



FINANCE COMMITTEE

Monday, February 9, 2026 4:30 PM

Administration Conference Room, City Hall

1. **Call to Order**
2. **Financial Updates**
3. **Action Items**
 - A. Approve the minutes for the January 12, 2026, regular meeting
4. **Non-Action Items**
 - A. Staff Update - Creekside West R4
5. **Unfinished Business (postponed from prior meetings)**
6. **Other Business**
7. **Adjourn**



Finance Committee Meeting
Monday, January 12, 2026 4:30 PM
Administration Conference Room, City Hall

Minutes

1. Call to Order

Chair Wylie called the January 12, 2026, meeting to order at 04:30 PM. A quorum was present.

Members Present: Chair Douglas Wylie, Bob Bennett (via videoconference), Philip Wassmer, Michael Lee (via videoconference), and Dean Katerndahl

City Staff Present: Deputy City Administrator Bryan Kidney, Assistant City Administrator Jeffery Rhodes, City Attorney John Mautino (via videoconference), Police Chief Kevin Chrisman (via videoconference), Community Development Director Stephen Lachky, Parks & Recreation Director Brittanie Propes, Finance Director Cindy Gray, and City Clerk Melissa Bazert

2. Financial Updates

Deputy City Administrator Bryan Kidney gave a brief financial update.

3. Action Items

A. Approve the minutes for the December 8, 2025, regular meeting

Philip Wassmer moved to approve the minutes for the December 8, 2025, meeting. Dean Katerndahl seconded; motion passed 5-0.

B. Accept the 2025/2026 Strategic Priorities and Objectives

Assistant City Administrator Jeffery Rhodes reviewed the Strategic Priorities & Objectives.

Philip Wassmer moved to recommend that the Board of Aldermen approve the City of Parkville's 2025–2026 Strategic Priorities and Objectives as presented. Dean Katerndahl seconded; motion passed 5-0.

C. Professional Services Agreement with Confluence for the I-435 and MO Hwy 152 Area Planning Study Project

Community Development Director Stephen Lachky explained the Professional Services Agreement for the planning study project for the I-435 and MO Hwy 152 area with Confluence. Chris Klein from Confluence explained the long-term planning for the area for future development.

Philip Wassmer moved to recommend approval of a professional services agreement with Confluence for the *I-435 and MO Hwy 152 Area Planning Study* project for an amount not to exceed \$83,000. Dean Katerndahl seconded; motion passed 5-0.

4. Non-Action Items

A. Outreach Grant Platte County (Parks)

Parks and Recreation Director Brittanie Propes gave an overview of the inclusive playground at Platte Landing Park. She reviewed the public meeting that was held last week. She explained these projects will be included in the Outreach Grant request from Platte County.

5. Unfinished Business (postponed from prior meetings)

6. Other Business

Assistant City Administrator Jeffery Rhodes discussed the audio-visual work and technology update in the Boardroom.

7. Adjourn

Chair Wylie adjourned the meeting at 05:08 PM.

Submitted by:

Melissa Bazert
City Clerk

Approval Date

ITEM 4.A.

For 2/9/2026

Board of Aldermen - Finance Committee Meeting

CITY OF PARKVILLE

Policy Report

Date: January 20, 2026

Prepared By:

Stephen Lachky, Community Development Director

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Staff Update - Creekside West R4

BACKGROUND:

City staff receives development applications for Creekside West R4

On January 9, 2026, the Community Development Department received submittal of development applications for the Creekside West R4 development. The project is a planned, mixed-density, residential development consisting of 246 residential units on 157 lots for patio home, duplex, and triplex units on 58.87 acres (more or less), generally located west of Creekside Village Third Plat at Highway 45. This project requires annexation of property from Unincorporated Platte County into the City of Parkville’s municipal limits, rezoning of the property to the city’s “R-4” Mixed-Density Residential district, and development of a “-P” planned district (i.e., planned unit development) via a preliminary development plan (see attached PDF), which is the same process we went through for the development of the Creekside Village and Woods at Creekside subdivisions.

The subject property (58.87 acres, more or less) is currently zoned Platte County “RMD” Residential Multiple Dwelling District, which is almost an identical zoning to the proposed City of Parkville “R-4-P” Mixed-Density Residential district (with our standards being a little more restrictive). Currently, a developer could go into Platte County and apply for permits without needing to hold a public hearing or notify the neighbors (since it’s already zoned “RMD”). Through the City’s process, we’ll be required to notify all property owners within 185 ft. of the property and hold public hearings to discuss the zoning, and development plan.

Item	Platte County “RMD”	City of Parkville “R-4”
Permitted Uses	Single-Family Homes Duplexes Townhomes Multi-family dwellings	Single-Family Homes Duplexes Townhomes Multi-family dwellings
Setbacks (min.)	30 ft. front-yard 6.5 ft. side-yard (0 ft. for multi-family attached) 30 ft. rear-yard	10-35 ft. front-yard 10 ft. side-yard (5 ft. for multi-family) 25-20 ft. rear-yard
Lot Width (min.)	70 ft. for single-family 100 ft. for multi-family	70 ft. for single-family 50-100 ft. for multi-family
Lot Area (min.)	7,500 sq. ft. for single-family 5,000 sq. ft. for duplex 3,500 sq. ft. for other multi-family	3,500-21,708 sq. ft. for single-family 5,000-8,000 sq. ft. for duplex 5,000-8,000 sq. ft. for other multi-family
Height	3 stories / 45 ft.	2.5 stories / 35 ft. for single-family 3 stories / 40 ft. for multi-family

TENTATIVE SCHEDULE:

- **Planning & Zoning Commission – Regular Meeting (February 10th at 5:30 p.m.)**
 - Creekside West R4 – Zoning Map Amendment (public hearing)
 - Creekside West R4 – Preliminary Development Plan (public hearing)
 - Creekside West R4 – Conditional Use Permit (public hearing)

- — 15-day protest petition waiting period per Revised Statutes of Missouri (RSMo) —

- **Board of Aldermen – Regular Meeting (March 3rd at 6:00 p.m.)**
 - Creekside West R4 – Voluntary Annexation Petition (public hearing only per RSMo)
 - Creekside West R4 – Zoning Map Amendment (1st reading of ordinance)
 - Creekside West R4 – Preliminary Development Plan (1st reading of ordinance)
 - Creekside West R4 – Conditional Use Permit (1st reading of ordinance)

- **Board of Aldermen – Regular Meeting (March 17th at 6:00 p.m.)**
 - Creekside West R4 – Voluntary Annexation Petition (1st and 2nd reading of ordinance)
 - Creekside West R4 – Zoning Map Amendment (2nd reading of ordinance)
 - Creekside West R4 – Preliminary Development Plan (2nd reading of ordinance)
 - Creekside West R4 – Conditional Use Permit (2nd reading of ordinance)

STRATEGIC GOAL(S):

Quality Development

BUDGET IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

POLICY:

SUGGESTED MOTION:

ATTACHMENTS:

1. 1. Creekside West R4 - Preliminary Development Plan

Creekside West R4

Parkville, Platte County, MO
Section 13, Township 51N, Range 35W

Preliminary Development Plan

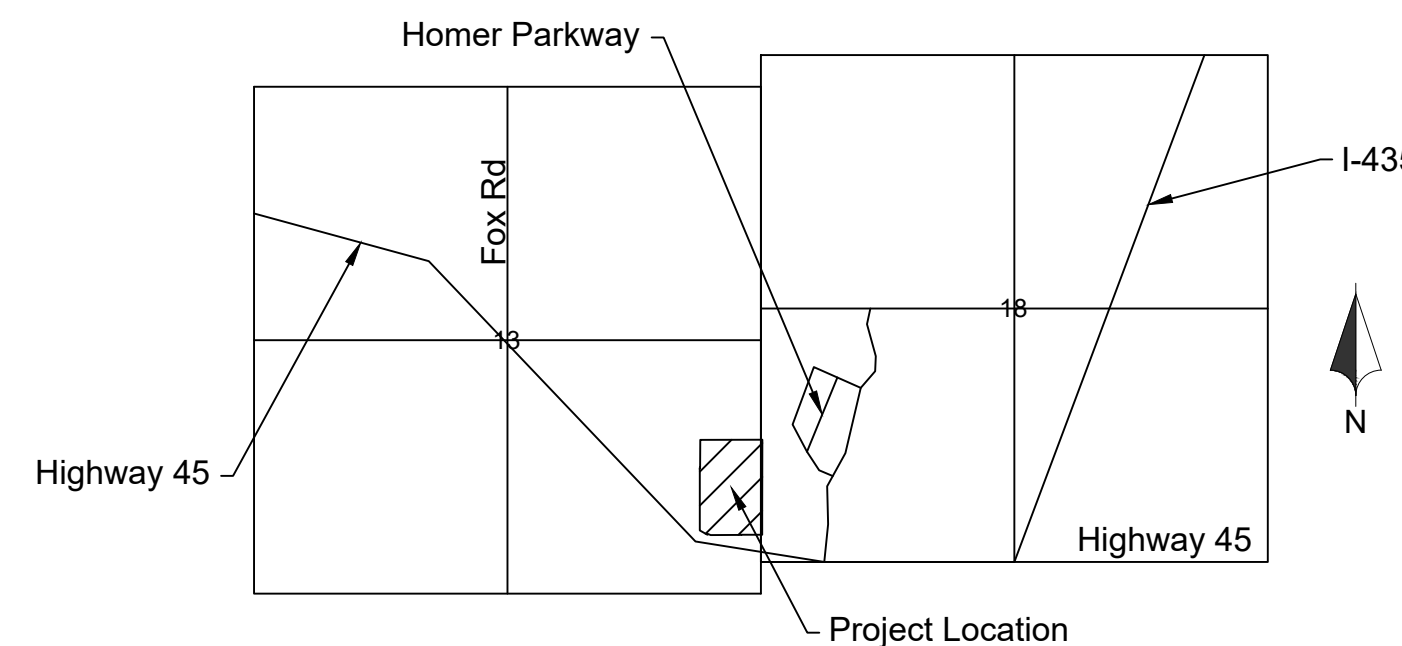
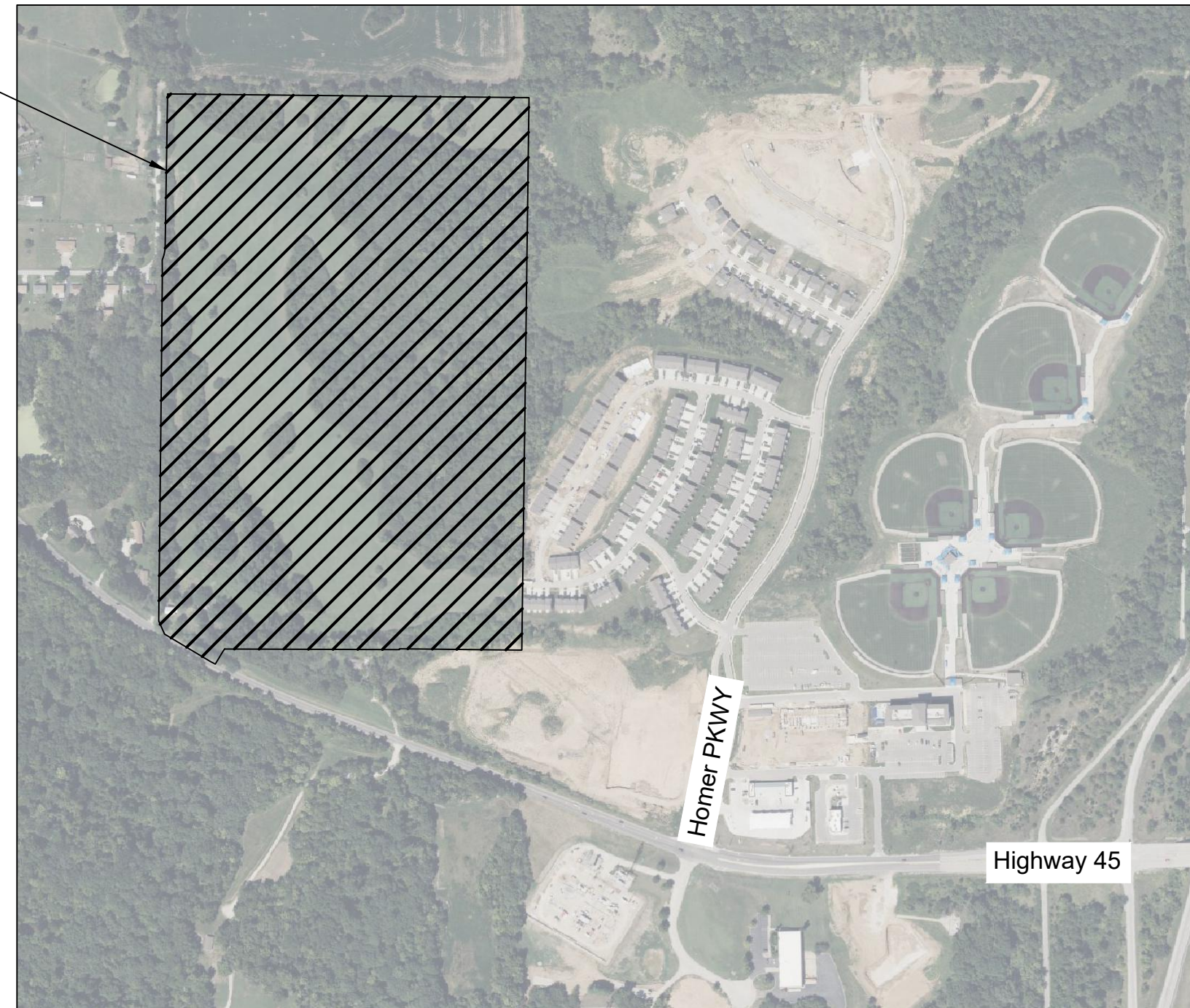
LEGEND

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

Property Description

A TR LAND SEC 13 T 51 R 35 DAF -BEG 2020 FT OF NE COR SEC 13 TH S 1970 FT

Project Location, Legal Boundary, and Rezoning Boundary



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

UTILITY CONTACTS

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

ENGINEER

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

Sheet List Table	
Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Lot Details
C05	Grading Plan
C06	Utility Plan
C07	Fire Truck Path
L01	Landscape Plan
L02	Landscape Details

Summary Table

This represents a planned single and multifamily development with internal circulation, public streets, and access off HWY 45
Current Zoning RE to be converted to R4, Development Includes the following:

Areas & Density:

Gross Area	58.87 Acres
Area of Right of Way	9.64 Acres
Net Area	49.23 Acres
Total Building Square Footage	489,450 Sqft
Density In Units Per Acre	3.19 (157/49.23)

R4 Lot Standards:

"A" Lots-Patio Home
Zoning: R4
Minimum Lot Width: 50' (50' Shown)
Side Setback: 5'
Rear Setback: 25'
Front Setback: 10'-35' (25' Shown)
Number of Lots Shown: 84
"B" Lots-Duplex Units
Zoning: R4
Minimum Lot Width: 64' (64' Shown)
Side Setback: 5'
Rear Setback: 25'
Front Setback: 10'-35' (25' Shown)
Number of Lots Shown: 57 (114 Units)
"C" Lots-Triplex Units
Zoning: R4
Minimum Lot Width: 115' (119' Shown)
Side Setback: 5'
Rear Setback: 25'
Front Setback: 10'-35' (25' Shown)
Number of Lots Shown: 16 (48 Units)

Proposed Lot Areas:

Proposed Lot Area	1,771,400.35 Sqft 40.68 Ac.
Proposed Tract A	81,557.53 Sqft 1.87 Ac.
Proposed Tract B	44,984.36 Sqft 1.03 Ac.
Proposed Tract C	67,243.81 Sqft 1.54 Ac.
Proposed Tract D	105,126.66 Sqft 2.41 Ac.
Proposed Tract E	68,305.54 Sqft 1.56 Ac.
Proposed Tract F	5,970.40 Sqft 0.14 Ac.

R/W Area 419,816.28 Sqft | 9.64 Ac.

Public Street Information:

Width of Right-Of-Way	50 ft
Width of Street	28 ft
Sidewalk Width	5 ft
Design Speed	25 mph

Preliminary Development Plan

25-0192
Creekside West R4
Parkville, Platte County, MO

Title Sheet

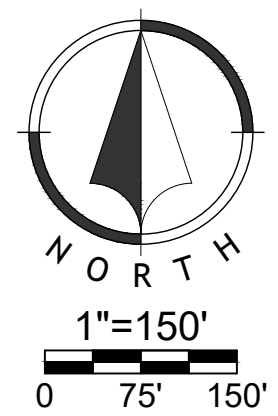
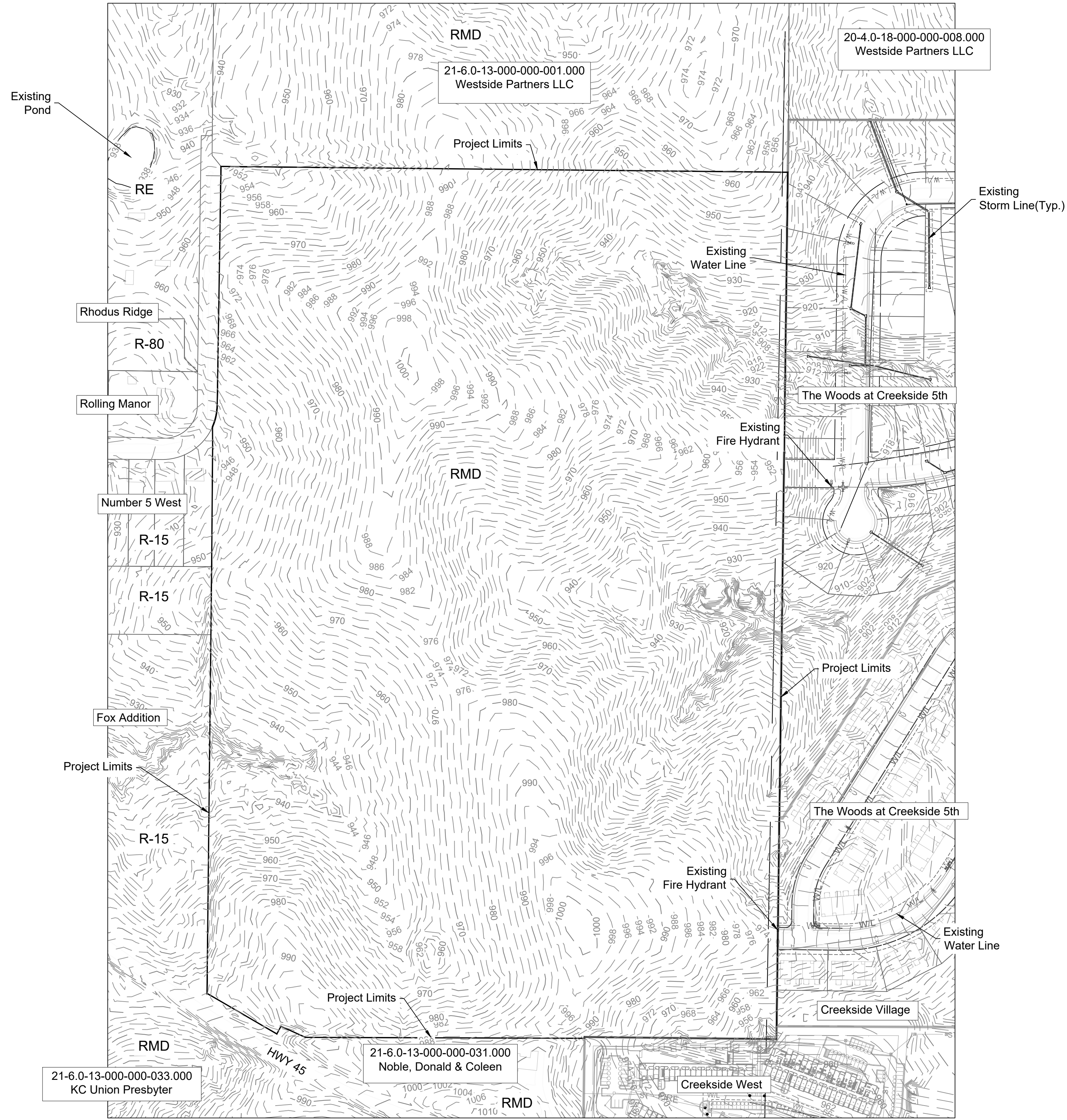
0 01/09/2026 Original Submittal

NO.	DATE	REVISION

DRAWN BY: JA CHECKED BY: PC

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108 www.riic-consult.com
816.800.0950
MO Certificate of Authority: E-2010033830

Sheet
C01



0	01/09/2026	Original Submittal
NO.	DATE	REVISION

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5015 NW Canal Street, Suite 100 816.800.0950
Riverside, Missouri 64150 www.riic-consult.com
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Lots "A"
 Total Lots: 84
 Total Lot Area: 660,006.82 Sqft | 15.15 Ac.
 Proposed Zoning: R4
 Building Square Footage: 2,145 sqft
 Building Use: R4

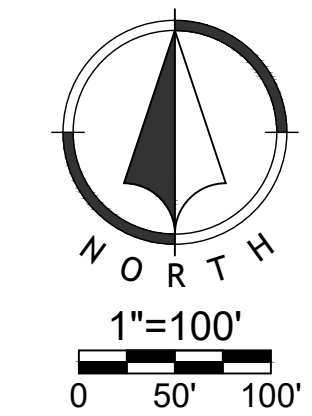
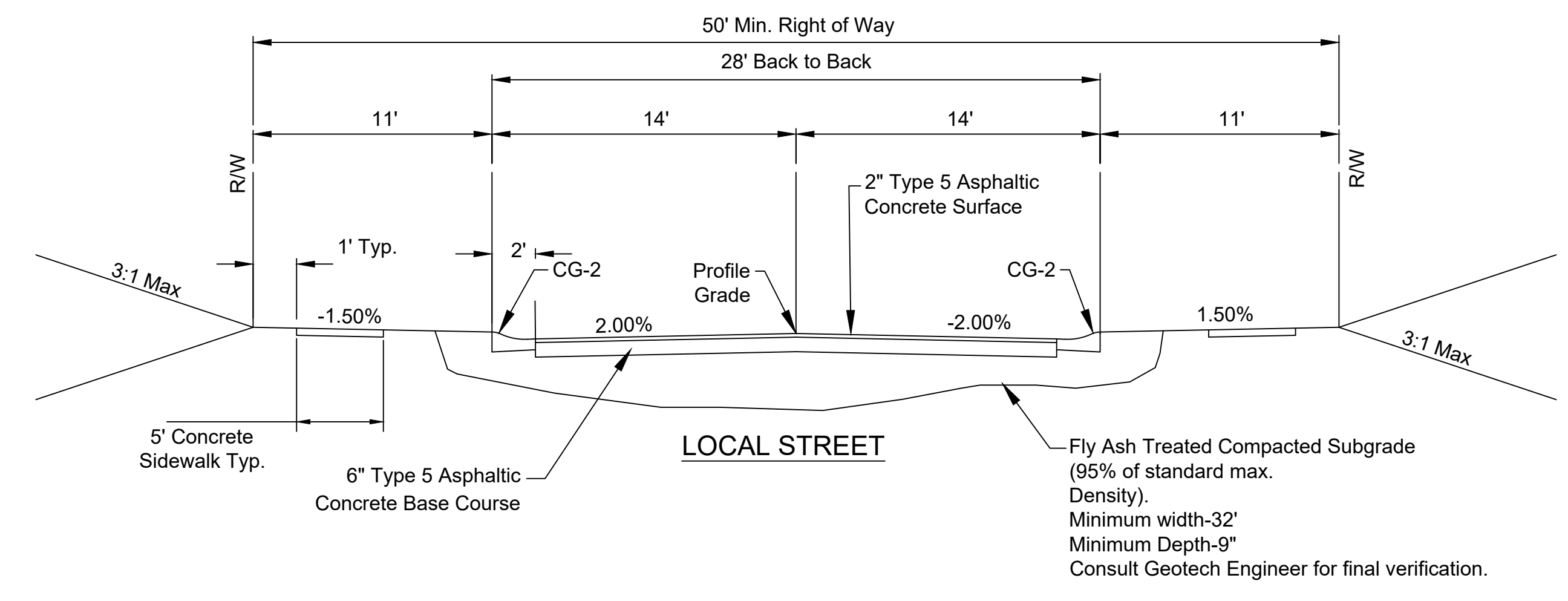
Setbacks
 Front: 10'-35'(25' Shown)
 Rear: 25'
 Side: 5'
 Minimum Lot Width: 50'

Lots "B"
 Total Lots: 57
 Total Lot Area: 691,776.21 Sqft | 15.88 Ac.
 Proposed Zoning: R4
 Building Square Footage: 3,510 sqft
 Building Use: R4

Setbacks
 Front: 10'-35'(25' Shown)
 Rear: 25'
 Side: 5'
 Minimum Lot Width: 50'

Lots "C"
 Total Lots: 16
 Total Lot Area: 345,228.12 Sqft | 7.93 Ac.
 Proposed Zoning: R4
 Building Square Footage: 6,825 sqft
 Building Use: R4

Setbacks
 Front: 10'-35'(25' Shown)
 Rear: 25'
 Side: 5'
 Minimum Lot Width: 50'



jallen
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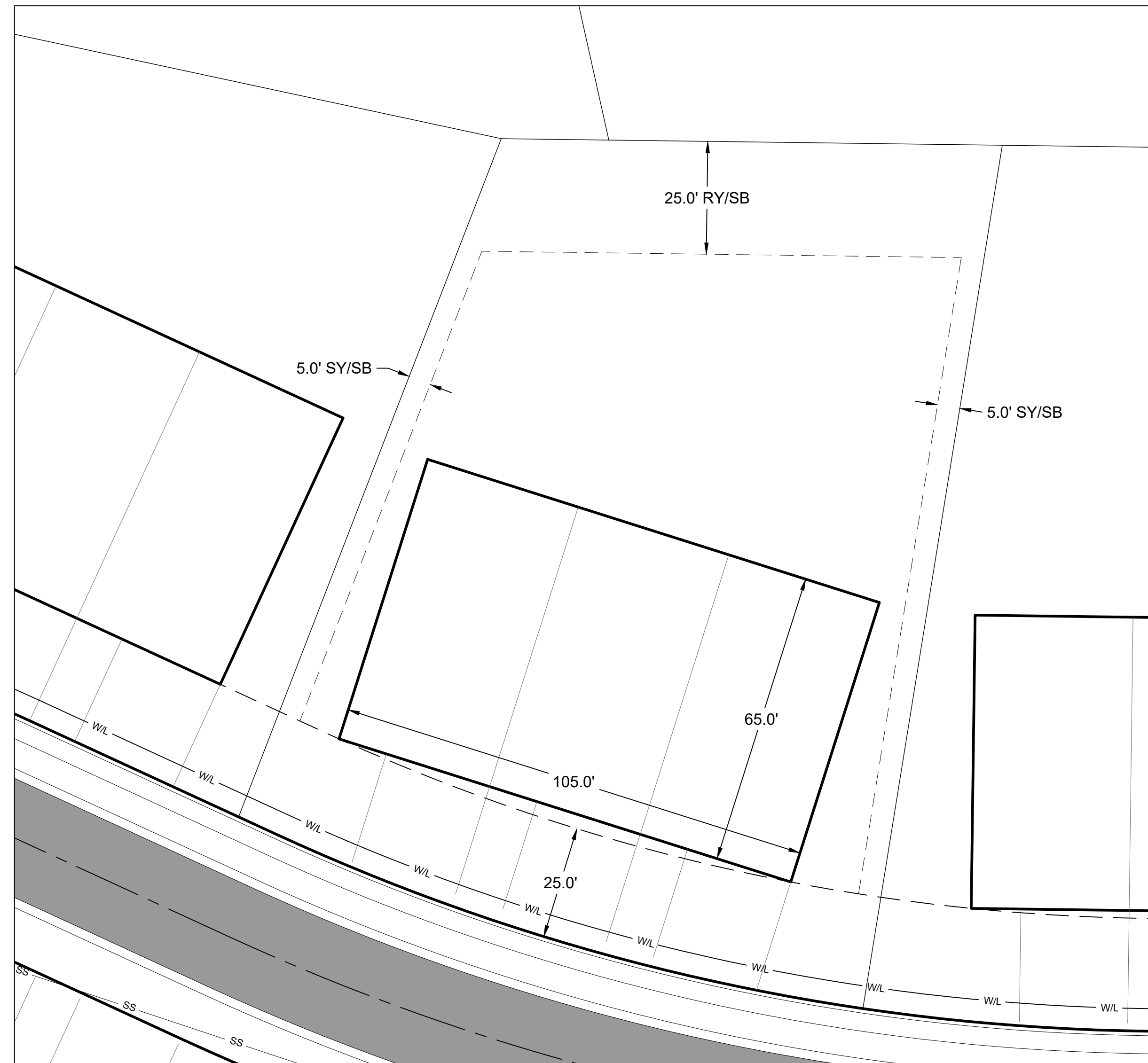
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Lot "A" Single Family Home Detail
1:20



Lot "B" Duplex Detail
1:20



Lot "C" Triplex Detail
1:20

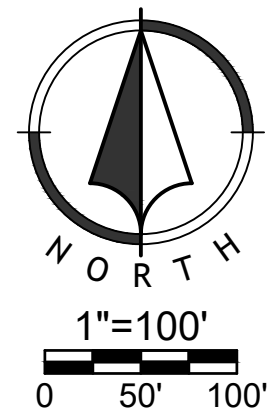
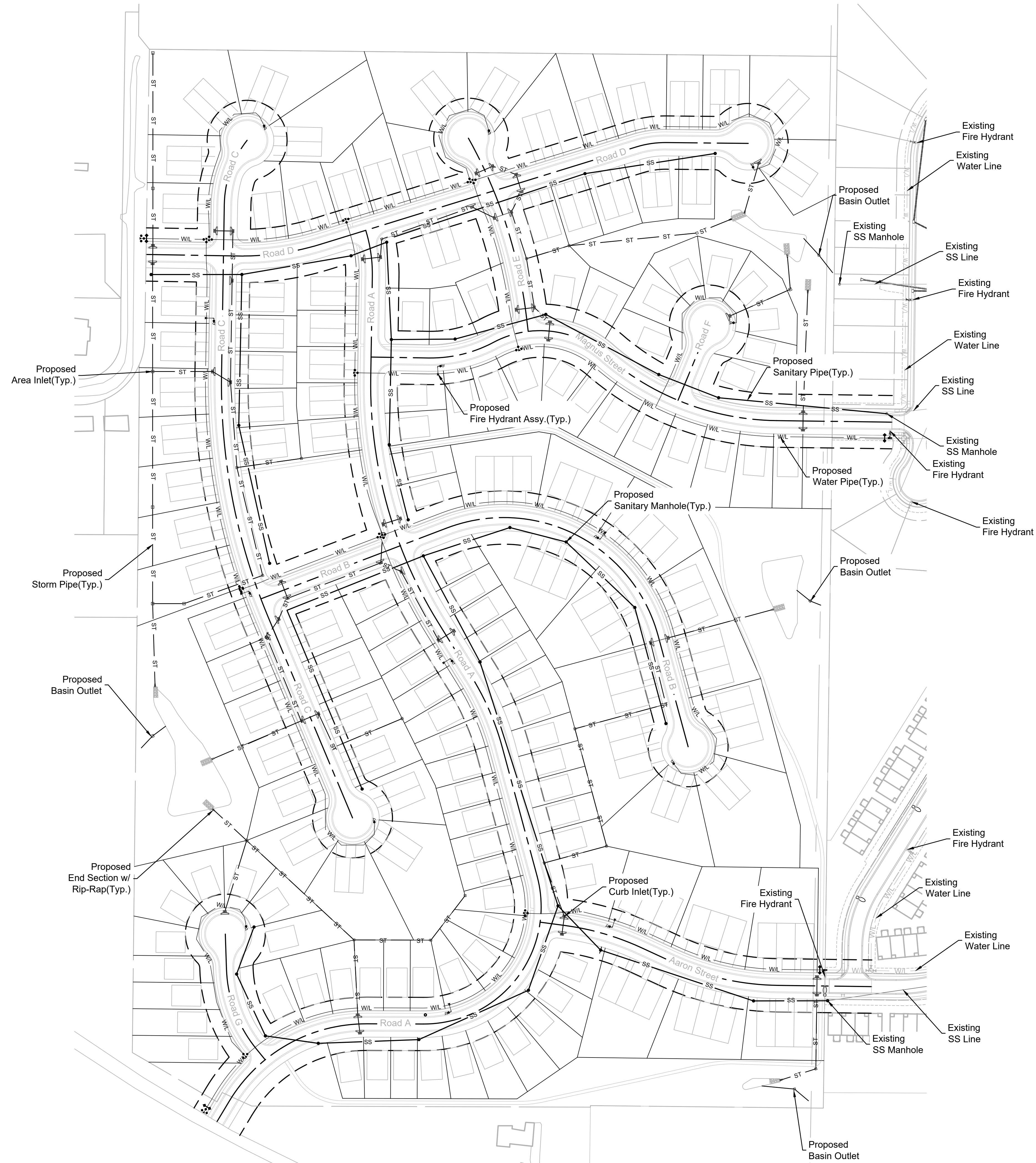


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Preliminary Development Plan
25-0192
Creekside West R4
Parkville, Platte County, MO

Utility Plan

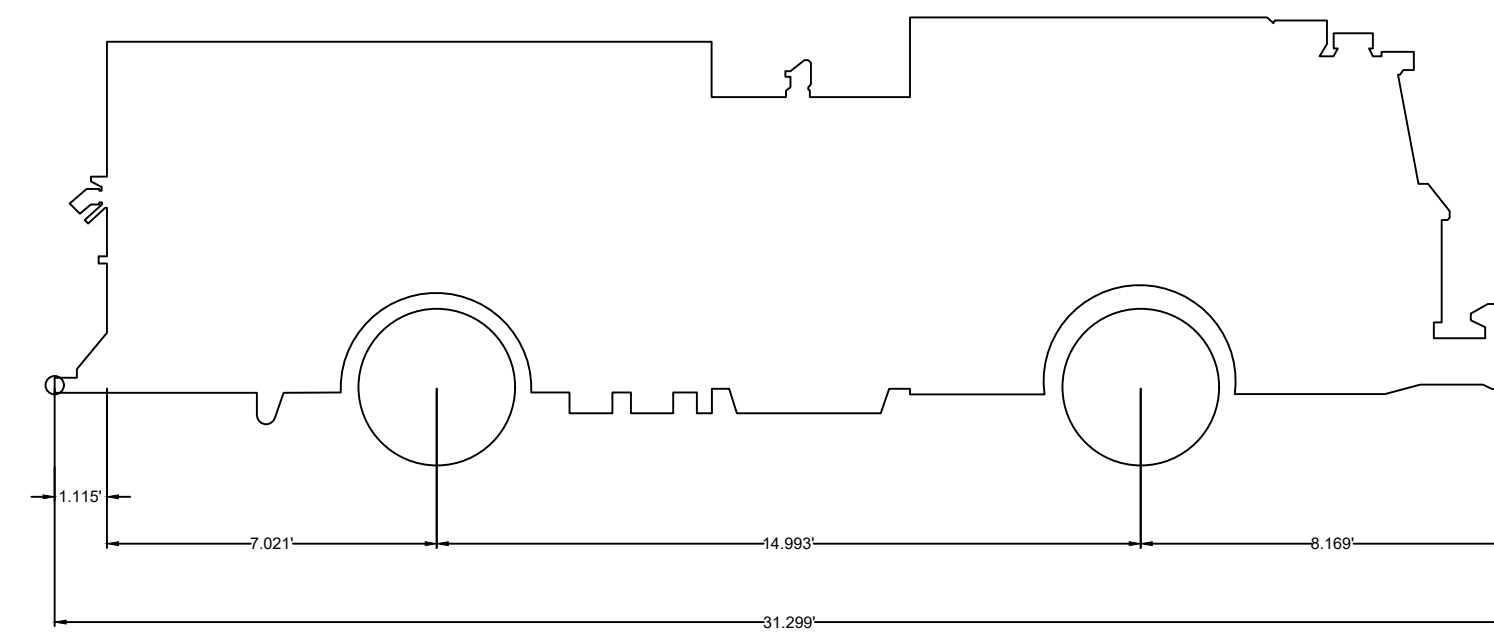
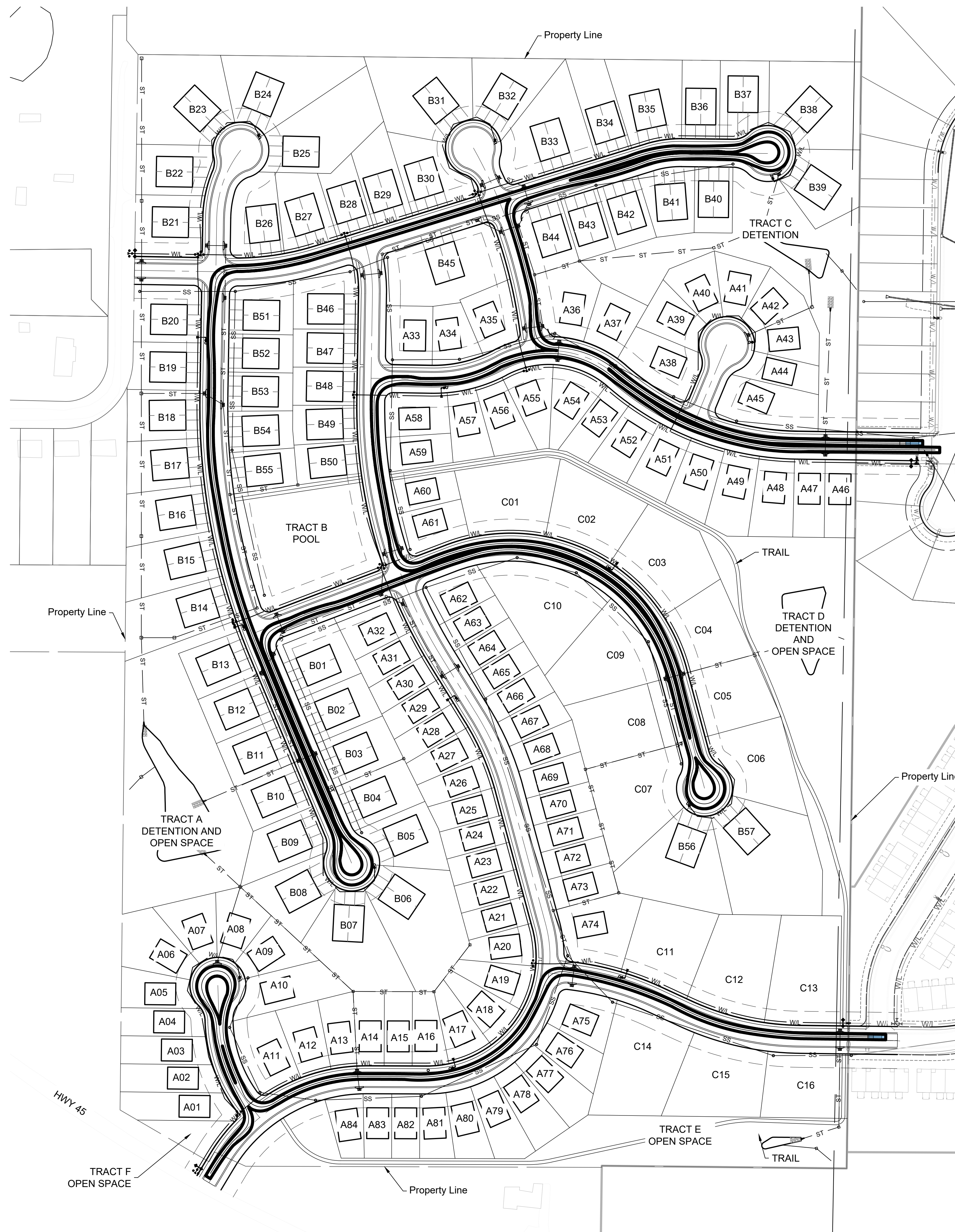
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Sheet
C06

allen
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Vehicle library: EMERGENCY_AASHTO
 Name: Fire Vehicle - Pumper
 Width [ft]: 9.744
 Height [ft]: 9.540
 Front track [ft]: 9.304
 Back track [ft]: 9.304
 Total vehicle length [ft]: 31.299
 Average steering angle: 33.000°
 Turn time (sec.): 6.0
 Turning radius (curb to curb) [ft]: 31.533
 Turning radius (wall to wall) [ft]: 36.308

Vehicle Path for Fire Truck (Typ.)

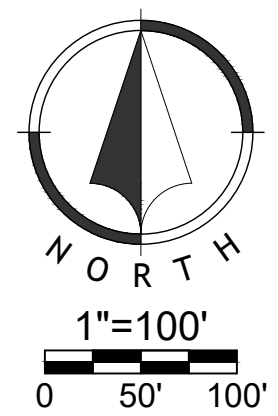
Property Line

Property Line

Property Line

Property Line

HWY 45



Preliminary Development Plan
 25-0192
 Creekside West R4
 Parkville, Platte County, MO

Fire Truck Path

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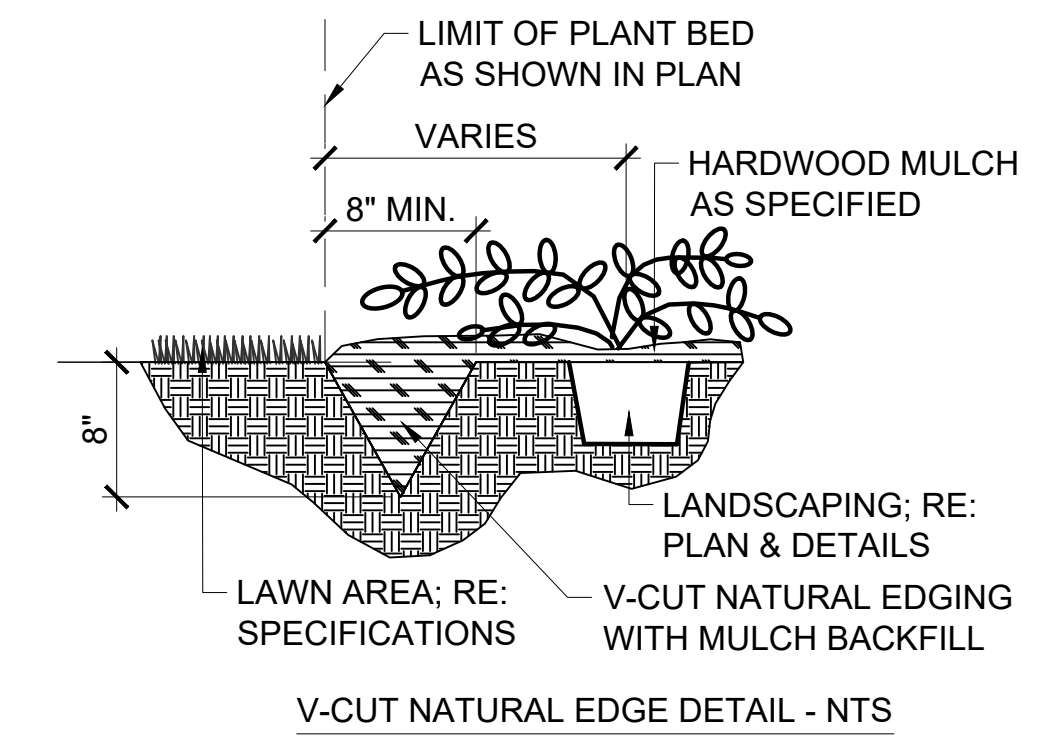
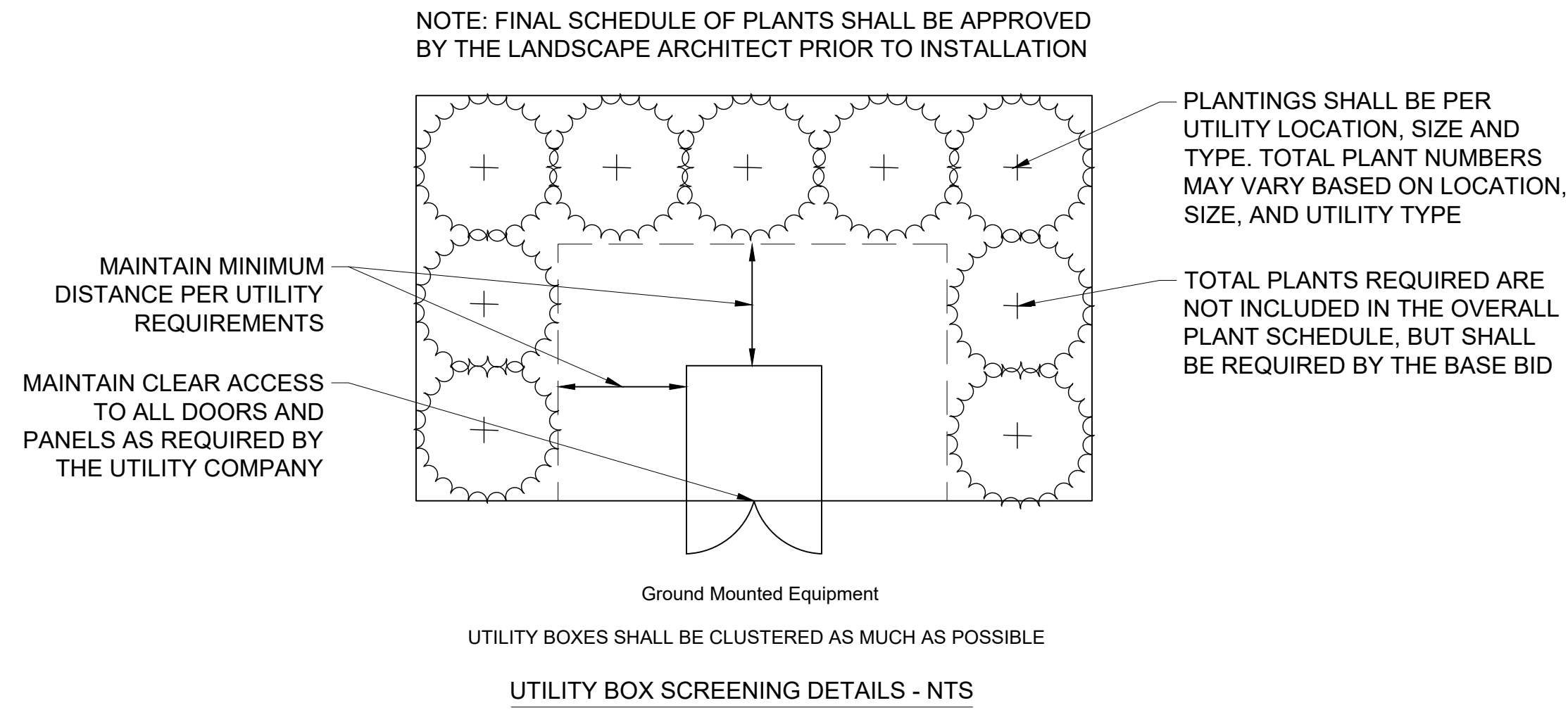
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400 E 17th Street
Kansas City, Missouri 64108

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



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

