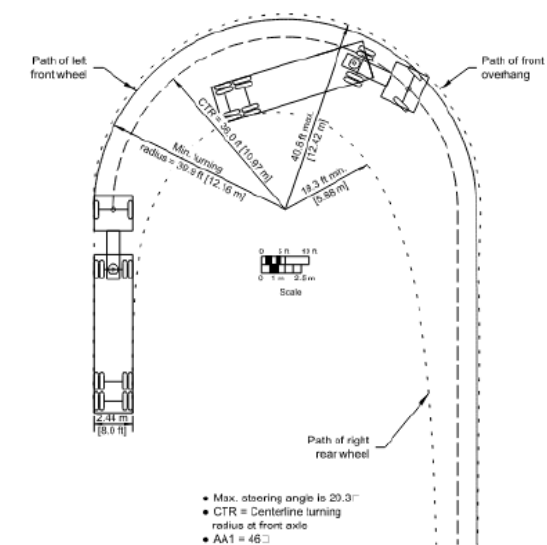
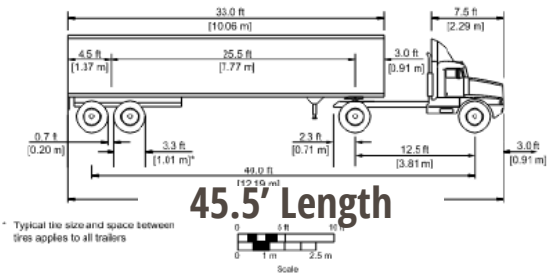


Figure 2-22. Minimum Turning Path for Intermediate Semitrailer (WB-40 [WB-12]) Design Vehicle

WB-67: Interstate Semi

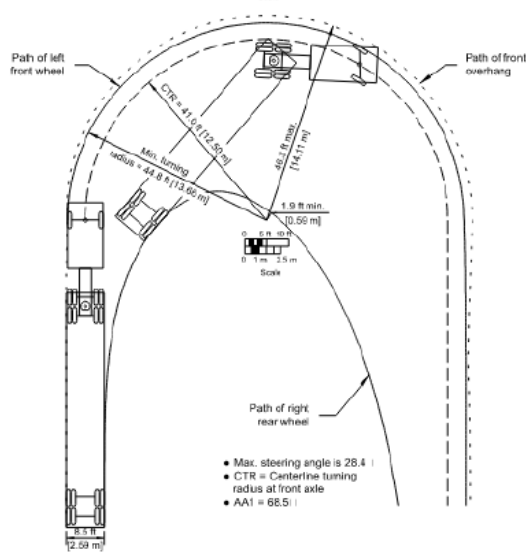
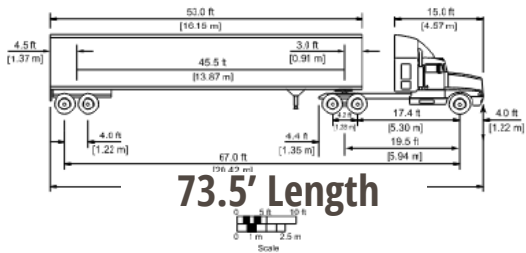


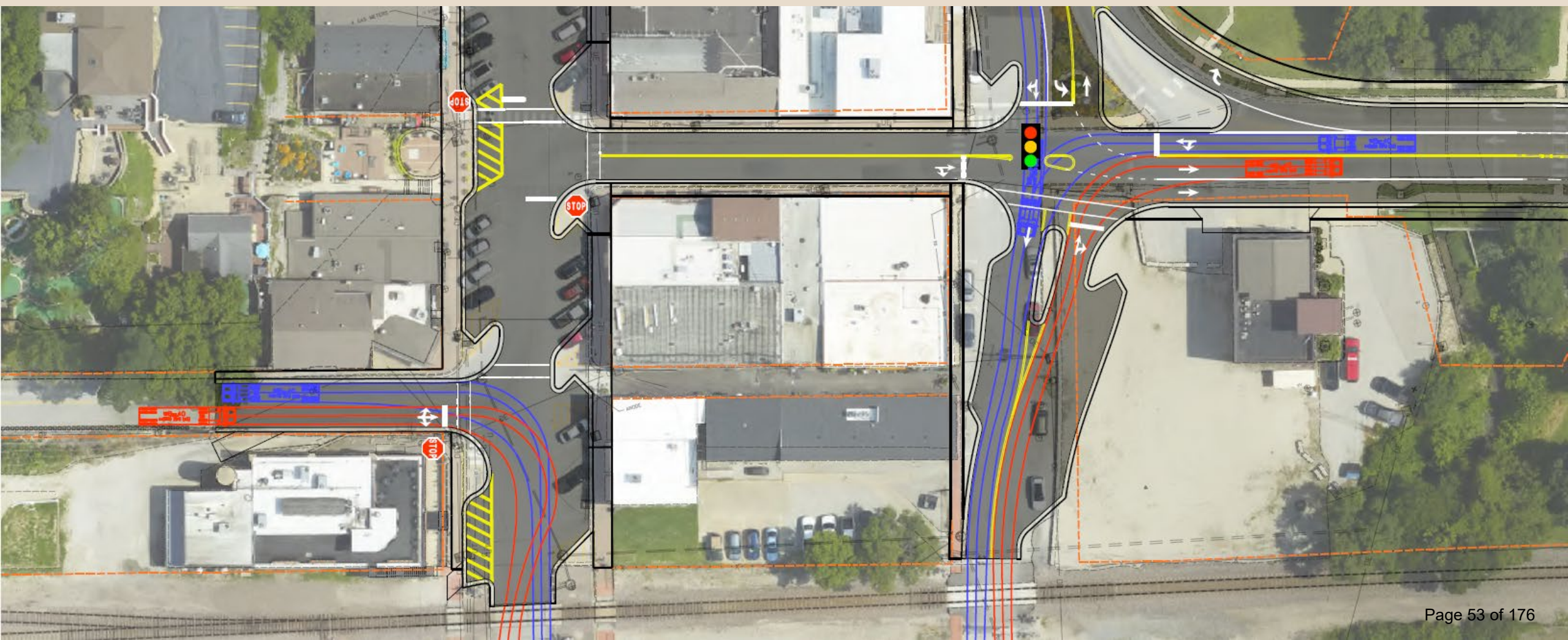
Figure 2-24. Minimum Turning Path for Interstate Semitrailer (WB-67 [WB-20]) Design Vehicle

Not typically used for deliveries by Downtown businesses

Have traversed to/through Downtown Parkville on many occasions

WB-40: Intermediate Semi *Encroach Lane*

Diagram illustrating the dimensions of a 45.5' length truck. The overall length is 45.5' (13.93 m). The wheelbase is 31.0' (9.45 m). The front overhang is 7.5' (2.29 m). The rear overhang is 6.5' (1.98 m). The height of the truck is 7.5' (2.29 m). The height of the trailer is 6.5' (1.98 m). The height of the front overhang is 3.0' (0.91 m). The height of the rear overhang is 3.0' (0.91 m). The height of the front overhang is 3.0' (0.91 m). The height of the rear overhang is 3.0' (0.91 m).

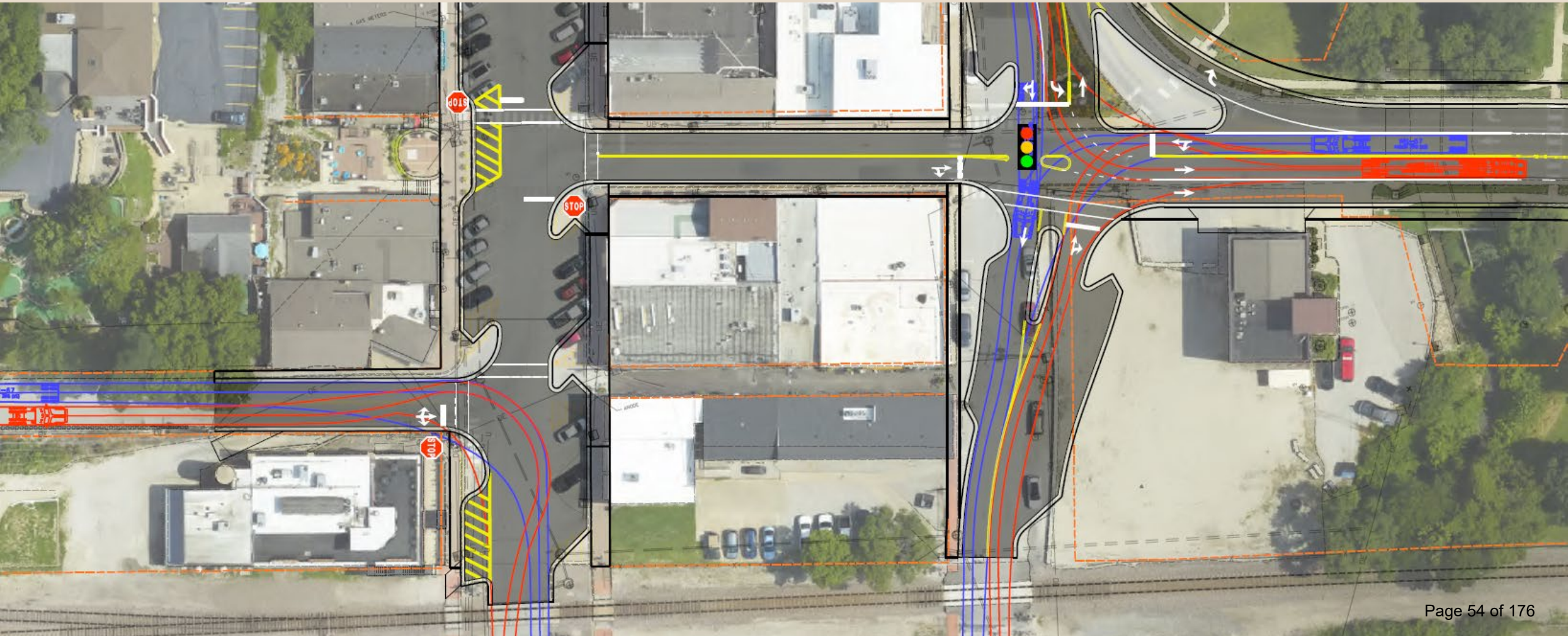
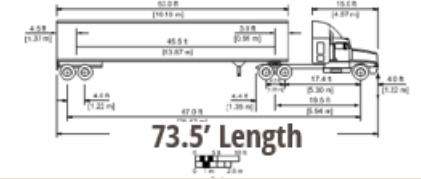


Concept A

Truck Turning Analysis

WB-67: Interstate Semi *Encroach Lane*

WB-67: Interstate Semi



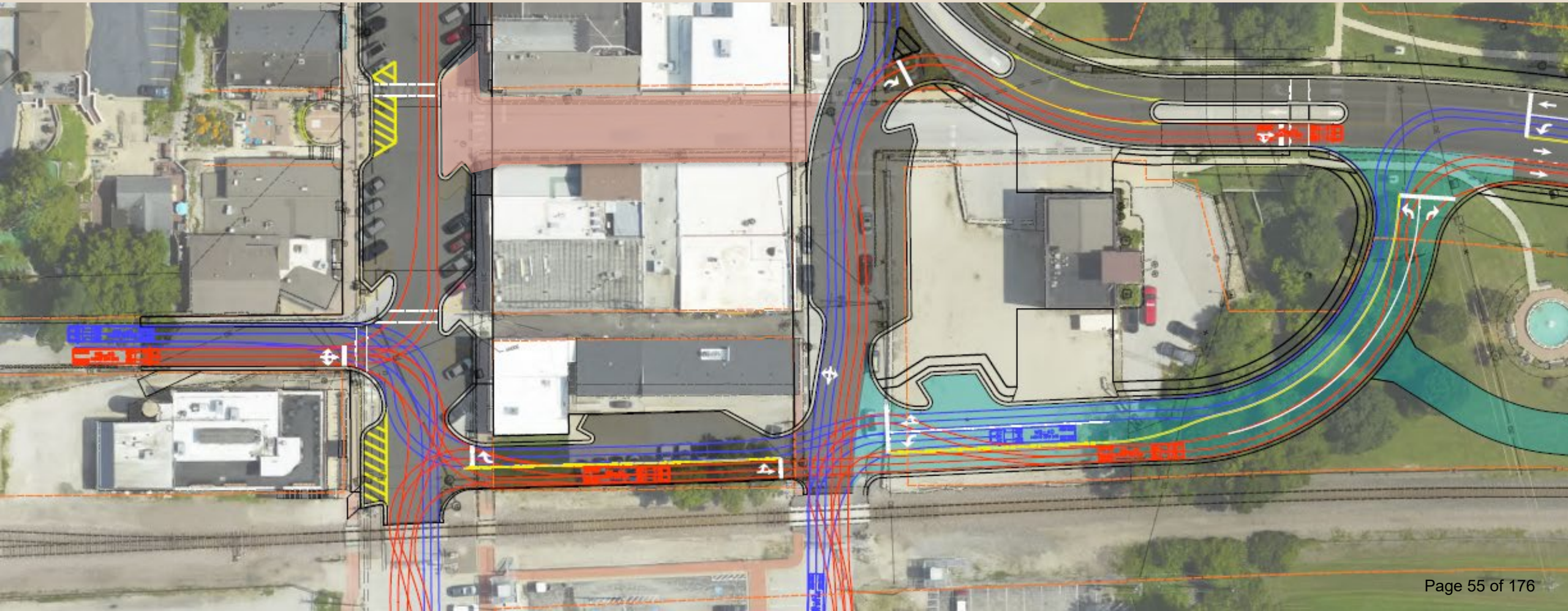
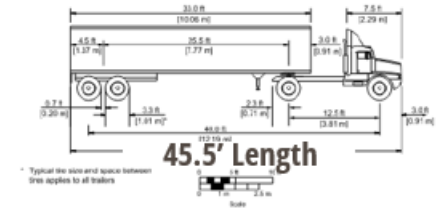
Concept B

Truck Turning Analysis

WB-40: Intermediate Semi

Encroach Lane

WB-40: Intermediate Semi



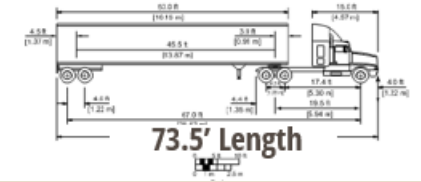
Concept B

Truck Turning Analysis

WB-67: Interstate Semi

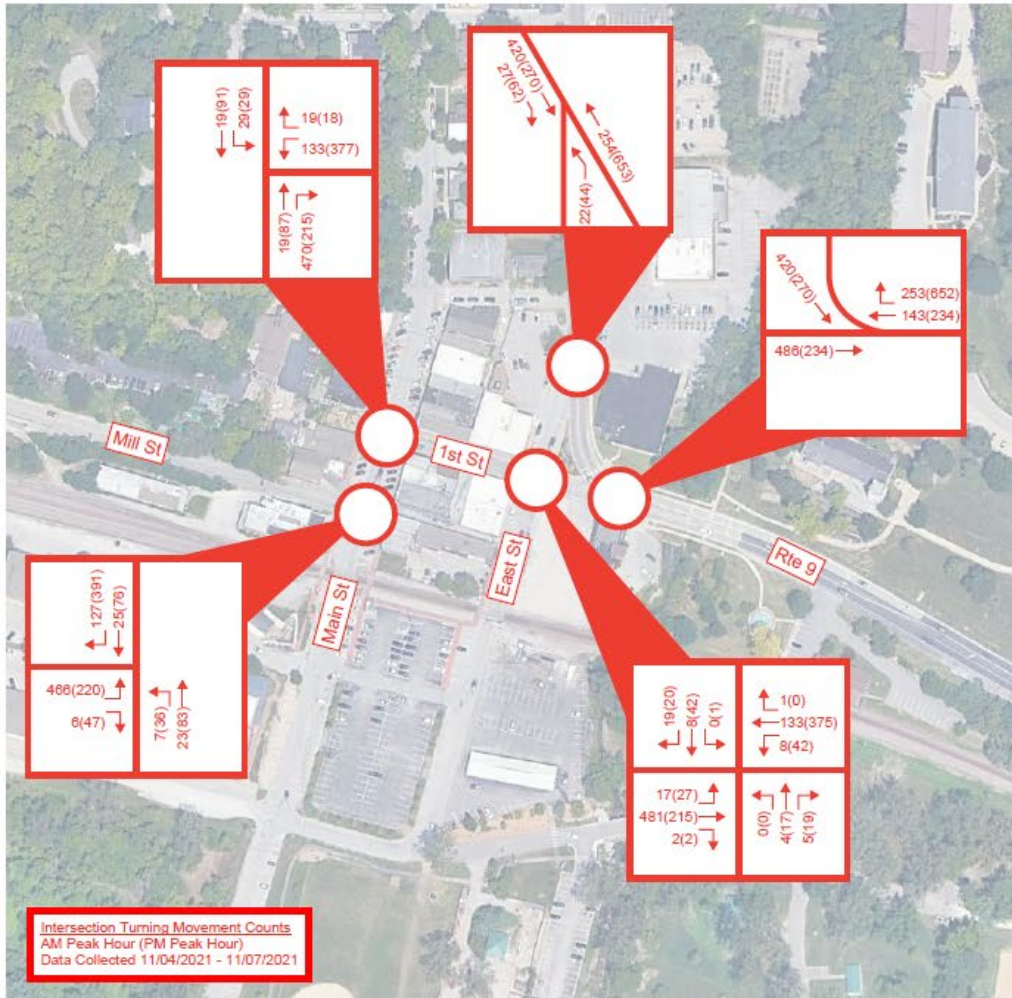
Encroach Lane

WB-67: Interstate Semi

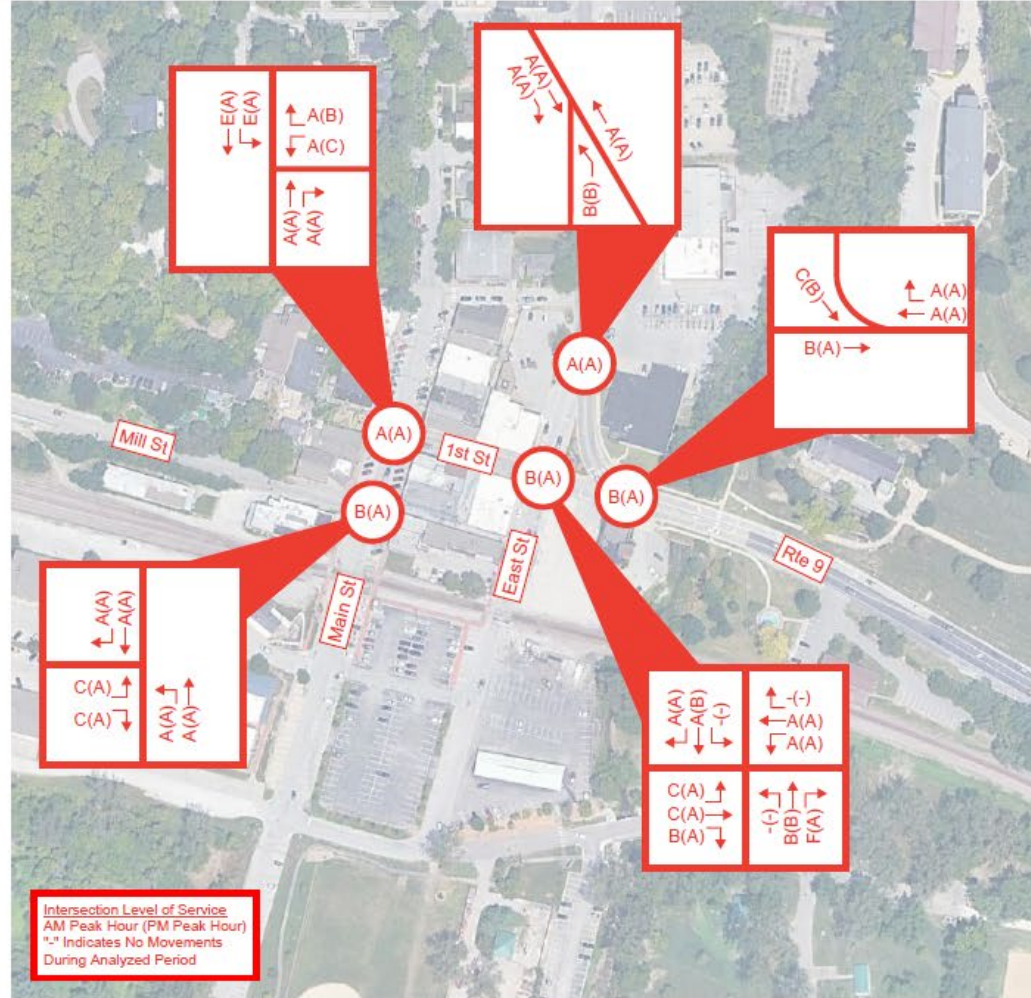


Existing: 2025 Traffic Volumes / Level of Service (LOS) Analysis

Existing Conditions - 2025 Volumes

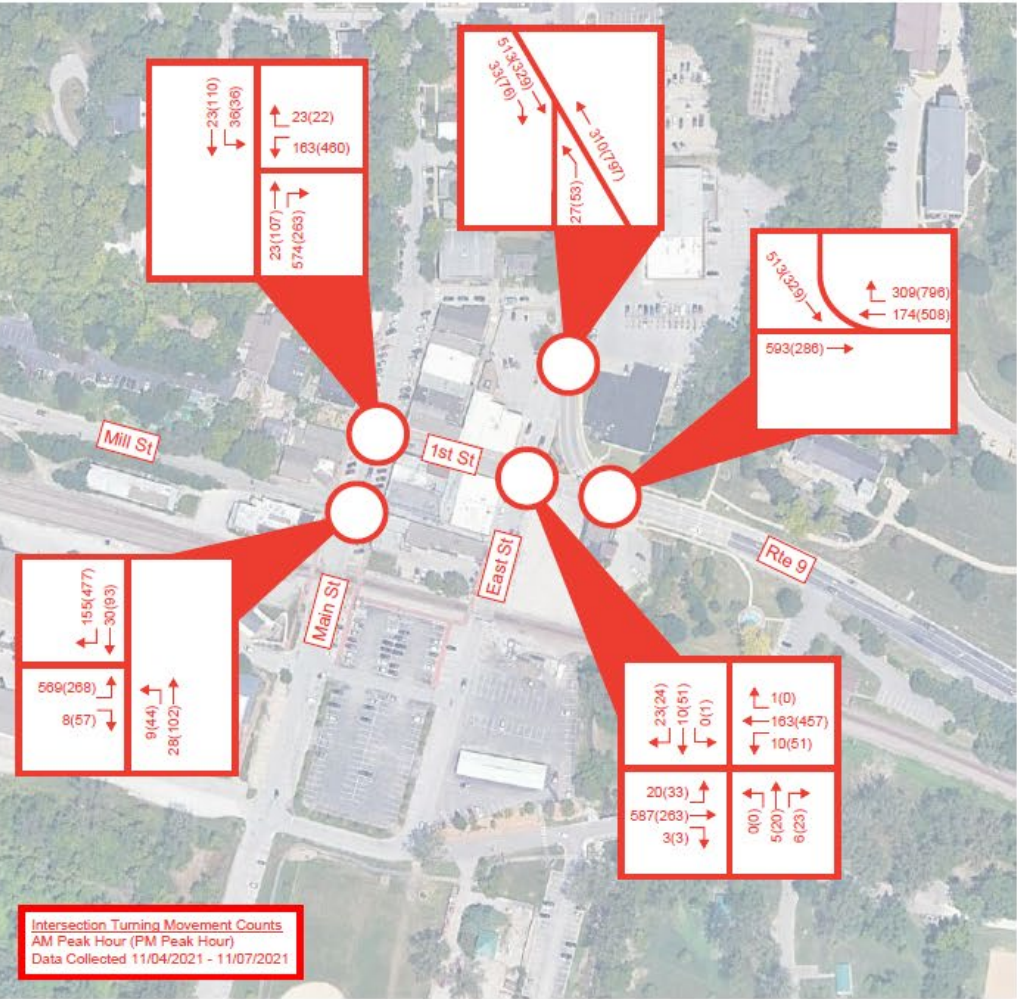


Existing Conditions - 2025 LOS

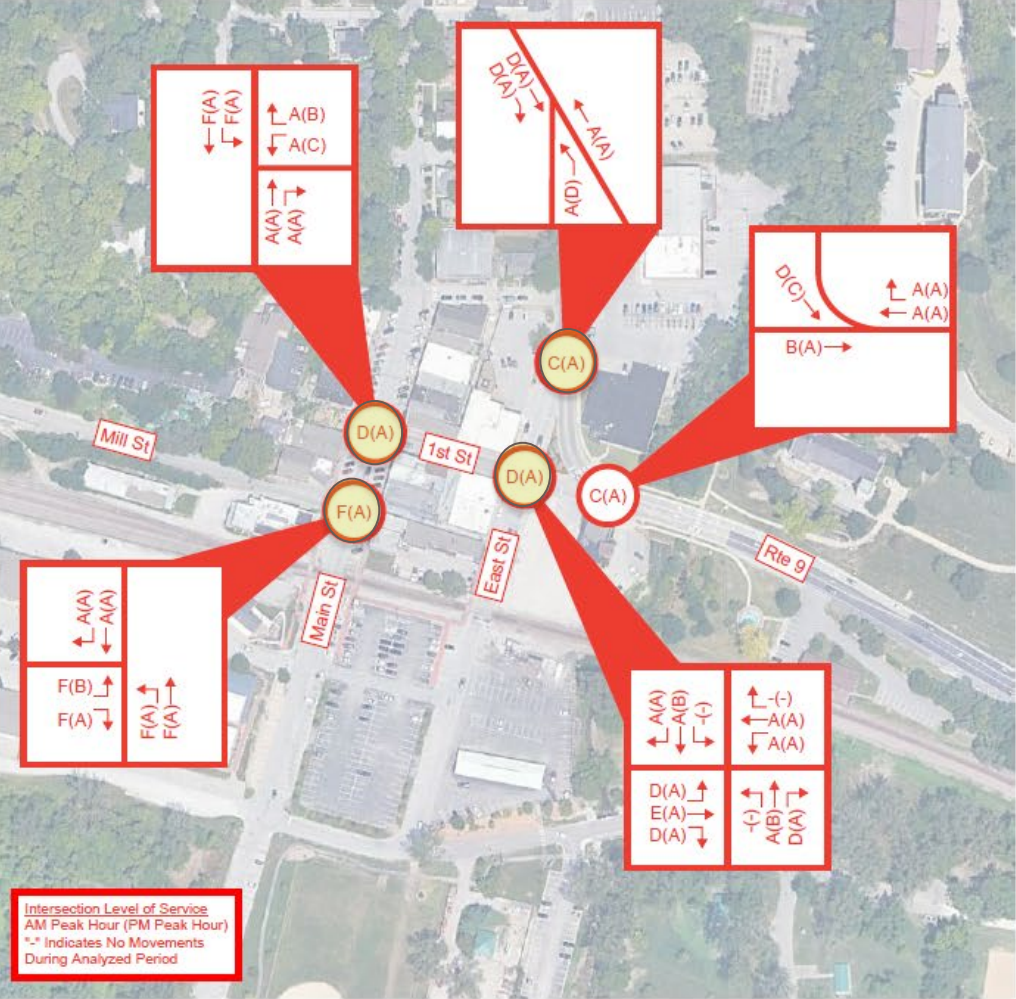


Existing “Do Nothing”: Projected 2045 Traffic Volumes / Level of Service (LOS) Analysis

Existing Conditions - 2045 Volumes

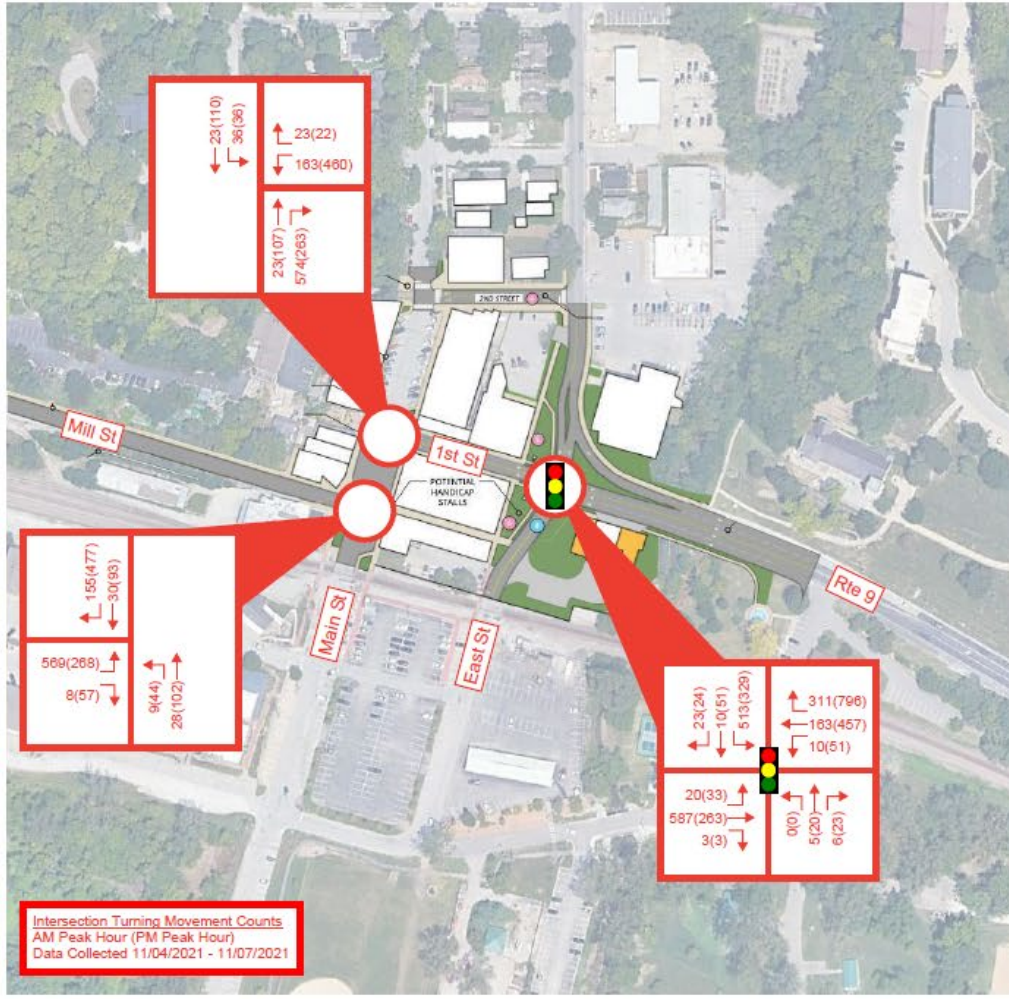


Existing Conditions - 2045 LOS

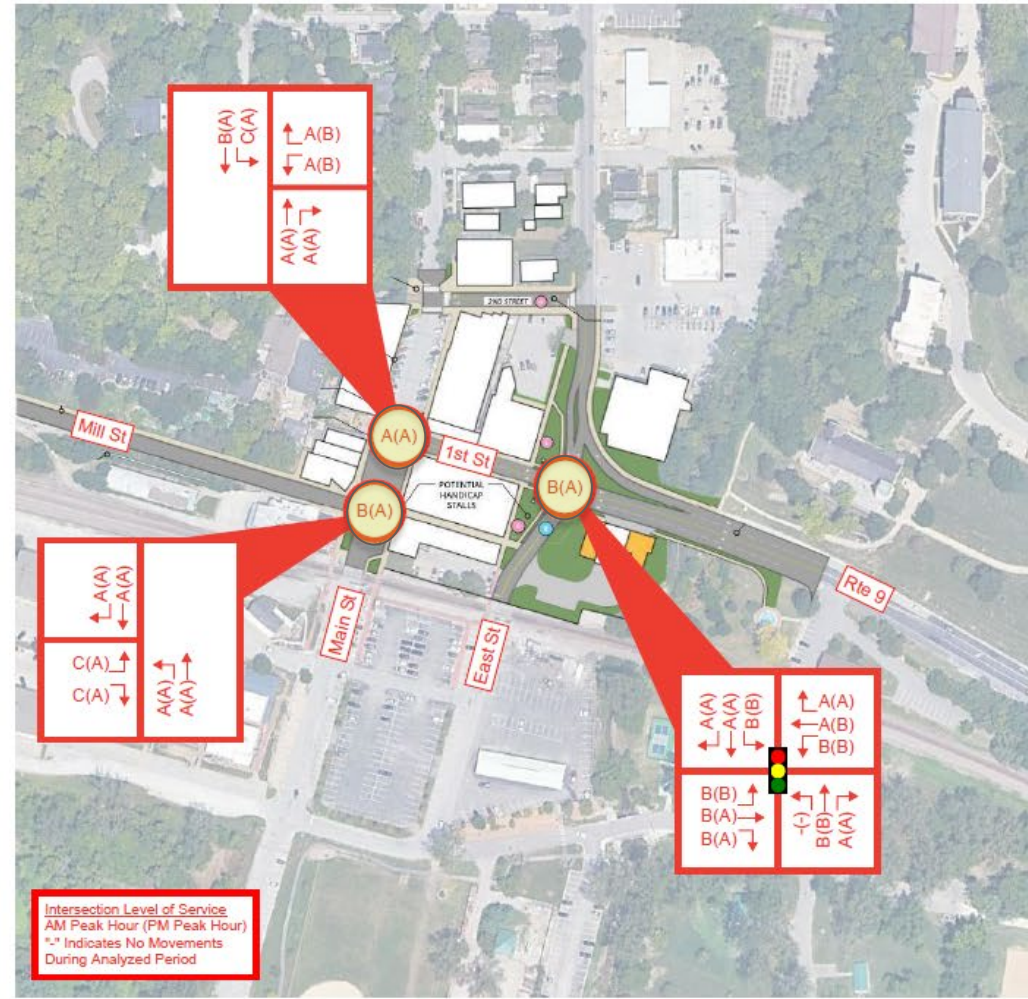


Concept A: Projected 2045 Traffic Volumes / Level of Service (LOS) Analysis

Option A (Signalized) - 2045 Volumes

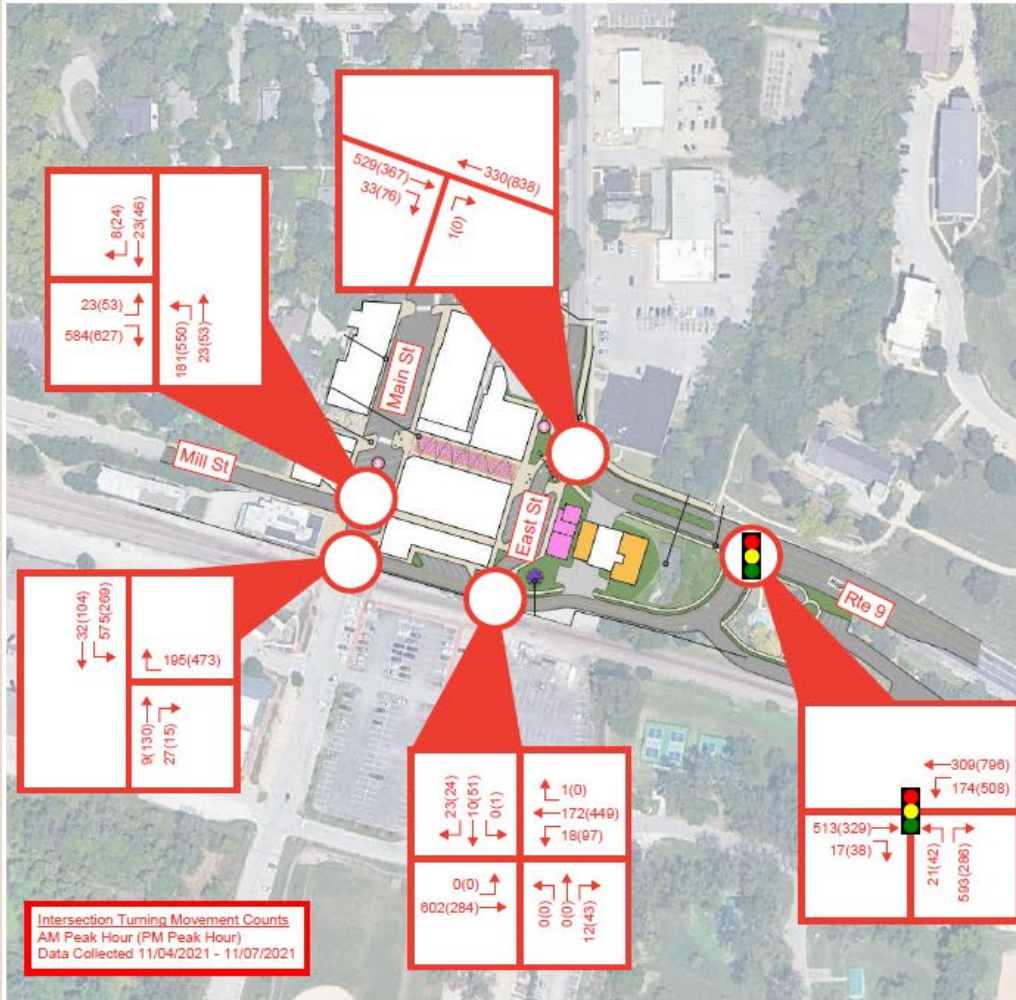


Option A (Signalized) - 2045 LOS

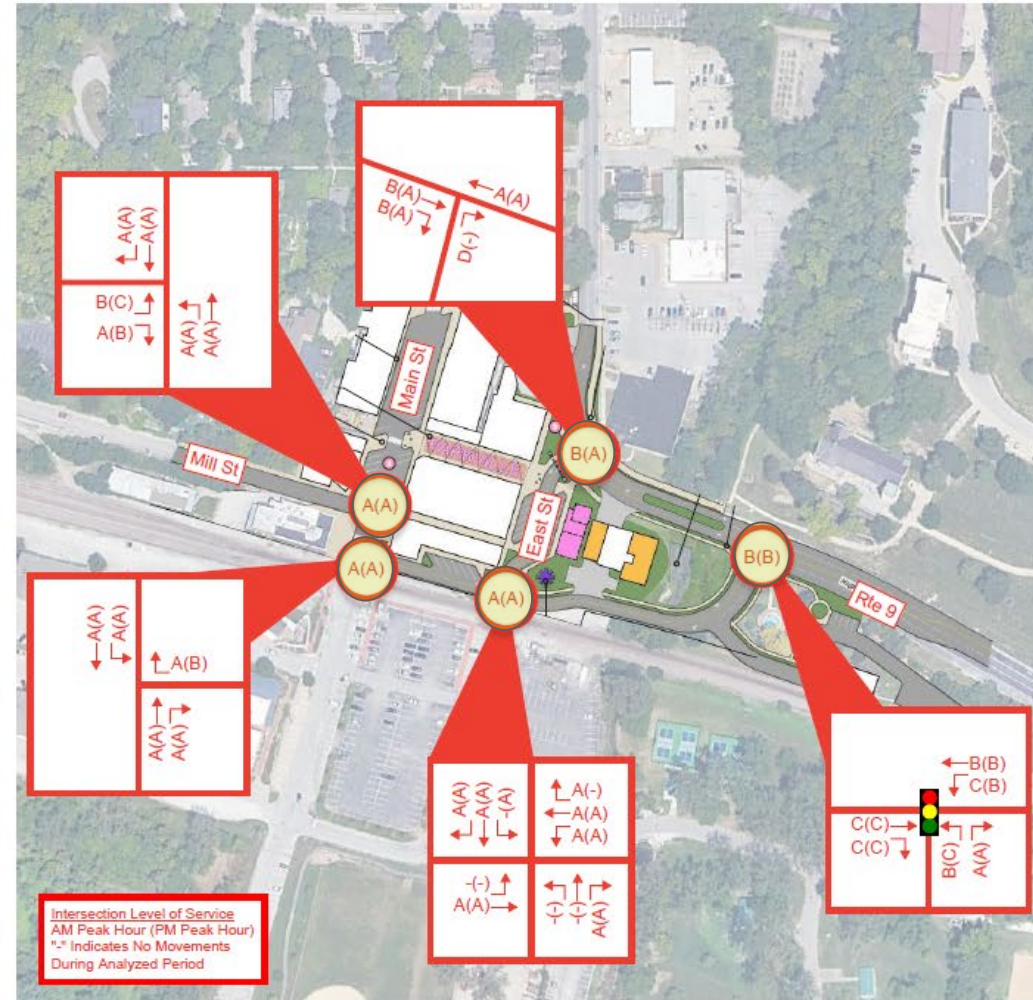


Concept B: Projected 2045 Traffic Volumes / Level of Service (LOS) Analysis

Option B - 2045 Volumes - Turning Movement Restrictions & East St RIRO



Option B - 2045 LOS - Unsignalized - Turning Movement Restrictions & East St RIRO



Similar Existing Condition to Concept B

Old Town Lenexa, Kansas



Updated Concept A

Comparison of Pros + Cons

Pros:

- Less to Build = Less Overall Cost
- Bumpouts Provide Marginal Ped Safety Improvements on Main and East Streets
- No Buildings Impacted
- Preserves Private Parking + Green Space South of Bentley + Level Builders
- Preserves Truck Movements To/Through Downtown
- Maintains “Familiar” Feel of Triangle Area + Downtown Traffic Flow
- New Trail Connection from 9 Hwy. Along East Side of East Street Across Tracks (*Coordinate with Parks Improvements Currently Underway)

Cons:

- Very Limited Traffic Construction Re-Routing = Increase In Relative Costs + Traffic Coordination During Construction
- Retains High-Conflict Points for Peds Along Main Street
- Less “West” Land Available for Fire Station Expansion / Future Eco-Devo Opportunity
- Potential for Fire Station Egress Conflicts with Vehicle Queuing @ 9 Hwy. Signal
- One Fire Station Ingress Point: From Southwest (East Street)
- Only One Ped Crossing at 9 Hwy.
- No Pedestrian Space for Festivals/Events
- No Flexibility to Use Streets for Festivals/Events without Thru-Traffic Disruption
- Sidewalk Only Connection to Train Depot + Veteran’s Memorial



Updated Concept B

Comparison of Pros + Cons

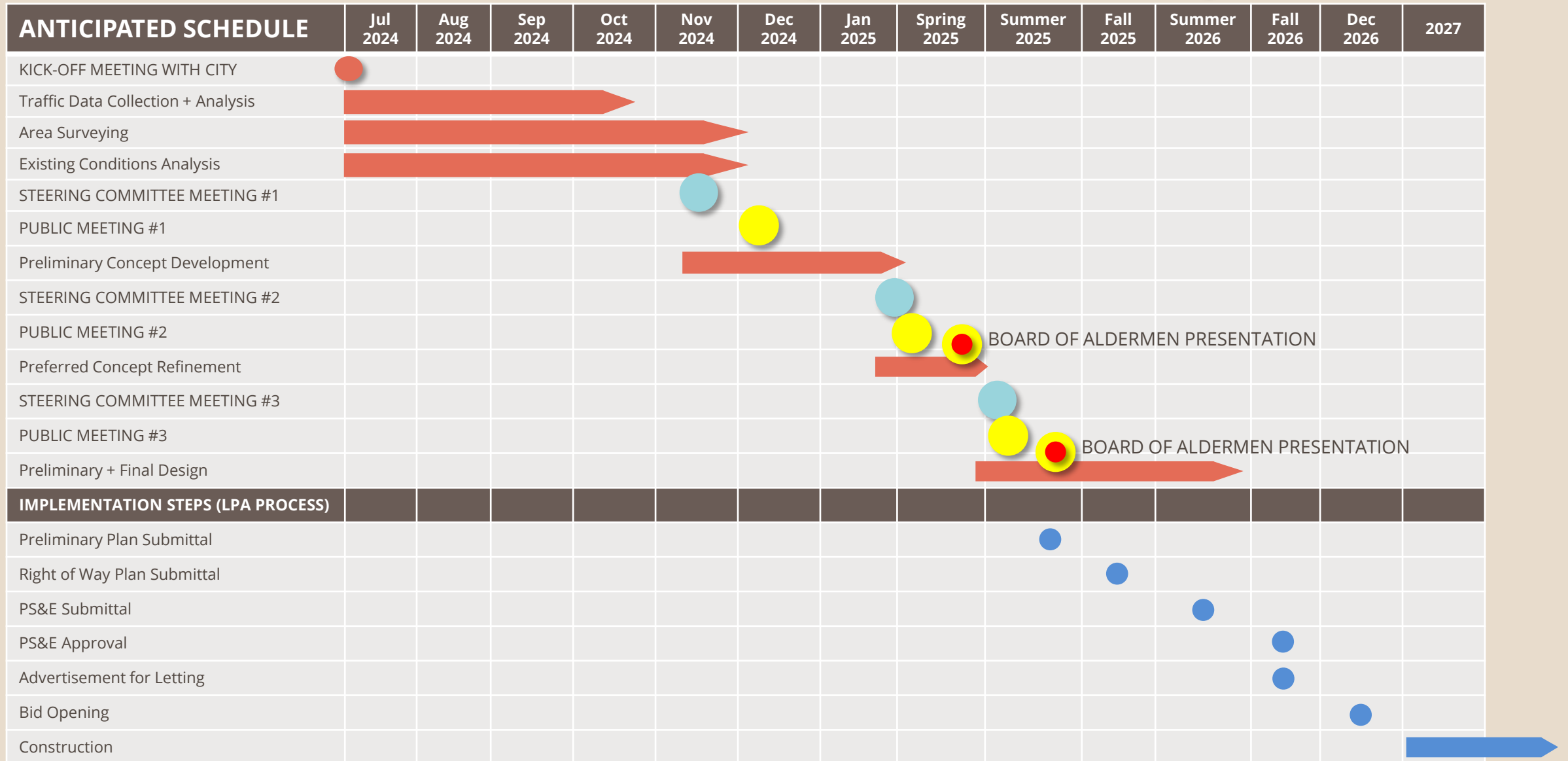
Pros:

- Expanded Construction Traffic Re-Routing = Reduced Relative Costs + Traffic Coordination During Construction
- Significant Ped Safety Improvements on Main and East Streets Via Bumpouts + Traffic Flow Adjustments
- No Buildings Impacted
- Maintains Truck Movements To/Through Downtown Area
- New 1st Street Pedestrian Promenade Space for Outdoor Dining, Gatherings + Events (No Parking Impacts)
- More “West” Land Available for Fire Station Expansion / Future Eco-Devo Opportunity
- Full Fire Station Egress @ 9 Hwy. (No Signal Queuing Adjacent)
- Two Fire Station Ingress Points: From Southwest (East Street) or Southeast (New Connector Street)
- Maintains Two Ped Crossings at 9 Hwy. with New Landscaped Islands
- New Flexibility to Use Streets for Festivals/Events Without Thru-Traffic Disruption (Main and East Streets)
- Street + Sidewalk Connections to Depot + Veteran’s Memorial
- Multi-Use Trail Connection from 9 Hwy. Through Promenade + Along Main Street Across Tracks (*Future South Improvements)

Cons:

- More to Build = More Overall Cost
- New Street Requires Acquisition of Private Parking + Green Space South of Bentley + Level Builders
- Changes the “Familiar” Feel of the Triangle Area + Downtown Traffic Flow





THANK YOU



REDEFINE ROUTE 9: Enhancing Pathways Through Parkville



GBA CONFLUENCE



REDEFINE ROUTE 9: *Enhancing Pathways Through Parkville*

Board of Aldermen Work Session Meeting / Follow-Up Questions + Information

June 25, 2025

PUBLIC MEETING #3 INPUT SUMMARY

- The VFW Postmaster explained that the Post does not support any options that would require them to move at this time.
- Residents were interested to know if a traffic study had been completed and what quantifiable improvements would be made to traffic flow. Additional information has been shared previously and will be included in BOA Work Session presentation.
- Tom Hutsler (Chair of the CID District) stated he has a petition with 705 signatures to not make changes to downtown. The CID District would prefer no changes be made. If an option must be chosen, he would like Concept A because it has the least perceived amount of impact.
- A few attendees were concerned with the idea of tearing down any buildings and wanted to preserve the historic character of the downtown area.
- A few attendees expressed concerns about traffic flow in conjunction with the railroad tracks. One attendee suggested new pedestrian gates be installed at railroad crossings.
- There was discussion about how the truck route would change. People are concerned about traffic congestion in new ways with Concept B but also feel that Concept A does not provide enough benefit.
- Business owners want as little disruption to activity and access as possible during future construction of whichever concept is selected.

TRAFFIC VOLUME + ANALYSIS QUESTIONS

- Is there a way to determine the % of truck traffic using the southern truck route vs. the 1st Street route?

The traffic volumes are provided at each intersection, but it is difficult to determine based on how the Miovision software classifies vehicles.

- In a quick review of the data, there was 1 articulated truck at the 1st and Main intersection during our collection period, and 25 busses/single-unit trucks.
- At 1st and East Street, these volumes would just be trucks to/from the south leg of that intersection. In examining those volumes, there were 0 articulated trucks during the collection period, and 7 busses/single-unit trucks.

The truck % across the study intersections is only in the 1%-2% range, with less than 0.5% of those being articulated semi-trucks. The truck percentage is primarily busses/single-unit trucks.

TRAFFIC VOLUME + ANALYSIS QUESTIONS

- What is the % increase in traffic volumes from 2025 to 2045?

Our traffic study used a 1% growth rate per year. Over a 20-year period that amounts to roughly a 22% increase in traffic volumes.

In comparing available historical MoDOT volume data on the surrounding roadways, the observed growth rate is below 1% and, in some cases, negative. Therefore, we believe the 1% annual growth rate is a somewhat conservative estimate.

These same volumes were applied to both concepts. Any variability in the data will impact each concept similarly.

TRAFFIC VOLUME + ANALYSIS QUESTIONS

- Were the Nov. 2021 traffic counts impacted by the COVID pandemic?

The count data was collected on November 4, 2021 from 7am-9am and 4pm-6pm.

While this is a difficult question to answer because we do not have month to month data, we reviewed the MoDOT AADT volumes from years 2020-2022 to answer this question.

- Using 2020 as the baseline, the data on surrounding roadways shows a universal increase from 2020-2021, typically in the +5% to +6% range.
- On roadways with 2022 volume data, there is a decrease in traffic volumes from 2021 to 2022, typically in the -7% to -20% range.
- In some cases, these volumes increased above 2021 levels in 2023 and 2024 data, but this was not universally true. Based on MoDOT data, some roadways have not yet returned to 2021 volumes.

While difficult to completely calibrate the Synchro model that is outputting the LOS values, based on our observation of the raw video footage of the intersections that was used for the traffic counts, we do not believe the operations are significantly worse than what the model shows.

- Generally, when queuing was observed on the video it was not excessive, and the queuing continued to clear consistently by finding gaps in opposing traffic.

TRAFFIC VOLUME + ANALYSIS QUESTIONS

- Do the growth projections consider the increased volumes from developments out west of downtown (Thousand Oaks and others)?

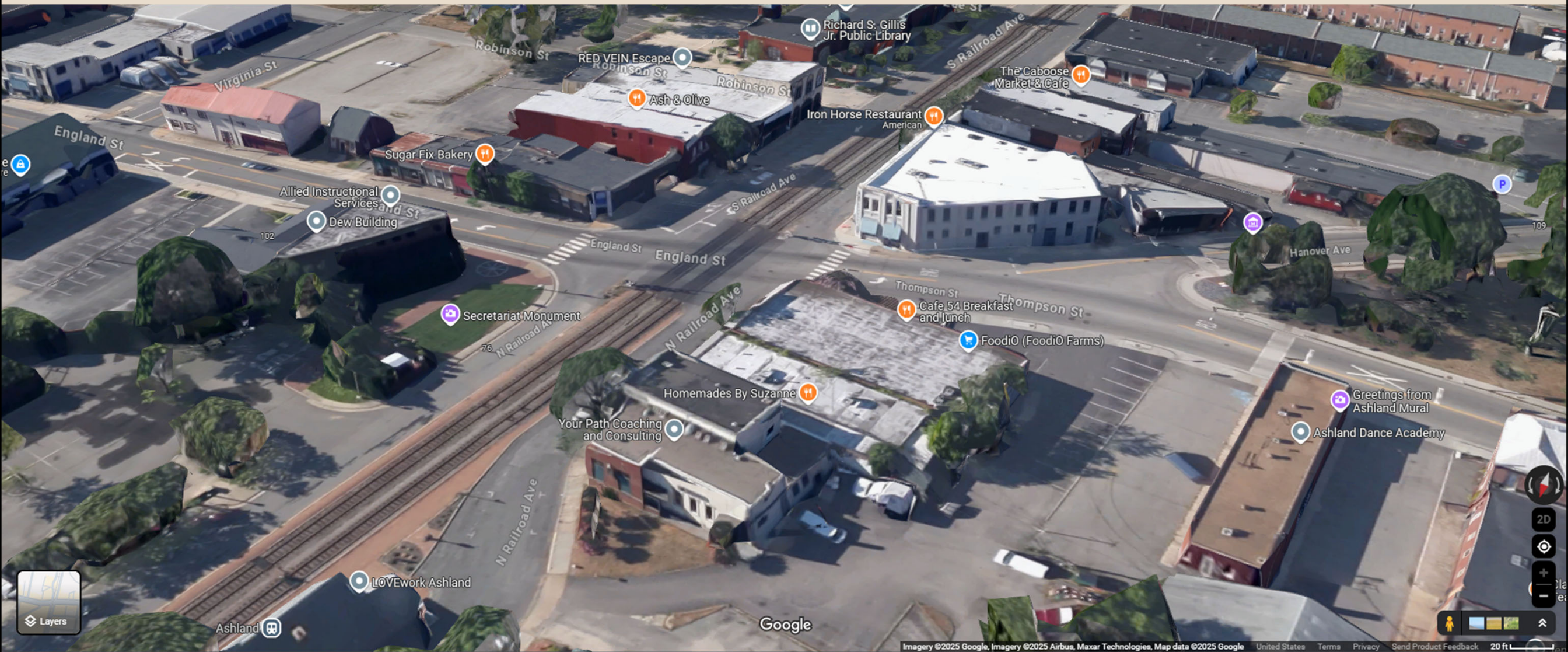
A universal growth rate was applied to all traffic volumes, which was sufficient to illustrate the growth rate and impacts to the travel network in this area.

- No unique projections were prepared to illustrate an increase in volumes of specific travel movements or travel to/from specific areas.
- Doing so would require a more labor-intensive origin/destination traffic analysis, which was outside the scope of this project.

EXAMPLE: DOWNTOWN ASHLAND, VIRGINIA



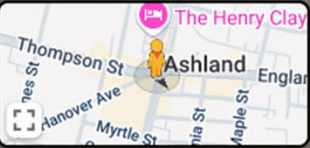
EXAMPLE: DOWNTOWN ASHLAND, VIRGINIA



EXAMPLE: DOWNTOWN ASHLAND, VIRGINIA



EXAMPLE: DOWNTOWN ASHLAND, VIRGINIA



REDEFINE ROUTE 9: Enhancing Pathways Through Parkville



EXAMPLE: DOWNTOWN ASHLAND, VIRGINIA

Ashland, Va Depot 2023-04-29 13:30:35



EXAMPLE: DOWNTOWN ASHLAND, VIRGINIA



CITY OF PARKVILLE

Policy Report

Date: June 13, 2025

Prepared By:

Stephen Lachky, Community Development
Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve the first and second reading Bill No. 3337, an ordinance amending Section R602.10.4 of the 2018 International Residential Code, as adopted by Ordinance No. 3027, to prohibit use of the Gypsum Board intermittent bracing method (Community Development)

BACKGROUND:

On January 7, 2020, the Board of Aldermen adopted the 2018 International Family of Building Codes and designated appendices via Ordinance No. 3027. Since its adoption, building contractors have the choice to use a variety of bracing methods for constructing interior braced walls to resist lateral forces like wind, earthquakes, and complement the exterior walls in a building's structural stability.

One such permitted method per the 2018 IRC is the GB intermittent bracing method, which requires a specific pattern for installing gypsum board over studs via nails or screws through drywall. The problem with this bracing method for interior walls vs. other methods is it requires a drywall inspection, which forces builders to halt their work; additionally, City staff currently don't conduct drywall inspections during construction of buildings, so we wouldn't be able to ensure the GB method is done correctly. As a result, staff requested an amendment be made to Section R602.10.4 of the 2018 IRC to address the issue.

STRATEGIC GOAL(S):

Quality Development

BUDGET IMPACT:

There is no budget impact.

ALTERNATIVES:

1. Approve the first and second reading of an ordinance amending Section R602.10.4 of the 2018 IRC, as adopted by Ordinance No. 3027.
2. Approve the first reading, subject to changes by the Board of Aldermen.
3. Approve the first reading and postpone the second reading to July 15, 2025.
4. Do not approve the ordinance and provide alternative direction to staff.
5. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen approve the first and second reading of an ordinance to amend the 2018 International Family of Building Codes, Section R602.10.4, as adopted by Ordinance No. 3027.

POLICY:

The Board of Aldermen must approve changes to the City's Municipal Code by ordinance.

SUGGESTED MOTION:

I move to approve Bill No. 3337, an ordinance amending Section R602.10.4 of the 2018 International Residential Code, as adopted by Ordinance No. 3027, to prohibit the use of the Gypsum Board intermittent bracing method, on first reading.

I move to approve Bill No. 3337, an ordinance amending Section R602.10.4 of the 2018 International Residential Code, as adopted by Ordinance No. 3027, to prohibit the use of the Gypsum Board intermittent bracing method, on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance
2. Proposed IRC Section R602.10.4

AN ORDINANCE AMENDING SECTION R602.10.4 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY ORDINANCE NO. 3027, TO PROHIBIT USE OF THE GB GYPSUM BOARD INTERMITTENT BRACING METHOD

WHEREAS, on January 7, 2020, the Board of Aldermen approved Ordinance No. 3027 which adopted the 2018 International Family of Building Codes, including the International Residential Code; and

WHEREAS, since its adoption, building contractors have the option to use a variety of bracing methods for constructing interior braced walls to resist lateral forces like wind, earthquakes, and complement the exterior walls in a building's structural stability; and

WHEREAS, the City's Building Safety Division staff prefer the GB gypsum board intermittent bracing method be prohibited, as it forces builders to halt their work and City staff currently don't conduct drywall inspection to ensure its done correctly.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

Section 1. Section R602.10.4 (Construction Methods for Braced Wall Panels) of the 2018 International Residential Code, as adopted by Ordinance No. 3027 and as amended, is hereby amended to read as shown in Exhibit A, which is attached hereto.

Section 2. This ordinance is effective upon its passage and approval.

PASSED and APPROVED this 1st day of July 2025.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney

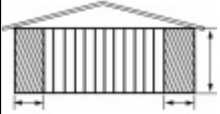
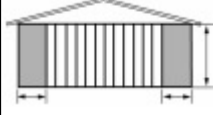
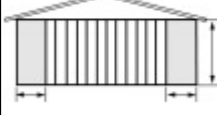
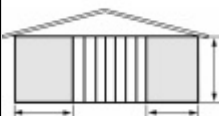
EXHIBIT A

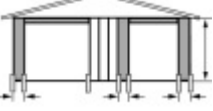
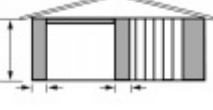
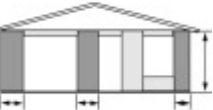
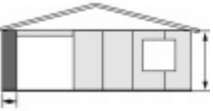
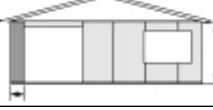
Section R602.10.4 is amended to read as follows:

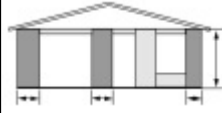
R602.10.4 Construction methods for braced wall panels.

Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in [Table R602.10.4](#), with the exception of the GB Gypsum board intermittent bracing method being prohibited.

TABLE R602.10.4
BRACING METHODS

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
				Fasteners	Spacing
Intermittent Bracing Methods	LIB Let-in-bracing	1 × 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d common nails or 3-8d (2½" long × 0.113" dia.) nails Metal strap: per manufacturer	Wood: per stud and top and bottom plates Metal: per manufacturer
	DWB Diagonal wood boards	¾" (1" nominal) for maximum 24" stud spacing		2-8d (2½" long × 0.113" dia.) nails or 2-1¾" long staples	Per stud
	WSP Wood structural panel (See Section R604)	¾"		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or Table R602.3(2)	6" edges 12" field Varies by fastener
	BV-WSP ^e Wood structural panels with stone or masonry veneer (See Section R602.10.6.5)	7/16"	See Figure R602.10.6.5.2	8d common (2½" × 0.131) nails	4" at panel edges 12" at intermediate supports 4" at braced wall panel end posts
	SFB Structural fiberboard sheathing	½" or 25/32" for maximum 16" stud spacing		1½" long × 0.12" dia. (for ½" thick sheathing) 1¾" long × 0.12" dia. (for 25/32" thick sheathing) galvanized roofing nails	3" edges 6" field
	GB Gypsum board	½"		Nails or screws per Table R602.3(1) for exterior locations Nails or screws per Table R702.3.5 for interior locations	For all braced wall panel locations: 7" edges (including top and bottom plates) 7" field

	PBS Particleboard sheathing (See Section R605)	$\frac{3}{8}$ " or $\frac{1}{2}$ " for maximum 16" stud spacing		For $\frac{3}{8}$ ", 6d common (2" long $\times$ 0.113" dia.) nails; For $\frac{1}{2}$ ", 8d common (2 $\frac{1}{2}$ " long $\times$ 0.131" dia.) nails	3" edges 6" field
	PCP Portland cement plaster	See Section R703.6 for maximum 16" stud spacing		$1\frac{1}{2}$" long, 11 gage, 0.120" dia., $\frac{7}{16}$" dia. head nails or $\frac{7}{8}$" long, 16 gage staples	<u>6" o.c. on all framing members</u>
	HPS Hardboard panel siding	$\frac{7}{16}$ " for maximum 16" stud spacing		0.092" dia., 0.225" dia. head nails with length to accommodate $1\frac{1}{2}$ " penetration into studs	4" edges 8" field
	ABW Alternate braced wall	$\frac{3}{8}$ "		See Section R602.10.6.1	See Section R602.10.6.1
	PFH Portal frame with hold-downs	$\frac{3}{8}$ "		See Section R602.10.6.2	See Section R602.10.6.2
	PFG Portal frame at garage	$\frac{7}{16}$ "		See Section R602.10.6.3	See Section R602.10.6.3
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel	$\frac{3}{8}$ "		Exterior sheathing per Table R602.3(3) Interior sheathing per Table R602.3(1) or Table R602.3(2)	6" edges 12" field Varies by fastener
	CS-G ^{b, c} Continuously sheathed wood structural panel adjacent to garage openings	$\frac{3}{8}$ "		See Method CS-WSP	See Method CS-WSP
	CS-PF Continuously sheathed portal frame	$\frac{7}{16}$ "		See Section R602.10.6.4	See Section R602.10.6.4

	CS-SFB ^d Continuously sheathed structural fiberboard	$\frac{1}{2}$ " or $\frac{25}{32}$ " for maximum 16" stud spacing		$1\frac{1}{2}$ " long $\times$ 0.12" dia. (for $\frac{1}{2}$ " thick sheathing) $1\frac{3}{4}$ " long $\times$ 0.12" dia. (for $\frac{25}{32}$ " thick sheathing) galvanized roofing nails	3" edges 6" field
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For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.8 N/m², 1 mile per hour = 0.447 m/s.

1. a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D₀, D₁ and D₂.
2. b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D₀, D₁ and D₂, roof covering dead load shall not exceed 3 psf.
3. c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with [Table R602.7\(1\)](#). A full-height clear opening shall not be permitted adjacent to a Method CS-G panel.
4. d. Method CS-SFB does not apply in Seismic Design Categories D₀, D₁ and D₂.
5. e. Method applies to detached one- and two-family dwellings in Seismic Design Categories D₀ through D₂ only.

CITY OF PARKVILLE

Policy Report

Date: June 25, 2025

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the first reading of Bill No. 3338, an ordinance to approve a zoning map amendment for three parcels to City of Parkville "B-2-P" Planned General Business district to allow for Creekside Irish Golf - Case No. PZ2025-14; Parkville Development 38, LLC, applicant (Community Development)

BACKGROUND:

The applications propose rezoning and re-platting the subject property to accommodate Creekside Irish Golf, a planned recreation development. The applicant is proposing a *recreation – outdoor, limited* use of an "Irish" golf course, a shorter, 9-hole golf course utilizing only pitching wedges and putters.

The applicant proposes rezoning the subject parcels, Platte County parcel #20-4.0-19-000-000-009.000 (1.95 acres, more or less), # 20-4.0-19-000-000-008.000 (3.93 acres, more or less), and part of # 20-4.0-19-000-000-008.001 (15.36 acres, more or less) from Platte County "PI" Planned Industrial to City of Parkville "B-2" General Business District in conjunction with the preliminary development plan for Creekside Irish Golf. This project is bounded by the Old Town at Creekside development to the east including Connections Bank and Char Bar, The Meadows at Creekside to the south, Interstate 435 to the west, and Highway 45 to the north.

STRATEGIC GOAL(S):

- Quality Development

BUDGET IMPACT:

There is no anticipated budget impact.

ALTERNATIVES:

1. Approve the item.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

PLANNING & ZONING COMMISSION RECOMMENDATION:

On June 10, 2025, the Planning and Zoning Commission held a public hearing to consider the application for zoning map amendment. No public comments were received. After discussion, the Planning and Zoning Commission voted to recommend approval of the application by a vote of 7-0.

STAFF RECOMMENDATION:

Staff recommends approval of the application for zoning map amendment.

POLICY:

Per Parkville Municipal Code, Title IV, Table 403-1, a public hearing is required (distinguished from a public meeting generally open to the public) to consider Zoning Map Amendment (i.e., rezoning) applications, with the Board of Aldermen as the “decision making authority” for such applications following review and recommendation by the Planning and Zoning Commission.

Per RSMo. 89.050 and Parkville Municipal Code Section 403.030, the Board of Aldermen shall not consider a request prior to the lapse of the 15-day protest period. Per Parkville Municipal Code Section 403.030, Subsection C, if a written protest against a proposed zoning change is filed in the office of the City Clerk within 15 days of the date of the conclusion of the Planning Commission public hearing, signed by the owners of record of 30 percent or more of any real property proposed to be rezoned, or by the owners of record of 30 percent or more of the total area required to be notified by this Code of the proposed rezoning of a specific property (excluding streets and public ways), the ordinance adopting such amendment shall not be passed except by at least a 2/3 vote of all of the members of the Board of Aldermen (6 votes). No such protest petition was filed, so the proposed rezoning ordinance may be approved by a majority vote of all of the members of the Board (5 votes).

The Board of Aldermen must approve two readings of the ordinance to become effective. Rule 5, Agendas, of the Board’s Rules of Order, states “The first reading of an ordinance will be read on the action agenda and the second and final reading will be read at the next subsequent meeting on the consent agenda, unless the item is a time-sensitive matter in which it may be approved during the same meeting.

SUGGESTED MOTION:

I move to approve Bill No. 3338, an ordinance approving a zoning map amendment for three parcels to City of Parkville "B-2-P" Planned General Business district to allow for Creekside Irish Golf, on first reading and postpone the second reading to July 15, 2025.

ATTACHMENTS:

1. Ordinance
2. Exhibit
3. Application
4. Staff Report

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR THREE PARCELS TO CITY OF PARKVILLE “B-2-P” PLANNED GENERAL BUSINESS DISTRICT TO ALLOW FOR CREEKSIDE IRISH GOLF

WHEREAS, the applicant (Parkville Development 38, LLC) proposed to rezone three (3) parcels for Creekside Irish Golf to City of Parkville “B-2-P” Planned General Business district via an application for zoning map amendment (Case No. PZ 2025-14); and

WHEREAS, the subject property is generally located between I-435 and the Old Town at Creekside development, and is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, notice of a public hearing to be held before the Planning and Zoning Commission was published, mailed and posted in accordance with Parkville Municipal Code Title IV, Section 403.010; and

WHEREAS, all property owners within 185 feet of the subject property parcels were given proper notice and allowed their right to protest said rezoning; and

WHEREAS, City staff reviewed the application according to Parkville Municipal Code Title IV, Section 403.030 and determined their findings and conclusions; and

WHEREAS, on June 10, 2025, the Planning and Zoning Commission held a public hearing to consider the application for Zoning Map Amendment and forwarded a recommendation for approval of the zoning map amendment by a vote of 7-0; and

WHEREAS, the Board of Aldermen reviewed and considered staff’s conclusions, the information provided to the Planning and Zoning Commission, the Planning and Zoning Commission’s recommendation and information presented to the Board of Aldermen, and desires to approve the application.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. The application for zoning map amendment submitted by Parkville Development 38, LLC, (Case No. PZ 2025-14) for Creekside Irish Golf to rezone certain land generally located between I-435 and the Old Town at Creekside development, to City of Parkville “B-2-P” Planned General Business District, as depicted in Exhibit A, is hereby approved.

SECTION 2. This ordinance shall be effective immediately upon its passage and approval.

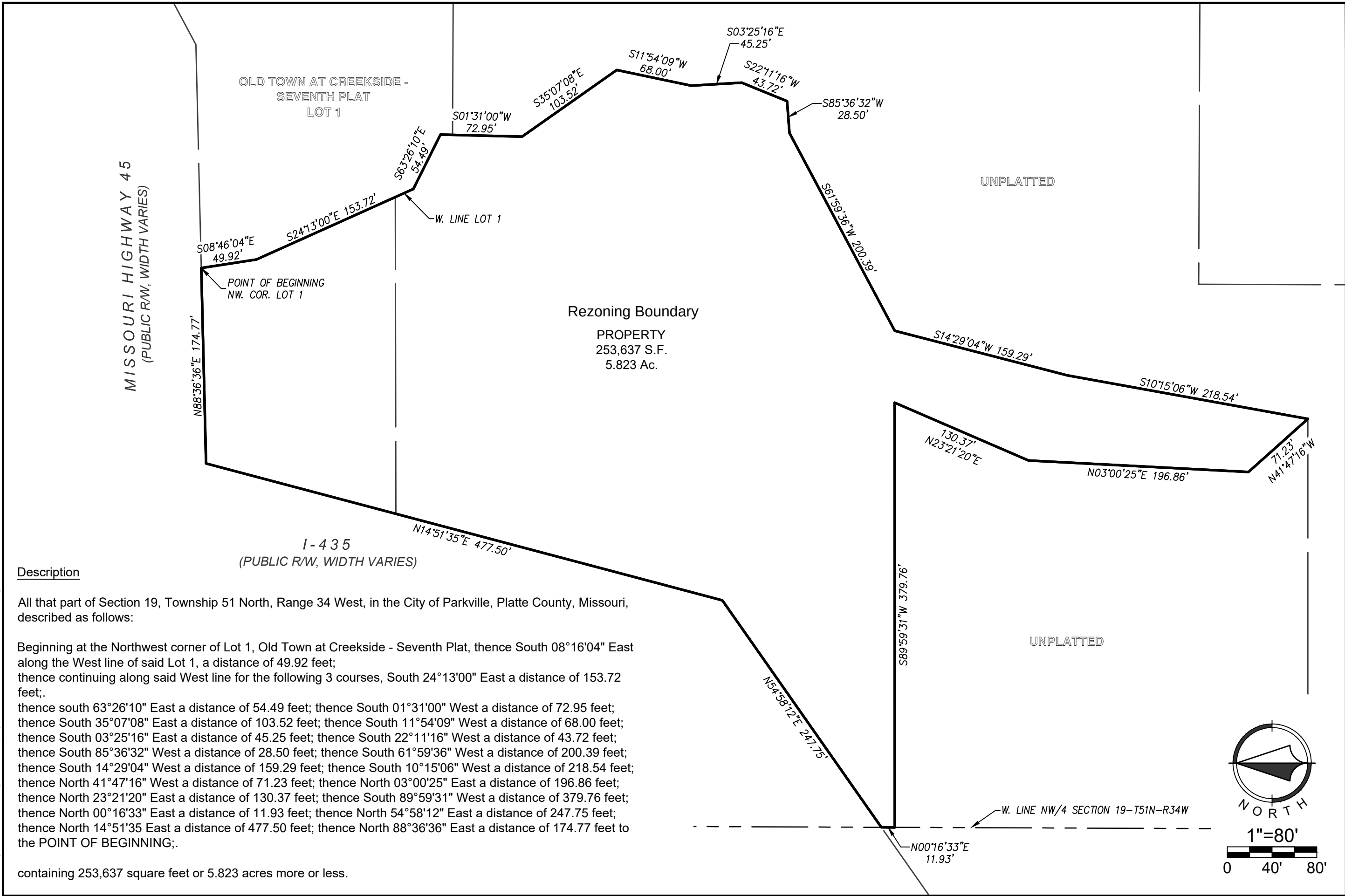
PASSED and APPROVED this 1st day of July 2025.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney

May 08, 2025 8:21am
Z:\RIC Design\2025-0135\Drawings\Exhibits\Property Exhibit\25-0135-PROP-EXHIBIT-01.dwg



Description

All that part of Section 19, Township 51 North, Range 34 West, in the City of Parkville, Platte County, Missouri, described as follows:

Beginning at the Northwest corner of Lot 1, Old Town at Creekside - Seventh Plat, thence South 08°16'04" East along the West line of said Lot 1, a distance of 49.92 feet;
thence continuing along said West line for the following 3 courses, South 24°13'00" East a distance of 153.72 feet;.
thence south 63°26'10" East a distance of 54.49 feet; thence South 01°31'00" West a distance of 72.95 feet;
thence South 35°07'08" East a distance of 103.52 feet; thence South 11°54'09" West a distance of 68.00 feet;
thence South 03°25'16" East a distance of 45.25 feet; thence South 22°11'16" West a distance of 43.72 feet;
thence South 85°36'32" West a distance of 28.50 feet; thence South 61°59'36" West a distance of 200.39 feet;
thence South 14°29'04" West a distance of 159.29 feet; thence South 10°15'06" West a distance of 218.54 feet;
thence North 41°47'16" West a distance of 71.23 feet; thence North 03°00'25" East a distance of 196.86 feet;
thence North 23°21'20" East a distance of 130.37 feet; thence South 89°59'31" West a distance of 379.76 feet;
thence North 00°16'33" East a distance of 11.93 feet; thence North 54°58'12" East a distance of 247.75 feet;
thence North 14°51'35 East a distance of 477.50 feet; thence North 88°36'36" East a distance of 174.77 feet to the POINT OF BEGINNING;.

containing 253,637 square feet or 5.823 acres more or less.

Sheet 1 of 1
25-0135

PROPERTY EXHIBIT
PART OF SECTION 19
TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI

NO.	BY	DATE	ORIGINAL PREPARATION	REVISION
1	AFB	05-07-2025		

Certificates of Authorization: Missouri CLS-2011003572; Kansas CLS-224; Oklahoma CA-7072;
South Dakota C-9496; Arkansas COA 3574; Texas 10194376

**Renaissance
Infrastructure
Consulting**

913.317.9500
www.rii-consult.com
102 Abbie Avenue
Kansas City, Kansas 66103



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: Parkville Development 38, LLC
Address: 7607 NW John Anders Road
City, State: Kansas City, MO 64152
Phone: (816) 616-9016 Fax: _____
E-mail: bmertz1975@gmail.com

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

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

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

Contact Person, if different from applicant(s)

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

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that 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:** _____

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

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 east of I-435 N and south of MO 45 HWY.

Parcel ID Number: 20-4.0-19-000-000-009.000 and 20-4.0-19-000-000-008.000

Present zoning: PI Proposed zoning: B-2

Present use of the property:

Vacant/brush/prairie.

Length of use:

Unknown.

3. Neighboring land uses and zoning

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

Existing Land UseExisting Zoning

North: DOT R/W

North: DOT R/W

South: Vacant

South: B-2

East: Old Town at Creekside Mixed Use

East: B-2

West: DOT R/W

West: DOT R/W

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 OnlyApplication 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: _____



Staff Analysis

<u>Agenda Item:</u>	5.A; 5.B
<u>Proposal:</u>	Application for Zoning Map Amendment and an Application for Preliminary Development Plan for Creekside Irish Golf, a planned recreation development on 15.98 acres, more or less, generally located to the west of Old Town at Creekside and to the east of Interstate 435 in Parkville, MO 64152.
<u>Staff Recommendation:</u>	Approval
<u>Case No:</u>	PZ 2025-14; PZ 2025-15
<u>Applicant and Owners:</u>	Brian Mertz, Parkville Development 38, LLC
<u>Location:</u>	Generally located to the west of Old Town at Creekside and to the east of Interstate 435
<u>Zoning:</u>	Existing: Platte County "PI" Planned Industrial Proposed: "B-2" General Business District
<u>Parcel #s:</u>	Platte County parcel # 20-4.0-19-000-000-009.000 (1.95 acres, more or less), # 20-4.0-19-000-000-008.000 (3.93 acres, more or less), and part of # 20-4.0-19-000-000-008.001 (15.36 acres, more or less)
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Zoning Map Amendment (Case No. PZ 2025-14) C. Application for Preliminary Development Plan (Case No. PZ 2025-15) D. Subject Area Property Map E. Creekside Irish Golf – Preliminary Development Plans (prepared by Renaissance Infrastructure Consulting; dated May 9, 2025) F. Notice of Public Hearing placed on the subject property G. Additional exhibits as may be presented at the public hearing
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (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 Citizen newspaper on May 28, 2025
- E. Hearing notice published on the Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)

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 Irish Golf, a planned recreation development. The applicant is proposing a *recreation – outdoor, limited* use of an “Irish” golf course, a shorter, 9-hole golf course utilizing only pitching wedges and putters. The applicant notes that this style of golf course is increasing in popularity in other parts of the United States as well as internationally. In addition to the golf course, the development proposes a bar area structure, a pedestrian bridge capable of accommodating emergency vehicles, and associated parking.

The applicant proposes rezoning the subject parcels, Platte County parcel #20-4.0-19-000-000-009.000 (1.95 acres, more or less), # 20-4.0-19-000-000-008.000 (3.93 acres, more or less), and part of # 20-4.0-19-000-000-008.001 (15.36 acres, more or less) from Platte County “PI” Planned Industrial to City of Parkville “B-2” General Business District in conjunction with the preliminary development plan for Creekside Irish Golf. 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 platted but undeveloped.

A 100’ stream buffer setback from the top of the bank of Brush Creek will be observed as required by § 407.050(C) of the Development Code. No structures will be located in this setback, only portions of the golf course as allowed. An irrigation pond is proposed as a course feature, for stormwater management, and to provide water for irrigation of the golf course turf.

This project is bounded by the Old Town at Creekside development to the east including Connections Bank and Char Bar, The Meadows at Creekside to the south, Interstate 435 to the west, and Highway 45 to the north.

A Landscaping Plan has been provided pursuant to the requirements of Section 407.020 Site and Landscape Design Standards of the Development Code. Landscape islands will need to be added to the proposed parking lot design such that no more than a maximum of 10 contiguous parking stalls is provided in any given row of parking. The proposed selection of landscaping material does not meet the native/native cultivar requirements and must be amended. A revised Landscaping Plan meeting the requirements of Section 407.020 of the Development Code shall be required prior to Final Plat approval.

A Lighting Plan meeting the requirements of Section 407.040 Outdoor Lighting of the Development Code shall be submitted prior to Final Plat approval.

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 Citizen newspaper on May 28, 2025; 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.

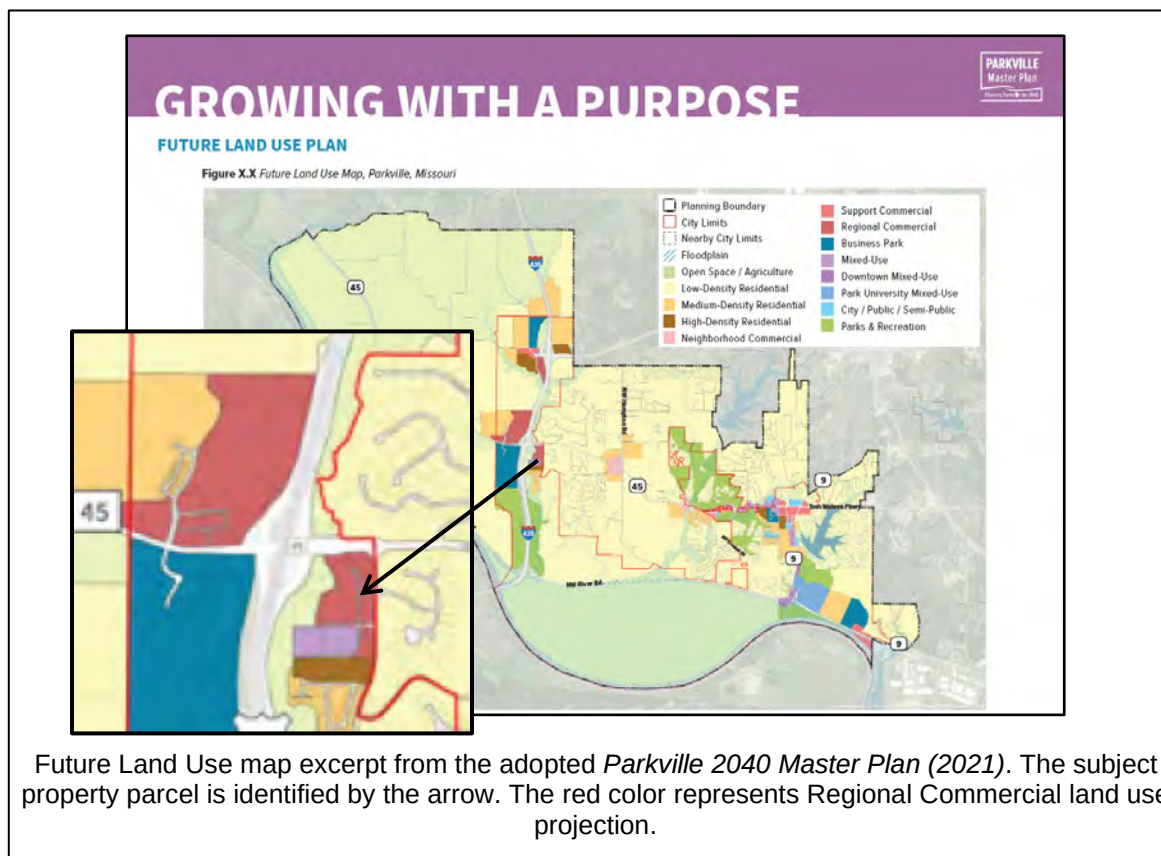
Review and Analysis

Zoning Map Amendment (Case No. PZ25-14)

The applications have been reviewed against the Parkville Municipal Code, including the applicable “B-2” 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 Regional Commercial, Mixed-Use, and Open Space land use for the subject property. The Regional Commercial use is primarily comprised of large-scale, auto-oriented uses. The Mixed-Use land use projection is typically retail, office, and multi-family uses.



The *Parkville 2040 Master Plan* notes that “areas adjacent to the Interstate 435 intersections within Parkville’s city limits have been shown as a mixture of regional commercial, residential, and business park development to take advantage of these key areas.”

The proposed recreation – outdoor, limited land use is similar in character to the uses on the southeast corner of the intersection of I-435 and 45 Highway. Additionally,

entertainment/recreation uses are complementary to the existing retail and commercial uses in the surrounding area. The “B-2” General Business District was selected for rezoning as it matches the zoning of the Old Town at Creekside development immediately adjacent to the subject properties.

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 across Brush Creek from the Old Town at Creekside development and adjacent to the Interstate 435 right-of-way. This property is not suitable for substantial development, however the proposed development takes the site context into account and provides a use that is complementary to the existing surrounding uses.

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 2025-15, the application for zoning map amendment furthers the intent of the B-2 General Business District. The B-2 General Business District provides a wide range of retail, service and employment uses that are not easily integrated with neighborhoods or are at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility. This district should be used generally for commercial and service uses that cannot be easily integrated or in close proximity to neighborhoods.

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 2025-15).

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. Southern Platte Fire Protection District has been in discussions with the applicant throughout the development of the plans and emergency vehicle access to the golf course is planned across the proposed pedestrian bridge.

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.**

The development of currently undeveloped property will increase the value of the property. Staff does not expect that this development will impact the likelihood of the surrounding area to be developed.

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

The application has been reviewed against the Parkville Municipal Code, including the applicable “B-2” 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 2025-15) 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 plan (Case No. PZ 2025-15).

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 unique nature 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)*.

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 to ensure that negative impacts on surrounding properties are minimized and compatibility with existing uses is examined.

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 Regional Commercial, Mixed-Use, and open space future land uses for the subject property. The outdoor recreation land use meets this projection due to the retail component and utilization of open space for recreation.

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 2025-14) to rezone the subject property from its current Platte County "PI" Planned Industrial zoning designation to City of Parkville "B-2" General Business District zoning designations.

Staff Conclusions and Recommendations

Following review, staff recommends approval of the Application for Zoning Map Amendment (Case No. PZ 2025-14) and Application for Preliminary Development Plan (Case No. PZ 2025-15). 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 (Case No. PZ 2025-15)

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. Prior to Final Plat approval, a revised Landscaping Plan shall be submitted meeting the requirements of Section 407.020 of the Development Code.
4. Prior to Final Plat approval, a Lighting Plan shall be submitted meeting the requirements of Section 407.040 of the Development Code.
5. 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 July 1, 2025 for first action.



End of Memorandum

Brad Stanton, AICP
Planner

6-06-2025
Date

**CITY OF PARKVILLE
Policy Report**

Date: June 25, 2025

Prepared By:

Brad Stanton, Planner

Reviewed By:

Stephen Lachky, Community Development
Director

ISSUE:

Approve the first reading of Bill No. 3339, an ordinance to approve a preliminary development plan for Creekside Irish Golf, a planned recreation-outdoor, limited use generally located between I-435 and the Old Town at Creekside development - Case No. PZ 2025-15; Parkville Development 38, LLC, applicant (Community Development)

BACKGROUND:

The applications propose rezoning and re-platting the subject property to accommodate Creekside Irish Golf, a planned recreation development. The applicant is proposing a *recreation – outdoor, limited* use of an “Irish” golf course, a shorter, 9-hole golf course utilizing only pitching wedges and putters. The applicant notes that this style of golf course is increasing in popularity in other parts of the United States as well as internationally. In addition to the golf course, the development proposes a bar area structure, a pedestrian bridge capable of accommodating emergency vehicles, and associated parking.

STRATEGIC GOAL(S):

- Quality Development

BUDGET IMPACT:

There is no anticipated budget impact.

ALTERNATIVES:

1. Approve an ordinance approving a preliminary development plan for Creekside Irish Golf.
2. Approve the ordinance, subject to changes.
3. Do not approve the item.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

PLANNING & ZONING COMMISSION RECOMMENDATION:

On June 10, 2025, the Planning and Zoning Commission held a public hearing to consider the application for preliminary development plan. No public comments were received. After discussion,

the Planning and Zoning Commission voted to recommend approval of the application by a vote of 7-0.

STAFF RECOMMENDATION:

Staff recommends approval of the application for preliminary development plan, subject to conditions:

1. Approval is based on the representations of the drawings presented as part of this application and does not waive any requirement or development standard contained within the Municipal Code.
2. The subject property be platted via an Application for Subdivision – Final Plat — prior to construction permits being issued.
3. Prior to Final Plat approval, a revised Landscaping Plan shall be submitted meeting the requirements of Section 407.020 of the Development Code.
4. Prior to Final Plat approval, a Lighting Plan shall be submitted meeting the requirements of Section 407.040 of the Development Code.

POLICY:

Per Parkville Municipal Code, Title IV, Table 403-1, a public hearing is required (distinguished from a public meeting generally open to the public) to consider Preliminary Development Plan applications, with the Board of Aldermen as the “decision making authority” for such applications following review and recommendation by the Planning and Zoning Commission.

Per RSMo. 89.050 and Parkville Municipal Code Section 403.030, the Board of Aldermen shall not consider a request prior to the lapse of the 15-day protest period. Per Parkville Municipal Code Section 403.030, Subsection C, if a written protest against a proposed zoning change is filed in the office of the City Clerk within 15 days of the date of the conclusion of the Planning Commission public hearing, signed by the owners of record of 30 percent or more of any real property proposed to be rezoned, or by the owners of record of 30 percent or more of the total area required to be notified by this Code of the proposed rezoning of a specific property (excluding streets and public ways), the ordinance adopting such amendment shall not be passed except by at least a 2/3 vote of all of the members of the Board of Aldermen (6 votes). No such protest petition was filed, so the proposed rezoning ordinance may be approved by a majority vote of all of the members of the Board (5 votes).

The Board of Aldermen must approve two readings of the ordinance to become effective. Rule 5, Agendas, of the Board’s Rules of Order, states “The first reading of an ordinance will be read on the action agenda and the second and final reading will be read at the next subsequent meeting on the consent agenda, unless the item is a time-sensitive matter in which it may be approved during the same meeting.

SUGGESTED MOTION:

I move to approve Bill No. 3339, an ordinance approving a preliminary development plan for Creekside Irish Golf, a planned recreation - outdoor, limited use generally located between I-435 and the Old Town at Creekside development, on first reading and postpone the second reading to July 15, 2025.

ATTACHMENTS:

1. Ordinance
2. Application
3. Illustrative Plan

4. Development Plan
5. Lighting Plan
6. Building Plan

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR CREEKSIDE IRISH GOLF, A PLANNED RECREATION – OUTDOOR, LIMITED USE GENERALLY LOCATED BETWEEN I-435 AND THE OLD TOWN AT CREEKSIDE DEVELOPMENT

WHEREAS, applicant Parkville Development 38, LLC has submitted an Application for Preliminary Development Plan for Creekside Irish Golf, a planned recreation – outdoor, limited use generally located between I-435 and the Old Town at Creekside development; and

WHEREAS, City staff reviewed the application according to Parkville Municipal Code Title IV Development Code, Section 403.040 and determined their findings and conclusions; and

WHEREAS, notice of a public hearing on June 10, 2025 was published, mailed, and posted in accordance with Parkville Municipal Code Title IV, Section 403.010; and

WHEREAS, the Preliminary Development Plan for Creekside Irish Golf was considered at the June 10, 2025 meeting of the Planning and Zoning Commission, and was recommended for approval subject to staff conditions (by a vote of 7-0); and

WHEREAS, the Board of Aldermen has reviewed and considered staff's conclusions and recommendation, the information provided to the Planning and Zoning Commission, the Planning and Zoning Commission's recommendation and information presented to the Board of Aldermen, and desires to approve the application with conditions as stated herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. The application for preliminary development plan for Creekside Irish Golf (Case No. PZ25-15) is hereby approved, subject to conditions by the Board of Aldermen, including:

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. Prior to Final Plat approval, a revised Landscaping Plan shall be submitted meeting the requirements of Section 407.020 of the Development Code.
4. Prior to Final Plat approval, a Lighting Plan shall be submitted meeting the requirements of Section 407.040 of the Development Code.

SECTION 2. The preliminary development plan, depicted in Exhibit A and attached hereto and incorporated herein by reference, shall be effective immediately upon its passage and approval.

SECTION 3. This ordinance shall be effective immediately upon its passage.

PASSED and APPROVED this 15th day of July 2025.

Mayor Dean Katerndahl

ATTESTED:

City Clerk Melissa McChesney



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 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 Development 38, LLC
Address: 7607 NW John Anders Road
City, State: Kansas City, MO 64152
Phone: (816) 616-9016 Fax: _____
E-mail: bmertz1975@gmail.com

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

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

Owner(s), if different from applicant

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

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: _____

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

2. Property Information

Property address and general location: See attached description. Generally located east of I-435 N and south of MO 45 HWY.

Legal description (may be attached): Attached separately.

Description of proposed use(s): _____

Zoning district: B-2
Gross acreage of lot: 15.98 Ac.
Open space acreage: 15.98 Ac.
Proposed block and lot pattern: 1 Lot

Lot coverage: 15.98 Ac.
Density/Intensity: N/A
Net acreage of lot: 15.98 Ac.
Building types/scale: 500 SF Barn and 1,600 SF Shipping Container

3. Factors affecting the project

Are any public improvements required for this project? , No. _____

Explain (may be attached): _____

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: N/A

Proposed surface material: N/A Maximum grade: N/A

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

Are area streets and utilities sufficient to serve the property once developed? N/A
(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: _____ Date: _____
Name/Title

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.

Irish Golf Concept

5/16/2025



45 HIGHWAY & I-435 Creekside Irish Golf

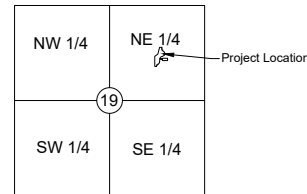
A DEVELOPMENT IN Parkville, Platte County, MO

Final Development Plan

TOTAL AREA: 15.98 ACRES



VICINITY MAP
(NTS)



SECTION MAP
SEC. 19 TW. 51 RNG. 34

UTILITY CONTACTS

City of Parkville
CPWSD #1 of Platte County
Platte County Regional Sewer District
Spire Gas Energy
Evergy
Platte Clay Electric
Century Link
Unite Private Networks
Spectrum
Missouri One Call
AT&T
Comcast

(816) 741-7676
(816) 891-3457
(816) 858-2052
(816) 756-5252
(816) 471-5275
(816) 807-7502
(816) 243-5642
(816) 903-9400
(816) 431-5818
(800) DIG-RITE
(800) 464-7928
(913) 891-3457

LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
-----	Existing Easement Line	-----	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	---	Proposed Storm Sewer
---	Existing Storm Structure	---	Proposed Storm Structure
W/L	Existing Waterline	A	Proposed Fire Hydrant
GAS	Existing Gas Main	WA	Proposed Waterline
---	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
o	Existing Sanitary Manhole	o	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
-----		-----	Future Curb & Gutter

Benchmark Information:

** Cut On Top of Curb Inlet Approximately 170'
South of Intersection of Brink Myers Road & County
Road on West Side of Road.
N: 1110890.3888 E: 27159478.6858
Elev: 814.02

Lot Description

Part of the Northeast Quarter of Section 19, T51N, R34W of the Fifth Principal Meridian, in the City of Parkville, Platte County, Missouri, described as follows:

Beginning at the Northwest corner of Lot 1, OLD TOWN AT CREEKSIDE - SEVENTH PLAT, a subdivision of land in the City of Parkville, Platte County, Missouri; thence South 08°16'04" East, along the West line of said Lot 1, a distance of 48.92 feet; thence continuing along said West line and its extension thereof for the following three (3) courses: thence South 24°13'00" East, a distance of 153.72 feet; thence south 63°26'10" East, a distance of 54.49 feet; thence South 01°31'00" West, a distance of 72.95 feet; thence South 35°07'08" East, a distance of 103.52 feet; thence South 11°54'09" West, a distance of 68.00 feet; thence South 03°25'16" East, a distance of 45.25 feet; thence South 22°11'16" West, a distance of 43.72 feet; thence South 85°36'32" West, a distance of 28.50 feet; thence South 61°52'30" West, a distance of 200.39 feet; thence South 14°20'04" West, a distance of 142.19 feet; thence South 89°46'48" East, a distance of 457.65 feet to the Northwest corner of Lot 2, OLD TOWN AT CREEKSIDE - FIFTH PLAT, a subdivision of land in the City of Parkville, Platte County, Missouri; thence South 00°05'49" West, along the West line of said Lot 2, a distance of 133.79 feet to a point on the North line of Lot 1 of said OLD TOWN AT CREEKSIDE - FIFTH PLAT; thence, departing said West line, North 89°46'48" East, along said North line, a distance of 380.15 feet to the Northwest corner of said Lot 1; thence South 00°13'12" West, along the West line of said Lot 1, a distance of 227.26 feet to the Southwest corner of said Lot 1, said corner also being the Northeast corner of Lot 1, OLD TOWN AT CREEKSIDE - NINTH PLAT, a subdivision of land in the City of Parkville, Platte County, Missouri; thence North 89°46'48" West, along the North line of Lot 1 of said OLD TOWN AT CREEKSIDE - NINTH PLAT, a distance of 145.00 feet to the Northwest corner of said Lot 1; thence South 00°13'12" West, along the West line of said Lot 1, the West line of LUCE - West, OLD TOWN AT CREEKSIDE CONDOS - SECOND PLAT and the West Line Lot 1, OLD TOWN AT CREEKSIDE - FOURTH PLAT, subdivisions of land in the City of Parkville, Platte County, Missouri, a distance of 497.03 feet to a point on the West line of said Lot 1, OLD TOWN AT CREEKSIDE - FOURTH PLAT; thence, Southwesterly along the Northwesterly line of said Lot 1, on a non-tangent curve to the left having a radius of 50.00 feet, a chord bearing of South 44°14'11" East, a chord length of 50.03 feet, and an arc length of 55.32 feet; thence South 00°13'12" West, along the West line of said Lot 1, a distance of 1.51 feet to the Southwest corner of said Lot 1, said corner also being on the North line of Lot 2, MEADOWS AT CREEKSIDE - 3RD PLAT, a subdivision of land in the City of Parkville, Platte County, Missouri and the South line of the North Half of the Southwest Quarter of said Northeast Quarter; thence, departing said West line, North 89°46'27" West, along said North line, South line and the North line of Tract B, MEADOWS AT CREEKSIDE - 3RD PLAT, a distance of 307.09 feet to the Northwest corner of said Tract B, said corner also being on the West line of said Northeast Quarter; thence North 00°13'43" East, along said West line, a distance of 1,044.51 feet to a point on the Southeastly right-of-way line of Interstate 435, as now established; thence, departing said West line, North 54°58'12" East, along said Southeastly right-of-way line, a distance of 247.76 feet; thence North 14°51'35" East, along said Southeastly right-of-way line, a distance of 477.50 feet to a point on the Southerly right-of-way line of Missouri Highway 45, as now established; thence North 88°36'36" East, along said Southerly right-of-way line, a distance of 174.77 feet to the POINT OF BEGINNING, containing 696,264 square feet or 15.984 acres more or less.

Sheet Number	Sheet Title
C01	Title Sheet
C02	General Notes
C03	Existing Conditions
C04	Preliminary Plat
C05	Preliminary Plan
C06	General Layout
C07	Overall Layout
C08	Grading Plan
C09	Utility Plan
C10	Fire Protection Plan
L01	Landscape Plan

DEVELOPER:
Parkville Dev. 38, LLC
C/O: Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO 64152

SURVEYOR:
R.L. Bufford & Associates
7603 NW River Park Dr Kansas
City, MO, 64152-5023
816-741-6152

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



Final Development Plan
25-0135
Creekside Irish Golf
Parkville, Platte County, MO

Title Sheet

NO.	DATE	REVISION
1	08/08/2023	Per City Comments
2	02/08/2024	Original Submittal

DRAWN BY: JA
CHECKED BY: RC

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816.800.0950
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400 E. 7TH STREET
KANSAS CITY, MISSOURI 64108
MO Certificate of Authority: E-2010033630



Sheet
C01

penalty
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LAYOUT & PAVING NOTES

1. All construction shall conform to the City of Parkville minimum design standards.
2. Contractor shall verify horizontal and vertical location of all utilities shown. Contractor shall notify Engineer of any potential conflicts with proposed improvements shown herein prior to commencing construction.
3. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, repair contractor caused damage according to current local standards and at the contractor's expense, and coordinate all construction with the appropriate utility company.
5. The contractor shall comply with all local codes and obtain all permits necessary or required.
6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City of Parkville public works at 816.741.7676 for inspection of the work. Contact must be made at least 24 hours prior to start of the work.
7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary.
8. The contractor shall protect all trees to remain in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the driplines of trees or outside the limit of grading.
9. Concrete walks and pads shall have a broom finish. All concrete shall be Parkville Mo standard KCMMB mix, 4,000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
10. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
12. Excess material shall be disposed of by the contractor in a legal manner off the owner's property at no additional cost to the owner.
13. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
14. Concrete curb at sidewalks and drive in ramps shall be integral.

ADA ACCESSIBLE ROUTE NOTES

1. All Accessible route construction shall conform to the latest version of the ADA Standards for Accessible Design published by the Department of Justice and the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way published by the United States Access Board.
2. Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than 1:20.
3. The cross slope of walking surfaces shall not be steeper than 2%.
4. The minimum width for a linear segment of accessible route shall be 36 inches.
5. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches leaving the turn.
6. An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be 60 inch by 60 inch minimum.
7. Ramp runs shall have a running slope not steeper than 1:12.
8. Ramp runs with a rise greater than 6 inches shall have handrails.
9. Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp runs.
10. The maximum rise of a ramp run shall be 30 inches.
11. The maximum counter slope between the pavement and the curb at a curb ramp shall be 1:20.
12. Curb ramp landings with a maximum slope of 1:48 shall be provided at the top of curb ramps with a clear width of 60 inches.
13. Detectable warning surfaces complying with the latest ADA Standards shall be provided at pedestrian street crossings and refuge islands.
14. Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions.
15. Contractor to field verify existing site conditions and contact the engineer if field conditions do not match plan prior to construction.

GRADING NOTES

1. All construction shall conform to the City of Parkville's minimum design standards.
2. Spot Grades shown herein shall govern over finished grades.
3. The contractor shall provide evidence that their insurance meets the requirements of the Project.
4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Missouri, at the contractor's expense.
5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
13. All National Pollution Discharge Elimination System(NPDES) standards shall be met.
14. The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
15. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
16. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA).
17. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
18. All work shall be confined within easements and/or construction limits as shown on the plans.
19. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
20. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Developer is responsible for the cost of utility relocations unless otherwise indicated on the plans.

PAVEMENT MARKING AND SIGNAGE NOTES

1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices" latest edition.
3. Traffic control and pavement markings shall be painted with a multicomponent thermoplastic paint, such as preformed or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°F and the ambient air temperature shall not be less than 60°F and rising. Two coats shall be applied.

FOR NON-PUBLIC WORK

- A. Screened items indicate a pre-construction topographic survey
- B. Contraction joints shall conform to APWA Section 2200. A maximum joint spacing of 20' on center each way is required.
- C. All concrete to be based on ACI 318-2011, Section 4.2.2 which states the concrete subject to the applicable exposures "shall conform to the corresponding water-cement ratios", in Table 4.3.1, which specifies a maximum water/cement ratio of 0.45 and a minimum concrete compressive strength of 4,500 PSI. Per ACI Table 4.4.1, the air entrainment specified is 6% (+1%).
- D. Curing compound to be applied to all concrete surfaces immediately after broom finish.
- E. Contractor shall reject concrete if it cannot be placed within 90 minutes of batch time.

Final Development Plan

25-0135
Creekside Irish Golf
Parkville, Platte County, MO

General Notes

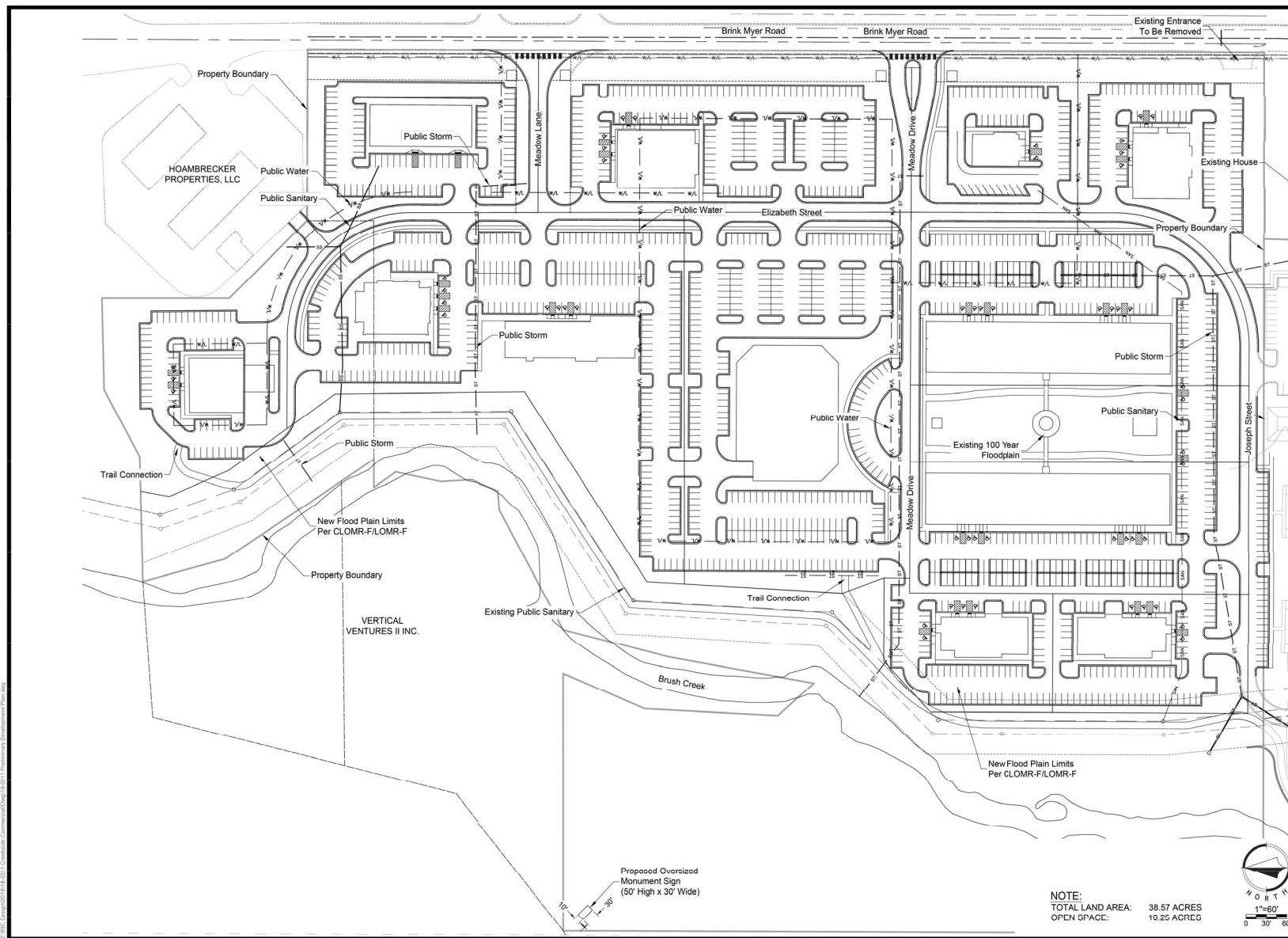
1	06/08/2025	Per City Comments
2	06/08/2025	Original Submittal
NO	DATE	REVISION

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NOTE:
TOTAL LAND AREA: 38.57 ACRES
OPEN SPACE: 10.25 ACRES

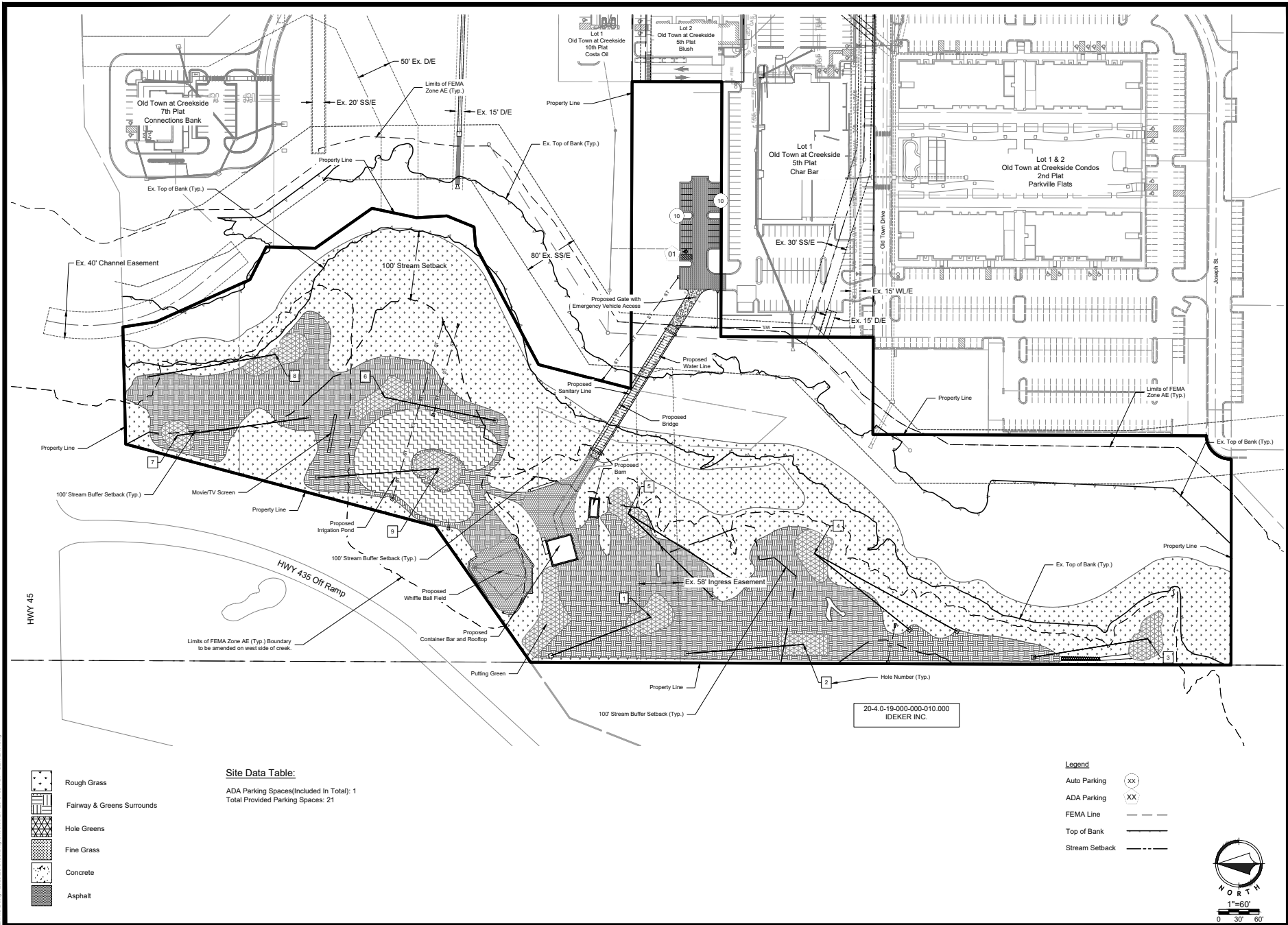


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Old Town At Creekside																
Development Plan																
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Final Development Plan	25-0135 Creekside Irish Golf Parkville, Platte County, MO
Preliminary Plan	
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Final Development Plan

25-0135
Creekside Irish Golf
Parkville, Platte County, MO

General Layout

NO.	DATE	DESCRIPTION
1	06/09/2021	Per City Comments
2	06/09/2021	Original Submittal

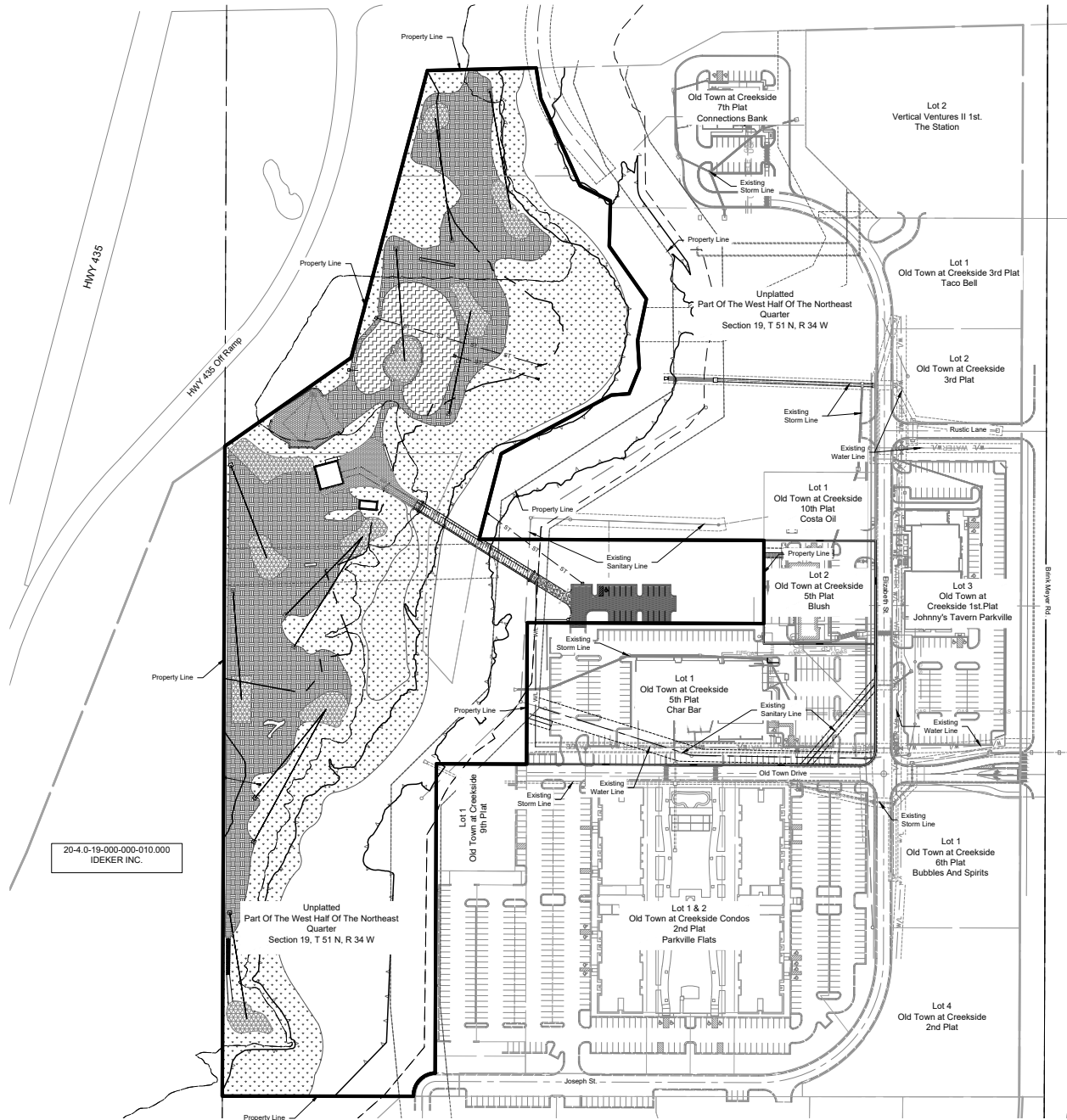
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IDEKER INC.



20-4-0-19-000-000-010.000
IDEKER INC.

Final Development Plan

25-0135
Creekside Irish Golf
Parkville, Platte County, MO

Overall Layout

1	08/03/2025	Per City Comments
2	02/03/2025	Original Submittal
NO	DATE	REVISION

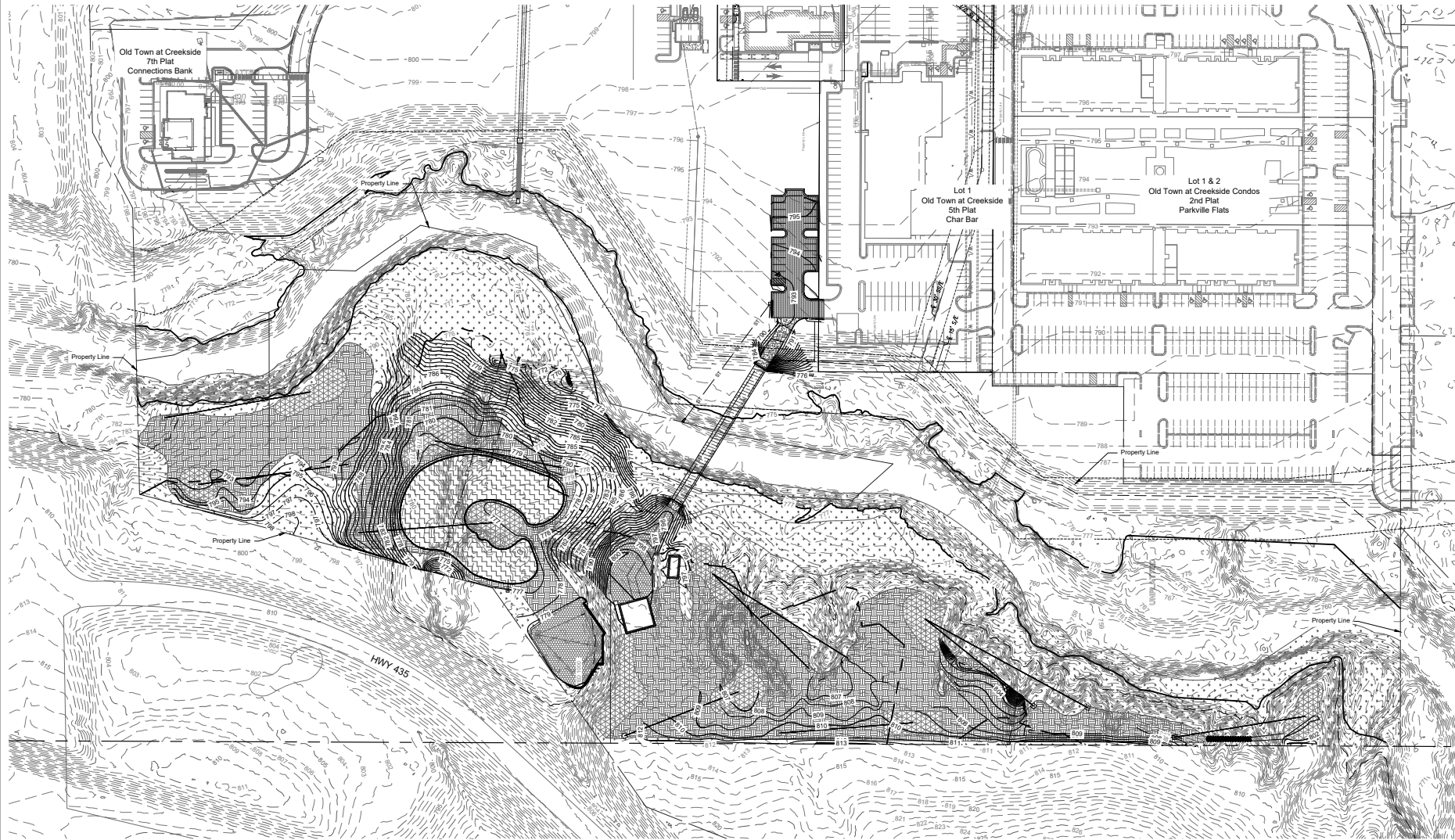
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LEGEND	
---	Existing Major
---	Existing Minor
---	Proposed Major
---	Proposed Minor



Final Development Plan

25-0135
Creekside Irish Golf
Parkville, Platte County, MO

Grading Plan

1	08/08/2023	Per City Comments
2	02/02/2024	Original Submission
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 MAY 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).

LANDSCAPE CALCULATIONS

Open Space Plantings
 Required: 1 shade tree, 2 ornamentals, & 2 shrubs / 2,000 sf of required open space; 12% min. open space
 Provided: 744,220 sf x 12% = 89,306 sf of open space; 45 shade trees, 89 ornamentals, 89 shrubs

Park Open Space
 Required: 1 large tree / 40' street frontage
 Provided: Hwy 45 (240') = 7 trees

Building Foundation Plantings
 Required: 100% street facing facades
 Provided: No buildings proposed

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
AM2		Acer saccharum 'Morton' / Crescendo™ Sugar Maple NATIVE	2" Cal.	B&B	7
GO		Gymnocladus dioica 'Espresso' / Kentucky Coffee tree NATIVE	2" Cal.	B&B	8
NS		Nyssa sylvatica 'Wildfire' / Black Gum NATIVE	2" Cal.	B&B	10
QB		Quercus bicolor / Swamp White Oak NATIVE	2" Cal.	B&B	6
QC		Quercus robur x alba 'Crimschmidt' TM / Crimsom Spire Oak	2" Cal.	B&B	18
ORNAMENTAL					
CC		Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud NATIVE	1.5" Cal.	B&B	14
CP2		Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood NATIVE	1.5" Cal.	B&B	21
MB		Magnolia grandiflora 'Bracken Brown Beauty' / Bracken's Beauty Southern Magnolia	1.5" Cal.	B&B	13
MX		Malus x 'Spring Snow' / Spring Snow Crab Apple NATIVE	1.5" Cal.	B&B	19
MA		Malus x 'Adirondack' / Adirondack Crabapple NATIVE	1.5" Cal.	B&B	19
SHRUBS					
AM		Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry NATIVE	3 Gal.	Pot	15
CK		Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 Gal.	Pot	12
HV		Hydrangea arborescens 'NCHA3' / Invincibelle® Ruby Smooth Hydrangea NATIVE	3 Gal.	Pot	15
JF		Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 Gal., 18"-24" H. Min.	Pot	14

$$134/191 = 70\%$$

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

Final Development Plan

25-0135
 Creekside Irish Golf
 Parkville, Plate County, MO

Landscape Plan

Renaissance Infrastructure Consulting
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 Kansas City, Missouri 64108
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 M.O. Certificate of Authority: E-2010033630

Sheet
 L01

Creekside Golf Plan

15425 Old Town Dr Suite 116, Parkville, MO 64152 , U.S



Simulation Report ver.1.0

CONTENTS

01	Summary	2
02	Result	
	Lighting Location	4
	Illuminance Calculation	5
03	Image	14

2025-05-28

GigaTera is a world-class Total Lighting Solution provider leading the market with cutting-edge manufacturing technology with the highest efficiency, reliability and most competitive price.

GigaTera Lighting Solution
Designed By G.E Park
Optical Team , Researcher Engineer

2025

Summary

FIELD TYPE :
Golf Club (Par 3)

UNIT :

DIMENSION	Feet
ILLUMINANCE VALUE	Footcandle

CIRCULATION ENVIROMENT :

REFLECTANCE	20%
CALCULATION GRID	Tee : 5' x 5' Green : 10' x 10'
MAINTENANCE FACTOR	0.95

REQUIREMENTS :

POLE HEIGHT	50'
ILLUMINANCE	Tee : 20 fc / Green : 30 fc
UNIFORMITY	2 : 1
COLOR TEMPERATURE	5000 K
COLOR RENDERING	70 CRI

Luminaire Schedule							
Symbol	Label	Qty	Watts	Total Watts	Lumens	LLF	Description
•	SFP600-X50S157	12	600	7200	79794	0.950	600W , 5000K, 70Ra
•	SFP600-X50A307	13	600	7800	78427	0.950	600W , 5000K, 70Ra
•	SFP600-X50S457	8	600	4800	72172	0.950	600W , 5000K, 70Ra
•	MHP600-N50A657	44	600	26400	77983	0.950	600W , 5000K, 70Ra

Calculation Summary						
Project: 1H						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
1H_TEE	Fc	38.5	40	37	1.04	1.08
1H_GREEN	Fc	34.4	41	25	1.37	1.64

Calculation Summary						
Project: 2H						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
2H_TEE	Fc	31.5	33	30	1.05	1.10
2H_GREEN	Fc	33.3	37	26	1.28	1.42

Calculation Summary						
Project: 3H						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
3H_TEE	Fc	35.5	36	35	1.01	1.03
3H_GREEN	Fc	31.7	38	21	1.51	1.81

Calculation Summary						
Project: 4H						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
4H_Tee 1	Fc	29.5	33	26	1.13	1.27
4H_Tee 2	Fc	34.5	37	32	1.08	1.16
4H_Green	Fc	30.9	36	25	1.24	1.44

Calculation Summary						
Project: 5H						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
5H_Tee 1	Fc	36.5	38	35	1.04	1.09
5H_Tee 2	Fc	34.5	38	31	1.11	1.23
5H_Green	Fc	34.2	40	25	1.37	1.60

Calculation Summary						
Project: 6H						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
6H_Tee	Fc	37.3	38	36	1.03	1.06
6H_Green	Fc	34.5	41	24	1.44	1.71

Calculation Summary						
Project: 7H						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
7H_Tee	Fc	33.5	35	32	1.05	1.09
7H_Green	Fc	34.9	39	27	1.29	1.44

Calculation Summary						
Project: 8H						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
8H_Tee	Fc	32.3	33	32	1.01	1.03
8H_Green	Fc	33.9	47	22	1.54	2.14

Calculation Summary						
Project: 9H						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
9H_Tee	Fc	36.5	38	35	1.04	1.09
9H_Green	Fc	31.8	37	23	1.38	1.61

Summary

FIELD TYPE :
Golf Club (Par 3)

UNIT :

DIMENSION	Feet
ILLUMINANCE VALUE	Footcandle

CIRCULATION ENVIROMENT :

REFLECTANCE	20%
CALCULATION GRID	Tee : 5' x 5' Green : 10' x 10'
MAINTENANCE FACTOR	0.95

REQUIREMENTS :

POLE HEIGHT	50'
ILLUMINANCE	Tee : 20 fc / Green : 30 fc
UNIFORMITY	2 : 1
COLOR TEMPERATURE	5000 K
COLOR RENDERING	70 CRI

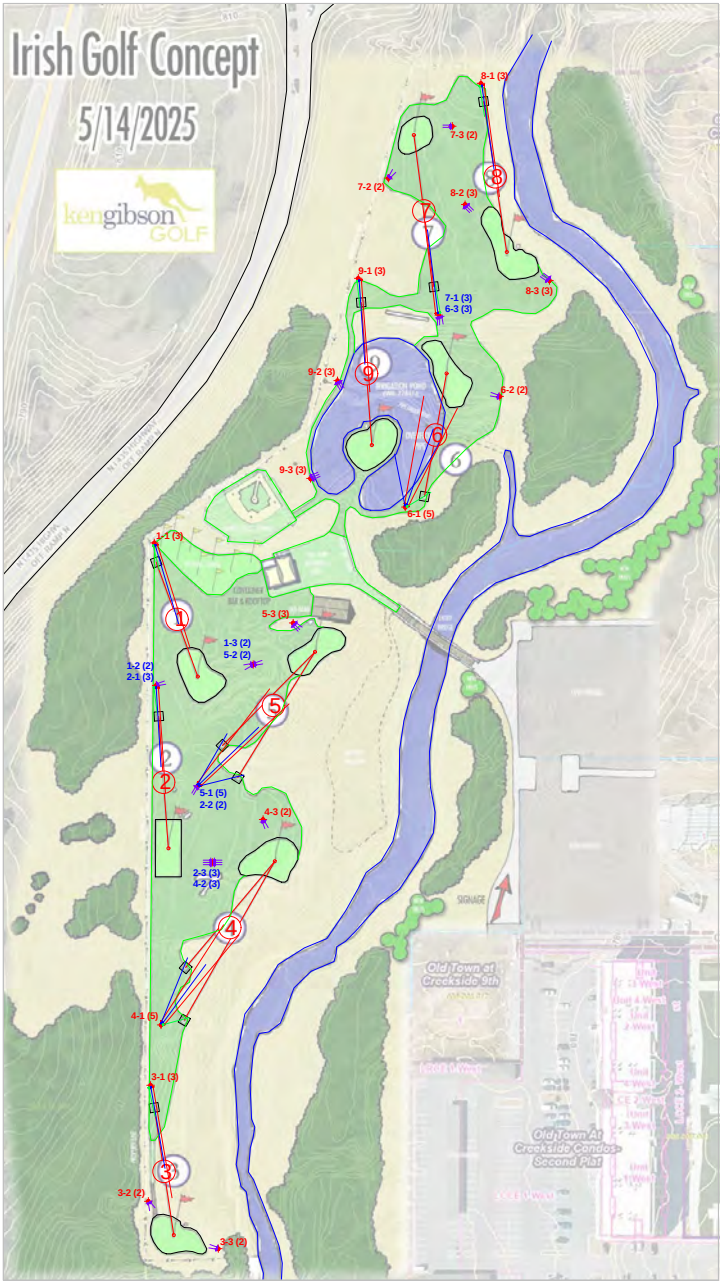
Luminaire Location Summary						
LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Z		
1	SFP600-X50S157	638.621	1587.866	50	277.869	71.565
2	SFP600-X50A307	635.723	1587.089	50	278.279	66.061
3	SFP600-X50S457	632.825	1586.312	50	279.208	39.37
4	MHP600-N50A657	594.025	1534.392	50	180	-5
5	MHP600-N50A657	594.025	1531.391	50	180	-5
6	MHP600-N50A657	512.232	1466.721	50	60	0
7	MHP600-N50A657	514.354	1464.599	50	45	0
8	MHP600-N50A657	617.417	1428.565	50	315	0
9	MHP600-N50A657	614.959	1426.844	50	315	0
10	MHP600-N50A657	612.502	1425.122	50	315	0
11	MHP600-N50A657	725.878	1331.782	50	145	0
12	MHP600-N50A657	723.757	1329.66	50	145	-5
13	SFP600-X50S157	475.621	1328.866	50	274.359	71.477
14	SFP600-X50A307	472.723	1328.089	50	273.881	65.877
15	SFP600-X50S457	469.825	1327.312	50	276.747	35.686
16	MHP600-N50A657	721.635	1327.538	50	145	0
17	SFP600-X50S457	580.225	1285.472	50	99.552	39.629
18	SFP600-X50A307	577.327	1284.695	50	97.146	65.837
19	SFP600-X50S157	574.429	1283.918	50	96.794	71.292
20	MHP600-N50A657	582.621	1279.866	50	280	0
21	MHP600-N50A657	579.723	1279.089	50	270	0
22	MHP600-N50A657	576.825	1278.312	50	270	0
23	MHP600-N50A657	447.776	1194.002	50	300	5
24	MHP600-N50A657	445.057	1192.734	50	300	5
25	MHP600-N50A657	442.337	1191.467	50	300	5
26	MHP600-N50A657	657.325	1175.803	50	160	0
27	MHP600-N50A657	656.803	1172.849	50	170	0
28	MHP600-N50A657	408.665	1068.849	50	25	5
29	MHP600-N50A657	410.165	1066.251	50	25	5
30	MHP600-N50A657	411.664	1063.651	50	25	5
31	SFP600-X50S157	533.305	1031.631	50	79.968	70.978
32	SFP600-X50A307	535.903	1030.129	50	70.701	64.848
33	SFP600-X50A307	533.604	1029.149	47	101.335	56.008
34	SFP600-X50S157	538.5	1028.627	50	63.44	70.975
35	SFP600-X50S457	536.201	1027.647	47	30.8	38.191
36	SFP600-X50S157	204.674	977.384	50	287.466	70.653
37	SFP600-X50A307	201.776	976.607	50	286.48	65.389
38	SFP600-X50S457	198.878	975.83	50	284.506	33.629
39	MHP600-N50A657	388.889	873.354	50	-35	0

Luminaire Location Summary						
LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Z		
40	MHP600-N50A657	386.768	871.232	50	-45	0
41	MHP600-N50A657	384.646	869.111	50	-45	0
42	MHP600-N50A657	334.202	819.911	50	20	5
43	MHP600-N50A657	329.278	819.043	50	190	0
44	MHP600-N50A657	334.722	816.957	50	10	5
45	MHP600-N50A657	329.798	816.089	50	210	0
46	MHP600-N50A657	204.416	792.549	50	20	0
47	MHP600-N50A657	205.915	789.951	50	10	0
48	SFP600-X50S457	200.001	787.5	50	277.246	34.307
49	SFP600-X50A307	203	787.499	50	273.527	64.722
50	SFP600-X50S157	205.999	787.498	50	273.797	70.396
51	SFP600-X50S157	258.308	661.065	50	52.466	72.329
52	SFP600-X50A307	260.605	659.135	50	43.753	65.317
53	SFP600-X50A307	258.171	658.569	47	59.879	58.922
54	SFP600-X50S157	262.902	657.205	50	42.84	72.567
55	SFP600-X50A307	260.468	656.639	47	13.776	52.307
56	MHP600-N50A657	255.531	655.733	50	240	5
57	MHP600-N50A657	257.652	653.611	50	240	5
58	MHP600-N50A657	346.939	609.794	50	300	0
59	MHP600-N50A657	343.985	609.274	50	290	0
60	MHP600-N50A657	275.529	557.996	50	180	0
61	MHP600-N50A657	280.527	557.996	50	0	5
62	MHP600-N50A657	275.528	554.996	50	180	0
63	MHP600-N50A657	280.528	554.996	50	0	5
64	MHP600-N50A657	275.527	551.996	50	180	0
65	MHP600-N50A657	280.529	551.996	50	0	5
66	SFP600-X50S157	209.655	343.833	50	57.121	71.876
67	SFP600-X50A307	211.952	341.903	50	53.622	62.495
68	SFP600-X50A307	209.518	341.337	47	67.897	63.388
69	SFP600-X50S157	214.249	339.973	50	50.191	72.034
70	SFP600-X50S457	211.815	339.407	47	14.961	38.001
71	SFP600-X50S157	199.016	256.967	50	279.667	71.511
72	SFP600-X50A307	196.061	256.446	50	279.846	65.437
73	SFP600-X50S457	193.107	255.925	50	282.637	38.025
74	MHP600-N50A657	195.167	103.672	50	310	0
75	MHP600-N50A657	192.569	102.174	50	280	0
76	MHP600-N50A657	283.914	44.04	50	160	0
77	MHP600-N50A657	282.887	41.222	50	170	0

Result : Lighting Location

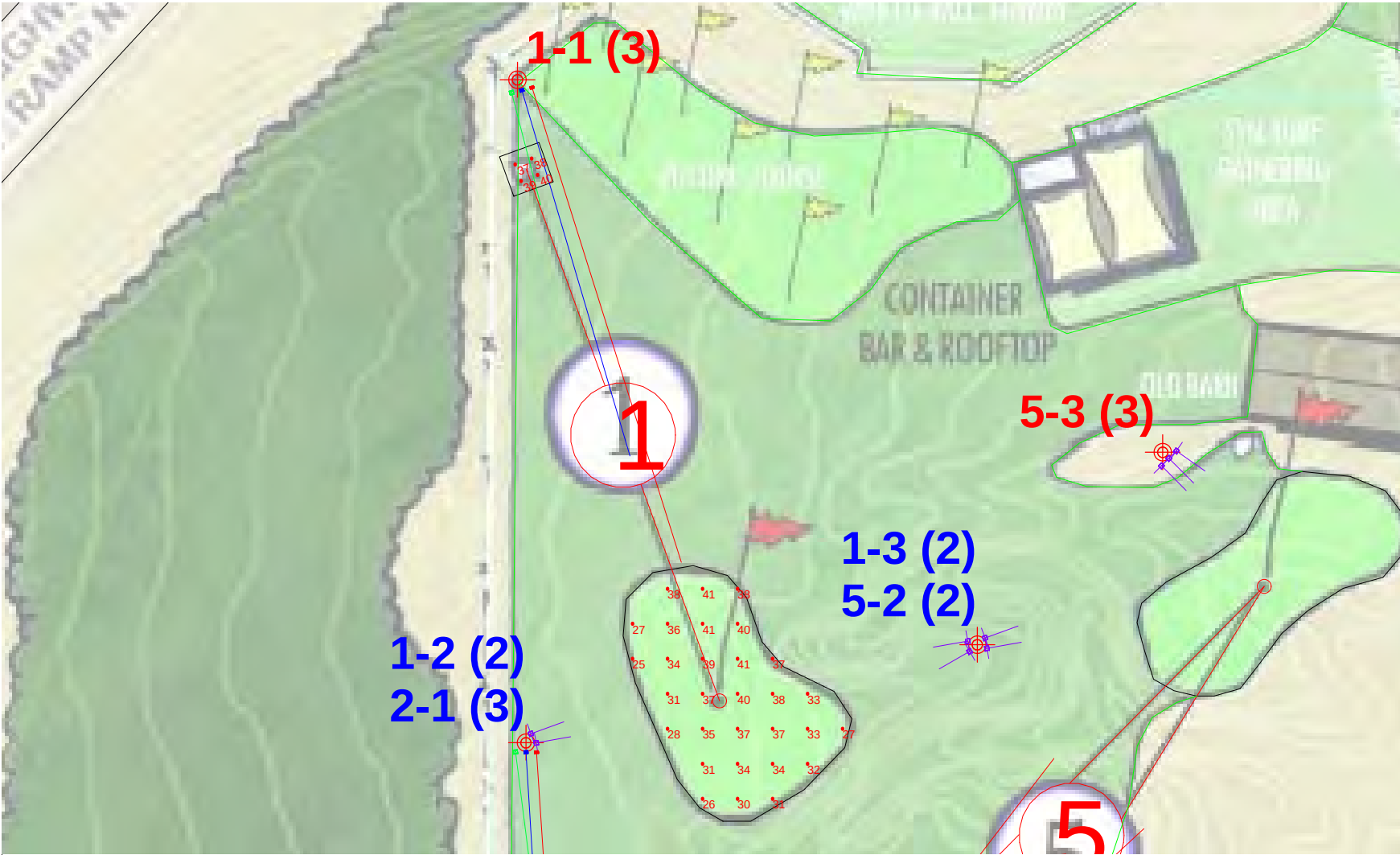
Pole / Hole	Pole No	1	2	3	Total
1H	Qty	3	2	2	7
	Watt (kW)	1.8	1.2	1.2	4.2
	Used Model	SFP600	MHP600	MHP600	
2H	Qty	3	2	3	8
	Watt (kW)	1.8	1.2	1.8	4.8
	Used Model	SFP600	MHP600	MHP600	
3H	Qty	3	2	2	7
	Watt (kW)	1.8	1.2	1.2	4.2
	Used Model	SFP600	MHP600	MHP600	
4H	Qty	5	3	2	10
	Watt (kW)	3	1.8	1.2	6
	Used Model	SFP600	MHP600	MHP600	
5H	Qty	5	2	3	10
	Watt (kW)	3	1.2	1.8	6
	Used Model	SFP600	MHP600	MHP600	
6H	Qty	5	2	3	10
	Watt (kW)	3	1.2	1.8	6
	Used Model	SFP600	MHP600	MHP600	
7H	Qty	3	2	2	7
	Watt (kW)	1.8	1.2	1.2	4.2
	Used Model	SFP600	MHP600	MHP600	
8H	Qty	3	3	3	9
	Watt (kW)	1.8	1.8	1.8	5.4
	Used Model	SFP600	MHP600	MHP600	
9H	Qty	3	3	3	9
	Watt (kW)	1.8	1.8	1.8	5.4
	Used Model	SFP600	MHP600	MHP600	

Total Summary	Ligthing	Watts (kW)	Distribution Box	Pole	Share Pole
	77	46.2	27	22	5



FIELD TYPE :	
Golf Club (Par 3)	
UNIT :	
DIMENSION	Feet
ILLUMINANCE VALUE	Footcandle
CIRCULATION ENVIROMENT :	
REFLECTANCE	20%
CALCULATION GRID	Tee : 5' x 5' Green : 10' x 10'
MAINTENANCE FACTOR	0.95
REQUIREMENTS :	
POLE HEIGHT	50'
ILLUMINANCE	Tee : 20 fc / Green : 30 fc
UNIFORMITY	2 : 1
COLOR TEMPERATURE	5000 K
COLOR RENDERING	70 CRI

Result : Illuminance Calculation



FIELD TYPE :
Golf Club (Par 3)

UNIT :	
DIMENSION	Feet
ILLUMINANCE VALUE	Footcandle

CIRCULATION ENVIROMENT :	
REFLECTANCE	20%
CALCULATION GRID	Tee : 5' x 5' Green : 10' x 10'
MAINTENANCE FACTOR	0.95

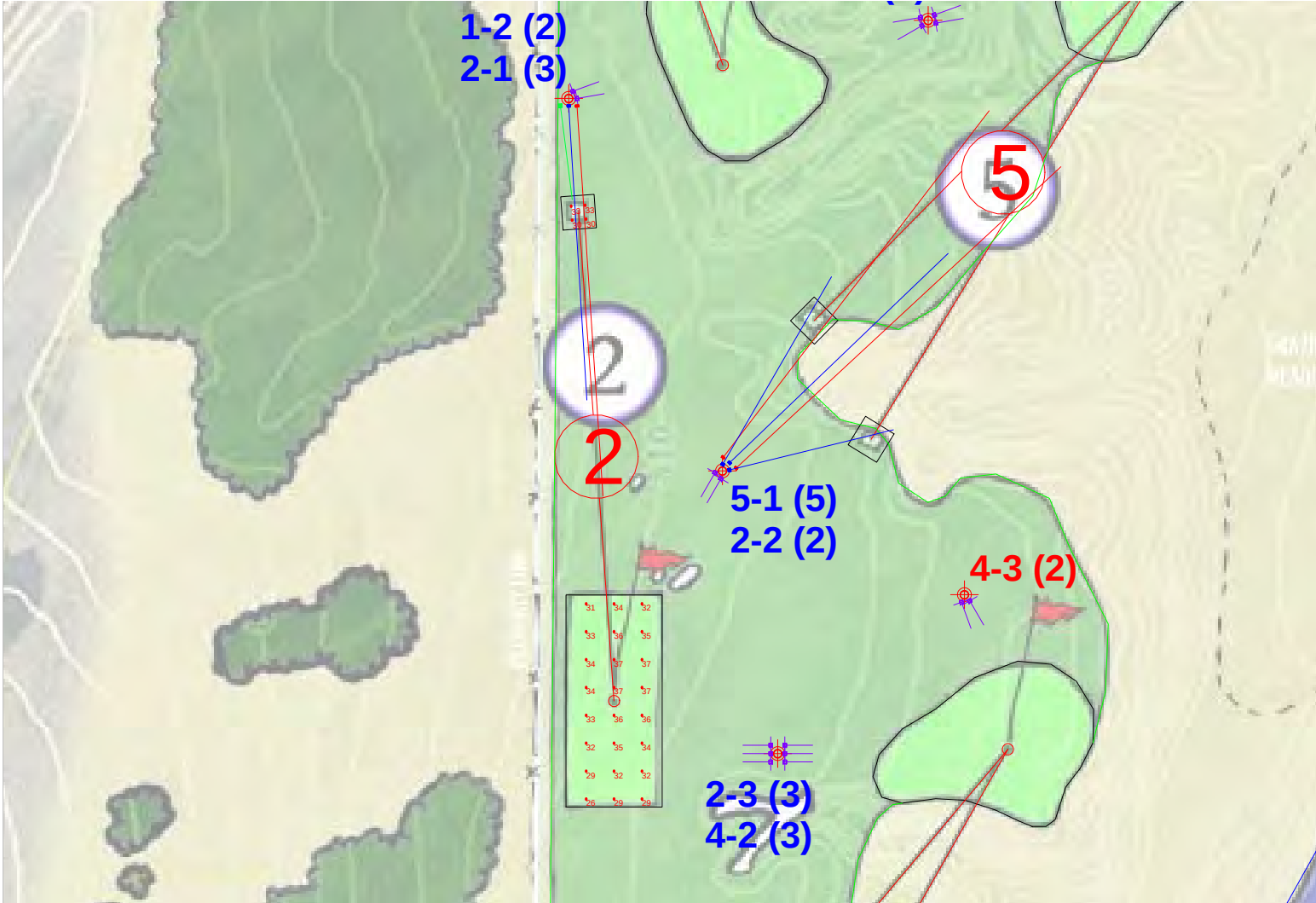
REQUIREMENTS :	
POLE HEIGHT	50'
ILLUMINANCE	Tee : 20 fc / Green : 30 fc
UNIFORMITY	2 : 1
COLOR TEMPERATURE	5000 K
COLOR RENDERING	70 CRI

Calculation Summary

Project: 1H

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
1H_TEE	Fc	38.5	40	37	1.04	1.08	3
1H_GREEN	Fc	34.4	41	25	1.37	1.64	3

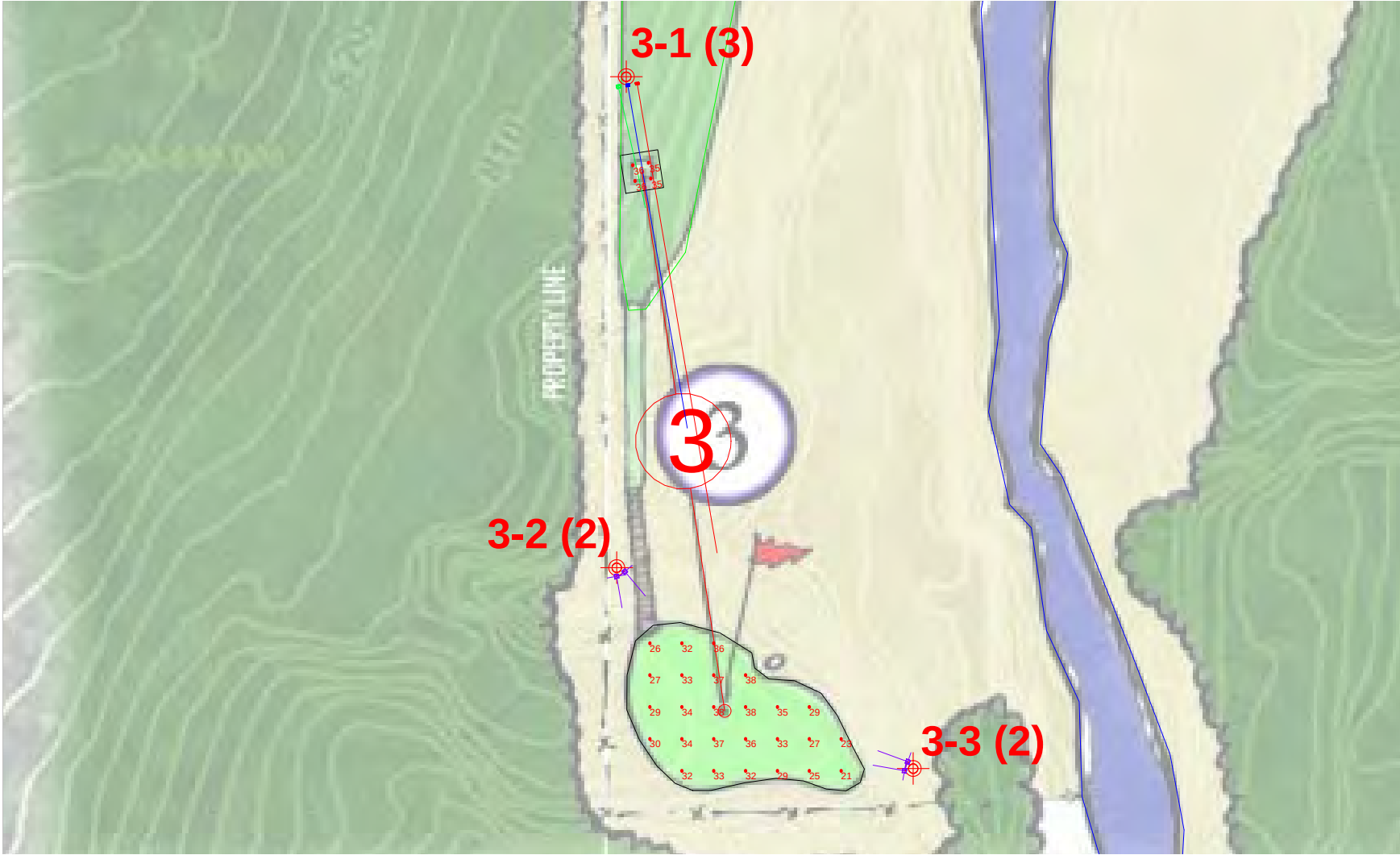
Result : Illuminance Calculation



FIELD TYPE :	
Golf Club (Par 3)	
UNIT :	
DIMENSION	Feet
ILLUMINANCE VALUE	Footcandle
CIRCULATION ENVIROMENT :	
REFLECTANCE	20%
CALCULATION GRID	Tee : 5' x 5' Green : 10' x 10'
MAINTENANCE FACTOR	0.95
REQUIREMENTS :	
POLE HEIGHT	50'
ILLUMINANCE	Tee : 20 fc / Green : 30 fc
UNIFORMITY	2 : 1
COLOR TEMPERATURE	5000 K
COLOR RENDERING	70 CRI

Calculation Summary							
Project: 2H							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
2H_TEE	Fc	31.5	33	30	1.05	1.10	3
2H_GREEN	Fc	33.3	37	26	1.28	1.42	3

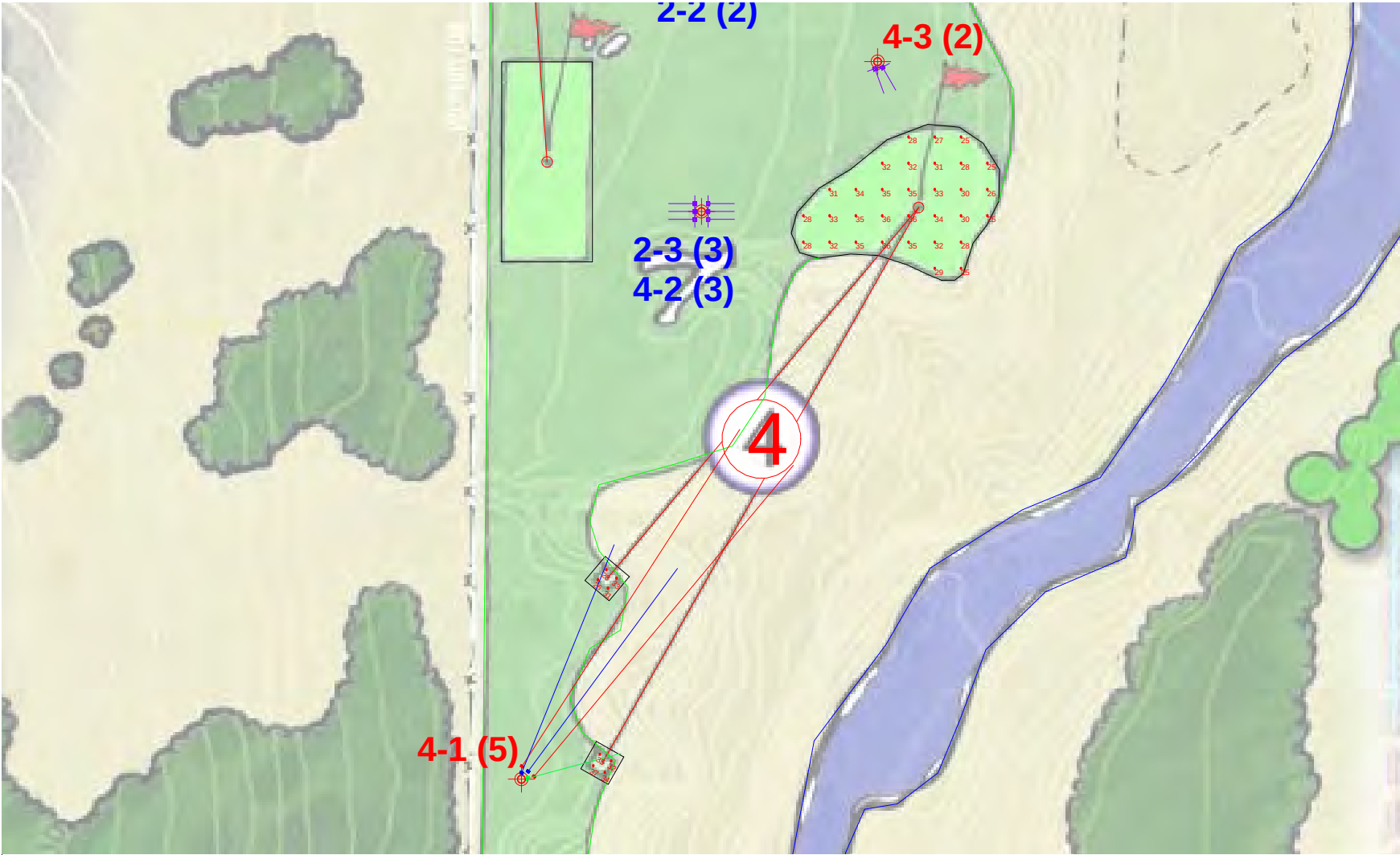
Result : Illuminance Calculation



FIELD TYPE :	
Golf Club (Par 3)	
UNIT :	
DIMENSION	Feet
ILLUMINANCE VALUE	Footcandle
CIRCULATION ENVIROMENT :	
REFLECTANCE	20%
CALCULATION GRID	Tee : 5' x 5' Green : 10' x 10'
MAINTENANCE FACTOR	0.95
REQUIREMENTS :	
POLE HEIGHT	50'
ILLUMINANCE	Tee : 20 fc / Green : 30 fc
UNIFORMITY	2 : 1
COLOR TEMPERATURE	5000 K
COLOR RENDERING	70 CRI

Calculation Summary							
Project: 3H							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
3H_TEE	Fc	35.5	36	35	1.01	1.03	3
3H_GREEN	Fc	31.7	38	21	1.51	1.81	3

Result : Illuminance Calculation



FIELD TYPE :
Golf Club (Par 3)

UNIT :	
DIMENSION	Feet
ILLUMINANCE VALUE	Footcandle

CIRCULATION ENVIROMENT :	
REFLECTANCE	20%
CALCULATION GRID	Tee : 5' x 5' Green : 10' x 10'
MAINTENANCE FACTOR	0.95

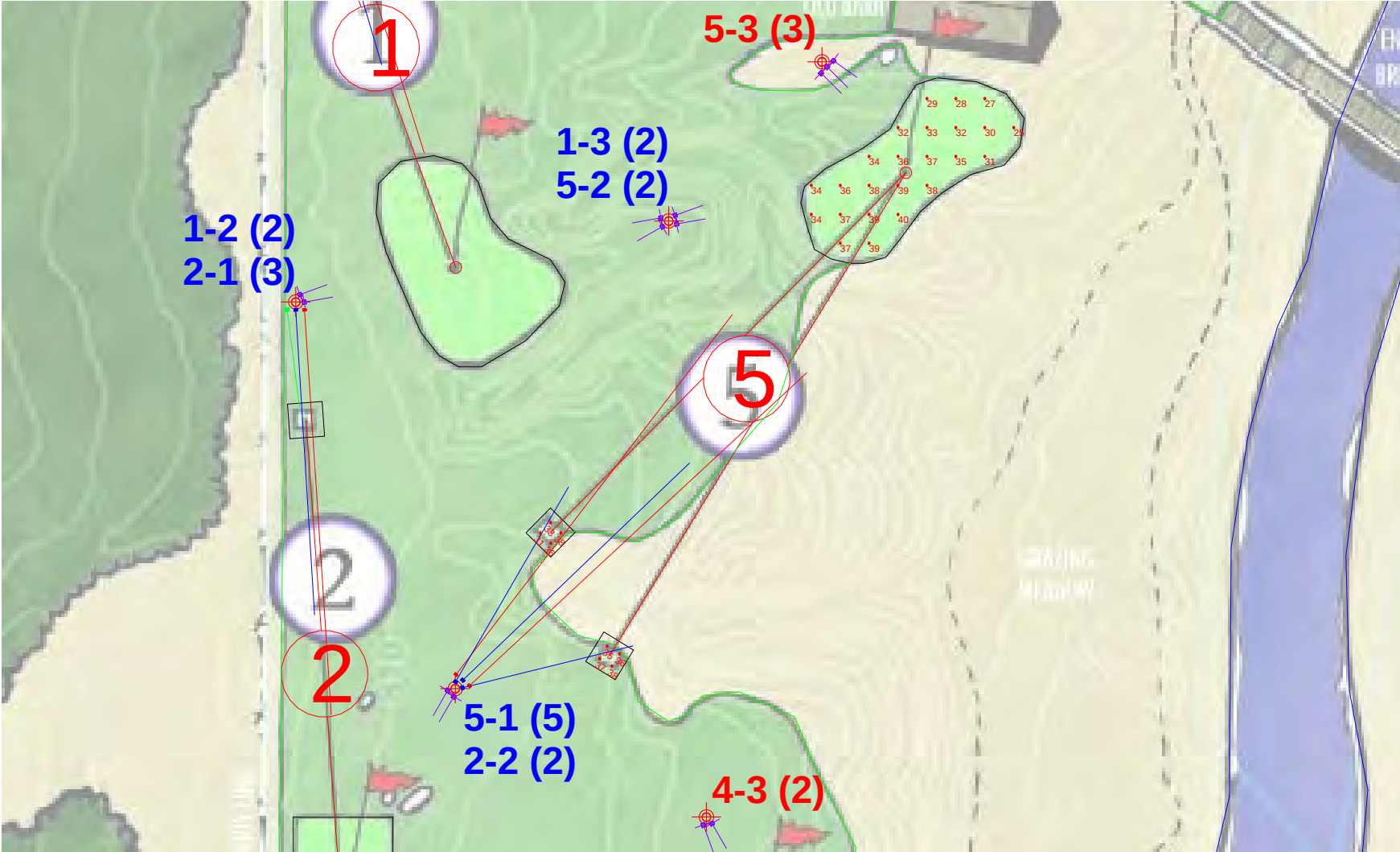
REQUIREMENTS :	
POLE HEIGHT	50'
ILLUMINANCE	Tee : 20 fc / Green : 30 fc
UNIFORMITY	2 : 1
COLOR TEMPERATURE	5000 K
COLOR RENDERING	70 CRI

Calculation Summary

Project: 4H

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
4H_Tee 1	Fc	29.5	33	26	1.13	1.27	3
4H_Tee 2	Fc	34.5	37	32	1.08	1.16	3
4H_Green	Fc	30.9	36	25	1.24	1.44	3

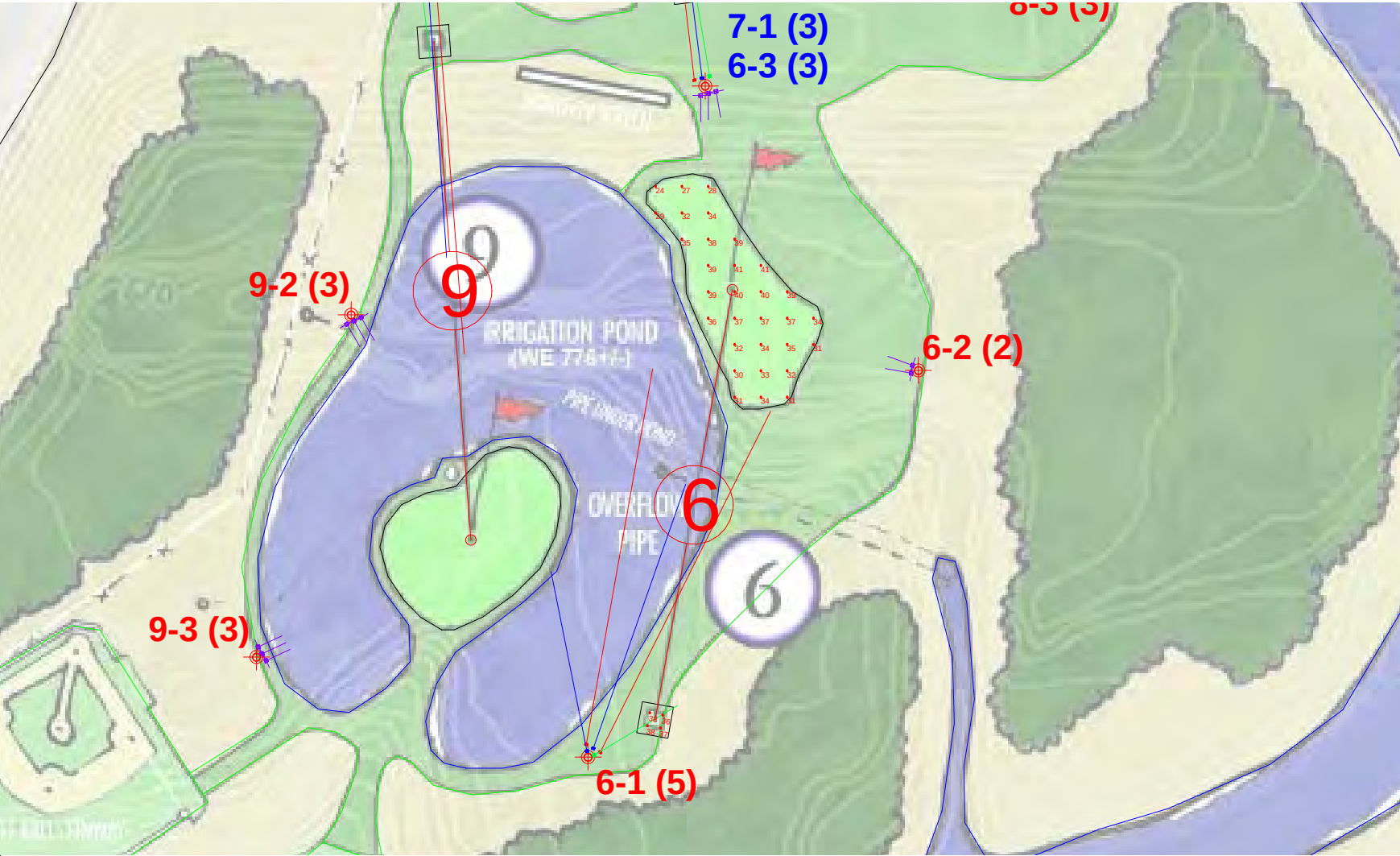
Result : Illuminance Calculation



FIELD TYPE :	
Golf Club (Par 3)	
UNIT :	
DIMENSION	Feet
ILLUMINANCE VALUE	Footcandle
CIRCULATION ENVIROMENT :	
REFLECTANCE	20%
CALCULATION GRID	Tee : 5' x 5' Green : 10' x 10'
MAINTENANCE FACTOR	0.95
REQUIREMENTS :	
POLE HEIGHT	50'
ILLUMINANCE	Tee : 20 fc / Green : 30 fc
UNIFORMITY	2 : 1
COLOR TEMPERATURE	5000 K
COLOR RENDERING	70 CRI

Calculation Summary							
Project: 5H							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
5H_Tee 1	Fc	36.5	38	35	1.04	1.09	3
5H_Tee 2	Fc	34.5	38	31	1.11	1.23	3
5H_Green	Fc	34.2	40	25	1.37	1.60	3

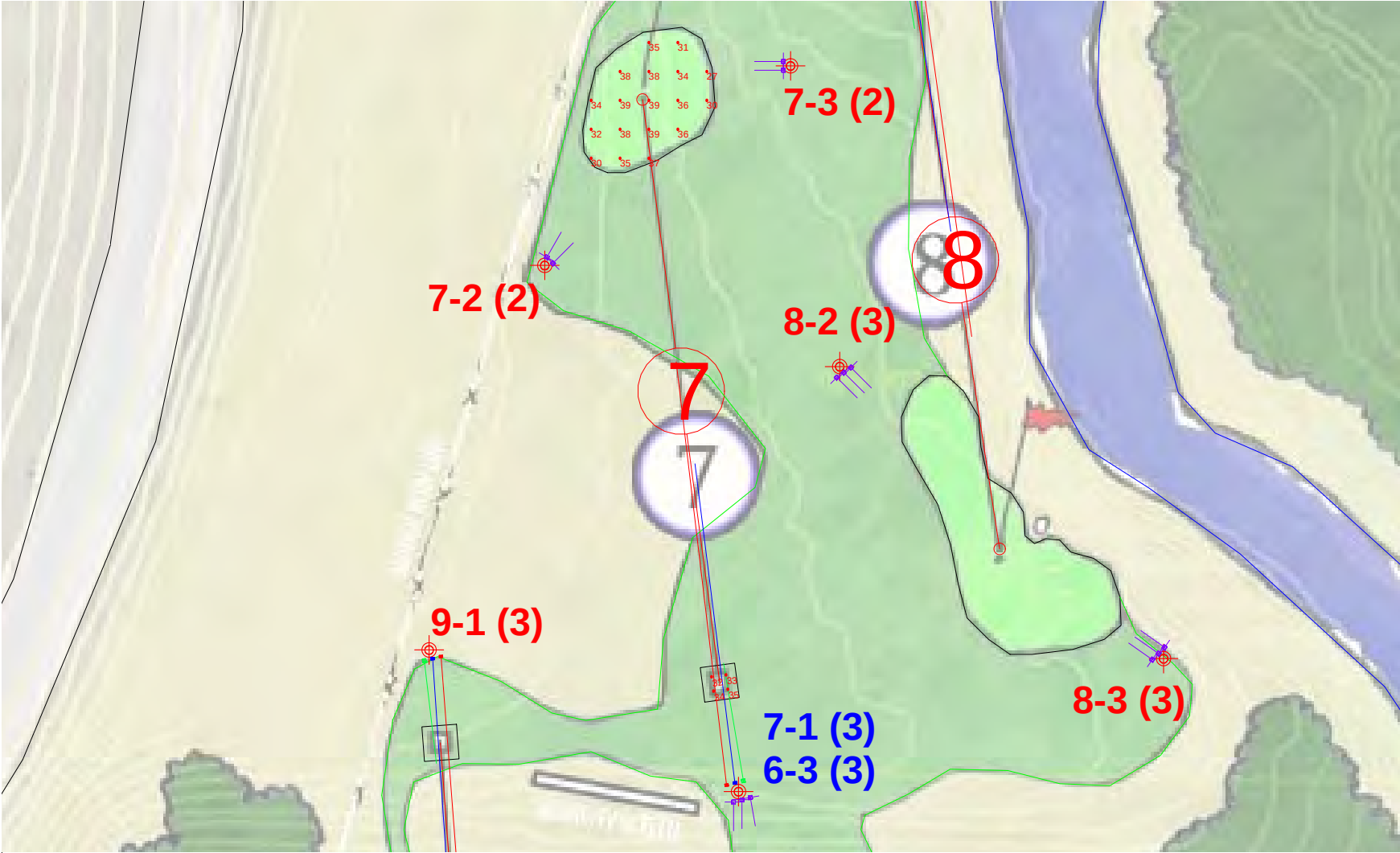
Result : Illuminance Calculation



FIELD TYPE :	
Golf Club (Par 3)	
UNIT :	
DIMENSION	Feet
ILLUMINANCE VALUE	Footcandle
CIRCULATION ENVIROMENT :	
REFLECTANCE	20%
CALCULATION GRID	Tee : 5' x 5' Green : 10' x 10'
MAINTENANCE FACTOR	0.95
REQUIREMENTS :	
POLE HEIGHT	50'
ILLUMINANCE	Tee : 20 fc / Green : 30 fc
UNIFORMITY	2 : 1
COLOR TEMPERATURE	5000 K
COLOR RENDERING	70 CRI

Calculation Summary							
Project: 6H							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
6H_Tee	Fc	37.3	38	36	1.03	1.06	3
6H_Green	Fc	34.5	41	24	1.44	1.71	3

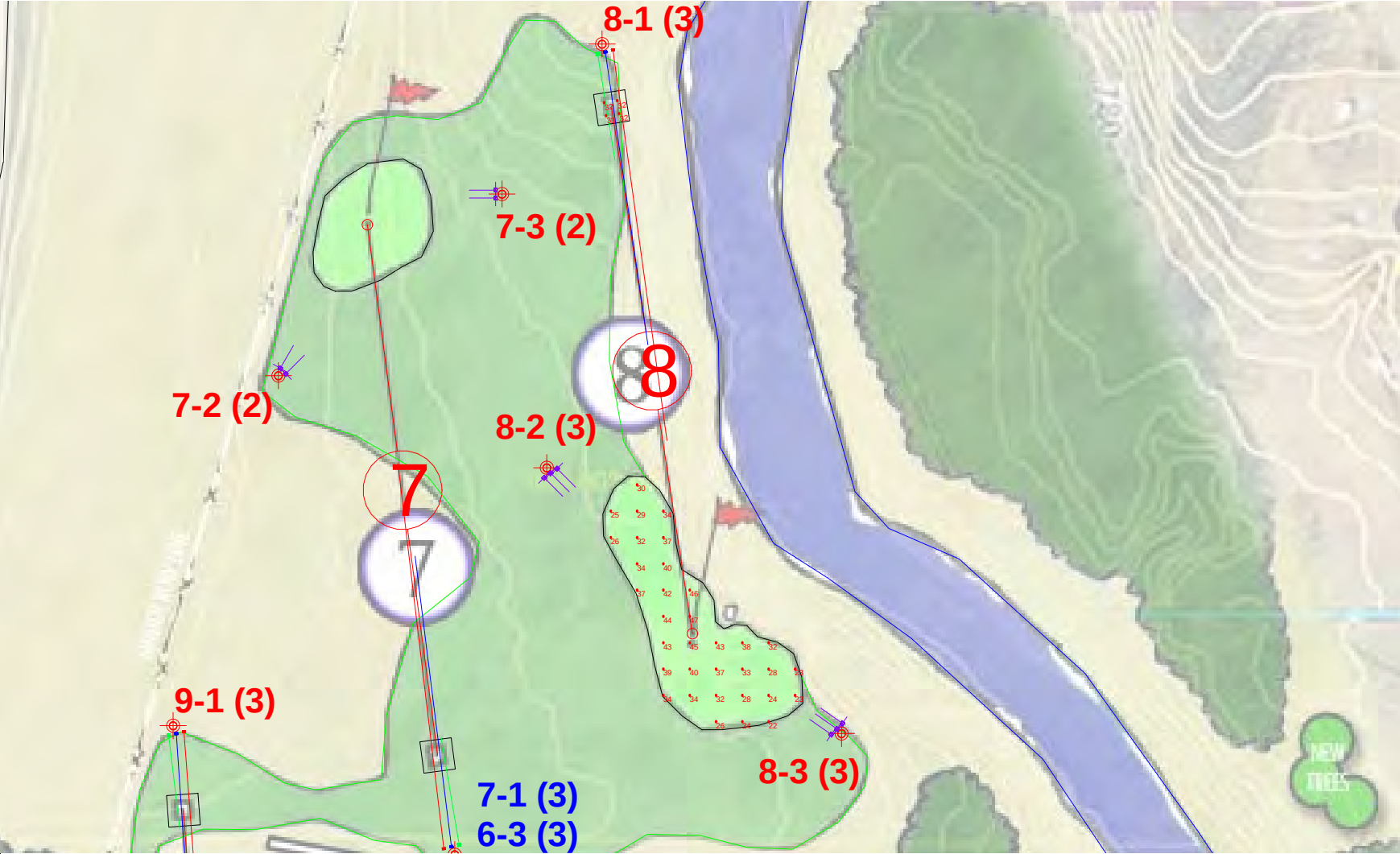
Result : Illuminance Calculation



FIELD TYPE :	
Golf Club (Par 3)	
UNIT :	
DIMENSION	Feet
ILLUMINANCE VALUE	Footcandle
CIRCULATION ENVIROMENT :	
REFLECTANCE	20%
CALCULATION GRID	Tee : 5' x 5' Green : 10' x 10'
MAINTENANCE FACTOR	0.95
REQUIREMENTS :	
POLE HEIGHT	50'
ILLUMINANCE	Tee : 20 fc / Green : 30 fc
UNIFORMITY	2 : 1
COLOR TEMPERATURE	5000 K
COLOR RENDERING	70 CRI

Calculation Summary							
Project: 7H							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
7H_Tee	Fc	33.5	35	32	1.05	1.09	3
7H_Green	Fc	34.9	39	27	1.29	1.44	3

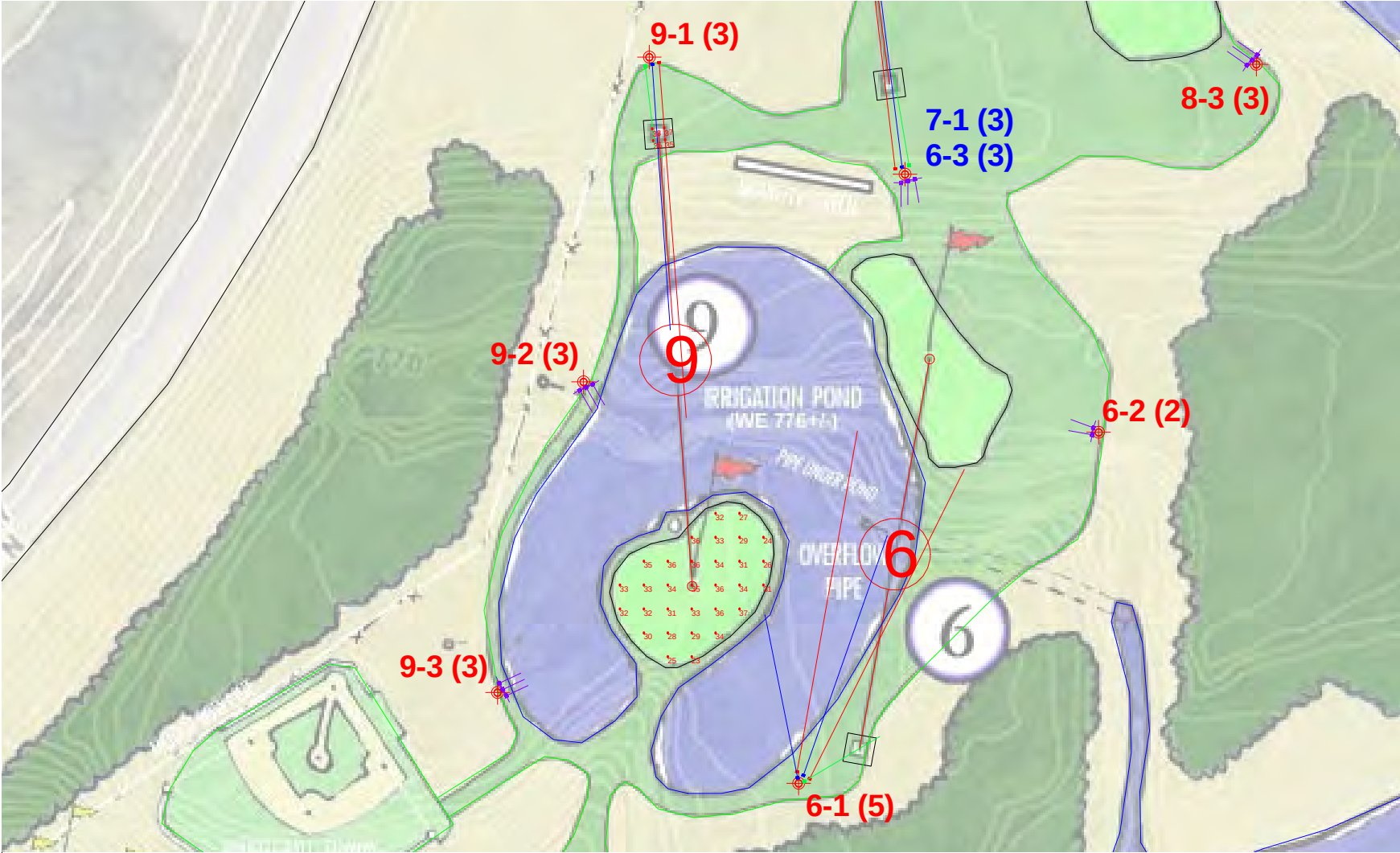
Result : Illuminance Calculation



FIELD TYPE :	
Golf Club (Par 3)	
UNIT :	
DIMENSION	Feet
ILLUMINANCE VALUE	Footcandle
CIRCULATION ENVIROMENT :	
REFLECTANCE	20%
CALCULATION GRID	Tee : 5' x 5' Green : 10' x 10'
MAINTENANCE FACTOR	0.95
REQUIREMENTS :	
POLE HEIGHT	50'
ILLUMINANCE	Tee : 20 fc / Green : 30 fc
UNIFORMITY	2 : 1
COLOR TEMPERATURE	5000 K
COLOR RENDERING	70 CRI

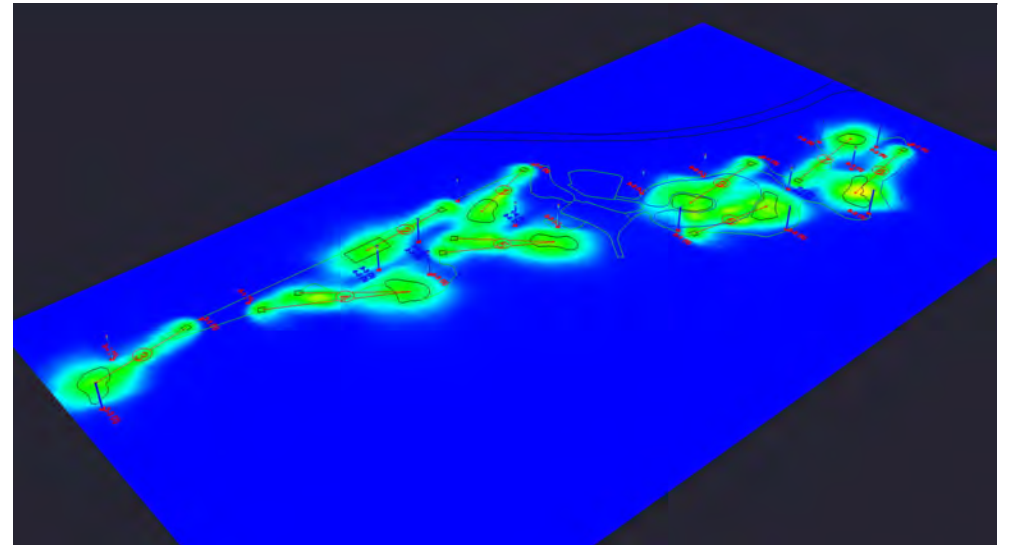
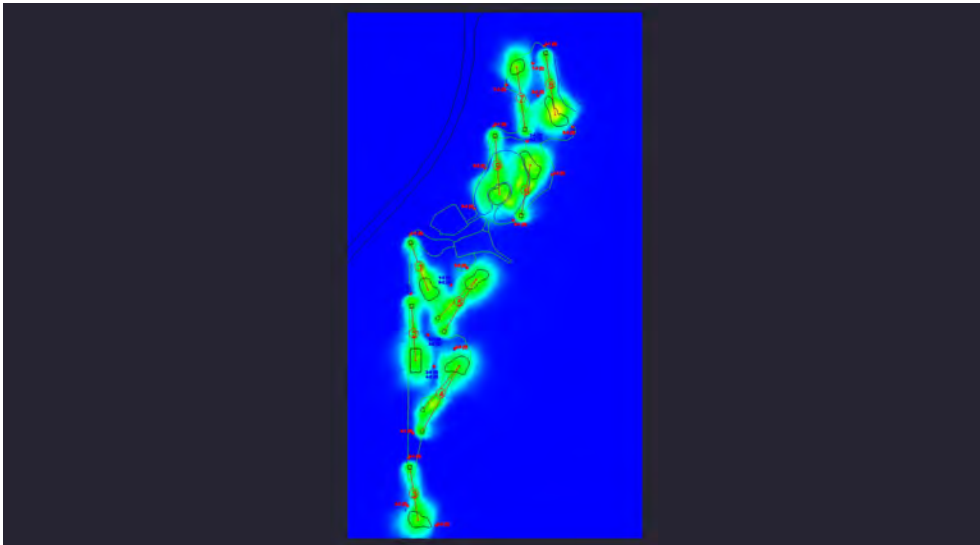
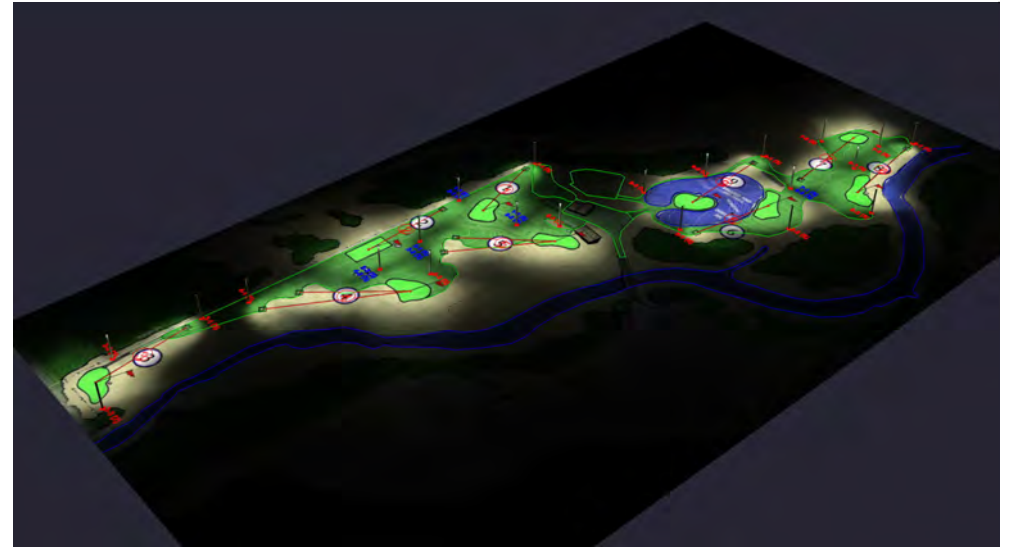
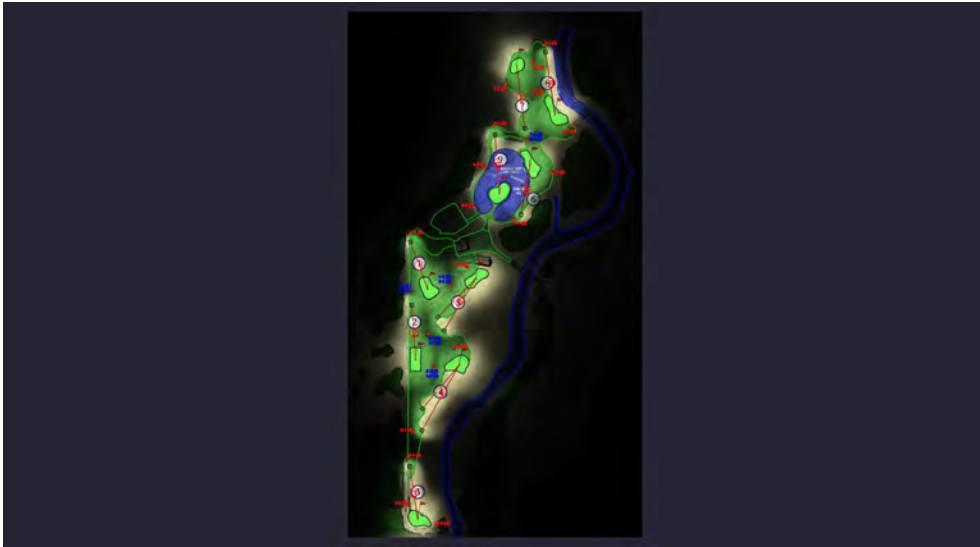
Calculation Summary							
Project: 8H							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
8H_Tee	Fc	32.3	33	32	1.01	1.03	3
8H_Green	Fc	33.9	47	22	1.54	2.14	3

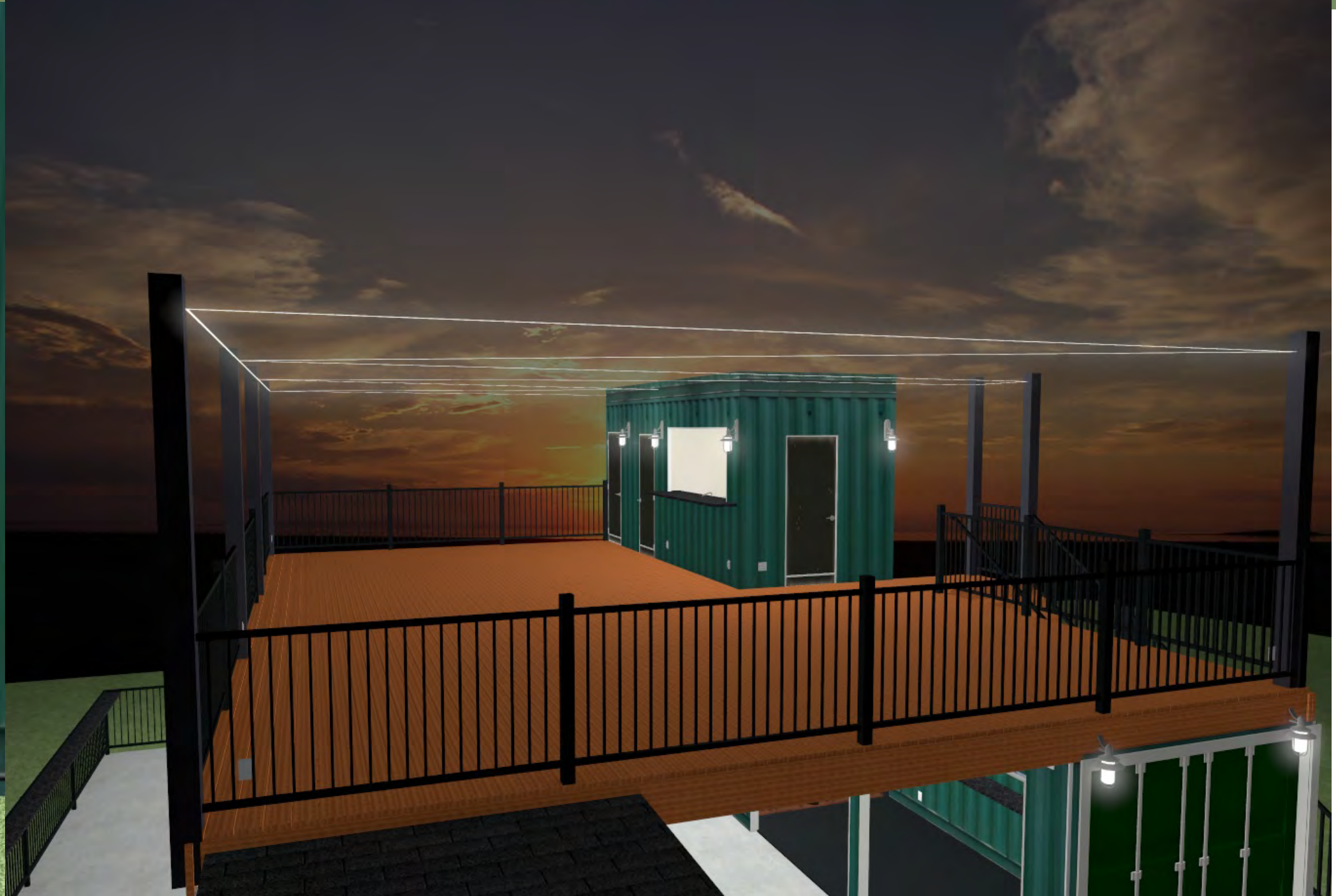
Result : Illuminance Calculation



FIELD TYPE :	
Golf Club (Par 3)	
UNIT :	
DIMENSION	Feet
ILLUMINANCE VALUE	Footcandle
CIRCULATION ENVIROMENT :	
REFLECTANCE	20%
CALCULATION GRID	Tee : 5' x 5' Green : 10' x 10'
MAINTENANCE FACTOR	0.95
REQUIREMENTS :	
POLE HEIGHT	50'
ILLUMINANCE	Tee : 20 fc / Green : 30 fc
UNIFORMITY	2 : 1
COLOR TEMPERATURE	5000 K
COLOR RENDERING	70 CRI

Calculation Summary							
Project: 9H							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
9H_Tee	Fc	36.5	38	35	1.04	1.09	3
9H_Green	Fc	31.8	37	23	1.38	1.61	3





REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION

CHIP & PUTT PROJECT
TBD STREET
PARKVILLE, MO

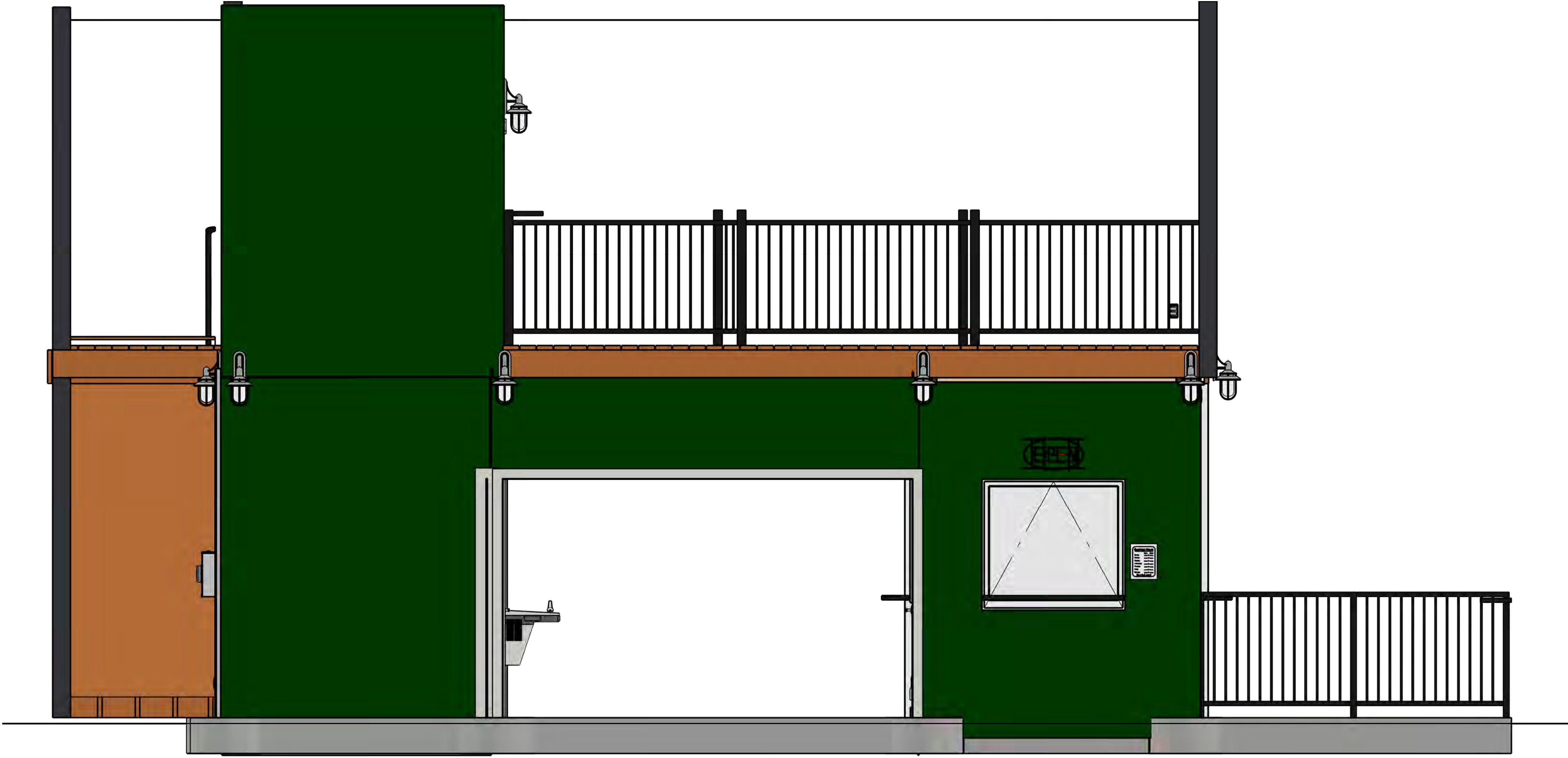
DRAWINGS PROVIDED BY:
NEXT GENERATION
CONSTRUCTION
PO BOX 7201, OVERLAND PARK, KS 66207

DATE:

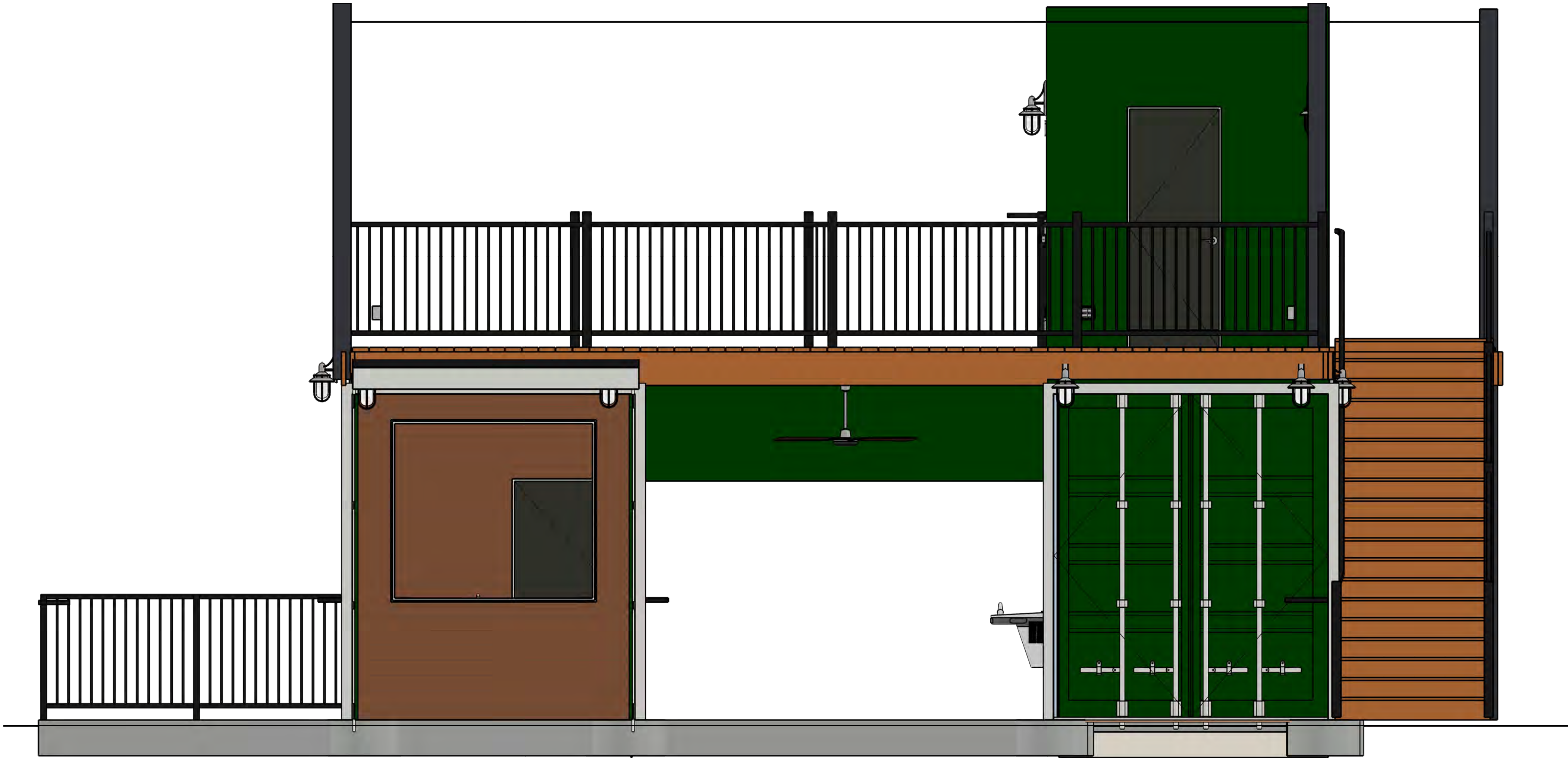
6/9/2025

SCALE:

SHEET:



FRONT ELEVATION



BACK ELEVATION

REVISION TABLE		NUMBER	DATE	REVISOR	DESCRIPTION

CHIP & PUTT PROJECT
TBD STREET
PARKVILLE, MO

DRAWINGS PROVIDED BY:
NEXT GENERATION
CONSTRUCTION
PO BOX 7201, OVERLAND PARK, KS 66207

DATE:

6/9/2025

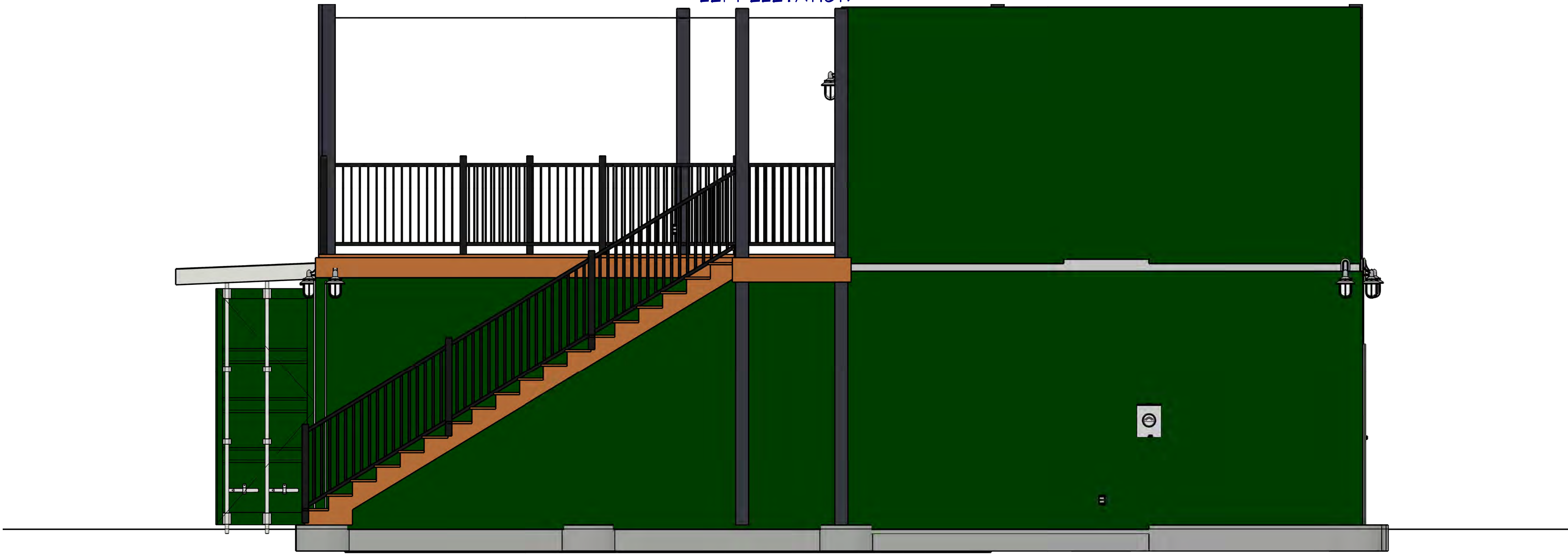
SCALE:

1/3" = 1 '0"

SHEET:



LEFT ELEVATION



RIGHT ELEVATION

REVISION TABLE	
NUMBER	DATE
DESCRIPTION	

CHIP & PUTT PROJECT
TBD STREET
PARKVILLE, MO

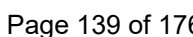
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CONSTRUCTION
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DATE:

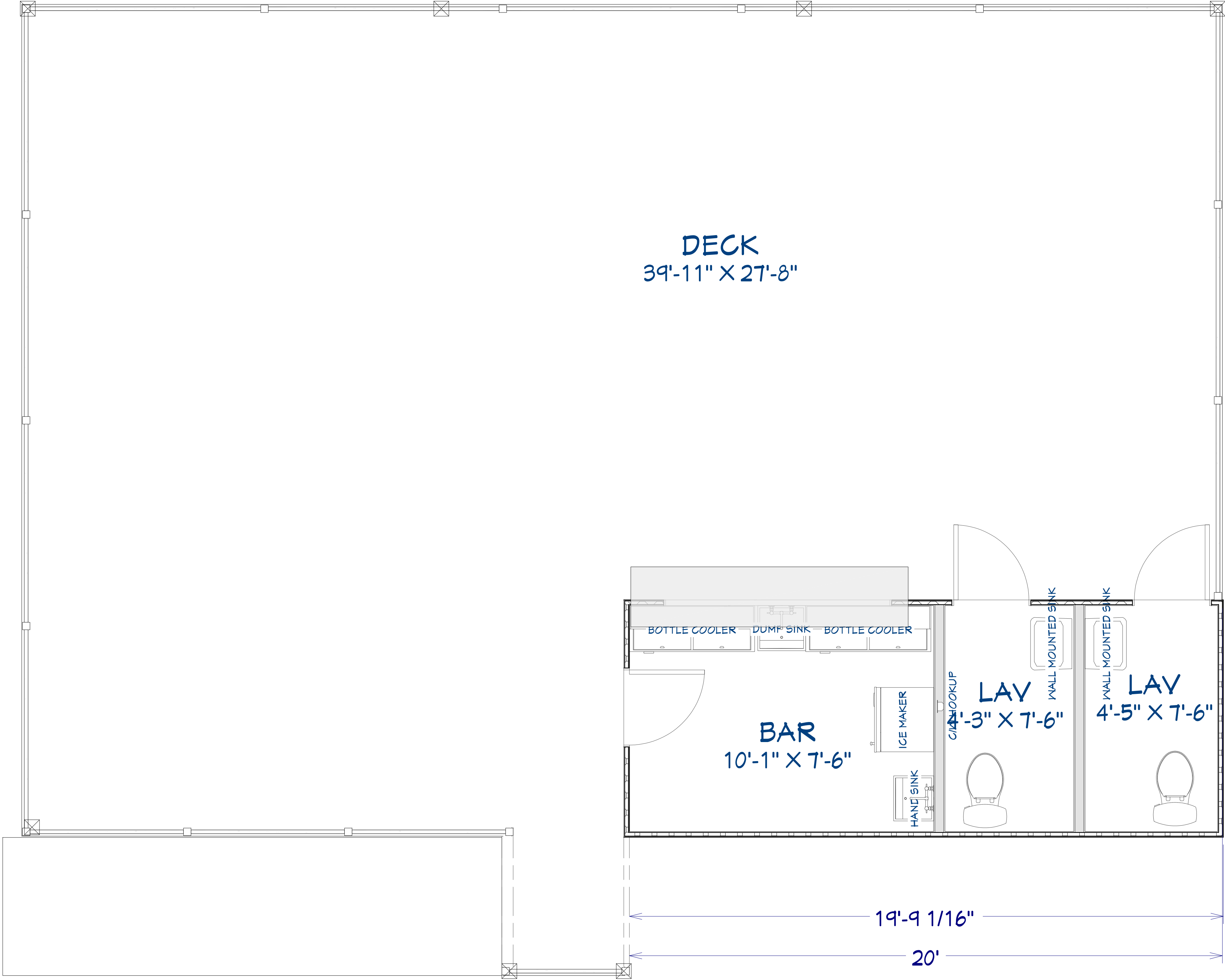
6/9/2025

SCALE:

SHEET:



L1 FLOOR PLAN
A100 1/2 IN = 1 FT



L2 FLOOR PLAN
A100 1/2 IN = 1 FT

REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION

CHIP & PUTT PROJECT
TBD STREET
PARKVILLE, MO

CHIP & PUTT PROJECT
TBD STREET
PARKVILLE, MO

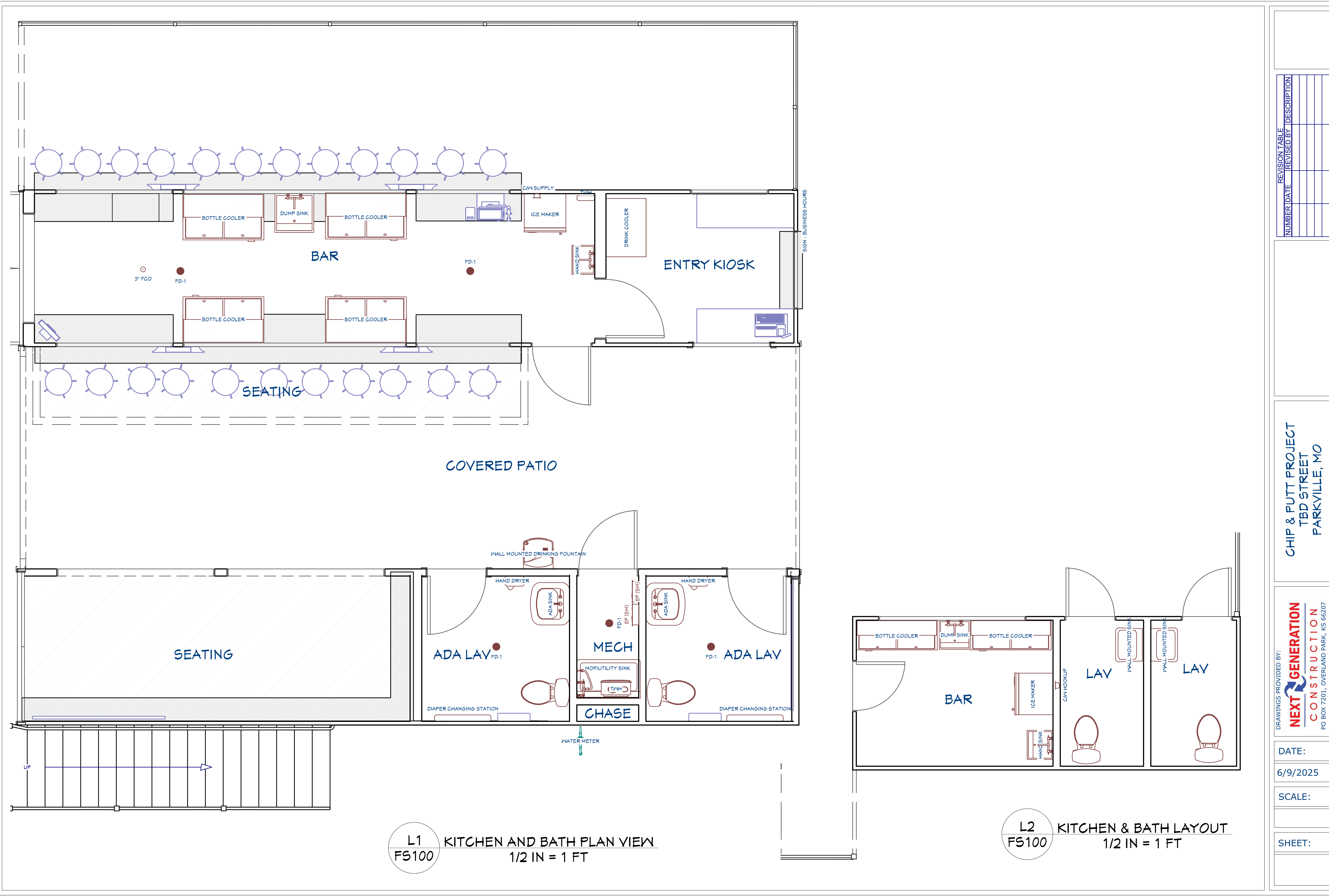
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NEXT GENERATION
CONSTRUCTION
PO BOX 7201, OVERLAND PARK, KS 66207

DATE:

6/9/2025

SCALE:

SHEET:

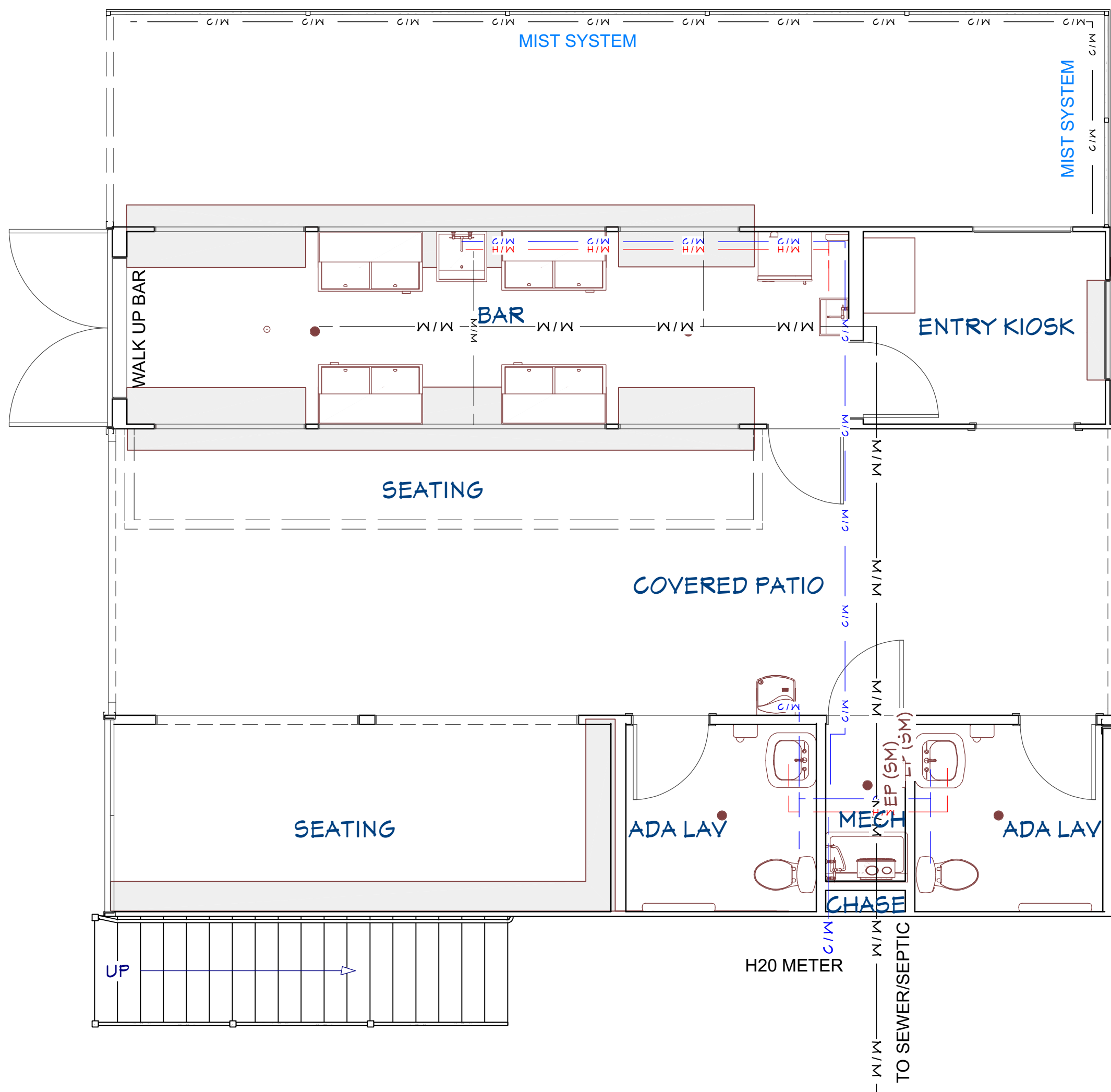


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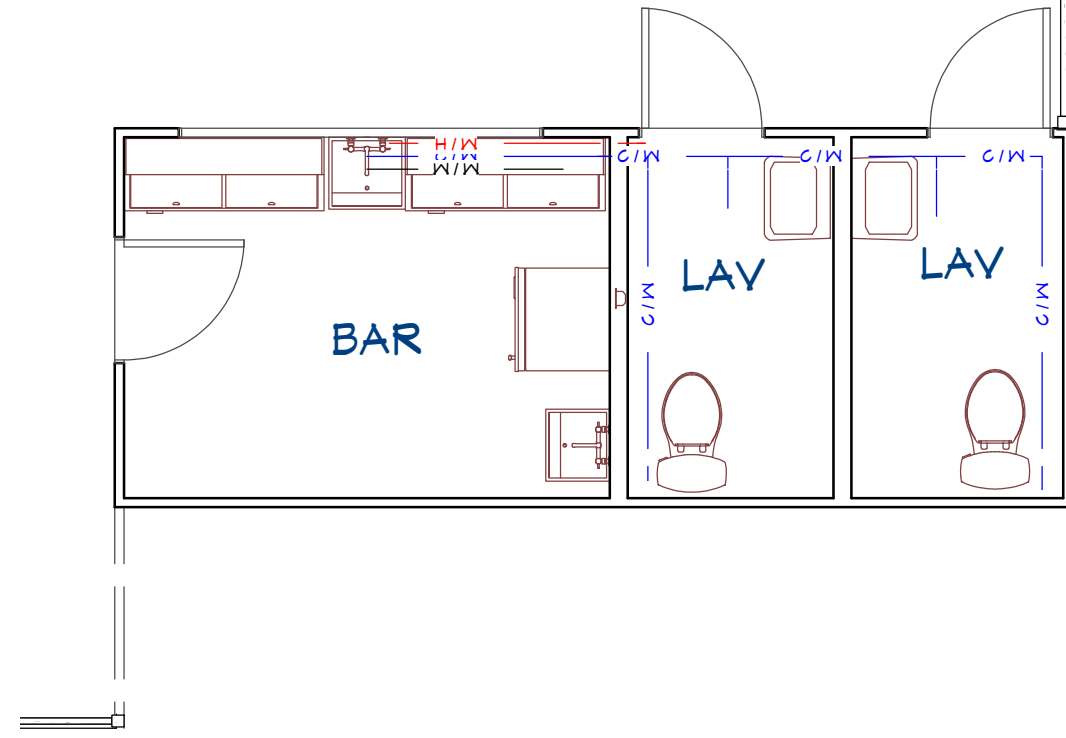
CHIP & PUTT PROJECT
TBD STREET
PARKVILLE, MO

DRAWINGS PROVIDED BY:
NEXT GENERATION
CONSTRUCTION
PO BOX 7201, OVERLAND PARK, KS 66207

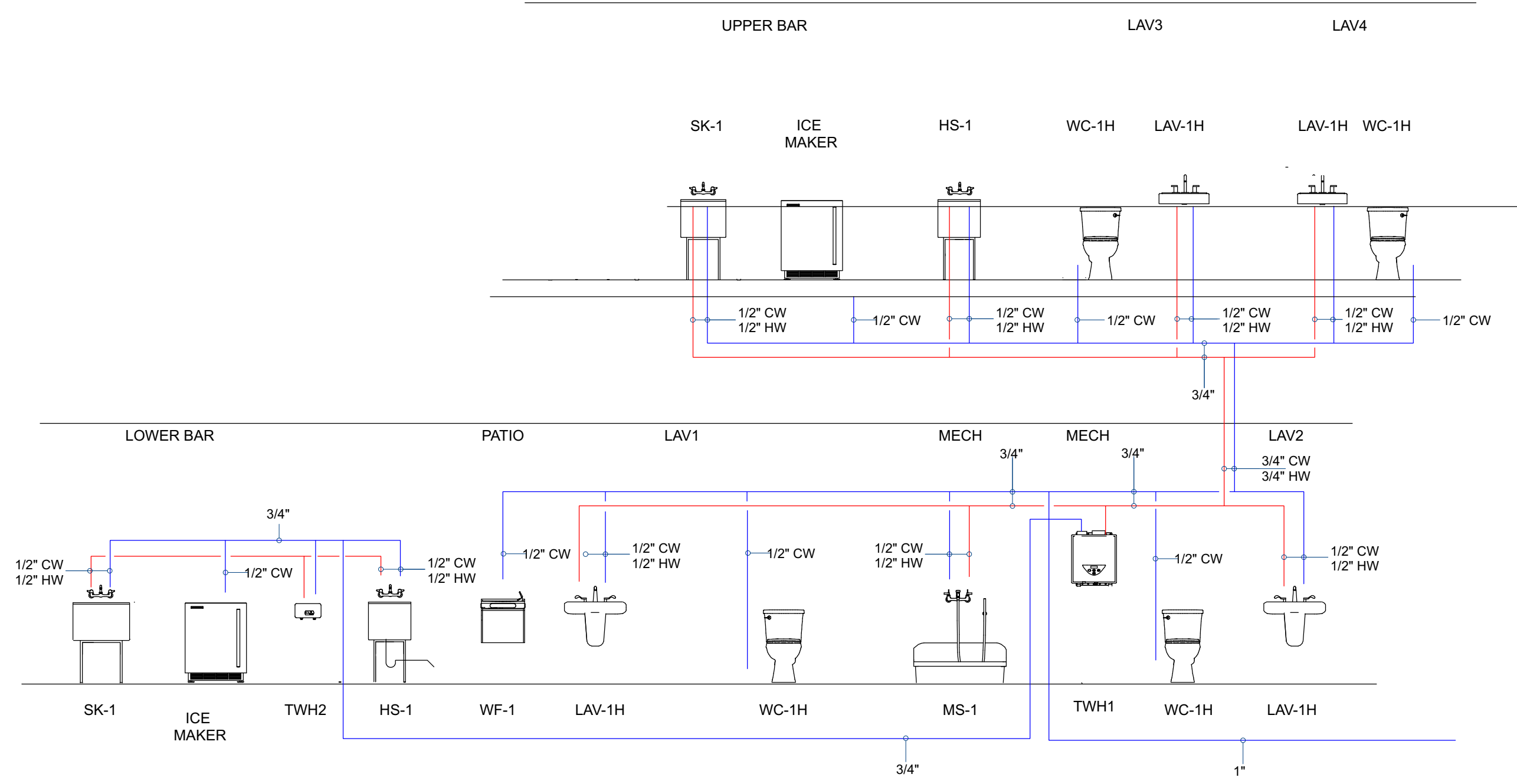
DATE:
6/9/2025
SCALE:
SHEET:



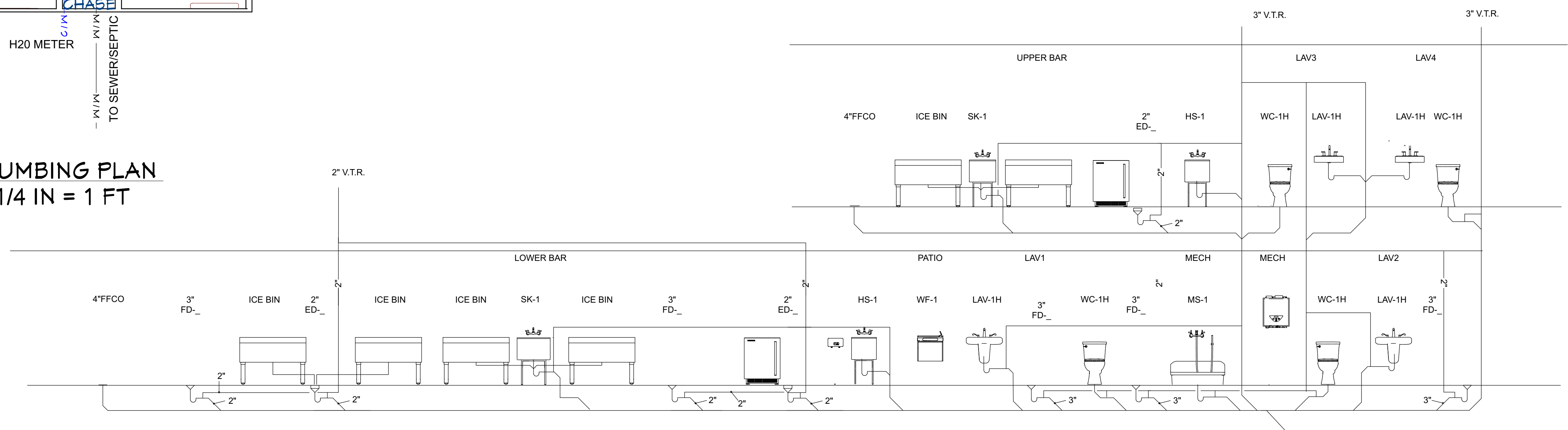
L1 PLUMBING PLAN
P100 1/4 IN = 1 FT



L2 PLUMBING PLAN
P100 1/4 IN = 1 FT



WATER SERVICE RISER DIAGRAMS
NO SCALE



SANITARY WASTE & VENT RISER DIAGRAMS
NO SCALE

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

CHIP & PUTT PROJECT
TBD STREET
PARKVILLE, MO

DRAWINGS PROVIDED BY:
NEXT GENERATION
CONSTRUCTION
PO BOX 7201, OVERLAND PARK, KS 66207

DATE:

6/9/2025

SCALE:

SHEET:

1st FLOOR

UP

SEATING

BAR

ENTRY KIOSK

COVERED PATIO

SEATING

ADA LAV

MECH (SM)

CHASE

ADA LAV

The floor plan shows a large rectangular building with a central 'DECK' area. The deck is defined by three red dashed lines connecting its corners to the corners of the building. The building's perimeter is marked with red dashed lines and small red circles. The bathroom area, located on the right side of the building, contains a 'BAR', two 'LAV' (lavatory) units, and several numbered circles (1, 5, 11, 12, 13, 14). Red dashed lines also connect the corners of the building to the corners of the bathroom area.

PANEL		P		208		VOLTS		☒ 400 A. BUS		☐ SERVICE ENTRANCE	
SECTION		1		4		WIRE		☐ MAIN LUGS ONLY		☐ SUBFEED LUGS	
CIRC. NO.	CIRCUIT DESCRIPTION	CIRC. AMPS	BRKR. POLES	VA	CIRC. NO.	CIRCUIT DESCRIPTION	CIRC. AMPS	BRKR. POLES	VA		
1	36K BTU WH	30	2	2250	A 2	L1 BATHROOMS	20	1	1200		
3					B 4	L2 BATHROOMS	20	1	1200		
5	WH2	30	2	2250	A 6	L1 ICE MACHINE	20	1	1800		
7					B 8	L2 ICE MACHINE	20	1	1800		
9	WH3	30	2	2250	A 10	CEILING FANS	20	1	1250		
11				2250	B 12	-	-	-	-		
13	WH4	30	2	2250	A 14	-	-	-	-		
15				2250	B 16	-	-	-	-		
17	HVAC	30	2	2250	A 18	-	-	-	-		
19				2250	B 20	-	-	-	-		
21	P.O.S WH	30	2	2250	A 22	-	-	-	-		
23				2250	B 24	-	-	-	-		
25	OUTLETS BAR (LOWER)	20	1	1000	A 26	-	-	-	-		
27	OUTLETS, BAR (GUEST)	20	1	1000	B 28	-	-	-	-		
29	OUTLETS BAR (UPPER)	20	1	1000	A 30	-	-	-	-		
31	OUTLETS, SEATING	20	1	1000	B 32	-	-	-	-		
33	OUTLETS, DECK	20	1	1000	A 34	-	-	-	-		
35	OUTLETS, L2 BAR	20	1	1000	B 36	-	-	-	-		
37	OUTLETS, OFFICE	20	1	1000	A 38	-	-	-	-		
39	LIGHTS, OFC/BAR	20	1	1000	B 40	-	-	-	-		
41	LIGHTS, DECK/BAR (L2)	20	1	1200	A 42	-	-	-	-		
TOTAL CONNECTED LOAD		DEMAND FACTORS: LIGHTS @ 125 % = 2750 VA RECEPTS @ 100 % = 7000 VA RECEPTS @ 50 % = - VA OTHER @ 100 % = 34,250 VA TOTAL DEMAND LOAD = 44,000 VA				NEUTRAL BUS 100 % POWER FACTOR -100 % DEMAND CURRENT - AMPS					
☐ SURFACE MOUNTED ☐ FLUSH MOUNTED											

400A, 120/208V, 3-PHASE, 4-WIRE, PAD MOUNTED TRANSFORMER

The riser diagram illustrates the electrical path from the building exterior to the interior. On the left, under 'BLDG EXTERIOR', there are two main components: a pad-mounted transformer (represented by a circle with a cross) and a metering cabinet (represented by a rectangle). The transformer has terminals labeled 1, 2, 3, and 4. The metering cabinet has terminals labeled 5, 6, 7, 8, 9, and 10. On the right, under 'BLDG INTERIOR', there is a panel labeled 'PANEL P-1'. The panel has terminals labeled 11 and 12. A ground symbol is shown near terminal 11. The diagram shows the following connections: Terminal 1 of the transformer connects to terminal 5 of the metering cabinet. Terminal 2 of the transformer connects to terminal 6 of the metering cabinet. Terminal 3 of the transformer connects to terminal 7 of the metering cabinet. Terminal 4 of the transformer connects to terminal 8 of the metering cabinet. Terminal 9 of the metering cabinet connects to terminal 10 of the metering cabinet. Terminal 10 of the metering cabinet connects to terminal 11 of the panel. Terminal 12 of the panel connects to terminal 12 of the transformer.

RISER DIAGRAM NOTES

- EXISTING 4" PVC CONDUIT FOR PRIMARY SERVICE CABLES. TERMINATE AT PROPERTY LINE. INSTALL CONDUIT WITH TOP MINIMUM OF 3'-6" BELOW FINISHED GRADE.
- EXISTING UTILITY COMPANY PAD MOUNT TRANSFORMER WITH 208Y/120V SECONDARIES. INSTALL CONCRETE PAD PER UTILITY COMPANY STANDARDS.
- (2) SETS OF 2-1/2" PVC CONDUIT WITH 4#X20KCMIL (AL) IN EACH. INSTALL CONDUIT WITH TOP MINIMUM OF 3'-6" BELOW FINISHED GRADE.
- UTILITY COMPANY METER CABINET/SET. INSTALLED PER UTILITY COMPANY STANDARDS. 1-1/4" CONDUIT FOR METERING CABLES.
- 3/4" CONDUIT WITH 1+4B (CU) GROUND WIRE. CONNECT TO 1/2" ROUND X6"-8" LONG COPPER CLAD STEEL DRIVEN GROUND ROD.
- (2) SETS OF 2-1/2" CONDUIT WITH 4#X20KCMIL (AL) IN EACH.
- 400A FUSES, NEMA 3B DISCONNECT SWITCH WITH (3) 400A-FUSES.
- 3/4" CONDUIT WITH 1+42 (CU) GROUND WIRE. CONNECT TO 5/8" ROUND x 12'-0" LONG COPPER CLAD STEEL DRIVEN GROUND ROD.
- 3/4" CONDUIT WITH 1+42 (CU) GROUND WIRE. CONNECT TO 20'-0" LONG CONDUCTOR IN CONCRETE BUILDING FOOTING.
- 3/4" CONDUIT WITH 1+42 (CU) GROUND WIRE. CONNECT TO COLD WATER SERVICE PIPE, AHEAD OF MAIN SHUT-OFF VALVE.
11. 3/4" CONDUIT WITH 1+42 (CU) GROUND WIRE. CONNECT TO BUILDING STEEL.
- (2) SETS OF 2" CONDUIT WITH 4#(3) (CU) AND 1#(3) (CU) GROUND WIRE IN EACH.

[illegible]

CHIP & PUTT PROJECT
TBD STREET
PARKVILLE, MO

DRAWINGS PROVIDED BY:

NEXT GENERATION
CONSTRUCTION

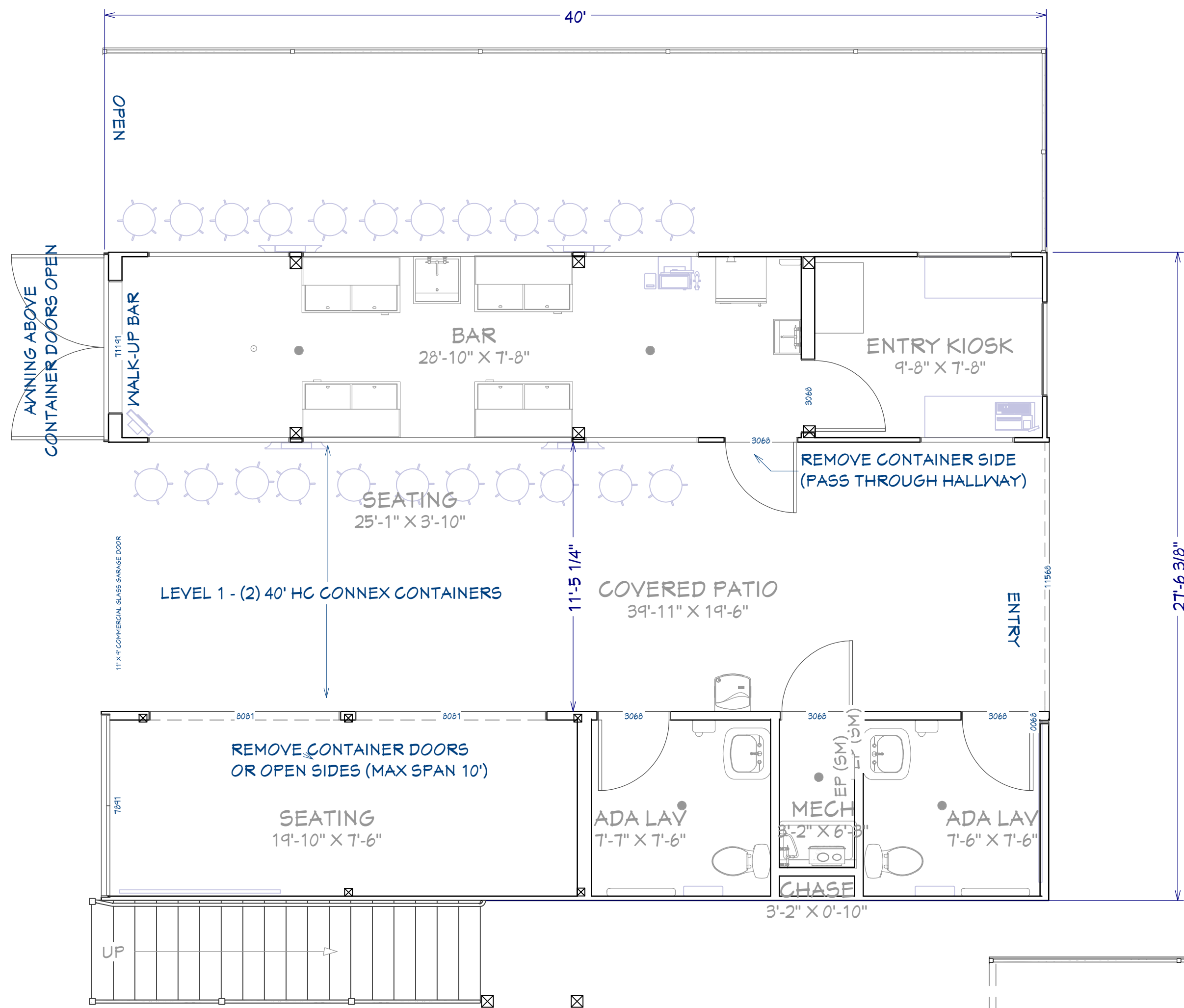
PO BOX 7201, OVERLAND PARK, KS 66207

DATE:

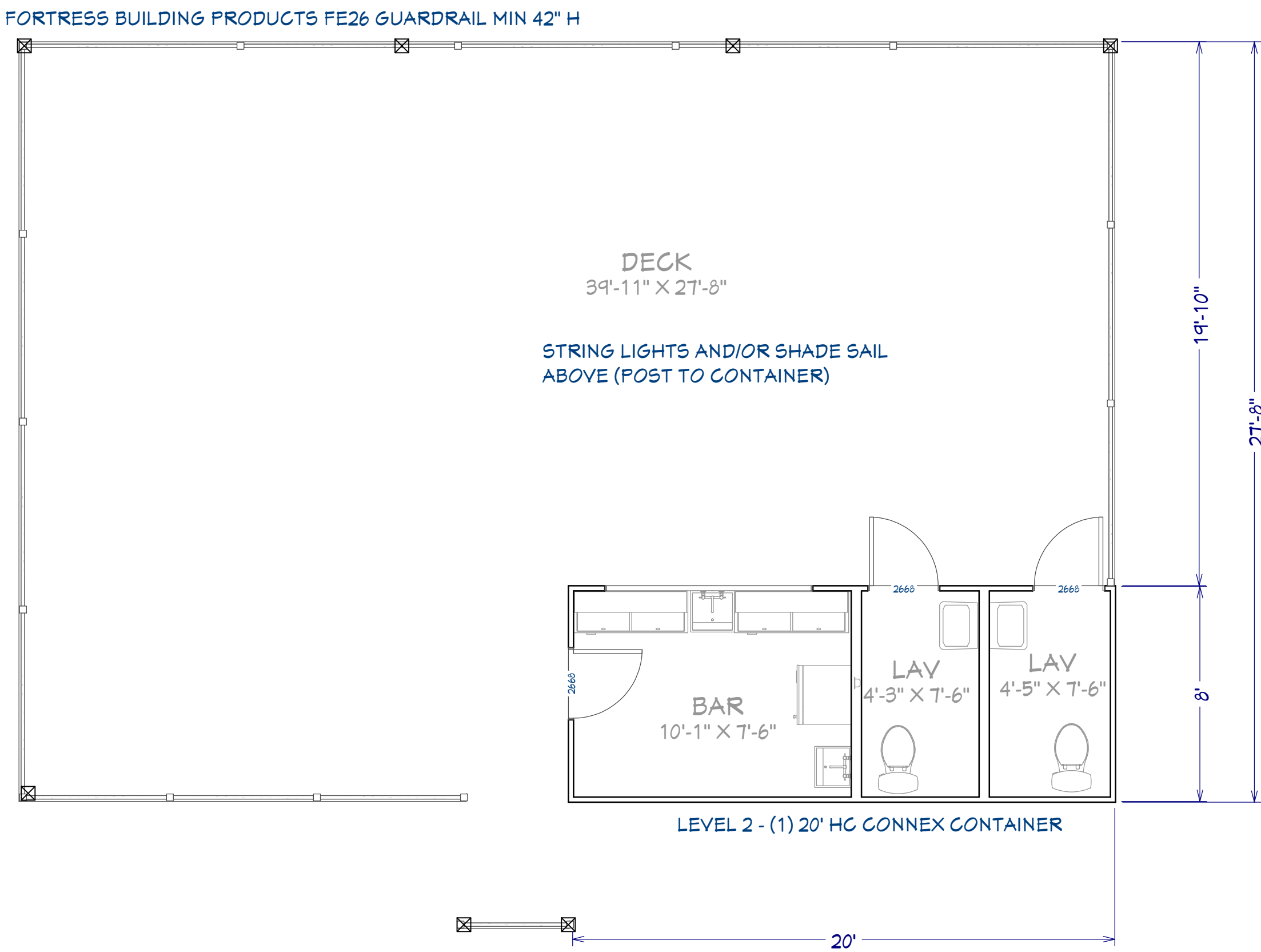
6/9/2025

SCALE:

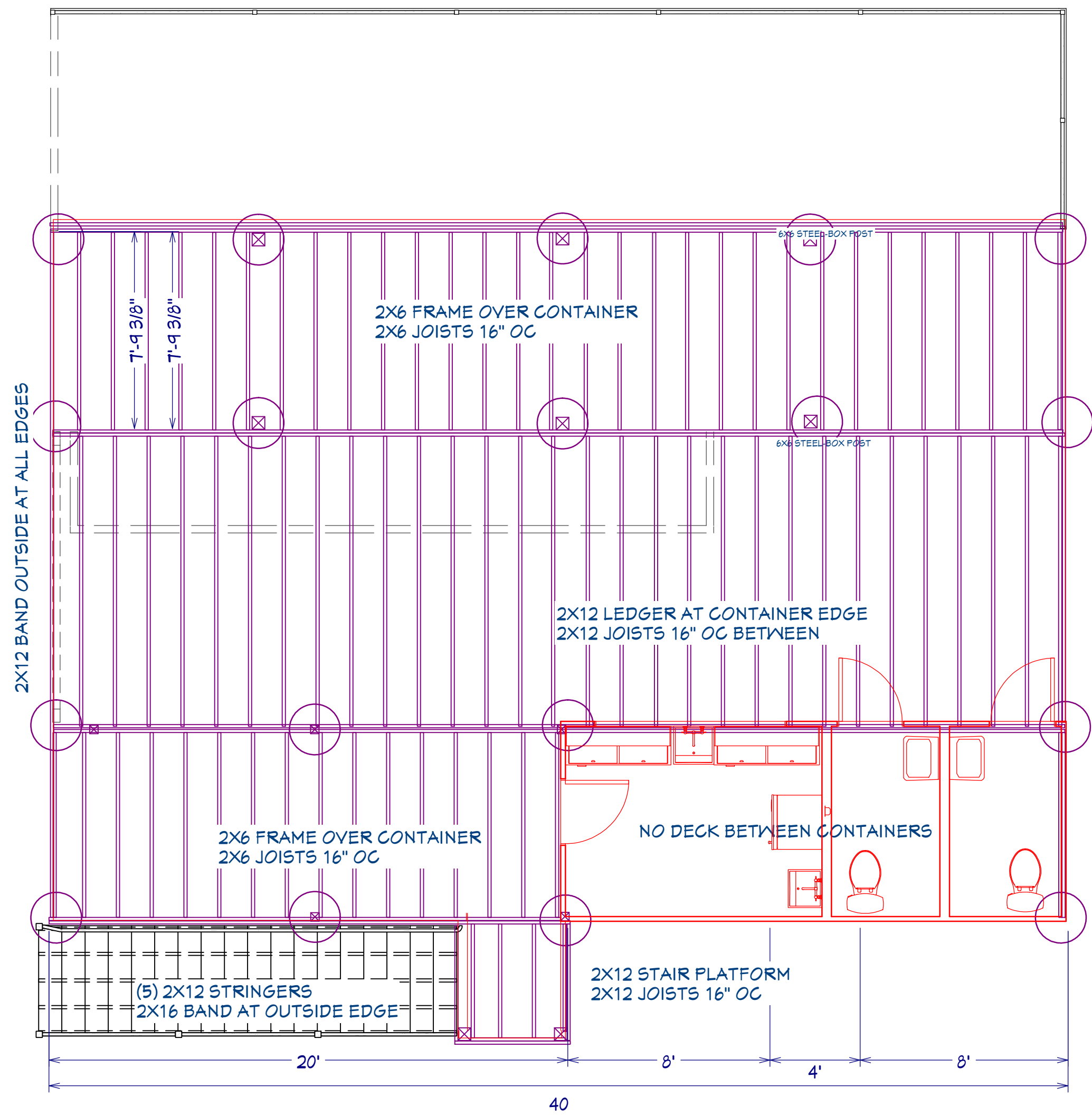
SHEET:



LEVEL 1 CONTAINER PLAN



LEVEL 2 CONTAINER PLAN



DECK FRAMING PLAN

REVISION TABLE	
NUMBER	DATE

CHIP & PUTT PROJECT
TBD STREET
PARKVILLE, MO

DRAWINGS PROVIDED BY:
NEXT GENERATION CONSTRUCTION
PO BOX 7201, OVERLAND PARK, KS 66207

DATE:
6/9/2025

SCALE:
1/3" = 1' 0"

SHEET:

**CITY OF PARKVILLE
Policy Report**

Date: June 25, 2025

Prepared By:

Daniel Harper, Public Works Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve Resolution No. 25-016 to award the bid for the 2025 Concrete Curb and Sidewalk Repair Project to Inco USA, LLC and to authorize the mayor to execute an agreement for the same (Public Works)

BACKGROUND:

The City performs annual curb & gutter and sidewalk replacement throughout the city. Over time concrete infrastructure wears down and/or breaks due to various reasons such as tree roots, freeze & thaw cycles, vehicular loading, or settlement. Streets maintenance crews perform minor repairs & seals to slow down this process, however concrete eventually requires replacement to restore the infrastructure asset and restore functionality.

The selection process for curb & gutter replacements are based on multiple factors. The primary source is a city-wide assessment done by FirstStep Pavement Management which was last performed in November 2023 and is planned to be re-assessed in 2026. Curbs that are assessed to be in generally the worst condition receive a higher priority for replacement. Since this assessment was performed at a single point in time, it is supplemented by areas identified by staff that have also failed and by reports from citizens. In addition, other factors may influence the selection but are secondary to this assessment. There are two primary reasons that a curb & gutter may be replaced early. First, it may have shifted and is directing water in a manner that could damage other infrastructure or private property, or second, it requires early replacement to coordinate with other city projects to create greater efficiency in operations. The selection of sidewalk is similar to curb & gutter, with the only additional factor being the removal of trip hazards.

The scope of the project prior to bid is determined based on the amount approved in the FY 2025 budget. This year \$90,000 was in the budget for curb & gutter, and \$90,000 for sidewalks. Due to the similar nature of the work they are compiled into a single construction contract. In developing the scope for the project staff estimated expected bid prices based on previous years and designed the project within these budget constraints. If additional funds are remaining on these items additional curb & gutter and/or sidewalk may be added to the project to utilize the funding based on the same selection process.

The City received four bidders for this project with INCO USA being the lowest bidder at \$124,861.72. As a contractor who had not previously performed work for Parkville, staff checked two references with the City of Raymore and the City of Liberty who both provided positive reviews of previous work that INCO performed for them.

The Proposed Resolution also grants the City Administrator the authority to approve and execute

Change Orders to the Construction Contract up to ten percent of the original Contract price (\$12,486).

The following table from the contract shows the proposed project locations and estimated quantities:

Riss Lake :	Sidewalk (SQFT)	Curb (LNFT)	Driveway	ADA Ramp
5501 Spinnaker Pt	80	19		
8201 NW Lakview Ct	64			
8299 NW Lakeview Ct	32			
Intersection (ADA)				17
Intersection (ADA)				41
7205 Curth	40			
7807 NW Sunset Dr	40			
7816 NW Twilight Pl	128			
8102 Park Ridge Dr		45		
8103 Park Ridge Dr		53		
8016 Agron Dr		60		
Various Sidewalk Locations (Riss Lake Dr	2128	44		101
North Nationals:				
6519 N National Dr	20			
7255 N National		24		
6605 Royal Ct	40			
South Nationals:				
6203 Brassie LN	40			
5899 S National Dr		39		
5901 S National Dr		25		
5858 S Natinal Dr		28		
5900 S National Dr		52		
5859 S National Dr		8		
Barn Hill and S National Dr				
Thousand Oaks:				
14075 Trailcreek Ct		39		
14070 Trailcreek Ct		38		
14860 Nw 61st		74		
5900 Thousand Oaks Dr	20	18		
14055 Trailcreek		13		
14035 Trailcreek		10		
14015 Trailcreek		3		
Thousand Oaks Round About				
River Hills:				
10202 River Hills Dr		60		30
10500 NE River View Pointe		45		
10217 River Hills	16	11		
6702 Nodaway Dr		40		
The Bluffs:				
5402 Foxhill Rd		165	46.66	
5407 Foxhill		48		
5420 Foxhill		150	78.22	
5200 Bluff Dr		50		
827 Main St	244			

STRATEGIC GOAL(S):

- Infrastructure and Public Facilities

BUDGET IMPACT:

The Use Tax Fund includes \$180,000 for Curb & Gutter and Sidewalk Replacement programs in the line item 48-520.04-90-00 on page 58 of the 2025 Budget.

ALTERNATIVES:

1. Approve the resolution awarding the Curb & Sidewalk Repair Project bid to Inco USA, LLC.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:

Staff recommends award of the Project to INCO USA, LLC, and approval of the proposed Resolution.

POLICY:

The Purchasing Policy, Resolution No. 23-016, requires Board of Aldermen approval for all expenses above \$50,000, upon recommendation of the Finance Committee.

SUGGESTED MOTION:

I move to approve Resolution No. 25-016 awarding the bid for the 2025 Concrete Curb and Sidewalk Repair Project to Inco USA, LLC in the amount of \$124,861.72 and authorizing the mayor to execute an agreement for the same.

ATTACHMENTS:

1. Resolution No. 25-016
2. Agreement - Inco USA LLC
3. Bid Tab - 2025 Curb & Sidewalk Project



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

**CITY OF PARKVILLE, MO.
RESOLUTION No. 25-016**

**A RESOLUTION AWARDING THE BID FOR THE 2025 CONCRETE CURB AND
SIDEWALK REPAIR PROJECT TO INCO USA, LLC IN THE AMOUNT OF \$124,861.72
AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE SAME**

WHEREAS, the City performs annual curb, gutter and sidewalk replacement throughout the City;
and

WHEREAS, the City designed and planned the 2025 Concrete Curb and Sidewalk Repair Project
(the “Project”), and issued a request for bids the for Project in accordance with applicable law;
and,

WHEREAS, INCO USA, LLC, Inc. (hereinafter “Contractor”) was determined to be the lowest
and best bidder by City staff; and

WHEREAS, the City desires to enter into an agreement with the Contractor to construct the
Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY
OF PARKVILLE, MISSOURI, that the Board of Aldermen of the City of Parkville hereby awards
the bid for the 2025 Concrete Curb and Sidewalk Repair Project to the Contractor in the amount of
\$124,861.72; and

BE IT FURTHER RESOLVED THAT the Agreement between the City of Parkville and INCO
USA, LLC, for the 2025 Concrete Curb and Sidewalk Repair Project is hereby approved, and the
Mayor is hereby authorized to execute the same on behalf of the City in substantially the same
form as is attached to this Resolution; and

BE IT FURTHER RESOLVED THAT the City Administrator is authorized to approve and
execute Change Orders to the Construction Contract up to ten percent of the original Contract price
(\$12,486).

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 1st day of
July 2025.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa McChesney

EXHIBIT A – AGREEMENT

CITY OF PARKVILLE, MO

**AGREEMENT BETWEEN CITY OF PARKVILLE
AND CONTRACTOR
FOR
2025 CONCRETE CURB & SIDEWALK REPAIR**

This agreement is made and entered into this **1st day of July 2025**, by and between the City of Parkville, Missouri, (hereinafter the "City") and **INCO USA, LLC** (hereinafter the "Contractor").

WITNESSETH:

WHEREAS, the City, in the manner prescribed by law, has publicly opened, examined and evaluated the Bids submitted, and as a result of this process has, in accordance with the law, determined and declared the Contractor to be the lowest and best responsible bidder for the construction of the public improvements, and has duly selected the Contractor for award of a contract therefor upon the terms and conditions set forth in this Agreement for the sum or sums stated below.

WHEREAS, the City has caused to be prepared, in accordance with the law, Notice to Bidders, Instructions to Bidders, Bid, this Agreement, General and Special Conditions, Plans, Specifications and other documents as identified below and as further defined in the General Conditions(collectively referred to as "the Contract Documents"), for the work therein described, and has approved and adopted these said Contract Documents and has caused to be published, in the manner and for the time required by law, an advertisement inviting sealed Bids for furnishing construction materials, labor, tools, equipment and transportation necessary for, and in connection with, the construction of public improvements in accordance with the terms of this Agreement; and

WHEREAS, the Contractor, in response to the advertisement, has submitted to the City, in the manner and at the time specified, a sealed Bid in accordance with the terms of this Agreement; and

WHEREAS, the City, in the manner prescribed by law, has publicly opened, examined and evaluated the Bids submitted, and as a result of this evaluation has, in accordance with the law, determined and declared the Contractor to be the lowest and best responsible bidder for the construction of the public improvements, and has duly selected the Contractor for award of a contract therefor upon the terms and conditions set forth in this Agreement for the sum or sums set forth below.

NOW, THEREFORE, in consideration of the compensation to be paid the Contractor, and of the mutual agreements herein contained, the parties hereto have agreed, and hereby agree, the City for itself and its successors and the Contractor for itself, its, successors and assigns, as follows:

ARTICLE I. The Contractor will furnish at its own cost and expense all labor, tools, equipment, materials and transportation required to construct and complete the work designated, described and required by the Contract Documents,

Removal and replacement of 1161 lineal feet of concrete curb and Gutter, 2892 square feet of concrete sidewalk, 190 square feet for ADA ramps, and 125 square feet for driveway approaches.

Work Timeframe:

The work will commence once the City issues a notice-to-proceed and the Board of Aldermen have approved the contract. This is a 90-calendar day project from Notice to Proceed.

Sequence of Work:

The Contractor shall sequence work in such a way as to minimize disruptions to the general public. Work hours shall be restricted to 7 a.m. to 5 p.m. Monday-Friday unless approved otherwise. Flyers shall be hand delivered to all affected residents with information about when the work will be done, what the work involves, who is completing the work, and a contact person for questions. Two sets of flyers shall be completed, one at the beginning of the project with the estimated timeframe and another at least 24 hours in advance of work.

Environmental and Safety Requirements:

The project shall comply with all local, state, and federal regulations, including but not limited to EPA, OSHA, and Missouri clean water and clean air requirements.

Material & Construction Specifications:

The material and construction shall follow the KC-APWA specifications as currently adopted. The concrete shall be MCIB Mix No WA 610-1-4 (4500psi, 3" max. slump, 1" max coarse aggregate size). All concrete shall be cured using an approved curing compound and shall be applied liberally. The City will provide and pay for material testing by a third party. Construction shall follow current KC-APWA standards.

Concrete Caulk (MP1) shall be applied on all expansion joints where the curb meets the driveway.

All work shall conform to ADA standards if and where applicable.

Traffic Control:

Traffic Control shall meet all requirements as outlined in the current edition of the Manual for Uniform Traffic Control devices (MUTCD). Traffic control shall be considered subsidiary to other bid items. Any work not specifically outlined, but required shall be considered subsidiary to other bid items.

all in accordance with the Contract Documents, on file with the City Clerk of Parkville, Missouri, all of which are as fully a part hereof as if repeated verbatim herein; all work to be done in a good, substantial and workmanlike manner to the entire satisfaction of the City, and in accordance with the laws of the City, the State of Missouri and the United States of America. All terms used herein shall have the meanings ascribed to them in the General Conditions unless otherwise specified.

ARTICLE II. The City shall pay to the Contractor for the performance of the work embraced in this Contract, and the Contractor will accept in full compensation therefor, the sum of **ONE HUNDRED TWENTY-FOUR THOUSAND EIGHT HUNDRED SIXTY-ONE DOLLARS AND 72/100 (\$124,861.72)** (subject to adjustment as provided by the Contract Documents) for all work covered by and included in the Contract award and designated in the foregoing Article I, payment thereof to be made in cash or its equivalent and in the manner provided in the Contract Documents.

ARTICLE III. The contractor shall commence work upon the date stated in the Notice to Proceed and will complete all work by this Contract by 90 days. Time is of the essence. Accordingly, liquidated damages shall be assessed against Contractor, as stipulated liquidated damages and not as a penalty, in the amount of \$100.00 for each and every calendar day the work remains incomplete over the specified completion time.

ARTICLE IV. This Agreement shall not become effective, nor shall Contractor commence any work hereunder, until the City has received, and approved, the Certificate of Insurance and Additional

Insured-and Notice of Cancellation Endorsements, the fully executed Performance and Payment Bonds with Powers of Attorney, and the list of proposed Subcontractors from Contractor.

ARTICLE V. This Agreement is entered into, under and pursuant to, and is to be construed and enforceable in accordance with the laws of the State of Missouri.

ARTICLE VI: The following documents are made part of this agreement by reference:

Exhibit A	General Conditions of the Contract
Exhibit A-1	Special Conditions of the Contract
Exhibit B-1	Performance Bond
Exhibit B-2	Payment Bond
Exhibit B-3	Maintenance Bond
Exhibit C	Scope of Project, Bid Form & Addenda
Exhibit D	Not Applicable
Exhibit E	Contractor's Affidavit Acknowledging Federal Lobbying Activities and Conflict of Interest Prohibition
Exhibit F	Sales tax exemption documentation forms
Exhibit G	Contractor's Affidavit of Compliance with Non-Discrimination and Equal Employment Opportunity Laws
Exhibit H	Affidavit of Compliance with Safety Training Requirements (§292.675 R.S. Mo.)
Exhibit I	Affidavit of Compliance with R.S. Mo §285.530.6
Exhibit J-1	Applicable Missouri Prevailing Wage Rates if Project Total Exceeds \$75,000
Exhibit J-2	Prevailing Wage Rate Reporting Form
Exhibit J-3	Certification of Compliance with Prevailing Wage Requirements
Exhibit K	Insurance Requirements
Exhibit L	Bill of Sale
Exhibit M	Bailment Agreement
Exhibit N	Conditional Partial Waiver of Lien and Release of Claims
Exhibit O	Conditional Final Waiver of Lien and Release of Claims
	Certificate of Substantial Completion
	Certificate of Final Completion
	Construction Change Directive
	Change Order

WITNESS WHEREOF, the City of Parkville, Missouri, has caused this Agreement to be executed on its behalf, thereunto duly authorized, and the said Contractor has executed this contract in the prescribed form and manner, the day and year first above written.

CITY OF PARKVILLE, MISSOURI

By: _____
Dean Katerndahl, Mayor

ATTEST:

Melissa McChesney, City Clerk

INCO USA, LLC

By _____

(SEAL)

Title _____

(If the Contract is not executed by the President of the Corporation or general partner of the partnership, please provide documentation, which authorizes the signatory to bind the corporation or partnership. If a corporation, Contractor shall furnish the City a current certificate of good standing, dated within ten (10) days of the date of this Contract.)

BID TABULATION

2025 CURB REPAIR PROGRAM
Bid Opening Tuesday, June 3, 2025
10:05 a.m., City Hall

Bidder Name	Base Total
*INCO USA LLC Olathe, KS	\$124,861.72
Krete Construction LLC Independence, MO	\$146,172.09
All Pro Asphalt & Maintenance LLC Buckner, MO	\$161,374.70
She Digs It LLC Blue Springs, MO	\$172,382.00

(*) Recommended Award of Purchase

**CITY OF PARKVILLE
Policy Report**

Date: June 25, 2025

Prepared By:

Chris Ashley, Parks & Recreation Project
Manager

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Approve Resolution No. 25-017 to approve Change Order No. 7 to the construction contract with E.L. Crawford Construction. Inc. for the Farmers Market Project and to authorize the city administrator to execute said change order on behalf of the City (Parks)

BACKGROUND:

Under the original contract, the Contractor's Notice to Proceed was given on December 19, 2024, with a 180 day completion schedule, by June 17, 2025. Due to inclement weather and material (stone) delays the Contractor has requested an additional thirty (30) day extension for the Farmers Market structure and adjacent parking, as well as a 60 day extension for renovations to the west parking lots. The proposed Change Order increases the Contract Time by 60 days, for a revised Substantial Completion date of August 16, 2025. This Change Order does not increase the project cost.

STRATEGIC GOAL(S):

The goal is to have the Farmers Market operational by July 16, 2025 and then finish the west parking lot renovations by August 15, 2025.

Note: Parkville Days is scheduled for August 22-24. As the work is scheduled, appropriate notification to MSPA (to share with businesses) will be communicated.

BUDGET IMPACT:

There is no impact on the budget. This Change Order does not increase the project cost.

ALTERNATIVES:

1. Approve the resolution approving Change Order No. 7 with E.L.Crawford Construction for the Farmers Market Project.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration.

STAFF RECOMMENDATION:

Staff recommends approval.

POLICY:

This item is being brought directly to the Board of Aldermen.

SUGGESTED MOTION:

I move to approve Resolution No. 25-017 approving Change Order No. 7 to the construction contract with E.L. Crawford Construction Inc. for the Farmers Market Project and authorizing the city administrator to execute said change order on behalf of the City.

ATTACHMENTS:

1. Resolution No. 25-017
2. Change Order No. 7
3. Time Extension Request



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

**CITY OF PARKVILLE, MO.
RESOLUTION No. 25-017**

**A RESOLUTION APPROVING CHANGE ORDER NO. 7 TO THE CONSTRUCTION
CONTRACT WITH E.L. CRAWFORD CONSTRUCTION, INC., FOR THE FARMERS'
MARKET PROJECT AND AUTHORIZING THE CITY ADMINISTRATOR TO
EXECUTE SAID CHANGE ORDER ON BEHALF OF THE CITY**

WHEREAS, the City of Parkville has a Construction Contract with E.L. Crawford Construction, Inc. for the Farmers' Market Project; and

WHEREAS, the Construction Contract provides for Substantial Completion by June 17, 2025, and E.L. Crawford has requested a 60 day extension of the Contract Time; and

WHEREAS, the attached Change Order No. 7 to the Construction Contract extends the Contract Time by 60 days, for a revised Substantial Completion date of August 16, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, that Change Order No. 7 to the Construction Contract between the City of Parkville and E.L. Crawford Construction, Inc. a copy of which is attached to this Resolution as Exhibit A, is hereby approved, and the City Administrator is hereby authorized to execute said Change Order on behalf of the City in substantially the same form as attached hereto.

IN TESTIMONY WHEREOF, I have hereunto set my hand, in the City of Parkville this 1st day of July 2025.

Mayor Dean Katerndahl

ATTEST:

City Clerk Melissa McChesney

EXHIBIT A – CHANGE ORDER NO. 7

Change Order 7

PROJECT (*Name and address*):
Parkville Farmers Market

CHANGE ORDER NUMBER: 7
DATE: July 1, 2025

TO CONTRACTOR (*Name and Address*):
E.L. Crawford Construction, Inc.
1502 Frederick Ave., St. Joseph, MO 64501

PROJECT NO.: _____
CONTRACT DATE: 11/19/2024

THE CONTRACTOR IS CHANGED AS FOLLOWS:

The original Contract Sum was	\$	<u>1,512,809.00</u>
The net change by previously authorized Change Orders	\$	<u>283,741.00</u>
The Contract Sum prior to this Change Order was	\$	<u>1,796,550.00</u>
The Contract Sum will be unchanged by this Change Order in the amount of	\$	<u>0.00</u>
The new Contract Sum including this Change Order will be	\$	<u>1,796,550.00</u>

The Contract Time will be increased by sixty (60) days.
The date of Substantial Completion as of the date of this Change Order therefore is
August 16, 2025.

This Change Order represents a complete and final resolution of all matters concerning or arising out of the work described in the Change Order, including any impact, delay, disruption and/or acceleration of work unless specifically identified herein.

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.

E.L. CRAWFORD
CONTRACTOR (*Firm name*)

CITY OF PARKVILLE
OWNER (*Firm Name*)

1502 Frederick Ave., St. Joseph, MO 64501
ADDRESS

8880 Clark Ave., Parkville, MO 64152
ADDRESS

BY (*Signature*)

BY (*Signature*)

Eric Moore
(*Typed name*)

Alexa Barton, City Administrator
(*Typed name*)

DATE

DATE

Chris – the estimated time of completion on the East Side Farmers Market is 07/18/25 weather permitting. The estimated time of completion for the West Side curb, sidewalks and paving is 08/15/25 weather permitting.

Thanks,

Drew C. Gray

Project Manager

E.L. Crawford Construction, Inc.

1502 Frederick Avenue

St. Joseph, MO 64501

Office: 816-233-2596

Cell: 816-557-8790

www.elcrawford.com



ITEM 5.A.1.*For 7/1/2025**Board of Aldermen Meeting***CITY OF PARKVILLE
Policy Report**

Date: June 27, 2025

Prepared By:

Karla Shewell, Deputy City Clerk/Finance
Specialist

Reviewed By:

Bryan Kidney, Deputy City Administrator/Finance
Director

ISSUE:

Accounts Payable

BACKGROUND:

The Accounts Payable and Payroll reports attached here represent the transactions for the period June 18, 2025 through July 1, 2025:

- Accounts Payable
- Payroll - including taxes paid and benefits paid

The reports are broken down into the following categories:

- Regular Accounts Payable - paid via check
- Direct Accounts Payable - paid via bank draft
- Payroll, Taxes & Benefits - paid via direct deposit & bank draft

STRATEGIC GOAL(S):

- Operational Excellence
- Communications Best Practices

BUDGET IMPACT:

Accounts Payable (Regular)	\$214,116.19
Payroll	\$114,741.75
Payroll Taxes Paid	\$11,659.94
Benefits Paid	\$45,345.62
Total	\$385,863.50

ALTERNATIVES:

N/A: Informational Purposes

FINANCE COMMITTEE RECOMMENDATION:

The item was not presented to the Finance Committee, but is being taken directly to the Board of Aldermen for consideration RSMo. 79.300.

STAFF RECOMMENDATION:

Staff recommends the release of funds as summarized in the attached statements.

POLICY:

In accordance with RSMo. 79.300, all disbursements must be approved by the Mayor and City's Treasurer and attested by the City Clerk.

SUGGESTED MOTION:

As this item is a staff update, no motion is necessary.

ATTACHMENTS:

1. AP & Payroll Register 07.01.25

6/26/2025 3:33 PM
PACKET: 08661 Regular Payments - 07.01.25
VENDOR SET: 01
BANK : AP Pooled Cash Regular AP

A / P CHECK REGISTER
**** CHECK LISTING ****

PAGE: 1

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02018	Ace ImageWear I-1485721 I-1493715	STREETS LAUNDRY LAUNDRY - STREETS	R R	7/01/2025 7/01/2025		59.89CR 60.69CR	047554 047554	120.58
03040	Alexa Barton I-4ZID6F I-PAE113980	SW AIRFARE NEW ORLEANS AB-ADMN PARKAIR EXP 3DAYS AB-ADMIN	R R	7/01/2025 7/01/2025		257.17CR 33.75CR	047555 047555	290.92
03096	Alyssa Roberts I-01358P	REIM FOR TB RETIREMT COST-ISFP	R	7/01/2025		111.92CR	047556	111.92
02025	Capital Electric Construction Co Inc I-102095	RT9 ST LT REPRINS CLAIM WA8-ST	R	7/01/2025		39,524.39CR	047557	39,524.39
03272	CRYSTAL CLEAN, INC I-19232919	USED OIL REMOVAL-PST	R	7/01/2025		113.00CR	047558	113.00
00156	Dave's Foreign Car Repair LLC I-0153034 I-0153356 I-0153364	DET VEH OIL CHANGE-PD V601 OIL CHANGE - PD V602 OIL CHANGE - PD	R R R	7/01/2025 7/01/2025 7/01/2025		55.00CR 55.00CR 55.00CR	047559 047559 047559	165.00
02883	FNF Petroleum I-IFNF19564 I-IFNF19565	EQUIPMENT FUEL - PST FUEL - STREETS	R R	7/01/2025 7/01/2025		1,365.00CR 562.38CR	047560 047560	1,927.38
01181	Four Star Electric I-31960	LT REPR HWY9 ENTRY SIGN-PST	R	7/01/2025		350.00CR	047561	350.00
00521	Fry & Associates, Inc. I-34175	SWINGSET SHACKLES - PST	R	7/01/2025		369.20CR	047562	369.20
00051	Galls, Inc. I-031604347 I-031649608 I-031675131	SPRAY CASE MUMPHREY-PD OUTER VEST MCCAULEY-PD UNIFORMS MUMPHREY-PD	R R R	7/01/2025 7/01/2025 7/01/2025		45.00CR 141.00CR 139.65CR	047563 047563 047563	325.65
01552	Game Time Athletics I-20378	GRIGSBY YELLOW FENCING-PST	R	7/01/2025		780.40CR	047564	780.40
01485	George Butler Associates I-87992	DT TRIANG STDY 04/26-05/30-CIP	R	7/01/2025		68,756.17CR	047565	68,756.17

6/26/2025 3:33 PM
PACKET: 08661 Regular Payments - 07.01.25
VENDOR SET: 01
BANK : AP Pooled Cash Regular AP

A / P CHECK REGISTER
**** CHECK LISTING ****

PAGE: 2

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02448	Hi-G Excavating LLC							
	I-2065	WEED CNTL PLP GRN SP-PST	R	7/01/2025		500.00CR	047566	
	I-2067	JUN2025 PSP MOWING - PST	R	7/01/2025		1,800.00CR	047566	2,300.00
02433	Hood and Associates CPA's							
	I-101616	PROG BILLG 12/31/24 AUDIT-ISFA	R	7/01/2025		13,000.00CR	047567	13,000.00
02021	KAT Wholesale Outdoor							
	I-SI-309592	PLANTS - PST	R	7/01/2025		67.50CR	047568	
	I-SI-310297	TREE & SHRUB - PST	R	7/01/2025		215.00CR	047568	282.50
01018	Main Street Parkville Assn							
	I-2025-4THFW	2025 4TH JULY FIREWKS-ADMIN	R	7/01/2025		15,000.00CR	047569	15,000.00
00232	Martin Marietta							
	I-46039834	TRAIL SCREENINGS - PST	R	7/01/2025		298.35CR	047570	298.35
02791	McClure Engineering Company							
	I-160414	BELLRD SDWK EXP04/27-05/31-CIP	R	7/01/2025		5,632.50CR	047571	5,632.50
00942	McKeever Enterprises dba Price Chopper							
	I-2550	MEETING FOOD - ADMIN	R	7/01/2025		42.83CR	047572	
	I-2551	MEETING FOOD - ADMIN	R	7/01/2025		227.67CR	047572	
	I-2552	MEET & MINGLE - ADMIN	R	7/01/2025		12.87CR	047572	
	I-2553A	MEET & MINGLE - ADMIN	R	7/01/2025		32.98CR	047572	
	I-2554	MEETING SUPPLIES - ADMIN	R	7/01/2025		109.44CR	047572	
	I-2555	MEET & MINGLE - ADMIN	R	7/01/2025		10.38CR	047572	
	I-2556	MEET & MINGLE - ADMIN	R	7/01/2025		5.19CR	047572	
	I-2557A	MEET & MINGLE - ADMIN	R	7/01/2025		10.38CR	047572	
	I-2558	MEETING SUPPLIES - ADMIN	R	7/01/2025		73.59CR	047572	
	I-2559	MEETING SUPPLIES - ADMIN	R	7/01/2025		30.05CR	047572	555.38
02228	Metro Rolloff Container Services LLC							
	I-TW59799-1-1	PLDP PUMP, STOCK/CLEAN RR-PST	R	7/01/2025		1,004.00CR	047573	1,004.00
03239	Metropoint Services, LLC							
	I-5775	APR2025 SERVICE - ISF BLDG	R	7/01/2025		1,550.00CR	047574	
	I-5883	JUN2025 JANITORIAL SERV-ISFBLD	R	7/01/2025		1,550.00CR	047574	3,100.00
03218	Micro-Comm							
	I-20315	WWTF SCADA-CONSTRTN CONT-PW	R	7/01/2025		37,188.00CR	047575	37,188.00

6/26/2025 3:33 PM
PACKET: 08661 Regular Payments - 07.01.25
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A / P CHECK REGISTER
**** CHECK LISTING ****

PAGE: 3

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00723	Missouri One Call System I-5050261	MAY2025 LOCATES -SEWER	R	7/01/2025		330.75CR	047576	330.75
03170	OWN, Inc (Formerly Anderson Engineering) I-133637 I-135512	BARN HILL RD PLANS WA2 - PW WOODS @CKSD 4TH&5TH WA1A-PW	R R	7/01/2025 7/01/2025		3,750.00CR 2,550.75CR	047577 047577	6,300.75
01701	Platte County Citizen I-48040	CKSD IRISH GOLF PHN-CD	R	7/01/2025		45.00CR	047578	45.00
00107	Platte Rental & Supply I-117180-1 I-w10264-1	TRIMMER RENTAL - STREETS SAW REPAIR - STREETS	R R	7/01/2025 7/01/2025		280.49CR 70.00CR	047579 047579	350.49
01739	Print Time I-1331518-IN I-1332628-IN	DOOR HANGERS - PW C ROSE BUS CARDS-CD	R R	7/01/2025 7/01/2025		209.00CR 46.26CR	047580 047580	255.26
00114	Rampart Security, Inc. I-94070	SHOP SECURITY 07/01-09/30-STRE	R	7/01/2025		44.00CR	047581	44.00
02916	Renaissance Infrastructure Consulting I-25-0421	1KOAKS RDABT DESIGN WA9A-STREE	R	7/01/2025		2,650.00CR	047582	2,650.00
00378	Rockridge Quarry I-317142	SPRING CLEANUP 2025-PW	R	7/01/2025		88.00CR	047583	88.00
03138	Riverside Technologies, Inc (RTI) I-IN0444012	CONSULTANT SKSTN&KYBDS/MICE	R	7/01/2025		1,953.40CR	047584	1,953.40
00389	Superior Bowen Asphalt Co I-53047	COLD PATCH - STREETS	R	7/01/2025		131.30CR	047585	131.30
00154	T-Ray Specialties Inc. I-44616 I-44636	24EA SAFETY SHIRTS-STREETS 24ea EMB SAFETY HATS-STREETS	R R	7/01/2025 7/01/2025		291.50CR 467.00CR	047586 047586	758.50
03273	TIMEVALUE SOFTWARE I-148831	ONLINE YRLY SUBSCPTN 2LIC-ISFA	R	7/01/2025		120.00CR	047587	120.00
01414	Tri Star Seed Co I-156480	GRASS SEED LEVEE BANKS-PST	R	7/01/2025		439.25CR	047588	439.25

6/26/2025 3:33 PM
PACKET: 08661 Regular Payments - 07.01.25
VENDOR SET: 01
BANK : AP Pooled Cash Regular AP

A / P CHECK REGISTER
**** CHECK LISTING ****

PAGE: 4

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
02926	VSM Engineering, LLC I-127979	1KOAKS PLAN REVW WA13&14-PW	R	7/01/2025		2,813.50CR	047589	2,813.50
00838	The Work Zone, Inc. I-72622	HIGH INTENSITY WH PAINT-STREET	R	7/01/2025		564.20CR	047590	564.20
02400	WSKF ARCHITECTS, INC I-230540007	CITY HALL RENO DESIGN-ADMIN	R	7/01/2025		4,343.65CR	047591	4,343.65

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	38	0.00	212,383.39	212,383.39
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	38	0.00	212,383.39	212,383.39

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

6/26/2025 3:33 PM
PACKET: 08661 Regular Payments - 07.01.25
VENDOR SET: 01
BANK : AP Pooled Cash Regular AP

A / P CHECK REGISTER
**** CHECK LISTING ****

PAGE: 5

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
10	7/2025	10,552.81CR
22	7/2025	4,343.65CR
30	7/2025	39,268.15CR
35	7/2025	16,331.92CR
40	7/2025	44,705.84CR
41	7/2025	7,301.70CR
42	7/2025	490.65CR
46	7/2025	15,000.00CR
90	7/2025	68,756.17CR
97	7/2025	5,632.50CR
=====		
ALL		212,383.39CR

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00577	Sarah E Recker, Law Offic I-MMACJAConf2025	MMACJA Conf. Reimburse_RECKER	R	6/17/2025		565.40CR	047549	565.40
01909	Toni Rizzuti I-MACACConf2025	Conf. Travel Reimburse-RIZZUTI	R	6/17/2025		492.60CR	047550	492.60
02136	Kevin D. Humiston I-MMACJAConf.2025	MMACJA Conf. Reimburse-HUMISTO	R	6/17/2025		337.40CR	047551	337.40
02878	Andrew Coulson (Law Office, P.C.) I-MMACJAConf2025	MMACJA Conf. Reimburse-COULSON	R	6/17/2025		337.40CR	047552	337.40

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	4	0.00	1,732.80	1,732.80
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	4	0.00	1,732.80	1,732.80

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

6/17/2025 4:58 PM
PACKET: 08650 Regular Payments-2025.06.17
VENDOR SET: 01
BANK : AP Pooled Cash Regular AP

A / P CHECK REGISTER
**** CHECK LISTING ****

PAGE: 2

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
10	6/2025	1,732.80CR
ALL		1,732.80CR

DEPT: ALL

PAYROLL NO#: 01

PAY PERIOD BEGINNING: 6/07/2025

PAY PERIOD ENDING: 6/20/2025

*** G R A N D T O T A L S ***

-----EARNINGS-----			----BENF/REIMB-----		-----DEDUCTIONS-----				-----TAXES-----			
DESC	HRS	AMOUNT	DESC	AMOUNT	CD	ABBV	EMPLOYEE	EMPLOYER	DESC	TAXABLE	EMPLOYEE	EMPLOYER
SAL	0.00	2,907.76	LIFE	229.83	ACI	ACI	218.77		FED W/H	149,581.26	15,450.19	
SLRY	801.00	43,514.05			ADD	ADD	362.70	517.05	ST WH MO	149,581.26	5,077.00	
	0.00	1,072.10			ADE	ADE		14.91	FICA	152,417.57	9,449.90	9449.90
REG	2,275.50	67,599.48			AMN	ADMN		22.00	MEDI	152,417.57	2,210.04	2210.04
OVT	52.80	2,588.52			DCA	DCA	318.33					
CT	13.70	347.01			DNC	DNC	161.91	229.59				
VAC	105.00	5,172.61			DNE	DNE		359.70				
SICK	62.00	2,065.83			DNF	DNF	329.76	229.59				
EPD	0.00	1,000.00			DNS	DNS	28.96	102.04				
FTO	84.00	84.00			EMP	EMP	32.00					
HOL	768.00	28,205.74			FLX	FLEX	615.65					
NPD	0.00	258.96			HSA	HSA	1660.49					
BER	8.00	268.36			IDE	IDE	42.75					
WC	0.00	464.38			IDF	IDF	17.50					
CE	24.15	0.00			KC2	KC2	609.24					
DBLTM	27.00	1,115.44			LTD	LTD	100.11	100.22				
CELL	0.00	225.00			M1C	M1C	143.66	550.00				
AUTO	0.00	1,733.32			M1E	M1EO	108.95	1434.55				
					M1F	M1F	583.38	1600.00				
					M1S	M1S	187.60	550.00				
					M2C	M2C	94.63	550.00				
					M2E	M2EO		573.82				
					M2F	M2F	428.68	1600.00				
					M3C	M3C	259.92	1650.00				
					M3E	M3EO		1416.40				
					M3F	M3F	201.63	800.00				
					M3S	M3S	126.59	550.00				
					M4C	M4C	37.56	550.00				
					M4E	M4EO		784.47				
					M4F	M4F	124.73	800.00				
					M5C	M5C	19.72	2200.00				
					M5E	M5E		740.88				
					M5F	M5F	146.12	1600.00				
					M5S	M5S	120.45	1650.00				
					R4%	457%	1287.31					
					R4A	457FL	825.00					
					R4M	457M	724.00	359.39				
					RLE	RLE		14713.53				
					RPD	RPD		9097.48				
					RR%	RR%	1338.86					
					RRA	RRA	165.00					
					VC	VSC	79.83					

6/26/2025 12:12 PM
DEPT: ALL
PAYROLL NO#: 01
PAY PERIOD BEGINNING: 6/07/2025
PAY PERIOD ENDING: 6/20/2025

P A Y R O L L R E G I S T E R

PAGE: 48

** (CONTINUED) **

DATE	ORG	FUND	ACCOUNT	CODE/RATE	HOURLY	RATE	HOURS	AMOUNT	PROJECT
						VSE VSE	48.00		
						VSF VSF	100.74		
						VSS VSS	43.15		
TOTALS:	4,221.15	158,622.56			229.83		11693.68	45345.62	32,187.13 11659.94

-----DEPARTMENT RECAP-----

DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET
10-01	40,562.78	7,803.30	270.13	8,362.81	24,038.55	87.99	5,113.12	8,824.77	26,536.90
10-05	54,197.14	31,148.87	1,914.40	13,110.36	7,932.82	90.69	2,534.53	11,819.84	39,752.08
10-10	3,352.70	2,282.79	0.00	1,014.62	55.00	0.29	168.00	512.30	2,672.11
10-15	12,854.12	3,685.25	58.82	4,298.90	4,805.10	6.05	789.07	2,691.88	9,367.12
10-18	14,676.80	5,648.51	0.00	2,878.12	6,122.64	27.53	1,618.58	2,511.97	10,518.72
10-20	13,075.02	9,376.07	65.45	3,136.77	489.38	7.35	656.58	2,204.31	10,206.78
10-25	19,477.90	10,060.86	279.72	3,103.63	6,023.76	9.93	813.80	3,546.88	15,107.29
10-35	655.93	501.59	0.00	154.34	0.00	0.00	0.00	75.18	580.75
TOTALS	158,852.39	70,507.24	2,588.52	36,059.55	49,467.25	229.83	11,693.68	32,187.13	114,741.75

REGULAR INPUT: 64 MANUAL INPUT: 0 CHECK STUB COUNT: 0 DIRECT DEPOSIT STUB COUNT: 64

ITEM 5.A.2.

For 7/1/2025

Board of Aldermen Meeting

**CITY OF PARKVILLE
Policy Report**

Date: June 17, 2025

Prepared By:

Reviewed By:

ISSUE:

City Hall Closed July 4 - Independence Day

BACKGROUND:

STRATEGIC GOAL(S):

BUDGET IMPACT:

The **Fund Name** Fund includes \$**budgeted amount** for **project name** in the line item ____-____-____-____ on page ____ of the ____ Budget.

ALTERNATIVES:

FINANCE COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATION:

POLICY:

SUGGESTED MOTION:

I move to

...and authorize the _____ Director authority to approve change orders not to exceed 10% of the total value of the contract.

ATTACHMENTS:

None

ITEM 5.C.1.

For 7/1/2025

Board of Aldermen Meeting

**CITY OF PARKVILLE
Policy Report**

Date: June 23, 2025

Prepared By:

Reviewed By:

ISSUE:

Development Updates

BACKGROUND:

STRATEGIC GOAL(S):

BUDGET IMPACT:

The **Fund Name** Fund includes \$**budgeted amount** for **project name** in the line item ____-____-____-____ on page ____ of the ____ Budget.

ALTERNATIVES:

FINANCE COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATION:

POLICY:

SUGGESTED MOTION:

I move to

...and authorize the _____ Director authority to approve change orders not to exceed 10% of the total value of the contract.

ATTACHMENTS:

1. Development Tracking List

City of Parkville - Development Tracking Spreadsheet

Residential Developments										
Project Name	Address	Parcel No.	Detail	Date Submitted	Approved	Status	Change in Status from Last Month	Construction Start Date	Completion Date	Staff Contact
Platte 38	West of The National 7th Plat	20-8.0-27-100-002-006.000	27 duplex lots and 9 detached home lots	11/1/2021	Yes	Under construction	No change	1/4/2022	2025	Stephen Lachky
Sanctuary At Riss Lake	MO-9 Hwy and Lakeview Dr	20-7.0-26-400-006-001.000	19 duplex lots and 4 tracts of open space	12/28/2021	Yes	Under construction	No change	1/18/2022	2025	Stephen Lachky
Village On The Green East	MO-45 Hwy and Lake Crest Ln	20-7.0-26-200-002-003.001	23 cluster townhomes and 7 1-3 story townhomes	8/6/2021	Yes	Approved	No change	-	2026	Brad Stanton
Village On The Green West	MO-45 Hwy and Lake Crest Ln	20-8.0-27-100-002-002.002	23 cluster townhomes and 7 1-3 story townhomes	8/6/2021	Yes	Approved	No change	-	2026	Brad Stanton
Woods At Creekside 4th Plat	West of Woods At Creekside 3rd Plat	20-4.0-18-000-000-010.003	28 detached home lots	6/10/2022	Yes	Approved	No change	-	2024	Stephen Lachky
Woods At Creekside 5th Plat	West of Woods At Creekside 3rd Plat	20-4.0-18-000-000-010.003	39 detached home lots and 2 tracts of open space	6/10/2022	Yes	Approved	No change	-	2024	Stephen Lachky
River Hills Estates Replat	10118 River Hills Dr	20-8.0-27-400-014-027.000	Replatting 7 detached home lots and 1 tract of open space	6/28/2022	Yes	Approved	No change	-	2023	Brad Stanton
Taliesin	Bell Rd and NW 57th St	20-7.0-26-300-001-047.002	10 detached home lots and 2 tracts of open space	4/4/2023	Yes	Prelim Plat approved	No change	-	2025	Brad Stanton
Creekside West Apartments	NW corner of Hwy 45 and Homer Pkwy	20-4.0-18-000-000-010.001	4 four-story apartment buildings (200 units)	6/9/2023	Yes	Under construction	No change	4/1/2025	2026	Brad Stanton
The Cliffs At Parkville	West of The National 7th Plat	20-8.0-27-100-002-006.000	33 duplex lots and 3 triplex lots	7/19/2023	No	Application withdrawn	No change	-	2025	Brad Stanton
Thousand Oaks 25th Plat	South of Thousand Oaks Phase 13B	20-9.0-29-000-000-010.001	73 detached home lots and 3 tracts of open space	8/8/2024	Yes	Approved	BOA approval	-	2026	Brad Stanton
Thousand Oaks 26th Plat	West of Thousand Oaks 25th Plat	20-9.0-30-000-000-012.000	51 detached home lots and 3 tracts of open space	9/6/2024	Yes	Prelim Plat approved	P&Z approval	-	2027	Brad Stanton
The Hills At The National	NW Crooked Rd and N National Dr	20-5.0-22-300-001-015.000	52 detached home lots and 12 tracts of open space	5/8/2025	No	Under review	P&Z mtg on 6/10/25	-	-	Brad Stanton

Commercial and Industrial Developments										
Project Name	Address	Parcel No.	Detail	Date Submitted	Approved	Status	Change in Status from Last Month	Construction Start Date	Completion Date	Staff Contact
Attic Storage	Vertical Ventures III, Lot 3	20-4.0-19-000-000-019.000	New two-story self-straoege facility	1/7/2022	Yes	Completed	No change	8/17/2022	-	Brad Stanton
Dairy Queen	8803 NW MO-45 Hwy	20-7.0-26-100-002-003.000	New 2,400 sq. ft. drive-thru restaurant	1/5/2022	Yes	Completed	No change	4/18/2022	10/6/2022	Brad Stanton
Whataburger	9110 NW 45 Hwy	20-6.0-23-400-003-005.000	New 3,100 sq. ft. drive-thru restaurant	4/8/2022	Yes	Completed	No change	5/1/2023	1/8/2024	Brad Stanton
Taylor Animal Hospital	6300 MO-9 Hwy	20-7.0-26-100-002-002.000	1,840 sq. ft. addition to existing building	4/7/2022	Yes	Completed	No change	9/28/2022	-	Brad Stanton
Contractor's Garages	Vertical Ventures III, Lot 5	20-4.0-19-000-000-023.000	22,160 sq. ft. contractor's self-storage units	8/5/2022	Yes	Completed	No change	-	-	Brad Stanton
Recreation - Indoor (Limited)	2 2nd Street	20-7.0-35-100-027-001.003	Using existing baseball batting cages as a business	7/7/2022	Yes	Approved	No change	N/A	N/A	Brad Stanton
Lodges At The National, Lot 8	10875 Allen Way	20-5.0-22-200-005-002.000	Rezoning property from "R-2-P" to "B-1" district	7/15/2022	No	Withdrawn	No change	N/A	N/A	Stephen Lachky
Parkville Presbyterian Church	819 Main St	20-7.0-35-100-009-006.000	Using interior space for finanical planning office	9/7/2022	Yes	Approved	No change	N/A	N/A	Brad Stanton
Restaurant and Law Offices	12 E 1st St	20-7.0-35-100-035-001.000	Rehab & repurposing 1st floor + 2nd floor expansion	10/7/2022	Yes	Completed	No change	6/12/2023	Fall 2024	Brad Stanton
Friends of Parkville Animal Shelt	1356 N MO-9 Hwy	20-7.0-26-400-002-006.000	Rezoning subject property from "R-4" to "B-4-P"	10/12/2022	Yes	Approved	No change	-	-	Brad Stanton
Creekisde Costa Oil Shop	7024 Elizabeth St.	20-4.0-19-000-000-008.001	835 sq. ft. vehicle service/repair - limited shop	1/27/2023	Yes	Completed	No change	-	-	Brad Stanton
Cingular Wireless AT&T Tower	8403 Observatory Rd	20-7.0-36-000-000-001.000	155 ft. tall monopole telecommunications tower	1/27/2023	Yes	Completed	No change	-	-	Brad Stanton
Park Hill Elementary School No.	SW corner of Brush Creek Pkwy	20-4.0-19-000-000-031.000	Two-and-a-half story, 74,410 sq. ft. elementary school	6/9/2023	Yes	Under Construction	No change	2/29/2024	7/1/2025	Brad Stanton
8 East Street	8 East St.	20-7.0-35-400-004-001.000	Interior + exterior remodeling of two-story building	7/5/2023	Yes	Completed	No change	Fall 2023	Early 2025	Stephen Lachky
Chase Bank	9000 NW 45 Hwy	20-6.0-23-400-005-002.000	3,333 sq. ft. office/bank building w/ ATM drive-thru	11/2/2023	Yes	Completed	No change	Spring 2024	Fall 2024	Brad Stanton
Exploring Minds Academy	15485 Old Town Dr	20-4.0-19-000-000-008.017	New two-story, 20,000 sq. ft. daycare center	4/3/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Codes Marijuana Dispensary	16209 NW MO-45 Hwy	20-4.0-19-000-000-025.000	New one-story, 3,200 sq. ft. marijuana dispensary	4/3/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Parkville Business Park	NW Corner of I-435 and Hwy 152	20-3.0-07-000-000-003.001	Platting + dev plan for 3 lots for office/warehouse uses	5/10/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Creekside Grocery Store	NW Corner of Rustic Ln and Elizabeth St	20-4.0-19-000-000-008.001	25,395 sq. ft. grocery store + 10,615 sq. ft. event space	6/5/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Creekside Restaurant	NE Corner of Rustic Ln and Elizabeth St	20-4.0-19-000-000-008.010	New one-sotry, 5,070 sq. ft. restaurant building	6/5/2024	Yes	Under Construction	No change	TBD	TBD	Brad Stanton
Creekside Industrial Complex	15854 NW MO-45 HWY	20-4.0-18-000-000-011.000	Rezoning + prelim dev plan for 5 lots for industrial uses	10/4/2024	Yes	Approved	No change	TBD	TBD	Brad Stanton
Creekside Irish Golf	SE Corner of I-435 and Hwy 152	20-4.0-19-000-000-009.000	Rezoning + prelim dev plan for a recreation — outdoor, limit	5/9/2025	No	Under review	P&Z mtg on 6/10/25	TBD	TBD	Brad Stanton

SUMMER YARD WASTE DROP OFF



JULY 7-11, 2025

7:30 a.m. - 3:30 p.m.

6305 NW River Park Drive

Parkville residents only

Yard waste does not have to be bagged.



Parkville residents can drop off yard waste at NO CHARGE at 6305 NW River Park Drive any time Monday, July 7 through Friday, July 11 between 7:30 a.m. and 3:30 p.m. The City has the right to limit the amount of yard waste accepted.