

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 6:19 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on August 5, 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 Philip Wassmer
Ward 2 Alderman Brian T. Whitley
Ward 2 Alderman Bob Bennett
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Abby LacKamp

Absent:

Ward 1 Alderman Tina Welch - *with prior notice*
Ward 3 Alderman Douglas Wylie - *with prior notice*
Ward 4 Alderman Michael Lee

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
Jon Jordan, Police Captain
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
John Mautino, City Attorney

B. Pledge of Allegiance

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

City Administrator Alexa Barton apologized because a camera had to be removed due to water damage behind the dais.

C. Approval of Agenda

Mayor Katerndahl requested that items 4C through 4E be discussed after Citizen Input.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN BENNETT TO AMEND THE AGENDA TO CONSIDER ITEM 4C, 4D AND 4E AFTER CITIZEN INPUT.

RESULT: MOTION PASSED 5-0.

2. CITIZEN INPUT

4. ACTION AGENDA

- C. 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

Senior Planner Brad Stanton provided an overview of the proposed development; presentation attached as Exhibit A. He stated that the northern two-thirds of the property had Platte County zoning and the remaining one-third of the property was within the Parkville city limits.

Discussion focused on how the property was annexed into Parkville and the stormwater study.

Clay Blair, property owner, said the proposed development would include estate-sized lots with homes projected in to be over \$1 million. He provided a background of property and a history of project.

Jake Hattock, engineer with Schlagel, provided an overview of the project; presentation attached as Exhibit B.

The following provided comments: Nathan Willett, 8601 NW Old Stagecoach Road; Cameron Cooper, 6580 N. National Drive; Kyle Birch, 11955 NW Crooked Road; Robert Lock, 6537 Claret; Marilyn Underwood, 6526 N. National Drive; (inaudible) Chatham, 6851 N. National Drive, Katie Spencer, 6528 N. National Drive; and Mike Royal, 6949 N. National Drive.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WASSMER TO I MOVE TO APPROVE BILL NO. 3335, AN ORDINANCE EXTENDING 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), ON FIRST READING.

RESULT: MOTION FAILED 0-5.

AYES: NONE

NOES: PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT,
STEPHEN MELTON, ABBY LACKAMP

ABSTAIN: NONE

- D. 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

No action was taken.

- E. 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

No action was taken.

The meeting recessed at 8:36 p.m. and reconvened at 8:42 p.m.

Mayor Katerndahl returned to the regular order of business.

3. CONSENT AGENDA

- A. Approve the minutes for the July 15, 2025, regular meeting
- B. Approve a retail liquor by the drink picnic license for Generosity USA for the 15th Annual Charity Golf Tournament at The Bluffs at the National Golf Club on August 18, 2025
- C. Approve Resolution No. 25-024 to approve a professional services agreement with George Butler Associates, Inc. for the Route 9 Corridor Complete Streets Improvements Project and to authorize the mayor to execute said agreement on behalf of the City

Mayor Katerndahl stated that an alderman requested that Item 3C be removed from the consent agenda for further discussion.

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

RESULT: MOTION PASSED 5-0.

4. ACTION AGENDA

- C. Approve Resolution No. 25-024 to approve a professional services agreement with George Butler Associates, Inc. for the Route 9 Corridor Complete Streets

Improvements Project and to authorize the mayor to execute said agreement on behalf of the City

City Administrator Alexa Barton said the proposed agreement would address the next phase of the project design with George Butler Associates (GBA), and Confluence would handle the landscaping, streetscaping, signage, and communications. She noted that GBA was working closely with Burlington Northern Santa Fe regarding the railroad right-of-way. If the rights-of-way could be determined, staff would return to the Board with a status update and a recommendation for moving forward.

Lucas Rosenbaum, GBA, stated that the cost estimate was provided as if Concept B was exactly how it was designed. He noted that the scope could be adjusted if it was determined during planning that something could not be done.

Discussion focused on the work that would be done by Confluence and if they had a conflict of interest.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WASSMER TO APPROVE RESOLUTION NO. 25-024 APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH GEORGE BUTLER ASSOCIATES, INC. FOR THE ROUTE 9 CORRIDOR COMPLETE STREETS IMPROVEMENTS PROJECT AND TO AUTHORIZE THE MAYOR TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY.

RESULT: MOTION PASSED 4-1 (WHITLEY OPPOSED).

- A. **Approve the first and second reading of Bill No. 3341, an ordinance to amend Chapter 130 of the Code of Ordinances of the City of Parkville, Missouri to replace the City Treasurer position with the Finance Director, to amend Chapter 210 of the Code of Ordinances relating to the role of City Collector, and repeal Chapter 113 of the Code of Ordinances relating to the Assistant City Administrator position**

City Administrator Alexa Barton stated that the reorganization of the Administration Department required amendments to the Parkville Municipal Code

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WASSMER TO APPROVE BILL NO. 3341, AN ORDINANCE AMENDING CHAPTER 130 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE, MISSOURI TO REPLACE THE CITY TREASURER POSITION WITH THE FINANCE DIRECTOR, AMENDING CHAPTER 210 OF THE CODE OF ORDINANCES RELATING TO THE ROLE OF CITY COLLECTOR, AND REPEALING CHAPTER 113 OF THE CODE OF ORDINANCES RELATING TO THE ASSISTANT CITY ADMINISTRATOR POSITION, ON FIRST READING.

RESULT: MOTION PASSED 5-0.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WASSMER TO APPROVE BILL NO. 3341, AN ORDINANCE AMENDING CHAPTER 130 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE, MISSOURI TO REPLACE THE CITY TREASURER POSITION WITH THE FINANCE DIRECTOR, AMENDING CHAPTER 210 OF THE CODE OF ORDINANCES RELATING TO THE ROLE OF CITY COLLECTOR, AND REPEALING CHAPTER 113 OF THE CODE OF ORDINANCES RELATING TO THE ASSISTANT CITY ADMINISTRATOR POSITION, ON SECOND READING TO BECOME ORDINANCE NO. 3269.

RESULT: MOTION PASSED 5-0.

AYES: PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, STEPHEN MELTON, ABBY LACKAMP

NOES: NONE

ABSTAIN: NONE

B. Approve the first and second reading of Bill No. 3342 to amend Ordinance No. 3237 establishing the 2025 classification of all employee positions, and compensation for such classifications, to change the Treasurer/Accountant position to Finance Director and to establish the compensation for the Finance Director position

City Administrator Alexa Barton said the proposed ordinance would amend the 2025 salary schedule to change the City Treasurer to the Finance Director.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WASSMER TO APPROVE BILL NO. 3342, AN ORDINANCE AMENDING ORDINANCE NO. 3237 ESTABLISHING THE 2025 CLASSIFICATION OF ALL EMPLOYEE POSITIONS, AND COMPENSATION FOR SUCH CLASSIFICATIONS, IN ORDER TO CHANGE THE TREASURER/ACCOUNTANT POSITION TO FINANCE DIRECTOR AND TO ESTABLISH THE COMPENSATION FOR THE FINANCE DIRECTOR POSITION, ON FIRST READING.

RESULT: MOTION PASSED 5-0.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WASSMER TO APPROVE BILL NO. 3342, AN ORDINANCE AMENDING ORDINANCE NO. 3237 ESTABLISHING THE 2025 CLASSIFICATION OF ALL EMPLOYEE POSITIONS, AND COMPENSATION FOR SUCH CLASSIFICATIONS, IN ORDER TO CHANGE THE TREASURER/ACCOUNTANT POSITION TO FINANCE DIRECTOR AND TO ESTABLISH THE

**COMPENSATION FOR THE FINANCE DIRECTOR POSITION,
ON SECOND READING TO BECOME ORDINANCE NO. 3270.**

RESULT: MOTION PASSED 5-0.

AYES: PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, STEPHEN
MELTON, ABBY LACKAMP

NOES: NONE

ABSTAIN: NONE

5. STAFF UPDATES ON ACTIVITIES

A. Administration

City Administrator Alexa Barton thanked the Community Development staff and commended them for their hard work.

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.

B. Police Department

C. Community Development

1. Development Updates

D. Public Works

Public Works Director Dan Harper said the curb and sidewalk repair project would begin on August 6 and the asphalt work would begin on August 19. He added that the stoplights on Highway 45 and I-435 were going through the burn-in phase and would become operational after August 13.

E. Parks & Recreation

Parks and Recreation Director Brittanie Propes said she worked with the Parkville Farmers Market Association about posting a sign prohibiting pets in the farmers market during market hours; she added that dogs and pets were also not allowed at the Parkville Nature Sanctuary. Propes said the east parking lot would be closed on August 7 and August 8 so it could be restriped because the measurements were incorrect.

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

Alderman Whitley shared resident concerns about the lack of streetlights on Woodhaven Lane in the Riss Lake subdivision. Staff would look at the development plans to determine why they were not installed. He added that there were cars broken into and mail stolen throughout the subdivision.

Alderman LacKamp thanked staff and the mayor for the response to the false information distributed to residents about Proposition C. She also requested that staff update the ward map on the City's website.

Mayor Katerndahl recognized Wild Flour Bakery for being a finalist in the Kansas City Star's Best Cinnamon Rolls in Kansas City competition.

7. UPCOMING MEETINGS

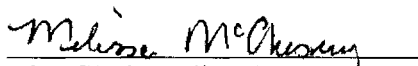
8. EXECUTIVE SESSION

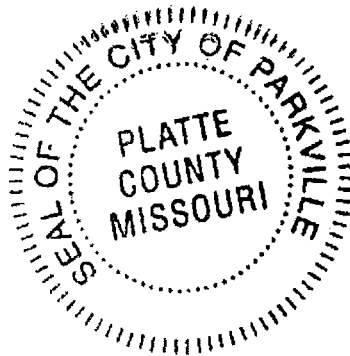
9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 9:39 p.m.

The minutes for August 5, 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 nineteenth day of August 2025.

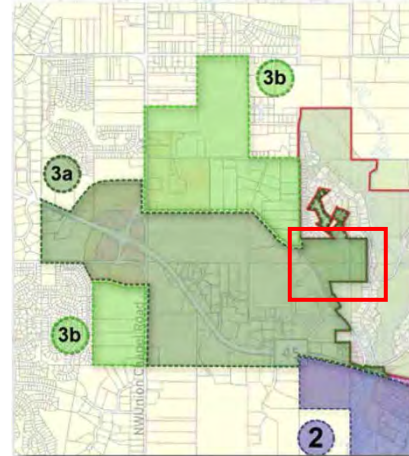
Submitted by:


City Clerk Melissa McChesney



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?”



The Hills at The National



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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



The Hills at The National



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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.

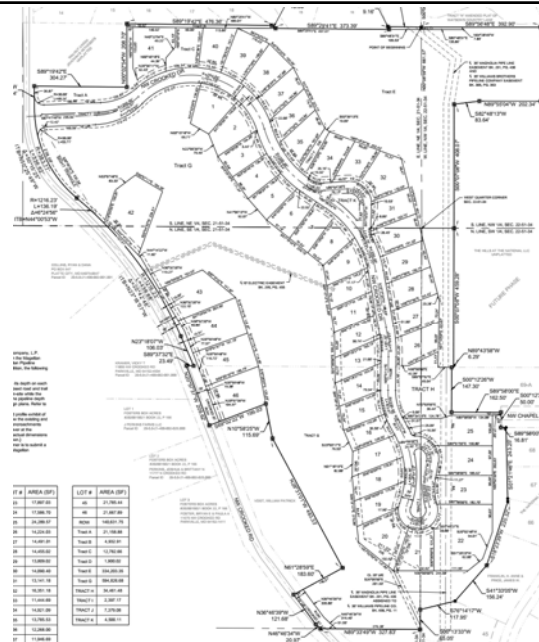
The Hills at The National



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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.

The Hills at The National



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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.

The Hills at The National



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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.

The Hills at The National



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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

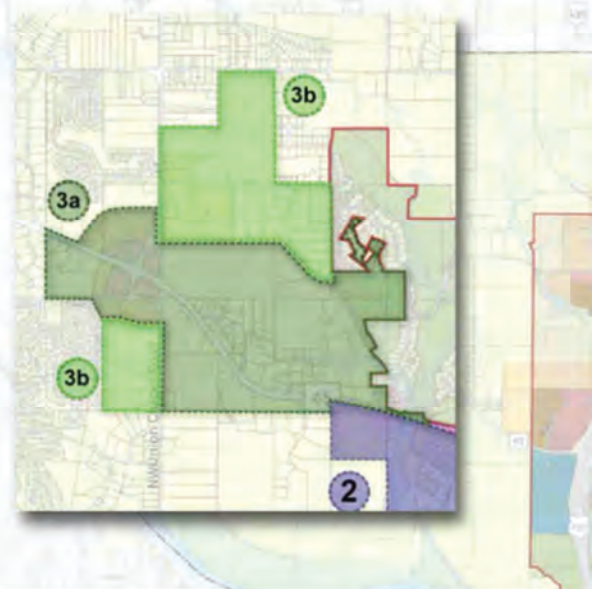
STRATEGIC OPPORTUNITY

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

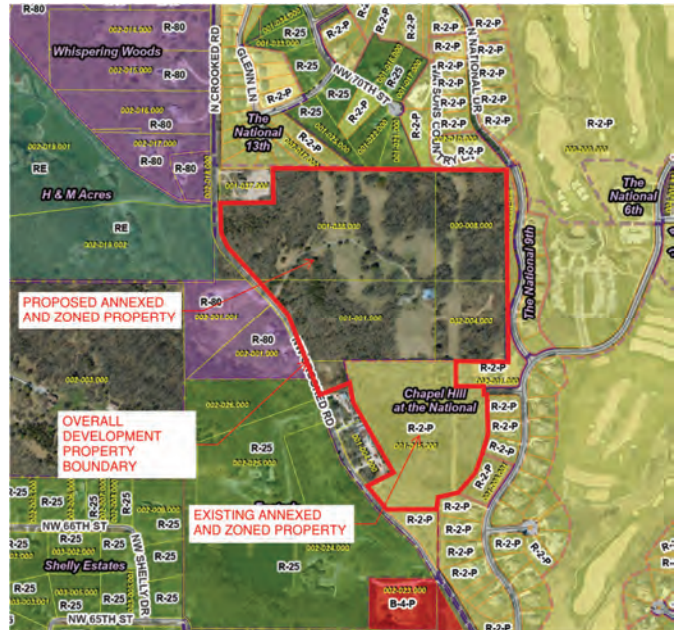
The proposal aims to maintain the existing zoning of R-2-P on the southern 12.06 acres of the development ground.

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



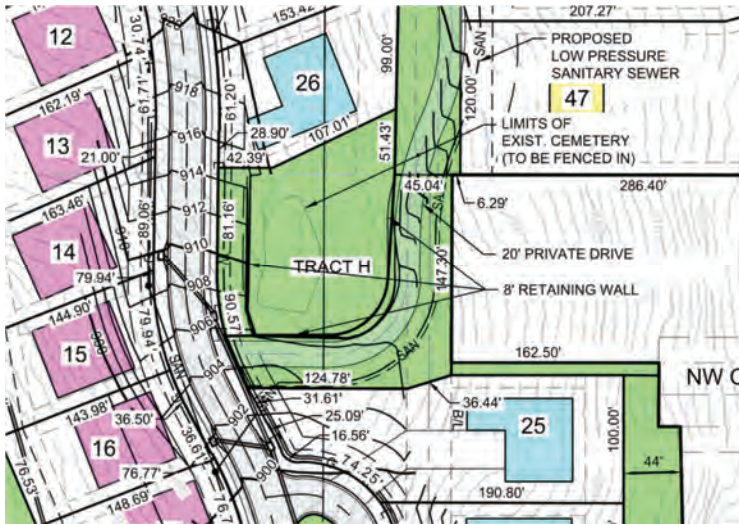
Storm Water

- 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

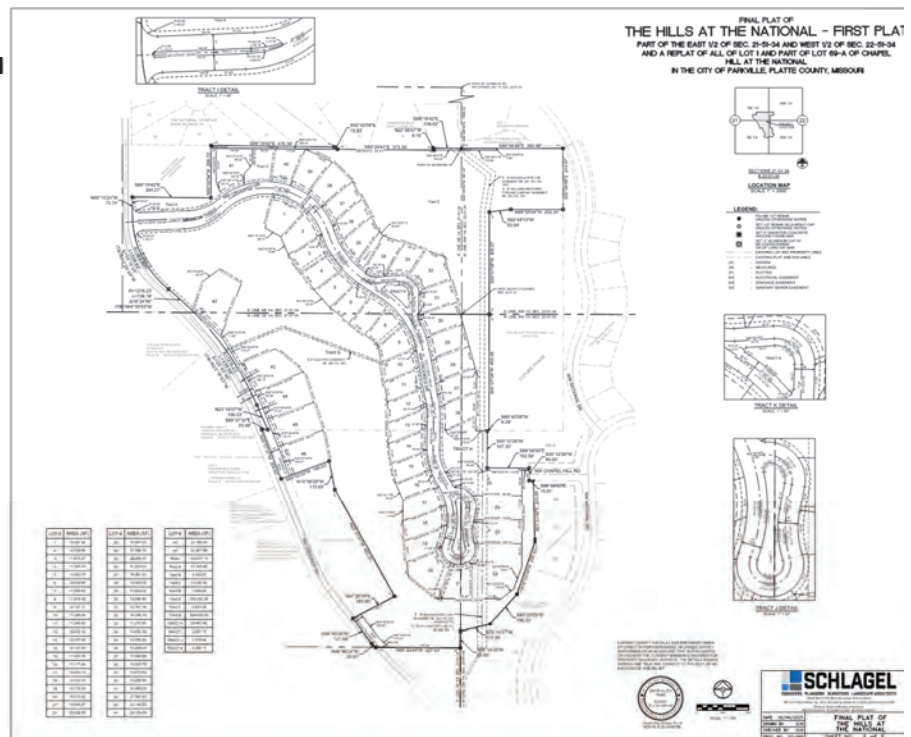
- Cemetery with gravestones dating back to the 1800s
- Survey above ground and below ground completed to identify the Limits of the graves.
- Implemented into the site plan to protect from any disturbance
- Fence and caretaking to maintain cemetery privacy and upkeep will be put in place.

Final Plat

1st Plat

46 lots all serviced by public infrastructure.

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



Questions

