



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, March 10, 2026 5:30 PM
City Hall Board Room

- 1. Call to Order**
- 2. Roll Call**
- 3. General Business**
 - A. Approval of the March 10, 2026, regular meeting agenda.
 - B. Approve the minutes for the February 10, 2026, regular meeting
- 4. Unfinished Business**
- 5. Public Hearing**
- 6. Regular Business**
 - A. Application for Final Development Plan for Heaterz, a proposed restaurant - drive-in/drive-through use at 7100 Elizabeth St. (Case No. PZ26-03); *Heaterz KC LLC, Applicant.*
- 7. Other Business**
 - A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, March 17 and April 7 at 6:00 p.m.
 - Board of Zoning Adjustments Meeting: Tuesday, March 31 at 5:30 p.m.
 - Planning & Zoning Commission Regular Meeting: Tuesday, April 14 at 5:30 p.m.
- 8. Adjournment**

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, February 10, 2026 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Chair Wright called the meeting to order at 05:30 PM.

2. Roll Call

Commissioners Present:

Michael Wright
Barbara Wassmer
R. Douglas Krtek
Walt Lane
Spencer Keesee
Andrew Barchers
Gareld Butler
Timothy Cahill
Lorraine James

Absent:

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Senior Planner
Dan Harper, Public Works Director
John Mautino, City Attorney

3. General Business

A. Approval of the February 10, 2026, regular meeting agenda.

ACTION: R. Douglas Krtek moved to approve, Barbara Wassmer seconded. Motion Passed: 9-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keesee, Andrew Barchers, Gareld Butler, Timothy Cahill, Lorraine James

NOES: None

ABSTAIN: None

B. Approve the minutes for the December 9, 2025, regular meeting

ACTION: R. Douglas Krtek moved to approve, Barbara Wassmer seconded. Motion Passed: 9-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer

Keesee, Andrew Barchers, Gareld Butler, Timothy Cahill, Lorraine James

NOES: None

ABSTAIN: None

4. Unfinished Business

5. Public Hearing

- A. Application for Zoning Map Amendment from Platte County "RMD" Residential Multiple Dwelling to City of Parkville "R-4" Mixed-Density Residential for Creekside West R4. (Case No. PZ2026-01B); *Brian Mertz, Applicant.*

STAFF ANALYSIS & SUMMARY

Brad Stanton, Senior Planner, presented an overview of the project.

Chair Wright opened the public hearing.

DEVELOPER'S PRESENTATION

Brian Mertz, 7607 NW John Anders Rd, Kansas City, MO, applicant, stated that there is steady sales activity on 50 ft lots in Woods. He stated the units would be maintenance provided. He stated that the attached housing would have Hardie exterior materials for easier maintenance. He stated he was willing to move the stub street from the west to the north. Mr. Mertz provided renderings of the proposed units. Commissioner Krtek asked about the connection to 45 Highway. Mr. Mertz responded that the current access point gives the best sight distance. Commissioner Butler asked about the quality and finishes as compared to the Woods at Creekside. Mr. Mertz responded that there were multiple elevations and that these would be a similar product type to those at the Woods at Creekside. Commissioner Butler asked whether the units would be owner-occupied. Mr. Mertz responded that they would all be owner-occupied and there will be a restriction on short-term leases.

PUBLIC HEARING

Stephen Lachky, submitted the staff report and exhibits into the record.

Gerald Harris, 16800 NW 76th St, stated that his house faces the development. He is in opposition to changing the zoning.

John Armstrong, 16720 45 Highway, stated that he has 700' of property line touching the subject property. He inquired how construction would not affect his line considering the terrain. Mr. Mertz responded that water on the west would be detained.

Chair Wright closed the public hearing.

MOTION

ACTION: R. Douglas Krtek moved to approve, Gareld Butler seconded. Motion Passed: 9-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer

Keesee, Andrew Barchers, Gareld Butler, Timothy Cahill, Lorraine James
NOES: None
ABSTAIN: None

- B. Application for Preliminary Development Plan for Creekside West R4, 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. (Case No. PZ2026-01C); *Brian Mertz, Applicant.*

PUBLIC HEARING

Chair Wright opened the public hearing.

Director Lachky entered the staff analysis report and exhibits into the record.

Gerald Harris, 16800 NW 76th St, had concerns about the connection to 45 Highway. He has concerns about apartments in the area. He is opposed.

Brian Mertz, applicant, submitted his powerpoint as an exhibit.

Mike Stahl, 7570 Red Ridge, has concerns with a connection to 76th St. He has concerns with the connection to 45 Highway.

Commissioner Keesee asked about accidents on 45 Highway. Director Lachky stated the Police Department would maintain that data.

Chair Wright closed the public hearing.

BOARD DISCUSSION & ANALYSIS

Commissioner Butler asked about whether this development may increase eastbound 45 Highway. Mr. Mertz responded it would be a handful of trips.

MOTION

Approval adding condition that stub to schulyer road is set aside as an easement and a stub added to the north.

ACTION: Gareld Butler moved to approve, Andrew Barchers seconded. Motion Passed: 9-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keesee, Andrew Barchers, Gareld Butler, Timothy Cahill, Lorraine James

NOES: None

ABSTAIN: None

- C. Application for Conditional Use Permit to allow 3-plex building types in the R-4 zoning district for Creekside West R4. (Case No. PZ2026-01D); *Brian Mertz, Applicant.*

PUBLIC HEARING

Chair Wright opened the public hearing.

Director Lachky entered the staff report and exhibits into the record.

Gerald Harris, 16800 nw 76th St, is opposed to 3-plexes. He requested a berm or trees to reduce visual impact. He is opposed to access to Schulyer Dr.

Commissioner Cahill noted that he likes the layout of the lots. He would like more of a celebration of the entrance. Mr. Mertz responded that he will address.

MOTION

ACTION: Gareld Butler moved to approve, R. Douglas Krtek seconded. Motion Passed: 9-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keese, Andrew Barchers, Gareld Butler, Timothy Cahill, Lorraine James

NOES: None

ABSTAIN: None

6. Regular Business

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, February 17 and March 3 at 6:00 p.m.
- Board of Zoning Adjustments Meeting: TBA - Awaiting Applications
- Planning & Zoning Commission Regular Meeting: Tuesday, March 10 at 5:30 p.m.

8. Adjournment

Chairman Wright called further discussion. Seeing none, he called for a motion to adjourn.

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

Date



Staff Analysis

- Agenda Item: 6.A
- Proposal: Application for Final Development Plan for Heaterz, a proposed drive-thru restaurant at 7100 Elizabeth St.
- Staff Recommendation: Approval (with conditions)
- Case No: PZ26-03
- Applicant: Michael Letzig, Heaterz KC LLC
- Owners: City of Parkville
- Location: 7100 Elizabeth St, generally located south of Connections Bank in Old Town at Creekside.
- Zoning: “B-2-P” Planned General Business District
- Parcel #s: Platte County parcel no. 20-4.0-19-000-000-008.001
- Exhibits:
- A. This Staff Analysis
 - B. Application for Final Development Plan
 - C. Subject Property Area Map
 - D. 45 Highway & I-435 Heaterz Old Town At Creekside (prepared by RIC; dated February 6, 2026)
 - E. Conceptual Building Elevations
- By Reference:
- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 - 1. Section 403.040 Master Planned Development
 - 2. Section 405.010 Zoning Districts Established
 - 3. Section 405.020 Districts & Uses
 - 4. Section 405.030 Standards Applicable to All Districts’
 - 5. Appendix B. Great Trees for the Kansas City Region
 - B. Parkville 2040 Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
 - C. Highway 45 Corridor Plan (<http://parkvillemo.gov/download/Highway45CorridorPlan.pdf>)
 - D. Old Town at Creekside, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan (prepared by Renaissance Infrastructure Consulting; dated September 5, 2018)
 - E. Case No. PZ18-16A – Old Town at Creekside – Zoning Map Amendment

- F. Case No. PZ18-16B – Old Town at Creekside – Preliminary Development Plan
- G. Case No. PZ18-16D – Old Town at Creekside – Final Plat
- H. Ordinance No. 2968 (approved November 6, 2018) – Rezoning subject property from Platte County “PI” Planned Industrial District to Parkville City “B-2-P” General Business District
- I. Ordinance No. 2969 (approved November 6, 2018) – Approving a preliminary development plan for Old Town at Creekside

Overview

The application proposes a final development plan for Heaterz, a drive-thru restaurant in the Old Town at Creekside planned commercial development, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. The subject property is Platte County parcel no. 20-4.0-19-000-000-008.001 and is approximately 1.08 acres (more or less).

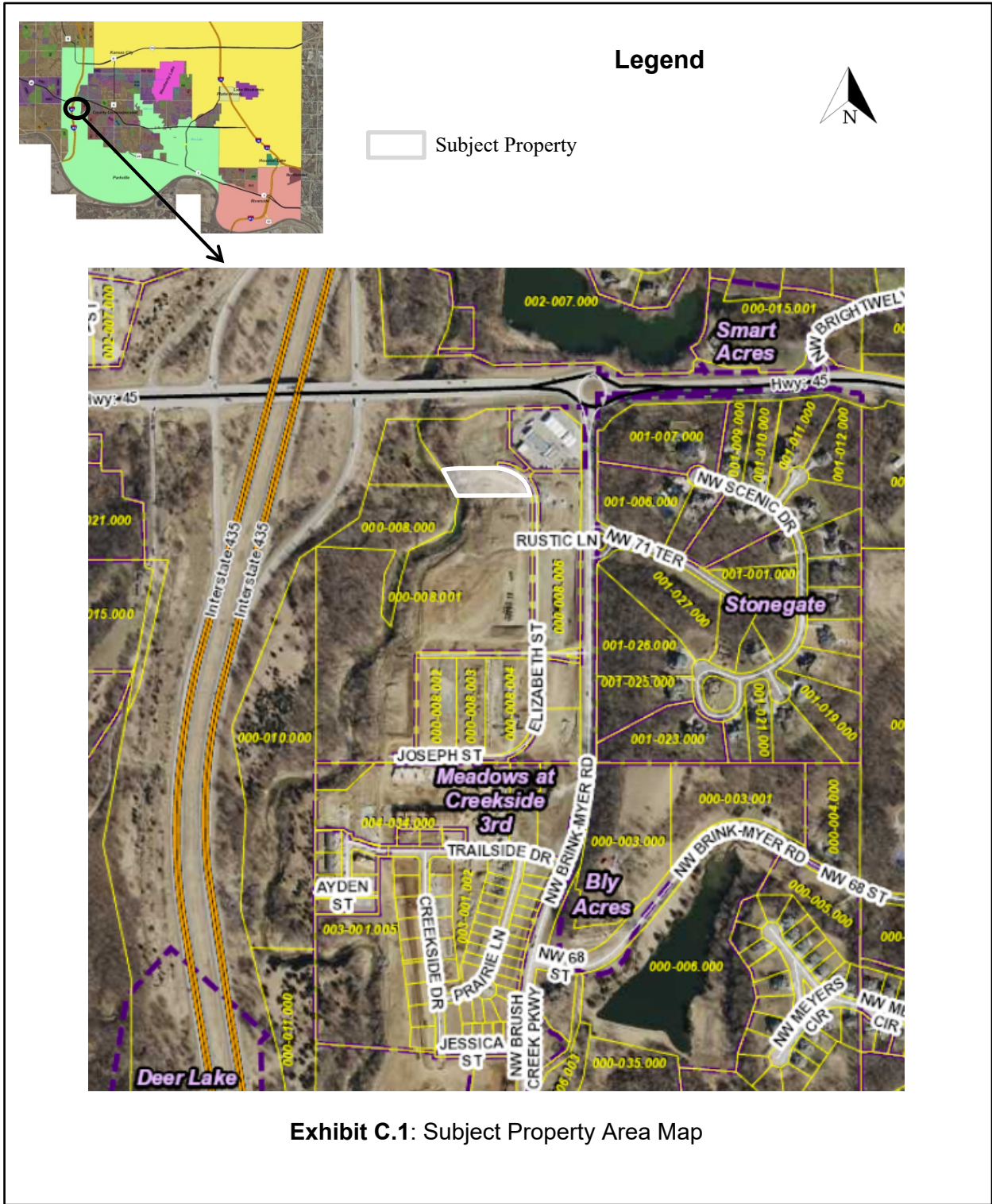
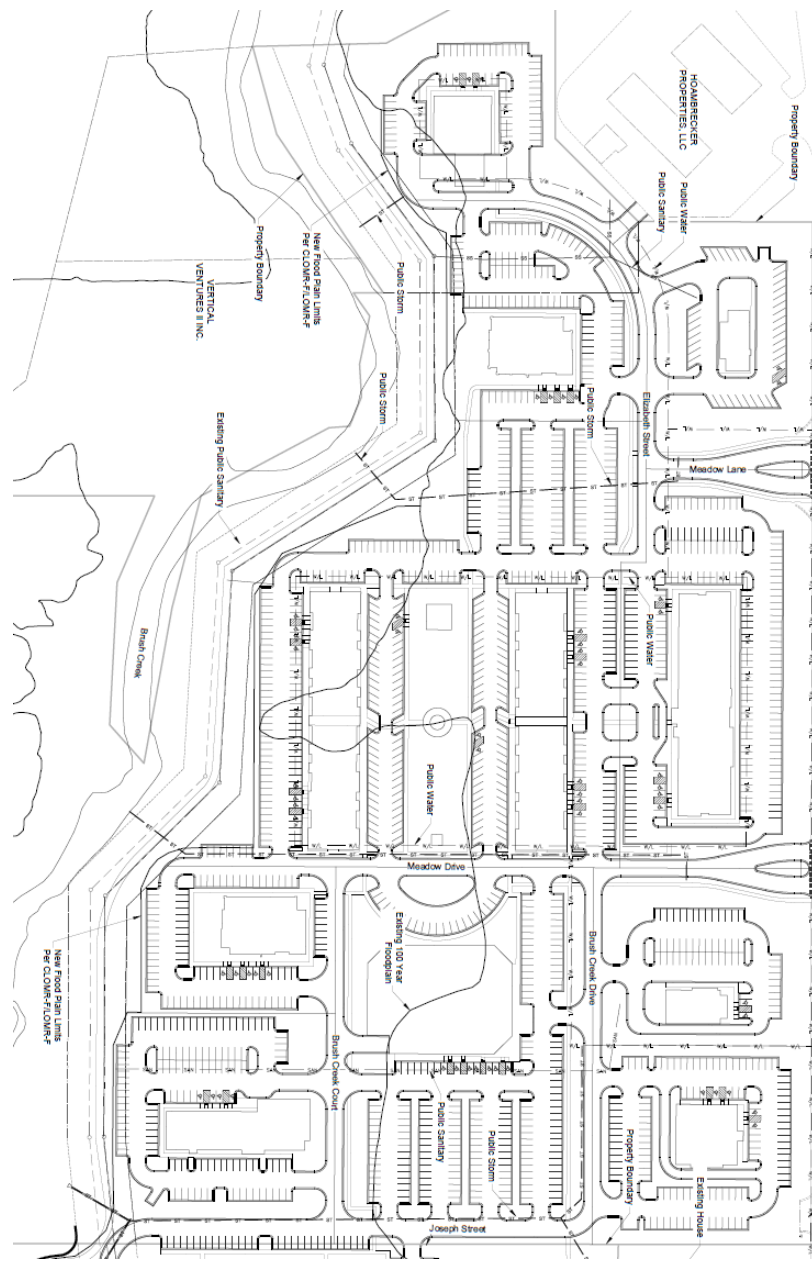


Exhibit C.1: Subject Property Area Map

Background

On October 10, 2018 the Planning and Zoning Commission held a public hearing for an Application for Zoning Map Amendment in conjunction with an Application for Preliminary Development Plan for Old Town at Creekside, a planned commercial development consisting of retail, mixed-use, restaurant, and other commercial uses on 38.12 acres +/-, more or less, generally located at the southeast quadrant of the intersection of I-435 and Mo-Hwy 45 in Parkville, MO 64152. The plan proposed re-platting the subject property and creating internal circulation, public streets, private drives and access to serve the development. The Planning and Zoning Commission recommended approval by a vote of 7-2, subject to conditions; and on November 6, 2018 the Board of Aldermen approved the preliminary development plan via Ordinance No. 2969.



Excerpt from Old Town at Creekside Preliminary Development Plan (dated September 5, 2018)

Copies of the approved preliminary development plans for Old Town at Creekside (Case No. PZ18-16B; dated September 5, 2018) are included in Exhibit D by Reference. Ordinance No. 2969 contained a number of conditions; and since September 5, 2018 many of them have been completed, including:

- Re-platting the subject property area.
- Providing names for all private streets/drives per 911 MSAG address range requirements.
- Submittal of a Traffic Impact Study to MoDOT, and implementing required dedication of right-of-way and roadway improvements as required along MO-Hwy 45.
- Preparing a final development plan for Lot 11 and going before the Planning and Zoning Commission for approval.

Review and Analysis

A final development plan is a detailed plan for implementing the preliminary development plan including technical information on building, site, open / civic space, and infrastructure development. A final development plan may include the entire area covered in the preliminary development plan or it may include one or more phases of the approved preliminary development plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the preliminary development plan have been met. Parkville Municipal Code, Section 403.040, Subsection F. provides criteria for how the Planning and Zoning Commission shall determine if a final development plan is appropriate. The following are staff's findings and conclusions for the final development plan (Case No. PZ26-03).

1. In general, any site plan in compliance with all requirements of this code shall be approved.

Staff concludes the site plan conforms to use allowances permitted in a "B-2-P" General Business District. In addition, the site plan is in compliance with the City's subdivision regulations (i.e., block and lot arrangement), site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications); with the exceptions noted in the review criteria below.

2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:

- a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.**

"B-2-P" Height, Area and Bulk Standards

While all development standards for the "B-2-P" General Business District are established throughout the Master Planned Development Process outlined in Section 403.040, the subject property area (1.08 acres, more or less) is large enough and capable of accommodating the proposed 1,536 sq. ft. restaurant – drive-in/drive-thru building. Nevertheless, staff compared the proposed height, area and bulk standards to those in the base "B-2" General Business District. The proposed height of 24 ft.

and 1 stories are below the base “B-2” district standards for maximum building height are 45 ft. and 3 stories.

“B-2-P” Use Standards

The proposed use of “*Restaurant – Drive-in/Drive-thru*” is permitted in the “B-2-P” General Business District. On November 6, 2018 the Board of Aldermen approved Ordinance No. 2968 rezoning the subject property from Platte County “PI” Planned Industrial District to Parkville City “B-2-P” General Business District.

Access

One point of access is proposed off of Elizabeth Street, a private drive through the Old Town at Creekside planned commercial development. Per the request of the Fire Marshall with the Southern Platte Fire Protection District (SPFPD), AutoTURN movements have been provided throughout the site. (see Exhibit D). SPFPD has no issues with the movements as shown.

In terms of pedestrian access, a 5-ft. sidewalk ADA-compliant sidewalk has been provided along Elizabeth Street. The applicant has provided a sidewalk connecting the main building entrance to the sidewalk along Elizabeth Street including marked crosswalks. (see Exhibit D)

Parking Requirements

Section 408.030 requires 12 parking spaces per 1,000 sq. ft. for fast food restaurant uses, plus 1 additional parking space per employee, plus 5 parking spaces per drive-thru service area (stacking) — this equals a total of 18 required parking spaces. The provided site plan includes a total provided amount of 15 parking stalls (including 2 required ADA parking stalls). Additionally, the drive-thru lanes provide stacking for at least 5 motor vehicles. **The applicants are missing 3 of the required parking stalls and asking for flexibility in the Code requirement.** The applicant is providing the required 2 bicycle parking stalls via an inverted-U bike rack at the east end of the building by the main building entrance.

Parking Layout Design

The parking stall dimensions detailed on the site plan (see Exhibit D.2) of 18 ft. length by 9 ft. width do not meet the dimension specifications in Table 408-10: Parking Dimensions. The parking lot aisle width along the west side of the building for the 90° parking angle is 24 ft. which does not meet the required 25 ft. **The applicant may request flexibility from these standards through the Final Development Plan process.**

Signage

The applicant has indicated the location of wall signage on the proposed elevations (see Exhibit E). Signage requires review and approval through a separate sign permit.

Outdoor Lighting

Prior to Building Permit issuance, the applicant shall submit a Photometric Plan that demonstrates compliance with Municipal Code Section 407.040.

- b. **The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.**

Building Location

The restaurant building has been located logically on the site to provide for vehicle, pedestrian, and bicycle access, parking, and drive-through stacking.

Landscape Design

Detailed landscaping plans have been provided (see Exhibit D.6) and meet the City’s landscape design requirements per Section 407.020, including street tree, foundation planting, parking lot planting, buffer and open space requirements. The proposed plant species do not meet our Section 407.020(F) native species requirements. **Prior to Building Permit issuance, the applicant shall submit a revised Landscaping Plan demonstrating compliance with Municipal Code Section 407.020.**

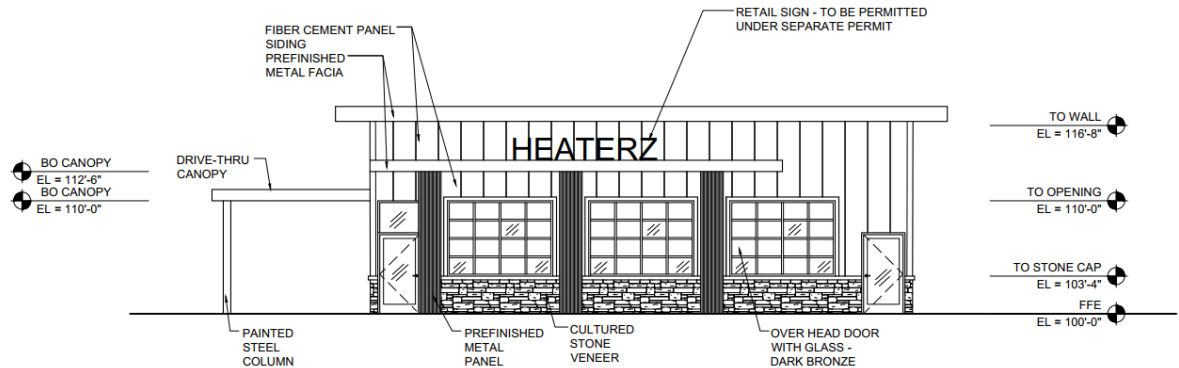
Stormwater Management

The Public Works Department does not have any issues with stormwater management per the proposed grading, utility and landscaping plans.

- c. **The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.**

Architectural Design, Materials and Style

The proposed building elevations meet the requirements of Chapter 411 Architectural Design Standards. The building is proposed to be faced with fiber cement panels, cultured stone veneer, prefinished metal panels, and glass overhead doors.



Proposed East Elevation (provided by Applicant)

Proportion, Massing and Scale

In terms of proportion, massing and scale, the size of the 1,536 sq. ft. restaurant – drive-in/drive-thru building is an appropriate size for the “B-2” zoning district, and fits in nicely on the 1.08 +/- acre lot.

- d. **The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.**

Location Compatibility

The preliminary development plan for Creekside Commons (approved November 6, 2018 via Ordinance No. 2974) consisted of hotel, restaurant, mixed use, bank, general retail, and outdoor recreation uses. The location for a restaurant – drive-in/drive thru use in Old Town at Creekside is both consistent with and compatible with the approved preliminary development plan.

Open Spaces and Natural Features

The west end of the property will be kept natural near Brush Creek. A proposed retaining wall will set the finished elevation of the building and site development.

- e. **Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.**

As detailed in the in the review criteria above, the final development plan will meet all of the applicable “B-2-P” requirements of the Development Code, with the exception of 3 required parking spaces and the parking lot dimensions. As a result, the applicant has requested a variance be granted by the Planning and Zoning Commission. This exception will need to be approved by the Planning and Zoning Commission per the “-P” master planned development process outlined in Section 403.040.

3. **The application meets the criteria for all other reviews needed to build the project as proposed.**

Prior to Building Permit issuance, a Final Plat shall be approved at recorded at Platte County for Heaterz, Lot 1. Prior to Building Permit issuance, the applicant shall coordinate with Platte County Regional Sewer for the relocation of the existing sanitary sewer, the vacation of the current sanitary sewer easement, and dedication of a new sanitary sewer easement over the new sewer alignment.

4. **The recommendations of professional staff**

As detailed in the review criteria above, staff finds that the site plan conforms to the “B-2-P” General Business District, with the exceptions noted in the parking section of review criteria 2.A above. This includes the drive-thru restaurant’s compliance with the “B-2-P” General Business District’s height, area and bulk standards, site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications).

Staff Conclusion and Recommendation

Upon review of the application for Final Development Plan against the requirements of the Municipal Code and the recommendations of the Parkville 2040 Master Plan, staff recommends approval of the final development plan for Heaterz, a drive-thru restaurant at 7100 Elizabeth St in Old Town at Creekside, subject to the following conditions:

1. Approval by the Planning & Zoning Commission based on the representations of any drawings presented as part of this application does not waive any

- requirement or development standard contained in the Municipal Code unless modified by the Planned District.
2. Prior to Building Permit issuance, a Final Plat shall be approved at recorded at Platte County for Heaterz, Lot 1.
 3. Prior to Building Permit issuance, the applicant shall coordinate with Platte County Regional Sewer for the relocation of the existing sanitary sewer, the vacation of the current sanitary sewer easement, and dedication of a new sanitary sewer easement over the new sewer alignment.
 4. Prior to Building Permit issuance, the applicant shall submit a Photometric Plan demonstrating compliance with Municipal Code Section 407.040.
 5. Prior to Building Permit issuance, the applicant shall submit a revised Landscaping Plan demonstrating compliance with Municipal Code Section 407.020.
 6. All signage requires a separate Sign Permit.
 7. 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, comments or any additional information which may be presented during the meeting. 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 Final Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the meeting, the Planning and Zoning Commission should move for 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 serve as the final action.

Note: Approval of a final development plan and fulfillment of staff conditions shall authorize the applicant to apply for a building permit and other applicable permits. The Community Development Director may approve minor amendments to approved final development plan without the refile of a new application, but in no event shall the Director approve any change that does not qualify for an administrative adjustment, or any change that is different from any condition of approval of the final development plan. An approved final development plan shall expire and be of no further effect if an application for building permit for one or more buildings shown on the site plan is not filed within two years of approval. The Planning and Zoning Commission may grant an extension for up to one additional year.

Note: The Board of Aldermen has the ability to consider the application if an "Appeal of Decision" is filed with the Community Development Director within 15 days of the decision by the appellate body designated in Table 403-1. For applications for final development plan, the Board of Aldermen is designated as the appellate body.

End of Memorandum



Brad Stanton, AICP
Senior Planner

03-06-2026
Date



Application #: _____
 Date Submitted: _____
 Public Hearing: _____
 Date Approved: _____

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

Application for Final Development Plan

Pre-application meeting required per Parkville Municipal Code, Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: Michael Letzig
 Company: Heaterz KC LLC
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Owner(s), if different from applicant

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

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

Name: Patrick Cassidy
 Company: Renaissance Infrastructure Consulting
 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) *Michael Letzig* Date: 2/6/26

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

2. Property Information

Zoning district: B-2-P

Property address and general location: 7100 Elizabeth St.

Legal description (may be attached): All of Lot 01, Heaterz Final Plat, a subdivision in Parkville, Platte County, Missouri.

Description of proposed use(s): Commercial/Restaurant

Gross acreage of lot: 1.08 Acres Net acreage of lot: 1.08 Acres

Open space acreage: 0.60 Acres Lot coverage: 44%

Is proposal an alteration to an existing building or new construction? alteration new construction

3. Factors affecting the project

Are any public improvements required for this project? _____

Explain (may be attached):

Attach a narrative addressing:

- 1. *How the site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.*
- 2. *How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.*
- 3. *How the architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.*
- 4. *How the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.*
- 5. *Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.*
- 6. *How the final development plan is substantially consistent with the approved preliminary development plan.*

4. Checklist of required submittals

- Completed application, including site plan with all required details and supporting data.
- Nonrefundable application fee of \$300.00.
- 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 Office Use Only

Application accepted as complete by (name & title): _____ Date: _____

Application Fee (27.0000): \$ _____ By: Check # _____ MO# _____

Accepted by: _____ Credit Card _____ Cash _____

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: _____

5. Final 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 and lot dimensions
- b. Proposed building footprint with lines
- c. Building(s) with dimensions and distance to property lines
- d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
- e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. All radii, acres, points of tangency, central angles and lengths of curves
- g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
- h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
- i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
- k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

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. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. 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. Conformity with Preliminary Development Plan

- a. Clearly indicate where the final development plan differs from the approved preliminary development plan
- b. Clearly indicate when exhibits do not conform to the final development plan and reasons for any nonconformities

7. 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 final 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.

45 HIGHWAY & I-435

Heaterz Old Town At Creekside

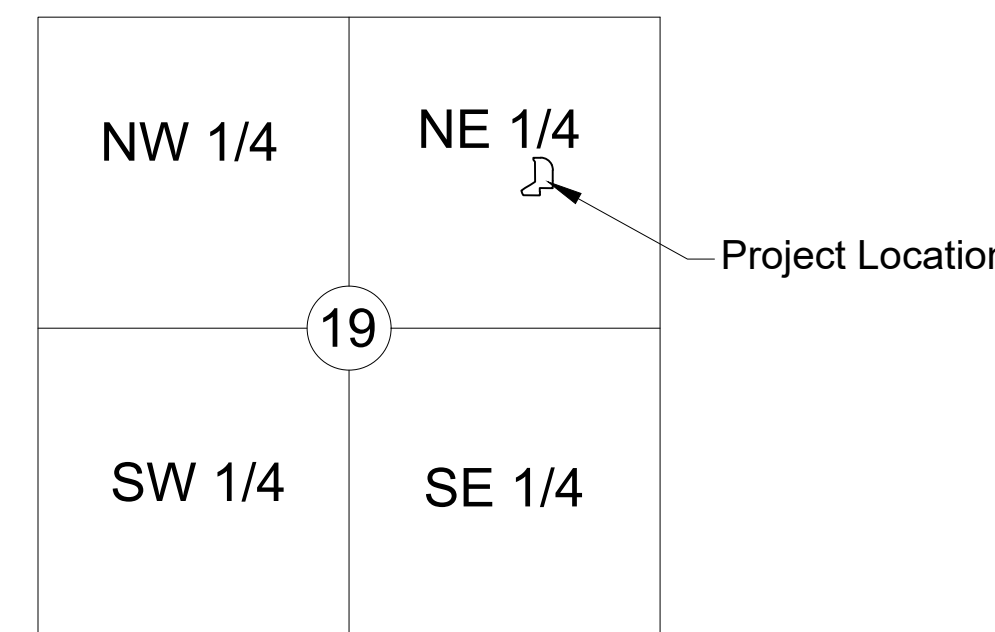
A DEVELOPMENT IN Parkville, Platte County, MO

Final Development Plan

TOTAL AREA: 1.08 ACRES



VICINITY MAP
(NTS)



SECTION MAP
SEC. 19 TW. 51 RNG. 34

LEGEND

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

LEGAL DESCRIPTION:

All of Lot 01, Heaterz Final Plat,
A Subdivision in Parkville, Platte
County, Missouri

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

UTILITY CONTACTS

City of Parkville	(816) 741-7676
CPWSD #1 of Platte County	(816) 891-3457
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

Sheet List Table

Sheet Number	Sheet Title
C01	Title Sheet
C02	General Notes
C03	Existing Conditions
C04	Demolition Plan
C05	General Layout
C06	Dimension Plan
C07	Overall Layout
C08	Grade Plan
C09	Drainage Map
C10	Pedestrian Plan
C11	Utility Plan
C12	Fire Protection Plan
L01	Landscape Plan
L02	Landscape Details

DEVELOPER:

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

SURVEYOR:

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

ENGINEER:

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

FLOOD PLAIN NOTE

According to the F.E.M.A. Flood Insurance Rate Map Number
29165C0360D, revised April 2nd, 2015, this tract lies in OTHER AREAS,
Zone "X", areas determined to be outside the 0.2% annual chance
floodplain.

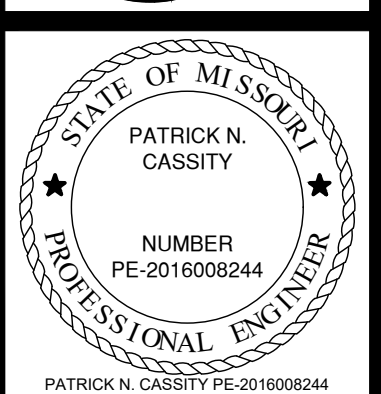
Final Development Plan
26-0104
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Parkville, Platte County, MO

Title Sheet

NO.	DATE	REVISION
1	03/10/2026	Per City Comments
0	02/06/2026	Original Submittal

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Sheet
C01



LAYOUT & PAVING NOTES

- All construction shall conform to the City of Parkville minimum design standards.
- 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 of construction.
- The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
- 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.
- The contractor shall comply with all local codes and obtain all permits necessary or required.
- 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.
- Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary.
- 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.
- 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.
- All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
- Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
- 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.
- Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
- Concrete curb at sidewalks and drive in ramps shall be integral.

ADA ACCESSIBLE ROUTE NOTES

- 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.
- Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than 1:20.
- The cross slope of walking surfaces shall not be steeper than 2%.
- The minimum width for a linear segment of accessible route shall be 36 inches.
- 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.
- 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.
- Ramp runs shall have a running slope not steeper than 1:12.
- Ramp runs with a rise greater than 6 inches shall have handrails.
- Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp runs.
- The maximum rise of a ramp run shall be 30 inches.
- The maximum counter slope between the pavement and the curb at a curb ramp shall be 1:20.
- 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.
- Detectable warning surfaces complying with the latest ADA Standards shall be provided at pedestrian street crossings and refuge islands.
- Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions.
- Contractor to field verify existing site conditions and contact the engineer if field conditions do not match plan prior to construction.

GRADING NOTES

- All construction shall conform to the City of Parkville's minimum design standards.
- Spot Grades shown herein shall govern over finished grades.
- The contractor shall provide evidence that their insurance meets the requirements of the Project.
- 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.
- 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.
- All National Pollution Discharge Elimination System(NPDES) standards shall be met.
- 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.
- 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.
- All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA).
- 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.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- 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.
- 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

- Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
- Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices" latest edition.
- 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

- Screened items indicate a pre-construction topographic survey
- Contraction joints shall conform to APWA Section 2200. A maximum joint spacing of 20' on center each way is required.
- 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%).
- Curing compound to be applied to all concrete surfaces immediately after broom finish.
- Contractor shall reject concrete if it cannot be placed within 90 minutes of batch time.

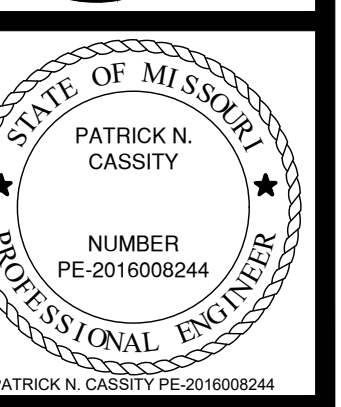
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JA	PC

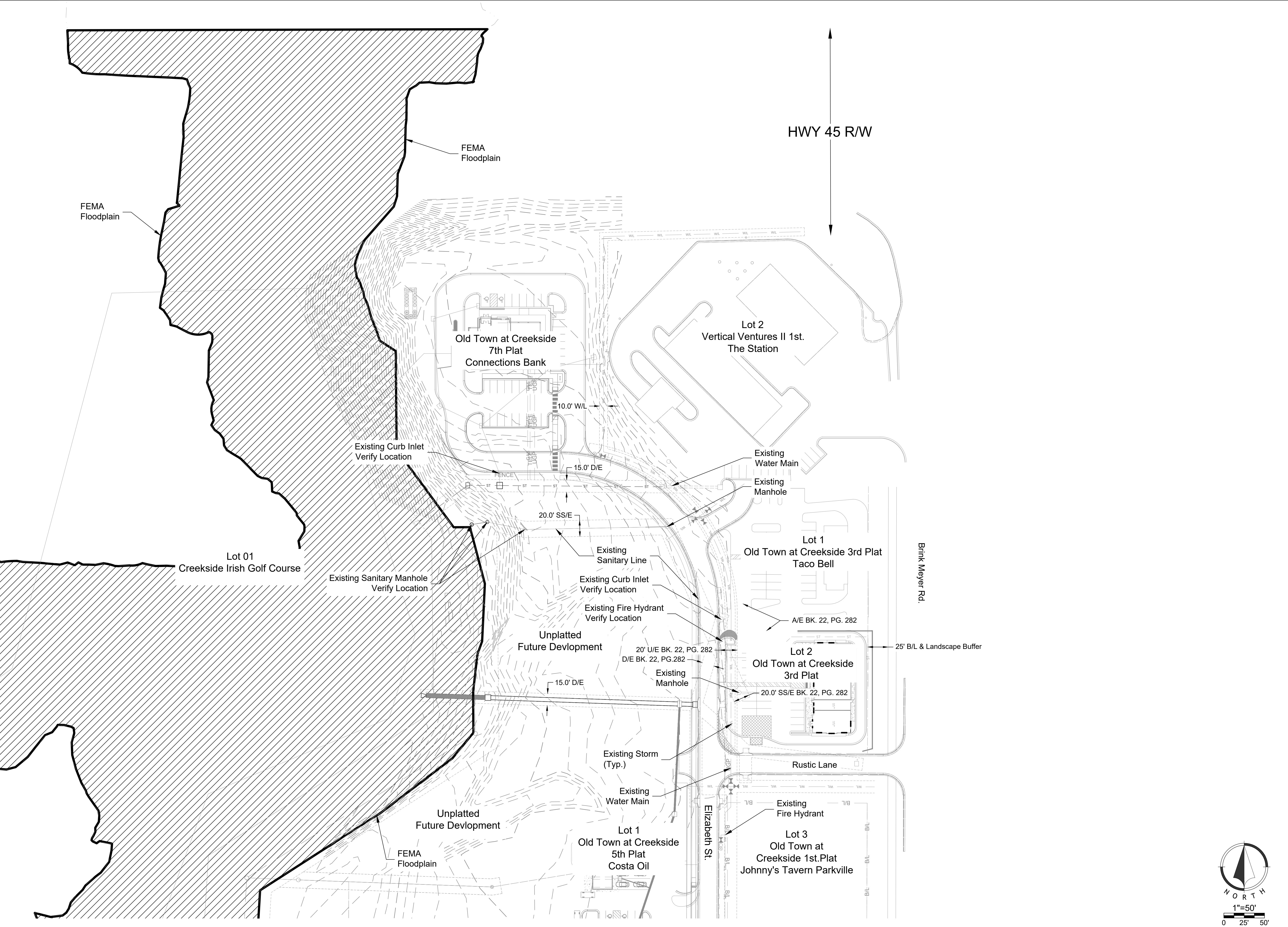
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RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

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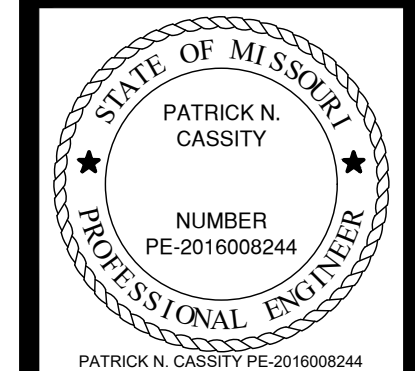
Final Development Plan
 26-0104
 Heaterz Old Town At Creekside
 Parkville, Plate County, MO

Existing Conditions

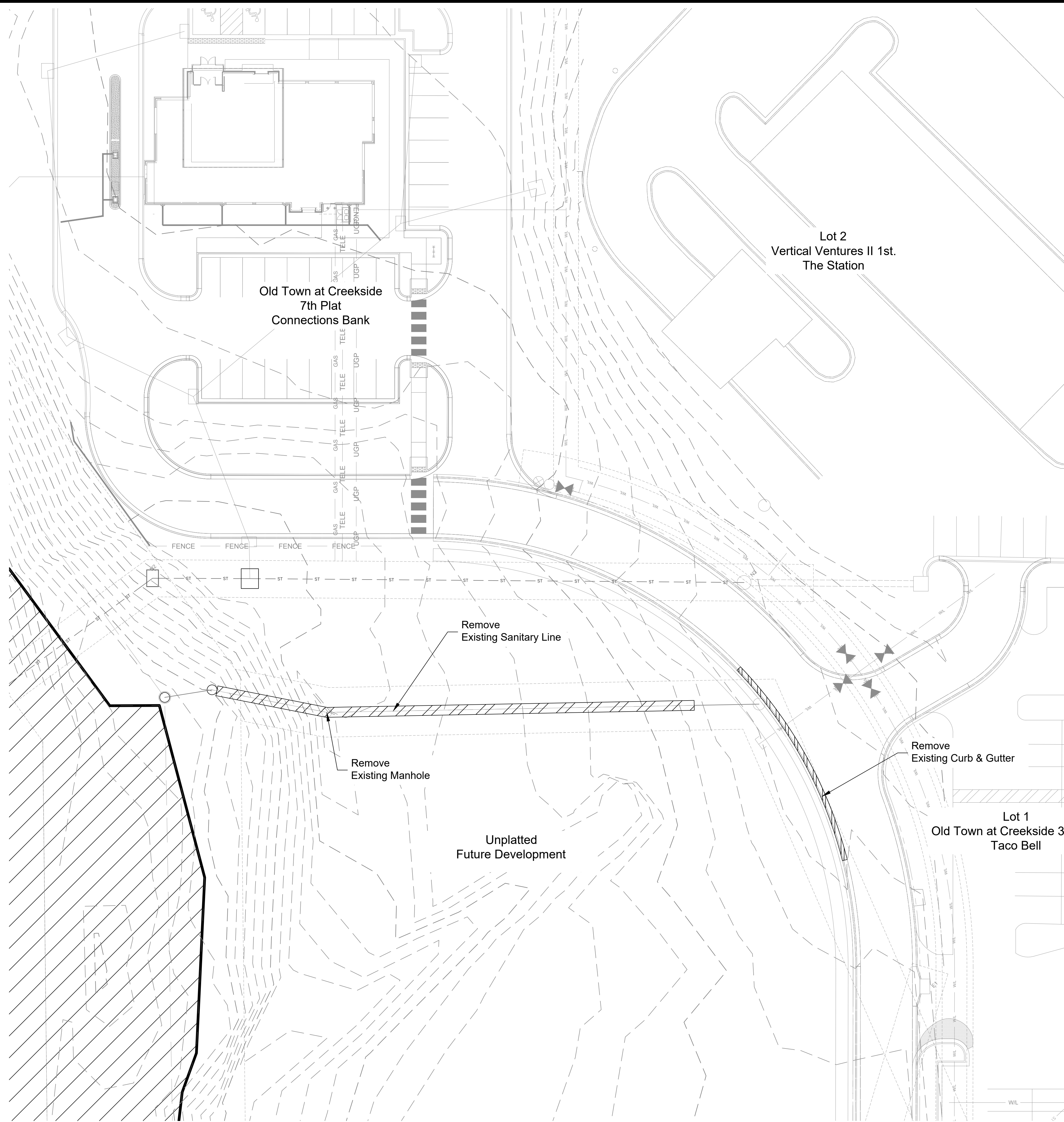
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 CHECKED BY: P.C.

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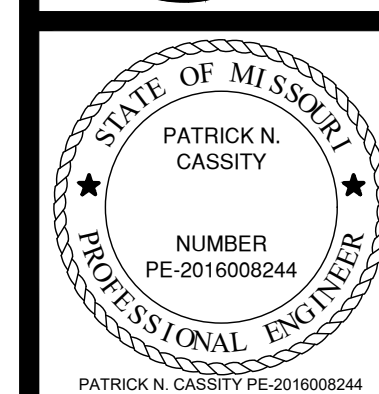


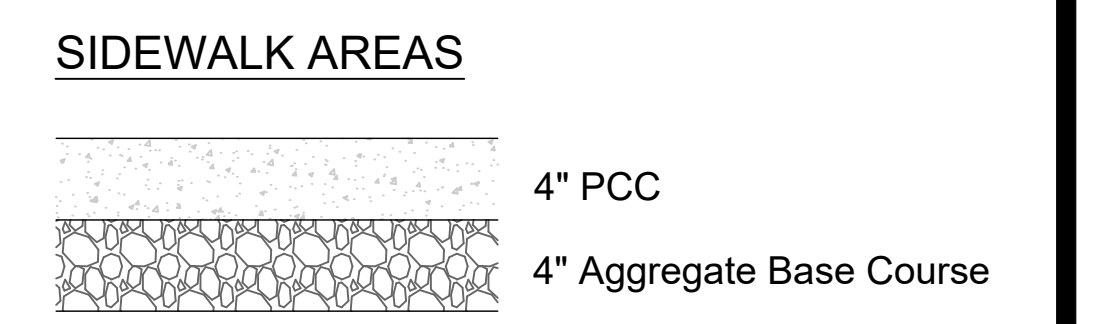
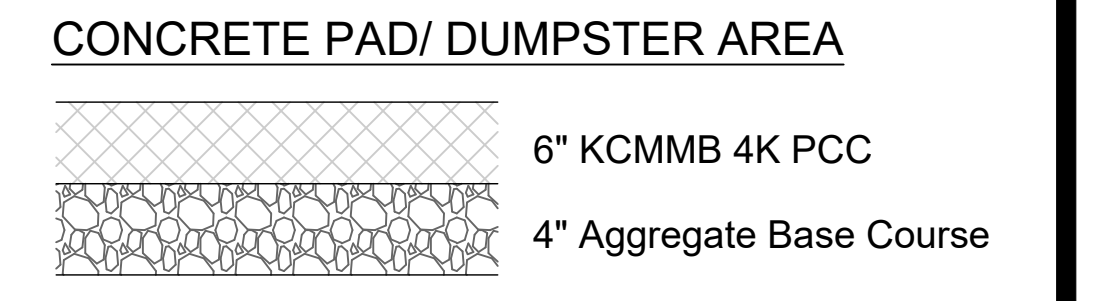
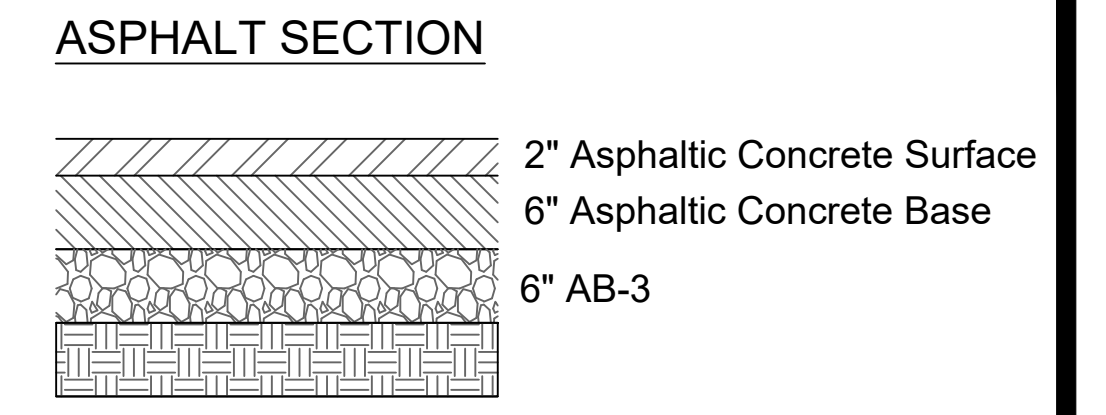
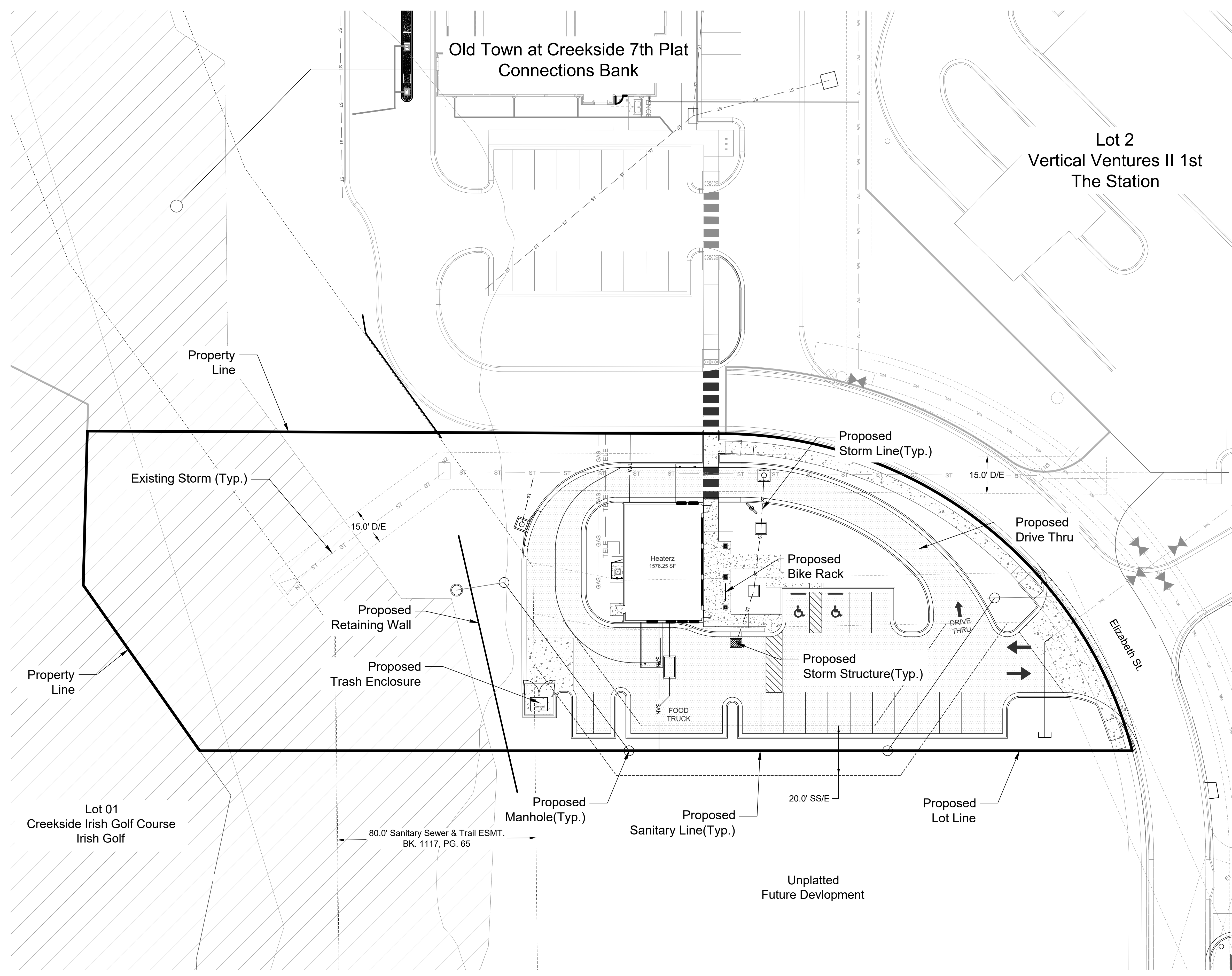
Demolition Plan

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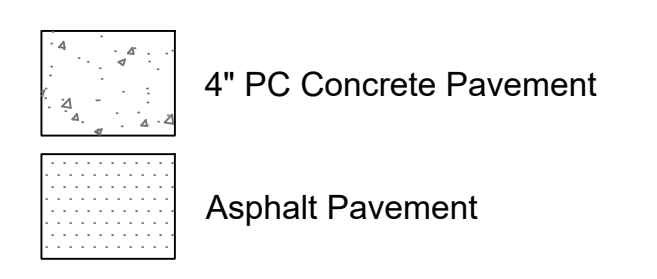
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Note: Sections shown for reference. Consult site specific geotechnical report for final paving sections and recommendations.

Pavement Schedule Details



Site Data Table:

Suite 100: 1,576.25 SF
 12 per 1,000 SF
 Required Parking: 18

ADA Parking Spaces(Included In Total): 2
 Total Provided Parking Spaces: 18

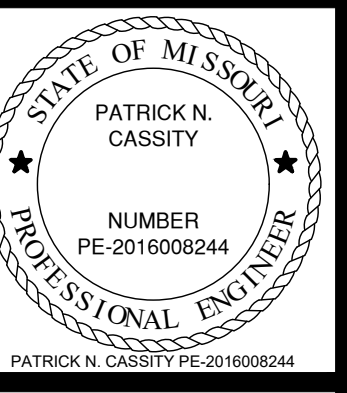
Total Land Area: 1.08 Acres / 47,123 SF
 Height Above Grade of Buildings: 24'
 Number of Stories: 01
 Lot Building Coverage: 0.033

Existing Zoning: B-2-P
 Proposed Zoning: B-2-P
 ROW Dedication: 0.00 Acres
 Proposed Use: Restaurant

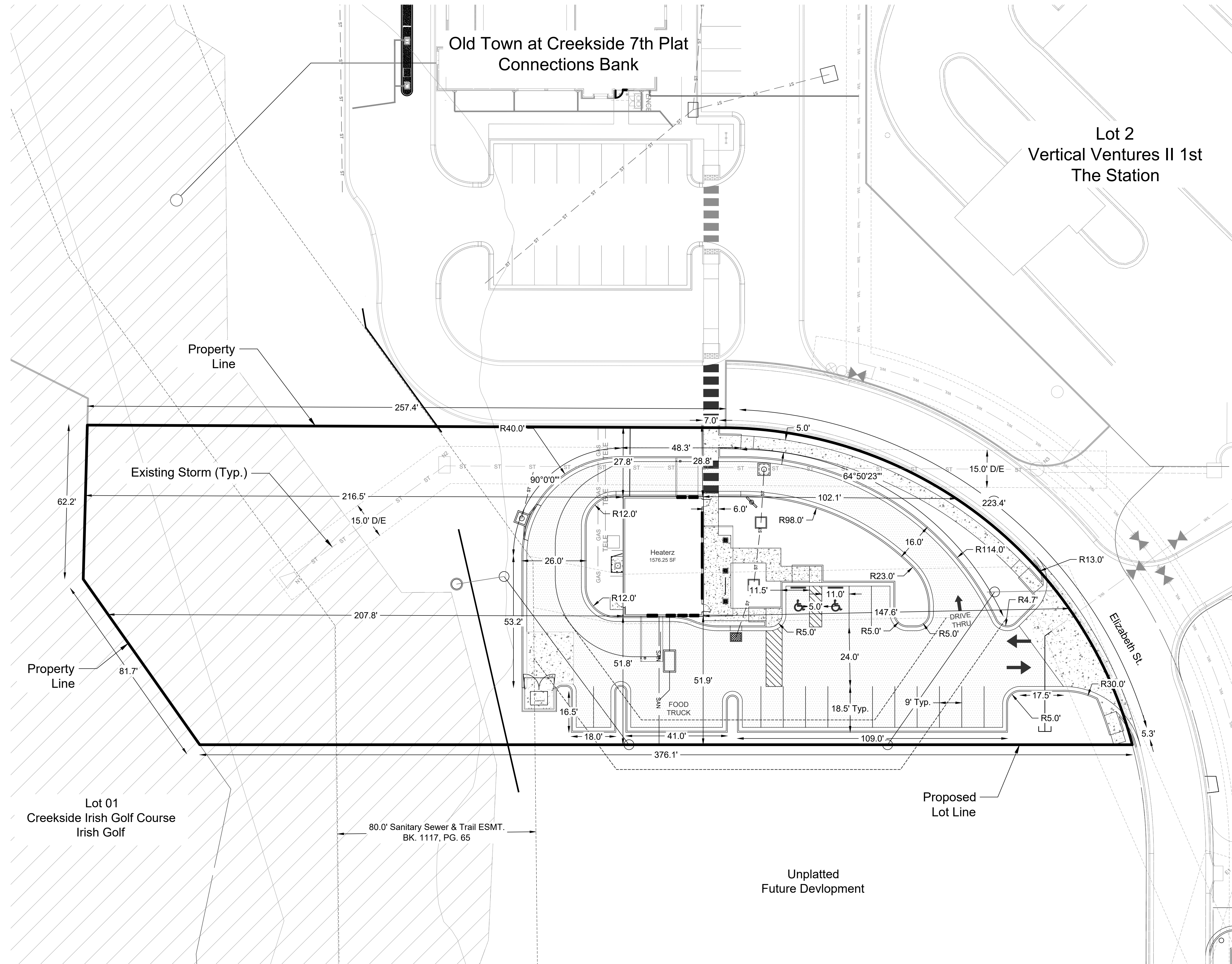
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Parkville, Plate County, MO

Dimension Plan

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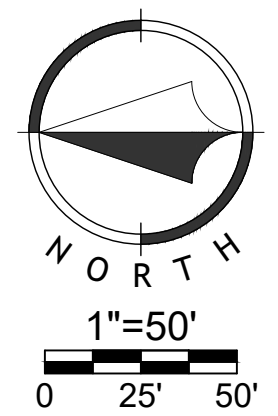
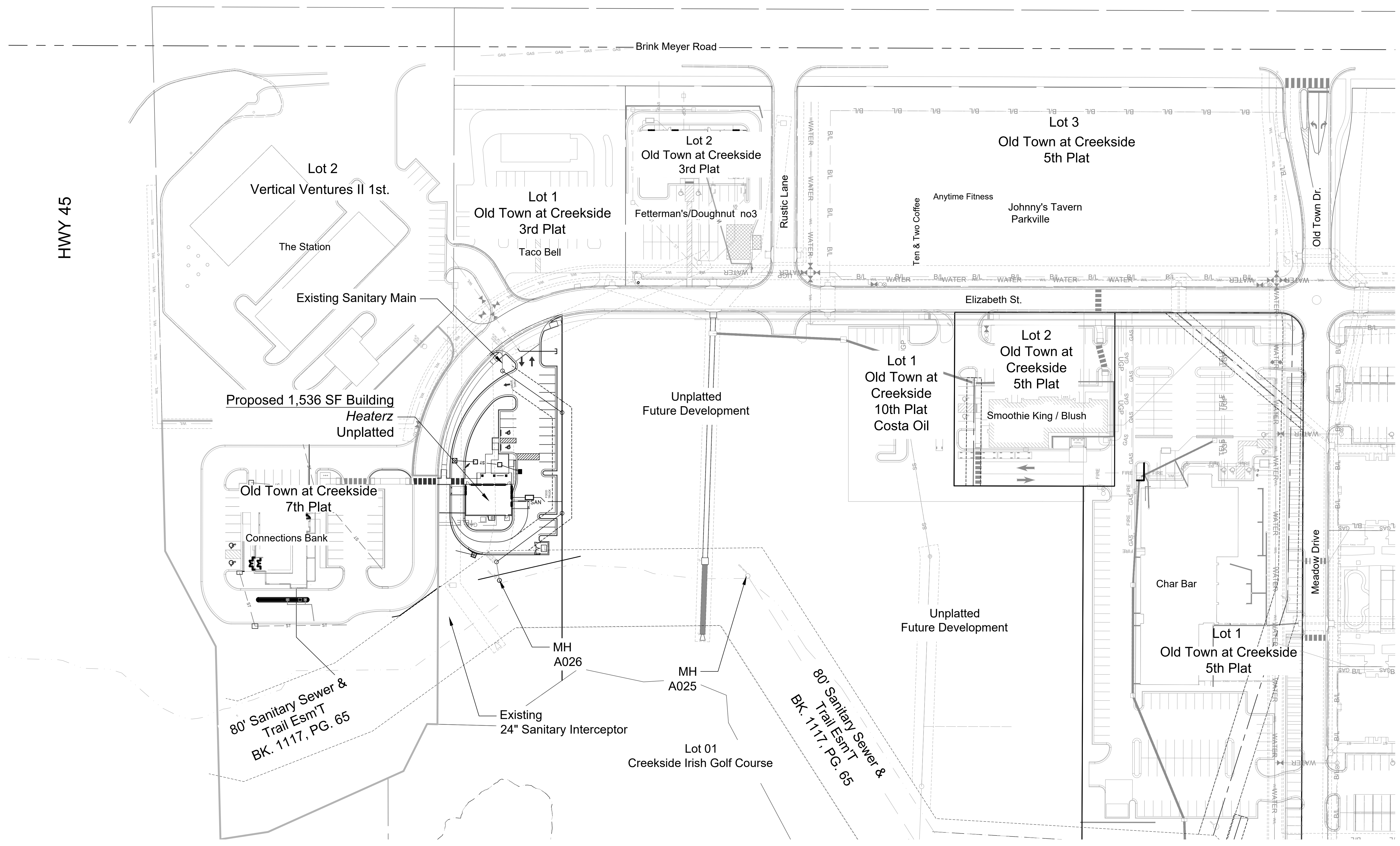
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JA	PC

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Final Development Plan
 26-0104
 Heaterz Old Town At Creekside
 Parkville, Plate County, MO

Overall Layout

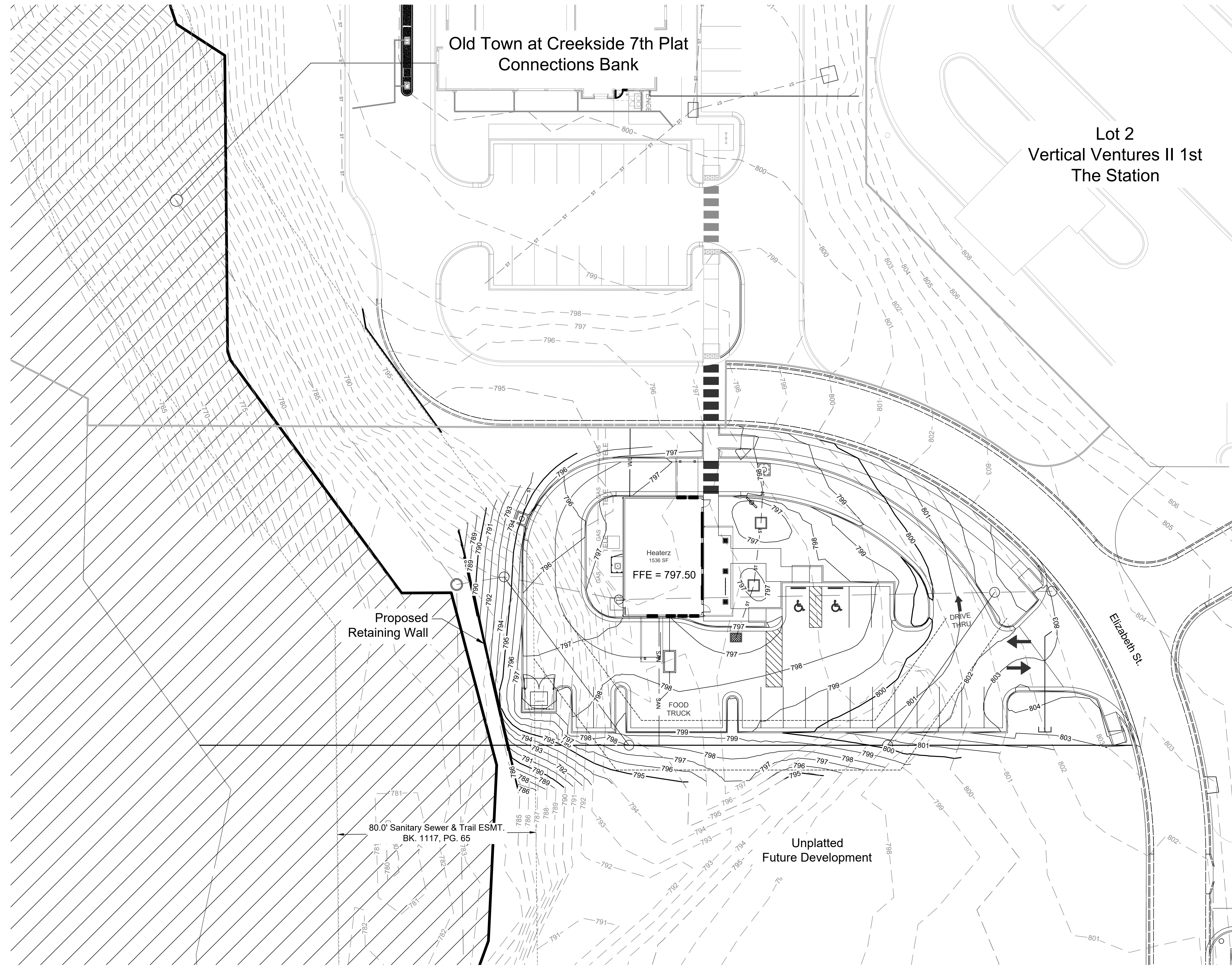
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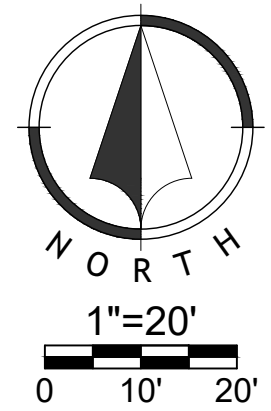
STATE OF MISSOURI
 PATRICK N. CASSIDY
 PROFESSIONAL ENGINEER
 NUMBER: PE-2016008244
 PATRICK N. CASSIDY PE-2016008244

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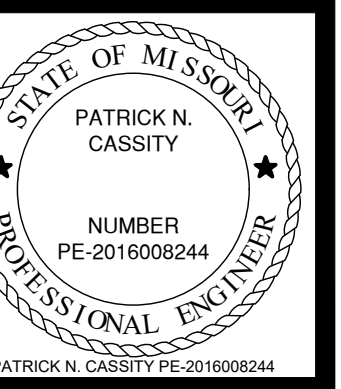
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- - - Existing Minor
- Proposed Major
- - - Proposed Minor

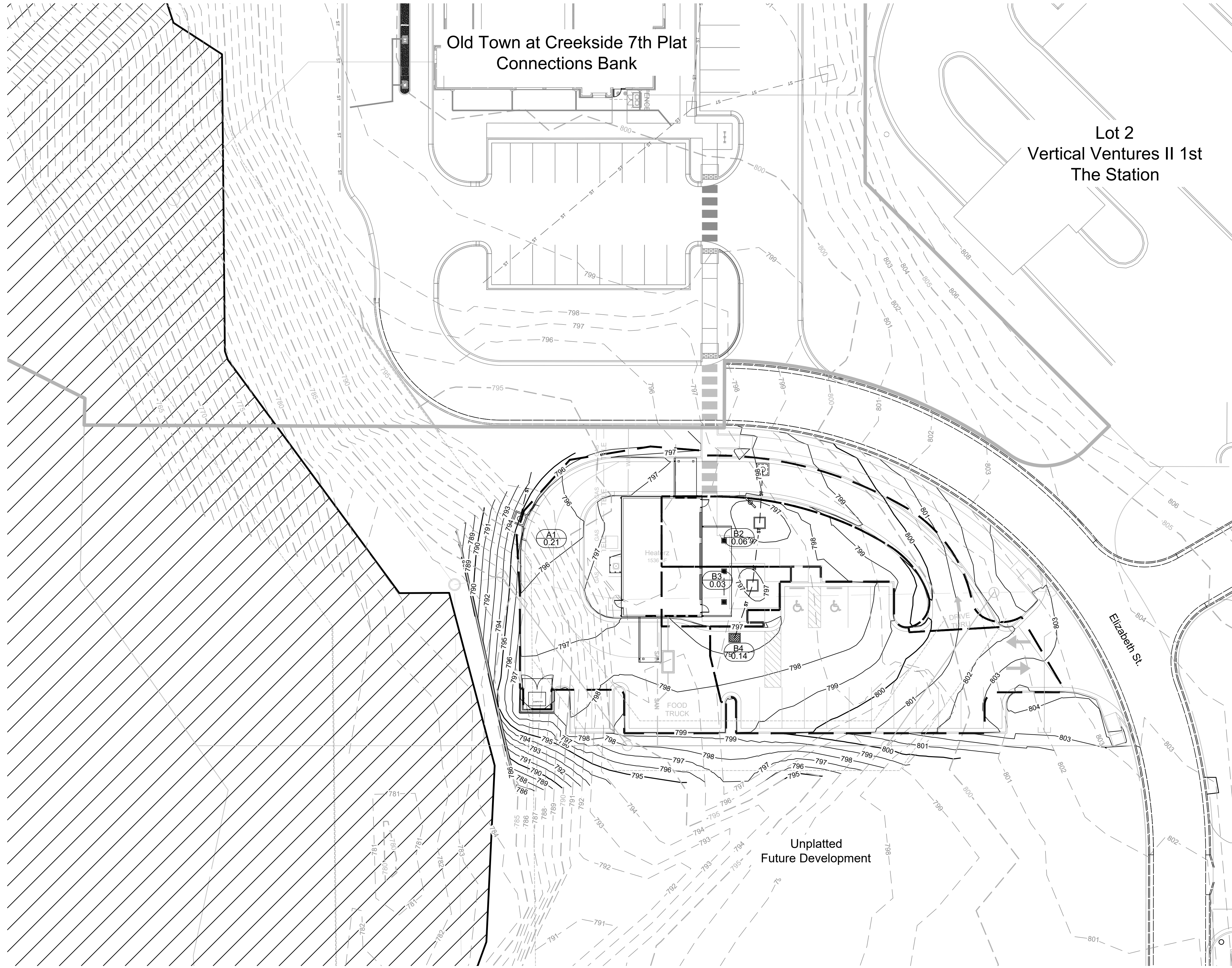


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LEGEND

	Existing Major
	Existing Minor
	Proposed Major
	Proposed Minor
	Drainage Boundary

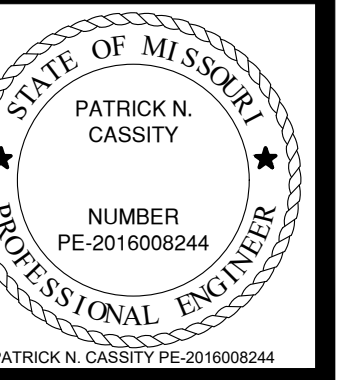
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Drainage Map

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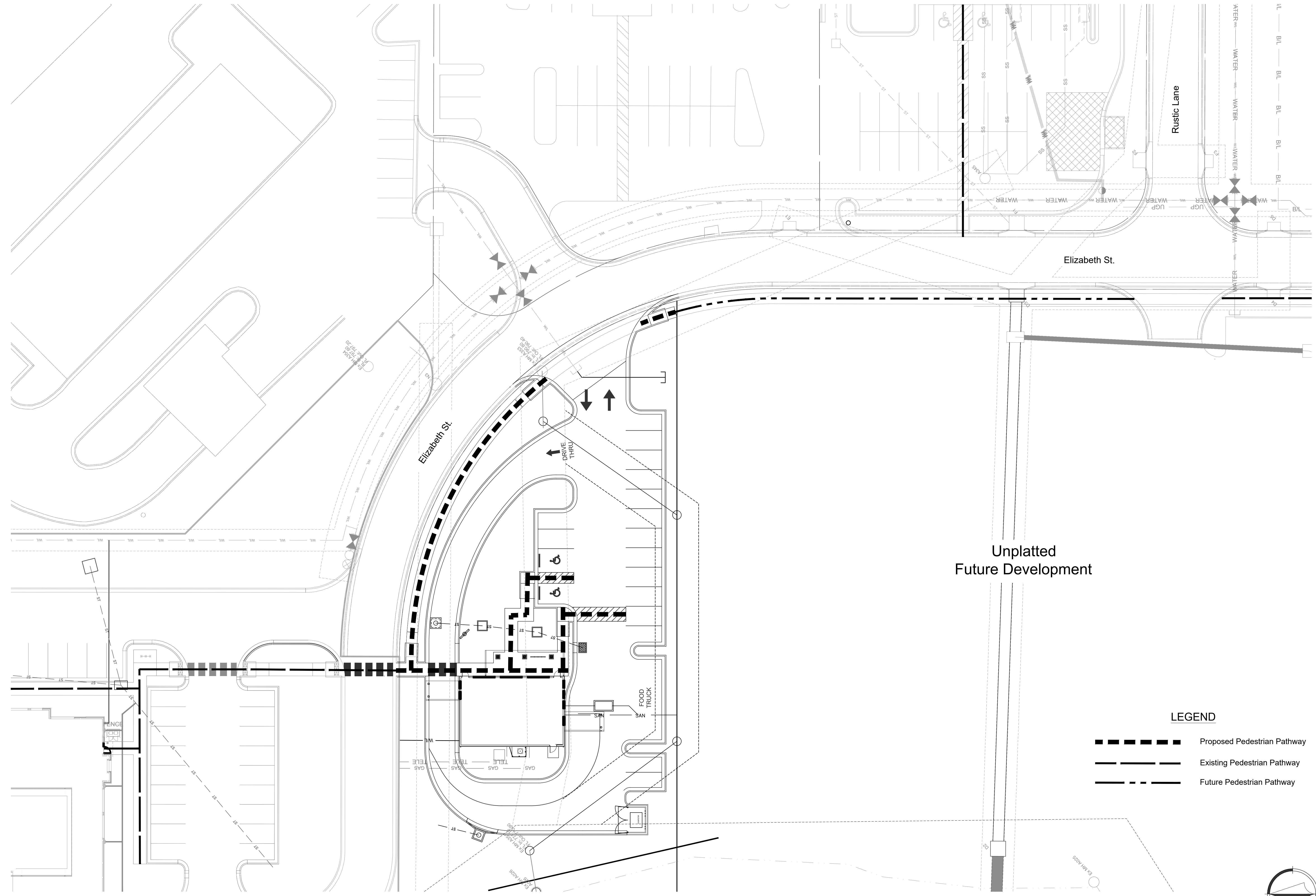
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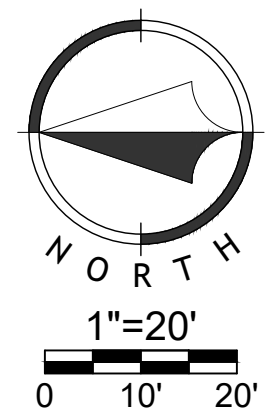
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LEGEND

-  Proposed Pedestrian Pathway
-  Existing Pedestrian Pathway
-  Future Pedestrian Pathway



Final Development Plan
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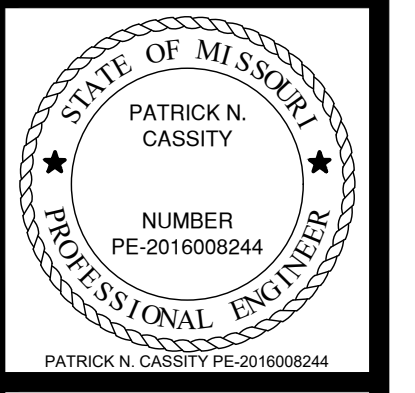
Pedestrian Plan

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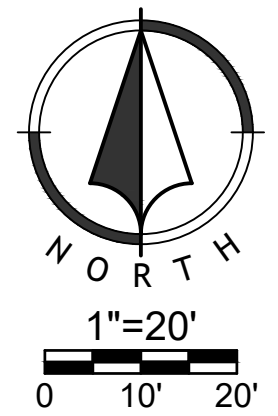
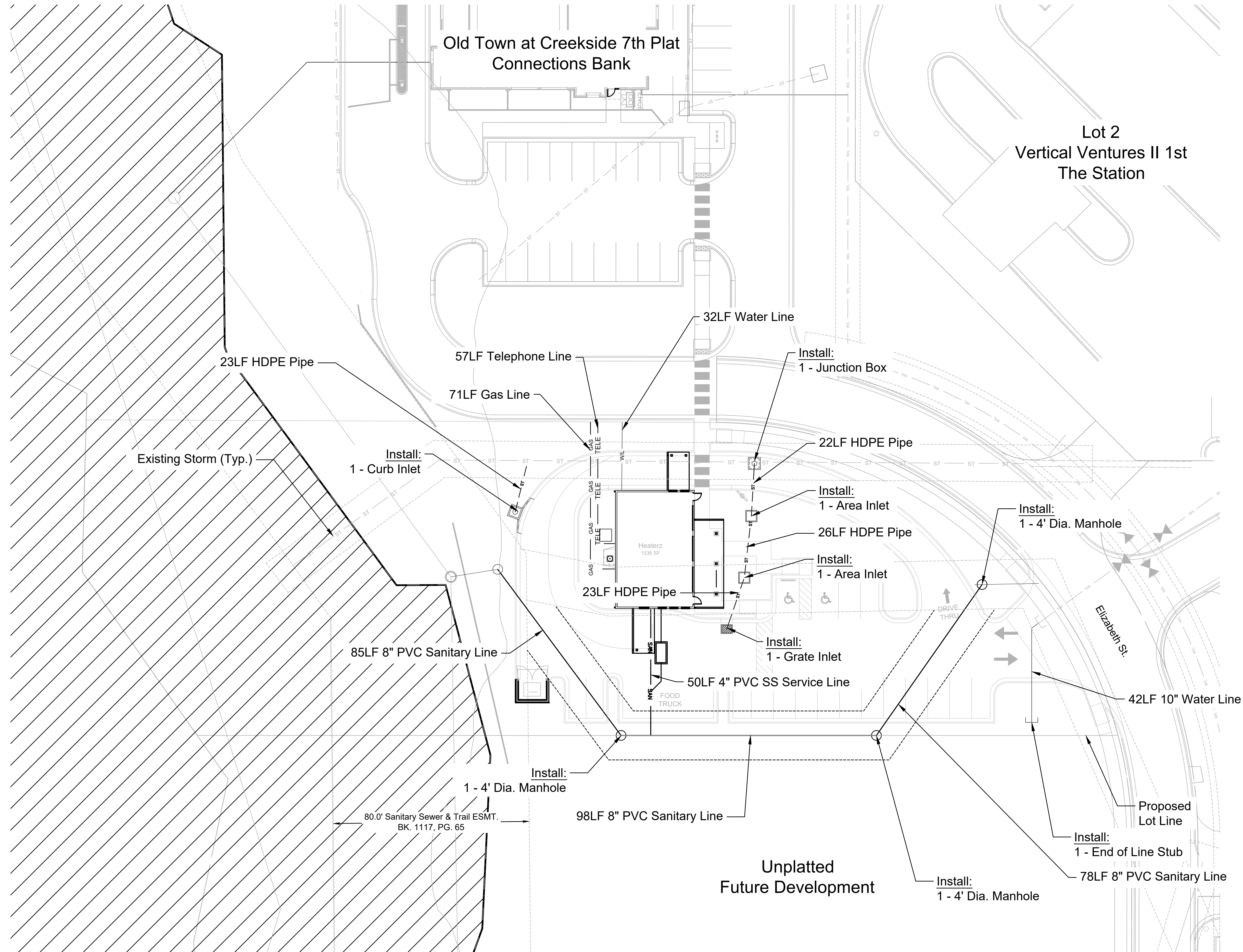
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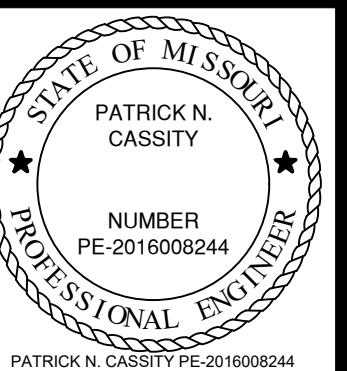


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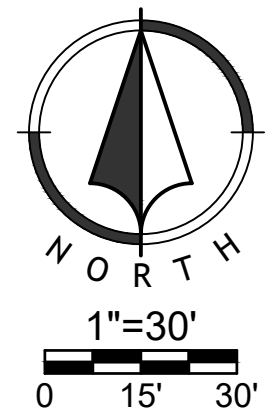
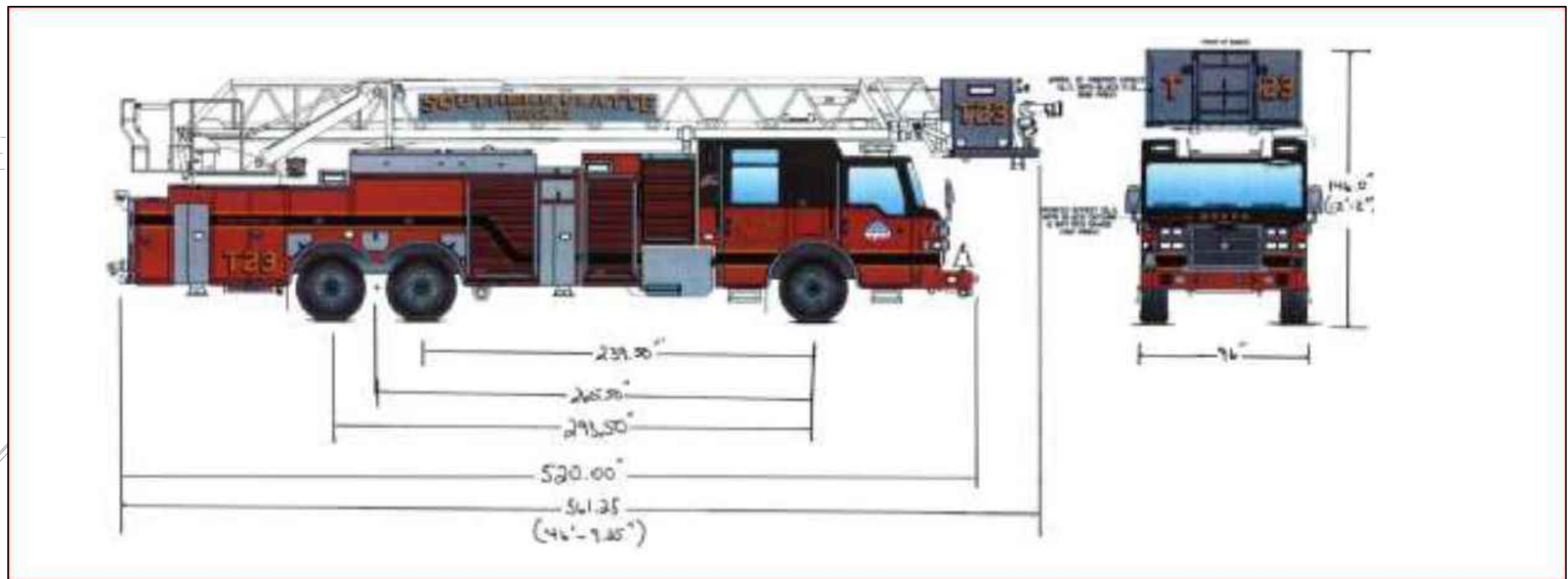
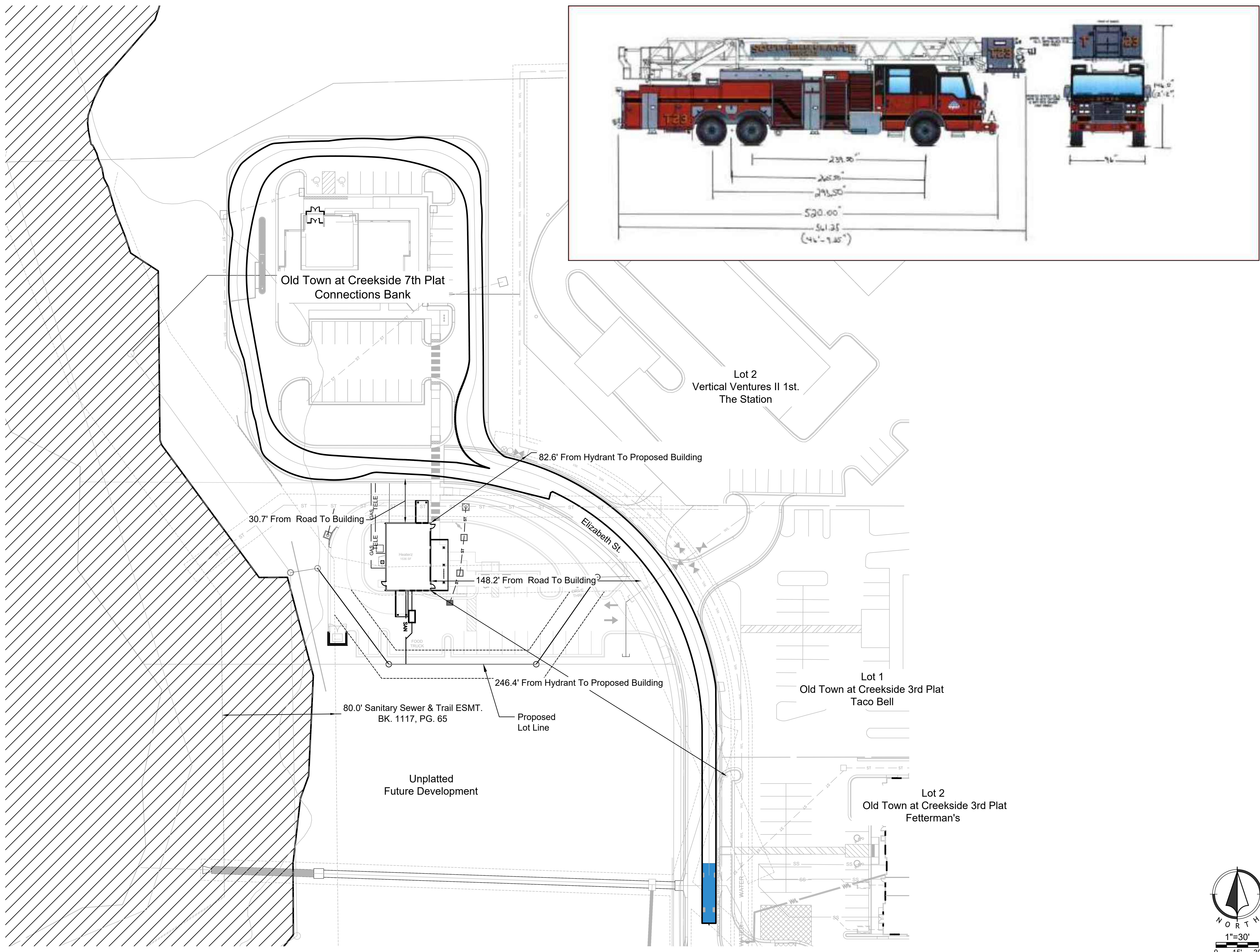
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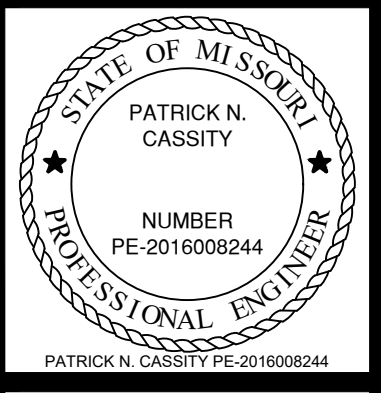
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Fire Protection Plan

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PARKVILLE LANDSCAPE CALCULATIONS

Streetscape Landscaping

Required: 1 tree / 40' public or private street frontage
 5 ornamental grasses or shrubs / 20' public or private street frontage
 Provided: Elizabeth St: 251 LF / 40 = 6 trees
 Elizabeth St: 251 LF / 20 * 5 = 63 shrubs or grasses

Open Space Landscaping

This landscaping is in addition to landscaping required for street frontage and parking lot landscaping. Open space plant materials shall not count towards the fulfillment of any other landscaping requirement.

Required: 1 deciduous trees, 2 ornamental trees, 2 shrubs / 2,000 sf req. open space
 Provided: 47,123 * 12% = 5,655 req. open space
 5,655 / 2,000 * 1 = 3 shade tree
 5,655 / 2,000 * 2 = 6 ornamental trees, 6 shrubs

Building Foundation Plantings

Required: Low to medium height plant materials shall be planted and maintained along 100% of the street facing building foundation lines where not impeded by building entrances, loading areas and sidewalks
 Provided: As Required

Internal Parking Lot Landscape

Applicability: Areas with 10 or more parking stalls or more than 2,500 sf of paved area
 Required: 1 shade tree per each landscaped island, landscape material shall not exceed 2' in height
 Provided: As Required

Perimeter Parking Lot Landscape

Applicability: Areas with 10 or more parking stalls or more than 2,500 sf of paved area
 Required: 1 shade tree, 2 ornamental trees / 50 ft parking lot adjacent to street frontage
 Shrubs, grasses and masonry walls at min 3' height to form complete visual screen
 Provided: N/A

Site Feature Buffering and Screening

Required: Trash, outdoor storage, service and loading areas, ground-mounted utilities, meters and mechanical equipment to be screened from public view
 Provided: As Required

Native Plant Species

Required: All trees, shrubs and groundcover plants shall be non-invasive species, with a minimum total of seventy percent (70%) of all proposed trees and shrubs selected from the listing of Native and Native Cultivar Plant Materials.
 This seventy percent (70%) minimum shall include at least fifty percent (50%) of all proposed trees and fifty percent (50%) of all proposed shrubs selected from the listing of Native Plant Materials, and the remaining portions of this seventy percent (70%) requirement for all proposed trees and shrubs be selected from the listing of Native Cultivar Plant Materials.

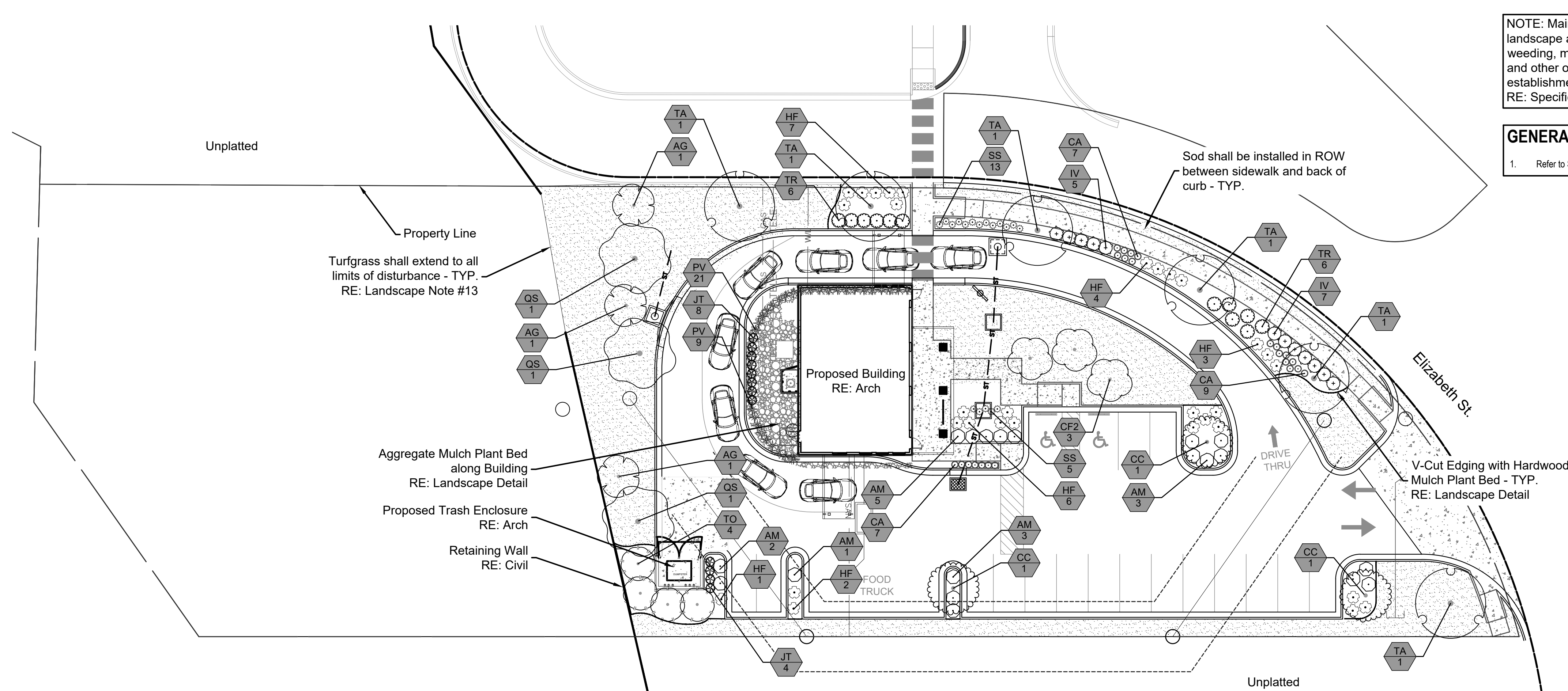
Provided: 34 Total Trees * 70% = 24 Native or Native Cultivar Trees req.
 24 Native or Native Cultivar Trees * 50% = 12 Native Trees req.

145 Total Shrubs * 70% = 102 Native or Native Cultivar Shrubs req.
 102 Native or Native Cultivar Shrubs * 50% = 51 Native Shrubs req.

PLANT SCHEDULE

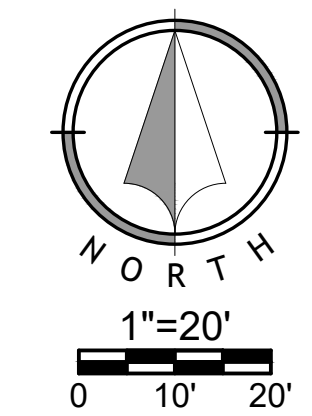
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL
TREES						SHRUBS					
	QS	Quercus shumardii / Shumard Oak	B&B, 2" Cal.	3	N		AM	Aronia melanocarpa / Black Chokeberry	3 Gal.	19	N
	TA	Tilia americana / American Linden	B&B, 2" Cal.	6	N		HF	Hypericum prolificum / Shrubby St. John's Wort	3 Gal.	31	N
EVERGREEN TREES						EVERGREEN SHRUBS					
	JT	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	B&B, 6" Ht. Min.	12	NC		TR	Thuja occidentalis 'Rheingold' / Rheingold Arborvitae	5 Gal.	12	NC
	TO	Thuja occidentalis / American Arborvitae	B&B, 6" Ht. Min.	4	N	GRASSES					
ORNAMENTAL TREES							CA	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal.	23	
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B&B, 1.5" Cal.	3	NC		PV	Panicum virgatum 'Haense Herms' / Haense Herms Switch Grass	3 Gal.	30	NC
	CC	Cercis canadensis / Eastern Redbud	B&B, 1.5" Cal.	3	N		SS	Schizachyrium scoparium 'Prairie Munchkin' / Prairie Munchkin Little Bluestem	3 Gal.	18	NC
	CF2	Cornus florida / Flowering Dogwood	B&B, 1.5" Cal.	3	N	GROUND COVERS					
							AM2	Aggregate Mulch; RE: Notes	MULCH		
							TF3	Turfgrass Sod Fescue Mix / Sod	SOD		

Note: Quantities shown are for reference only. Contractor shall verify all plant and turf quantities prior to bidding.



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

GENERAL NOTES
 1. Refer to Sheet L02 for Notes and Landscape Details



Final Development Plan
 26-0104
 Heaterz Old Town At Creekside
 Parkville, Plate County, MO

Landscape Plan

1	03/16/2026	Per City Comments
0	02/06/2026	Original Submittal
NO.	DATE	REVISION

DRAWN BY: AL
 CHECKED BY: AG

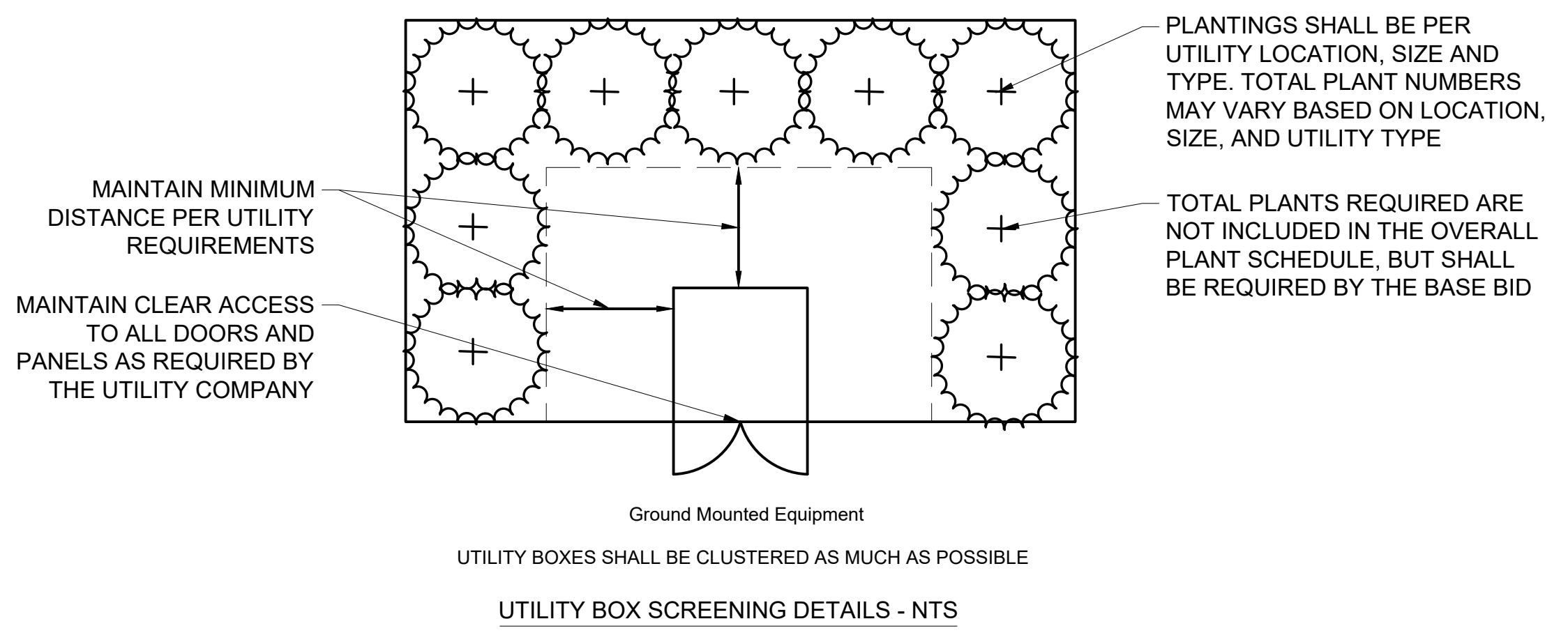
Renaissance Infrastructure Consulting
 5015 NW Canal Street, Suite 100
 Riverside, Missouri 64150
 816.800.0950
 www.ricconsult.com
 MO Certificate of Authority: E-2010033630

Sheet
 L01

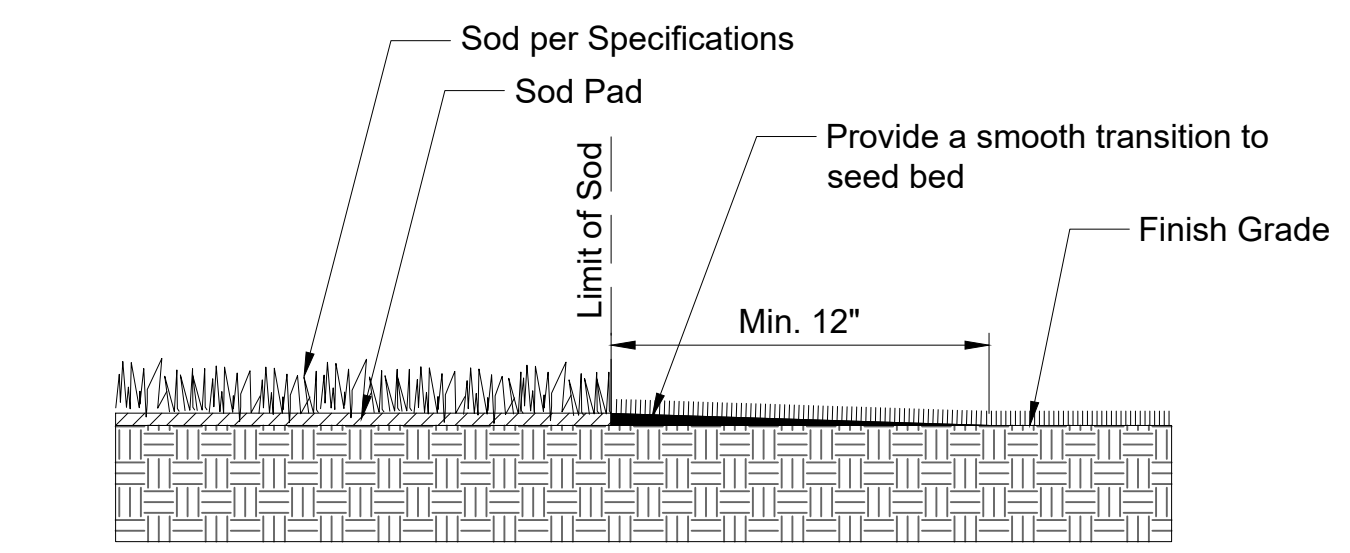
LANDSCAPE NOTES

- 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.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- 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.
- 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.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- 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.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- 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.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- 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.
- ALL DECORATIVE GRAVEL SHALL BE INSTALLED OVER GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL).

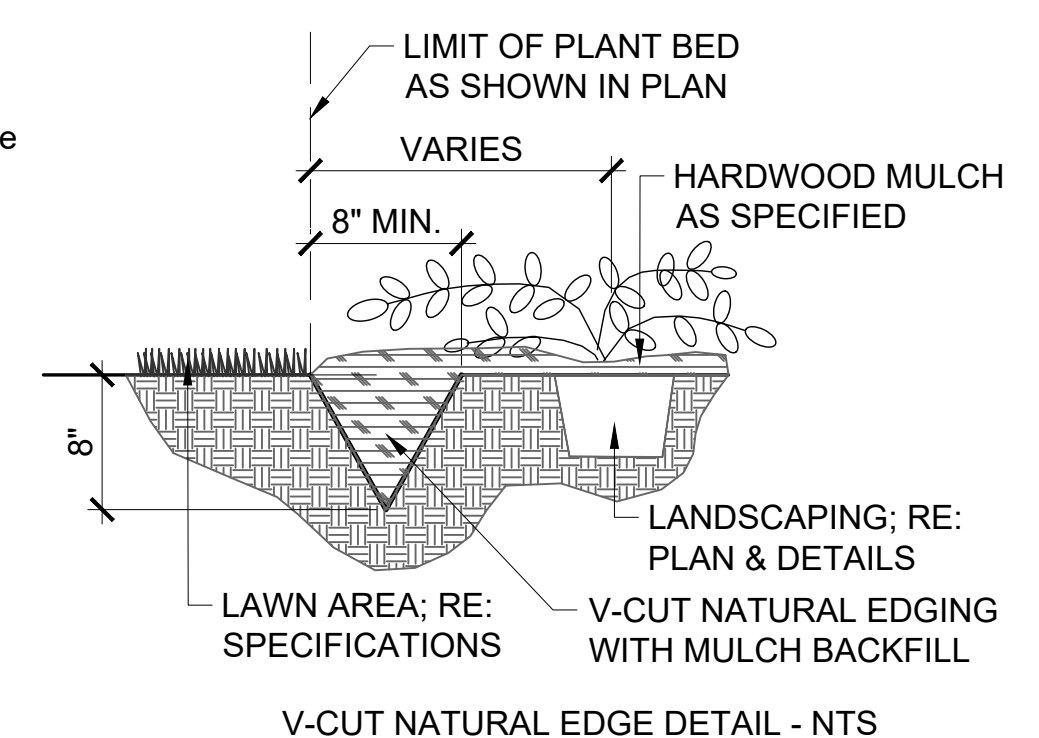
NOTE: FINAL SCHEDULE OF PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



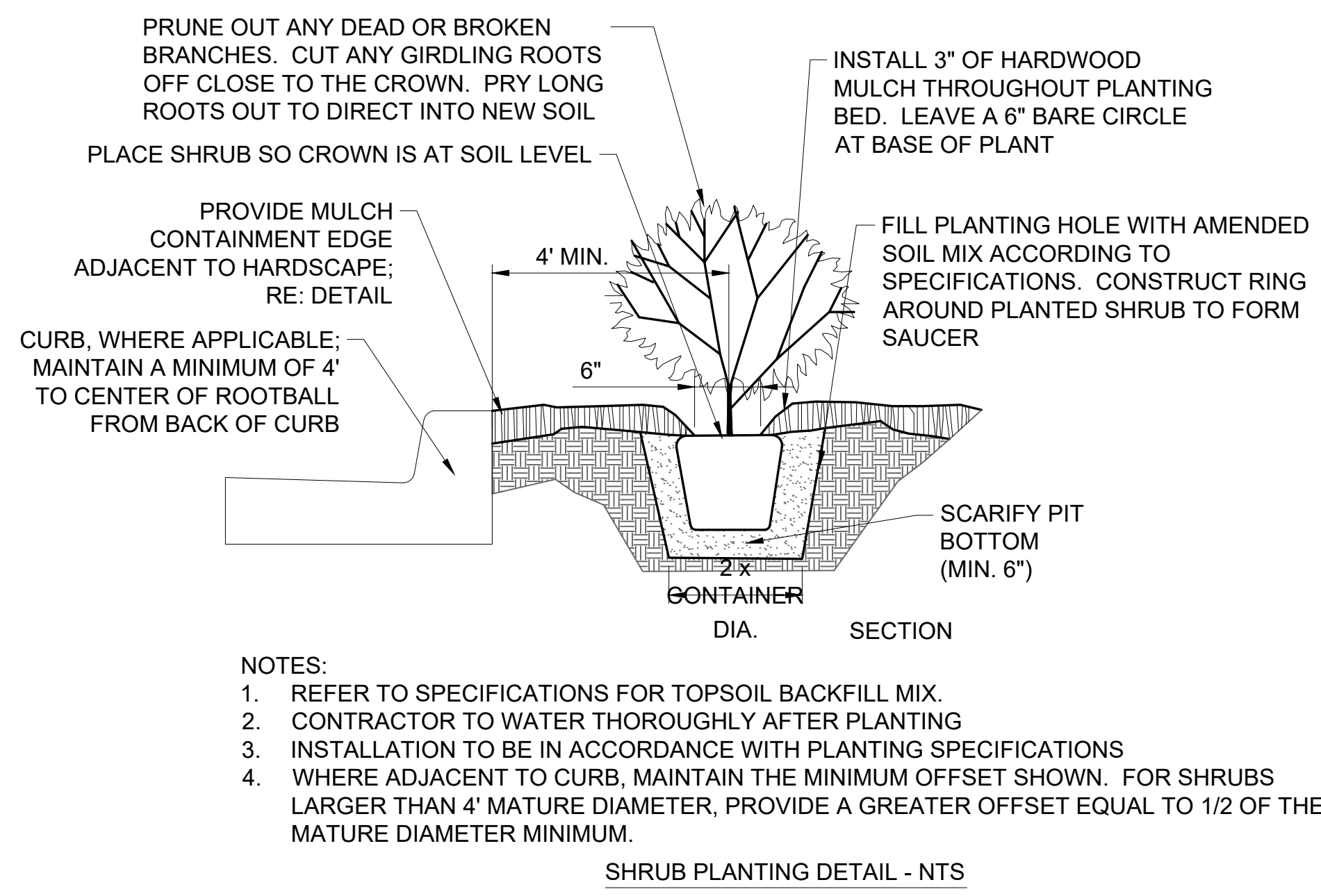
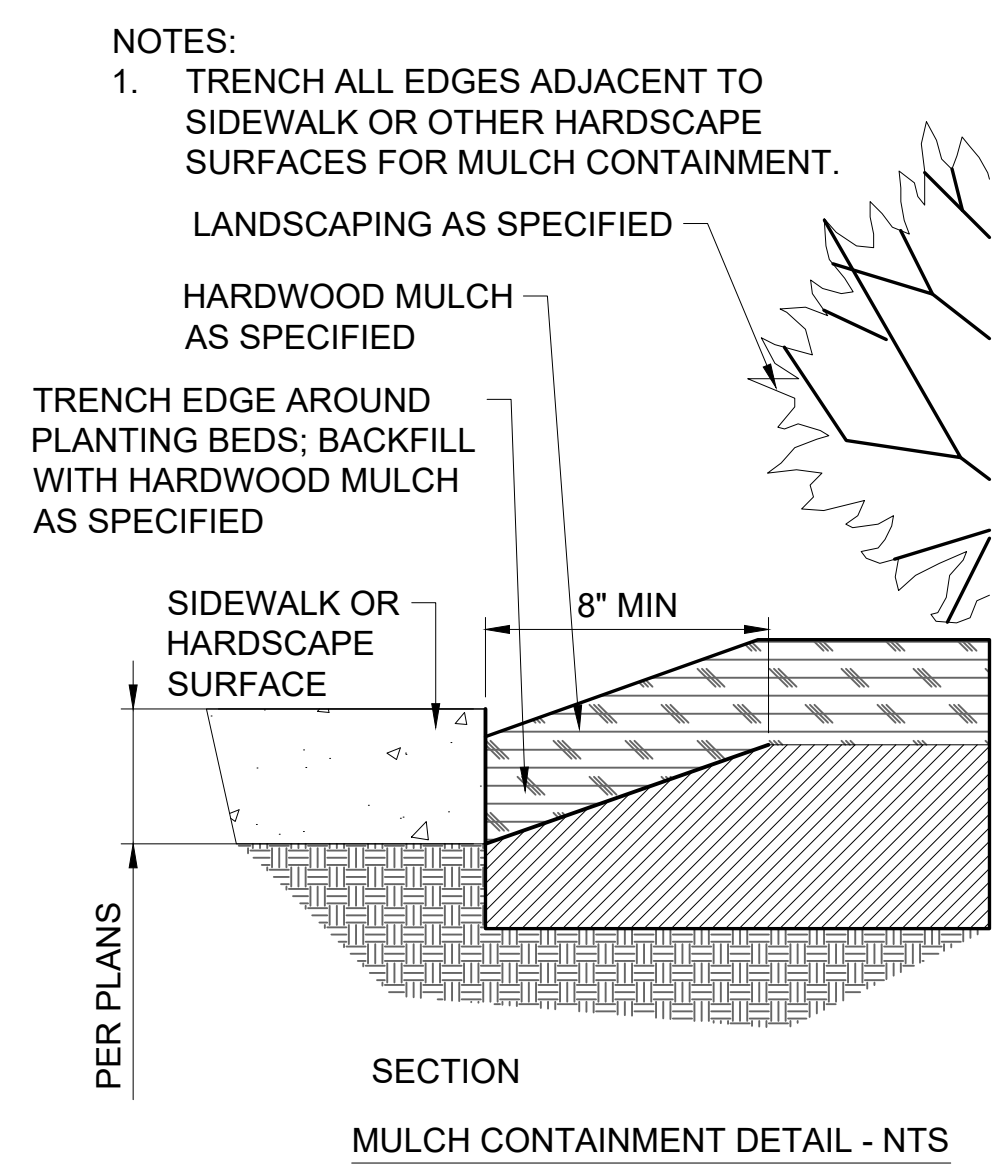
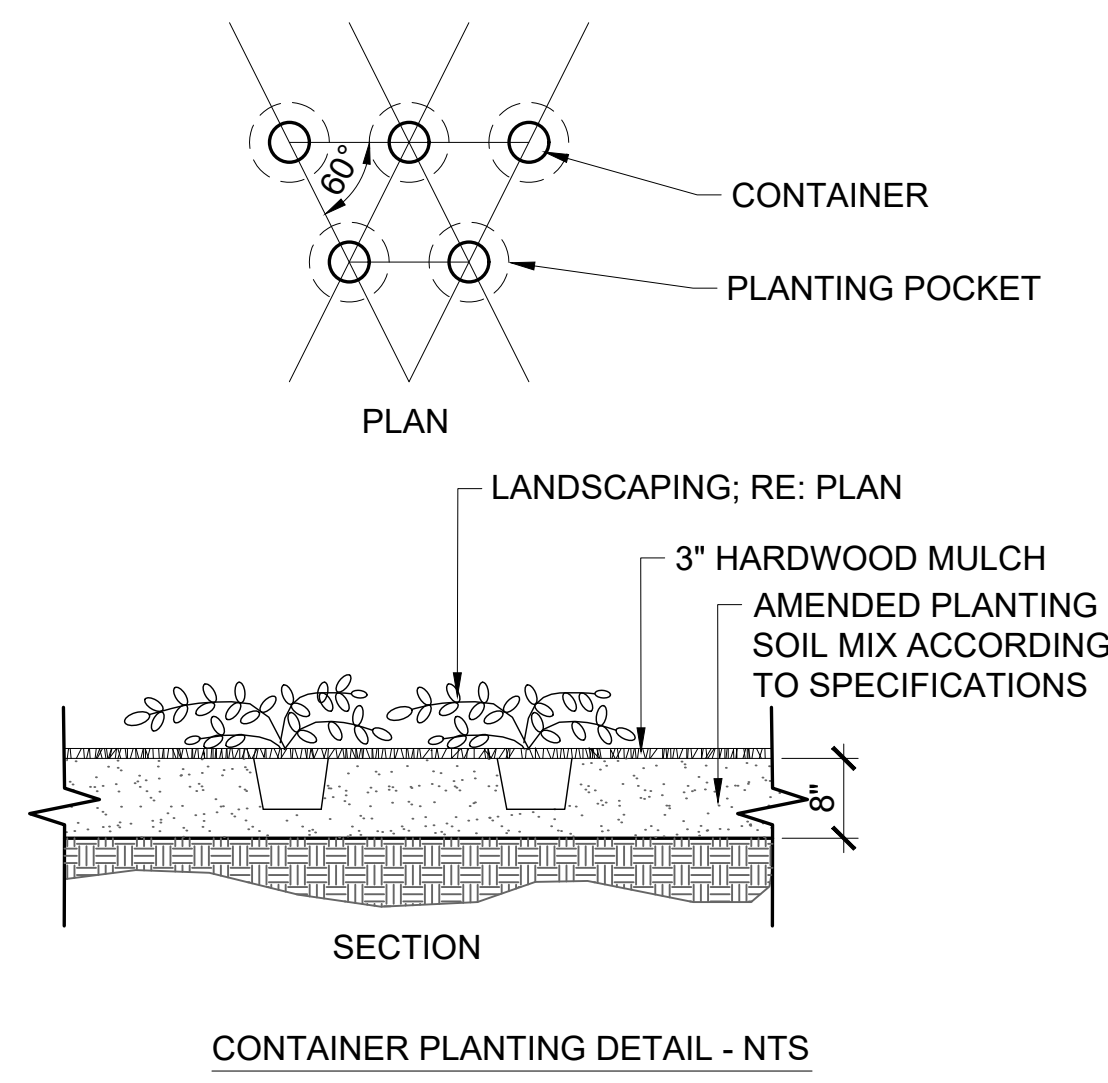
- NOTES:
- CONTRACTOR SHALL LOCATE AND MARK ALL PLANTBED LOCATIONS PRIOR TO EXCAVATING FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.
 - TRANSITION TO MULCH CONTAINMENT DETAIL AT ALL LOCATIONS ADJACENT TO CURBS & SIDEWALKS. RE: DETAIL, THIS SHEET.
 - CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR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



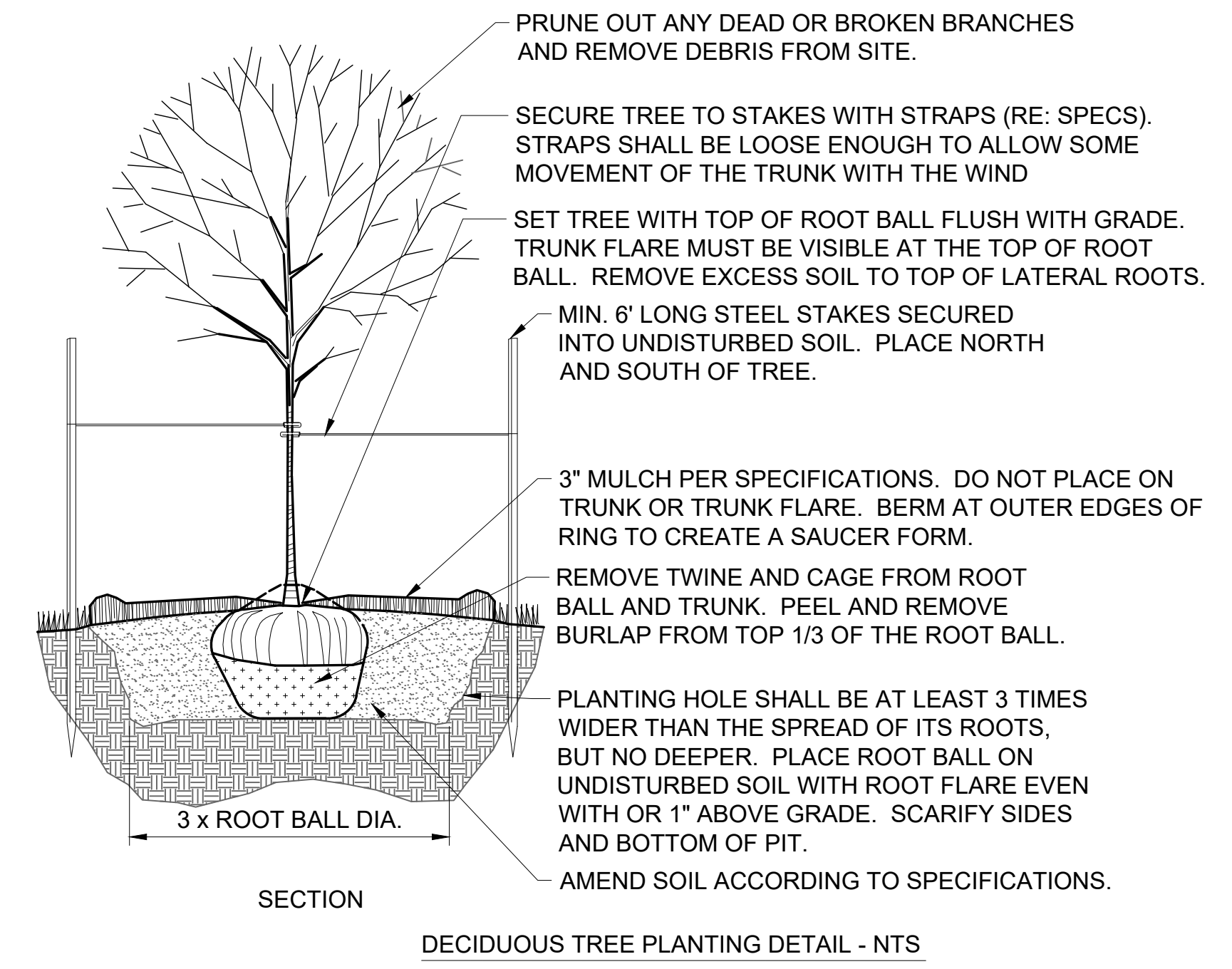
- NOTES:
- CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION FROM SODDED AREAS TO SEEDED AREAS.



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



- NOTES:
- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 - CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 - INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS
 - WHERE ADJACENT TO CURB, MAINTAIN THE MINIMUM OFFSET SHOWN. FOR SHRUBS LARGER THAN 4" MATURE DIAMETER, PROVIDE A GREATER OFFSET EQUAL TO 1/2 OF THE MATURE DIAMETER MINIMUM.

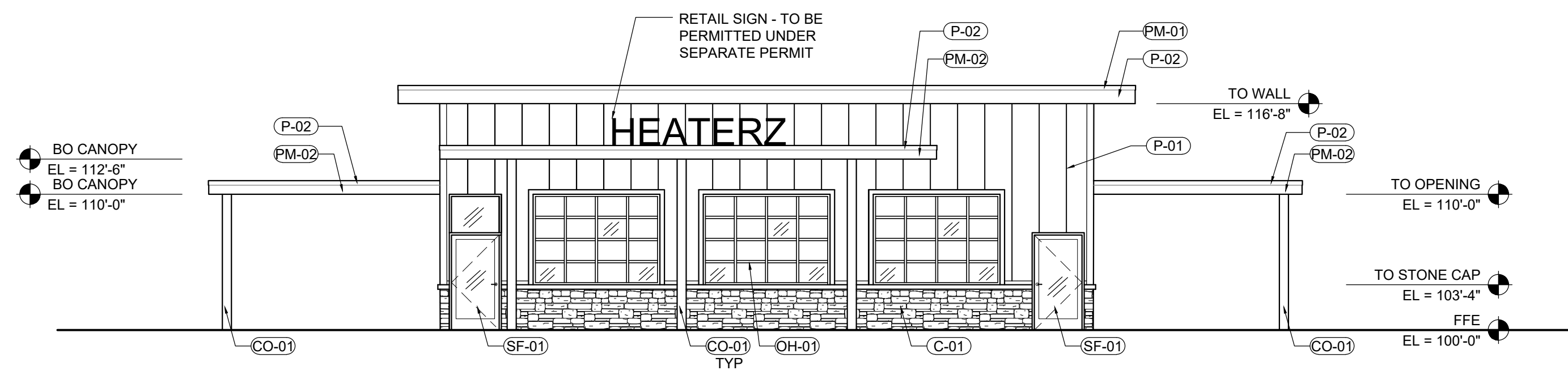


1	03/16/2026	Per City Comments
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DRAWN BY: AL
CHECKED BY: AG

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816.800.0950
MO Certificate of Authority: E-2010033830

A



B1 front elevation (East)

scale: 1/8" = 1'-0"

B5 material legend

- MATERIAL LEGEND**
- (C-01) CULTURED STONE VENEER - AFFINITY SONE - RIDGE CUT SERIES - COLOR: REDWOOD
 - (SS-01) STANDING SEAM METAL ROOF - DREXEL METALS - MIDNIGHT BRONZE
 - (P-01) HARDIE PANEL SIDING WITH APPLIED BATTENS PAINTED SW URBANE BRONZE #7048
 - (GD-01) PREFINISHED METAL GUTTER & DOWNSPOUTS - COLOR TO MATCH DREXEL METALS - MIDNIGHT BRONZE
 - (SF-01) STOREFRONT - DARK BRONZE
 - (CO-01) METAL COLUMN - PAINTED COLOR TO MATCH DREXEL METALS - MIDNIGHT BRONZE
 - (P-02) HARDI BOARD PAINTED FASCIA - SHERWIN WILLIAMS HEATERZ GOLD
 - (OH-01) OVERHEAD DOOR WITH GLAZING TO MATCH STOREFRONT - DARK BRONZE FRAME
 - (PM-01) PREFINISHED METAL COPING - MIDNIGHT BRONZE

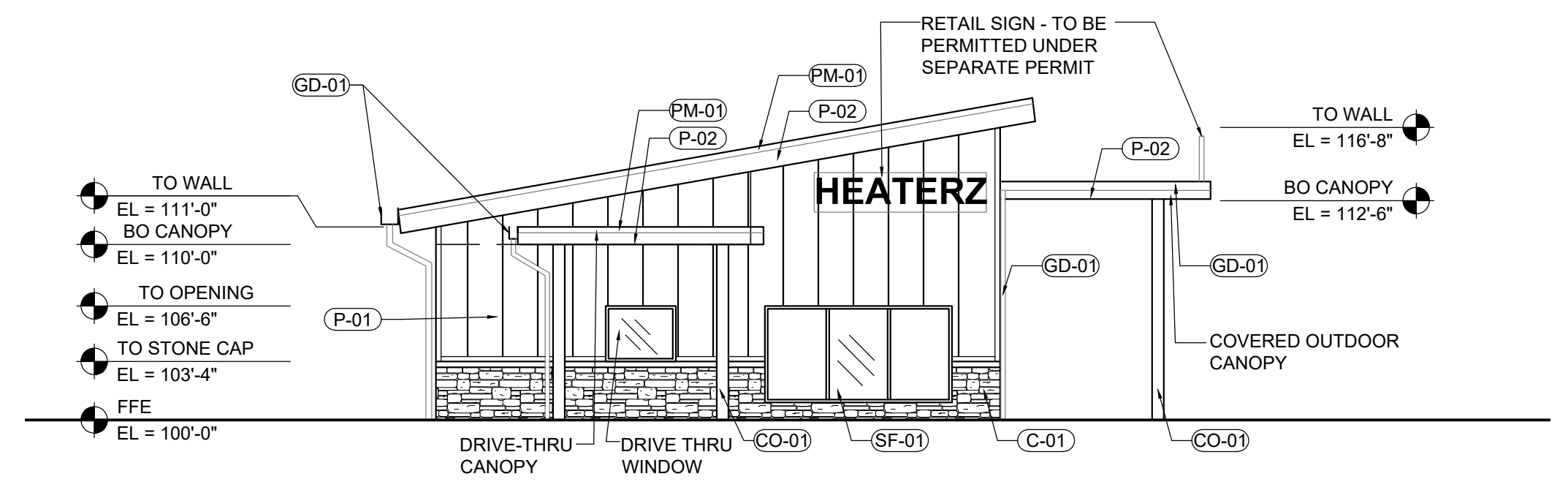
B7 signage general note

SIGNAGE GENERAL NOTE: ALL EXTERIOR SIGNAGE IS FOR REFERENCE ONLY. THE SIGNAGE LOCATIONS ON THE ELEVATIONS REPRESENT LOCATIONS OF WHERE THE SIGNAGE MIGHT BE LOCATED. THE EXTERIOR SIGNAGE PACKAGE WILL BE SUBMITTED UNDER A SEPARATE PERMIT TO THE AHJ BY THE SIGNAGE CONTRACTOR. GC IS TO VERIFY THE LOCATIONS OF THE SIGNS WITH THE SIGNAGE VENDOR PRIOR TO INSTALLING POWER TO THE SIGNS. THE SIGNAGE CONTRACTOR WILL INSTALL THE SIGNS.

B

C

D

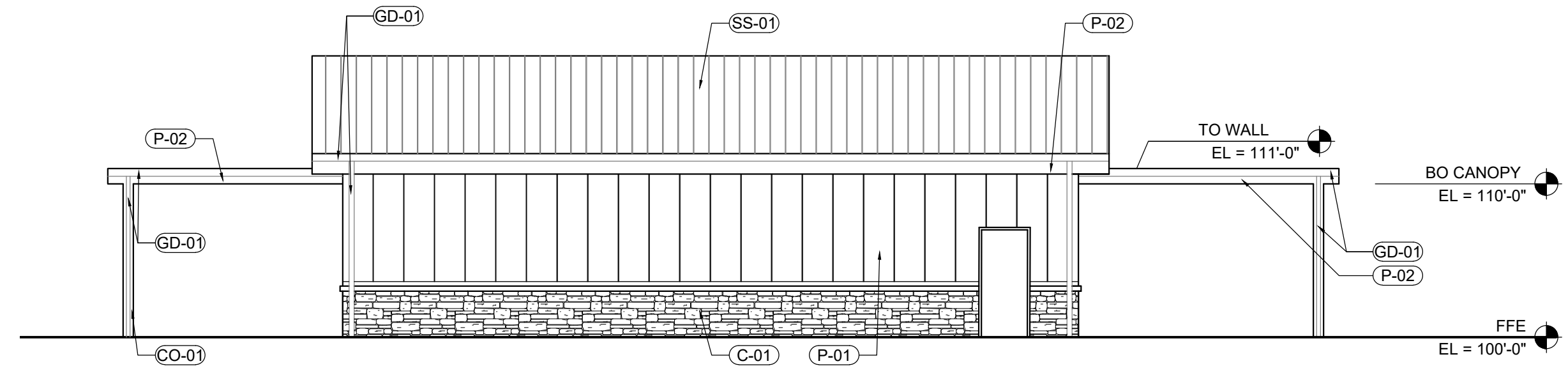


D1 side elevation (south)

scale: 1/8" = 1'-0"

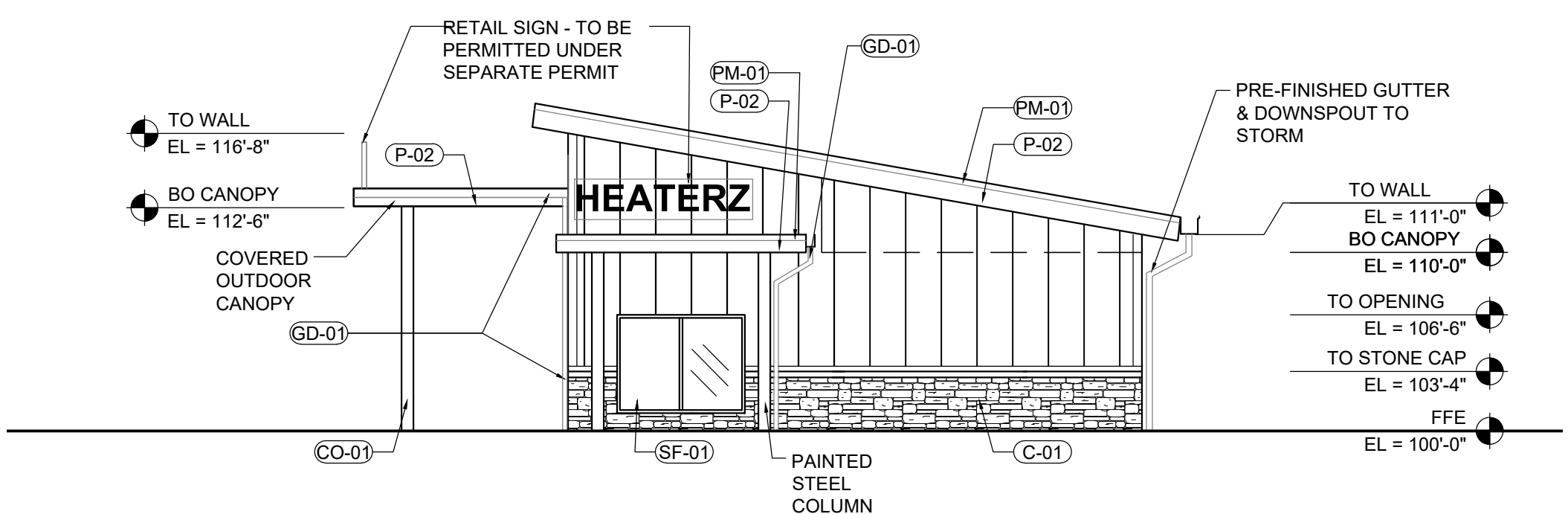
D5 rear elevation (west)

scale: 1/8" = 1'-0"



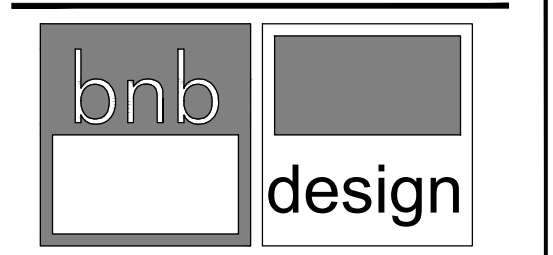
E

F



F1 side elevation (north)

scale: 1/8" = 1'-0"

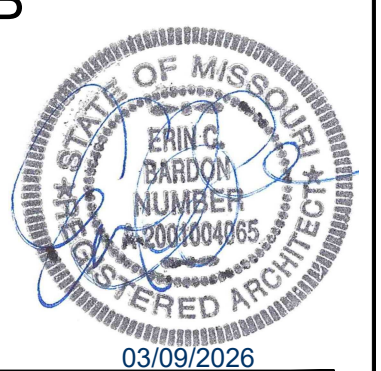


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STAMP



REVISION DATE:

ISSUE DATE:
 03/09/2026

A200
 EXTERIOR
 ELEVATIONS

A

B

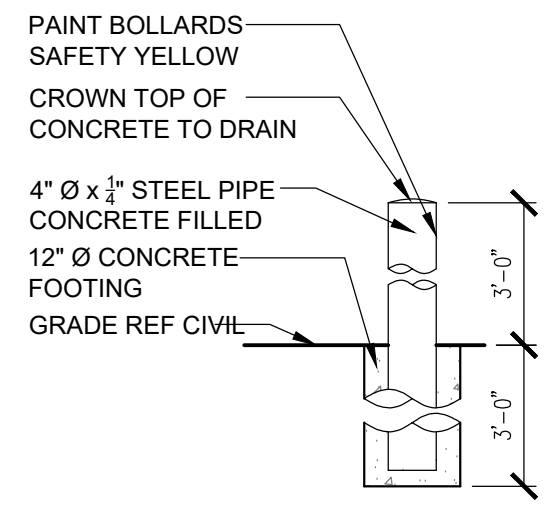
C

D

E

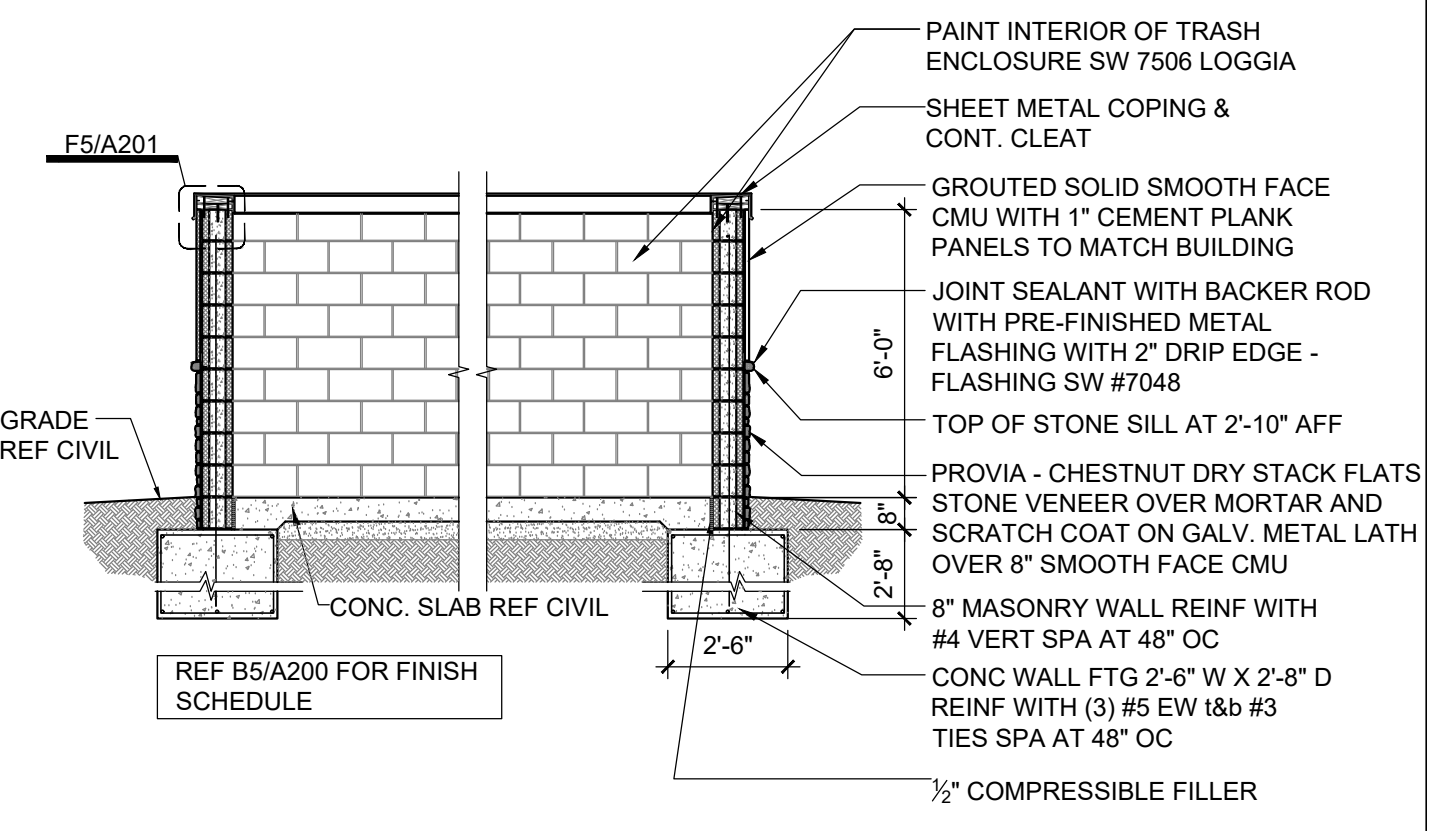
F

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8



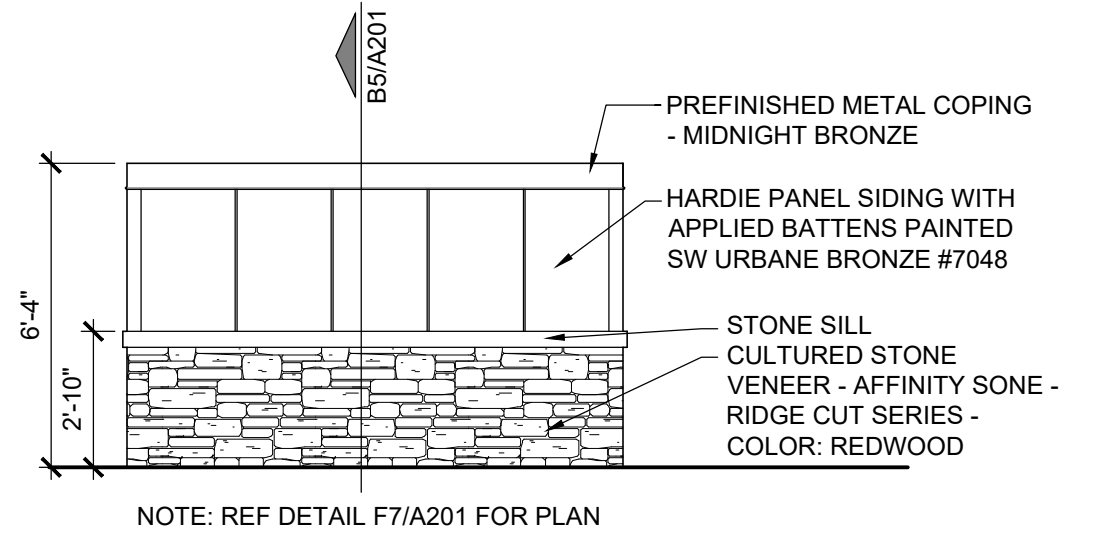
B3 bollard

scale: 1/2" = 1'-0"



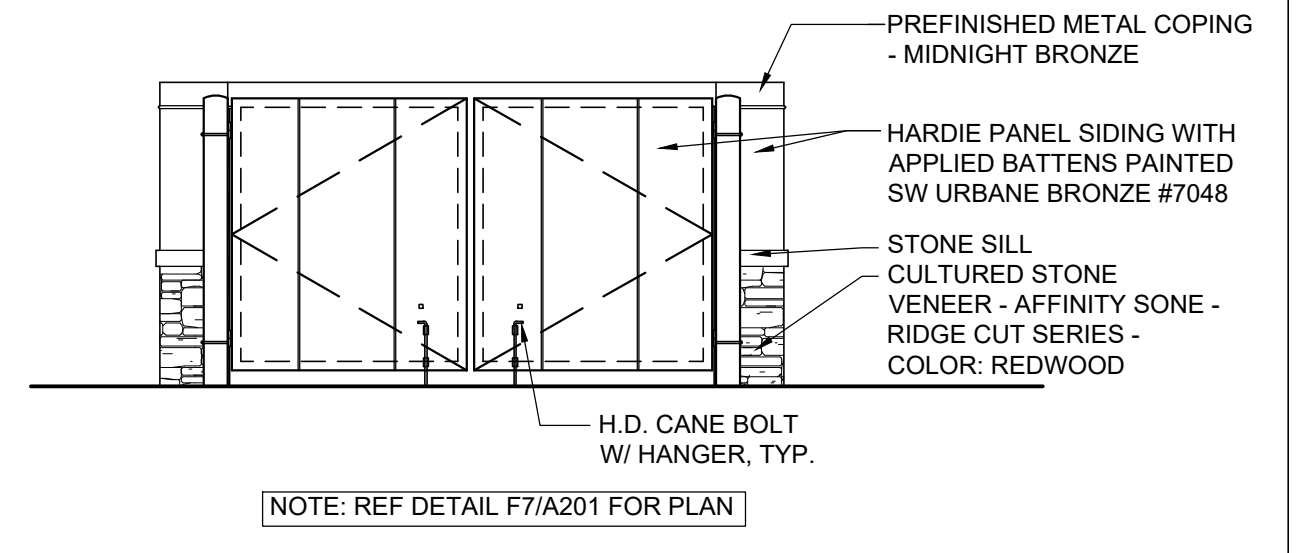
B5 section

scale: 1/4" = 1'-0"



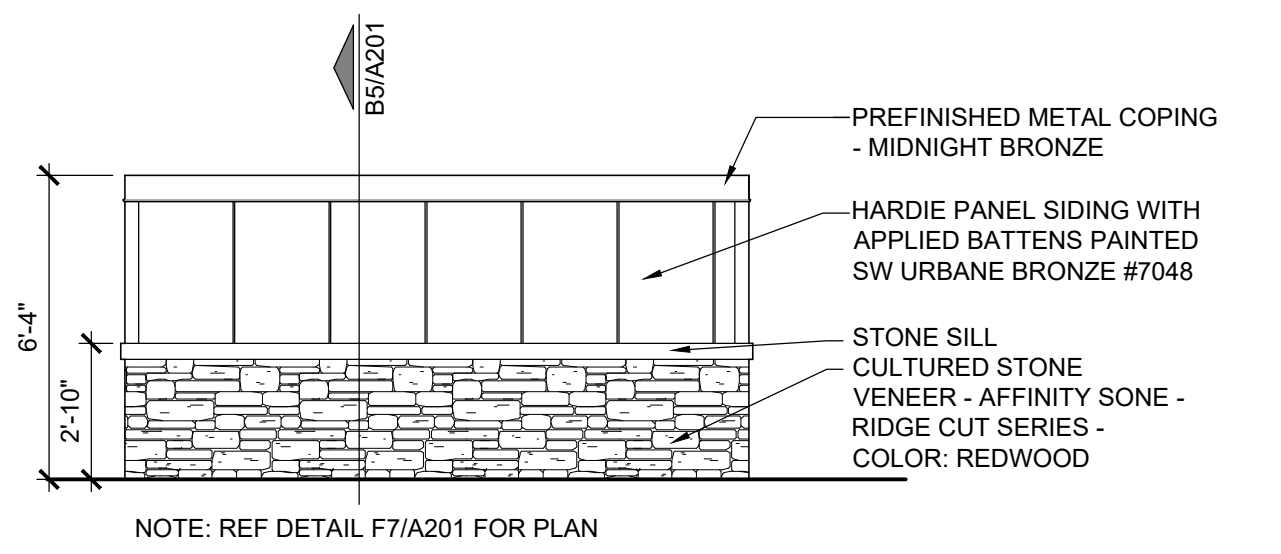
B7 elevation

scale: 1/4" = 1'-0"



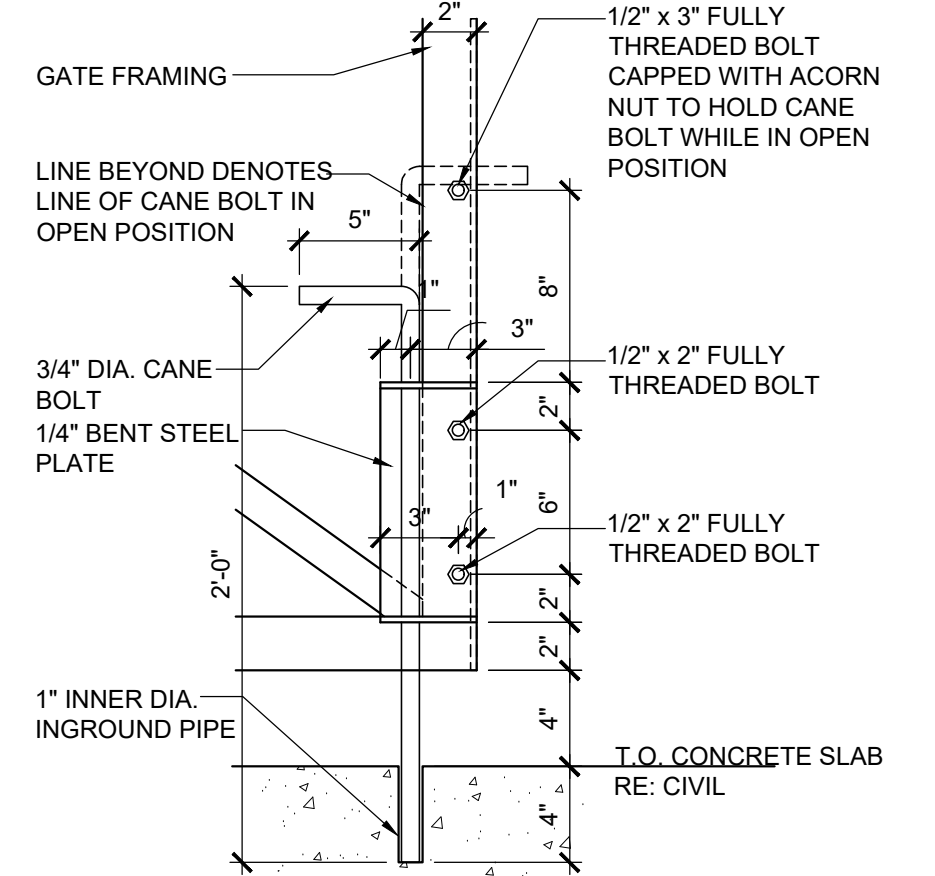
C5 elevation

scale: 1/4" = 1'-0"



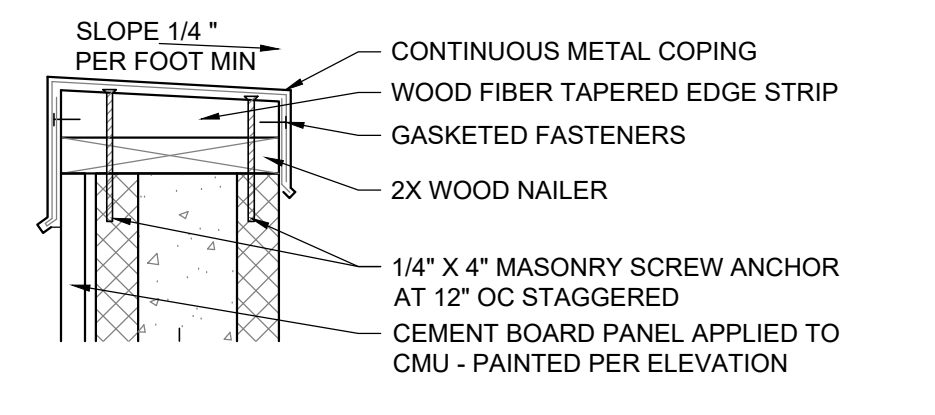
C7 elevation

scale: 1/4" = 1'-0"



F5 bolt detail

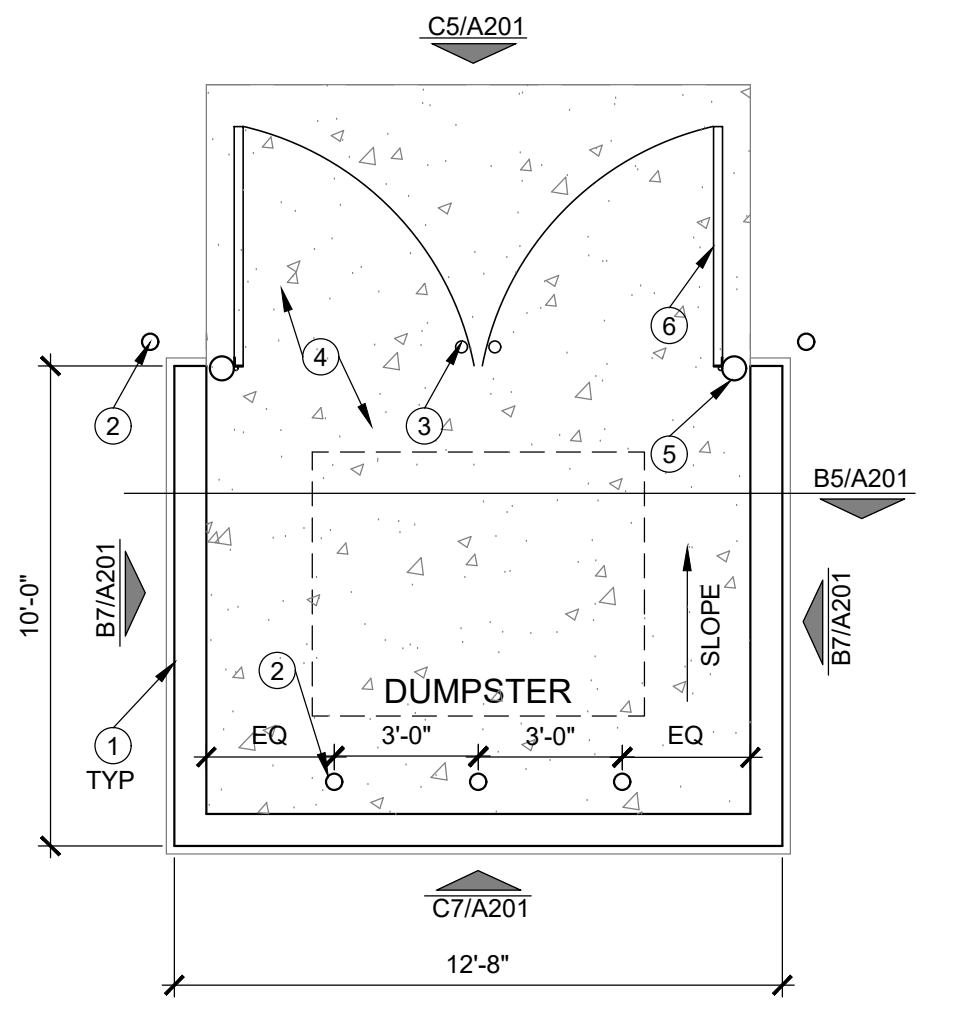
scale: 1-1/2" = 1'-0"



F5 coping

scale: 1-1/2" = 1'-0"

- KEYNOTE LEGEND**
- ① 8" CMU WITH HARDI BOARD PLANK SIDING & STONE VENEER PER WALL SECTION. INTERIOR CMU PAINTED SW 7048 URBANE BRONZE
 - ② 4" DIA. GATE POST TO 3'-0" AFF, FILL WITH CONCRETE, PAINT TO MATCH BUILDING REF E3/A201
 - ③ 3/4" DIA. X 4" PIPE SLEEVE FOR CANE BOLT, TYP., REF F5/A201
 - ④ REF CIVIL FOR CONCRETE PAD
 - ⑤ 6" DIA. GATE POST TO 6'-0" AFF, FILL WITH CONCRETE, PAINT TO MATCH BUILDING
 - ⑥ HEAVY DUTY COMPOSITE PREFINISHED METAL WALL PANEL GATE WITH STEEL TUBE FRAME MOUNTED ON 6" DIA PIPE COLUMN



F7 plan & keynotes

scale: 1/4" = 1'-0"

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A201
TRASH
ENCLOSURE

A



B

C

SOUTHEAST RENDERING



NORTHEAST RENDERING

D



E

F

SOUTHWEST RENDERING



NORTHWEST RENDERING



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A202
EXTERIOR
RENDERINGS