



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, August 11, 2026 5:30 PM
City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the August 11, 2026, regular meeting agenda.
- B. Approve the minutes for the July 14, 2026, regular meeting
- C. 2027 Community Development Department Budget Request and CIP Overview

4. Unfinished Business

5. Public Hearing

- A. Application for Zoning Map Amendment for five (5) parcels containing 9.82 acres, more or less, generally located approximately 2,500 feet west of N Highway on NW Jones-Myer Road from Platte County "R-80" Rural Single-Family District to City of Parkville "R-1" Single-Family Residential. (Case No. PZ26-13); *Monique McFarlane, Applicant*.
(Continued from July 14, 2026 meeting)
- B. Application for Zoning Map Amendment for one (1) tract containing 0.46 acres, more or less generally located approximately 2,500 feet west of N Highway on NW Jones-Myer Road from Platte County "R-80" Rural Single-Family District to City of Parkville "R-1" Single-Family Residential. (Case No. PZ26-16); *Monique McFarlane, Applicant*.

6. Regular Business

- A. Application for Minor Site Plan for Miller Barn, a proposed storage & warehousing - indoor, general use on 4.07 acres, more or less, generally located west of Interstate 435 and 500' south of Highway 45. (Case No. PZ26-15); *Cory Miller, Applicant*.

7. Other Business

- A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, August 18 and September 1 at 6:00 p.m.
 - Board of Zoning Adjustments Meeting: Tuesday, August 25 at 5:30 p.m.
 - Planning & Zoning Commission Regular Meeting: Tuesday, September 8 at 5:30 p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, July 14, 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
Timothy Cahill

Absent:

Spencer Keese
Andrew Barchers
Gareld Butler
Lorraine James

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Dan Harper, Public Works Director
Naomi Daldalian, Public Works Project Manager

3. General Business

A. Approval of the July 14, 2026, regular meeting agenda.

ACTION: R. Douglas Krtek moved to approve, Barbara Wassmer seconded. Motion Passed: 5-0.

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

NOES: None

ABSTAIN: None

B. Approve the minutes for the April 14, 2026, regular meeting

ACTION: R. Douglas Krtek moved to approve, Barbara Wassmer seconded. Motion Passed: 5-0.

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

NOES: None

ABSTAIN: None

C. Election of Officers

1. Chairperson

Michael Wright approved unanimously

2. Vice-Chairperson

Doug Krtek approved unanimously

3. Secretary

Walt Lane approved unanimously

4. Unfinished Business

5. Public Hearing

- A. Application for Zoning Map Amendment for property containing 21.32 acres, more or less, generally located approximately 1,000 feet south of Highway 152 on 76th Street from "B-4-P" Planned Business District to "R-3" Single-Family Residential. (Case No. PZ26-10); *Matthew Wyrick, Applicant.*

STAFF ANALYSIS & SUMMARY

Stephen Lachky, Community Development Director, gave an overview of the proposal. The applicant is proposing to rezone one parcel of 21.32 acres from B-4-P to R-3 Single-Family Residential to construct one single-family residence. Chair Wright inquired about sewer availability. Mr. Lachky responded the applicant would be on a septic system.

DEVELOPER'S PRESENTATION

Matt Wyrick, property owner, was present to answer questions. Chair Wright inquired about the availability of utilities. He stated that the plan was for well water and a septic system.

PUBLIC HEARING

No public comments.

MOTION

ACTION: Walt Lane moved to approve, Barbara Wassmer seconded. Motion Passed: 5-0.

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

NOES: None

ABSTAIN: None

- B. Application for Zoning Map Amendment for five (5) parcels containing 9.82 acres, more or less, and one (1) tract generally located approximately 2,500 feet west of N Highway on NW Jones-Myer Road from Platte County "R-80" Rural Single-Family District to City of Parkville "R-1" Single-Family Residential. (Case No. PZ26-13); *Monique McFarlane, Applicant.*

STAFF ANALYSIS & SUMMARY

Stephen Lachky, Community Development Director, presented an overview of the application. The applicant proposes to rezone 5 parcels from Platte County "R-80" to City of Parkville "R-1" Single-Family Residential to construct single-family residences. Chair Wright inquired about the gravel driveway to the west. Mr. Lachky responded that it was a private driveway for the property owner to the west and north. The subject properties would have to be accessed by a new private driveway.

DEVELOPER'S PRESENTATION

Monique McFarlane and Janine Wilkins stated their family wanted to live next to each other.

PUBLIC HEARING

Joe Vanover, 18055 NW 127th Ct, Platte City, MO, attorney for neighbor Paul Callaway, stated that he was against the application. Mr. Vanover stated that the County properties in this area are at least 2 acres. He had concerns with the one acre lots being on septic systems. Mr. Vanover stated that the new driveway is too close to Mr. Callaway's existing driveway. Mr. Lachky responded that the requirement for collector roads, like NW Jones-Myer, is 50' spacing from centerline-to-centerline. Mr. Vanover stated that it was supposed to have an internal access street. Commissioner Keesee arrived at 6:18 p.m. Ms. McFarlane stated that the driveway will be spaced 50' from center to center.

Ryan Porschen, 16750 NW Jones-Myer Rd, has concerns about the environmental impacts of septic systems on 1 acre properties near a creek. He stated that the properties nearby are larger.

John Oster, 16400 NW Jones-Myer Rd, stated that they planned to construct the shared driveway and have plans for septic systems. He stated that Lot 4 is already on a septic system.

Randy Wilkins, 16400 NW Jones-Myer Rd, stated that a house on a 1 acre lot, Lot 4, already exists. Janine Wilkins stated that they are building the private driveway to be good neighbors.

BOARD DISCUSSION & ANALYSIS

Chair Wright stated that he would like more information to make a decision.

MOTION

ACTION: R. Douglas Krtek moved to postpone to August 11, Walt Lane seconded.
Motion Passed: 6-0.

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

NOES: None

ABSTAIN: None

The Commission requested additional information about the connection to NW Jones-Myer and the private driveway.

6. Regular Business

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, July 21 and August 4 at 6:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, July 28 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, August 11 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, AICP
Senior Planner

Date



Memorandum

To: Planning and Zoning Commission
From: Stephen Lachky, Community Development Director
Date: Friday, June 26, 2026
Re: 2027 Community Development Department Budget Request

Background

Chapter 89, Revised Statutes of Missouri (RSMo.) contains powers, duties and functions for Planning and Zoning Commissions throughout the state; and one of these functions includes, “Making recommendations to the Board of Aldermen regarding plans, planning studies, general development and planning policies and infrastructure improvement programs, including the financing thereof.” As a result, it’s best-practice for many municipalities throughout Missouri to bring forward their Community Development Department’s annual budget request for review before it goes before their legislative body for consideration, as the budget request often contains a work program (e.g., Capital Improvements Program) list of projects/initiatives to be accomplished in the coming year(s). That said, City staff would like to formally present this memorandum before the Parkville Planning and Zoning Commission for review & discussion, as it provides a general summary to accompany the 2027 Community Development budget request.

Overview

The Community Development Department provides current- and long-range planning, zoning, mapping, building safety and inspection, code enforcement, utility locating, floodplain management and related services. This includes five full-time staff exclusively within the department — Community Development Director, Senior Planner, Building Official, Building Inspector, and Code Enforcement Officer / Permit Technician. Department staff also perform other duties including occupancy inspections and other administrative support functions.

Parkville has been experiencing steady growth since the Great Recession of the late 2000s. Per the U.S. Census Bureau’s 2020 Decennial Census, the City’s population was 7,191; and the population is estimated to be 8,366 per 2024 American Community Survey (ACS) 5-year estimates. In 2025, our department issued a total of 44 building permits for residential new construction – single-family homes (down from 54 issued in 2024), 10 permits for new construction – commercial and industrial (down from 16 issued in 2024), and 256 total building permits (slightly down from 261 issued in 2024). As we progress through the remainder of 2026 and into 2027, we anticipate continued growth from subdivisions such as the Sanctuary at Riss Lake, Platte 38 (i.e., The Cliffs at Parkville), and the Thousand Oaks Estates 1st and 2nd plats. As a result, the 2027 department budget request reflects maintaining our current number of staff, exploring additional staff positions for the future, and continuing to use on-call support services when needed

Community Development Department Line Items

Except for salaries and benefits, the 2027 Community Development budget is primarily allocated to continuing operations, maintenance of existing equipment, code enforcement, continuing education, and professional development to maintain staff's credentials. I'm requesting maintaining our current staff levels for 2027; however, in future years the department could explore the addition of a Planning Intern or Plan Reviewer / Plans Examiner. The following are summaries for specific budget line items.

Personnel

Unknown Amount (est. \$400,000-\$450,000 Total)

- **518.01-01-00, Salaries** – Unknown amount requested at this time (\$413,000 budgeted in 2026). This budget item will be calculated by the City's Finance Department for 2027; and this amount will consider annual raises based on merit/performance evaluation and cost of living increases.

As of June 2026, the Community Development Department has five full-time positions:

- Community Development Director (Stephen Lachky)
- Senior Planner (Brad Stanton)
- Building Official (Austin Rice)
- Building Inspector (Chris Aponte)
- Code Enforcement Officer / Permit Technician (Caleb Eason)

Looking ahead, and as Parkville continues to grow and the number of development applications increases, the department will refer to the City's most recent *Compensation and Classification Study*. In discussions with staff about the future expansion of the Community Development Department, the following have been identified as logical positions to add in the long-term (3+ years) per order of preference:

1. **Plan Reviewer / Plans Examiner** – A Plan Reviewer / Plans Examiner in a local government's Community Development Department is responsible for reviewing construction and development plans to ensure they comply with adopted building codes, zoning ordinances, land development regulations, and other applicable local, state, and federal requirements before permits are issued. Many medium and large-sized local governments have a dedicated Plan Reviewer / Plans Examiner on staff; whereas smaller jurisdictions — like the City of Parkville currently — have their Building Official or Building Inspector perform such plan review duties.

Typically, reviewing construction plans for a new single-family home can take several hours, and reviewing construction plans for a new commercial building can take multiple days. Moreover, our staff who routinely conduct field inspections (i.e., Building Official, Building Inspector) have inspections scheduled throughout the day, and may only have an hour of dedicated time during a typical day for reviewing plans. As the city continues to grow through new development, our field inspectors will only conduct more field inspections and have less time in their daily schedules to for solely reviewing building plans. Thus, it makes sense for the Community Development Department to explore the possibility of adding a full-time Plan Reviewer / Plans Examiner for our staff in the future.

When examining national trends, the following is the average salary structure for a full-time Plan Reviewer / Plans Examiner:

Plan Reviewer / Plans Examiner	Typical Salary in the U.S.
Entry-level (0-2 years)	\$60,000-\$70,000
Mid-level (3-7 years)	\$75,000-\$90,000
Senior (8+ years)	\$90,000-\$110,000
Supervising Plan Reviewer (10+ years)	\$110,000+

For the foreseeable future, we don't anticipate the staff capacity of necessitating a supervisory Plan Reviewer / Plans Examiner. Looking at the city's salary schedule, this new position would

make sense to be classified as a Grade 5 full-time position (FLSA non-exempt), which has the following pay range:

Annual			Hourly		
Minimum	Mid-Point	Maximum	Minimum	Mid-Point	Maximum
\$58,635	\$70,366	\$82,098	\$28.19	\$33.83	\$39.47

2. **Code Enforcement Officer (Part-Time)** – In 2024 the department added the need of a Permit Technician and created a new full-time position combining code enforcement and permit duties together — a full-time Code Enforcement Officer / Permit Technician. In 2025, the department transitioned our permitting process from physical paperwork & documents to all-digital electronic documents. Since then, the position has required more time allocated to permit technician duties, as this position deals with all building permit application questions, submittals via our CivicGov software platform/portal, coordinates review tasks, schedules inspections (when needed), handles invoicing, approvals, etc. Feedback from Community Development Department staff is that having a dedicated full-time Permit Technician would be beneficial to our department's efficiency, while also having a separate, dedicated part-time Code Enforcement Officer to handle Property Maintenance Code violation matters. Looking at the city's salary schedule, this new position would be classified as a Grade 4 part-time position (FLSA non-exempt), which has the following pay range:

Annual			Hourly		
Minimum	Mid-Point	Maximum	Minimum	Mid-Point	Maximum
\$53,310	\$63,981	\$74,610	\$25.63	\$30.76	\$35.87

3. **Planning Intern** – Between 2016 and 2020 the department employed a total of five different Planning Interns, who each handled basic tasks such as reviewing drafts, creating documents and other miscellaneous tasks and projects for the department. These were generally current or recent graduate students at a local university's planning program, generally available to work throughout the summer months and during school breaks (e.g., fall break, winter break, spring break), and compensation for our last Planning Intern in 2020 was \$19 per hour.
- **518.01-31-00, Auto Allowance – CD Director** – \$3,000 requested (no change from 2026). This category is intended to cover personal automobile expenses for the Community Development Director utilizing his/her personal vehicle — rather than department vehicles — for travel around the region attending meetings, professional development seminars, and conducting site visits. This category is useful, especially since our Building Official, Building Inspector, and Code Enforcement Officer / Permit Technician use our 2023 Chevrolet Silverado LT Crew Cab 4X4 trucks, and our Planner frequently uses our 2015 Ford Escape sport utility vehicle. This allowance has come in handy several times in 2026 as I've traveled frequently to MARC's offices in downtown Kansas City, to the Platte County Assessor's Office and Administrative Complex in Platte City, to APA Missouri-related events and board meetings, to KCAPA professional development events, and to various site visits around the community.
 - **518.01-41-00, Membership Fees & Dues** – \$3,000 requested (no change from 2026). This category covers fees associated with membership to professional organizations for Community Development Department employees. This category also includes costs for professional certifications required or those that would benefit the city. Budgeted costs for 2027 are the same as in 2026, as we last renewed our 3-year International Codes Council (ICC) city membership in 2025 (next renewal won't be until 2028), as well as accounting for the City's annual System for Award Management (SAM.gov) registration to apply for federal grants through the U.S. Department of Transportation (USDOT). Typically, we renew our SAM registration annually at a cost of \$599; however, because that cost is scheduled to increase to \$899 annually, we went ahead and did a 5-year auto renewal to lock the City of Parkville into the \$599 rate for the next 5 years. As a result, we expended \$2,999 in 2025 and won't need to renew again until 2030.

Position	Membership	Estimated Fee
Community Development Director	APA Prof. Membership	\$406
	AICP Membership	\$180
	APA Missouri Chapter	\$102
	City Planning and Management Division	\$30.62
	ASFPM Membership	\$180
	CFM Renewal	\$80***
	MfSMA Membership	\$50
Senior Planner	APA Prof. Membership	\$406
	AICP Membership	\$180
	APA Missouri Chapter	\$102
	ASFPM Membership	\$180
	MfSMA Membership	\$50
Building Official	ICC Membership	\$325*
Building Inspector	ICC Membership	\$325*
Code Enforcement Officer / Permit Technician	ICC Membership	\$325*
	MACE Membership	\$35
U.S. Federal Contractor Registration (USFCR)	SAM.gov Registration	\$899**
Anticipated Total		\$1,901.62 anticipated for 2027
Miscellaneous		\$1,098.38
Total		\$3,000

*The City's ICC governmental membership was last renewed in 2025 (3-year term) and will not need to be renewed again until 2028.

**The City's SAM registration was last renewed in 2025 (5-year term) and will not need to be renewed again until 2030.

***The Certified Floodplain Manager (CFM) credentials were last renewed in 2026 (renewed on a two-year / biennial basis) and will need to be renewed again in 2028.

- **518.01-41-02, Professional Development** – \$10,000 requested (decrease of \$1,000 from 2026). This category covers costs for staff attending educational seminars and conferences, and includes costs for registration, lodging, per diem meals & incidentals, and travel. Estimated costs are projected to be like 2026 expenditures due to Community Development Department staff attending similar national conferences, state conferences, and local training courses.

Both the Community Development Director (Stephen Lachky) and Planner (Brad Stanton) have APA AICP certification, which requires 32 certification maintenance (CM) credits every two years to maintain the credentials. Each credit equals one hour of a professional development seminar, and annual conferences are a great way to obtain at least 16 CM credits. In 2026 our Community Development Director attended the APA National Conference (held in Detroit, Mi.; attended virtually) and attended the APA Bi-State Conference (which was held in-person in Kansas City, Mo.). In 2027, APA's National Conference will be held in Houston, Tx. and APA Missouri's State Conference will be held in either Columbia or Springfield. Alternatives would be for the Director to attend local KCAPA programs. Attending two conferences should provide enough CM credits for the year to retain APA AICP credentials.

The Community Development Director (Stephen Lachky) also has ASFPM CFM certification which requires 16 continuing education credits (CECs) every two years. Conference attendees can earn up to 12 CECs. In 2025 the Director attended the ASFPM National Conference (held in Milwaukee, Wi.; attended virtually) to obtain enough CECs to maintain CFM certification. Alternatives would be to

attend MfSMA trainings and workshops across Missouri. The 2027 national conference will be held in Pittsburgh, Pa.

Each year our Building Official and Building Inspector attend out-of-state ICC training workshops; the reason being that ICC does not have a local or regional chapter presence that hosts training for staff to attend. In past years, the Missouri Association of Building Officials and Inspectors (MABOI) has hosted local in-state training.

Previously, our former Construction and Codes Inspector attended the Missouri Association of Code Enforcement's (MACE) annual conference in Lake of the Ozarks, where training and education is provided on the latest legal updates and legislation pertaining to code enforcement in Missouri. That said, I'd like to send our Code Enforcement Officer / Permit Technician to MACE's conference in 2027.

Position	2027 Program	Detail	Estimated Cost
Community Development Director	APA National Conference (Houston, Tx.)	Virtual Registration	\$500
		Lodging (3 nights)	N/A
		Meals and Incidental Expenses (GSA per diem)	N/A
		Travel (airfare)	N/A
	ASFPM National Conference (Pittsburgh, Pa.)	Virtual Registration	\$650
		Lodging (4 nights)	N/A
		Meals and Incidental Expenses (GSA per diem)	N/A
		Travel (airfare)	N/A
	KCAPA Programs (Kansas City, Mo.)	Registration (6 programs)	\$120
		Travel (automobile)	N/A
APA Passport Subscription	Registration	\$180	
Total			\$1,450
Senior Planner	APA National Conference (Houston, Tx.)	Registration	\$600
		Lodging (3 nights per GSA daily lodging rates)	\$384
		Meals and Incidental Expenses (per GSA meals & incidentals per diem rates; 3 days + first and last day of travel)	\$360
		Travel (airfare)	\$300
	ASFPM National Conference (Pittsburgh, Pa.)	Registration	\$650
		Lodging (4 nights)	\$552
		Meals and Incidental Expenses (GSA meals & incidentals per diem rates; 4 days + first and last day of travel)	\$440
		Travel (airfare)	\$300
	KCAPA Programs (Kansas City, Mo.)	Registration (6 programs)	\$120
		Travel (automobile)	N/A
Total			\$3,706
Building Official	ICC Workshop (TBD out-of-state)	Registration	\$800
		Lodging (5 nights per GSA daily lodging rates)	\$550

		Meals and Incidental Expenses (per GSA meals & incidentals per diem rates; 5 days + first and last day of travel)	\$442
		Travel (airfare)	\$350
	Total		\$2,142
Building Inspector	ICC Workshop (TBD out-of-state)	Registration	\$800
		Lodging (5 nights per GSA daily lodging rates)	\$550
		Meals and Incidental Expenses (per GSA meals & incidentals per diem rates; 5 days + first and last day of travel)	\$442
		Travel (airfare)	\$350
	Total		\$2,142
Code Enforcement Officer / Permit Technician	MACE Conference (Lake Ozark, Mo.)	Registration	\$300
		Lodging (3 per GSA daily lodging rates)	\$330
		Meals and Incidental Expenses (per GSA meals & incidentals per diem rates; 3 days + first and last day of travel)	\$306
		Travel (automobile)	N/A
	Total		\$936
Anticipated Total			\$10,376
Total			\$10,000

Note: Local / regional travel is covered by the Community Development Department vehicles — 2023 Chevrolet Silverado LT Crew Cab 4X4 trucks and 2015 Ford Escape sport utility vehicle — and fuel costs are covered by the budget category #10-518.06-22-00, Vehicle Gas & Oil.

Insurance **Unknown Amount (est. \$24,000 Total)**

- **518.02-01-00, Liability** – Unknown amount requested at this time (\$12,000 budgeted in 2026). This budget item will be calculated by the City's Finance / Human Resources Department for 2027.
- **518.02-02-00, Health, Life & Dental** – Unknown amount requested at this time (\$0 budgeted in 2026). This budget item will be calculated by the City's Finance Department for 2027.
- **518.02-03-00, Workers Compensation** – Unknown amount requested at this time (\$12,000 budgeted in 2026). This budget item will be calculated by the City's Finance Department for 2027.

Utilities **\$2,000 Total**

- **518.03-05-00, Mobile Phones & Pagers** – \$2,000 requested (no change from 2026). This category covers costs to support cellular phone data plans for our Building Official, Building Inspector, and Code Enforcement Officer / Permit Technician, as they utilize their city-issued mobile phones daily to schedule and conduct permit inspections. Developers, builders and contractors call staff frequently

throughout the day with questions; therefore, it's important for staff to respond to them quickly for customer service purposes.

Other Purchases

\$9,000 Total

- **518.05-01-00, Office Supplies, Computer Accessories & Consumable Items** – \$1,000 requested (decrease of \$8,000 from 2026). Expenses for this category are intended for items such as stationery, pens, pencils, folders, planners, calendars, binders, easels, laser pointers, meeting supplies, computer and printer accessories (e.g., flash drives, plotter ink) and other office supplies and consumables as needed.

In 2026, the Community Development Department budgeted an additional \$8,000 for the purchase of CivicPlus' Community Development Code Enforcement software for our staff to use for Property Maintenance Code enforcement duties. The total cost (prorated Year 1) was \$10,000 (including setup services); and thereafter, the annual recurring services fee is \$4,500.

- **518.05-02-00, Postage** – \$1,000 requested (no change from 2026). Postage varies with application and code enforcement volumes and does not include amounts that will be reimbursed. The amount requested annually is a best estimate based on prior-year activity, anticipated development applications and anticipated certified mail required for code enforcement notifications. In previous years the Community Development Department had large expenditures in this category due to mailing notifications required for the creation of TIF, CID, TDD and other special districts. Staff anticipate the cost for postage and certified mail to remain relatively the same in 2027.
- **518.05-04-00, Printing** – \$1,000 requested (no change from 2026). This category covers expenses for printing and scanning that cannot be completed in-house or with the current plotter. This may include laminated signage, business cards, booklets, flyers or other customized posters, or publishing of hard copy documents such as the *Parkville 2040 Master Plan*, *NW Bell Road Corridor Study for Complete Streets*, *Parkville ADA Transition Plan*, *Parks Master Plan Update*, *I-435 and MO-152 Highway Area Planning Study*, or update to the *Highway 45 Corridor Study*.
- **518.05-05-00, Publications** – \$1,000 requested (no change from 2026). This category covers the purchase of books and periodicals pertinent to the City's services, such as code books and printed materials. The International Code Council (ICC) provides model code regulations that safeguard the public health and safety in all communities. This includes areas such as commercial buildings, one- and two-family dwellings, existing buildings, energy conservation, mechanical, plumbing, fuel gas, electrical, swimming pool and spa, and more. The ICC model codes are updated every three years to provide modern, up-to-date regulations, and are intended to be adopted by governmental jurisdictions. In 2025 our department purchased sets of 2024 ICC books as we began the process of adopting the 2024 International Family of Building Codes (including local amendments) to the City's municipal code, and don't anticipate needing to purchase additional physical code books for some time. As a result, we are budgeting \$1,000 in 2027 in case we'd like any additional I-Code books or other resources.
- **518.05-20-00, Small Office Equipment** – \$5,000 requested (increase of \$4,000 from 2026). Expenses for this category relate to office equipment such as computer desktops, laptops, monitors, printers, wall mounts and stands, and other related items. In 2023 we purchased four (4) large 32" computer/TV monitors (and accompanying cables) for our Planner, Building Official, Building Inspector, and Construction and Codes Inspector to review electronic architecture/building/construction plans on. In 2024 we purchased three (3) Hewlett Packard (HP) laptop computers for our Community Development Director Construction and Codes Inspectors. In 2025 we purchased a new desktop workstation for our Building Inspector, and an HP "floater" laptop for our department to be used primarily by our Code Enforcement Officer / Permit Technician. In 2026 we did not purchase any new computers

For 2026, our Senior Planner has requested two HP ProBook laptops to replace our 1) Community Development Department “floater” laptop, which we purchased in 2019 and use at monthly meetings (e.g., Planning and Zoning Commission, Board of Zoning Adjustment), but its processor is beginning to show its age as the overall system is very slow; and 2) our Getax laptop which our previous Code Enforcement Officer / Permit Technician used in their Chevrolet Silverado LT Crew Cab 4X4 truck when out in the field, however, this machine too is beginning to show its age as the overall system is very slow. The estimated cost for purchasing a new HP ProBook laptop is \$1,627 per RTI’s equipment store.

Lastly, our Building Inspector’s current Apple iPad tablet is beginning to show its age as the overall system is very slow, and he needs a replacement tablet device, as he uses it daily when conducting inspections in the field. Aside from the slow CPU processing speed, many times while accessing & viewing PDF plans from cloud storage, the tablet runs out of memory and either crashes or must auto-reload the PDF page (ex: Scrolling down a 20-pg. PDF and around pg. 12 the browser automatically reloads the webpage).

Device	Size	Cost	Chip	CPU Cores	Memory Bandwidth	Unified Memory
iPad	11 in.	\$449	A16	5 Core	51.2 GB/s	6 GB
iPad Mini	11 in.	\$749	M4	8 Core	120 GB/s	12 GB
iPad Pro	11 in.	\$1,199	M5	9 Core	153 GB/s	12 GB

Looking at Apple’s tablets, the best value in terms of price vs. getting the most unified memory is purchasing a new, standard (11 in.) iPad Mini tablet for \$749. This does not include a protective case, which costs between \$59-\$99.

- **518.05-21-00, Equipment and Hand Tools** – \$1,000 requested (no change from 2026). This category covers equipment and hand tools necessary to carry out department duties. Equipment includes electrical testers, flashlights, canned smoke, spray paint cans and other necessary tools.
- **518.05-31-00, Uniforms** – \$3,000 requested (no change from 2026). This category covers the purchase of Parkville apparel for all department staff, as well as jackets and boots for our inspectors who are routinely out in the field on various site visits. Every other year we include the purchase of replacement work boots (approximately \$250 each) for all employees who routinely work in the field — Building Official, Building Inspector, and Code Enforcement Officer / Permit Technician. We last purchased new steel-toed boots for our department in 2026; therefore, we don’t anticipate needing additional steel-toed boots again for 2027. Any leftover/remaining budget for this line item can be allocated towards uniforms for Community Development Department employees (e.g., polo shirts, windbreaker jackets) as they routinely interact with the public as part of their jobs. Our goal is to provide a seven-day wardrobe of nice polo-collared short-sleeved or long-sleeved shirts (w/ City of Parkville logo embroidery), windbreaker jackets, and winter jacket for all employees who routinely work in the field.

Maintenance **\$3,000 Total**

- **518.06-21-00, Vehicle Repair & Maintenance** – \$1,000 requested (no change from 2026). This budget category covers routine oil changes, wiper blade replacements, inspection and unforeseen repairs for the Community Development Department’s vehicles — the 2023 Chevrolet Silverado LT Crew Cab 4X4 trucks. Staff doesn’t anticipate major repairs for these vehicles anytime soon; however, it’s useful to have funds available in this category if unexpected repairs/maintenance arise.
- **518.06-22-00, Vehicle Gas & Oil** – \$2,000 (no change from 2026). In 2024, our department received three 2023 Chevrolet Silverado LT Crew Cab 4X4 trucks. Expenditures for this budget category tend to remain similar compared to previous years.

City Services**\$2,000 Total**

- **518.07-02-01, Public Notices** – \$1,000 requested (no change from 2026). This category covers expenses for notices in the newspaper for municipal code updates, hearings, public meetings and related announcements. This category does not include notices for non-city applications (which are reimbursed separately).
- **518.07-04-00, Code Enforcement** - \$1,000 requested (no change from 2026). This category covers costs specific to code enforcement and violation mitigation, including consulting with our on-call arborist, court-ordered mowing, condemnation and closure of abandoned buildings, demolition, court-ordered mowing and trash removal, filing of liens, title work and other enforcement costs beyond postage, printing and public notices. Funds for this category can be used for mowing (\$400 for 1 acre lot), trash/debris removal (\$300), on-call arborist services to remove dangerous/dead trees (\$100-\$200/hr.), or title work on an as-needed basis (\$200-\$1,500).

Professional Fees**\$14,000 Total**

- **518.08-03-00, Engineering & Planning Fees** – \$12,000 requested (no change from 2026). While specialty engineering expenses are covered by the Public Works Department, this category includes fees for consultant engineering, planning, surveying, title work, interns or similar specialty work or reviews performed for the Community Development Department. This includes, but is not limited to, on-call traffic engineering services/support, on-call structural engineering services/support, on-call surveying services/support or other studies necessary for staff or the Planning and Zoning Commission (e.g., geotechnical studies, traffic impact studies). In recent years, we've utilized our on-call planning review and surveying support and anticipate needing on-call transportation support for traffic reviews on future development projects. In previous years we've also utilized IBTS, the City's on-call building permit review & inspection provider, specifically for larger projects such as the Angeline Washington Elementary School, Creekside West Apartments, and Creekside Grocery Store + Event Space.
- **518.08-03-02, NPDES II/ArcView** - \$2,000 requested (decrease of \$1,000 from 2026). This category is available for the purchase of maps, computer software/products, or equipment necessary to meet the requirements of Phase II of the National Pollutant Discharge Elimination System (NPDES) stormwater management program, as well as for the city's geographic information system capabilities.

Additionally, the Community Development Department participates in MARC's *Regional Imagery Cost Share Project* (on a two-year / biennial basis) to receive high-resolution aerial imagery and LIDAR data. The approximate cost for a jurisdiction to participate depends on the total number of participants; however, in prior years this has amounted to around \$1,000 annually. Imagery from the regional cost share program is useful for our City Engineer, Jay Norco, to map out the City's sewer infrastructure in ArcGIS; and this data can be provided to Parkville PACE and to developers at no cost since the city owns the data. The city has participated in the project every two years since 2016 (including most recently in 2026), and is planning to do so again in 2027, which is reflected in this year's budget request.

Other Expenditures**\$2,000 Total**

- **518.09-20-00 – Planning Commission Meeting Supplies** – \$1,000 request (no change from 2026). This category covers food and miscellaneous supplies associated with Planning and Zoning Commission meetings. In previous years we've provided boxed dinner meals for the Commissioners during long meetings; and purchased supplies such as printing boards, easels, nameplates and laser pointers.
- **518.09-21-00, Miscellaneous** – \$1,000 requested (no change from 2026). This category covers any item not budgeted in any of the previous categories. In previous years this has included supplies for

the intern fair, job ads, drug screening for new employees, online file share services, Missouri Secretary of State annual business filing for the Downtown Parkville Redevelopment Corporation, Adobe Acrobat Pro subscription service fees, online DropBox account (professional level) service fees, boosting open job/position applications on websites like Indeed.com and Monster.com, food to be catered in for development review meetings that occur over the lunch hour, lunch meetings with the Parkville Area Chamber and Economic Development Council (PACE), taking new department employees out to lunch on their first and last days of work, and other miscellaneous items. This category is also useful to have, especially if we go slightly over budget in other categories such as uniforms, equipment and hand tools, office supplies, or others.

Capital Improvement Program (CIP) Expenditures

Over the past five years, the Community Development Department has completed several important plans & studies that were identified as needs within publicly adopted plans, studies and documents; or through the City's strategic planning processes. This includes the *Parkville 2040 Master Plan* (adopted May 11, 2021), the *NW Bell Road Corridor Study for Complete Streets* (received and filed April 19, 2022), the *Parkville ADA Transition Plan* (approved March 19, 2024), *Chapter 411. Architectural Design Standards* of the Title IV: Development Code (adopted August 20, 2024), *Landscape Design Standards* for Chapters 407, 408, and Appendices B.1 and B.2 of the Title IV: Development Code (adopted December 17, 2024); and the *I-435 and MO-152 Highway Area Planning Study* (currently underway and anticipated for adoption in March 2027).

Looking ahead into 2027 and future years, there are a couple of projects of interest for the Community Development Department: Conducting a housing study for Parkville and updating the *Highway 45 Corridor Plan* (adopted July 12, 2016).

Community Development Department CIP

- **Update to the *Highway 45 Corridor Plan*:** \$50,000 requested for 2027. The *Highway 45 Corridor Plan* (adopted July 19, 2016) contains a vision strategy of high-quality character along Missouri Highway 45, and includes design guidance tools for the City, County, developers and landowners to implement as development occurs along the corridor in the future. The plan identifies "Natural", "Active," and "Transitional" segments along the corridor based on the existing natural environment, topography, development, uses and scale; and it provides corridor design guidance for each section, including: Corridor Design, Site Design, Streetscape, Orientation, Amenities, Scale, Connectivity, Landscape, Access, Parking, Signage, and Design Details

This information is helpful for the City, County, developers, and landowners; especially since it gives guidance related to location placement, buffers, setbacks and distances from right-of-way, landscape criteria, planting spacing requirements, height for pedestrian scale, appropriate materials, and provides illustrative concepts and imagery for each segment. The plan also addresses how improvements guided by the Highway 45 Corridor Plan will take time to implement and provides different sources of funding and implementation that could be pursued.

Since its adoption by the Parkville Board of Aldermen on July 19, 2016, staff has used the *Highway 45 Corridor Plan* to determine design guidance & aesthetics conformity as development and redevelopment occurs along the Highway 45 corridor. The plan has been available to developers and property owners to use as a tool for corridor design, site design, and developing conceptual plans. And staff have provided the plan as a resource during pre-application conferences with developers and staff review meetings for projects along Highway 45.

For the past two years, the City of Parkville's elected officials have expressed desire to update the plan, especially as infill & economic development occur along the Highway 45 corridor. Furthermore, since the *Highway 45 Corridor Plan* was conducted via a joint agreement with Platte County, Platte County has expressed interest in updating the plan as well in 2027 in partnership with the City of Parkville, in conjunction with an update to their county-wide Land Use Plan.

On June 22, 2026, the City submitted a federal-aid grant application for \$150,000 in Mid-America Regional Council (MARC) Planning Sustainable Places (PSP) Program funding to help supplement an update to the *Highway 45 Corridor Plan (2016)*. MARC's Sustainable Places Policy Committee will convene later this year to review project applications and recommend programming decisions to their Total Transportation Policy Committee (TTPC).

- **Parkville Housing and Density Study:** \$50,000 requested for 2028. In 2022 the Parkville Area Chamber & Economic Development Council (PACE) expressed interest in conducting a housing study to better understand existing housing inventory, conditions, density and typologies to prioritize the community's needs in the future. At the time, there was a potential grant-matching opportunity through Evergy to fund a portion of the study, with the remainder being from the City of Parkville in

the amount of \$5,000 through a partnership with PACE. Later in the year Evergy announced they no longer were able to provide funding for the project; nonetheless, there's still interest from the City and PACE in pursuing such study in the future.

In collaboration with PACE, the City has developed an outline for the *Parkville Housing Study*, which includes the following scope of work:

1. *Parkville 2040 Master Plan* overview & housing profile, and density analysis
2. Housing inventory analysis
3. Future growth scenarios
4. Community housing benchmarks

Once completed, the study will serve as a resource for the City, PACE, and developers to utilize to provide the best housing typologies for residential and commercial developments to meet the needs of the community.

End of Memorandum



Staff Analysis

Agenda Item: 5.B

Proposal: Application for Zoning Map Amendment for five (5) parcels containing 9.82 acres, more or less, generally located approximately 2,500 feet west of N Highway on NW Jones-Myer Road from Platte County "R-80" Rural Single-Family to "R-1" Single-Family Residential

Staff

Recommendation: Approval

Case No: PZ 2026-13

Applicant: Monique McFarlane

Owners: John & Monique McFarlane, John Oster, James & Janine Wilkins

Location: Generally located 2,500 feet west of N Highway on NW Jones-Myer Road

Existing Zoning: Platte County "R-80" Rural Single-Family

Proposed Zoning: "R-1" Single-Family Residential

Parcel #s: Platte County parcels #20-3.0-07-200-001-001.000, 20-3.0-07-200-001-002.000, 20-3.0-07-200-001-003.000, 20-3.0-07-200-001-004.000, and 20-3.0-07-200-001-005.000

Exhibits:

- A. This Staff Analysis
- B. Application
- C. Subject Area Property Map
- D. Legal Description
- E. Ownership Exhibit
- F. Replat Document
- G. Site Plan from Building Permit #25-171
- H. Driveway Exhibit
- I. Additional exhibits as may be presented at the public hearing

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://ecode360.com/43721688>)
 - 1. Section 403.030 Zoning Map Amendment
 - 2. Section 405.010 Zoning Districts Established
 - 3. Section 405.020 Districts & Uses
 - 4. Section 405.030 Standards Applicable to All Districts
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)

- C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper on June 24, 2026
- E. Hearing notice sign staked on subject property
- F. Summary of Public Hearing and hearing notice posted on Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)

Comments

Received: No written comments have been received by the Community Development Department as of the completion of this staff analysis on July 10, 2026.

Update from July 14, 2026 Meeting

Two main questions arose from the July 14, 2026 meeting:

1. Private Driveway

The applicants have proposed to utilize a shared private driveway for access, as allowed by Code. According to the Mid-America Regional Council's functional classification map, NW Jones-Myer road is a collector roadway. Per Table 408-1, residential driveways along collector roadways must have a 50' minimum separation from centerline to centerline. The proposed driveway meets this requirement. The applicants have platted an ingress-egress easement along the western boundary of their property to include the shared private driveway. The city's Development Code contains property line setback requirements for buildings and accessory structures, but does not require setbacks for flatwork (e.g., driveways, sidewalks, patios).

2. Septic System

The sanitary sewer in this area of Parkville is under the purview of the Platte County Regional Sewer District (PCRSB). According to Dan Koch, Executive Director of PCRSB, public sewer is not reasonably available at this time for the properties. City code allows for properties that cannot reasonably connect to public sewer to utilize a septic system. Septic systems fall under the purview of the Platte County Health Department. Septic systems do exist for 1-3 acre lots in Platte County, for example, the Countrywood and Timber Ridge subdivisions to the east.

Overview

The applicants propose a zoning map amendment to rezone five (5) parcels of land generally located approximately 2,500 feet west of N Highway on NW Jones-Myer Road from Platte County “R-80” Rural Single-Family to “R-1” Single-Family Residential.

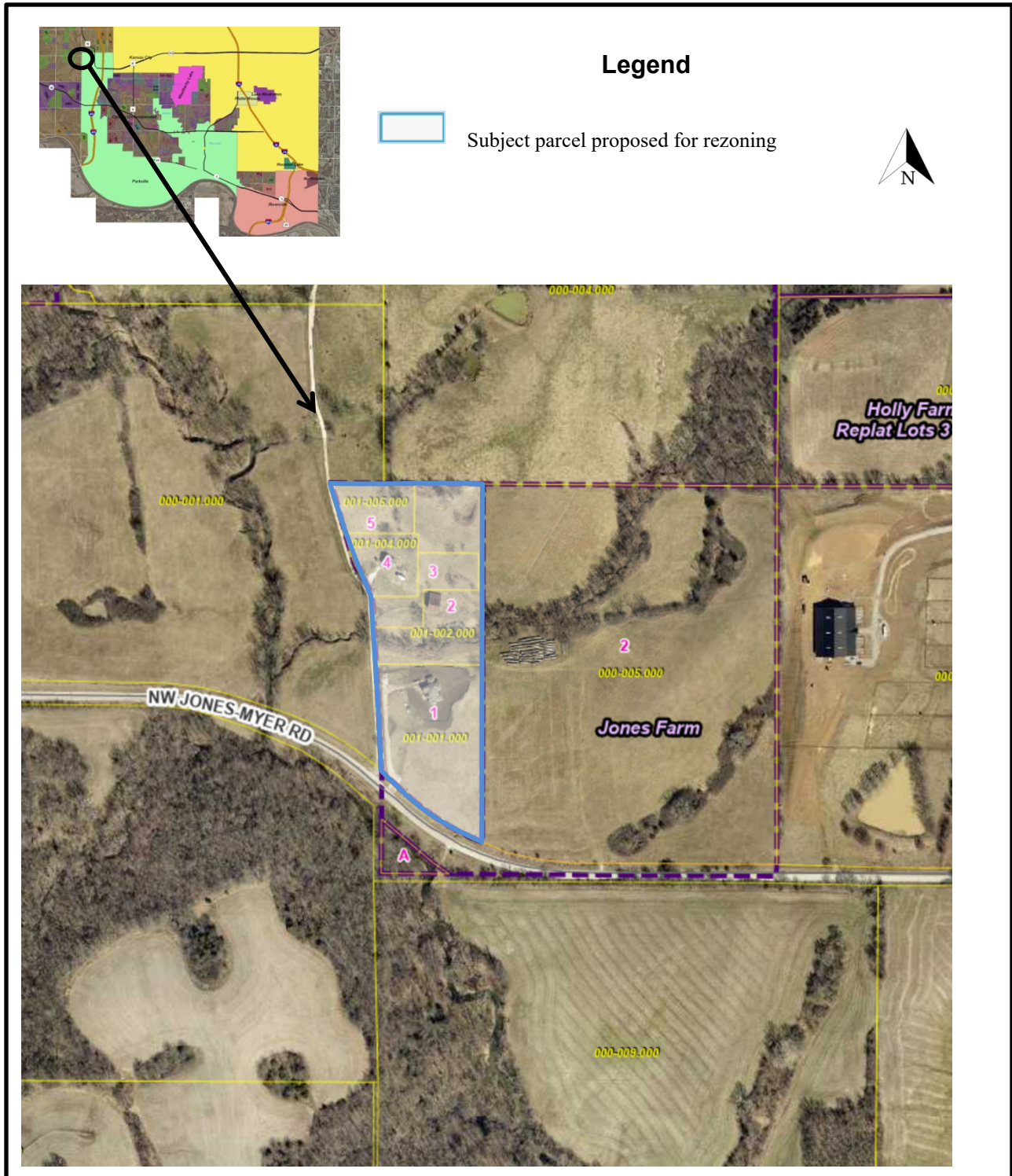


Exhibit C: Subject Area Property Map

Background

The applicant requests a rezoning of five (5) parcels to the Parkville "R-1" Single-Family Residential district to develop one (1) single-family residence per lot. The subject properties were originally annexed into the Parkville city limits in 2000 as part of a larger annexation, at which time they retained their legacy Platte County zoning designations. (Note: A western portion of the subject property was later annexed via Ordinance No. 3079 on August 3, 2021). In the accompanying policy report for the 2021 annexation, staff noted that the *Parkville 2040 Master Plan* designates this area for low-density residential future land use. Staff further stated that development would require rezoning to a City zoning district consistent with low-density residential, such as R-1, R-2, or R-3 Single-Family Residential. It is the City's established practice that land be rezoned to a Parkville zoning district prior to development. In March 2025, an Administrative Plat subdivided the original single parcel into the current five (5) lots. Currently, one (1) single-family home exists on-site, and a second home is under construction.

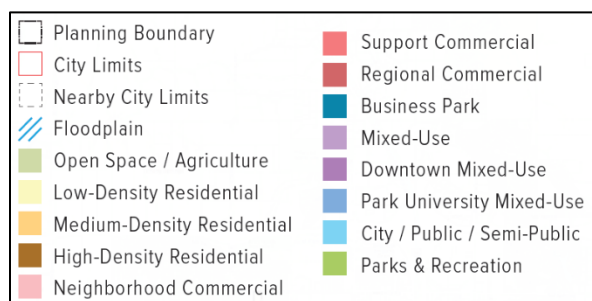
General Review and Analysis

The application has been reviewed against the Parkville Municipal Code, including the applicable "R-1" zoning district regulations, the adopted *Parkville 2040 Master Plan* and its Future Land Use map. Per Parkville Municipal Code, Title IV, Section 403.010, Subsection E requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper, on June 24, 2026; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties.

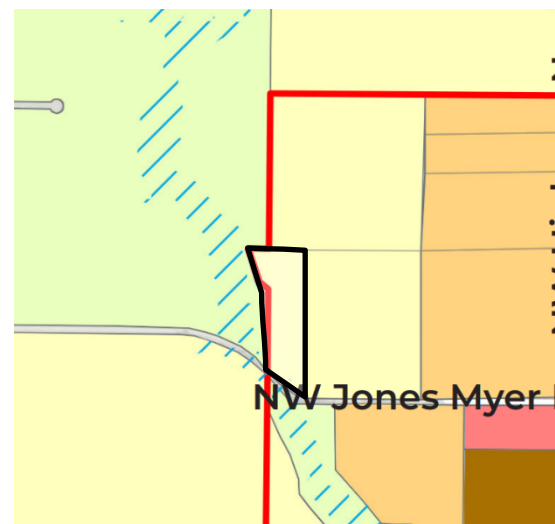
Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff's findings and conclusions.

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

The *Parkville 2040 Master Plan* (adopted May 11, 2021) projects a Low-Density Residential future land use for the subject parcel proposed for rezoning. This future land use category is for single-family detached residential. The proposed land use is consistent with the future land use projection.



The figures above/right are excerpts from the Future Land Use Map from the adopted *Parkville 2040 Master Plan*. The subject property parcel area is outlined in black. The yellow color represents the Low-Density Residential future land use projection.



2. **The character of the neighborhood, including the design of streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.**

The surrounding properties are developed as single-family detached homes and agriculture uses and generally are large-lot residences. Staff believes this proposed rezoning to “R-1” Single-Family Residential both fits the character of the surrounding properties, as well as supporting the future land use vision of the Master Plan.

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.**

This application furthers the intent of the “R-1” Single-Family Residential zoning district which should be used generally for a variety of residential neighborhoods throughout the City. The surrounding properties are developed similarly and residential in character.

4. **Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.**

The applicant is proposing single-family residential development, as allowed by the Code. When the properties were subdivided from one (1) parcel to five (5), they were laid out such that they fit the area and setback requirements of the R-1 zoning district.

5. **The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.**

The proposed rezoning does not represent a substantial increase in burden on City/other services. Properties will utilize septic system due to the lack of sanitary sewer infrastructure in the area. Properties will be accessed by a shared, private driveway off of NW Jones-Myer Road.

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.**

Rezoning these properties to a single-family residential zoning district supports the surrounding area’s ability to develop as low-density residential as envisioned by the Future Land Use Map of the *Parkville 2040 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.**

Staff has evaluated the application against the requirements of the City Municipal Code as well as the recommendations of the *Parkville 2040 Master Plan*.

8. **The recommendations of professional staff or other technical reviews associated with the application.**

Aside from staff's analysis and recommendations contained within the *Parkville 2040 Master Plan*, no other recommendations of professional staff or other technical reviews associated with the application are referenced.

Staff Conclusion and Recommendation

Following review, staff recommends approval of the Application for Zoning Map Amendment for the subject property parcel based on the merits of the application and the findings and conclusions in this report. It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Zoning Map Amendment, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on August 4, 2026 for final action.

End of Memorandum



Brad Stanton, AICP
Senior Planner

7/10/2026

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 Zoning Map Amendment

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

1. Applicant / Contact Information

Applicant(s)

Name: Monique McFarlane
Address 3809 NW 73rd St
City, State Kansas City, MO 64151
Phone: (816) 288-1934 Fax: _____
E-mail moniquejmcfarlane@gmail.com

Engineer/Surveyor(s) preparing legal description

Name: RL Buford & Associates
Address: PO Box 14069
City, State: Parkville, MO 64152
Phone: (816) 741-6152 Fax: _____
E-mail: rob@rlbuford.com

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

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

Contact Person, if different from applicant(s)

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

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that rezoning in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above- mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) _____ **Date:** _____

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

2. Property Information

Legal description: Attach a separate sheet with complete writing and graphical legal description of the subject property.

Property address / general location:

16320 Jones Myer Road

Parcel ID Number: 20-3.0-07-200-001-001.000, 20-3.0-07-200-001-002.000, 20-3.0-07-200-001-003.000, 20-3.0-07-200-001-004.000, 20-3.0-07-200-001-005.000

Present zoning: R-80 (county)

Proposed zoning: R-1

Present use of the property:

Residential

Length of use:

Property has been recently subdivided. Existing house built in 1942

3. Neighboring land uses and zoning

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

Existing Land UseExisting Zoning

North: apparent use AG

North: CH

South: apparent use AG

South: RMD

East: apparent use AG

East: CH

West: Residential and AG

West: AG

Attach a narrative addressing:

1. How the application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan. In particular, the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.
2. The character of the neighborhood, including design of the streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.
3. How the application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, in particular, the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.
4. Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.
5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.
6. The effect of approval on the condition or value of property in the city or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.
7. The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.
8. The recommendations of professional staff or other technical reviews associated with the application.

4. Checklist of required submittals

- ☒ Completed application, including all required details and supporting data.
- ☒ Nonrefundable application fee of \$500.00. Applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☒ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☐ If the proposed rezoning is for a Master Planned Development (i.e., "planned" district) such as a "B-4-P" *Planned Business District*, a complete site plan/development plan is required per Parkville Municipal Code, Title IV.
- ☐ Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

For City Use OnlyApplication accepted as complete by: _____
Name/Title _____ Date _____

Application Fee (26.0000): \$ _____

By: ☐ Check # _____ ☐ MO# _____

Date Paid: _____

☐ Credit Card _____ ☐ Cash _____

Payment by: _____

Received by: _____

Final reimbursable costs paid (if applicable). _____ Date of Action: _____

Planning Commission Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Date of Action: _____

Conditions if any: _____

PROPERTY DESCRIPTION

CONTAINING 447,774 SQUARE FEET OR 10.28 ACRES

ALL OF LOT 1, JONES FARM, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 35 WEST AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 1; THENCE S89°33'12"E, ALONG THE NORTH OF SAID LOT 1, A DISTANCE OF 177.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7-51-34; THENCE S89°32'09"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 334.67 FEET TO THE NORTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE S00°09'42"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1205.82 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST JONES MYER ROAD AS DESCRIBED IN BOOK 1044 AT PAGE 776; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N67°51'01"W, A RADIUS OF 860.00 FEET, AN ARC DISTANCE OF 312.20 FEET; THENCE N47°03'02"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 105.49 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE N02°54'56"W; ALONG SAID LINE, A DISTANCE OF 557.17 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 166.72 FEET, AN ARC DISTANCE OF 97.68 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 105.26 FEET; THENCE N15°19'23"W, CONTINUING ALONG SAID LINE A DISTANCE OF 238.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH....

TRACT A, JONES FARM, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE N00°24'39"E, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 183.04 FEET TO THE NORTHERLY MOST CORNER OF SAID TRACT A, SAID

POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST JONES MYER ROAD; THENCE S49°42'05"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 224.59 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 69.99 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID TRACT A, THENCE N89°34'42"W. ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 230.26 FEET TO THE POINT OF BEGINNING.

Ownership associated with rezoning request at 16320 Jones Myer Road and properties to the north.

Lot 1, Replat of Lot 1, Jones Farm

John & Monique McFarlane

3809 NW 73rd St., KCMO 64151

Lot 2, 4, and 5, Replat of Lot 1, Jones Farm

John Oster

6507 NW Quail Run Dr., KCMO 64152

Lot 3, Replat of Lot 1, Jones Farm

James & Janine Wilkins

6607 Quail Run Dr., KCMO 64152

A SUBDIVISION IN THE SOUTHEAST QUARTER OF
SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI

ALL OF LOT 1, JONES FARM, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 35 WEST AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 1; THENCE S89°33'12"E, ALONG THE NORTH OF SAID LOT 1, A DISTANCE OF 177.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7-51-34; THENCE S89°32'09"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 334.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S01°03'02"W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 105.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST JONES MYER ROAD DESCRIBED IN BOOK 104, AT PAGE 776; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N67°51'01"W, A RADIUS OF 860.0 FEET, AN ARC DISTANCE OF 312.20 FEET; THENCE N4°03'02"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 105.49 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE N02°54'56"W, ALONG SAID LINE, A DISTANCE OF 557.17 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 285.0 FEET, AN ARC DISTANCE OF 105.26 FEET; THENCE NORTHWESTERLY, ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 285.0 FEET, AN ARC DISTANCE OF 105.26 FEET; THENCE N15°19'23"W, CONTINUING ALONG SAID LINE A DISTANCE OF 238.21 FEET TO THE POINT OF BEGINNING.

TRACT A, JONES FARM, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, MISSOURI, BEING DESCRIBED AS BEGINS AT THE SOUTHWEST CORNER OF SAID TRACT A, A POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7, THENCE N00°24'39"E, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 183.04 FEET TO THE NORTHERLY MOST CORNER OF SAID TRACT A, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST JONES MYER ROAD, THENCE S49°42'05"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 224.59 FEET, THENCE SOUTHEASTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 69.99 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID TRACT A, THENCE N89°34'42"W, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 230.26 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG. PLS-2007000089 ON JANUARY 13, 2025.

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

FINAL PLAT
REPLAT OF LOT 1 JONES FARM

STREETS AND RIGHT-OF-WAYS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO THE CITY OF PARKVILLE FOR PUBLIC USE ARE HEREBY SO DEDICATED

AN EASEMENT IS HEREBY GRANTED TO PARKVILLE, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN PARKVILLE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, AND OTHER UTILITY STRUCTURES, AND THE RIGHT TO ENTER AND CROSS ANY AND ALL ADJOINING LANDS AND INTERESTS THEREIN FOR THE PURPOSE OF THE "EASEMENT" OR "U/B," WHERE OTHER EASEMENTS ARE DESIGNED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL BE NO OBSTRUCTION TO THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL BE NO OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF PARKVILLE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENTS. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED ON THE ADJOINING LANDS WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS.

AN INGRESS/EGRESS EASEMENT (I/E) IS HEREBY GRANTED TO THE OWNERS OF LOTS 1 THROUGH 5 OVER THE AREA SHOWN HEREON AS I/E OR INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS TO SAID LOTS FROM NW JONES MYER ROAD. THE MAINTENANCE OF THE DRIVEWAY SURFACE RUNNING ACROSS THE WESTERLY SIDE OF SAID LOTS SHALL BE SHARED BY THE OWNERS OF SAID LOTS THE MAIN DRIVE SHALL BE KEPT CLEAR FOR THE UNIMPEDED ACCESS OF USERS.

1. THE POSITION OF EXISTING MONUMENTATION, IF NOT THE TRUE CORNER, IS NOTED BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
2. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF LOT 1, JONES FARM, RECORDED DECEMBER 22, 2000 AS DOCUMENT NO. 17833 IN PLAT BOOK 18, PAGE 216.
3. THE BEARINGS SHOWN HEREON ARE BASED ON NAD83(2011) EPOCH 2010.00 ADJUSTMENT.
4. NO TITLE REPORT WAS PROVIDED BY THE CLIENT FOR THIS SURVEY.
5. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
6. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 360 OF 425, COMMUNITY RAIN NUMBER 1716G03000, EFFECTIVE DATE APRIL 2, 2015, THE SUBJECT PROPERTY IS IN ZONE X AND ZONE X AREA. ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE X SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD, WITH NO BASE FLOOD ELEVATIONS DETERMINED.

IN WITNESS WHEREOF: JOHN MCFARLANE AND MONIQUE J. MCFARLANE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

JOHN MCFARLANE
MONIQUE J. MCFARLANE

STATE OF MISSOURI }
COUNTY OF } {SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED OWNERS, WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN STATED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

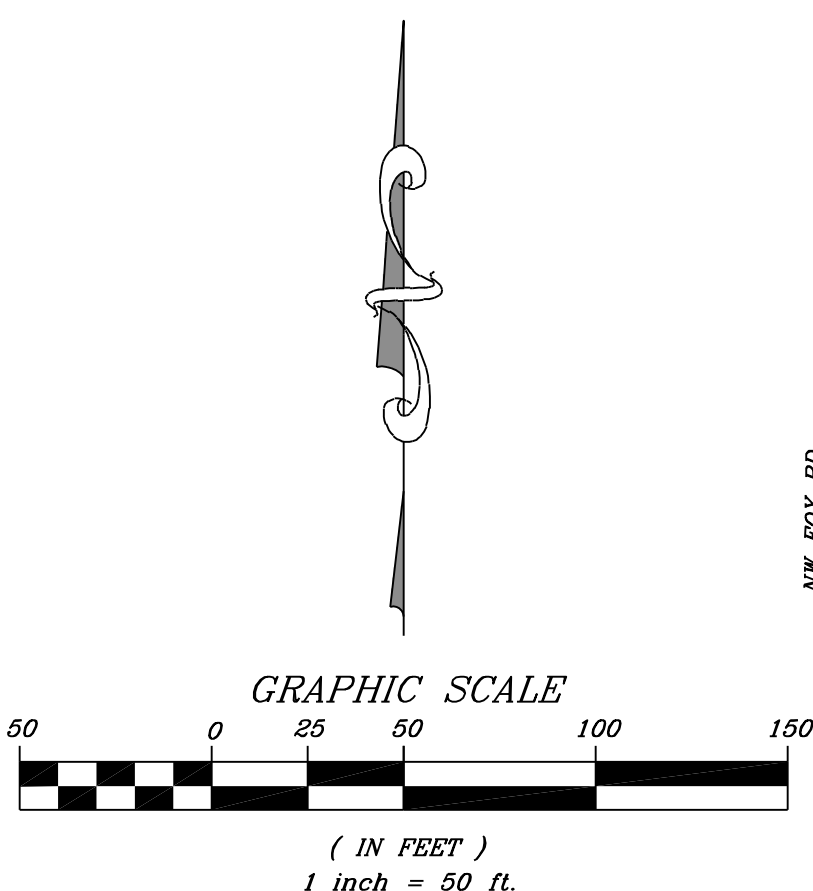
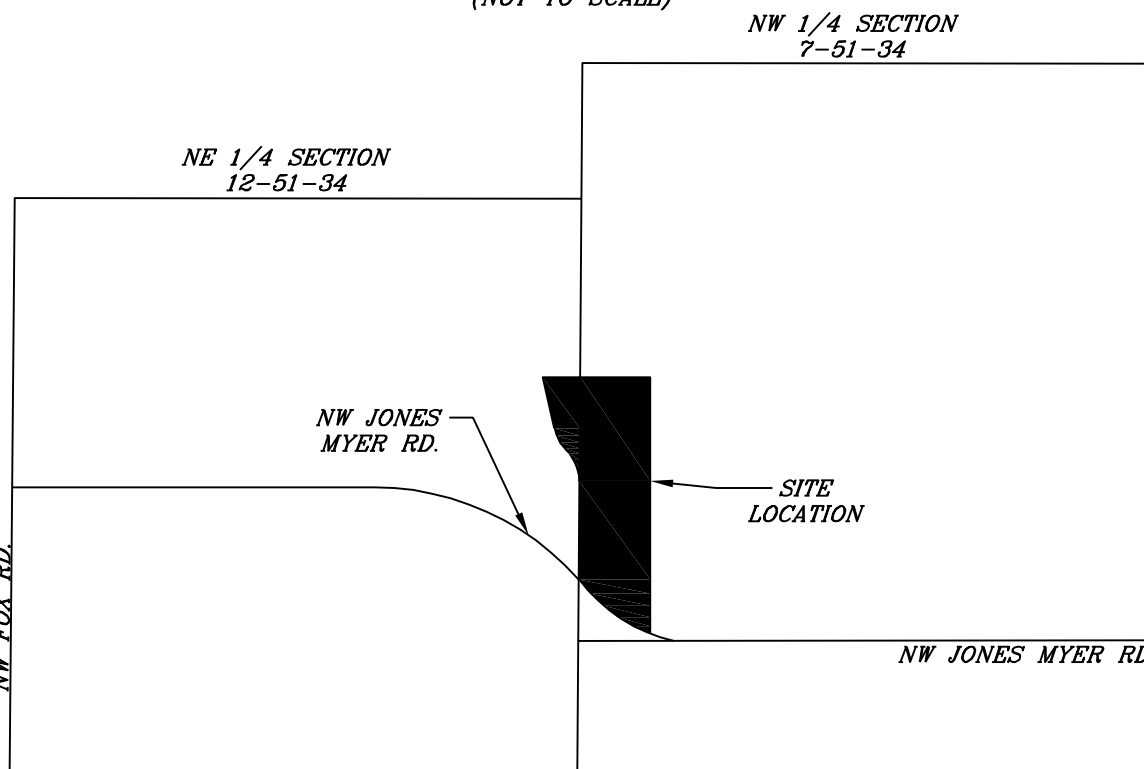
CITY OF PARKVILLE, MISSOURI
BOARD OF ALDERMAN
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO, REVIEWED, AND APPROVED BY THE COMMUNITY DEVELOPMENT
DIRECTOR OF PARKVILLE, MISSOURI ON _____.

MAYOR, DEAN KATERNDAHL CITY CLERK, MELISSA McCHESNEY

COMMUNITY DEVELOPMENT DIRECTOR, STEPHEN LACHKY

- SET 1/2" REBAR 24" LONG WITH PLASTIC CAP STAMPED "PLS-2007000089"
- FOUND 1/2" MONUMENT AS NOTED
- △ FOUND MONUMENT AS NOTED

VICINITY MAP
(NOT TO SCALE)

[illegible]

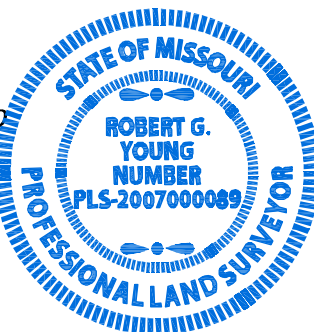
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E:\A-PLATTE COUNTY\P-24393 MCFARLAN JONES MYERS MIN SUB\DWG\P-24393 REPLAT.DWG 4/3/2025

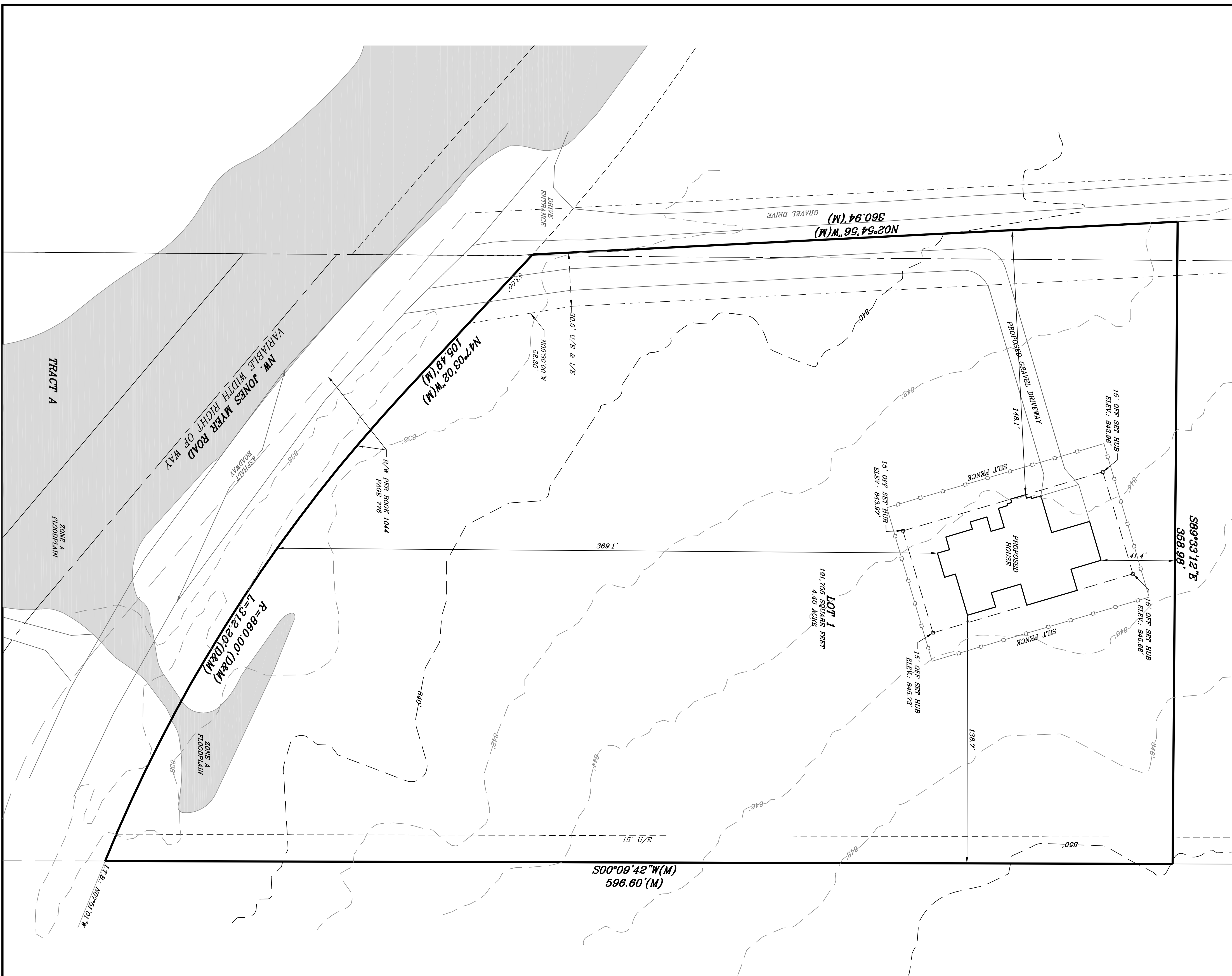
R.L. Buford & Associates, LLC
 LAND SURVEYING – DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
 P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR	MONIQUE MCFARLANE 16400 NW JONES MYER ROAD KANSAS CITY, MO. 64153	SEC.-TWP.-RGE. 7&12-51-34	COUNTY PLATTE	JOB NO. P-24393
		DATE 03/20/2025	FIELD BOOK & PAGE LOOSE LEAF	DRAWN BY JDC
MINOR SUBDIVISION REPLAT				

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS" FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REFLECTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

REV 04/03/2025
 ROBERT G. YOUNG, PLS-2007000089 DATE





PROPERTY DESCRIPTION
CONTAINING 191,755 SQUARE FEET

CONTAINING 191,755 SQUARE FEET OR 4.40 ACRES

ALL OF LOT 1, JONES FARM, BEPART OF LOT 1, JONES FARM, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 35 WEST AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI.

MISSOURI

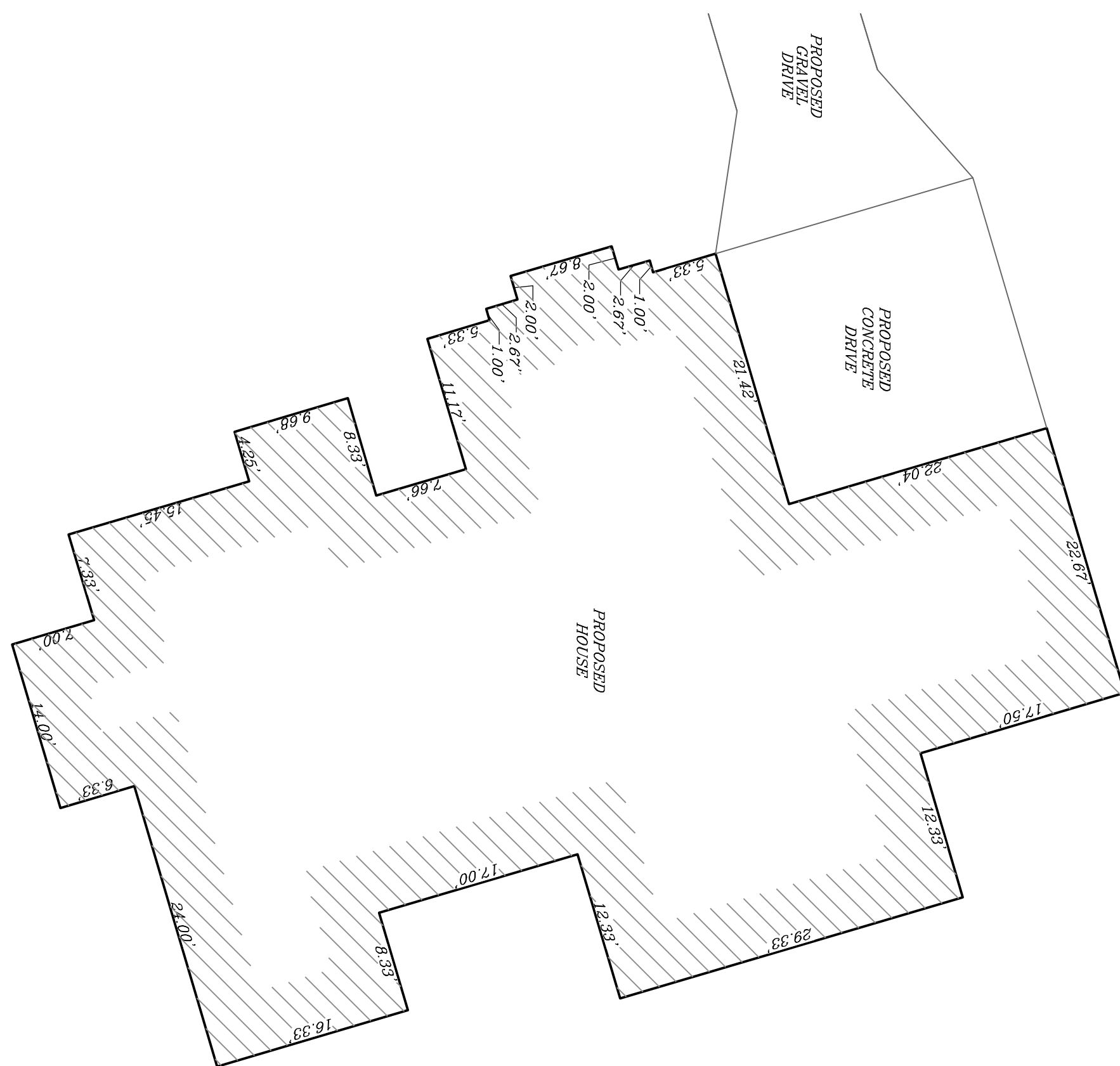
SURVEY NOTES:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 360 OF 435, COMMUNITY-PANEL NUMBER 291650C00800, EFFECTIVE DATE APRIL 2, 2015, THE SUBJECT PROPERTY IS IN ZONE X AND ZONE A. ZONE X IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD-PLAIN, ZONE A SPECIAL FLOOD HAZARD AREAS (SFHAS), SUBJECT TO FLOODING BY 1% ANNUAL CHANCE FLOOD, WITH NO BASE FLOOD ELEVATIONS DETERMINED.

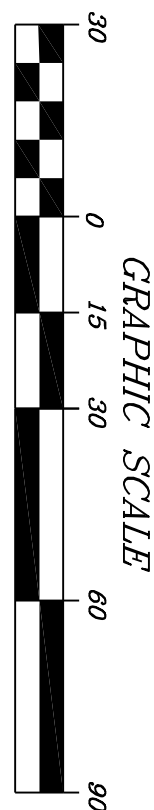
INUNDATION BY 1% ANNUAL CHANCE FLOOD, WITH NO BASE FLOOD ELEVATIONS DETERMINED.

PROPOSED ELEVATIONS.

TOP OF WALL = 843
FINISHED FLOOR = 846'
TOP OF FOOTING = 835



DETAIL SCALE: 1"=10'



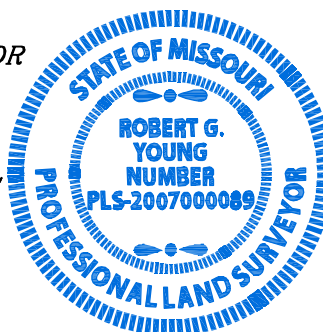
(IN FEET)
1 inch = 30 ft.

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E:\A-PLATTE COUNTY\P-25170 MCFARLANE 16400 NW JONES MYER SITE PLAN\P-25170 SITE PLAN.DWG 7/17/2025

	R.L. Buford & Associates, LLC		
	LAND SURVEYING – DEVELOPMENT CONSULTANTS R.L. BUFORD & ASSOCIATES, LLC MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977		
	P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-8152		
	FOR JOHN & MONIQUE MCFARLANE 16320 NW JONES MYER ROAD KANSAS CITY, MO. 64153		
SEC. -TWP. -RGE. 7E - 2S - 31E		COUNTY PLATTE	JOB NO. P - 25170
DATE 6/2/2025	FIELD BOOK & PAGE LOOSE LEAF		DRAWN BY JDC
SITE PLAN			

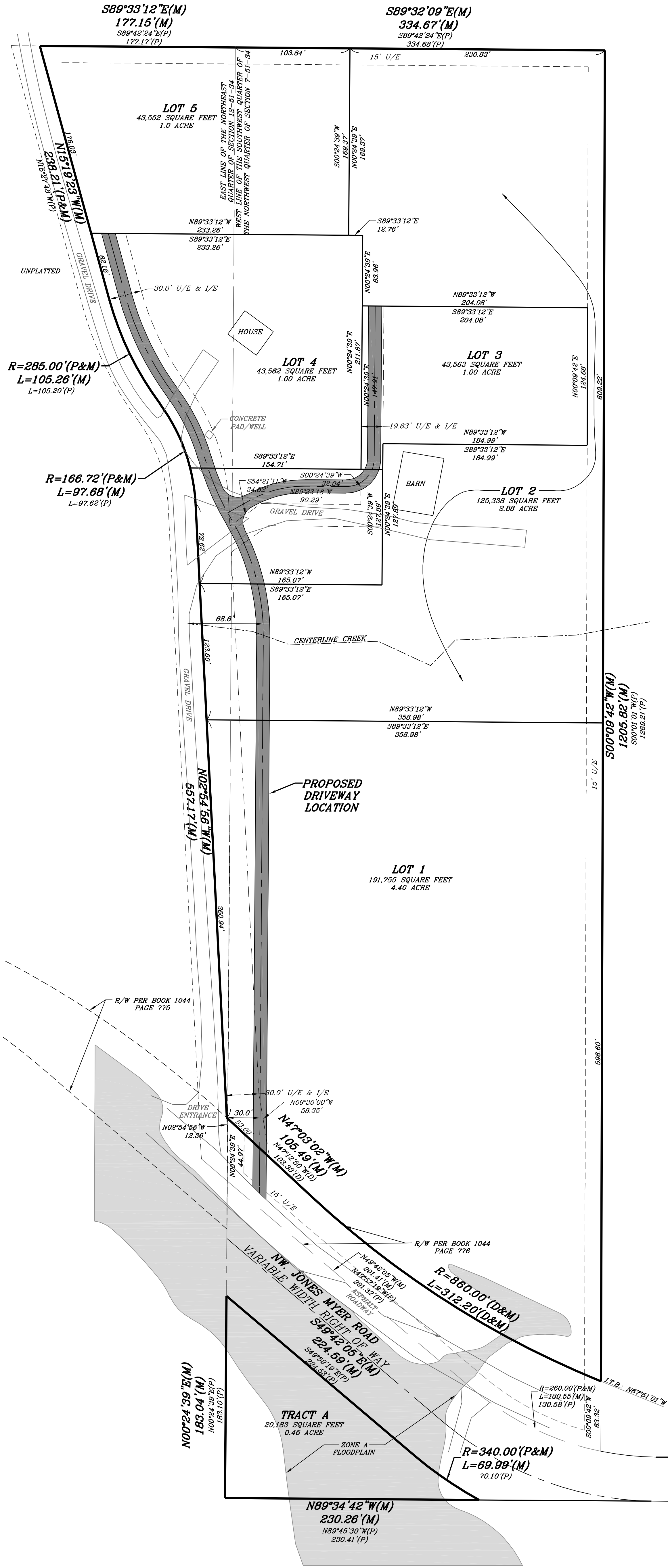
SURVEYORS' DECLARATION:
I HEREBY DECLARE THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION FOR THE BUILDING PERMIT APPLICATION AND CONSTRUCTION PURPOSES ONLY; THAT THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY AND THE PROPERTY LINES SHOWN HEREON HAVE NOT BEEN VERIFIED; THAT THE SEWER DEPTH OR FLOWLINE ELEVATIONS (IF SHOWN) ARE FROM THE BEST INFORMATION AVAILABLE WHICH SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO EXCAVATION.


REV. 7/17/2025
 ROBERT G. YOUNG, PLS-2007000089 DATE



DRIVEWAY EXHIBIT
REPLAT OF LOT 1, JONES FARM

A SUBDIVISION IN THE SOUTHEAST QUARTER OF
SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI



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E:\A-PLATTE COUNTY\26083 MCFARLANE 16400 NW JONES MYER RD REZONING\DWG\26083 DRIVE LAYOUT.DWG 8/7/2026

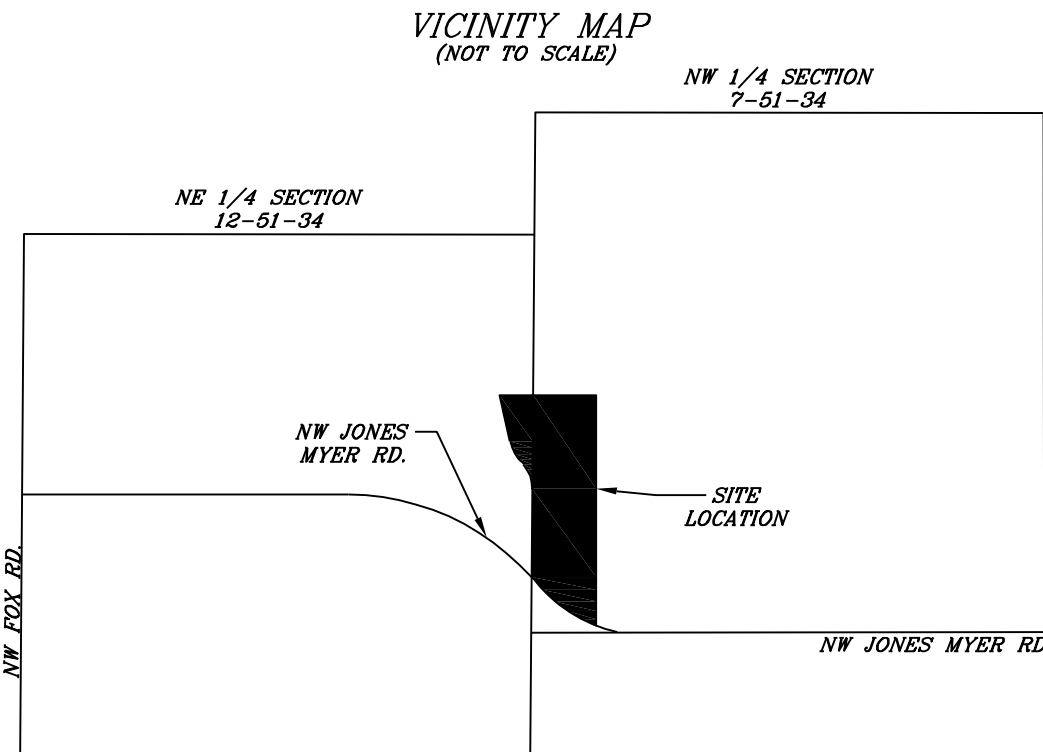
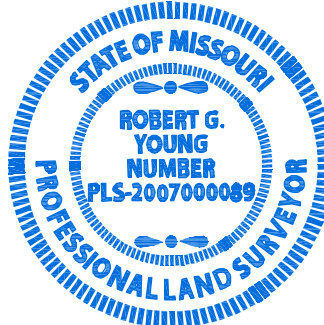
R.L. Buford & Associates, LLC
LAND SURVEYING DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR	MONIQUE MCFARLANE 16400 NW JONES MYER ROAD KANSAS CITY, MO. 64153	SEC.-TWP.-RGE. 7&12-51-34	COUNTY PLATTE	JOB NO. P-24393
DATE	08/07/2026	FIELD BOOK & PAGE	LOOSE LEAF	
DRAWN BY JDC				

DRIVEWAY EXHIBIT

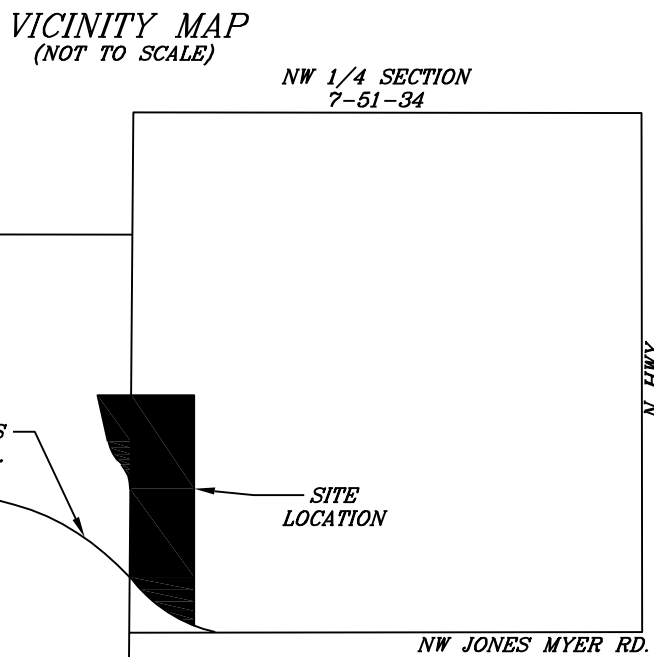
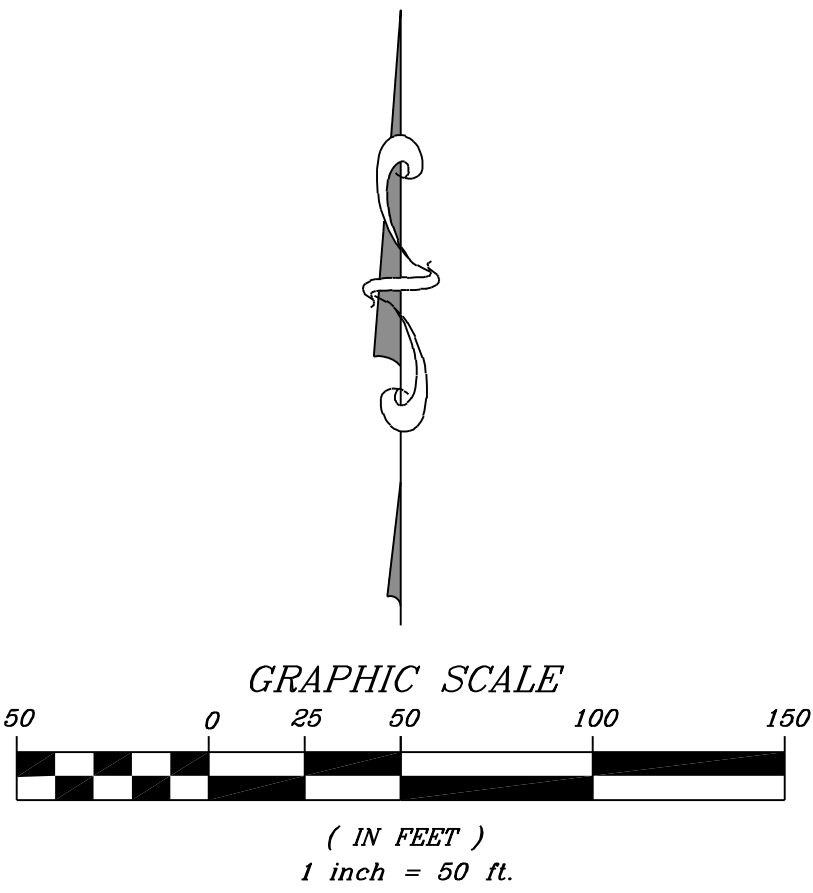
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS DRAWING IS FOR DRIVEWAY EXHIBIT PURPOSES ONLY
AND THAT THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

Robert C. Young
ROBERT C. YOUNG, PLS-2007000089
08/07/2026
DATE



DRIVEWAY EXHIBIT
REPLAT OF LOT 1, JONES FARM

A SUBDIVISION IN THE SOUTHEAST QUARTER OF
SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI



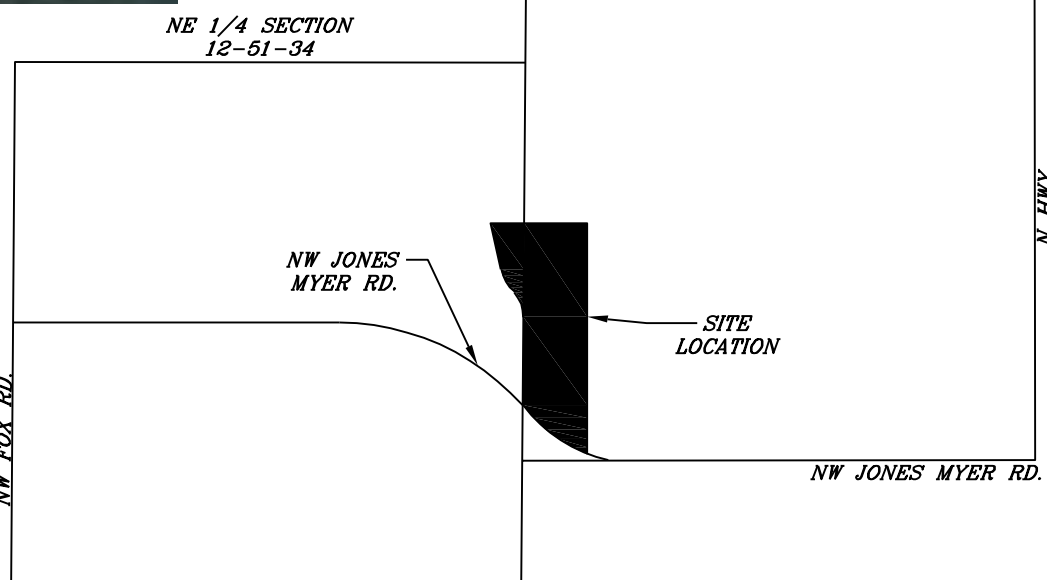
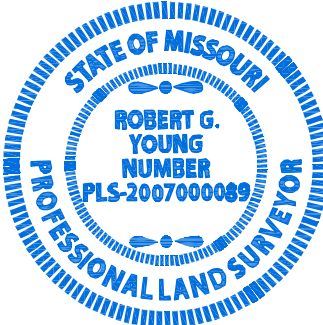
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E:\A-PLATTE COUNTY\26083 MCFARLANE 16400 NW JONES MYER RD REZONING\DWG\26083 DRIVE LAYOUT.DWG 8/7/2026

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LAND SURVEYING DEVELOPMENT CONSULTANTS
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MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR	MONIQUE MCFARLANE 16400 NW JONES MYER ROAD KANSAS CITY, MO. 64153	SEC.-TWP.-RGE. 7&12-51-34	COUNTY PLATTE	JOB NO. P-24393
DATE	08/07/2026	FIELD BOOK & PAGE	LOOSE LEAF	
DRIVEWAY EXHIBIT				DRAWN BY JDC

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS DRAWING IS FOR DRIVEWAY EXHIBIT PURPOSES ONLY
AND THAT THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

Robert C. Young
ROBERT C. YOUNG, PLS-2007000089
08/07/2026
DATE





Staff Analysis

<u>Agenda Item:</u>	6.A
<u>Proposal:</u>	Application for Major Site Plan for Miller Barn, a proposed storage & warehousing – indoor, general use on 4.07 acres, more or less, generally located west of Interstate 435 and 500' south of Highway 45.
<u>Staff Recommendation:</u>	Approval (with conditions)
<u>Case No:</u>	PZ 2026-15
<u>Applicant:</u>	Cory Miller, Parkville Sod
<u>Owner:</u>	Cory Miller
<u>Location:</u>	CELB 1 st Plat, Lot 3, generally located west of Interstate 435 and 500' south of Highway 45
<u>Zoning:</u>	"I-2" Light Industrial District
<u>Parcel #s:</u>	Platte County parcel no. 20-4.0-19-000-000-021.000
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Major Site Plan C. Subject Property Area Map D. Major Site Plan for Miller Barn (prepared by Alacrity Architectural Design; dated July 10, 2026) E. Project Narrative (Submitted by Applicant) F. Additional exhibits as may be presented during the meeting
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://www.ecode360.com/PA3395-DIV-05) 1. Chapter 404 Subdivision Regulations 2. Section 405.010 Zoning Districts Established 3. Section 405.020 Districts & Uses 4. Section 405.030 Standards Applicable to All Districts B. Parkville Master Plan (http://parkvillemo.gov/government/city-plans-studies/master-plan/)

Overview

The application proposes a major site plan for Miller Barn, a proposed storage & warehousing – indoor, general use located south of 45 Highway and west of Interstate 435. The project area is platted as CELB 1st Plat, Lot 3, contains approximately 4.07 acres (more or less), and resides within Platte County parcel no. 20-4.0-19-000-000-021.000.



Background

The subject property was platted as part of the Capital Electric Line Builders (CELB) 1st Plat. The applicant is now proposing to construct a one-story, 1,200 sq. ft. building with attached shipping container.

Review and Analysis

The major site plan process coordinates development projects with the public realm and with adjacent sites, and specifically demonstrates how new projects meet development and design standards of this code regarding compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting and landscaping. Parkville Municipal Code, Section 403.060, Subsection B. provides criteria for how the Planning and Zoning Commission shall determine if a major site plan is appropriate. The following are staff's findings and conclusions for the major site plan (Case No. PZ 2026-15).

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 the "I-2" Light Industrial District. In addition, the site plan is in compliance with the City's 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 and parking specifications).

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.**

"I-2" Height, Area and Bulk Standards

The subject property is currently zoned "I-2" Light Industrial District. Development standards for the "I-2" Light Industrial District are established in Table 405-3. Staff compared the proposed height, area and bulk standards to those in the "I-2" Light Industrial District and the proposed height of 25 ft. and one story are below the "I-2" district standards for maximum building height, which are 45 ft. and 3 stories. Additionally, the property meets the minimum ½ acre of area, 100' width and 150' depth. The proposed building setbacks meet the I-2 district minimum standard.

"BP" Use Standards

The proposed *Storage & Warehousing – Indoor, General* use is allowed by right in the "I-2" Light Industrial District. *Storage & Warehousing – Indoor, General* uses are "Storage of commercial products inside a large building where regular shipments and distribution will occur by commercial vehicles. Examples include large warehouses, or distribution and processing centers, and mini-warehouses where all storage areas including those leased or rented to individual customers are accessed from outside the storage buildings.

Access

Access is provided for the site off of the I-435 frontage road. A turnaround drive and three parking spaces are proposed.

Parking Requirements

Section 408.030 requires two-and-a-half (2.5) parking spaces for every 1000 sq. ft. of building. The applicant has provided the required 3 parking spaces, including one ADA accessible space.

Parking Layout Design

The provided parking layout meets the parking layout design requirements of Table 408-10: Parking Dimensions.

Signage

All proposed signage will require approval of an Application for Sign Permit in accordance with the City's "I-2" Light Industrial District signage standards for size, height and area allowance as listed on Table 409-2: Sign Allowances.

Outdoor Lighting

The proposed outdoor light fixtures meet the mounting, height, shielding, and design and performance criteria per Section 407.040 Outdoor Lighting of the City's Title IV – Development Code.

- 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 building is arranged on the property as allowed by topography and to minimize paved (impervious) area.

Landscape Design

The applicant has submitted a landscape plan that meets the requirements of Section 407.020 including number, type, and native plant species. The bulk of the landscaping requirements are fulfilled by leaving a substantial portion of the property undisturbed with native, mature trees. Native cultivar evergreens are proposed where necessary.

Stormwater Management

The applicant is working with the Public Works department to install necessary stormwater management infrastructure. The bulk of the stormwater for the property will be directed to the creek on the western portion of the site.

- 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

Staff has reviewed the application against the requirements of Chapter 411: Architectural Design Standards. The exterior is proposed to be generally metal and stone veneer.



Architectural Rendering (Submitted by Applicant)

Proportion, Massing and Scale

In terms of proportion, massing and scale, the proposed 1,200 sq. ft. building is appropriate considering the context of the subject property and allowances per the “I-2” Light Industrial District.

- 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 subject property lies in a fairly undeveloped section of Parkville. The I-435 frontage road is generally unimproved with only 3 properties utilizing it for access. The proposed development plan is compatible with this location due to the low-impact nature of the development and the preservation of large areas of mature trees.

Open Spaces and Natural Features

The applicant is proposing to preserve mature trees on the west and north portion of the site. Impervious surfaces will be minimized to allow for stormwater infiltration.

- 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 site plan will meet all of the applicable “I-2” requirements of the Development Code.

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

Staff finds the application able to meet the criteria for all other reviews needed to build the project.

4. **The recommendations of professional staff**

Staff recommends approval of the application as presented, with the conditions noted below.

Staff Conclusion and Recommendation

Staff concludes that the proposed major site plan: Conforms to the applicable requirements of the Development Code, including those of the "I-2" Light Industrial District; the site is capable of accommodating the buildings, proposed use, access and other site elements required by the Development Code and will not negatively impact the function and design of rights-of-way or adjacent property; the design and arrangement of buildings and open spaces is consistent with good planning and site engineering principles and practices; the architecture and building uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building; the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements; the application meets the criteria for all other reviews needed to build the project as proposed; and can meet the recommendations of professional staff. Staff recommends approval of the major site plan for Miller Barn, subject to the following conditions:

1. Approval is based on the representations of the drawings presented as part of this application and does not waive any requirement or development standard contained within the Municipal Code.
2. All signage requires an approved Sign Permit.
3. Prior to building permit issuance, the adjacent City right-of-way shall be restored to a condition equal to or better than prior to land disturbance by the applicant.
4. As required by Municipal Code Section 520.060, prior to issuance of a certificate of occupancy for the structure, the adjacent City right-of-way shall be revegetated.
5. Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, 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 Major Site Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the meeting, the Planning and Zoning Commission should vote 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 major site 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 major site plan without the refiling 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 major site plan. An approved major site 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.

End of Memorandum

A handwritten signature in black ink, appearing to read "Brad Stanton", written over a horizontal line.

08-07-2026

Brad Stanton, AICP
Senior Planner

Date



Application #: PZ 2026-15
Date Submitted: 7-10-2026
Public Hearing: N/A
Date Approved: _____

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

Application for Major Site Plan

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

1. Applicant/Contact Information

Applicant(s)

Name: CORY M. MILLER
Company: PARKVILLE SOD
Address: CELB 1ST LOT 3
City, State: PARKVILLE, MO
Phone: 816.651.8375 Fax: _____
E-mail: Cory.Miller@kw.org

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

Name: BOB YOUNG
Company: R.L. BUFORD & ASSOC.
Address: 201 MAIN ST., STE 6
City, State: PARKVILLE, MO
Phone: 816.741.6152 Fax: _____
E-mail: rob@rlbuford.com

Owner(s), if different from applicant

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

Contact Person, if different from applicant

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

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) _____

Date: 7.10.26

Property Owner's Signature (Required) _____

Date: _____

2. Property Information

Zoning district: I2

Property address and general location: PARCEL 20-4-0-19-000-000-021.000

Legal description (may be attached): CELB 1ST LOT 3

Description of proposed use(s):

STORAGE BARN

Gross acreage of lot: 4.07 ACRES

Net acreage of lot: RE-CUL

Open space acreage: _____

Lot coverage: _____

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

3. Factors affecting the projectAre any public improvements required for this project? SEE ATTACHED NARRATIVE

Explain (may be attached):

Attach a narrative addressing:

1. How the site can accommodate 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. Any other information relevant to the application.

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 OnlyApplication accepted as complete by: Stephen Laethly, Community Dev Dir July 10, 2026
Name/Title DateApplication Fee (25.0000): \$ 300.00 By: ☒ Check # 138 ☐ MO# _____Date Paid: 7-10-2026 ☐ Credit Card _____ ☐ Cash _____Payment by: _____ Received by: Jodi Kersten

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: _____

Project “Miller Barn”

Section 3. Factors Affecting the Project

Proposed Public-Private Infrastructure Partnership: The current layout features an expanded footprint utilized for vehicular access and staging. A significant reason for this design is that the adjacent outer road is a dead end without a public cul-de-sac or turnaround. To resolve a long-standing community issue where large trucks and trailers routinely use private drives to turn around, the applicant has dedicated a portion of the layout—including area extending onto MoDOT-controlled land—to establish a safe, functional turnaround for public and commercial use.

The applicant is highly eager to permanently asphalt this entire footprint. Given that a portion of this area serves a distinct public infrastructure and safety need, the applicant respectfully requests to explore a partnership/cost-sharing agreement where the City of Parkville and/or MoDOT covers or offsets the cost to asphalt the outer road and this newly created public turnaround.

Project Narrative

1. Site Accommodation & Code Compliance

The site has been meticulously graded and designed to comfortably accommodate the proposed commercial buildings, intent of use, and vehicular access without creating negative impacts on neighboring properties or municipal infrastructure. Driveway widths and connection radii have been carefully configured to ensure safe logistics for commercial vehicles while seamlessly interfacing with the public right-of-way.

2. Planning, Landscape, & Site Engineering Principles

Rather than relying on traditional, disruptive engineering that concentrates stormwater into rigid concrete structures, this site utilizes progressive **Low-Impact Development (LID)** and green infrastructure principles:

- **Stormwater & Curb Elimination:** To promote natural infiltration as encouraged by Section 408.010(6), standard vertical concrete curbs are intentionally omitted. Instead, the site's grading is engineered to encourage distributed, low-velocity sheet flow.
- **Natural Retention:** Water runoff is safely managed and slowed down via a series of localized, rain-garden-style retention areas.
- **Erosion Control & Vegetation:** Immediate stabilization is managed via extensive wood chip cover, which will be followed by permanent seeding and sodding in mid-to-late

August to fully establish robust vegetative cover and align with APWA Section 5600 standards.

3. Architecture, Materials, & Scale

The proposed building design values quality, permanence, and contextual harmony over standard commercial aesthetics. The structural massing, proportion, and scale are tailored to respect the natural topography of the property. High-quality materials, featuring an extensive natural stone veneer, ensure that the structures look anchored to the site and present a premium, visually appealing facade to the community.

4. Compatibility with Context & Natural Features

The overall design treats the existing landscape as the centerpiece. To maintain visual compatibility with Parkville's natural features, all necessary grade transitions utilize natural limestone boulder outcroppings rather than stark, commercial block retaining walls. Furthermore, an aggressive landscaping plan featuring the planting of over 30 quality variety trees will more than replace the cleared vegetation, blending the new structures flawlessly into the surrounding environment.

5. Site-Specific Conditions & Design Objectives

To meet the true intent of the zoning district's design objectives while accommodating the site's unique environmental and hydrological characteristics, the applicant is seeking flexibility from rigid parking and curbing standards under **Section 408.060 (Alternative Access and Parking Plan)**. The proposed alternative design—substituting structural concrete curbs with natural vegetative buffers and distributed sheet flow—offers a functionally superior environmental outcome that prevents concentrated erosion and maximizes ground infiltration.

6. Additional Relevant Information

The development team and ownership are deeply invested in the long-term stewardship of this property and the safety of the surrounding traffic corridor. We welcome the opportunity to host City staff and Public Works officials for an on-site walkthrough to review the grading, stormwater flow patterns, and the public turnaround layout in person prior to the upcoming Planning and Zoning Commission meeting.

(816) 741-7676

REC#: 00084303 7/10/2026 3:59 PM

OPER: JK TERM: 002

REF#: 138

PAID BY: Cory M. Miller

TRAN: 25.0000 Development Permit

PZ2026-15 Cory M Miller

Parce20-4.0-19-000-000-021.000

10 -41205-00

Development Permit 300.00CR

TENDERED: 300.00 CHECK

APPLIED: 300.00-

CHANGE: 0.00

CORY M MILLER 15815 NW HIGHWAY 45 PARKVILLE, MO 64152-5916		138 18-31010 MO 11367
<u>7.10.26</u> Date		
Pay to the Order of <u>CITY OF PARKVILLE</u>	<u>\$300.00</u>	
<u>THREE HUNDRED & 00/100</u>	Dollars	
BANK OF AMERICA		
ACH R/T 081000032		
For <u>MAJOR SITE PLAN APP.</u>	<u>Cory M</u>	MP
⑆101000035⑆ 355011813685⑈0138		

MILLER BARN

CELEB 1ST LOT 3
PARKVILLE, MO 64152



LOCATION MAP
N.T.S.

100' 100' 200' 400'



UTILITIES:

ELECTRICITY
EVERGY
J. BRENT GERLING, PE
ENGINEERING & DESIGN SUPERVISOR - NORTHLAND DISTRIBUTION
8325 N. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64118
816.652.1654
brent.gerling@evergy.com

GAS
spire energy
chris collins
7500 east 35th terrace
kansas city, mo 64129
816.472.3434
chris.collins@spireenergy.com

SEWER
CITY OF PARKVILLE, PUBLIC WORKS DEPARTMENT
DAN HARPER
PUBLIC WORKS DIRECTOR
8880 CLARK AVENUE
PARKVILLE, MO 64152
816.741.7676

PLATTE COUNTY REGIONAL SEWER DISTRICT
DAN KOCH
603 EAST STREET SUITE 100
PARKVILLE, MO 64152
816.858.2052

WATER
SOUTHERN PLATTE FIRE PROTECTION DISTRICT
DEAN CULL
FIRE MARSHALL
8795 NW N HIGHWAY
KANSAS CITY, MO 64153
816.741.2900 MAIN
816.935.7210 CELL
dcull@spfpd.com

STATE HIGHWAY
MODOT
RAVI NEUPANE
AREA ENGINEER FOR PLATTE, CLAY & RAY COUNTIES
600 NE COLBERN RD.
LEE'S SUMMIT, MO 64086
816.317.4219 CELL
816.607.2264 MAIN
ravi.neupane@modot.mo.gov

ADJACENT PROPERTY INFO:

CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1
15815 NW MO 45 HWY
PARKVILLE, MO

PARKVILLE STORAGE, LLC & UNITED, LLC
16035 NW MO 45 HWY
PARKVILLE, MO

FAB CENTRAL STATES, LLC
16203 NW MO-45 HWY
PARKVILLE, MO

CAPITOL ELECTRIC LINE BUILDERS, INC
7050 ENSIGN DR.
PARKVILLE, MO

ZONING INFO:

PARCEL# 20-4.0-19-000-000-021.000

LEGAL: CELB 1ST LOT 3

ZONING: I-1 LIGHT INDUSTRIAL

AREA: 4.07 ACRES, 177, 289.2 SF

PROPOSED USE: STORAGE & WAREHOUSING - INDOOR, GENERAL

LOT SIZE:

MIN AREA 1/2 ACRE
MIN WIDTH 100 FEET
MIN DEPTH 150 FEET

BUILDING STANDARDS:

FRONT SETBACK 25 FEET
SIDE SETBACK 15 FEET
REAR SETBACK 10 FEET
MAX HEIGHT (FT/STORIES) 45/3

GROSS AREA 1200 SF

PARKING 2.5 PER 1000 SF PER CITY ZONING ORDINANCE 405
INDUSTRIAL = 3 SPACES

INDEX OF DWGS:

OVERALL SITE PLAN C1
DIMENSION PLAN C2
GRADING & EROSION PLAN C3

LANDSCAPE DRAWING

FRONT EXTERIOR PERSPECTIVE TITLE SHEET A0
BUILDING ELEVATIONS A1
BUILDING ELEVATIONS A2

REVISION TABLE	
NUMBER	DATE
REVISED BY DESCRIPTION	

FRONT EXTERIOR
PERSPECTIVE TITLE
SHEET

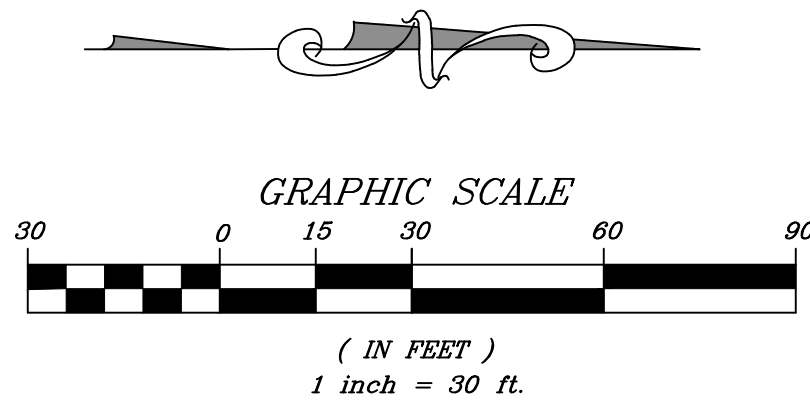
MILLER BARN
CELB 1ST LOT 3
PARCEL 20-4.0-19-000-000-021.000



SCALE:

DATE: 7/10/2026

A0



 R.L. Buford & Associates Engineering, LLC LAND SURVEYING – DEVELOPMENT CONSULTANTS R.L. BUFORD, INC., LLC rlb@rlbuford.com		P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152	
FOR	SEC.-TWP.-RGE. P-25177	COUNTY PLATE	JOB NO.
CORY MILLER	PLAN DATE JUNE 2026	CHECKED BY LV	DRAWN BY JCR
SHEET NO. C2		7/9/26	
PROFESSIONAL SEAL		7/9/26	
		7/9/26	
MILLER BARN		LOT 3, CELB - FIRST PLAT, PARKVILLE, PLATTE COUNTY, MISSOURI	
SITE DEVELOPMENT PLANS		DIMENSION PLAN	
REVISIONS		NO. DATE: DESCRIPTION: REVISIONS	
		1	
		2	
		3	
		4	
		5	
		6	
		7	

BLUE NOTATIONS ADDED BY OWNER & ALACRITY ARCHITECTURAL DESIGN, LLC

LANDSCAPE AREA PLANTINGS

AREA 1
1 NORWAY SPRUCE
2 BLUE SPRUCE
2 REDBUD

AREA 2
1 BLUE SPRUCE
2-4 JUNIPER
2 REDBUD

AREA 3
GROUPING OF 5
ORNAMENTAL NATIVE GRASSES
NINEBARK
HYDRANGEA

AREA 4
3-4 MULTI-STEM SERVICE BERRY
3 CRABAPPLE

AREA 5
TOP SIDE:
3-4 COLUMNER OAK
2-3 COLUMNER PINE

BOTTOM SIDE:
20' LENGTH MIN. OF 1 WHITE PINE
3 ARBORVITAE
2 CRABAPPLE

IN ADDITION TO EXISTING HEAVILY WOODED LOT

LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

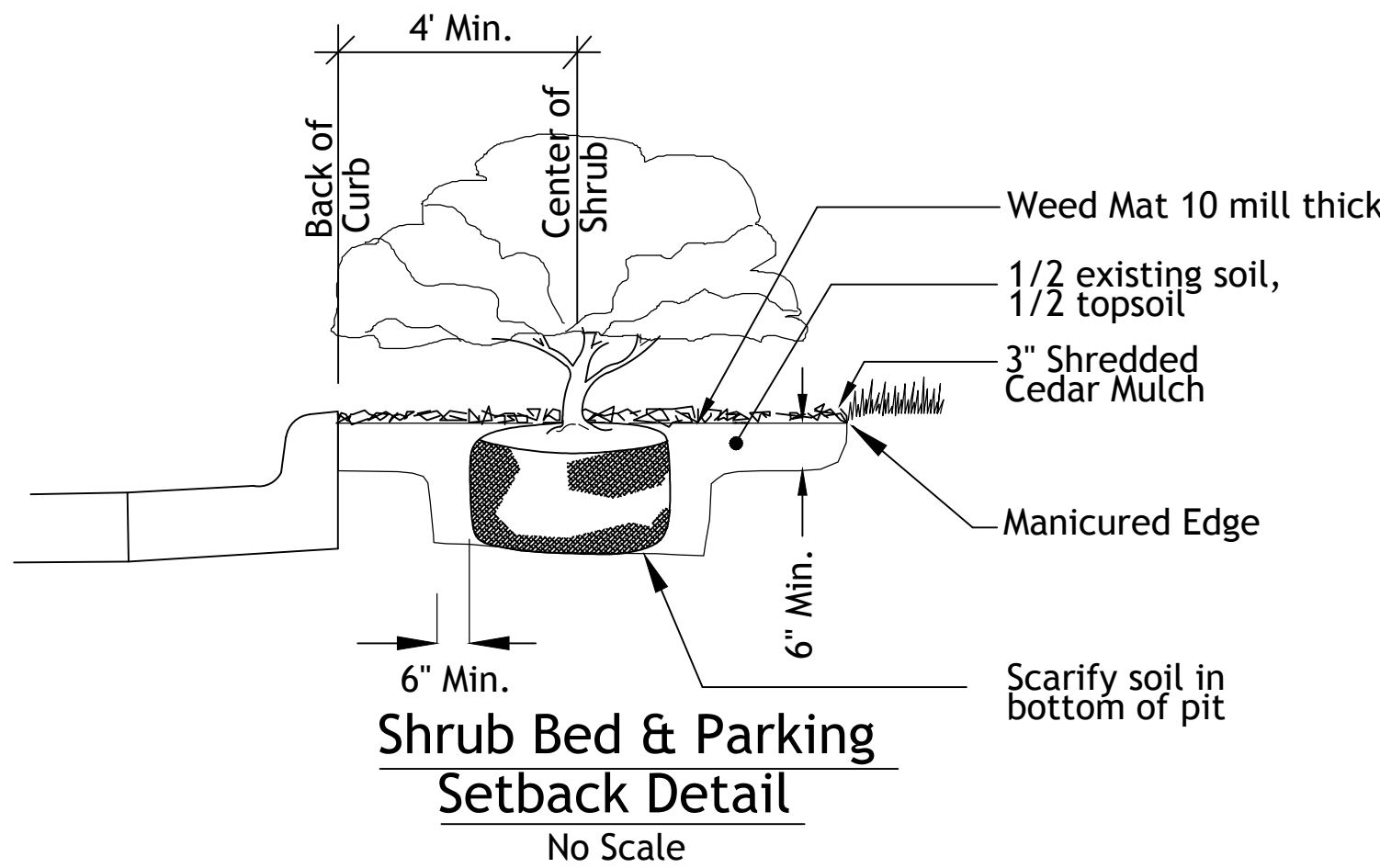
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	8	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.

LANDSCAPE DATA

HWY 45 276'

REQUIRED

SHADE TREE / 40'

7

PROVIDED

SHADE TREES

0 (EXISTING TREES)

PARKING LOT (3 STALLS & 76' OF FRONTAGE)

1 SHADE TREE / 25 STALLS

0.12

1 ORNAMENTAL / 10 STALLS

0.3

1 SHRUB / 10' OF FRONTAGE

8

PROVIDED

SHADE TREE

0 (EXISTING TREES)

ORNAMENTAL

0 (EXISTING TREES)

SHRUBS FRONTAGE

8



DATE: 6-3-26

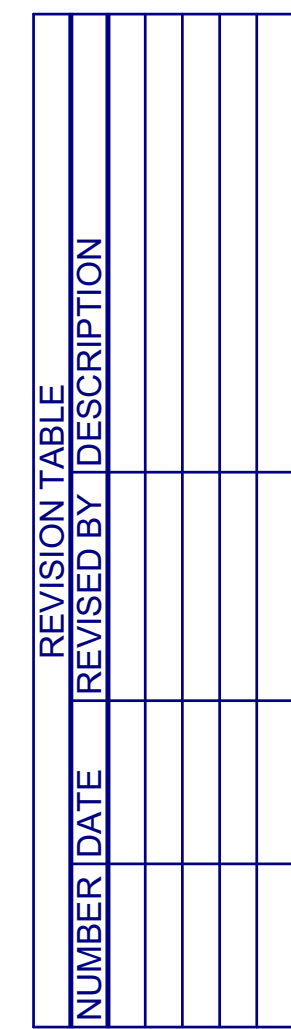
LOT 3 CELB
PARKVILLE, MO

LANDSCAPE PLAN

OCHS LAND PLANNING
533 LAKE FOREST
BONNER SPRINGS, KS 66012
913-961-6578 garrettochs@gmail.com

SHEET 1 OF 1

1"=30'
0 15' 30'



MILLER BARN
CELB 1ST LOT 3
PARCEL 20-4.0-19-000-000-021.000



DATE: 7/10/2026

A2

$$1/4" = 1'-0"$$


— ACCESSORY STRUCTURE

— 18" DIA. REINFORCED CONCRETE PIERS TO BEDROCK,
MIN. 3'-0" BELOW FROST LINE BEARING, TYP.

$$1/4" = 1'-0"$$

SEE ALSO SHEET A2 FOR SIMILAR NOTES

Project “Miller Barn”

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6. Additional Relevant Information

The development team and ownership are deeply invested in the long-term stewardship of this property and the safety of the surrounding traffic corridor. We welcome the opportunity to host City staff and Public Works officials for an on-site walkthrough to review the grading, stormwater flow patterns, and the public turnaround layout in person prior to the upcoming Planning and Zoning Commission meeting.