

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 6:02 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on July 15, 2025, and was called to order by Mayor Dean Katerndahl.

A. Roll Call

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 2 Alderman Bob Bennett
Ward 3 Alderman Douglas Wylie
Ward 4 Alderman Michael Lee
Ward 4 Alderman Abby LacKamp

Absent:

Ward 3 Alderman Stephen Melton - *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
Kevin Chrisman, Police Chief
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
John Mautino, City Attorney

B. Pledge of Allegiance

Boy Scout Peter Oetting from Troop 495 led the Board in the Pledge of Allegiance to the Flag of the United States of America.

C. Approval of Agenda

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE THE AGENDA.

RESULT: MOTION PASSED 7-0.

2. CITIZEN INPUT

A. Leon Versfeld regarding lack of proper parking signage in English Landing Park

Leon Versfeld, 6010 Southlake Drive, provided comments about signage in English Landing Park.

B. **Diana Meyer regarding fireworks**

Diana Lambden Meyer, 6124 NW Pine Ridge Circle, provided comments regarding debris in her yard from fireworks.

Brent Uhrmacher, 6241 Northlake Drive, provided comments about Americans with Disabilities' access to downtown and the parks.

3. **CONSENT AGENDA**

- A. Approve the minutes for the July 1, 2025, regular meeting
- B. Receive and file the crime statistics for January through May 2025
- C. Approve a retail liquor by the drink picnic license for the Main Street Parkville Association for Parkville Days August 22-24, 2025
- D. Approve Resolution No. 25-018 to award the bid for the 2025 Sanitary Sewer Repairs Project to Havens Construction, Inc. and to authorize the mayor to execute an agreement for the same
- E. Approve Resolution No. 25-019 to consent to the assignment of the engineering and architectural professional services agreement with VSM Engineering LLC to QK Inc.

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

RESULT: MOTION PASSED 7-0.

4. **NON-ACTION AGENDA**

A. **PACE Quarterly Update**

Ed Linnebur, Parkville Area Chamber and EDC Executive Director, provided his quarterly status update; presentation attached as Exhibit A

5. **ACTION AGENDA**

- A. **Approve the first and second reading of Bill No. 3340, an ordinance to amend Ordinance No. 3237 to amend the 2025 salary schedule to add Senior Planner and Academy Recruit positions**

City Administrator Alexa Barton stated that the revised salary schedule added an Academy Recruit position and a Senior Planner position.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3340, AN

ORDINANCE AMENDING ORDINANCE NO. 3237 ESTABLISHING THE 2025 CLASSIFICATION OF ALL EMPLOYEE POSITIONS AND COMPENSATION FOR SUCH CLASSIFICATIONS IN ORDER TO ADD THE POSITIONS AND CORRESPONDING COMPENSATION FOR SENIOR PLANNER AND ACADEMY RECRUIT, ON FIRST READING.

RESULT: MOTION PASSED 7-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3340, AN ORDINANCE AMENDING ORDINANCE NO. 3237 ESTABLISHING THE 2025 CLASSIFICATION OF ALL EMPLOYEE POSITIONS AND COMPENSATION FOR SUCH CLASSIFICATIONS IN ORDER TO ADD THE POSITIONS AND CORRESPONDING COMPENSATION FOR SENIOR PLANNER AND ACADEMY RECRUIT, ON SECOND READING TO BECOME ORDINANCE NO. 3266.

RESULT: MOTION PASSED 7-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, MICHAEL LEE, ABBY LACKAMP

NOES: NONE

ABSTAIN: NONE

B. Approve Resolution No. 25-020 to approve a revision to the Personnel Manual relating to paid family care leave

City Administrator Alexa Barton said the revision would provide care for family members and recommended providing two weeks of paid leave. Staff would monitor how the process worked and how many people used it.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE RESOLUTION NO. 25-020 APPROVING A REVISION TO THE PERSONNEL MANUAL FOR THE CITY OF PARKVILLE, MISSOURI RELATING TO PAID FAMILY CARE LEAVE.

RESULT: MOTION PASSED 7-0.

C. Approve Resolution No. 25-021 to approve two temporary non-ADA reserved parking locations in the downtown area with signage stating "Reserved for Persons with Limited Mobility"

City Administrator Alexa Barton stated the item was being presented as a suggestion at a prior meeting. She said non-ADA (Americans with Disabilities Act) accessible signs must

be clarified as such and were not enforceable by law enforcement. Two defined spaces were outlined, one on Second Street and one on East Street. She added that staff would look into a method of posting the temporary signage.

Mayor Katerndahl suggested that the Board change the previously approved ADA space on Main Street to the same limited mobility space. The concept for the Route 9 improvements downtown was not chosen at the time the space was approved; it included a new street that would run through the approved space. He noted that making it limited mobility would put the money back into the downtown ADA improvements project.

Barton said she contacted members of the Main Street Parkville Association board, and they contacted business owners for feedback. Many were concerned that the work would be removed with the Route 9 improvements.

Public comments were received from the following: Brent Uhrmacher, 6241 Northlake Drive; and John Carter, 8650 NW Highway N.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE RESOLUTION NO. 25-021 APPROVING TWO TEMPORARY NON-ADA RESERVED PARKING LOCATIONS IN THE DOWNTOWN AREA WITH SIGNAGE STATING "RESERVED FOR PERSONS WITH LIMITED MOBILITY."

RESULT: MOTION PASSED 6-1

AYES: TINA WELCH, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, MICHAEL LEE, ABBY LACKAMP

NOES: PHILIP WASSMER

ABSTAIN: NONE

Further discussion focused on changing the previously approved ADA space on Main Street to a third temporary limited mobility space.

ACTION: IT WAS MOVED BY ALDERMAN LACKAMP AND SECONDED BY ALDERMAN WELCH TO APPROVE CHANGING THE ADA SPOT IN FRONT OF BENTLEY GUITAR TO A TEMPORARY MOBILITY SPACE.

RESULT: MOTION PASSED 6-1.

AYES: TINA WELCH, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, MICHAEL LEE, ABBY LACKAMP

NOES: PHILIP WASSMER

ABSTAIN: NONE

- D. Approve Resolution No. 25-022 to approve a proposal from Riverside Technologies, Inc. for upgrades to the City's physical server host

City Administrator Alexa Barton stated the park's camera system application was being upgraded and the City's server needed to be updated to accommodate the upgrade.

ACTION: IT WAS MOVED BY ALDERMAN DOUGLAS AND SECONDED BY ALDERMAN WELCH TO APPROVE RESOLUTION NO. 25-022 APPROVING THE PROPOSAL FROM RIVERSIDE TECHNOLOGIES, INC. FOR UPGRADES TO THE CITY'S PHYSICAL SERVER HOST.

RESULT: MOTION PASSED 7-0.

- E. Approve the second 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

The first reading was presented on July 1. No additional information was presented.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH 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 SECOND READING TO BECOME ORDINANCE NO. 3267.

RESULT: MOTION PASSED 7-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, MICHAEL LEE, ABBY LACKAMP

NOES: NONE

ABSTAIN: NONE

- F. Approve the second 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

The first reading was presented on July 1. No additional information was presented.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH 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 SECOND READING TO BECOME ORDINANCE NO. 3268.

RESULT: MOTION PASSED 7-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, MICHAEL LEE, ABBY LACKAMP

NOES: NONE

ABSTAIN: NONE

G. Approve Resolution No. 25-023 to adopt the Parks and Recreation Master Plan

Mayor Katerndahl stated that the proposed plan would be used as a guide for the parks in the future.

Parks and Recreation Director Brittanie Propes thanked the Board of Aldermen, the Community Land and Recreation Board (CLARB), and community participants in the public meetings and surveys. A final work session was held in June and CLARB recommended approval on July 9.

Jay Wohlschlaeger, SWT Design, provided an overview of the final Parks and Recreation Master Plan; presentation attached as Exhibit B.

Discussion focused on including or removing the reference to parking in English Landing Park in Section 2.1.2, receiving a recommendation from CLARB, and moving to the front of the plan the purpose of the plan as being a guide.

Public comments were received from the following: Tom Hustler, 10300 River Hills Drive; John Carter, 8650 NW Highway N; Leon Versfeld, 6010 Southlake Drive; and Brent Uhrmacher, 6241 Northlake Drive.

ACTION: IT WAS MOVED BY ALDERMAN LEE AND SECONDED BY ALDERMAN WHITLEY TO REMOVE SECTION 2.1.2 OF PAGE 43 OF THE PLAN REGARDING PARKING IN ENGLISH LANDING PARK.

RESULT: MOTION PASSED 5-2.

AYES: BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, MICHAEL LEE, ABBY LACKAMP

NOES: TINA WELCH, PHILIP WASSMER

ABSTAIN: NONE

ACTION: IT WAS MOVED BY ALDERMAN DOUGLAS WYLIE AND SECONDED BY ALDERMAN TINA WELCH TO APPROVE RESOLUTION NO. 25-023 ADOPTING THE PARKS & RECREATION MASTER PLAN, AS AMENDED.

RESULT: MOTION PASSED 7-0.

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. 2025 Parkville Citizens' Academy - July 31-September 16

City Administrator Alexa Barton said the Citizens' Academy would begin on July 31 in the Board Room at City Hall.

B. Police Department

C. Community Development

D. Public Works

1. Citizen Feedback Collection on General State Operating Permit Phase II MS4

Public Works Director Dan Harper said staff would collect feedback for 30 days per the compliance requirement of the General State Operating Permit Phase II for the storm sewer system. He noted it was separate from the ongoing stormwater master planning efforts and was a regulatory requirement.

2. Electronics Recycling & Paper Shredding - August 2

Harper said the next electronics recycling and paper shredding events would be held on August 2.

He noted that the mill and overlay project and the curb and sidewalk project were tentatively scheduled for late August or September.

E. Parks & Recreation

Parks and Recreation Director Brittanie Propes said a ribbon cutting for the farmers market would be held on July 24 and the Parkville Farmers Market Association would have a grand opening event on August 9.

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

Alderman Bennett said the Parkville VFW would host its first public breakfast at the downtown

location on July 19.

8. UPCOMING MEETINGS

9. EXECUTIVE SESSION

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO **ENTER INTO EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS PURSUANT TO RSMO 610.021(3) AND (13) AND NEGOTIATED CONTRACT MATTERS PURSUANT TO RSMO 610.021(12).**

RESULT: MOTION PASSED 7-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, MICHAEL LEE, ABBY LACKAMP

NOES: NONE

ABSTAIN: NONE

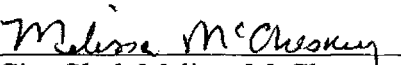
The Board entered the executive session at 8:23 p.m. At 8:58 p.m., the Board reconvened in open session and announced that no action was taken.

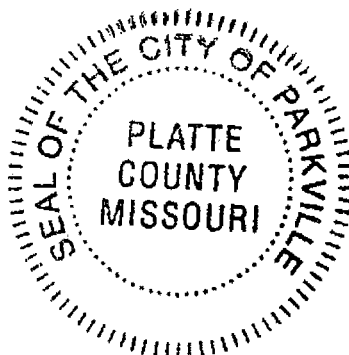
10. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 8:58 p.m.

The minutes for July 15, 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 fifth day of August 2025.

Submitted by:


City Clerk Melissa McChesney



The Hills at The National

Item 5.C. - Annexation

Item 5.D. - Zoning Map Amendment

Item 5.E. – Final Plat

August 5, 2025

Board of Aldermen



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Overview

- 2/3 - Currently unzoned (classified Ag) in Unincorporated Platte County
- 1/3 - Currently zoned “R-2-P” in Parkville
- Proposed for voluntary annexation and rezoning to “R-2-P” Single-Family Residential
- Proposed final plat for phase one – 46 single-family lots and 10 tracts of open space on 49.46 acres +/-



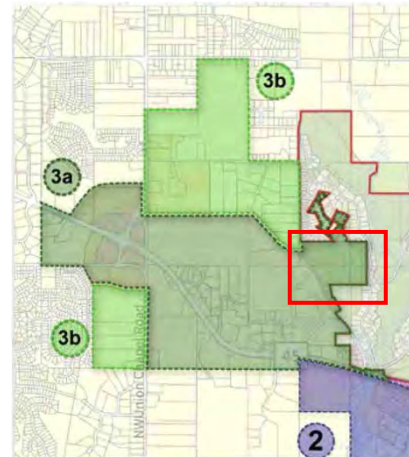
The Hills at The National



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Item 5.C. Annexation

- Application for voluntary annexation submitted by property owner
- Parkville 2040 Master Plan
 - This property is included in Voluntary Annexation Priority Area 3a
 - “Voluntary annexation of property within Priority 3A Area should be approved in order to better manage the Hwy 45 corridor and connect to higher value development property located along NW Hampton Road.”
- Governed by Missouri State Statute, Section 71.012
- Questions for Board determination
 - Is annexation “reasonable and necessary to the proper development of the city?”
 - Does the city have “the ability to furnish normal municipal services to the area to be annexed within a reasonable time?”



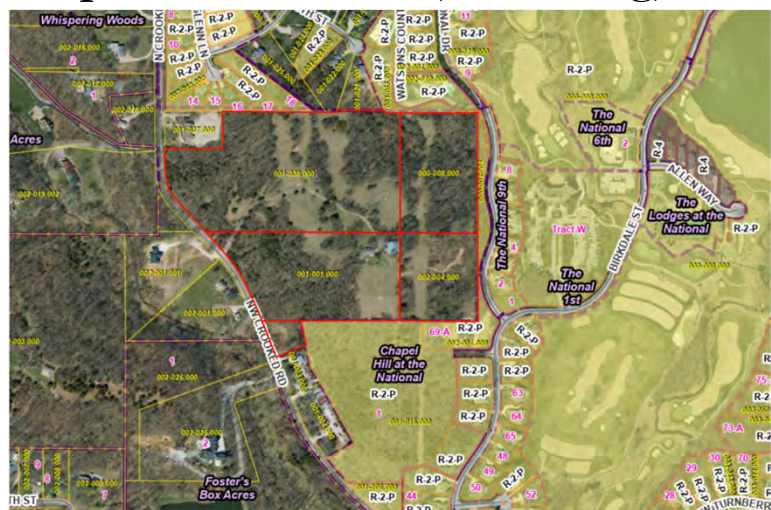
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Item 5.D. Zoning Map Amendment (Rezoning)

- Proposed to rezone five (5) parcels (highlighted in red) (36.56 acres +/-) to “R-2-P” Planned Single-Family Residential
 - Most closely matches zoning of all properties around subject property



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Zoning Map Amendment Review Criteria

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

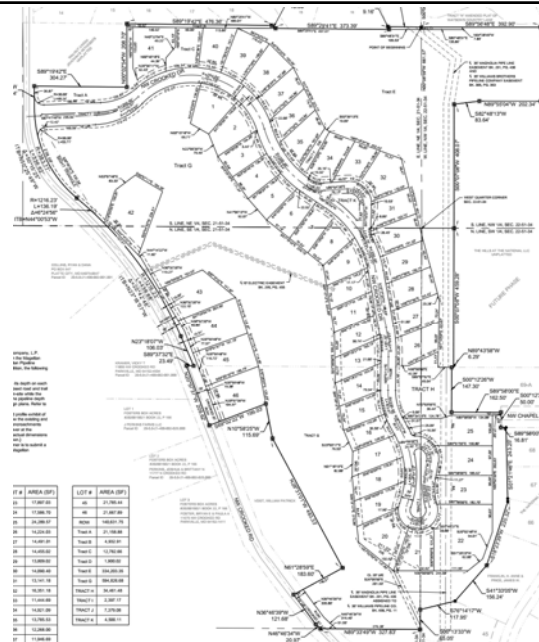
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Item 5.E. Final Plat

- Preliminary Plat approved by Planning & Zoning Commission on June 10, 2025
- Proposed two phases of development
- Final Plat of 1st Plat (shown at right)
 - 49.46 acres +/-
 - 46 single-family residential lots
 - 10 tracts of open space
 - To be maintained by Homeowners Association
 - Tract H – Sampell Cemetery
 - Tract G – Preserved Open Space
 - Tract E – Stormwater Detention, Planned Recreation Trails
 - Installation of public infrastructure
 - NW Crooked Dr
 - Minimum Proposed Lot Size – 11,046 sq. ft.
 - R-2-P Minimum - 10,000 sq. ft.
 - Average Lot Size – 15,428 sq. ft.
 - Density – 0.93 units/acre



The Hills at The National



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Final Plat Review Criteria

1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.
2. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.
3. The phasing and timing of public improvements ensures construction and performance guaranties.
4. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Master Plan and the purposes and intent of this code.
5. The recommendations of professional staff, or any other public entity asked to officially review the plat.

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Staff Recommendation – Conditions of Approval

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 property shall be required to be annexed into the City of Parkville and rezoned to "R-2-P" Planned Single-Family Residential.
3. Submittal of street and storm sewer plans to the Public Works Department for review.
4. The applicant shall provide evidence of acceptance by the Parkville Special Roads District of the connection to NW Crooked Rd.
5. Prior to Construction Document approval, the Public Works Department shall review the updated stormwater management plan, and the applicant address comments/findings from the City's independent review for said updated stormwater management plan.
6. Prior to Construction Document approval for construction within the Magellan pipeline easement located within the Final Plat, the applicant shall provide evidence of approval by Magellan Pipeline Company, L.P.
7. Prior to Building Permit issuance, the Board of Aldermen shall accept a park land donation or cash in lieu in accordance with Section 404.020, Subsection H. Park Land Dedication.
8. Prior to Building Permit issuance, the payment of public improvement fees as required by Parkville Municipal Code, Chapter 800 Fee Ordinance.

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Concerns

1. Annexation

1. Approximately 1/3 of the property is already within the City of Parkville, it makes logistical sense to bring the entirety of the property into the City.
2. The 2040 Master Plan states the property is within Annexation Priority zone 3A which “should” be annexed.
3. The property could be developed in the County, annexation allows the City to control development near our borders.

2. NW Crooked Rd

1. Access is controlled by Parkville Special Road District (PSRD). PSRD has no concerns regarding traffic volumes generated by the development. Applicant has revised their intersection sight distance analysis per PSRD comments.
2. Applicant has agreed to a maintenance easement in the intersection sight triangle.
3. Traffic Impact Study for a turn lane will be completed prior to Construction Document approval.
4. Driveway access off of NW Crooked Rd is allowed per Platte County Planning & Zoning regulations.

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Concerns

3. Pipeline

1. ONEOK has reviewed the project and has no concerns with the plat at this time. They have provided guidelines to the developer. ONEOK will be involved during construction to monitor pipeline.

4. Stormwater

1. Preliminary Stormwater Report reviewed by Public Works Staff and there are no concerns at this time.
2. Final Stormwater Report per APWA requirements will be required prior to Construction Document approval.

5. Cemetery

1. The applicant completed a LIDAR survey beyond bounds
2. The developer has included the cemetery in a tract on the plat, is proposing fencing the cemetery, and has a maintenance plan.

The Hills at The National



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Summary

Request	Staff Recommendation
5.C. Voluntary Annexation Petition	Approval
5.D. Zoning Map Amendment	Approval
5.E. Final Plat	Approval, subject to staff conditions

The Hills at The National



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The Hills at The National



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Preliminary Plat

SITE DATA - SINGLE FAMILY:			
CURRENT ZONING	R-2-P, AG	OPEN SPACE:	
PROP. ZONING	R-2-P, R2	REQUIRED PER R2 ZONING	10%
PROP. USE	SINGLE FAMILY DETACHED	PROVIDED (PER NET AREA)	52%
PROP. NUMBER OF LOTS	52		
GROSS LAND AREA	49.226 ACRES(2,144,284.56 S.F.)	REQUIRED TREE PRESERVATION	
ROW AREA	3.675 ACRES(160,103.61 S.F.)	WITHIN OPEN SPACE TRACTS	50%
NET LAND AREA	45.551 ACRES(1,984,201.56 S.F.)	PROVIDE TREE PRESERVATION	
GROSS DENSITY	1.056 DU / ACRE	WITHIN OPEN SPACE TRACTS	80%
NET DENSITY	0.876 DU / ACRE		
SETBACKS R2 ZONING:			
FRONT YARD	25'		
REAR YARD	30'		
SIDE YARD	10'		
MIN. LOT AREA	10,000 S.F.		
MIN. WIDTH	75'		
MIN. DEPTH	100'		
LOT DATA PINK LOTS:			
PROP. FRONT YARD	20' (DEVIATION REQUESTED FROM 25')		
PROP. REAR YARD	30'		
PROP. SIDE YARD	10'		
MIN. LOT AREA	10,000 S.F.		
MIN. WIDTH	75'		
MIN. DEPTH	100'		
PROP. WIDTH	75'		
PROP. DEPTH	135'		
LOT DATA BLUE LOTS:			
PROP. FRONT YARD	20' (DEVIATION REQUESTED FROM 25')		
PROP. REAR YARD	30'		
PROP. SIDE YARD	10'		
MIN. LOT AREA	10,000 S.F.		
MIN. WIDTH	75'		
MIN. DEPTH	100'		
PROP. WIDTH	90'		
PROP. DEPTH	125'		
LOT DATA YELLOW LOTS:			
PROP. FRONT YARD	20' (DEVIATION REQUESTED FROM 25')		
PROP. REAR YARD	30'		
PROP. SIDE YARD	10'		
MIN. LOT AREA	10,000 S.F.		
MIN. WIDTH	75'		
MIN. DEPTH	100'		
PROP. WIDTH	120' @ BUILD LINE		
PROP. DEPTH	160'		

ANNEXATION POLICY RECOMMENDATIONS

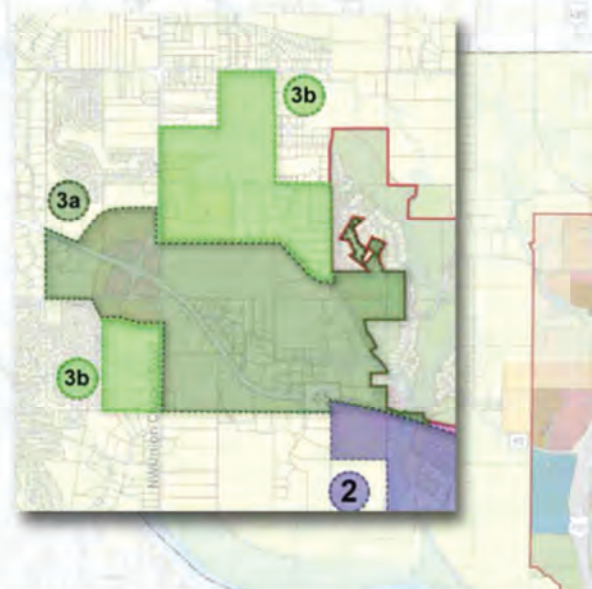
STRATEGIC OPPORTUNITY

5.3

Protect Parkville's borders and preserve its character as it grows

- Voluntary annexation of property within Priority 3A Area should be approved in order to better manage the Hwy 45 corridor and connect to higher value development property located along NW Hampton Road. Voluntary annexation of property within Priority 3B Area should be limited to those properties as may be needed to complete a contiguous annexation of higher value development land in Priority 3A.

Figure 4.49 Voluntary Annexation Priority Area 3



Current and Proposed Zoning: AG to R2

Current Agricultural Zoning

Approximately 36.56 annexed acres will consist of AG zoning.

Current Residential Zoning

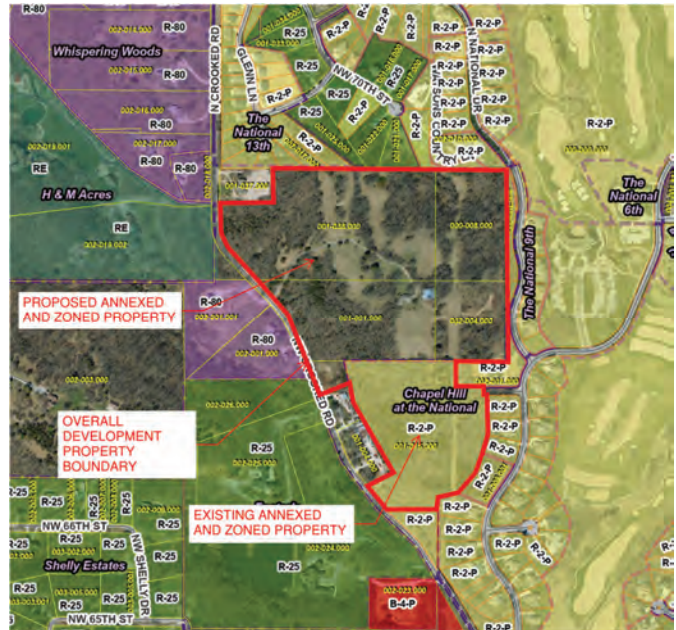
The proposal aims to maintain the existing zoning of R-2-P on the southern 12.06 acres of the development ground.

Proposed Residential Zoning

The proposal aims to change the zoning to residential (R2), enabling lower density housing development.

Community Development Impact

The zoning change aligns with the infill development Strategic Opportunity within the Parkville Master Plan to achieve the best land use in Parkville. Single family detached homes are suitable for this area and could assist the possible future neighborhood commercial south of 45 highway.



Development Contributors

- Home Builders
 - Homoly Design + Build
 - Starr Homes
 - Don Julian Builders
- Clay Blair – Developer
 - Developer since 1970 – over 25 neighborhoods in Johnson County, KS. Over 2,000 lots/houses.
 - Kansas Board of Regents – 2000 to 2002 – Chairman
 - Johnson County Visionary Committee – 2015 – Chairman
 - Johnson Countian of the Year – 2021
 - Commerce Bank – Advisory Board since 2001



Green Space

- Site has 24.04 acres of preserved green space (52% of the site as a whole)
- Green space is provided in Tracts to ensure it is protected and preserved.

Amenities

- In addition to the large amounts of preserved green space other site amenities anticipated will include a pedestrian trail.





Housing

- Three types of housing products are planned: 28 free-standing, homes on 75' lots, generally ranging in price from \$900,000 to \$1,200,000 along the ridge line, 13 free standing, homes on 90' lots, priced from \$1,200,000 and up, along with 6 larger, custom-designed estate homes on the lots along the private drive running around the cemetery down the hillside to these premium lots ranging from 95' to 120'+ in width and priced from \$1,500,000 and up. Several homes valued at over \$3,000,000 are anticipated throughout the development. In addition, there will be 5 estate lots along existing crooked road with lot widths 100' to 120'+ and priced from \$1,000,000 and above.
- The (28) 75'-lot homes will be semi-custom variations of standard builder plans, mostly reverse 1.5 story designs with approximately 3,000 SF of finished area and 3-car garages.
- The (13) 90'-lot homes will be custom-designed homes, anticipated to be 3,000-4,500 SF in size (or larger), with three or more garages. Garages will be side-entry where topography and lot widths allow.
- Estate homes will be unique, custom-designed homes, anticipated to be 3,500-5,500 SF in size (or larger), with three or more garages. Garages will be side-entry where topography and lot widths allow.
- All homes must meet not only Parkville guidelines but also must meet strict architectural and design standards typical of Prime Development neighborhoods in Johnson County, Kansas, including high-quality exterior materials on all sides and extensive landscaping.

Traffic



- Limited traffic increase due to small number of lots
- ITE Trip Distribution
 - 510-530 total daily trips (10 trips per unit per day)
 - 52 peak PM hour trips (0.99 trips per unit)
 - 39 peak AM hour trips (0.75 trips per unit)
- Intersection Sight Distance/Access Points
 - Entrance/exit onto Crooked Road analyzed per AASHTO GREEN BOOK and City of Parkville requirements
- Parkville Special Roadway District
 - Controlling Entity of Crooked Road within this corridor
 - Reviewing for any additional requirements
 - Construction documents will address



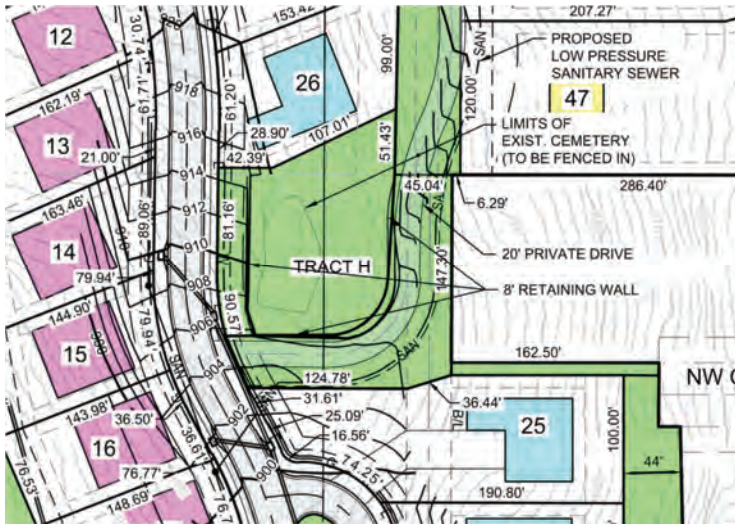
Storm Water

- A preliminary Storm Water Management report for the site has been completed to limit the proposed development runoff rates to that of the existing site conditions.
- This includes reconstructing and utilizing two on site detention basins.
- Storm Sewer routing will consider existing topographical challenges capturing water prior to hillsides.
- Discharge locations will have energy dissipation in accordance with City of Parkville Design Criteria.



Utilities

- Water
 - Consolidated Public Water Supply District #1 of Platte County
 - Calculations from the water district insist a 2200LF 8" water main will be ran along Crooked Road from the North to the entrance of this development. Existing Utility Easements for the existing 6" water main are said to be in place.
- Sewer
 - Sewer Service will be provided by Platte County Regional Sewer District. Existing sewer manholes are located at the southern portion of the property and will service the lots along the ridgeline. An offsite main extension or low-pressure sewer systems will be provided for the eastern and western lots.
- Power
 - Evergy has provided will serve letter for the project. Final routing will be completed at the construction phase.
- Gas
 - Spire Energy has provided will serve letter for the project. Final routing will be completed at the construction phase.
- Fuel Line
 - OneOK has approved the development layout with crossings and will be contracted and worked with directly throughout the design process.



Sampell Historical Cemetery

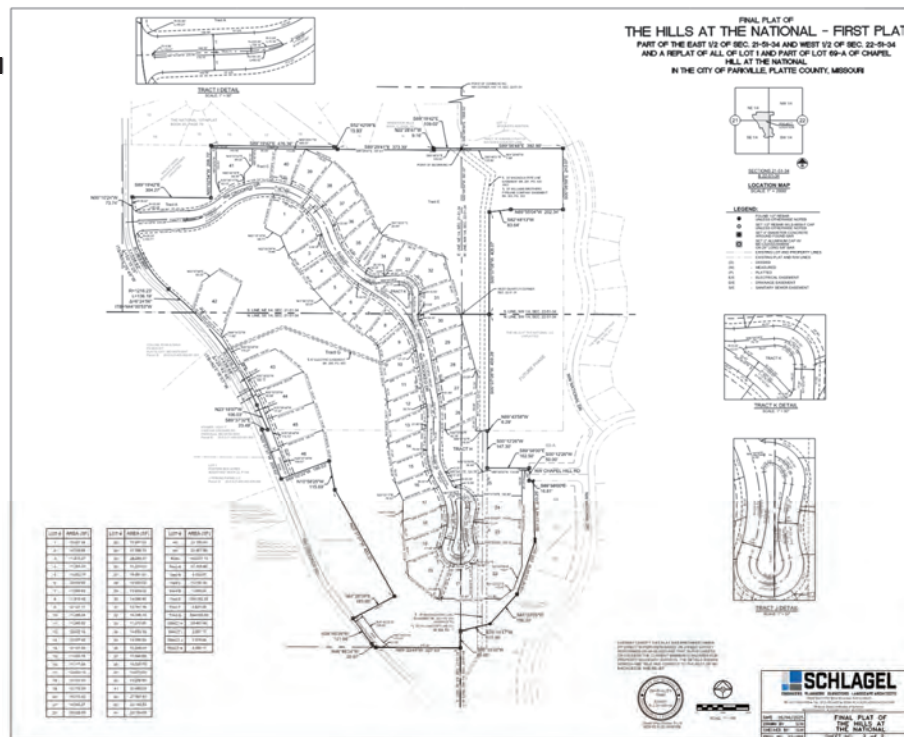
- Cemetery with gravestones dating back to the 1800s
- Survey above ground and below ground completed to identify the Limits of the graves.
- Implemented into the site plan to protect from any disturbance
- Fence and caretaking to maintain cemetery privacy and upkeep will be put in place.

Final Plat

1st Plat

46 lots all serviced by public infrastructure.

Open Space Tracts will be platted with the 1st phase.



Questions

