



PLANNING & ZONING COMMISSION

Regular Meeting Agenda

CITY OF PARKVILLE, MISSOURI

Tuesday, October 13, 2020 5:30 PM

City Hall Board Room

In light of public health orders from the Missouri Governor and Platte County related to the COVID-19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Planning and Zoning Commission will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in on the meeting via the following telephone number and access code – (312) 626 6799, Meeting ID: 812 1653 1554, Password: 567005 rather than appear at City Hall (note: occupancy will be limited).

In addition, rather than appearing at City Hall to provide input at the meeting on action agenda items, members of the public may submit written testimony to the City Clerk in advance by noon on the day of the meeting and the testimony will be to be provided to the Planning and Zoning Commission and presented at the meeting and made part of the official record.

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the October 13, 2020, regular meeting agenda

4. Unfinished Business

5. Public Hearing

- A. Application for Zoning Map Amendment for Platte County parcel #20-4.0-18-000-000-038.000 (6.42 acres, more or less) generally located along the southern termination of Naylor Road, west of I-435 and south of Highway 152 and north of Highway 45, from Platte County “R-80” Rural Single-Family District to Parkville City “R-1” Single-Family Residential. Case No. PZ20-19; Ashley Wright, applicant
- B. Application for Preliminary Development Plan for Capital Electric, an amendment to the previously-approved Creekside Industrial planned industrial development on 45.82 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and Highway 45. Case No. PZ20-37; Greg Darkenwald, Capital Electric Line Builders, Inc., applicant

6. Regular Business

- A. Application for Final Development Plan for Capital Electric, a planned industrial development consisting of a 72,800 sq. ft. building for office, warehouse and shop uses on 45.82 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and Highway 45. Case No. PZ20-38; Greg Darkenwald, Capital Electric Line Builders, Inc., applicant

- B. Application for Final Development Plan for Creekside Hotel, a planned commercial development for Lodging – Hotel/Motel uses on Tract C of Creekside Commons (1.77 acres, more or less) generally located at the northwest quadrant of the intersection of I-435 and Highway 45. Case No. PZ20-39; Brian Mertz, Creekside Hotel Partners, LLC, applicant

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, October 20, 2020 and November 3, 2020 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, October 27, 2020 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, November 10, 2020 at 5:30 p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular
Meeting City of Parkville, Missouri
Tuesday, July 14, 2020 at 5:30pm
Videoconference**

1. CALL TO ORDER

Chair Katerndahl called the meeting to order at 5:31 p.m.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman

John Delich

Walt Lane

Barbara Wassmer

Doug Krtek (absent without prior notice)

Kim Verhoeven

Michael Wright

Allyson Berberich

Michael Lee

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky/Community Development Director

Cristina Aurich/Planning Intern

3. GENERAL BUSINESS

A. Approval of July 14, 2020 Planning & Zoning Commission regular meeting

Agenda.

Chairman Katerndahl called for questions. Seeing none he called for a motion.

Commissioner Delich moved to approve the agenda as presented. Commissioner Wright seconded. Motion passed: 7-0.

B. Approval of the minutes from the June 9, 2020 regular meeting of the Planning & Zoning Commission.

Chairman Katerndahl called for additional comments or questions. Seeing none he called for a motion.

Commissioner Verhoeven moved to approve the June 9, 2019 regular meeting minutes, Commissioner Wassmer seconded. Motion passed: 7-0.

4. UNFINISHED BUSINESS

A. None.

5. PUBLIC HEARING

A. None.

6. REGULAR BUSINESS

A. None.

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, July 21, 2020 and March 3, 2020 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: Tuesday, July 28, 2020 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, August 11, 2020 at 5:30 p.m.

Chairman Katerndahl asked staff if upcoming meetings would be held virtually or in person. Director Lachky informed him that meetings will remain virtual for the rest of July and are unknown for August.

Chairman Katerndahl asked staff for an update on Six at Park development. Director Lachky said the developer is aware of what they need to do. Developer has been having issues with their landscape architect and is in contact with them. A Letter of Understanding has been established between the City of Parkville and the developer. Developer has 90 days to resolve issues.

Director Lachky gave an update on the Parkville Master Plan – Planning Parkville for 2040. He said the City of Parkville had their first public meeting on July 9, 2020 and everything went well. Staff has received positive feedback.

Commissioner Lee asked staff for an update on Creekside commercial development. Director Lachky said he would check into Creekside commercial development.

8. ADJOURNMENT

Chairman Katerndahl called for further discussion.

Commissioner Wassmer moved to adjourn, **Commissioner Wright** seconded. Motion passed: 7-0. Meeting adjourned at 5:43pm.

Submitted by:

Stephen Lachky, AICP
Community Development Director

7-16-20
Date

Cristina Aurich
Planning Intern

7-16-20
Date

DRAFT

**Minutes of the
Planning & Zoning Commission Special Workshop
City of Parkville, Missouri
Tuesday July 14, 2020
Immediately after the Special Meeting of the
Planning & Zoning Commission
Videoconference**

1. CALL TO ORDER

Chairman Katerndahl called the meeting to order at 5:45 p.m.

Commissioners present

Dean Katerndahl, Chairman

John Delich

Walt Lane

Barbara Wassmer

Doug Krtok (absent without prior notice)

Kim Verhoeven

Michael Wright

Allyson Berberich

Michael Lee

Staff Present

Stephen Lachky/ Community Development Director

Alysen Abel/ Public Works Director

Chris Ashley/ City Project Manager

Cristina Aurich/ Planning Intern

Note: This workshop was made open to the public and all interested parties were welcome to attend. All items were for discussion only. The Planning & Zoning Commission did not take any action on any workshop agenda item.

2. WORKING SESSION

A. The Residence at Riss Lake concept plan presentation and discussion

Director Lachky introduced the Residence at Riss Lake concept plan. He mentioned there would be the need for a public meeting in the future and that rezoning would probably need to occur. Director Lachky shared the concept plan and turned it over to the developers to explain concept in more detail.

Don Julian, of Don Julian Builders, explained the concept for the Residence at Riss Lake. Julian said he presented the concept to the homeowner's association at Riss Lake and said there is a great need for condos at Riss Lake. Julian said development will start with the building closest to 9 Highway and will contain 32 dwelling units. Once they see how well the first building does, they will continue with the remaining 3 buildings, 36 dwelling units per building.

Commissioner Wright explained his concern about having multiple entrances. He suggested there be some sort of connection between the two.

Elevations of previous developments were shared and the builder, Bill Prelogar, expressed that this development would be 4-5 stories tall with parking on bottom level. He explained this was a low-density development as there were only 9 units per acre and would be located away from the dam.

Discussion continued about the aesthetics and functionality of development.

Commissioner Delich expressed concern about development being too tall. He was also concerned about traffic and wants to see a section of the development. Delich wants the exterior of development to look unique to Riss Lake.

Discussion focused on pricing of condos and fees associated with condos.

The commissioners I like the concept and look forward to seeing a more drafted plan.

B. Creekside freestanding signage standards research presentation and discussion

Planning Intern, Cristina Aurich, presented research on Creekside freestanding signage standards. She presented a table and photos that compared Parkville's signage code with other local municipalities.

Discussion focused on if Parkville should enforce sign code standards or if each development should individually be able to deviate from sign standards.

Chairman Katerndahl suggested staff draft up sign standards to be presented at future workshop.

Commissioner Wassmer suggested staff look at cities similar to Parkville, like Lawrence, KS, and St. Charles, MO.

Commissioners agreed that Parkville's sign standards need to be updated and discussion would continue in future workshop.

C. Final Development Plan staff review checklist discussion

Director Lachky shared draft of development checklist that would be used for future development proposals.

Commissioners felt confident in draft development checklist and asked staff to create revised checklist for next workshop.

Chairman Katerndahl asked if there were any other questions. Seeing none, he adjourned the meeting.

3. ADJOURN

The Special Workshop was adjourned at 7:07 p.m.

Submitted by:

Stephen Lachky, AICP
Community Development Director

7-20-20
Date

Cristina Aurich
Planning Intern

7-20-20
Date

DRAFT

**Minutes of the
Planning & Zoning Commission Regular
Meeting City of Parkville, Missouri
Tuesday, September 8, 2020 at 5:30pm
Videoconference**

1. CALL TO ORDER

Chair Katerndahl called the meeting to order at 5:30 p.m.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl
Barbara Wassmer
Michael Wright
Allyson Berberich
Michael Lee
Doug Krtek (arrived at 5:37 p.m.)

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky/Community Development Director

3. GENERAL BUSINESS

A. Approval of September 8, 2020 Planning & Zoning Commission regular meeting Agenda.

Chairman Katerndahl called for questions. Seeing none he called for a motion.

Commissioner Lee moved to approve the agenda as presented. Commissioner Wright seconded. Motion passed: 5-0.

4. UNFINISHED BUISNESS

A. None.

5. PUBLIC HEARING

A. None.

6. REGULAR BUSINESS

A. Application for Subdivision – Final Plat for Creekside Village Second Plat, a subdivision (5.57 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo. Case No. PZ20-30; Brian Mertz, Parkville Development 140, LLC, Applicant.

Stephen Lachky, Community Development Director, explained how staff received the application for subdivisions – final plat for the second townhome phase in the Creekside Village planned residential development on the northwest quadrant of I-435 and MO-Hwy 45. He shared a reference map of the subject plat area in proximity to previous phases of The Village At Creekside & Creekside Village subdivisions the Planning and Zoning Commission has approved over the past year.

Stephen covered the City's development code standards for review and how the application meets all requirements. He also explained the slight modification of Homer Pkwy to be shifted towards the east along Brush Creek, how the street network has been designed to be more of a grid-like system as opposed to the preliminary development plan, how overall density has been reduced by four lots, and how more natural & open space vegetation is preserved through clustering the development in areas. Stephen then asked if any of the Commissioners had questions.

Commissioner Katherndahl asked for an overall update of progress on the various Creekside developments. Applicant Brian Mertz was on the meeting videoconference and provided an update: Overall construction is continuing on the townhomes northwest quadrant of I-435 and MO-Hwy 45; and he anticipates, if approved, construction could commence for the second plat of Creekside Village in October. Brian said that in June and July there were over 413,000 visitors to the Ballfields At Creekside baseball complex. He said that in the Creekside Commons commercial district, construction on the Burger King restaurant is moving forward and they anticipate completion next month, and the new C-Store gas station has started construction. Brian then said a future application for a proposed hotel in Creekside Commons will be submitted to staff in a few weeks. On the southeast quadrant of the interchange in Old Town At Creekside, construction has begun on the Johnny's Tavern, Anytime Fitness, and Scooter's Coffee building pad, as well as on the mixed-use building. In The Meadows At Creekside, there are two single-family homes and twelve townhomes completed with residents currently living in them.

Commissioner Krtek asked questions pertaining to the cost for homes in the Creekside developments. Commissioner Wassmer asked if there were any stop signs located along Homer Pkwy aside from at the intersection with the local feeder roads. Brian Mertz said the only stop signs on Homer Pkwy are located at the intersection with MO-Hwy 45. Commissioner Lee asked about more specifics for development within Old Town At Creekside. Brian Mertz responded that Johnny's Tavern is aiming to open by April 2021, and that the first mixed-use building will be going in April 2021 and the second in May 2021. He also said he hopes to bring a final development plan before the Commission in the future for the proposed barbeque restaurant.

Chairman Katerndahl asked if there was any more discussion, and hearing none, called for a motion.

Commissioner Wright moved to approve the application for subdivision – final plat for Creekside Village, Second Plat. **Commissioner Krtek** seconded. Motion passed: 6-0.

7. **OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, September 15, 2020 and October 6, 2020 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: Tuesday, September 22, 2020 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, October 13, 2020 at 5:30 p.m.

Stephen Lachky said there were multiple items on the agenda for the October 13, 2020 meeting, so anticipate a longer meeting that evening. Chairman Katerndahl asked Stephen to provide an update on the 2020 Master Plan Update project. Stephen explained how the consultant team has completed their one-on-one stakeholder meetings and is gathering feedback from the online engagement surveys.

8. **ADJOURNMENT**

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

Commissioner Berberich moved to adjourn, **Commissioner Krtek** seconded. Motion passed: 6-0. Meeting adjourned at 5:56 p.m.

Submitted by:

Stephen Lachky, AICP, CPM, CFM
Community Development Director

10-1-20
Date

**Minutes of the
Planning & Zoning Commission Special Workshop
City of Parkville, Missouri
Tuesday, September 8, 2020
Immediately after the Regular Meeting of the
Planning & Zoning Commission
Videoconference**

1. CALL TO ORDER

Chairman Katerndahl called the special workshop to order at 5:58 p.m.

Commissioners present

Dean Katerndahl
Barbara Wassmer
Michael Wright
Allyson Berberich
Michael Lee
Doug Krtek

Staff Present

Stephen Lachky / Community Development Director

Guests Present

Ken Gibson / Design & Marketing Director, Hinkle Hardscapes

Note: This workshop was made open to the public and all interested parties were welcome to attend. All items were for discussion only. The Planning & Zoning Commission did not take any action on any workshop agenda item.

2. WORKING SESSION

A. Discussion with Ken Gibson, Hinkle Hardscapes, regarding prospective development and compliance with existing zoning and adopted *Parkville Master Plan*

Stephen Lachky, Community Development Director, provided background information on Hinkle Hardscapes — he explained how they're a Riverside, Mo.-based company that makes custom patios, fire pits, outdoor kitchens and pools for customers; and how they're looking to expand and exploring prospective development opportunities to relocate their headquarters (office and showroom) to Parkville. Stephen said their business operation is similar to By The Blade landscaping use office/showroom at 8904 Hwy 45 next to Graden Elementary School. He then introduced Ken Gibson, Design & Marketing Director with Hinkle Hardscapes.

Ken Gibson introduced himself, explained how he's a Parkville resident in The National and how Hinkle Hardscapes is exploring relocating their office to a vacant piece of property along NW Bell Road, just south of the Hawthorne House and Mark IV Apartments. He provided some photos of a building with a rustic cabin look and explained how it would serve as a training center for their employees, but also a showroom for visitors by appointment only.

Members of the Commission asked if it were possible to make a roadway connection between S National Dr. and NW Bell Rd. Ken responded that The National Property Owners Association owns the connecting land so would need to provide permission to do so. Stephen Lachky then shared imagery of the City's adopted Future Land Use Plan and went over *Parkville Master Plan* and potential zoning scenarios allowed under such use. Ken Gibson asked for comments and initial feedback from the Commissioners. Michael Wright said he was ok with the concept. Dean Katerndahl said he was generally favorable to the idea as long as the project is high quality as shown, and that the Planning Commission could work out the details to not commit the site to beyond the development as proposed.

Commissioner Lee asked how many employees would be reporting to the business. Ken Gibson responded that the facility would house three full-time designers and three full crews (of 4 men each). He said that the crews no longer report to the facility in the morning; rather, they meet directly out at the job site since it's more efficient in terms of mileage; but he said that during rainy days when it's not feasible to work, up to 4-5 crew members can report to the facility to do training. Ken also said that Hinkle Hardscapes receives up to 80 by-appointment client visitors annually.

Commissioner Lee also inquired about the present condition of NW Bell Rd., the status of the City's Planning Sustainable Places (PSP) application to the Mid-America Regional Council for funding, and the City's future plans for improving NW Bell Rd. Stephen Lachky responded that Bell Road has been identified as a need per the Board of Aldermen's Annual Retreat the past two years, and how the Board would like to move the needle towards making improvements. Stephen added that the first step is to develop a strategic planning study to analyze current conditions, develop goals and implement strategic improvements to the roadway.

3. ADJOURN

The Special Workshop was adjourned at 6:38 p.m.

Submitted by:

Stephen Lachky, AICP, CPM, CFM
Community Development Director

10-2-20
Date



Staff Analysis

<u>Agenda Item:</u>	5.A
<u>Proposal:</u>	Application for Zoning Map Amendment for parcel #20-4.0-18-000-000-038.000 (6.42 acres, more or less) generally located along the southern termination of Naylor Rd., west of I-435 and south of MO-Hwy 152 and north of MO-Hwy 45, from Platte County "R-80" Rural Single-Family District to Parkville City "R-1" Single-Family Residential.
<u>Staff Recommendation:</u>	Approval
<u>Case No:</u>	PZ20-19
<u>Applicant:</u>	Ashley Wright
<u>Owners:</u>	Hewitt P Wright
<u>Location:</u>	Immediately adjacent to and north of 7900 Naylor Rd; generally at the southern termination of Naylor Rd, west of I-435, south of MO-Hwy 152 and north of MO-Hwy 45.
<u>Existing Zoning:</u>	Platte County "R-80" Rural Single-Family District
<u>Proposed Zoning:</u>	Parkville City "R-1" Single-Family Residential
<u>Parcel #s:</u>	#20-4.0-18-000-000-038.000
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Zoning Map Amendment C. Subject Area Property Map D. Utility Provider Correspondence 1. Kansas City Power & Light (KCP&L) 2. Platte County Regional Sewer District (PCRSB) 3. Platte County School District (PCSD) 4. Missouri Department of Transportation (MoDOT) E. Additional exhibits as may be presented at the public hearing
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf) 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 September 16, 2020.
- E. Summary of Public Hearing posted on Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)
- F. Hearing notice published on the Parkville City webpage (https://parkvillemo.gov/download/public-hearing-notice/PublicHearingNotice_NaylorRoadRezoning.pdf)
- G. Ordinance No. 1874 – Providing for the extension of the city limits by embracing and including unincorporated real property located in Platte County lying west of the present city limits line of the City (annex Thousand Oaks)
- H. Ordinance No. 2918 – Rezoning two parcels of land containing approximately 7.33 acres located at southern termination of Naylor Road from County “R-80” Rural Single Family District to “R-1” Single-Family Residential
- I. Case No. PZ17-07A
- J. Case No. PZ17-07C

Comments

Received:

The Community Development Department did not receive any public comments prior to the completion of this staff analysis report on September 23, 2020.

Overview

Parcel # 20-4.0-18-000-000-038.000 is currently zoned Platte County “R-80” Rural Single-Family District. The applicant proposes to rezone parcel to Parkville City “R-1” Single-Family Residential. The applicant intends for the use of one single-family residence on property.

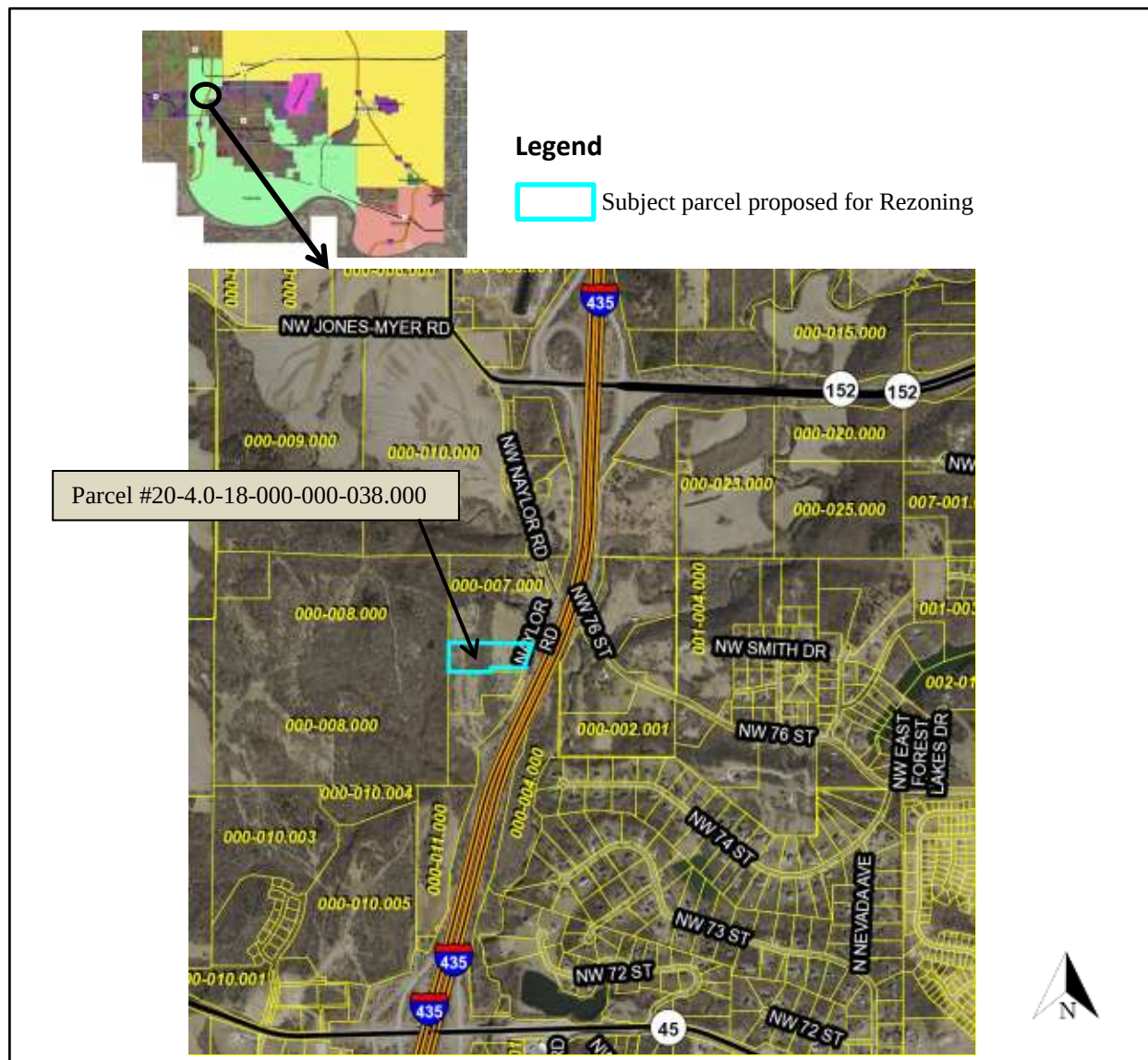


Exhibit C: Subject Area Property Map

Background

Hewitt Wright purchased parcel no. 20-4.0-18-000-000-038.000 in 2019 and desires to construct a single-family home on the property. The subject property was annexed into Parkville City limits on May 2, 2000 via ordinance no. 1874. At the time, the City’s legal counsel explained that property annexed into the City of Parkville would retain its existing Unincorporated Platte County zoning designation until rezoned into a City district. Today, the subject property is zoned County “R-80” Rural Single Family District. The *Parkville Master Plan* (adopted July 7, 2009) projects Residential Neighborhood land use for this property. Per Table 405-1 of the Development Code, typical zoning districts applicable to the Residential Neighborhood land use category include “R-

1, “R-2”, and “R-3” districts, with “R-4” being allowed if mixed in a planned pattern integrated around mixed-use or commercial areas.

Immediately adjacent property parcels no. 20-4.0-18-000-000-036.000 and 20-4.0-18-000-000-037.000 were recently rezoned from “R-80” Rural Single Family District to “R-1” Single-Family Residential on October 17, 2017 via Ordinance No. 2918. The Community Development Department recommended zoning the properties to the “R-1” district based on the general character of the subject property area, property parcel sizes and the height, area bulk standards of the *Title IV – Development Code*.

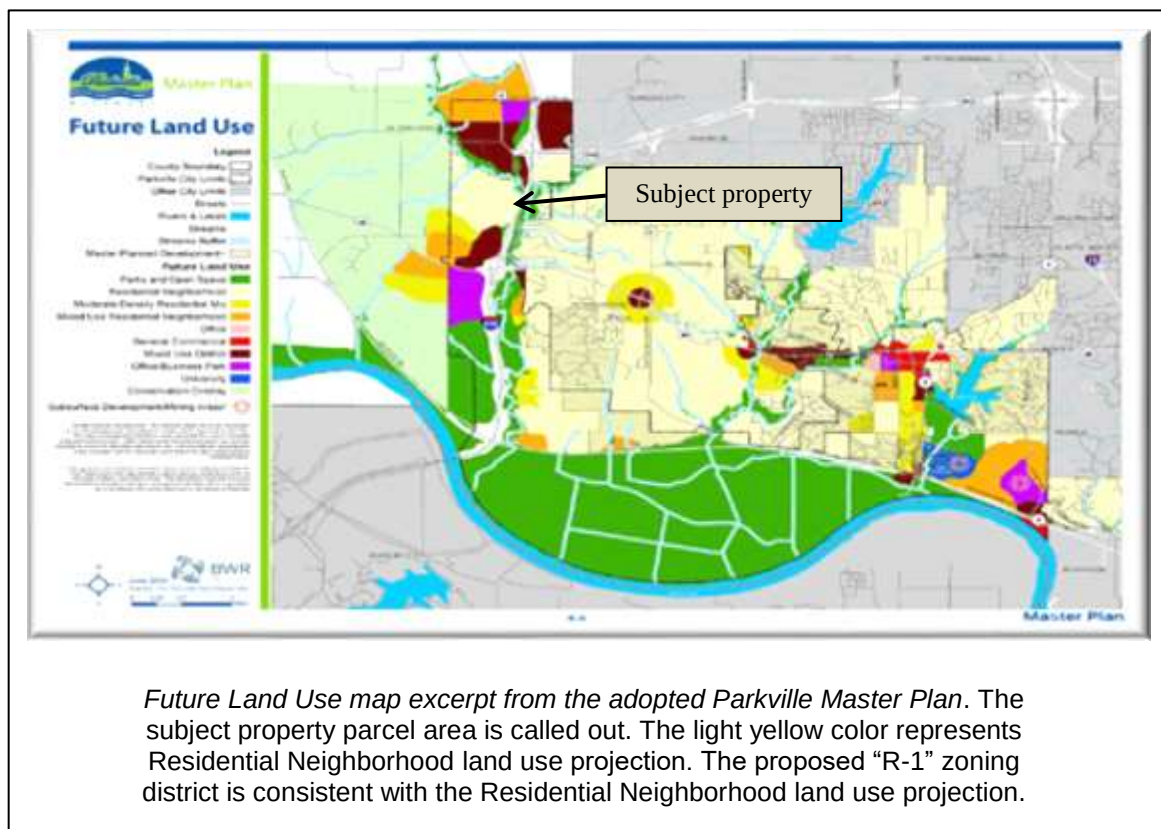
General Review and Analysis

The application has been reviewed against the Parkville Municipal Code, including the applicable “R-1” zoning district regulations, the adopted *Parkville 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 September 16, 2020; 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 Master Plan* projects Residential Neighborhood future land use for the subject property. Residential Neighborhood is primarily intended for single-family, detached residential development, but also may include a variety of supporting residential building types such as clustered or attached single-family units, and townhomes designed to function as a neighborhood, master planned in accordance with the Neighborhood Design Policies and Design Expectations. This category is appropriate for planned public and semi-public uses designed to be compatible with residential uses, such as schools, religious institutions, and civic uses. Section 405.010 of the Development Code, specifically Table 405-1, finds the proposed “R-1” Single-Family Residential district to be applicable to the Residential Neighborhood land use projection. Thus, the application is consistent with the *Parkville Master Plan*.



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 character of the neighborhood immediately adjacent to and surrounding the subject parcel can be characterized as rural and residential. Two parcels immediately adjacent to the parcel are zoned “R-1”. The surrounding parcels have retained County Zoning as “RE” Rural Estates District, “RMD” Residential Multiple Dwelling District, and “AG” Agricultural District. The design of streets, civic spaces and other open spaces; and the scale, pattern and design of buildings are compatible with the proposed “R-1” rezoning.

Zoning District	Lot Size			Building Standards			
	Min. Area	Min. Width	Min. Depth	Front Setback	Side Setback	Rear Setback	Max. Height
City “R-1”	20,000 sq. ft.	100 ft.	150 ft.	40 ft.	10 ft.	50 ft.	35 ft. / 2.5 stories
County “RMD”	N/A	70 ft.	60 ft.	30 ft.	6.5 ft.	30 ft.	45 ft. / 3 stories
County “RE”	N/A	400 ft.	200 ft.	100 ft.	30 ft.	100 ft.	35 ft.
County “AG”	N/A	400 ft.	200 ft.	100 ft.	30 ft.	100 ft.	35 ft.

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.

The application for the Zoning Map Amendment is consistent with the retained County Zoning districts of the surrounding properties and the Future Land Use projections described in the *Parkville Master Plan (2009)*.

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 application for the Zoning Map Amendment is proposed. If rezoned to the “R-1” Single-Family Residential district, any development will need to meet the standards of the Parkville Municipal Code and Title IV: Development Code. The applicant desires to construct a single-family home on the property in the future.

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 appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire and the ability to maintain the peace. Amending the city’s zoning of the area to reflect its current county zoning will have little impact on the City or other government agencies. The adjacent property to the south, 7900 Naylor Rd, was rezoned from Platte County “R-80” Rural Single Family District to “R-1” Single-Family Residential on October 17, 2017 via Ordinance No. 2918. Per that Case No., staff reached out to all public utility service providers to verify they have the ability to serve future development on the subject properties (see Exhibit D).

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.

Approval of the Zoning Map Amendment will not negatively impact the condition or value of property in the vicinity, including the adjacent residential properties that currently have County zoning designations. If anything, construction of a new single-family home on the property would increase property values and the assessment of adjacent property parcels. Furthermore, adjacent properties will be allowed to retain their existing County zoning designations. Approval of the rezoning of the subject property to a residential district allows the surrounding areas to be developed in accordance with the *Parkville 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.

The application is consistent with the adopted *Parkville Master Plan*’s vision for Residential Neighborhood future land use in the area.

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 Master Plan*, no other recommendations of professional staff or other technical reviews associated with the application are referenced.

Staff Conclusion and Recommendation

Staff concludes that: The proposed “R-1” Single-Family Residential district is consistent with the *Parkville Master Plan*’s Residential Neighborhood future land use projection; character of the neighborhood and immediately adjacent land uses; supports abutting zoning districts with respect to form, site design, and other development patterns and urban design aspects; its proposal is consistent with the *Parkville Master Plan*; does not appear to significantly impact the

ability for the City or other governmental agencies to respond with public and emergency services; will not negatively impact the condition or value of property in the vicinity, including adjacent property parcels; and is consistent with other adopted policies of the City.

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 November 3, 2020 for first action.

End of Memorandum

	<u>07-31-2020</u>
Cristina Aurich	Date
Planning Intern	



	<u>09-23-2020</u>
Stephen Lachky, AICP, CPM, CFM	Date
Community Development Director	



Application #: PZ 20-19
Date Submitted: April 20, 2020
Public Hearing: TBD per COVID-19 requirements
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0018

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: Ashley Wright
Address: 609 Central St. #1207
City, State: Kansas City, MO
Phone: (816) 719-0528 Fax: _____
E-mail: ashleywright8080@gmail.com

Engineer/Surveyor(s) preparing legal description

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

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

Name: _____
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) See City of Parkville Ownership Affidavit Date: _____

Property Owner's Signature (Required) See attached City of Parkville Ownership Affidavit 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:

Immediately adjacent to and north of 7900 Naylor Rd.

Parcel ID Number: 20-4.0-18-000-000-038.000

Present zoning: Platte County "R-80" Rural Single-Family District

Proposed zoning: Parkville City "R-1" Single-Family Residential

Present use of the property:

Vacant

Length of use:

N/A

3. Neighboring land uses and zoning

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

Existing Land Use

North: "R-80"

South: Heritage Landscape
(garden/landscape center)

East: Interstate 435

West: Vacant

Existing ZoningNorth: Platte County "R-80" Rural
Single-Family DistrictSouth: Parkville City "R-1" Single Family
Residential

East: N/A

West: "RMD" Residential Multiple Dwelling
District**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 \$300.00. 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.
- N/A ☒ 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: Stephen Lachky, Community Development Director May 14, 2020
Name/Title Date

Application fee payment: Check # _____ M.O. _____ Cash

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

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

Conditions if any: _____

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

Conditions if any: _____

CITY OF PARKVILLE
OWNERSHIP AFFIDAVIT

STATE OF MISSOURI

Project: Rezoning land to Residential

COUNTY OF PLATTE

Before me, the undersigned authority, personally appeared Ashley Wright

hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

1. Affiant(s) is the owner of the property, which is the location of the easement(s).

2. The subject property is legally described as:

3. Affiant(s) hereby certifies that all information provided herein is true and correct, and understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any approvals based on the information herein provided.

Affiant(s):

[Signature]
Affiant's Signature

Ashley Wright
Print Name

Affiant's signature

Print Name

Affiant's Signature

Print Name

Affiant's signature

Print Name

State of Missouri

Jackson
County of Platte (AGS)

Sworn to and subscribed before me on the 31 day of July, 20 20. Affiant(s) is
personally known to me or has produced MO DL as identification.

ADAM GARRETT SHULMAN
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI-JACKSON COUNTY
COMMISSION #18953816
MY COMMISSION EXPIRES: APR 1, 2022

My Commission Expires: 01 Apr 2022

[Signature]
Notary Public Signature



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

To: Utility Providers
From: Stephen Lachky, Community Development Director
Date: Monday, August 7, 2017
Re: Rezoning (7900 Naylor Rd., Parkville, MO)

The Community Development Department received an application for zoning map amendment (i.e., rezoning) for two parcels of land — #20-4.0-18-000-000-036.000 and #20-4.0-18-000-000-037.000 (7.33 acres, more or less) — generally located at the southern termination of Naylor Rd, west of 435 and south of HW 152 and north of HW 45, from County "R-80" Rural Single Family District to "R-1" Single-Family Residential. Please take a moment to answer the following questions pertaining to your awareness of the project, potential service limitations, adequacy of proposed easements and additional issues. Please mail or email your responses by Friday, August 25, 2017 to:

Stephen Lachky, AICP
Community Development Director
8880 Clark Ave
Parkville, MO 64152
slachky@parkvillemo.gov

Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed plat? ☐ Yes ☒ No
2. Can you provide adequate service to the site? ☒ Yes ☐ No
If limitations, please explain Only 1 phase available in area but 3 phase could be built in.
3. Are the easements shown on the plans adequate? ☐ Yes ☐ No
If not, please explain Unknown. I have no plans.
4. Are there any other issues that need to be addressed? ☐ Yes ☐ No
If so, please describe Unknown. I have no plans.

Additional comments may be included on a separate sheet

Name: Melissa Feltes
Title: General Design Technician
Agency: RCP 3L
Date: 8-14-17
Signature: Melissa Feltes



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Community Development Director
8880 Clark Ave
Parkville, MO 64152
slachky@parkvillemo.gov

Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed plat? ☐ Yes ☒ No
2. Can you provide adequate service to the site? ☐ Yes ☒ No
If limitations, please explain SEWER WOULD NEED TO BE EXTENDED BY THE APPLICANT
3. Are the easements shown on the plans adequate? ☐ Yes ☐ No
If not, please explain N/A
4. Are there any other issues that need to be addressed? ☐ Yes ☐ No
If so, please describe SEE #2

Additional comments may be included on a separate sheet

Name: DAN KOCH
Title: EXECUTIVE DIRECTOR
Agency: PLATTE COUNTY REGIONAL SEWER DISTRICT
Date: 8/10/17
Signature: [Signature]



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Stephen Lachky, AICP
 Community Development Director
 8880 Clark Ave
 Parkville, MO 64152
slachky@parkvillemo.gov

Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed plat? ☐ Yes ☒ No
2. Can you provide adequate service to the site? ☐ Yes ☐ No
 If limitations, please explain N/A
3. Are the easements shown on the plans adequate? ☒ Yes ☐ No
 If not, please explain _____
4. Are there any other issues that need to be addressed? ☐ Yes ☒ No
 If so, please describe _____

Additional comments may be included on a separate sheet

Name: JEANETTE Coward
 Title: SUPERINTENDENT
 Agency: Park Hill School District
 Date: 8/7/17
 Signature:



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Stephen Lachky, AICP
 Community Development Director
 8880 Clark Ave
 Parkville, MO 64152
slachky@parkvillemo.gov

Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed plat? ☐ Yes ☒ No

2. Can you provide adequate service to the site? ☐ Yes ☐ No

If limitations, please explain a sight study will need to be performed in order to determine if access will meet current requirements. Also, a Traffic Impact study may be required to determine if any improvements will be needed. Plans will also need to be provided for review.

3. Are the easements shown on the plans adequate? ☐ Yes ☐ No

If not, please explain have not seen any plans for review.

4. Are there any other issues that need to be addressed? ☐ Yes ☐ No

If so, please describe _____

Additional comments may be included on a separate sheet

Name: Nathan Juliana

Title: senior traffic specialist

Agency: moDOT

Date: 8-18-17

Signature: Nathan Juliana



Staff Analysis

Agenda Item: 5.B; 6.A

Proposal: Application for Preliminary Development Plan and Application for Final Development Plan for Capital Electric, an amendment to the previously-approved Creekside Industrial planned industrial development, consisting of a 72,800 sq. ft. building for office, warehouse and shop uses on 45.82 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.

Staff Recommendation: Approval (with conditions)

Case No: PZ20-37; PZ20-38

Applicant: Greg Darkenwald, Capital Electric Line Builders, Inc.

Owners: City of Parkville

Location: Southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152

Zoning: "I-2-P" Light Industrial District

Parcel #s: All of Platte County parcels #20-4.0-19-000-000-026.000 (1.67 acres, more or less), #20-4.0-19-000-000-021.000 (6.87 acres, more or less), #20-4.0-19-000-000-027.000 (6.15 acres, more or less), #20-4.0-19-000-000-016.002 (0.94 acres, more or less), and #20-4.0-19-000-000-015.001 (33.36 acres, more or less)

Exhibits:

- A. This Staff Analysis Report
- B. Applications
 - 1. Application for Preliminary Development Plan
 - 2. Application for Final Development Plan
 - 3. Application Narrative
- C. Subject Area Property Map
- D. Capital Electric, Amended Preliminary Development Plan, Preliminary Plat & Final Development Plan (prepared by Renaissance Infrastructure Consulting; dated October 2, 2020)
 - 1. Sheet C01 (Cover Sheet)
 - 2. Sheet C02 (Existing Conditions)
 - 3. Sheet C03 (Previously Approved Preliminary Development Plan)
 - 4. Sheet C04 (Proposed Preliminary Development Plan)
 - 5. Sheet C05 (General Layout)
 - 6. Sheet C06 (Site Dimension Plan)

7. Sheet C07 (Preliminary Plat)
 8. Sheet C08 (Grading Plan West)
 9. Sheet C09 (Grading Plan East)
 10. Sheet C10 (Site Utility Plan)
 11. Sheet C11 (Fire Protection Plan)
 12. Sheet C12 (Cross-Section)
 13. Sheet C13 (Cross-Section)
 14. Sheet C14 (Sign Details)
 15. Sheet ME1 (Photometric Plan)
 16. Sheet L01 (Landscape Plan)
 17. Sheet L02 (Landscape Plan)
 18. Sheet A100 (Floor Plan)
 19. Sheet A200 (Elevations & Materials)
 20. Sheet A200 (Elevations)
- E. Photos of Capital Electric Line Builders, Inc. current headquarters at 4400 N Mattox Rd., Riverside, MO 64150
 - F. City of Parkville staff review comments (dated September 17, 2020)
 - G. Applicant responses to staff review comments (dated October 2, 2020)
 - H. Utility Provider Verification Correspondence
 1. Platte County Regional Sewer District (PCRSB; dated September 23, 2020)
 2. Platte County Consolidated Public Water Supply District No. 1 (dated September 29, 2020)
 3. Park Hill School District (dated October 5, 2020)
 4. Spire (dated October 6, 2020)
 - 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://www.ecode360.com/PA3395-DIV-05>)
 1. Section 403.040 Master Planned Development
 2. Chapter 404 Subdivision Regulations
 3. Section 405.020 Districts & Uses
 4. Section 405.030 Standards Applicable to All Districts
 5. Appendix B. Great Trees for the Kansas City Region
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Final Storm Water Management Study, Brush Creek Watershed, Capital Electric (prepared by Renaissance Infrastructure Consulting; dated September 2, 2020)
- D. Creekside Industrial, A Subdivision In Parkville, Platte County, Missouri, Preliminary Development Plan (prepared by Renaissance Infrastructure Consulting; dated September 5, 2018)
 - A. Sheet 1 of 8 (Cover Sheet)
 - B. Sheet 2 of 8 (Existing Conditions)
 - C. Sheet 3 of 8 (Development Plan)
 - D. Sheet 4 of 8 (Building Setback Plan)
 - E. Sheet 5 of 8 (Site Utility Plan)
 - F. Sheet 6 of 8 (Pedestrian Linkage Plan)
 - G. Sheet 7 of 8 (Preliminary Plat)
 - H. Sheet 8 of 8 (Visionaire Lighting Photometric Study)

- I. Sheet C1 (Grading Exhibit)
- E. Creekside Industrial – Southwest Corner of I-435 and 45 Hwy (presentation provided at November 13, 2018 public hearing; prepared by Parkville Development 50, LLC)
- F. Staff Analysis report presented to the Planning and Zoning Commission at their November 13, 2018 regular meeting.
- G. Public Comments
 - A. E-mail – Dean Katerndahl (404 Main St., Parkville, MO)
 - B. E-mail – David Price (6460 N Nevada Ave, Unincorporated Platte County, MO)
 - C. E-mail – Adam Snodgrass (14050 NW 64th Ter, Unincorporated Platte County, MO)
 - D. E-mail – Melissa Metheny (6519 NW Sioux Dr., Unincorporated Platte County, MO)
 - E. Letter – Dean Katerndahl (404 Main St., Parkville, MO)
 - F. Letter – Andrew Alexander (1100 Main St., Suite 2700, Kansas City, MO)
 - G. E-mail – Peter Gose (14530 NW 63rd St., Parkville, MO)
 - H. Letter – Peter Gose (14530 NW 63rd St., Parkville, MO)
 - I. Letter – Dan Barbour (21421 E. Truman Rd., Independence, MO)
 - J. E-mail – Kevin Stucker (Unknown Address)
- H. Summary of public comments provided at September 11, 2018; October 9, 2018 and October 10, 2018 Planning and Zoning Commission public hearings.
- I. City of Parkville staff review comments (dated August 17, 2018)
- J. City Engineer review comments (dated August 9, 2018)
- K. On-Call City Engineer review comments (dated September 5, 2018)
- L. Utility Provider Verification Correspondence
 - A. Platte County Regional Sewer District (PCRSB; dated August 21, 2018)
 - B. Missouri Gas Energy (dba Spire Energy; dated August 24, 2018)
 - C. Consolidated Public Water Supply District No. 1 of Platte County (dated August 27, 2018)
 - D. Missouri Department of Transportation (MoDOT; dated August 22, 2018)
 - E. Park Hill School District (PHSD; dated August 21, 2018)
- M. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property.
- N. Hearing notice published in The Platte County Citizen newspaper on October 24, 2018.
- O. Hearing notice published in The Platte County Citizen newspaper on September 16, 2020.
- P. Hearing notice published on the Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>) (https://parkvillemo.gov/download/public-hearing-notices/HearingSummary_CreeksideIndustrial111318.pdf)
- Q. Hearing notice published on the Parkville City webpage (https://parkvillemo.gov/download/public-hearing-notices/PublicHearingNotice_CreeksideIndustrialPDP.pdf)

- R. Planning and Zoning Commission (November 13, 2018) Regular Meeting Minutes
- S. Planning and Zoning Commission (November 13, 2018) Regular Meeting Video Recording (<https://vimeo.com/300632492>)
- T. Exhibits presented to Planning and Zoning Commission at November 13, 2018 public hearing
- U. Ordinance No. 1874 – Providing for the extension of the city limits by embracing and including unincorporated real property located in Platte county lying west of the present city limits line of the City (annex Thousand Oaks)
- V. Ordinance No. 2814 – An Ordinance Amending Chapter 405 of the Parkville Zoning Code to Rezone 75.08 acres, more or less, from County “AG” Agricultural District to City “R-1” Single-Family Residential District
- W. Ordinance No. 2979 – Rezoning six parcels of land, approximately 49.01 acres, generally located on the southwest quadrant of the intersection of I-435 and Highway 45 from “BP” Business Park District to “I-2-P” Light Industrial District (dated December 18, 2018)
- X. Ordinance No. 2980 – Approving a preliminary development plan for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on approximately 48.99 acres, generally located on the southwest quadrant of the intersection of I-435 and Highway 45 (dated December 18, 2018)
- Y. Resolution No. 09-04-15 – A Resolution of Intent to use Economic Development Incentives to promote appropriate development in the Brush Creek Drainage and Brink Meyer Road Neighborhood Improvement Districts
- Z. Creekside Development Applicant Presentation (provided at September 11, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC)
- AA. Creekside Development Applicant Presentation (provided at October 9, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC)
- BB. Case No. PZ06-29 – Vertical Ventures III – Rezoning
- CC. Case No. PZ06-30 – Vertical Ventures III – Preliminary Development Plan
- DD. Case No. PZ06-51 – Vertical Ventures III – Preliminary Development Plan
- EE. Case No. PZ06-53 – Vertical Ventures III – Preliminary Plat
- FF. Case No. PZ09-23 – Vertical Ventures III – Final Plat
- GG. Case No. PZ18-15A – The Meadows At Creekside – Preliminary Development Plan
- HH. Case No. PZ18-15B – The Meadows At Creekside – Conditional Use Permit
- II. Case No. PZ18-16A – Old Town At Creekside - Zoning Map Amendment
- JJ. Case No. PZ18-16B – Old Town At Creekside - Preliminary Development Plan

KK. Case No. PZ18-17A – The Woods At Creekside - Zoning Map
Amendment
LL. Case No. PZ18-17B – The Woods At Creekside - Preliminary
Development Plan
MM. Case No. PZ18-17C – The Woods At Creekside - Conditional Use
Permit
NN. Case No. PZ18-17E – Creekside Commons - Zoning Map
Amendment
OO. Case No. PZ18-17F – Creekside Commons - Preliminary
Development Plan
PP. Case No. PZ18-18A – Creekside Industrial – Zoning Map Amendment
QQ. Case No. PZ 18-18B – Creekside Industrial – Preliminary
Development Plan
RR. Professional Resume – Stephen Lachky, Community
Development Director
SS. Professional Resume – Alysén Abel, Public Works Director
TT. Professional Resume – Nathan Hladky, City On-Call Engineer, Phelps
Engineering, Inc.

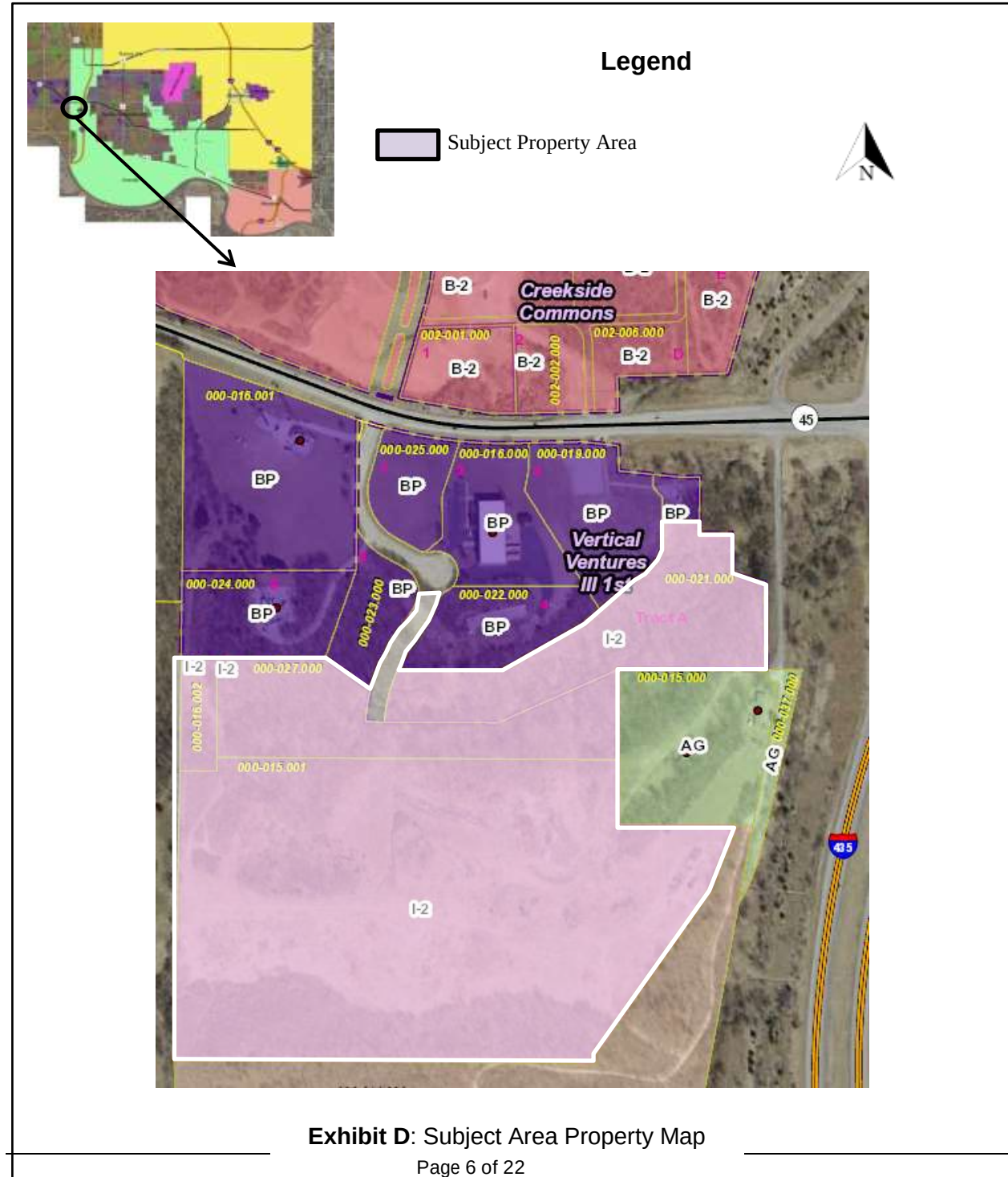
Comments

Received:

The Community Development Department did not receive any public comments prior to the completion of this staff analysis report on October 2, 2020.

Overview

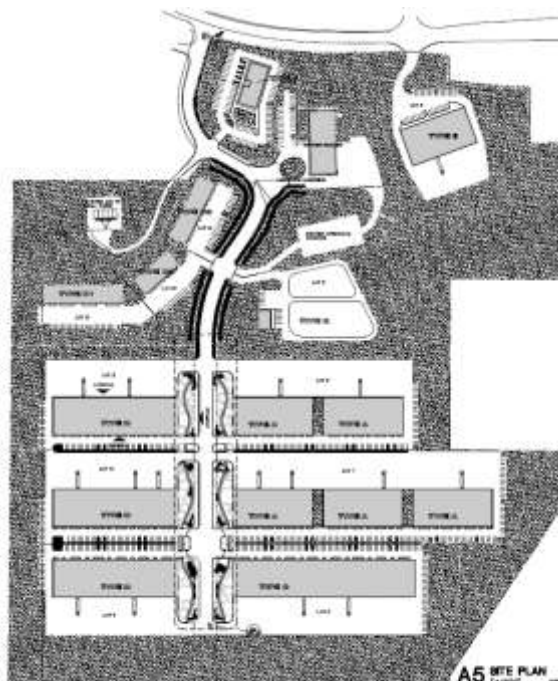
The applications propose Capital Electric, an amendment to the previously-approved Creekside Industrial planned industrial development, consisting of a 72,800 sq. ft. building for office, warehouse and shop uses on 45.82 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. The applications propose re-platting the subject property and creating internal circulation via a private street off of the Ensign Dr. traffic circle within the Vertical Ventures III 1st Plat subdivision. Various preliminary development plans for this subject property area have been considered as far back as 2006, yet the property remains undeveloped today.



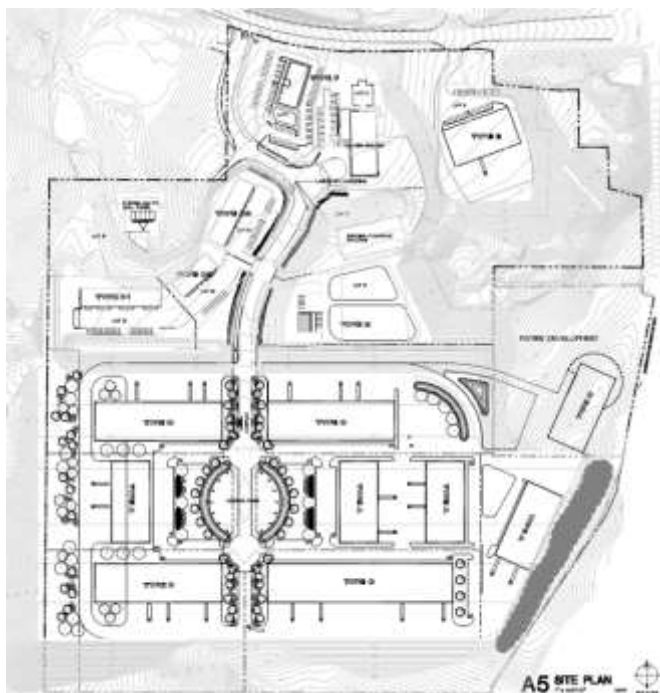
These applications has been reviewed against the City of Parkville's Development Code, including the applicable general requirements in Table 403-1, Section 403.010 and Section 403.040. Per these requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on September 16, 2020; 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.

Background

On May 15, 2006, in coordination with preliminary development plans to develop this property, the Board of Aldermen passed Ordinance No. 2260 to establish the City "BP" Business Park District zoning designation. On March 6, 2007, the Board of Aldermen passed Ordinance No. 2328 rezoning the property from Platte County "BP" Planned Business Park to City "BP" Business Park District. In 2006, the previous owner of the subject property — Vertical Ventures III, LLC — submitted a preliminary development plan proposal for the subject property named "Vertical Ventures III" (VVIII). Per City records, numerous staff review meetings and meetings with the Planning and Zoning Commission were held; as a result, the plans went through several revisions.



VVIII Preliminary Development Plan
(prepared by WSKF Architects; dated 2005)



VVIII Preliminary Development Plan (prepared
by WSKF Architects; dated June 2, 2006)

The earliest versions of the VVIII preliminary development plans proposed 16 lots for industrial development, containing 12 buildings (with nine building typologies), containing a mix of office, office warehouse, and warehouse/storage uses. The proposed office buildings — generally 16,000 sq. ft., two-story buildings — were located closer to MO-Hwy 45; and larger, pre-cast concrete industrial warehouse buildings with docks and at-grade access — ranging from 8,000, 12,000, 15,000, 30,000, 48,000 and 70,000 sq. ft. — were located further into the subject

property and located to the south away from MO-Hwy 45. The size and scale of the largest industrial/warehouse buildings in the development are similar to the 60,000 sq. ft. buildings currently found in the Horizons Industrial Park in Riverside, Mo. today.

Notes from staff's 2006 analysis reports note the subject property generally had a 2 to 1 ratio of warehouse to office uses, and specific lots were intended for outdoor storage yards. Additionally, staff's analysis reports noted how the "BP" Business Park District was intended for a low incidence of heavy truck traffic and permitted uses which didn't produce high traffic volumes. Although the preliminary development plans conflicted with this aspect of the zoning district, both staff and the Planning and Zoning Commission felt the proposed plans meant the intent of both the desired future land use and "BP" district.

Development for VVIII was coordinated with efforts to develop the northwest and southeast quadrants; proposing similar architectural design covenants for building typologies among the three quadrants. This included design and performance standards for construction materials (e.g., concrete, masonry, metals, doors and windows), color schemes, electrical fixtures (e.g., mounted lamps, decorative lights) and building elements (e.g., monument signs). In conversations with the Parkville Economic Development Council (EDC), these design covenants hindered development as they required a higher than average price per sq. ft. for the industrial lots compared to other industrial parks in the Kansas City metropolitan region.



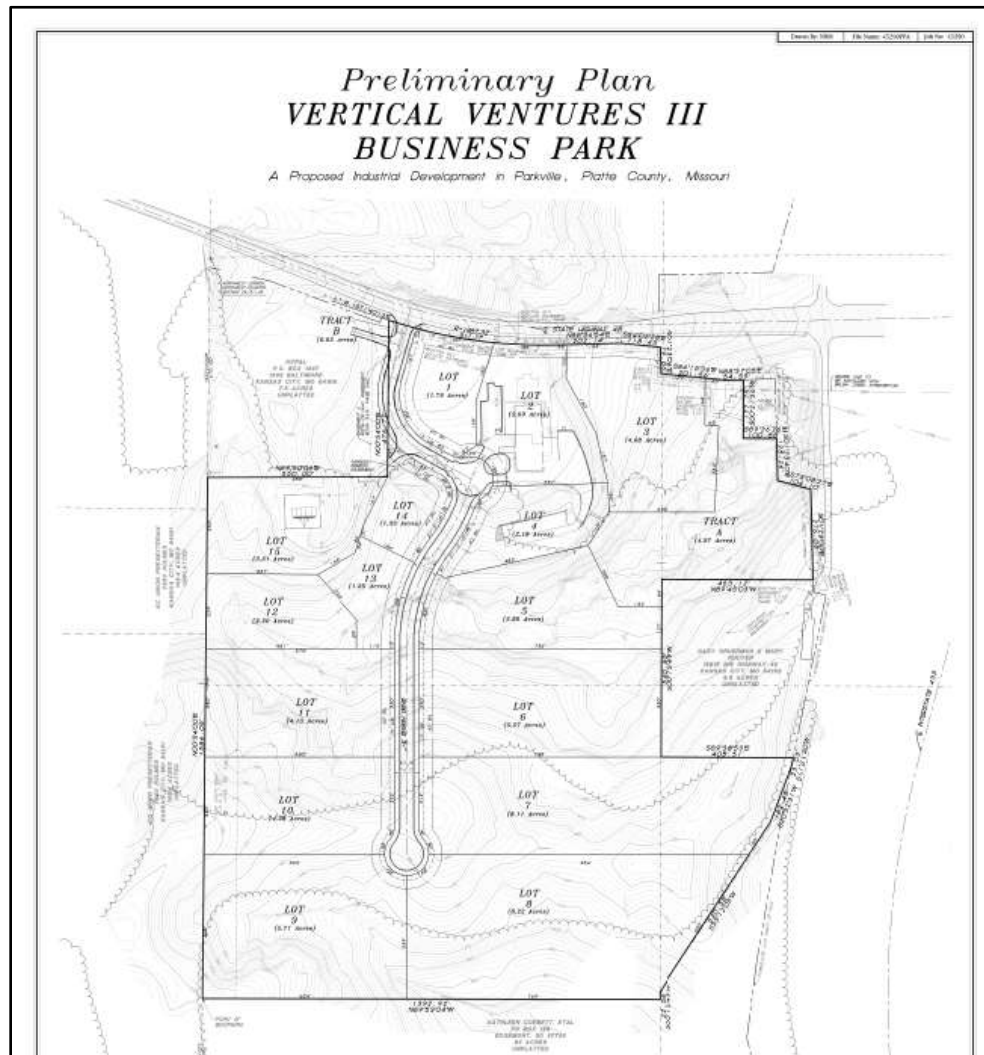
Office warehouse/storage buildings –
proposed front elevations (dated April 27, 2007)



Office warehouse/storage buildings –
proposed rear elevations (dated April 27, 2007)



Preliminary plats submitted with the VVIII preliminary development plans proposed a traditional grid layout for the street network, subdividing the property into rectangular lots ranging from 2, 4, 6 and 8 acres, more or less. The developer proposed preserving the existing creek line on the subject property, but grading the top ridgeline and using the soil to fill the two valleys on-site in order to balance/level the land. It was noted that the grading would be relatively flat east-to-west, and be sloped at a 2-3% grade down to the existing creek. It is also noted in staff analysis reports that the proposed buildings would not be visible from the highway due to existing topographic conditions and vegetation.



Preliminary Plat associated with Case No. PZ06-30, the first Preliminary Development Plan submission for Vertical Ventures III

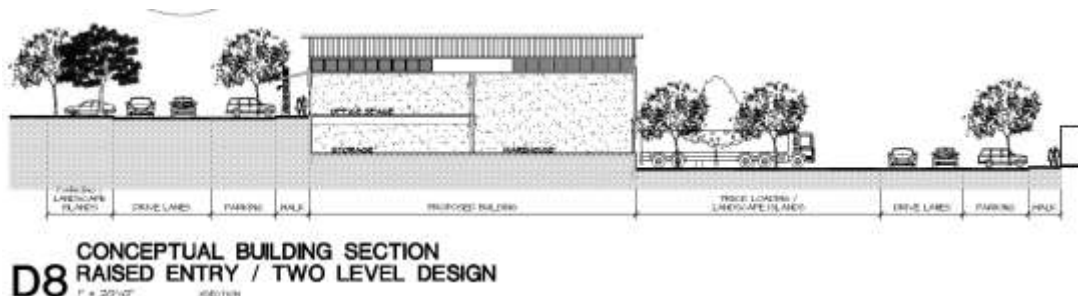
While it is unclear why the preliminary development plan for VVIII went through so many iterations and revisions, staff records indicate there was concern (either by staff and the Planning and Zoning Commission) of preserving existing green space / open space — more specifically, the first two versions of the VVIII preliminary development plans proposed clearing existing trees on-site and preserving only two rows of natural, mature tree lines across the

development east-to-west. As a result, staff requested another revision to the preliminary development plan.

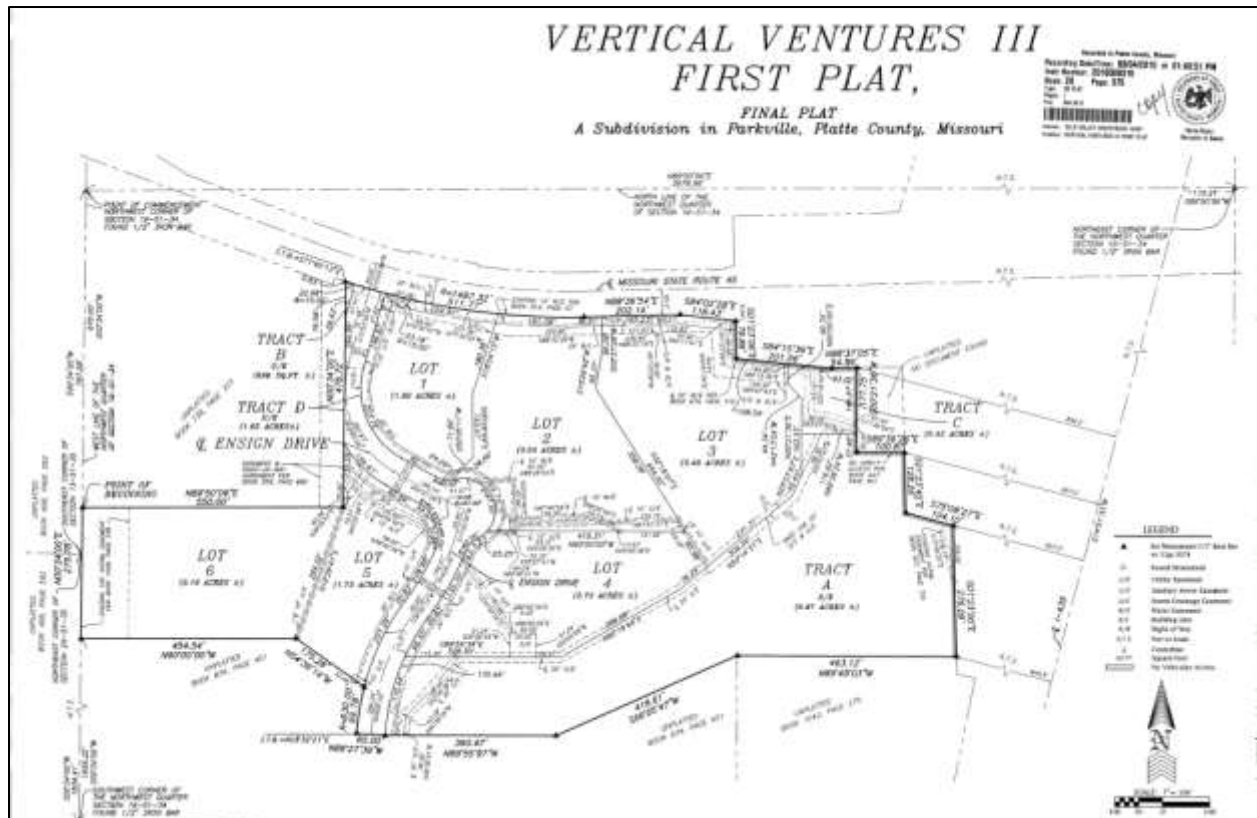


Revised VVIII Preliminary Development Plan
(prepared by WSKF Architects; dated August 15, 2007)

The third version of the VVIII preliminary development plan proposed maintaining elements of the existing topography, grades and natural vegetation in order to appease staff's preferences and the Planning and Zoning Commission's desire to preserve the property's natural corridors. The plan proposed dividing the land into different terraces, having winding, non-grid internal streets, and incorporating walkout basements on the office warehouse and warehouse/storage buildings by creating several split-level facilities.



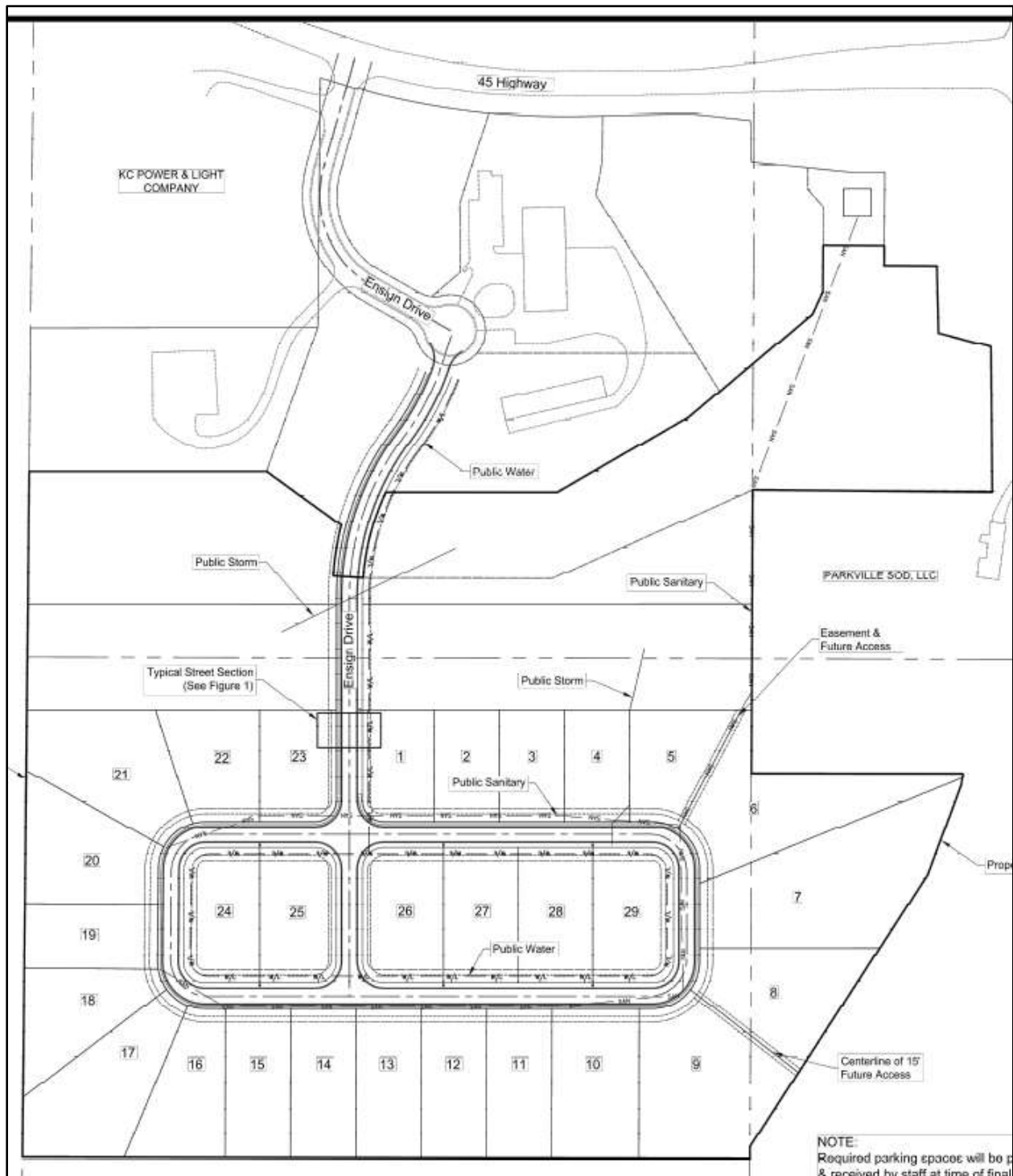
Notes in staff's records indicate the developer (Vertical Ventures III, LLC) met with several office and commercial brokers, banks and industrial developers regarding the third version of the VIII preliminary development plan. The developer received comments that the design wasn't feasible due to the lot sizes being reduced, concerns having a multi-elevation office warehouse and warehouse/storage building on the proposed slopes, how the design resulted in high construction costs associated with the terraced landscaping, and how there were other industrial parks throughout the Kansas City metropolitan region more feasible to build a precast or tilt-up concrete building on a flat site at half the cost. Nevertheless, the developer proceeded moving forward, and on January 19, 2010, the Board of Aldermen passed Ordinance No. 2526 approving the Vertical Ventures III First Plat, final plat for the property.



Approved Final Plat of the Proposed Development Area (dated January 19, 2010)

Private development did not occur according to the original schedule and vision due to a variety of factors resulting from the then recent Great Recession of 2008. Following judicial foreclosure of the subject property area in 2016, the City of Parkville acquired approximately 48.95 acres (more or less) of property in the southwest quadrant of I-435 and MO-Hwy 45.

On December 18, 2018 the Board of Aldermen passed two ordinances in conjunction with an Application for Zoning Map Amendment and Application for Preliminary Development for Creekside Industrial — Ordinance No. 2979 and Ordinance No. 2980. These ordinances rezoned the property from “BP” Business Park District to “I-2-P” Light Industrial District, and approved a preliminary development plan for Creekside Industrial, a planned industrial development consisting of 29 pad sites for office/service and industrial uses, including manufacturing, storage and warehousing.



Approved Preliminary Development Plan for Creekside Industrial (dated September 5, 2020)

Capital Electric Line Builders, Inc. specializes in the installation and maintenance of overhead and underground transmission and distribution systems, substations, traffic signalization, and roadway and area lighting. Their current headquarters is located at 4400 N Mattox Rd., Riverside, MO 64152 (see Exhibit E). The company has outgrown their existing facility and desires to relocate to Parkville, MO in order to expand their facility and grow their operations.

Review and Analysis

The master planned development process is intended for development concepts that require a higher degree of specific planning based on the complexity of the project, the relationship of the site to the context, and the ability to meet or exceed the purpose, intent and objectives of the Development Code through more flexible application of the standards. The preliminary development plan application is the first of two steps through the process which generally looks at: *Public Realm Plan* (e.g., location, streets/circulation, and stormwater management), *Development Plan* (e.g., building types/scales, building design), *Existing Conditions* (e.g., infrastructure, utilities, and vegetation), *Public Input Summary* (e.g., previously adopted plans), *Phasing or Implementation*, and an *Illustrative Plan* (applicable renderings). Parkville Municipal Code, Section 403.040, Subsection C. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary development plan is appropriate. The following are staff's findings and conclusions for the preliminary development plan (Case No. PZ20-37).

- 1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.**

Due to the size, scale and complexity of the project, a master planned development represents an improvement to a traditional major site plan development, and can better meet the goals of the adopted *Parkville Master Plan*. The preliminary development plan allows for the intentional placement of public or private streets, access points, location of industrial lots and their orientation throughout the development. Moreover, the master planned development process also allows for large-scale planning of development along the I-435 and Hwy 45 corridor, as opposed to piecemeal development in multiple phases. The preliminary development plan for Capital Electric proposes a single user (Capital Electric Line Builders, Inc.) for the entire property area on one lot. This is in contrast to the previously-approved preliminary development plan for Creekside Industrial which didn't have a specified user at the time of submission, and could've potentially led to piecemeal development in multiple phases among the various 25 lots.

- 2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant or a single project.**

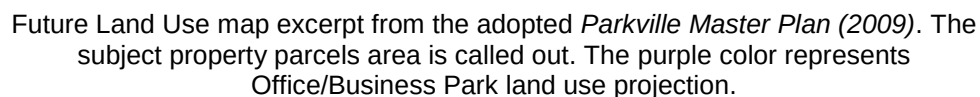
An advantage of having a master planned development for the subject property is that public health, safety and welfare can be addressed through the site planning process; specifically in the overall layout of the street network and placement of office/service and industrial uses. In this case, the extension of a private access road off of the Ensign Dr. traffic circle, location of the 72,800 sq. ft. building for office, warehouse and shop uses, and location of the outdoor materials & equipment storage area in relation to the state and interstate highways, topography and vegetation.

- 3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.**

Aside from flexibility needed for Section 408.030 Required Parking, the plan complies to all aspects of the Development Code standards, and no other standards are requested to be modified via the master planned development process at this point in time. The

4. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.

The *Parkville Master Plan (2009)* projects Office/Business Park future land use for the subject property area. This land use is primarily intended for office, research, limited retail, and limited flex industrial use space in an office park setting. These areas are intended to promote the economic viability of employment uses. Staff believes the proposed preliminary development plan for Capital Electric accomplishes the intention and goals of the Office/Business Park future land use projection as it provides a headquarters building for Capital Electric Line Builders, Inc., which specializes in the installation and maintenance of overhead and underground transmission and distribution systems, substations, traffic signalization, and roadway and area lighting.



- Page 41 of 138

The application for preliminary development plan (Case No. PZ20-37) was also reviewed against the City of Parkville's Municipal Code, including the applicable Title IV Development Code. Staff's findings and conclusions are included in staff's findings and conclusions if the final development plan (Case No. PZ20-38) below. A final development plan is a detailed plan for implementing the preliminary development plan including technical information on building, site, open / civic space, and infrastructure development. A final development plan may include the entire area covered in the preliminary development plan or it may include one or more phases of the approved preliminary development plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the preliminary development plan have been met. Parkville Municipal Code, Section 403.040, Subsection F. provides criteria for how the Planning and Zoning Commission shall determine if a final development plan is appropriate. The following are staff's findings and conclusions for the final development plan (Case No. PZ20-38).

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

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

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

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

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

While all development standards for the "I-2-P" Light Industrial District are established throughout the Master Planned Development Process outlined in Section 403.040, the subject property area (49.89 acres, more or less) is well large enough and capable of accommodating the proposed 72,800 sq. ft. headquarters building, parking lot and outdoor materials & equipment storage area. Nevertheless, staff compared the proposed height, area and bulk standards to those in the base "I-2-P" Light Industrial District. The proposed height of 37 ft. is below the base "I-2" district standards for maximum building height of 45 ft. and 3 stories.

"B-2-P" Use Standards

The proposed uses of "Office – General", "Manufacturing – General", "Storage and Warehousing – Indoor, General" and "Storage and Warehousing – Outdoor" are permitted in the "I-2-P" Light Industrial District. On December 18, 2018 the Board of Aldermen approved Ordinance No. 2979 rezoning the subject property from "BP" Business Park District to "I-2-P" Light Industrial District.

Access

One point of private point of access is proposed off of the existing Ensign Dr. traffic circle, and using it as the main point of access for Lot 1. Both the Public Works Department and Southern Platte Fire Protection District (SPFPD) have reviewed the Ensign Dr. traffic circle's curb radii and the width of the proposed private street extension and concluded there are no issues with either as proposed. Because Ensign Dr. does not have any sidewalk infrastructure in place along the roadway for access to the six lots around the traffic circle, staff does not have any issues with not having sidewalks along the private access road to the headquarters building, as it would be a dead-end sidewalk.

Per the request of the Fire Marshall with the Southern Platte Fire Protection District (SPFPD), AutoTURN movements have been provided to show a Pierce Fire Truck (Velocity model; duel axle; 110 ft. ladder) can maneuver off of Ensign Dr., into the development, throughout the parking lot and around the headquarters building (see Exhibit D.11).

Parking Requirements

Section 408.030 requires 2.5 parking stalls per 1,000 sq. ft. of general industrial uses, which equals 197 parking stalls; or 3 parking stalls per 1,000 ft. of general service/office uses, and 1 parking stall per 1,000 ft. of indoor warehousing, storage and shop uses, which equals 122 parking stalls. The applicant has stated that 122 parking stalls is unnecessary for the actual number of employees reporting to the headquarters as well as for any guests. As a result, the applicant has requested a waiver for this requirement and allowance to provide 105 parking stalls as shown in Exhibit D.5. Staff feels this is a reasonable accommodation; furthermore, should the need arise to expand the private parking area, there is more than enough room to do so on Lot 1.

Parking Layout Design

The parking lot layout, aisle widths and parking stall specifications detailed on Exhibit D.6 meet all requirements of Table 408-10: Parking Dimensions as all aisles are at least 26 ft. wide, and all parking stalls are 9 ft. by 19 ft.

Signage

The applicant has indicated the location of wall signs along the north and east building elevations (see Exhibit D.20) as well as monument signs near the end of the private access drive off of the Ensign Dr. traffic circle (see Exhibit D.4-D.6). Based on the number of wall signs and total area allowance per façade, the proposed signs comply with the "I-2" Light Industrial District signage standards for size, height and area allowance listed on Table 409-2: Sign Allowances. Additionally, the proposed monument signs — with a maximum height would be 3.75 ft. and total area of 28.44 sq. ft. — also comply with the "I-2" signage standards for size, height and area allowance listed on Table 409-2: Sign Allowances (see Exhibit D.14).

Outdoor Lighting

The Photometric Plan (see Exhibit D.15) shows the general footprint and impact of lighting throughout the development, which is primarily along the private access roadway and throughout the parking lot. This plan shows little to know light spillover on adjacent property parcels. It should be noted that no light spillover will occur on any property outside of the southwest quadrant of I-435 and MO-Hwy 45, nor on any public right-of-way aside from a small portion of the Ensign Dr. traffic circle (e.g., I-

435, MO-Hwy 45). The exterior lighting pole heights of 25 ft. is below the “I-2” district’s maximum mounting height limit of 37.5 ft., and meets the shielding requirements and design and performance criteria specified in Section 407.040.

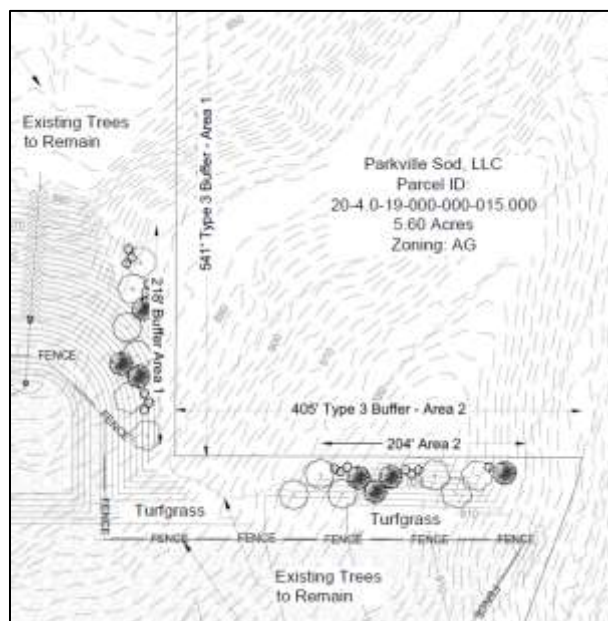
B. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

Building Location

Capital Electric’s headquarters building is located slightly off of the end of the private access drive and arranged in a manner parallel to the roadway, which provides maximum circulation throughout the site and around the building. The building is positioned appropriately into Lot 1, enough distance to the south away from the Brush Creek tributary, and located at finished floor elevation (FFE) 924 ft. above sea level. It should be noted this is slightly above the elevation of 45 Highway (920 ft. above sea level).

Landscape Design

Detailed landscaping plans have been provided for Lot 1 (see Exhibit D.16 and D.17) and meet the City’s landscape design requirements per Section 407.020, including street tree, foundation planting, parking lot planting, buffer and open space requirements. It should be noted that the applicant is preserving existing trees and vegetation along the perimeter of the site to fulfill the requirements of Section 407.020, Subsection F. Design and Performance Criteria. By doing so, these trees are counted toward the planting requirements of Table 407-4: Buffer Planting Requirements. The only areas of the site where existing trees will be removed, disturbed or needed for adjacent property buffering are to the east, abutting 15815 NW MO-45 Hwy. In this instance, the applicant has provided a Type 3 Buffer Type (i.e., any I-2 or I-3 district property abutting a lessor intense district).



Excerpt from Exhibit D.13 detailing the Type 3 Buffer Type adjacent to 15815 NW MO-45 Hwy

Stormwater Management

Per our Development Code requirements, the Public Works Department can require a Stormwater Management Analysis study be submitted for review and approval. As requested by Alysén Abel, the City's Public Works Director, the applicant and their engineer has completed a Final Stormwater Management Study for the Brush Creek Watershed and Capital Electric property (see Exhibit C by Reference). This study contains an assessment outlining the stormwater management needs for the site, detailing the proposed stormwater management infrastructure and rationale for why it's being used. Because the Public Works Department has not had adequate time to review the study in full detail, a condition of approval will be the City's review and approval of the study's methodology and stormwater best management practices (BMP).

- 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

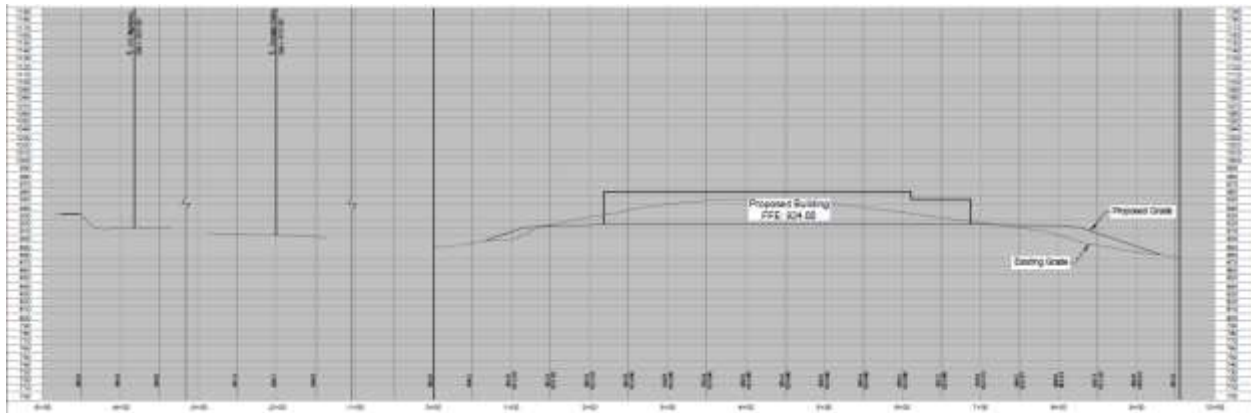
As noted by the applicant in Exhibit B.3, the proposed headquarters building will be a pre-engineered metal building, designed and constructed utilizing only durable, premium materials and finishes. Architectural amenities include stone wainscot (Jericho No Red) along the base of the west and north building elevations in a horizontal direction to clearly define the office area of the building, as well as add architectural interest to the façade (see Exhibit D.19). The façade will be accented by Cool Shell Gray and Cool Gray Stone colors, with the storefront window frames being Light Bronze Aluminum. The roof of the building will be colored Cool Emerald Green which fits in well with the colors of existing vegetation and trees in the area.

The building itself will be a pre-engineered metal building (p-e.m.b.) which is appropriate given the "I-2-P" zoning district, the owner's proposed use and the functional requirements of the building; as the large column free spaces that p-e.m.b type building can economically provide aligns perfectly with the column-free office areas, as well as the warehouse and shop areas shown on Exhibit D.18. It should be noted that the design is not a typical p-e.m.b rectangular box.

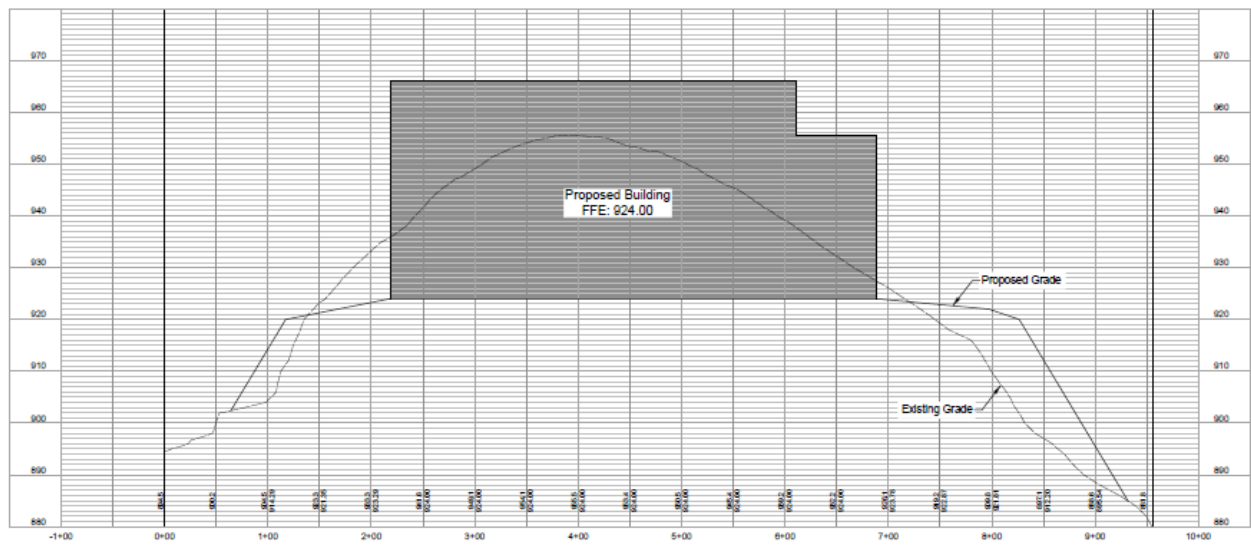
Environmentally, the entire building will be fully constructed and insulated according to established guidelines, and the paint finish applied to the metal roof/wall systems to have a solar reflectance index of 29 or greater. In addition, the paint finishes will have a 25-year roof/wall panel warranty, with no pro-rating, adding to the sustainability of the building and the commitment of Capital Electric Line Builders, Inc. to the project and to the City of Parkville.

Proportion, Massing and Scale

In terms of proportion, massing and scale, the size of the 72,800 sq. ft. Capital Electric building is an appropriate size for the "I-2" zoning district with context to the 40+ acre subject property. The applicant has provided an east-west cross-section drawing of the site to detail the proposed building in relation to Missouri Rout 45, Ensign Drive, existing grade and proposed grade (see Exhibit D.12); as well as a north-south cross-section drawing of the site to detail the proposed building in relation to the existing grade and proposed grade (see Exhibit D.13).



Site Cross-Section drawing as depicted on Sheet C12 (Cross-Section)



Site Cross-Section drawing as depicted on Sheet C13 (Cross-Section)

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

Location Compatibility

The preliminary development plan for Creekside Industrial (approved December 18, 2018 via Ordinance No. 2980) contains a planned industrial development consisting of 29 pad sites for office/service and industrial uses, including manufacturing, storage and warehousing. Although the amendment to this previously-approved preliminary development plan will result in a different lot layout and street network, the types of uses will remain the same and be both consistent and compatible with the existing "I-2" Light Industrial District zoning as well as previously-approved plans.

Open Spaces and Natural Features

As detailed in Exhibit D.16, the applicant proposes disturbing as little of existing trees/vegetation as needed for the proposed development, and will retain existing trees along the north, east and south sides of the building. For areas where land

disturbance and grading will remove trees/vegetation, turfgrass will be put in place to help protect the soil from wind and water erosion.

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 review criteria above, the final development plan will meet all of the applicable “I-2-P” requirements of the Development Code, with the exception of the requirement to provide 122 parking stalls. As mentioned earlier, the applicant has stated that 122 parking stalls is unnecessary for the actual number of employees reporting to the headquarters as well as for any guests visiting the building. As a result, the applicant has requested a waiver for this requirement and allowance to provide 105 parking stalls as shown in Exhibit D.5. Staff feels this is a reasonable accommodation; furthermore, should the need arise to expand the private parking area, there is more than enough room to do so on Lot 1.

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

Many of the conditions of previously-approved preliminary development plan for Creekside Industrial have been met, as noted in the Background section above; this includes:

- Submittal of a Stormwater Drainage Study to the Public Works Department to determine whether the requirements of Title IV – Development Code, Section 407.050 can be met.
- Submittal of a Traffic Impact Study detailing existing traffic counts, trip generation estimates, and any other necessary traffic data required to MoDOT for MoDOT’s Traffic Engineering Department to review; and implementation of required roadway improvements, and/or dedicated right-of-way for future roadway improvements, as required by City staff or MoDOT as part of the project.
- Any subsequent Applications for Final Development Plan or Major Site Plan — for the Creekside Industrial development in its entirety or its individual lots — go before the Planning and Zoning Commission for approval; with the Planning and Zoning Commission as the “Decision Making Authority” and Board of Aldermen as having “Appeal of Decision” authority per Table 403-1: Procedures Summary of the City’s Title IV – Development Code.

Staff does not have any outstanding issues/items that need to be addressed or conditions from previously-approved preliminary development plan that have yet to be completed.

4. The recommendations of professional staff

As detailed in the review criteria above, staff finds that the site plan conforms to the “I-2-P” Light Industrial District, with the parking requirements exception noted in review criteria 2.A above; and that the site is in compliance with the “I-2-P” Light Industrial District’s height, area and bulk standards, site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards and parking specifications).

Staff Conclusion and Recommendation

Staff concludes that, with the exceptions noted above: The proposed amendment to the preliminary development plan accomplishes the goals of the *Parkville Master Plan*; promotes the general public health, safety and welfare of the community as a result of conforming to all aspects of the Title IV – Development Code; complies with all requirements and standards of the Title IV – Development Code; reflects generally accepted and sound planning and urban design principles with respect to applying the adopted *Parkville Master Plan*; meets all review criteria for a zoning map amendment; and meets the City’s applicable subdivision regulations and standards, site and landscape design standards, access and parking, sign standards, and minimum standards thereof.

Additionally, staff concludes that with exception noted above, the proposed final development plan: Conforms to all applicable requirements of the Development Code, including those of the “I-2-P” 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, landscape design 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 both the preliminary development plan and final development plan for Capital Electric, a planned industrial development consisting of a 72,800 sq. ft. building for office, warehouse and shop uses on 45.82 acres, more or less, subject to the following conditions:

- Public Works Department review and approval of the Final Stormwater Management Study’s methodology and stormwater best management practices (BMP).
- Re-platting of the Vertical Ventures III First Plat and subject property area, prior to construction permits being issued, to ensure the subject property area is properly subdivided to allow for the proposed development plan.
- 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, 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 Preliminary Development Plan, Application for Final Development Plan, 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 November 3, 2020 for first action.

End of Memorandum



Stephen Lachky, AICP, CPM, CFM
Community Development Director

10-08-2020

Date



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

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Application for Preliminary Development Plan

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

1. Applicant/Contact Information

Applicant(s)

Name: Greg Darkenwald
Company: Capital Electric Line Builders, Inc
Address: 4400 NW Mathews Rd
City, State: Riverside, Mo 64150
Phone: 406-431-4570 Fax: _____
E-mail: greg.darkenwald@capital-electric.com

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

Name: Brett Cox
Company: Renaissance Infrastructure Consult
Address: 5015 NW Canal St
City, State: Riverside, Mo 64150
Phone: (816) 800-0953 Fax: _____
E-mail: bcox@ric-consult.com

Owner(s), if different from applicant

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

Contact Person, if different from applicant

Name: Brett Cox
Company: Renaissance Infrastructure
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) Greg Darkenwald Date: 9/9/2020

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

2. Property Information

Property address and general location: SW Corner of 45 Hwy & E-435
Legal description (may be attached): see attached

Description of proposed use(s): _____

Zoning district: E-2-P
Gross acreage of lot: 45.82
Open space acreage: 4.07
Proposed block and lot pattern: N/A

Lot coverage: 21.5% Ac
Density/Intensity: _____
Net acreage of lot: 45.82
Building types/scale: Industrial, 78,800 SF +/-

3. Factors affecting the project

Are any public improvements required for this project? Sanitary sewer extension.

Explain (may be attached): _____

4. Public Realm

- All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.

Functions of proposed new roadways: Private access drive

Proposed surface material: Asphalt or Concrete Maximum grade: 8.3%

General design characteristics, open spaces, civic spaces and circulation network:
Construction of 72,800 SF 4-Building for construction contractor with outside storage area for equipment and materials

Are area streets and utilities sufficient to serve the property once developed? Yes
 (Note: a traffic study may be required in order to adequately address this question)

Explain: _____

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Attach a narrative addressing:

1. How the plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.
2. How the benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, in particular areas immediately near or within the proposed project, and not strictly to benefit the applicant or single project.
3. How the benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.
4. How the plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.
5. How the plan meets all of the review criteria for a zoning map amendment.

5. Checklist of required submittals

- ☐ Completed application, including site plans 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 City Use Only

Application accepted as complete by: _____ Name/Title _____ Date _____

Application fee payment: Check # _____ AA Amount \$ _____

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: _____



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

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Application for Final Development Plan

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

1. Applicant/Contact Information

Applicant(s)

Name: Greg Dornenwald
Company: Capital Electric Line Builders
Address: 4400 NW Mattox Rd
City, State: Riverside, Mo 64150
Phone: 406-431-4970 Fax: _____
E-mail: greg.dornenwald@capital-electric.com

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

Name: Brett Cox
Company: Renaissance Infrastructure Con.
Address: 5015 NW Canal St
City, State: Riverside, Mo 64150
Phone: (816) 800-0953 Fax: _____
E-mail: bcox@ri-con-south.com

Owner(s), if different from applicant

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

Contact Person, if different from applicant

Name: Brett Cox
Company: Renaissance Infrastructure
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) Greg Dornenwald Date: 9/9/2020

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

2. Property Information

Zoning district: I-2-P
Property address and general location: SW Corner of 45 Hwy & I-435
Legal description (may be attached): _____

Description of proposed use(s): _____

Gross acreage of lot: 45.82 Net acreage of lot: 45.82
Open space acreage: 24.3+ Lot coverage: 21.5 Ac +/-

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

Application #: _____

3. Factors affecting the project

Are any public improvements required for this project?

Yes - Sanitary Sewer

Explain (may be attached):

Attach a narrative addressing:

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

4. Checklist of required submittals

- ☐ Completed application, including site plan with all required details and supporting data.
- ☐ Nonrefundable application fee of \$300.00.
- ☐ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- ☐ Authorization signature of the applicant and owner of record of the property.
- ☐ If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

For Office Use Only

Application accepted as complete by: _____
Name/Title _____ Date _____

Application fee payment: Check # _____ Amount \$ _____

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: _____

Application Narrative: **Capital Electric Line Builders, Inc. Final Development Plan.**

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

The 45+ acre site is more than adequate to accommodate the building and providing a significant buffer area from the proposed construction storage yard and the property line. Existing vegetation will be preserved as much as possible to provide natural screening.

2. How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

The building and site orientation has been planned to follow the natural ridgeline of the site. This will allow the site to be graded as efficiently as possible, thereby reducing the amount of vegetation disturbed.

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.

The proposed new headquarters of Capital Electric Line Builders, Inc will be a pre-engineered metal building of the First Class. It is designed and will be constructed utilizing only durable, premium materials and finishes.

The p-e.m.b. concept is appropriate to the owners proposed use and functional requirements of the building. The large column free spaces that p-e.m.b. type buildings can economically provide align perfectly with the column free office area as well as the warehouse and shop areas indicated on the drawings.

The handsome proportional massing of the exterior as required by interior functional areas indicate that this is no typical p-e.m.b. rectangular box. As well, the use of additional architectural amenities, including the stone wainscot and the corresponding horizontal façade flowing into the clearly defined raised roof entry area add architectural interest while clearly defining the office function.

Environmentally, the entire building will be fully constructed and insulated according to established guidelines, and the paint finish applied to the metal roof/wall systems have a solar reflectance index of 29 or greater. As well, these paint finishes offer a 25 year roof/wall panel warranty, with no pro-rating, adding to the sustainability of the building and the commitment of Capital Electric Line Builders, Inc to the project and to Parkville.

4. How the overall design is compatible to the context considering the location and relationship of other buildings, open spaces, natural features or site design elements.
The overall design is compatible with other surrounding buildings, as they are industrial type buildings/uses. While this building is larger than those located to the north off Ensign Dr, it is situated on the site to provide minimal disturbance to the surrounding vegetation. The significant valley area provides a natural buffer from Ensign Dr, and is only being disturbed as needed to construct an access drive to the site.
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.
Per Table 408.5 of the Parkville Zoning Code, industrial sites require 2.5 parking stalls per 1000 SF of building, which would require 197 parking stalls for the proposed building. We are requesting a waiver from this requirements as it will result in significantly more parking than Capital Electric Line Builders, Inc. will need. The proposed site provides 105 total parking spaces which is adequate to accommodate their employees as well as visitors to the facility. In the future, should a new tenant need additional parking, there is adequate area to provide the needed parking.
6. How the final development plan is substantially consistent with the approved preliminary development plan.
The Final Development Plan is consistent with the Amended Preliminary Development Plan as submitted.

CAPITAL ELECTRIC
A DEVELOPMENT IN PLATTE COUNTY, MISSOURI

AMENDED PRELIMINARY
DEVELOPMENT PLAN,
PRELIMINARY PLAT
& FINAL DEVELOPMENT PLAN

TOTAL AREA = 49.89 ACRES

UTILITY CONTACTS

Table with utility contacts including City of Parkville, CPWSD #1 of Platte County, Platte County Regional Sewer District, Spire Gas Energy, Evergy, Platte Clay Electric, Century Link, Unite Private Networks, Spectrum, Missouri One Call, AT&T, and Comcast.

INDEX OF SHEETS

Table listing sheets C01 through C14 and ME1 through A200, including Cover Sheet, Existing Conditions, Preliminary Development Plan, General Layout, Site Dimension Plan, Preliminary Plat, Grading Plan West, Grading Plan East, Site Utility Plan, Fire Protection Plan, Cross-Section, Sign Details, Photometric Plan, Landscape Plan, Floor Plan, and Elevations & Materials.

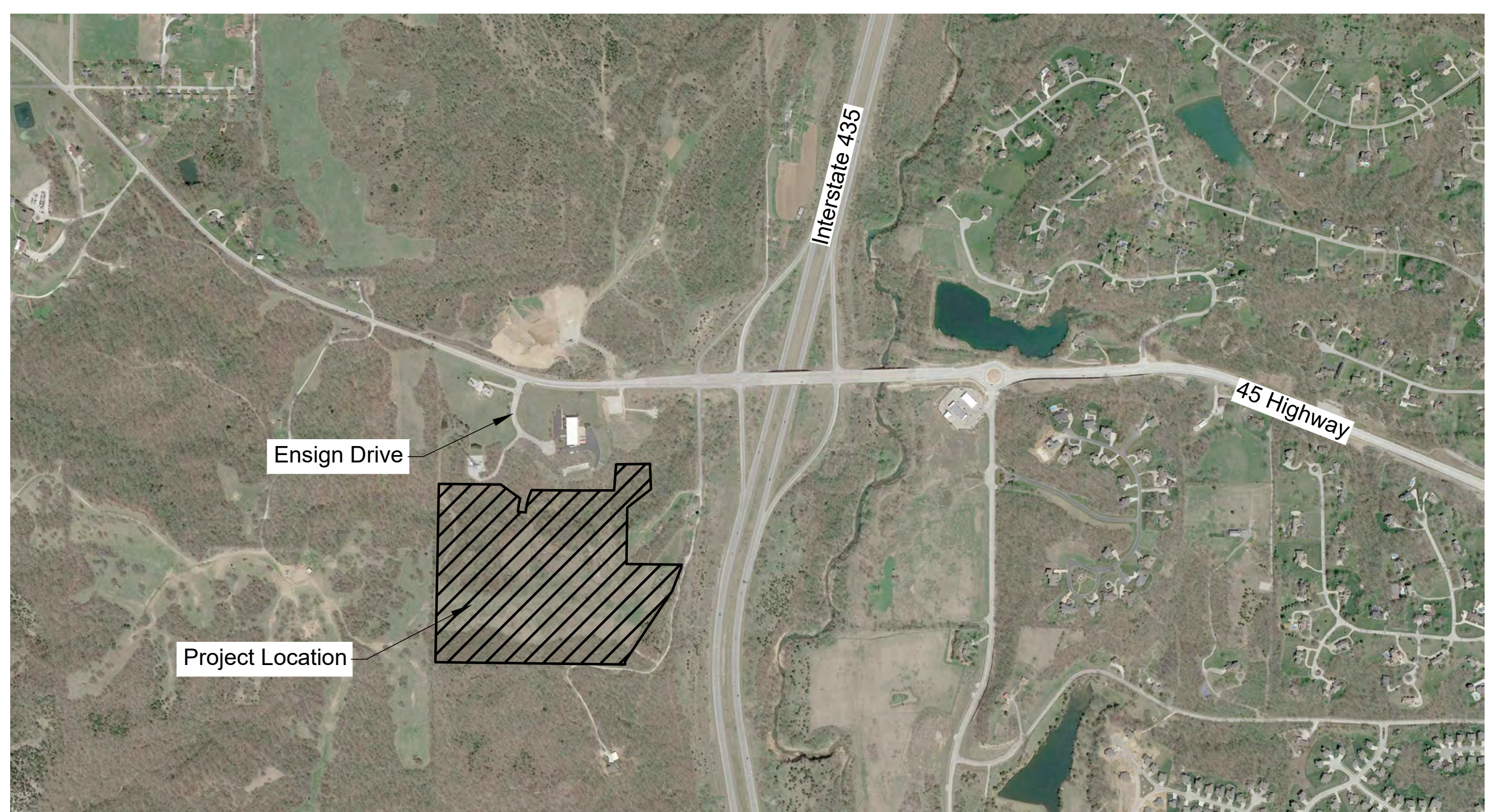
DEVELOPER:

Capital Electric Line Builders, Inc.
C/O: Greg Darkenwald
4400 NW Mattox Road
Riverside, MO 64150

ENGINEER/SURVEYOR:

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

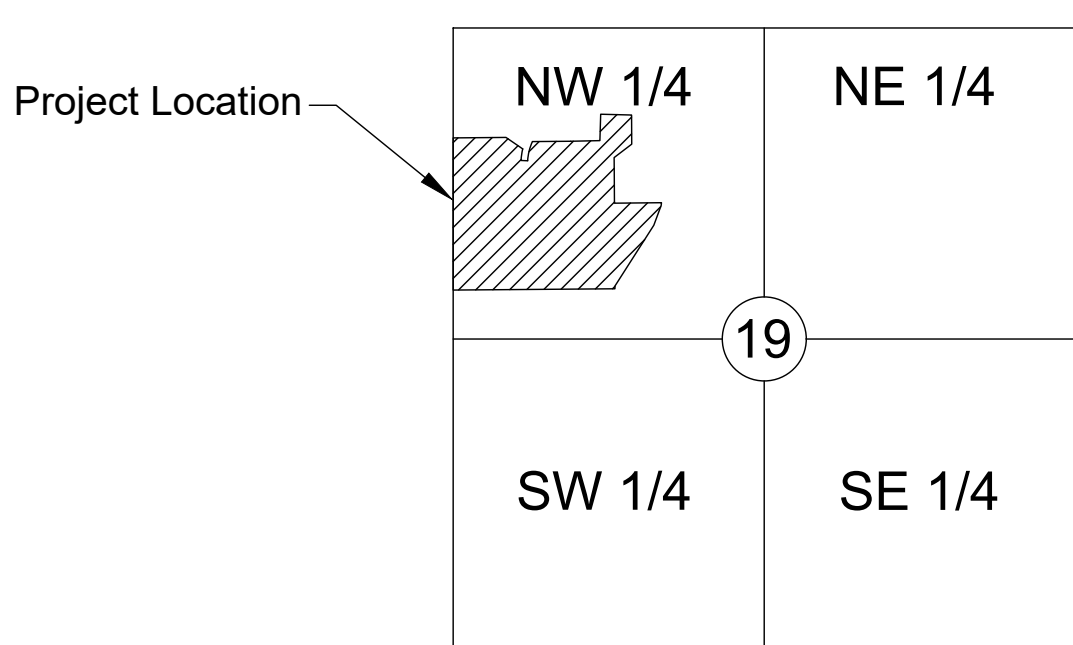
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VICINITY MAP
(Scale: 1"=1500')

DEVELOPMENT DATA

Table with development data including Existing Zoning (I-2-P), Total Land Area (49.89 Ac.), Proposed Use (Industrial/Contractor's Facility), Height Above Grade (37'-00"), Gross Floor Area (72,800 SF), Building Coverage Ratio (0.04), Required Parking (105 Stalls), and Commencement/Completion Dates.



SECTION MAP
SEC. 19 TW. 51 RNG. 34

SITE DATA:

Table with site data including Gross Area (49.89 Acres), Right of Way Area (0.00 Acres), Open Area (4.07 Acres), and Number of Lots (1 Lot).

October 2020



Sheet C01
Development Plan
Cover Sheet
20-0173 Capital Electric
Renaissance Infrastructure Consulting
Professional Engineer
Brett A. Cox

04.03.2020 09:12am
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KC Union Presbyter, KC Union Presby
Parcel ID: 21-6.0-24-000-000-001.000
142.66 Acres
(Unincorporated)

KC Power & Light Co.
Parcel ID: 20-4.0-19-000-000-016.001
6.28 Acres
Zoning: BP

SBA Towers III, LLC
Parcel ID: 20-4.0-19-000-000-024.000
3.19 Acres
Zoning: BP

Frances, Matthew James
& King, Todd H.
Parcel ID:
20-4.0-19-000-000-023.000
1.71 Acres
Zoning: BP

Grounded
Properties, LLC
Parcel ID:
20-4.0-19-000-000-025.000
1.80 Acres
Zoning: BP

FAB Central States, LLC
Parcel ID: 20-4.0-19-000-000-016.000
3.24 Acres
Zoning: BP

Grounded Properties, LLC
Parcel ID:
20-4.0-19-000-000-019.000
3.48 Acres
Zoning: BP

FAB Central States, LLC
Parcel ID:
20-4.0-19-000-000-022.000
2.73 Acres
Zoning: BP

City of Parkville
Parcel ID:
20-4.0-19-000-000-021.000
6.87 Acres
Zoning: I-2-P

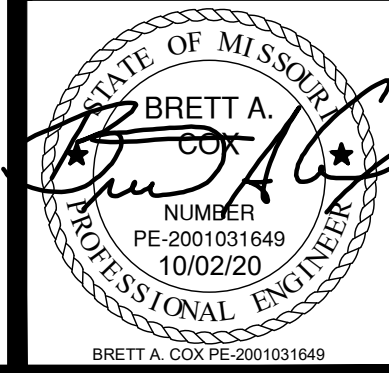
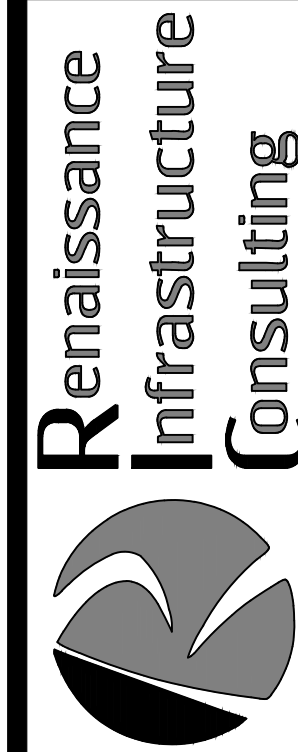
Parkville Sod, LLC
Parcel ID:
20-4.0-19-000-000-015.000
5.60 Acres
Zoning: AG

South Line of NW 1/4 of NW 1/4, Sec. 19
North Line of SW 1/4 of NW 1/4, Sec. 19

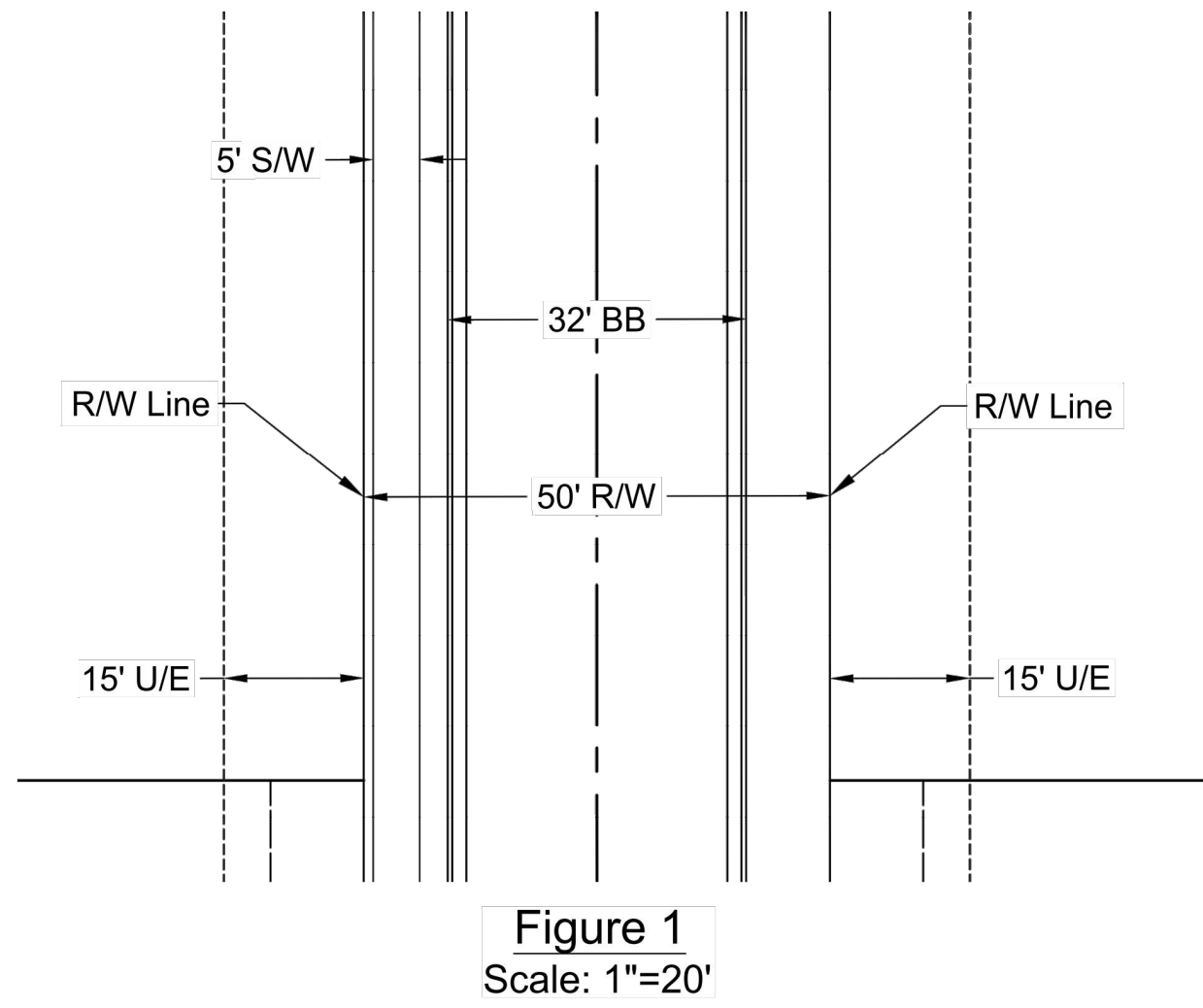
South Line of NE 1/4 of NW 1/4, Sec. 19
North Line of SE 1/4 of NW 1/4, Sec. 19

City of Parkville
Parcel ID:
20-4.0-19-000-000-015.001
33.36 Acres
Zoning: I-2-P

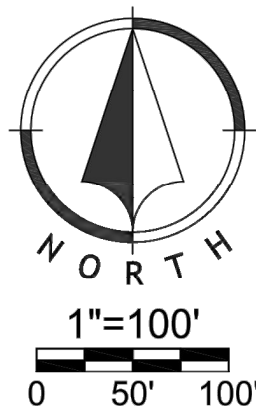
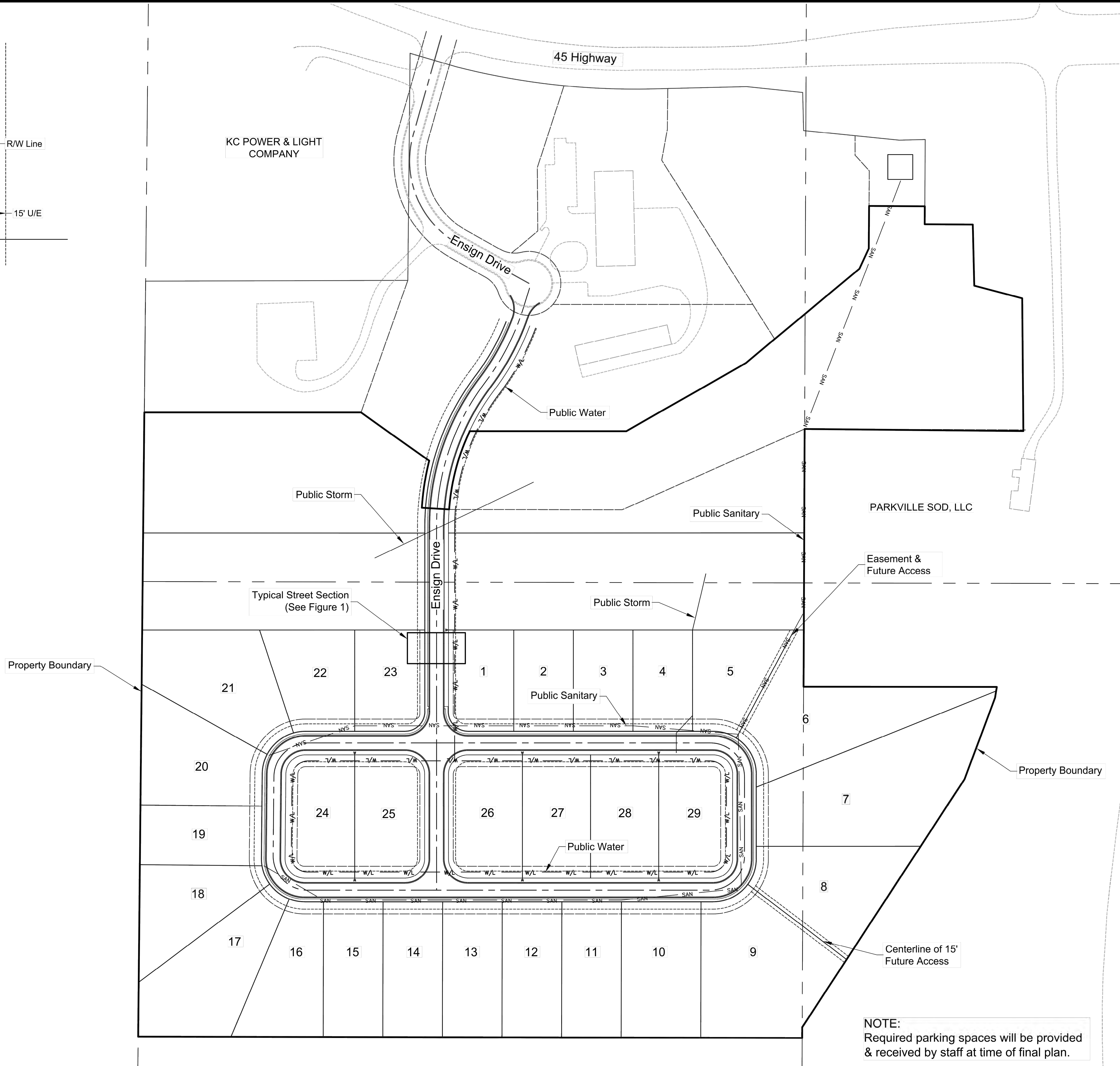
Hall, Stephen W. & Karla J.
Parcel ID: 20-4.0-19-000-00-014.000
67.67 Acres
Zoning: R-1



NO.	BY	DATE	REVISION
1.	JWD	10/02/20	AS PER CITY COMMENTS
	JWD	09/11/20	ORIGINAL SUBMITTAL



LOT AREAS		
Lot Number	Lot Area (SF)	Lot Area (Ac)
1	24737	0.57
2	25000	0.57
3	25000	0.57
4	25000	0.57
5	32357	0.74
6	62426	1.43
7	89791	2.06
8	45544	1.05
9	70644	1.62
10	47567	1.09
11	35572	0.82
12	35538	0.82
13	35504	0.82
14	35471	0.81
15	35437	0.81
16	38056	0.87
17	54478	1.25
18	38458	0.88
19	30312	0.70
20	45695	1.05
21	53642	1.23
22	33377	0.77
23	26673	0.61
24	30806	0.71
25	31124	0.71
26	33082	0.76
27	33609	0.77
28	33609	0.77
29	33083	0.76



Sheet
C03

Development Plan
20-0173
Capital Electric

Previously Approved
Preliminary
Development Plan

NO.	BY	DATE	REVISION
1.	JWD	10/22/20	AS PER CITY COMMENTS
	JWD	09/11/20	ORIGINAL SUBMITTAL

Renaissance
Infrastructure
Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

BRETT A. COX

PE-2001031649
10/02/20

PROFESSIONAL ENGINEER

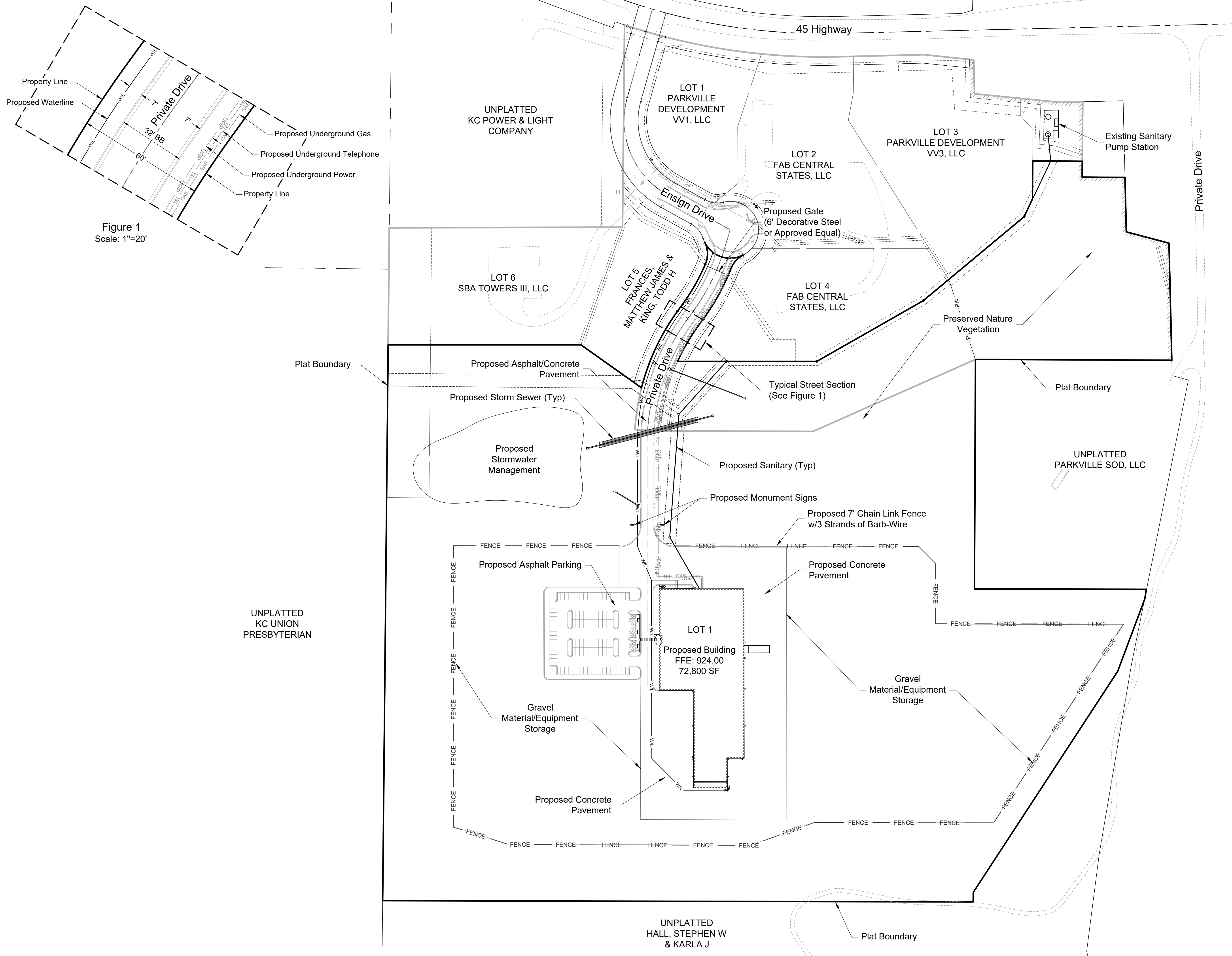
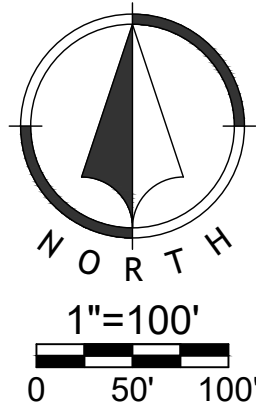
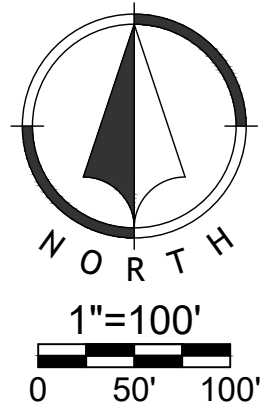
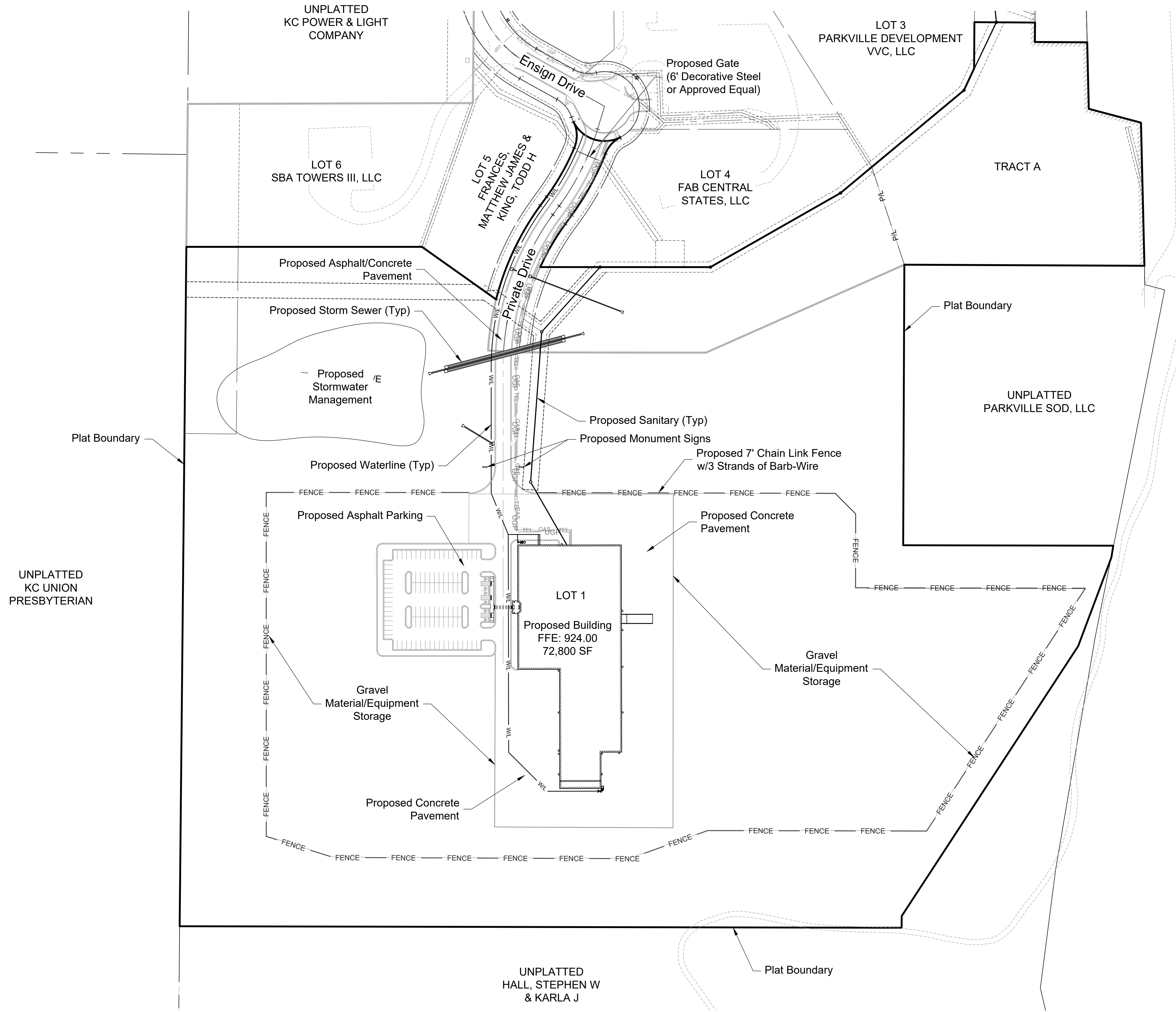


Figure 1
Scale: 1"=20'



NO.	BY	DATE	REVISION
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	JWD	09/11/20	ORIGINAL SUBMITTAL



Sheet
C05

Development Plan
20-0173
Capital Electric

General Layout

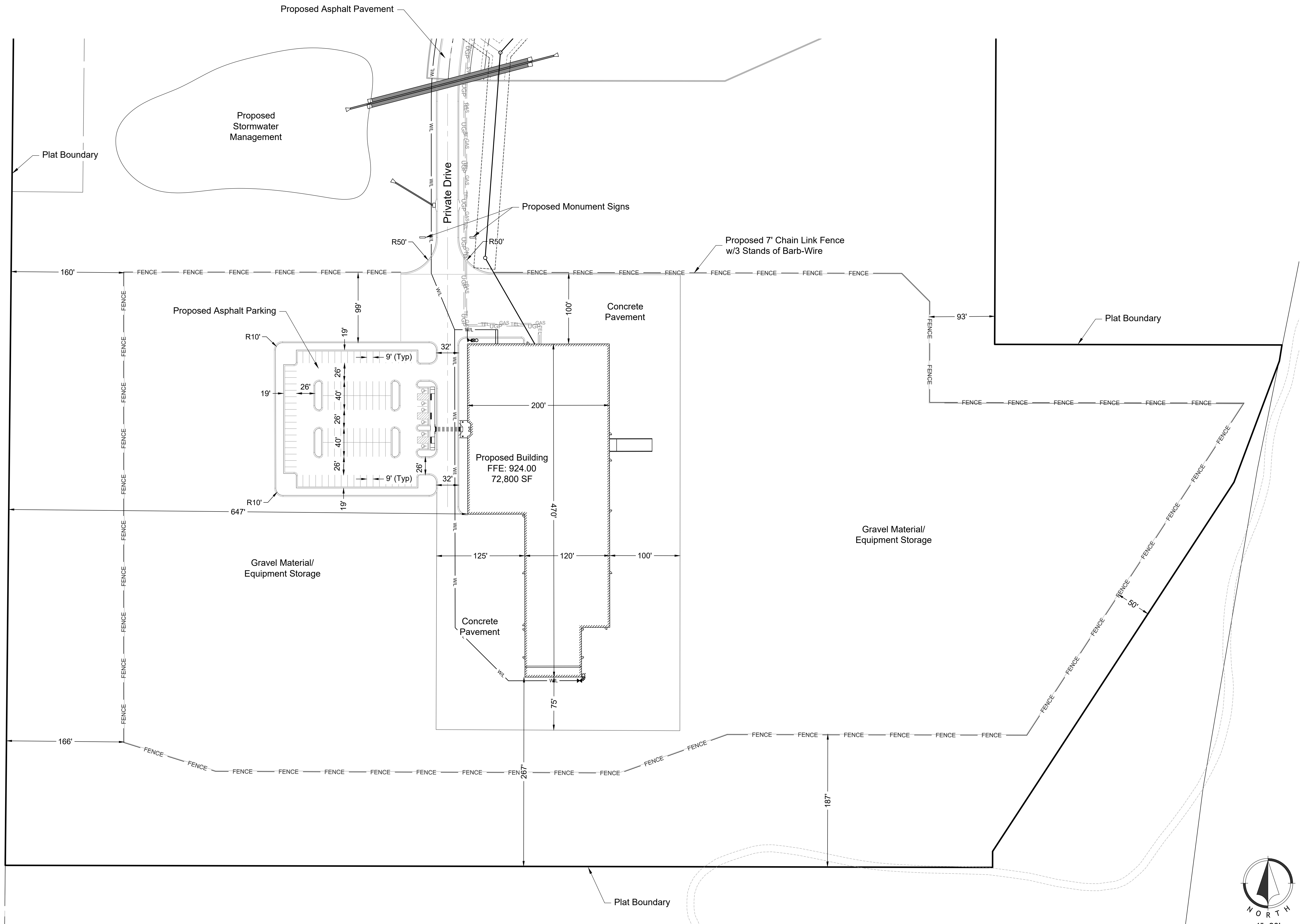
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	JWD	08/17/20	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

BRETT A. COX
PE-2001031649
10/02/20
PROFESSIONAL ENGINEER

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Development Plan
20-0173
Capital Electric

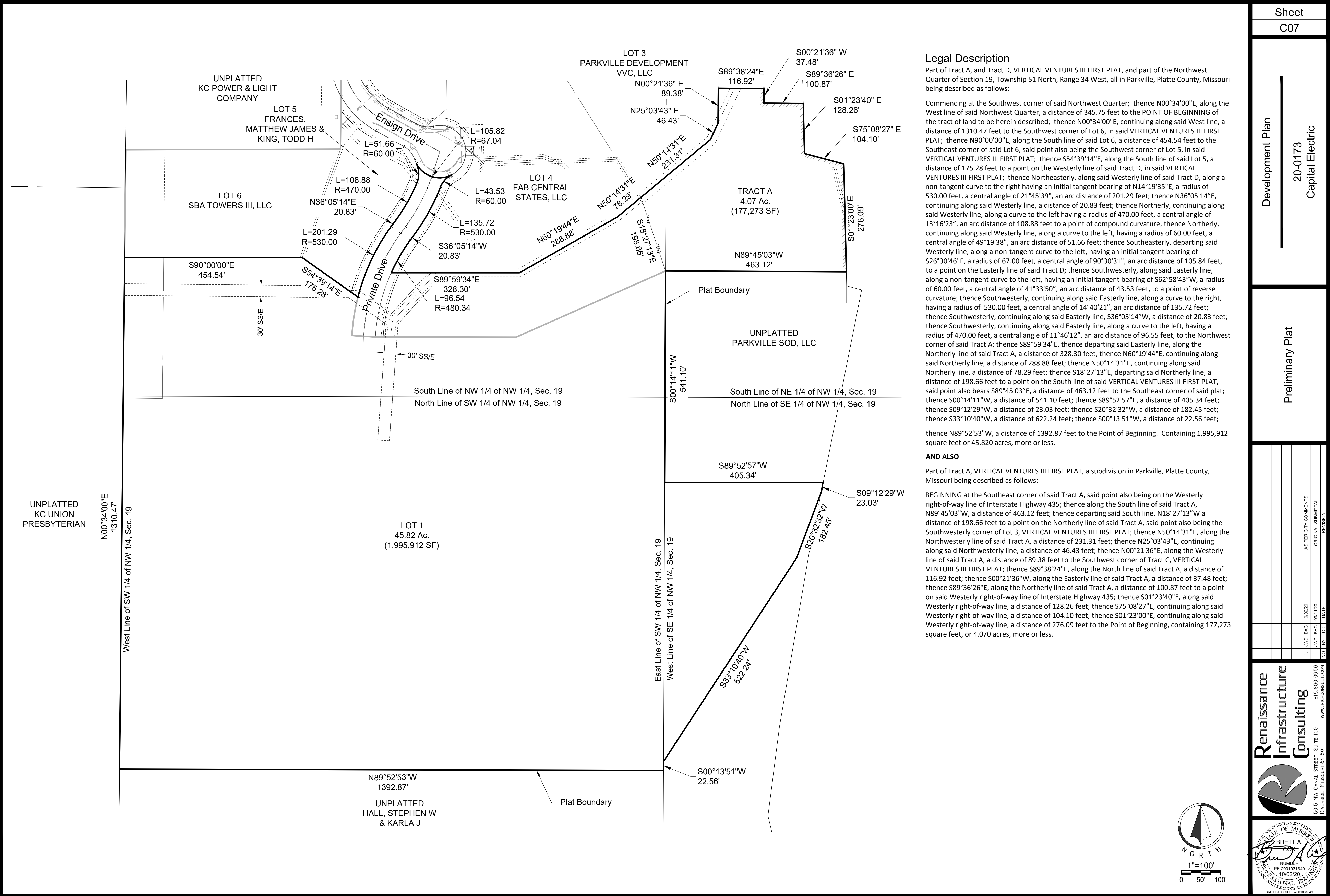
Site Dimension Plan

NO.	BY	DATE	REVISION
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	JWD	08/11/20	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting
5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

BRETT A. COX
PE-2001031649
10/02/20
PROFESSIONAL ENGINEER
STATE OF MISSOURI

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Sheet
C07

Development Plan
20-0173
Capital Electric

Preliminary Plat

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	JWD	BAC	08/11/20	ORIGINAL SUBMITTAL
	NO.	BY	DATE	REVISION

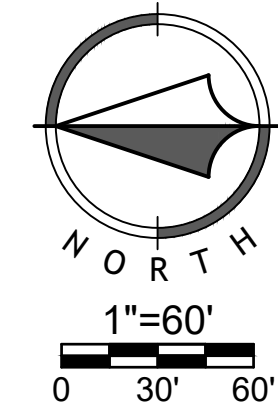
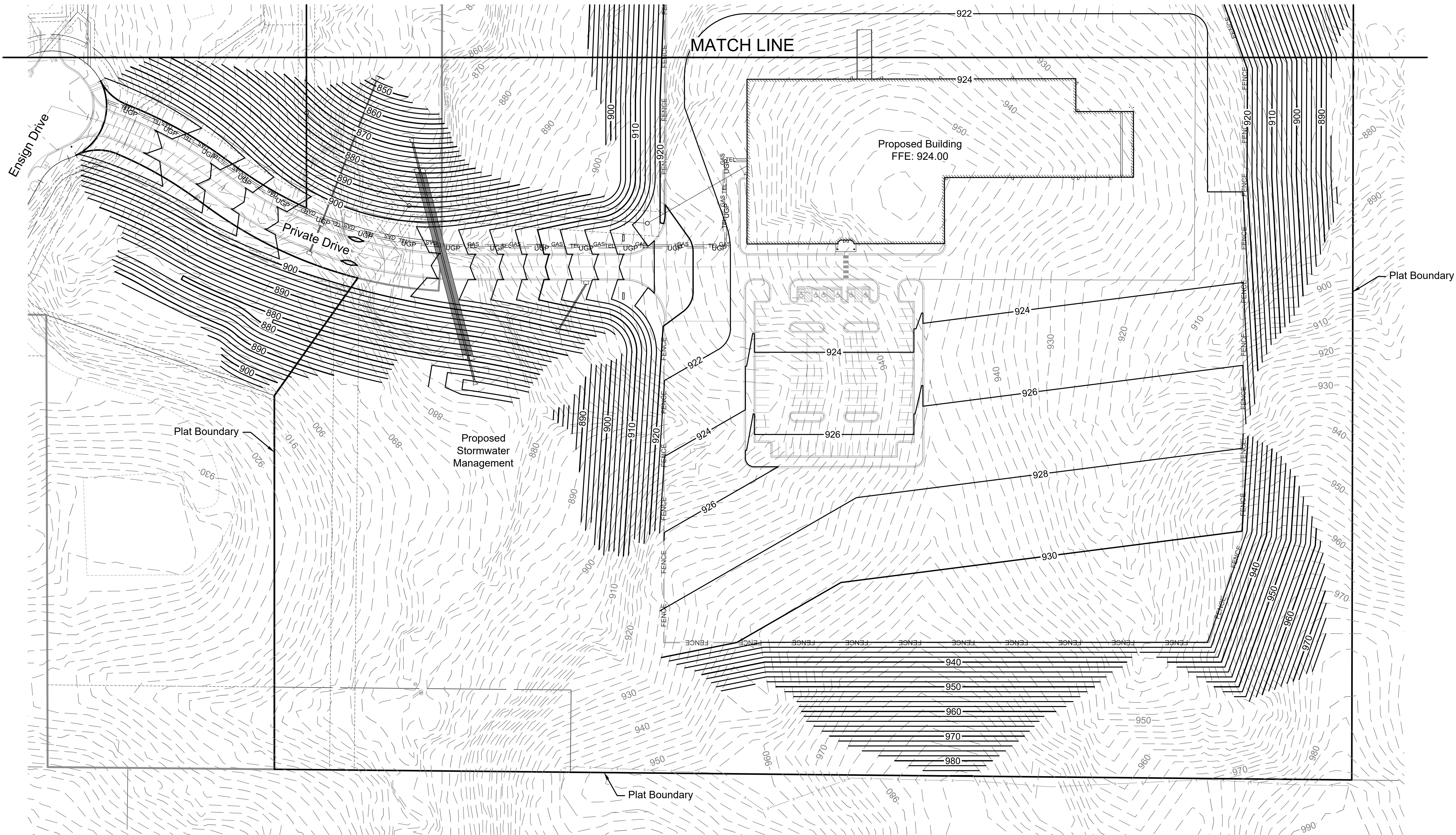
Renaissance
Infrastructure
Consulting

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RIVERSIDE, MISSOURI 64150

STATE OF MISSOURI
BRETT A. COX
PE-2001031649
10/02/20
PROFESSIONAL ENGINEER

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RIVERSIDE, MISSOURI 64150

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PE-2001031649
10/02/20
PROFESSIONAL ENGINEER

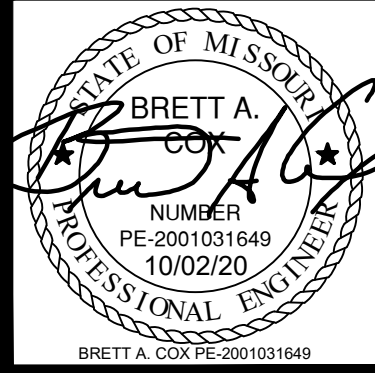
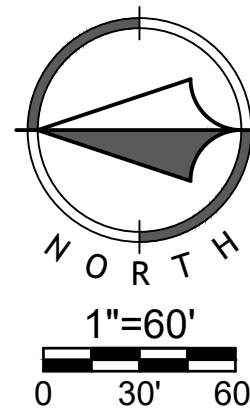
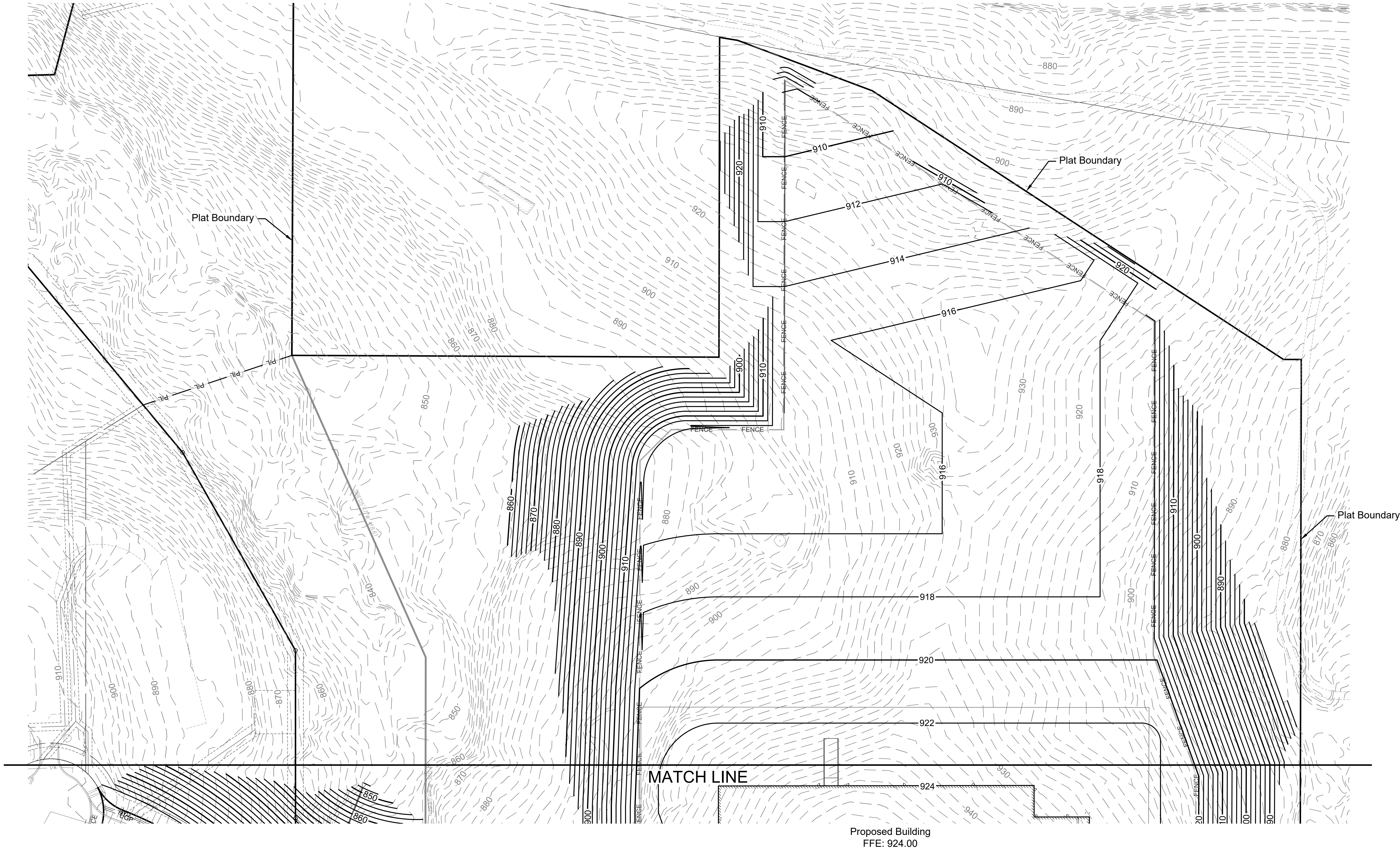
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	JWD	08/17/20	ORIGINAL SUBMITTAL

Grading Plan
West

Development Plan

20-0173
Capital Electric

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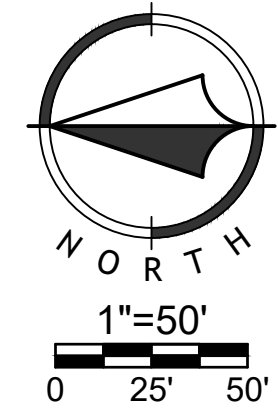
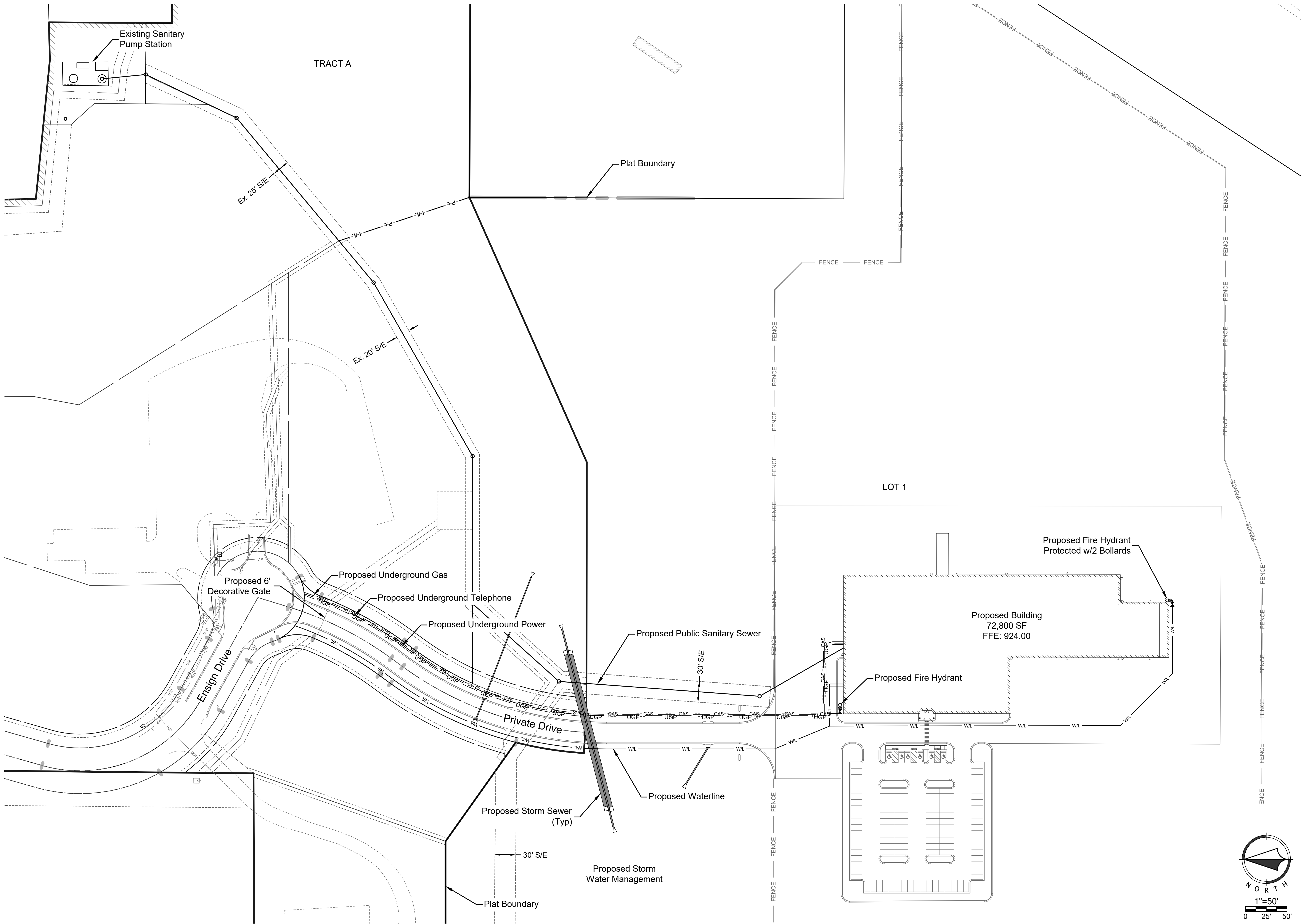


NO.	BY	DATE	REVISION
1.	JWD	08/11/20	ORIGINAL SUBMITTAL
	JWD	10/02/20	AS PER CITY COMMENTS

Grading Plan
East

Development Plan
20-0173
Capital Electric

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Development Plan
Site Utility Plan

20-0173
Capital Electric

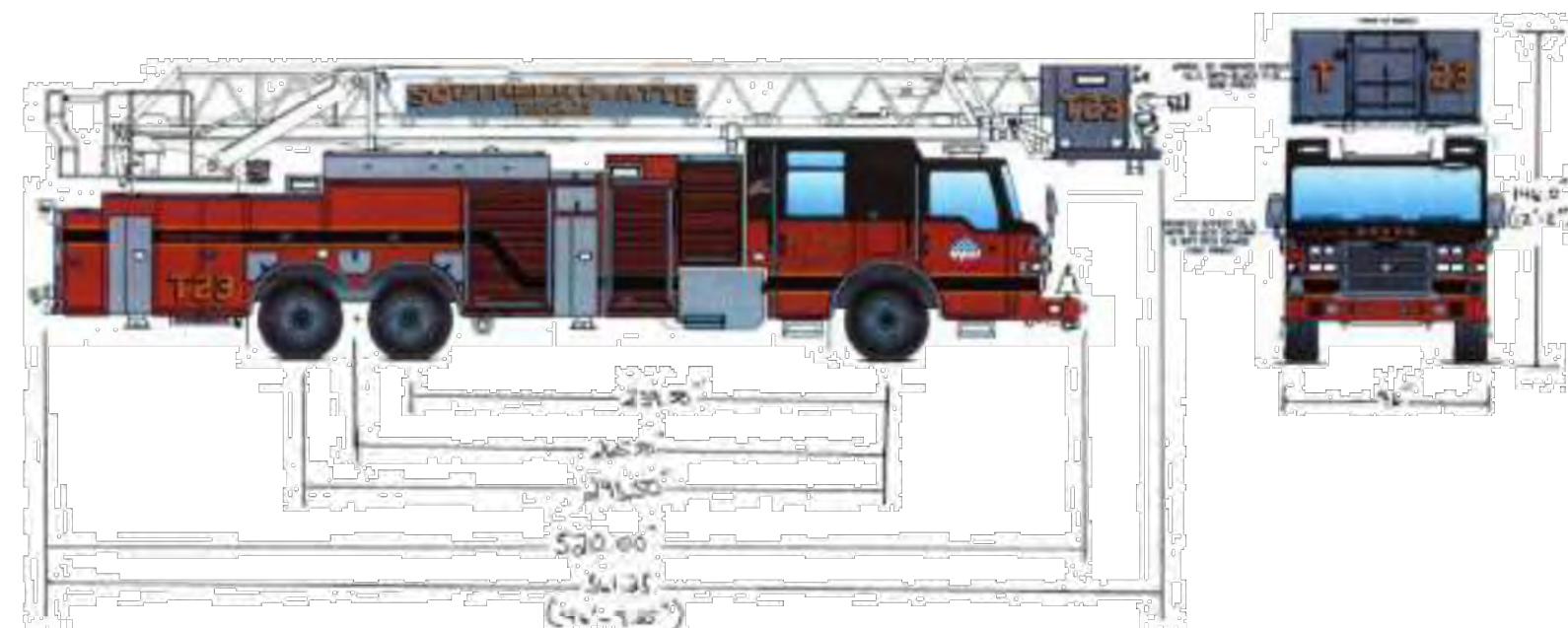
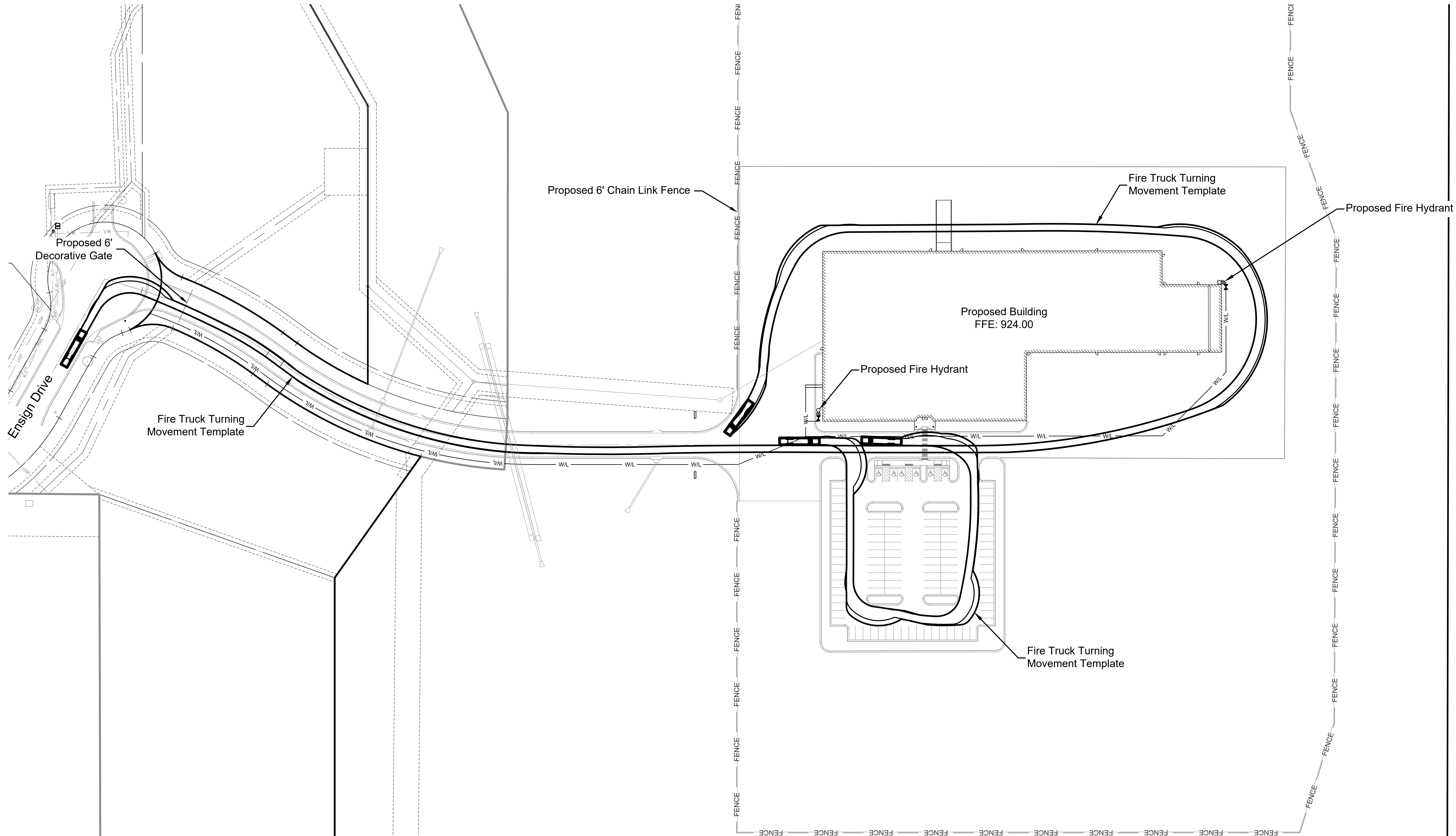
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	JWD	09/11/20	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting

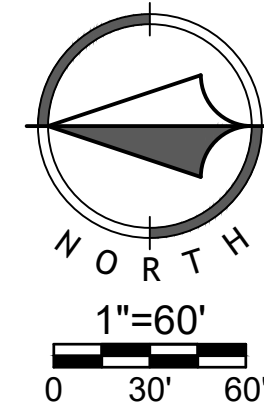
5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816.800.0950
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PE-2001031649
10/02/20
PROFESSIONAL ENGINEER



Fire Truck Specifications



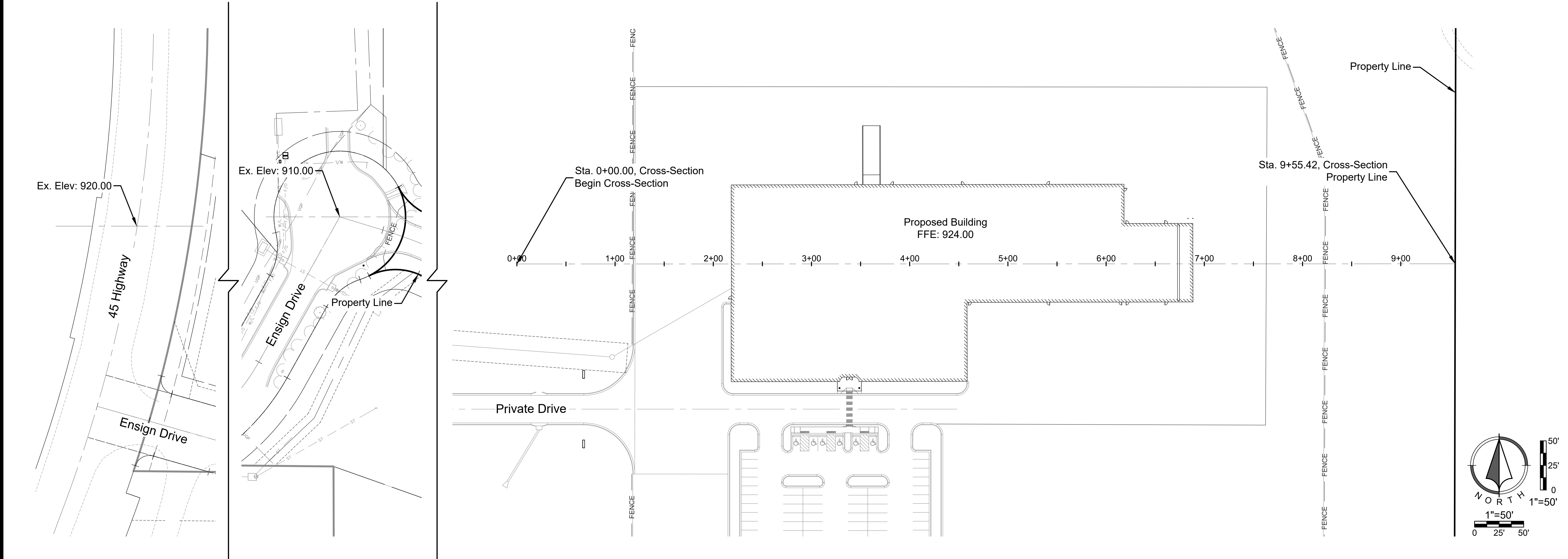
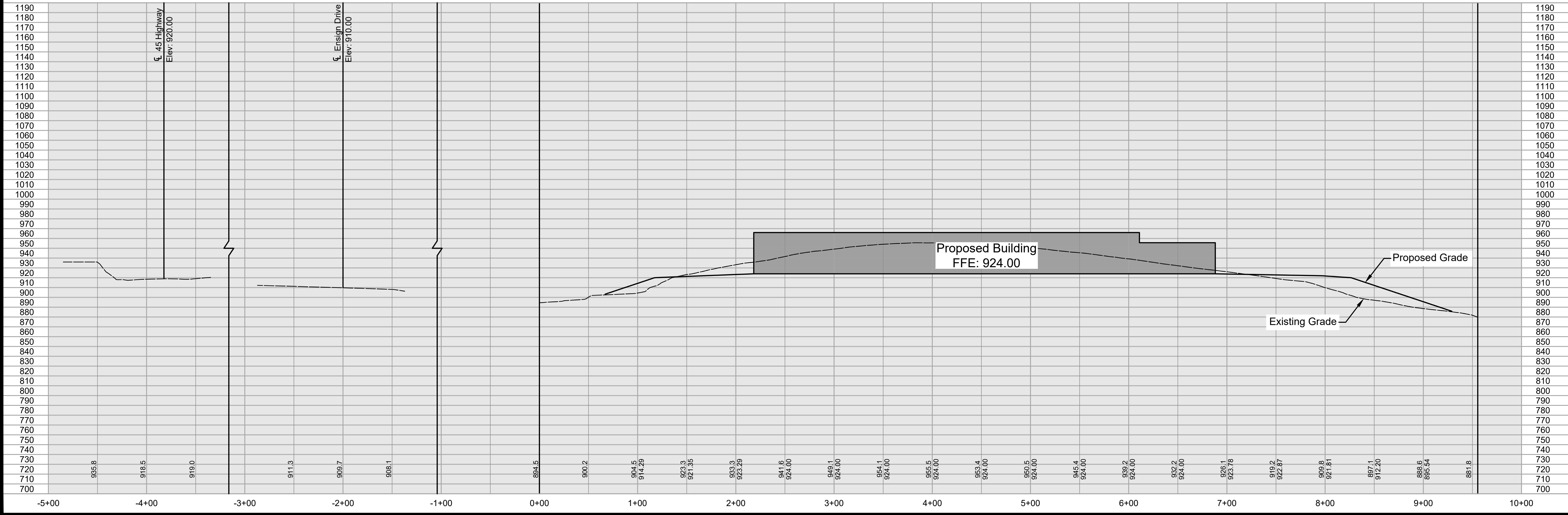
Renaissance Infrastructure Consulting
5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816-800-0950
WWW.RIC-CONSULT.COM

BRETT A. COX
PROFESSIONAL ENGINEER
NUMBER: PE-2001031649
10/02/20

NO.	BY	DATE	REVISION
1.	JWD/BAC	10/02/20	AS PER CITY COMMENTS
	JWD/BAC	09/11/20	ORIGINAL SUBMITTAL

Fire Protection Plan

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C12

Development Plan
20-0173
Capital Electric

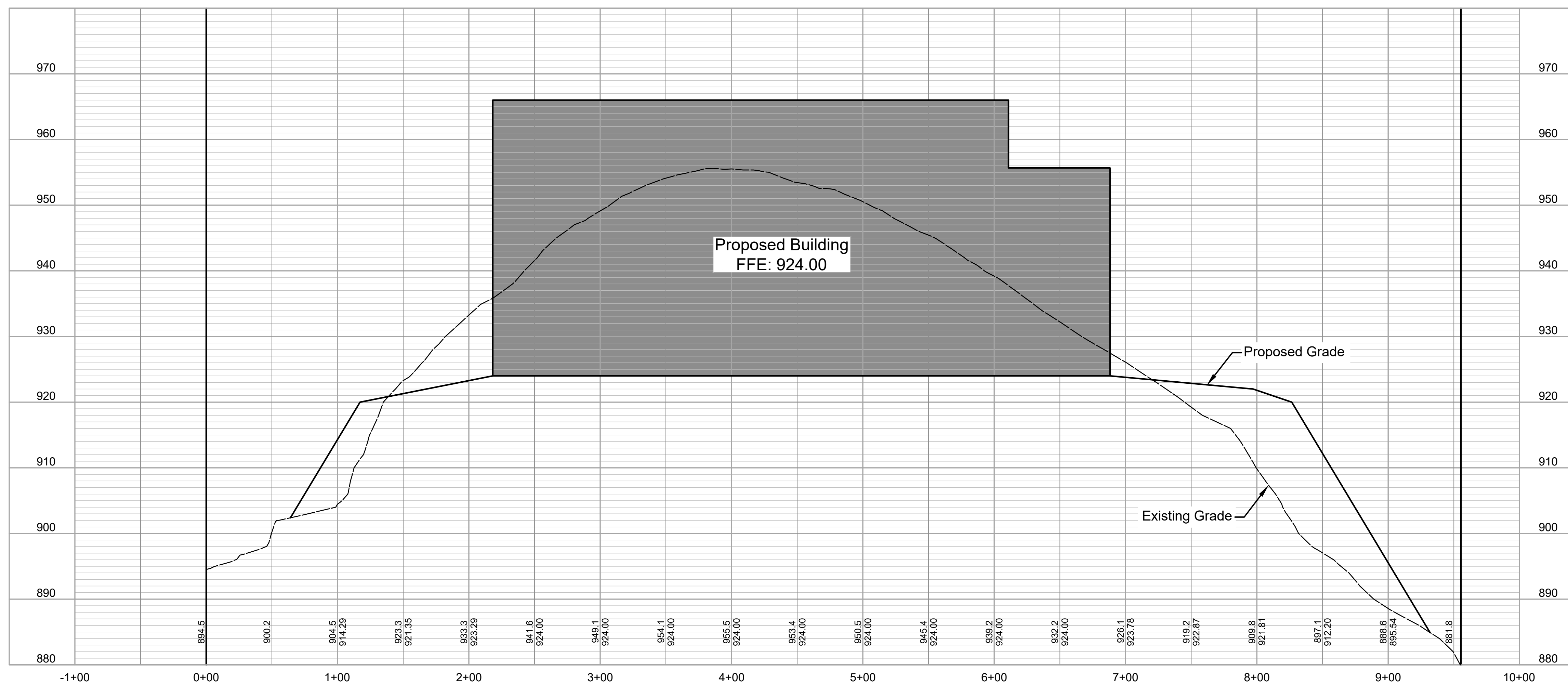
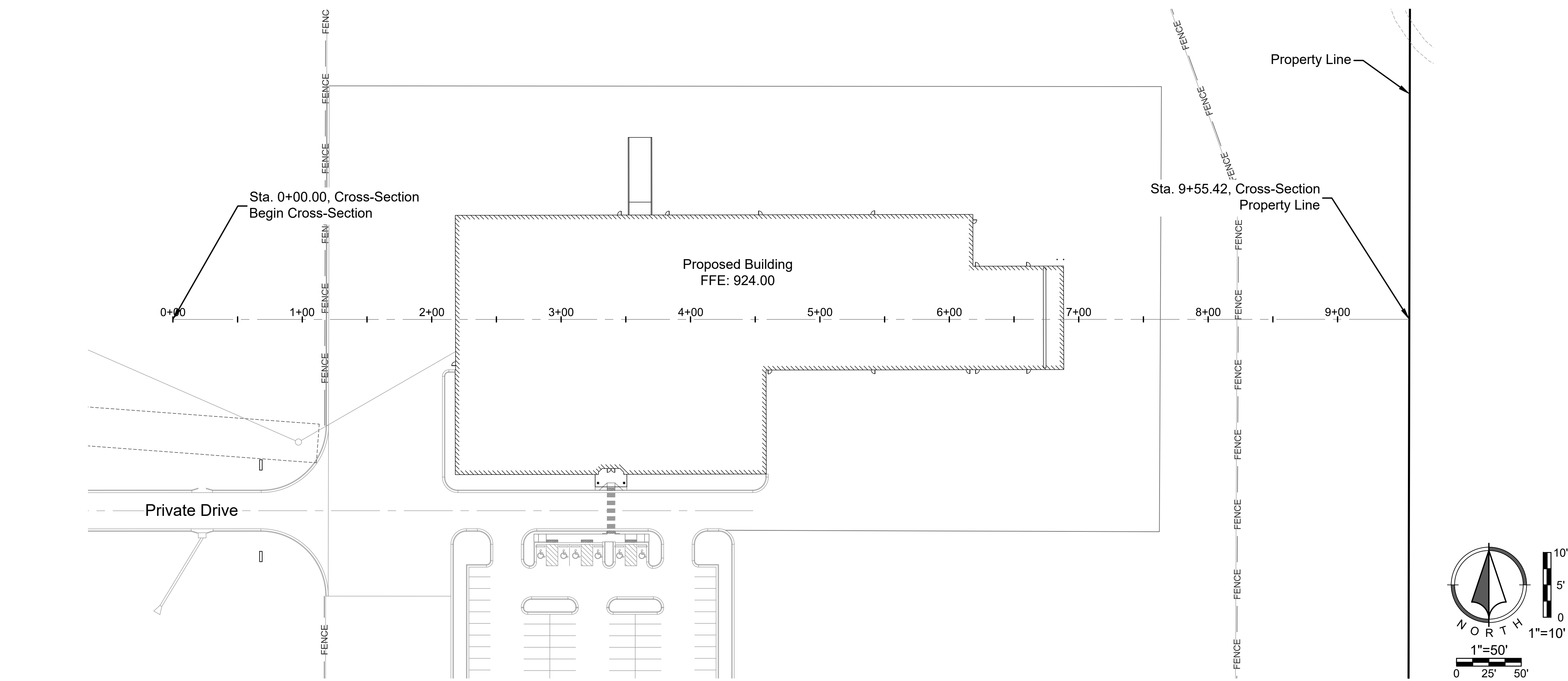
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	JWD	BAC	08/17/20		ORIGINAL SUBMITTAL
					REVISION

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

STATE OF MISSOURI
BRETT A. COOPER
PE-2001031649
10/02/20
PROFESSIONAL ENGINEER

1.	JWD BAC	08/21/20	AS PER CITY COMMENTS
	JWD BAC	09/11/20	ORIGINAL SUBMITTAL



**Client**

Capital Electric

Design #

ISS.102862.CE

Sheet 4 of 4

Address

4400 NW Mattox Road
Riverside, MO

Account Rep. E PICKETT

Designer Brooke Brown

Date 05-12-18

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision / Date

Rev 1 - 05-21-18

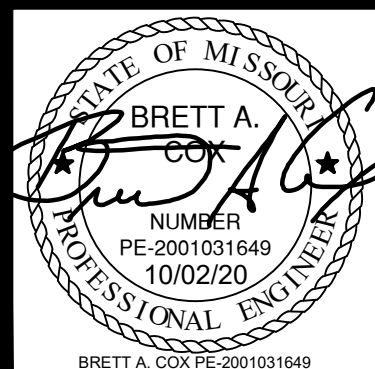
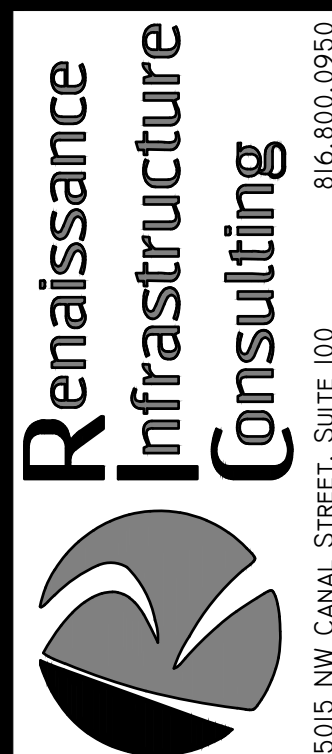
Drawing Title

Illuminated Monument Option



**4900 Lister Ave
Kansas City, MO 64130
Phone: 816.252.3337
Fax: 816.252.3351**

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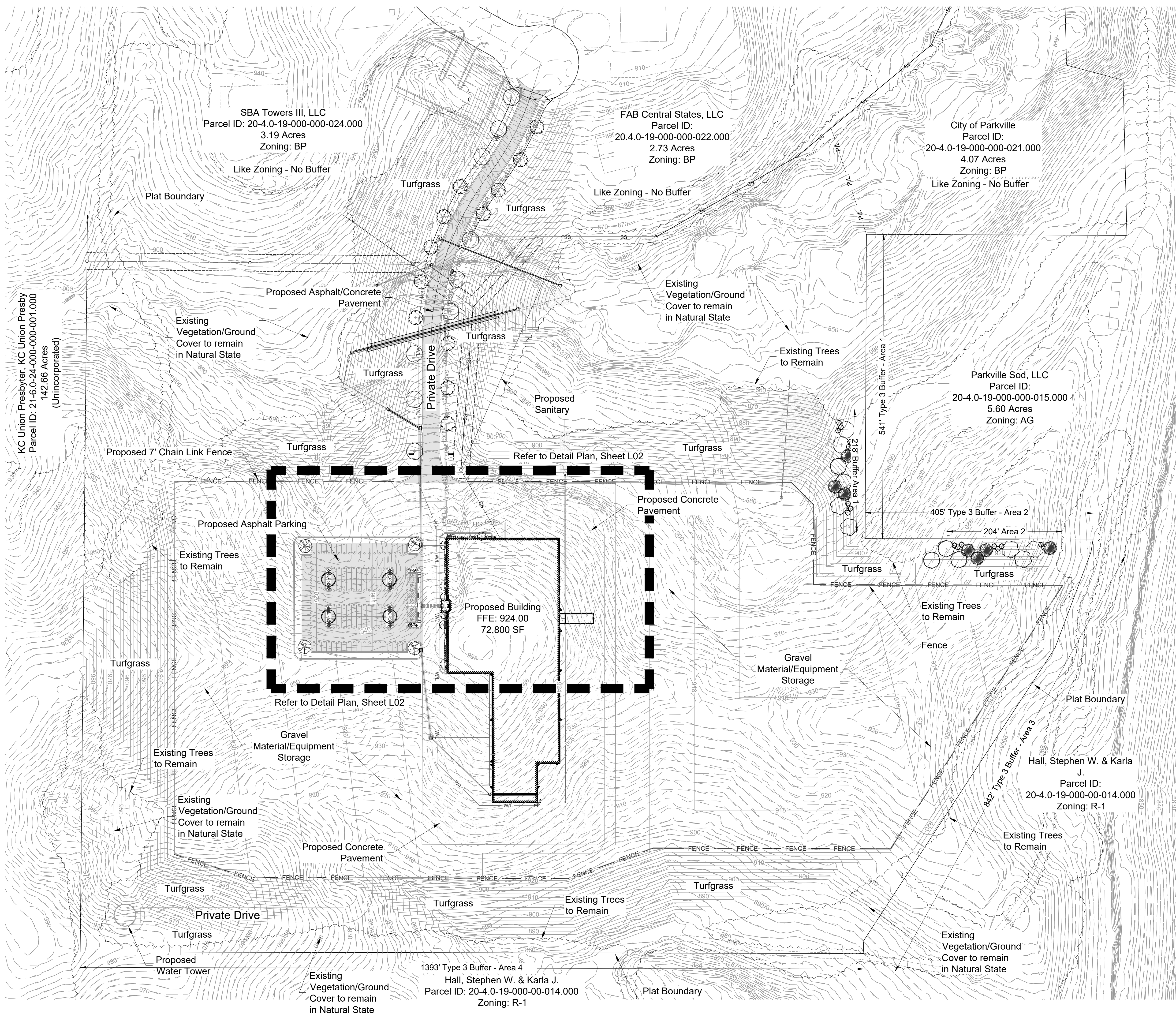
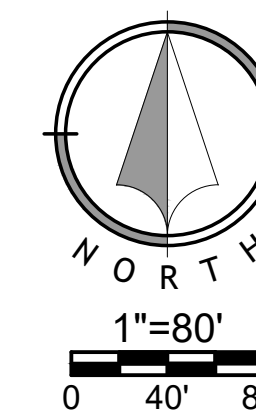


Manufacture and install
(2) 45" by 7'-7" internally illuminated cabinets with vinyl overlays
Cabinets and faces to be painted medium grey
NEED Color prior to production
Faces to have opaque backgrounds

Vinyl colors:
3630-73 Dark Red
3630-125 Mango
Matte Black



	Weight	2000
1	1	1
2	2	2
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4	4	4
5	5	5
6	6	6
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100	100	100

[illegible]

1. Refer to sheet L02 for Detail Landscape Plan, Plant Schedule, Notes & Details
2. All areas outside of the disturbed limits shall remain in a natural state. All existing trees, shrubs and groundcover shall remain as is.

PLANT SCHEDULE

DECIDUOUS TREES

BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
Acer truncatum 'Warren Red' / Pacific Sunset Maple	B&B	2" Cal.		12
Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	1.5" Cal.		7
Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B&B	2" Cal.		4
Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2" Cal.		4
Quercus alba / White Oak	B&B	2" Cal.		5
Quercus bicolor / Swamp White Oak	B&B	2" Cal.		11
Quercus rubra / Red Oak	B&B	2" Cal.		5

EVERGREEN TREES

BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
Juniperus virginiana 'Hillspire' / Hillspire Juniper	B&B		6' Ht. Min.	15
Picea abies / Norway Spruce	B&B		6' Ht. Min.	7

SHRUBS

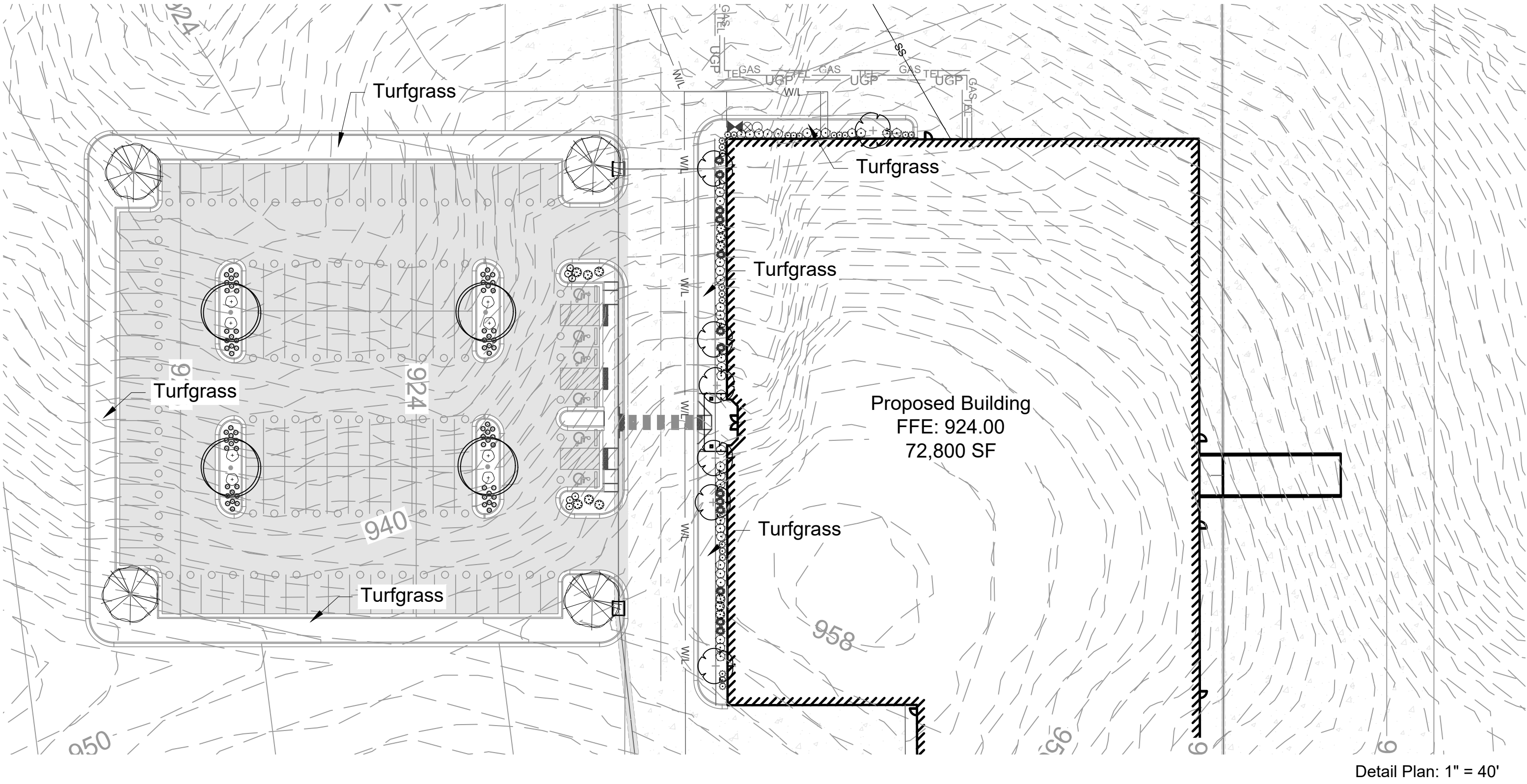
BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	3 Gal.			2
Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 Gal.			12
Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 Gal.			8
Spiraea japonica 'Goldmound' / Spirea	3 Gal.			6

GRASSES

BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 Gal.			72
Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 Gal.			13

EVERGREEN SHRUBS

BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
Ilex glabra 'Compacta' / Compact Inkberry	3 Gal.			36
Juniperus chinensis 'Spartan' / Spartan Juniper	6' Ht.			22



LANDSCAPE NOTES

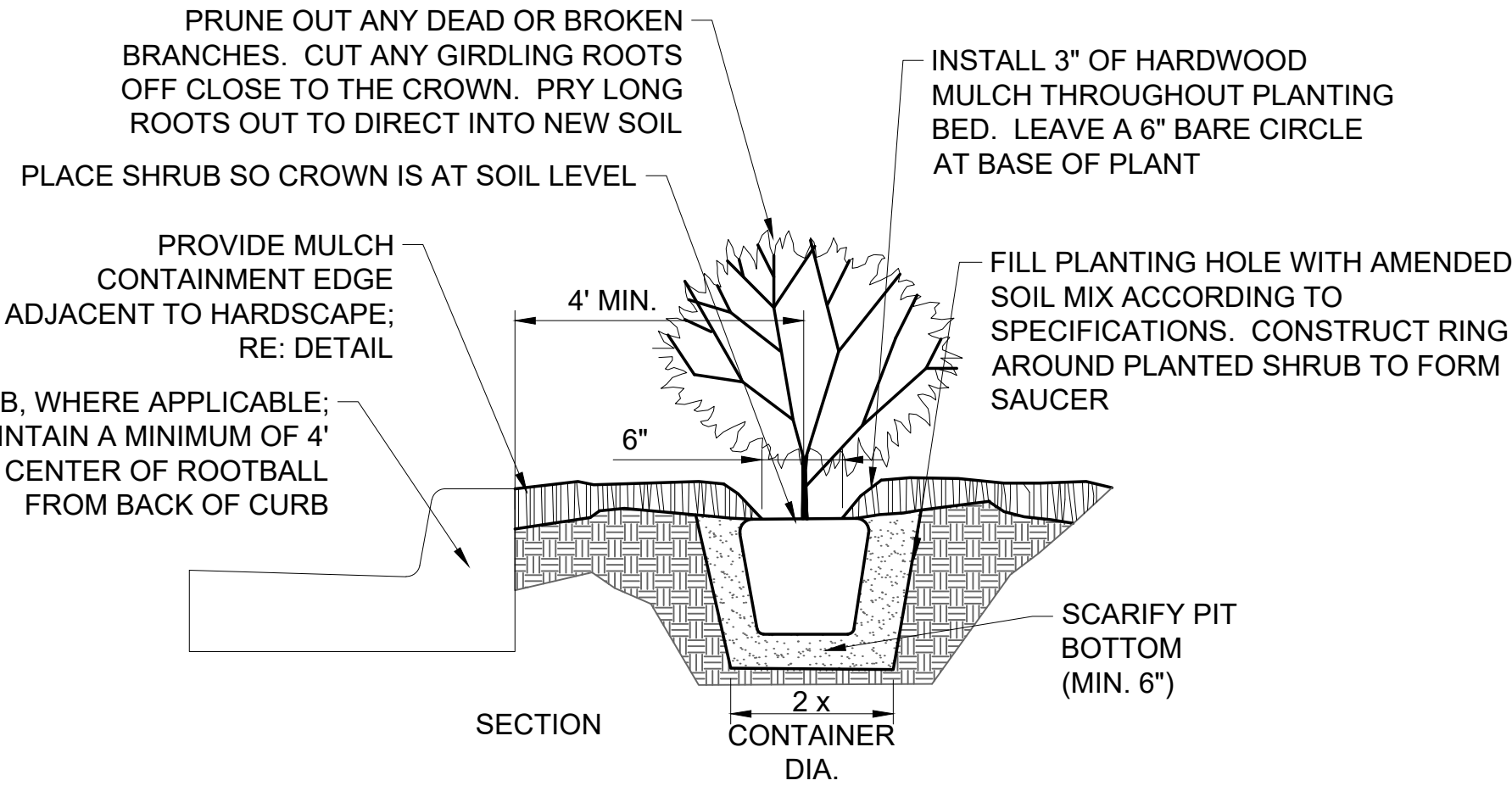
- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
- PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR

LANDSCAPE ISLAND.

- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

NOTES:

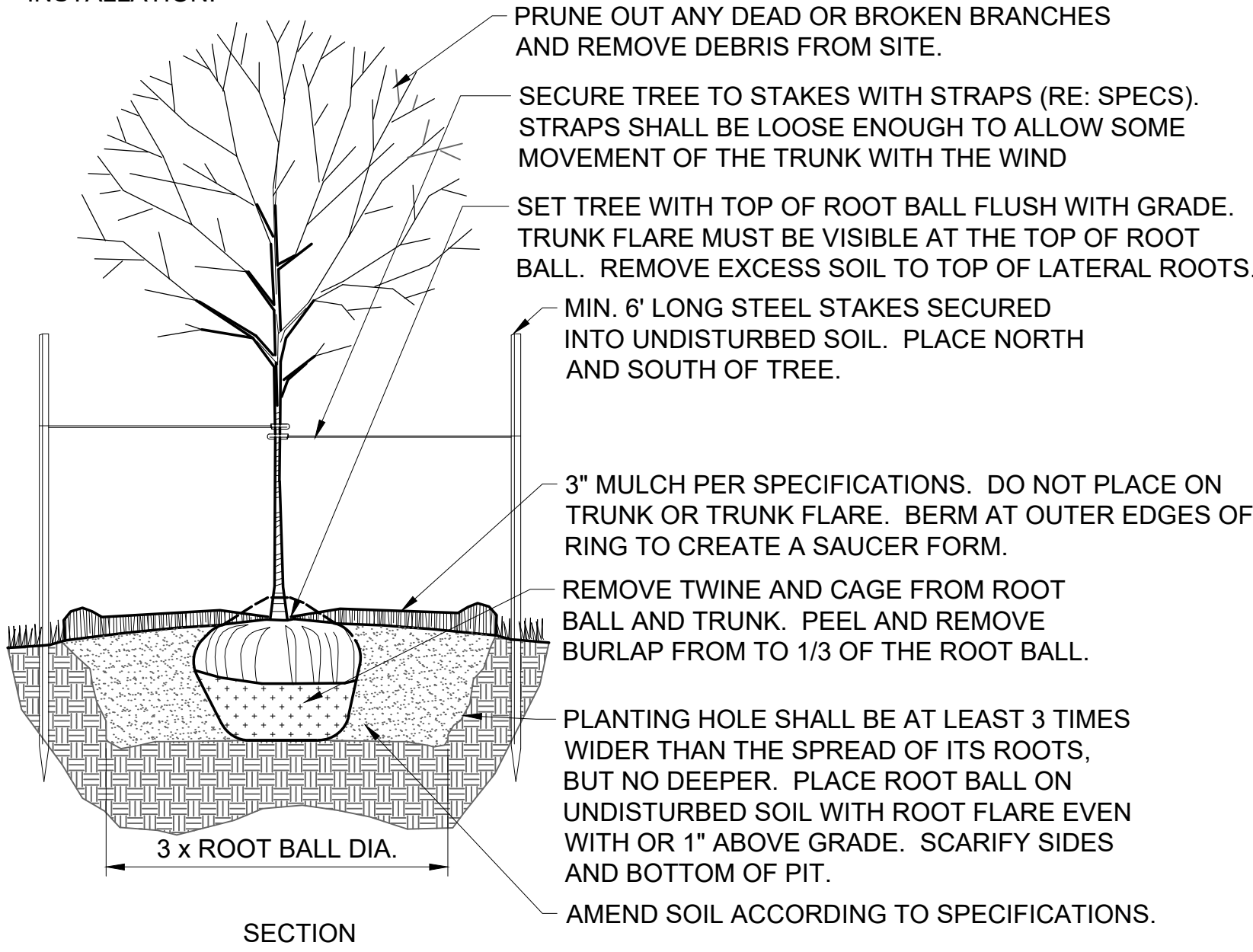
- TREES THAT DO NOT MEET THE SIZE REQUIREMENT WILL BE REJECTED
- TREES SHALL BE INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.



NOTES:

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

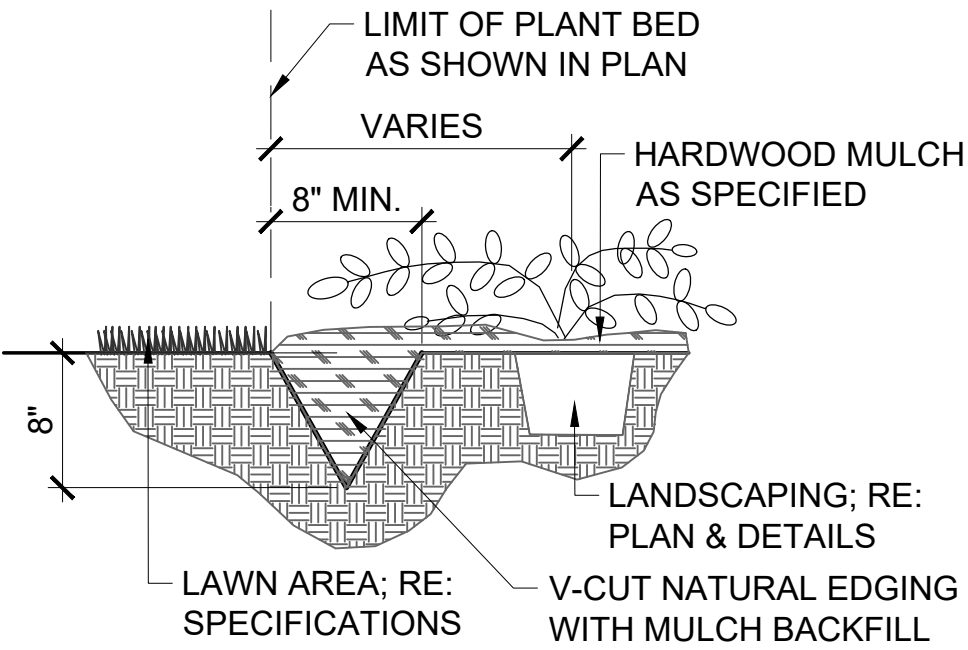
SHRUB PLANTING DETAIL - NTS



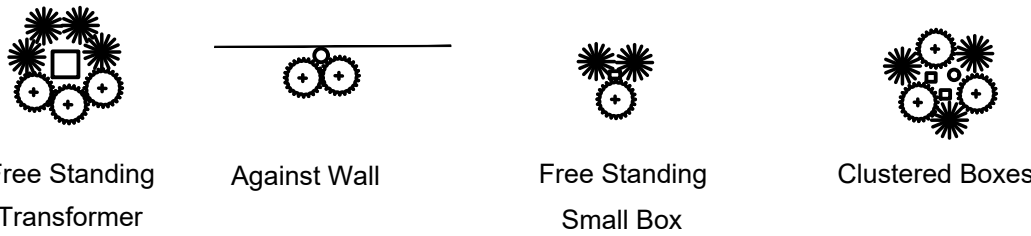
DECIDUOUS TREE PLANTING DETAIL - NTS

NOTES:

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

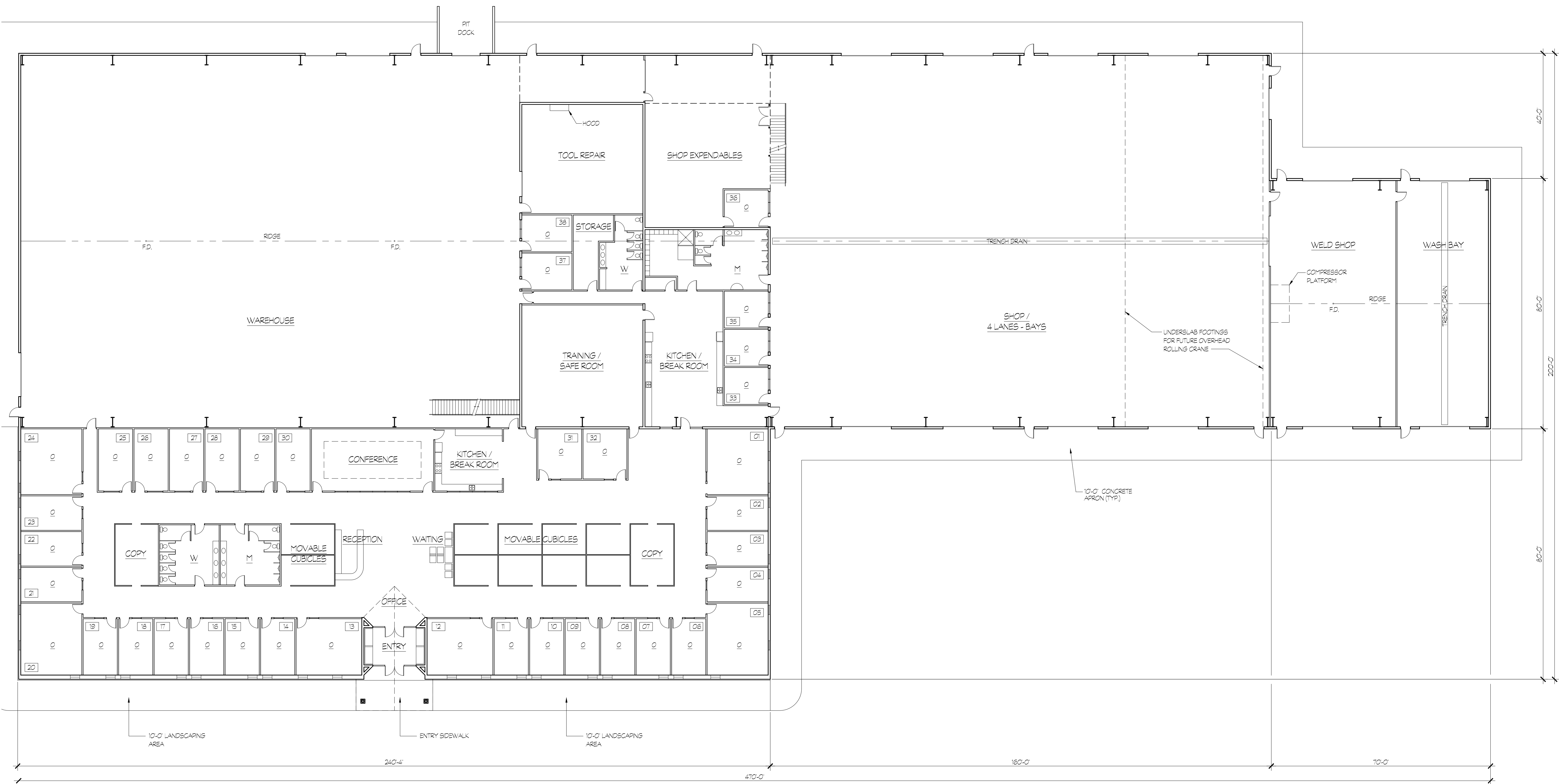


V-CUT NATURAL EDGE DETAIL - NTS



TYPICAL UTILITY BOX SCREENING DETAILS - NTS

NO.	BY	DATE	REVISION
1.	AG	08/11/20	ORIGINAL SUBMITTAL
	AG	09/25/20	AS PER CITY COMMENTS



FLOOR PLAN

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



RLS ARCHITECTS
4011 HOMESTEAD DRIVE
PRAIRIE VILLAGE, KS 66208
913.384.0134
rlsarch@aol.com

Capital Electric Line Builders, Inc.

PARKVILLE, MISSOURI

JOB NUMBER:

DATE: 09-30-20

REVISIONS:

DRAWN BY: GAC

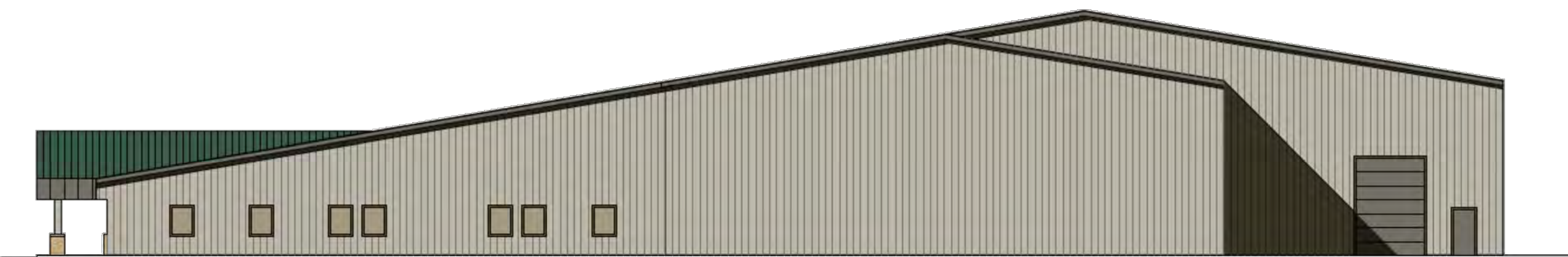
FLOOR PLAN

A100



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST (FRONT) ELEVATION

SCALE: 1/16" = 1'-0"



COOL EMERALD GREEN



COOL GRAY STONE



COOL SHELL GRAY



ALUMINUM
LIGHT BRONZE



STONE
JERICHO NO RED



RLS ARCHITECTS
4011 HOMESTEAD DRIVE
PRAIRIE VILLAGE, KS 66208
913.384.0134
rlsarch@aol.com

Capital Electric
Line Builders, Inc.

PARKVILLE, MISSOURI

JOB NUMBER:

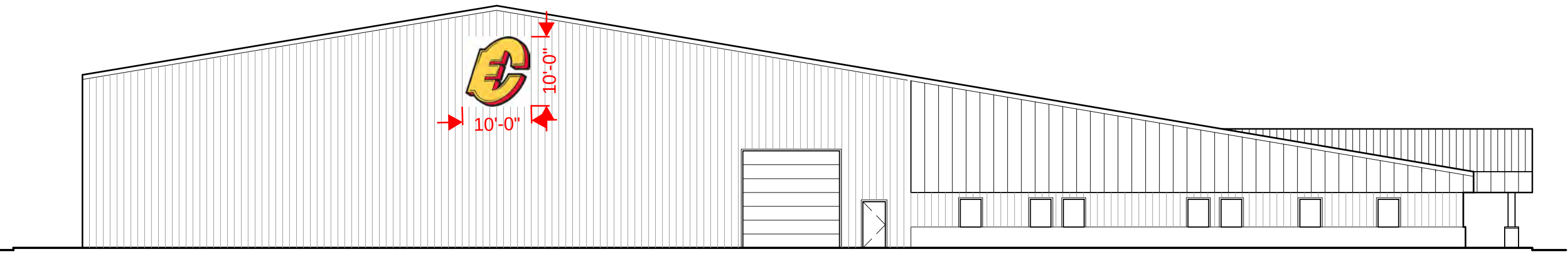
DATE: 09-11-20

REVISIONS:

DRAWN BY: GAC

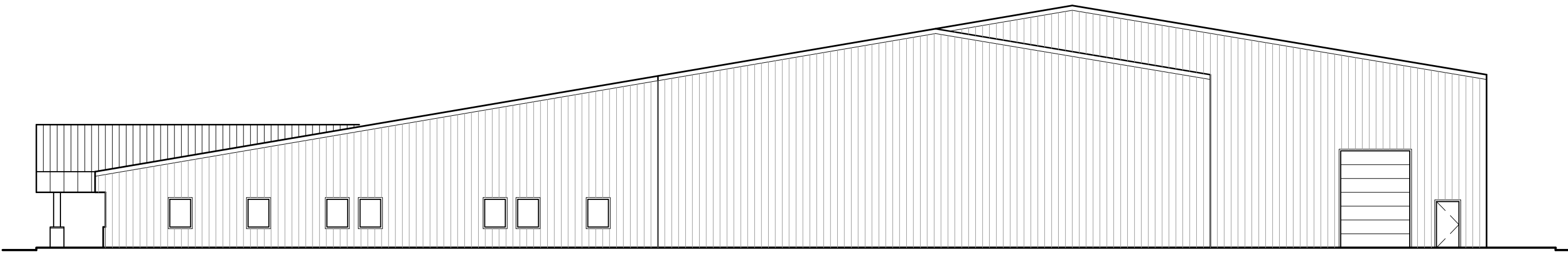
ELEVATIONS
&
MATERIALS

A200



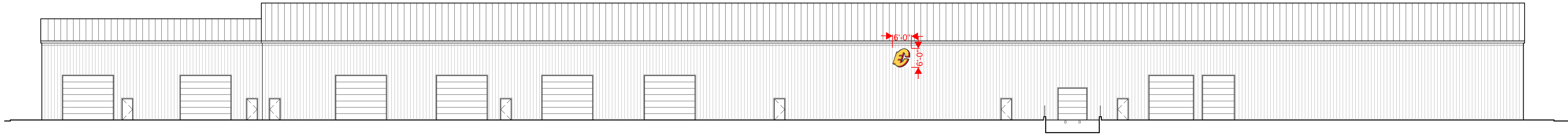
NORTH ELEVATION

SCALE 1/8" = 1'-0"



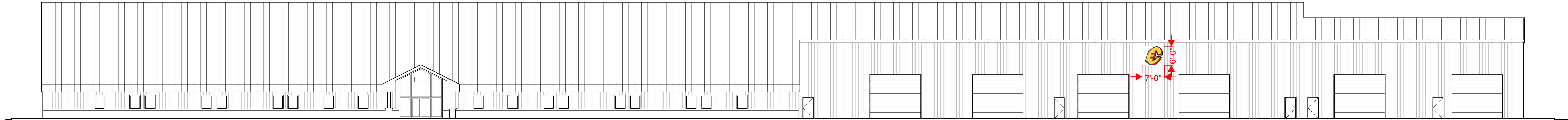
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST (FRONT) ELEVATION

SCALE 1/8" = 1'-0"



RLS ARCHITECTS
4011 HOMESTEAD DRIVE
PRAIRIE VILLAGE, KS 66208
913.384.0134
rlsarch@aol.com

Capital Electric
Line Builders, Inc.
PARKVILLE, MISSOURI

JOB NUMBER:
DATE: 09-21-20
REVISIONS:

DRAWN BY: GAC

ELEVATIONS

A200



View of Capital Electric building looking towards the southwest



View of Capital Electric building looking towards the southwest



View of Capital Electric parking lot looking towards the west



View of Capital Electric parking lot looking towards the west



View of Capital Electric warehouse looking towards the north



View of Capital Electric outdoor materials & equipment storage area



Panoramic view of Capital Electric Building looking towards the southwest



Panoramic view of Capital Electric Building looking towards the west



View of Capital Electric monument sign looking towards the north



Thursday, September 17, 2020

Chip Corcoran, PE, LEED AP
Project Manager, President
Renaissance Infrastructure Consulting
8653 Penrose Lane
Lenexa, KS 66219

Brett Cox, PE
Project Manager
Renaissance Infrastructure Consulting
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Riverside, MO 64150

Nick Hanaway
Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, MO 64150

Jamie McArdle
Landscape Designer
Renaissance Infrastructure Consulting
5015 NW Canal Street, Suite 100
Riverside, MO 64150

Ron Shaffer, AIA
Principal
RLS Architects
4011 Homestead Drive
Prairie Village, KS 66208

Greg Darkenwald
President
Capital Electric Line Builders, Inc.
4400 NW Mattox Road
Riverside, MO 64150

Glen Page
Fleet Manager
Capital Electric Line Builders, Inc.
4400 NW Mattox Road
Riverside, MO 64150

RE: Staff Review – Capital Electric Amended Preliminary Development Plan, Preliminary Plat & Final Development Plan

Chip, Brett, Nick, Jamie, Ron, Greg and Glen,

The following is a compilation of Parkville staff review comments received to-date regarding the Amended Preliminary Development Plan, Preliminary Plat & Final Development Plan for Capital Electric (prepared by Renaissance Infrastructure Consulting; dated September 11, 2020). Review comments are provided by myself (Community Development Director), Alysén Abel (Public Works Director), Paul Giarratana (Building Official), and Dean Cull (Fire Marshall, Southern Platte Fire Protection District). Please distribute these comments to your team, revise the plan sheets and provide 1 paper and 1 electronic PDF copy by 5:00 p.m. on Monday, October 5th. Thank you.

General Comments

1. **Tract A** – On all applicable plan sheets, please combine “City of Parkville, Tract A” and its boundaries with Lot 1 and its boundaries.

2. **Entrance Gate** – On all applicable plan sheets, please add/show the proposed entrance gate off of the Ensign Dr. traffic circle; and detail the proposed material type and height.

Cover Sheet (Sheet C01)

3. **Utility Contacts** – Please remove Parkville Special Road District from the list of utility contact providers, and add the City of Parkville (816) 741-7676.

Existing Conditions (Sheet C02)

4. **Zoning** – Please modify the existing zoning for parcel ID no. 20-4.0-19-000-000-021.000 from BP to I-2-P. Please also show the zoning for the proposed Capital Electric property to be I-2-P.

Previously Approved Preliminary Development Plan (Sheet C03)

5. No comments.

Proposed Preliminary Development Plan (Sheet C04)

6. **Proposed Fence** – Please detail the proposed Lot 1 fence height and material.
7. **Proposed Building Square Footage** – Please detail the proposed building's square footage.
8. **Materials & Equipment Storage Area** – Please show/detail where the materials & equipment storage area is proposed.
9. **Materials & Equipment Storage Area Pavement Type** – Please detail the proposed pavement type (e.g., concrete, asphalt, gravel) around the building, including the materials & equipment storage area.

General Layout (Sheet C05)

10. **Duplicate Comments** – Please address comments #6-#9 above for this sheet as well.

Site Dimension Plan (Sheet C06)

11. **Duplicate Comments** – Please address comments #6-#9 above for this sheet as well.

Preliminary Plat (Sheet C07)

12. **Lot 1 Acreage and Square Footage** – Please remove the proposed building finished floor elevation (FFE) and add the total acreage and square footage for Lot 1.
13. **Tract A** – Please combine “City of Parkville, Tract A” and its boundaries with Lot 1 and its boundaries, and update the total acreage and square footage based on these changes.

Grading Plan West (Sheet C08)

14. **Stormwater Management** – Per our *Title IV – Development Code*, Section 407.050, Subsection A., all sites need to provide improvement necessary to adequately handle stormwater, and references site specific best management practices be used to manage the peak flow, quantity and quality of stormwater run-off expected from development activity be in a manner that poses no significant impact on other sites compared to pre-development conditions. Furthermore, Section 407.050, Subsection B. states how stormwater management should prioritize strategies that manage stormwater at the largest scale possible, and lists a number of best management practices (BMP) strategies to meet site-specific stormwater standards.
15. **Stormwater Management Letter/Memorandum** – Per our *Title IV – Development Code* requirements, the City's Public Works Department can require a stormwater management analysis study be submitted for review and approval. As requested by Alysén Abel (Public Works Director), please complete a preliminary assessment / preliminary stormwater

calculations and submit a letter/memorandum to the Public Works Department 1) outlining the needs of the development site; and 2) explaining the proposed infrastructure and rationale for why it's being used.

16. **Final Stormwater Management Calculations** – Final stormwater management calculations will need to be submitted along with site plans at the time of construction; this is submitted along with the Application for Building Permit. This will be a condition of approval for the preliminary development plan and final development plan.

Grading Plan East (Sheet C09)

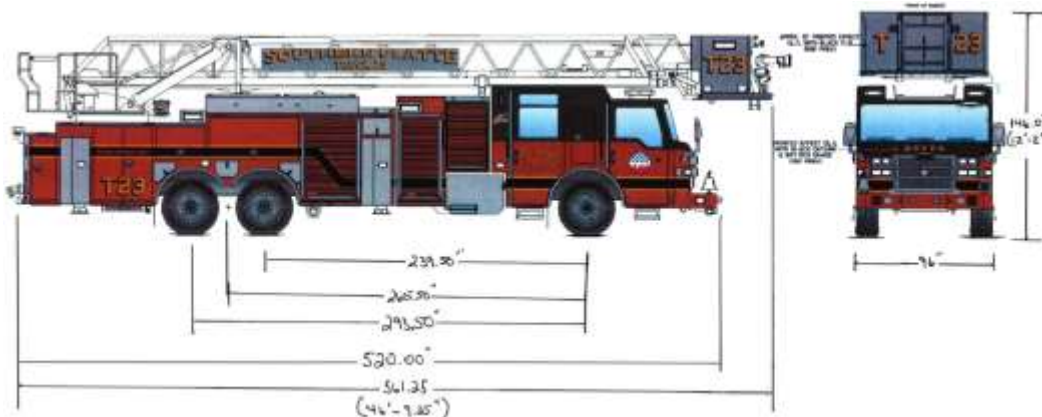
17. **Duplicate Comments** – Please address comments #14-#16 above for this sheet as well.

Site Utility Plan (Sheet C10)

18. **Fire Hydrant** – Please coordinate with Dean Cull (Fire Marshall, Southern Platte Fire Protection District) regarding the proposed location for the fire hydrant, and whether or not a single fire hydrant is sufficient to provide emergency water service to the entire site per the City's adopted 2018 International Fire Code.

Fire Protection Plan (Sheet C11)

19. **AutoTURN Movements** – Please show AutoTURN movements throughout the parking lot and its aisles.
20. **Pierce Velocity Fire Truck** – Please add the following specifications for the Pierce Velocity fire truck to this plan sheet for reference:



Photometric Plan (Sheet ME1)

21. No comments.

Landscape Plan (Sheet L01)

22. **Duplicate Comments** – Please address comments #6-#9 above for this sheet as well.

Landscape Plan (Sheet L02)

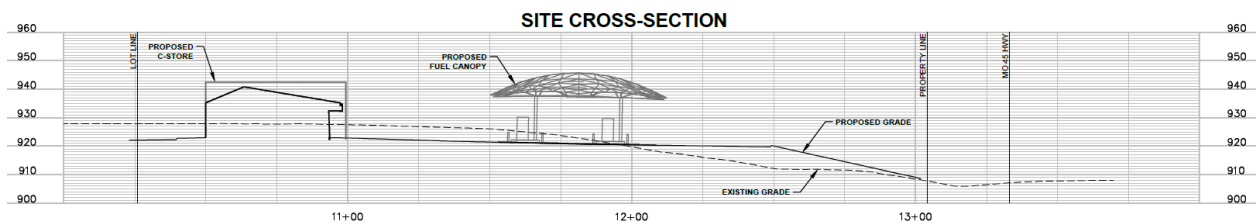
23. **Duplicate Comments** – Please address comment #7 above for this sheet as well.

Floor Plan (Sheet A100)

24. No comments.

Elevations & Materials (Sheet A200)

25. Cross-Section Views – Please include a cross-section drawing(s) of the site — looking from the western part of the property to the east towards I-435 — detailing the height of buildings/structures, distances, and relationship to existing topography, as well as proposed topography following grading/land disturbance. The site cross-section should be from MO-Hwy 45 (left side of drawing) all the way to the south of the Lot 1 subject property (right side of drawing). You can split up the section views into two (2) drawings if needed — such as having a general drawing from MO-Hwy 45 to the south of Lot 1, and having a more detailed cross-section view of just the proposed building itself and how it sits on the property in relation to the topography and vegetation. These drawings should include a person or motor vehicle for reference/scale, as well as the proposed pylon sign. See below for an example used for a previously-submitted final development plan:



26. Signage Plans – If known at this time, please include any proposed signage (e.g., monument, wall) for the proposed building and/or site, along with specifications/dimensions. If no signage is proposed at this time, future Applications for Sign Permits will need to comply with the requirements of Section 409.040 Sign Allowances (<https://www.ecode360.com/33171498>).

Staff can recommend approval of the Amended Preliminary Development Plan, Preliminary Plat & Final Development Plan for Capital Electric, subject to addressing the comments and conditions listed above. Again, please distribute these comments to your team, revise the plan sheets and provide 1 paper and 1 electronic PDF copy by 5:00 p.m. on Monday, October 5th. Thank you.

Please let us know if you have any questions. Thank you.

Sincerely,

CITY OF PARKVILLE

Stephen Lachky, AICP, CPM, CFM
Community Development Director

CC: Alysén Abel, Public Works Director
Paul Giarratana, Jr., Building Official
Dean Cull, Fire Marshal, Southern Platte Fire Protection District

October 2, 2020

City of Parkville
Attn: Stephen Lachky, AICP, CPM, CFM
Community Development Director
8880 Clark Avenue
Parkville, MO 64152

RE: Staff Review – Capital Electric Amended Preliminary Development Plan, Preliminary Plat & Final Development Plan

Dear Stephen,

The following responses to the staff review comments received to-date regarding the Amended Preliminary Development Plan, Preliminary Plat & Final Development Plan for Capital Electric.

General Comments

1. **Tract A** – On all applicable plan sheets, please combine “City of Parkville, Tract A” and its boundaries with Lot 1 and its boundaries.

Response: Tract A will be retained by Parkville Development VV3, LLC (Brian Mertz).

2. **Entrance Gate** – On all applicable plan sheets, please add/show the proposed entrance gate off of the Ensign Dr. traffic circle; and detail the proposed material type and height.

Response: The gate has been shown on the plans and labeled as a 6ft decorative gate. It has not been determined at this time what the materials will be. Construction documents submitted for permitting will have this information.

Cover Sheet (Sheet C01)

3. **Utility Contacts** – Please remove Parkville Special Road District from the list of utility contact providers, and add the City of Parkville (816) 741-7676.

Response: Utility contact information has been updated

Existing Conditions (Sheet C02)

4. **Zoning** – Please modify the existing zoning for parcel ID no. 20-4.0-19-000-000-021.000 from BP to I-2-P. Please also show the zoning for the proposed Capital Electric property to be I-2-P.

Response: Zoning information has been added to the plan

Proposed Preliminary Development Plan (Sheet C04)

5. **Proposed Fence** – Please detail the proposed Lot 1 fence height and material.

Response: The fence has been labeled as a 7ft fence with 3-strand barbed wire.

6. **Proposed Building Square Footage** – Please detail the proposed building's square footage.
Response: The building square footage has been added to the plans.
7. **Materials & Equipment Storage Area** – Please show/detail where the materials & equipment storage area is proposed.
Response: Materials and equipment storage areas have been labeled on sheets 4, 5 & 6.
8. **Materials & Equipment Storage Area Pavement Type** – Please detail the proposed pavement type (e.g., concrete, asphalt, gravel) around the building, including the materials & equipment storage area.
Response: Pavement/ground cover materials have been labeled on sheets 4, 5 & 6.

General Layout (Sheet C05)

9. **Duplicate Comments** – Please address comments #6-#9 above for this sheet as well.
Response: See responses above.

Site Dimension Plan (Sheet C06)

10. **Duplicate Comments** – Please address comments #6-#9 above for this sheet as well.
Response: See responses above.

Preliminary Plat (Sheet C07)

11. **Lot 1 Acreage and Square Footage** – Please remove the proposed building finished floor elevation (FFE) and add the total acreage and square footage for Lot 1.
Response: Building information has been removed, and lot information shown.
12. **Tract A** – Please combine "City of Parkville, Tract A" and its boundaries with Lot 1 and its boundaries, and update the total acreage and square footage based on these changes.
Response: Tract A will be retained by Parkville Development VV3, LLC (Brian Mertz).

Grading Plan West (Sheet C08)

13. **Stormwater Management** – Per our *Title IV – Development Code*, Section 407.050, Subsection A., all sites need to provide improvement necessary to adequately handle stormwater, and references site specific best management practices be used to manage the peak flow, quantity and quality of stormwater run-off expected from development activity be in a manner that poses no significant impact on other sites compared to pre-development conditions. Furthermore, Section 407.050, Subsection B. states how stormwater management should prioritize strategies that manage stormwater at the largest scale possible, and lists a number of best management practices (BMP) strategies to meet site-specific stormwater standards.
Response: Stormwater management areas have been noted on the plans. A Stormwater Management study is included with the resubmittal.
14. **Stormwater Management Letter/Memorandum** – Per our *Title IV – Development Code* requirements, the City's Public Works Department can require a stormwater management analysis study be submitted for review and approval. As requested by Alysén Abel (Public Works Director), please complete a preliminary assessment / preliminary stormwater

calculations and submit a letter/memorandum to the Public Works Department 1) outlining the needs of the development site; and 2) explaining the proposed infrastructure and rationale for why it's being used.

Response: A Stormwater Management study is included with the resubmittal.

15. **Final Stormwater Management Calculations** – Final stormwater management calculations will need to be submitted along with site plans at the time of construction; this is submitted along with the Application for Building Permit. This will be a condition of approval for the preliminary development plan and final development plan.

Response: Noted. A final storm drainage study will be submitted with plans for permits.

Grading Plan East (Sheet C09)

16. **Duplicate Comments** – Please address comments #14-#16 above for this sheet as well.

Response: See responses above.

Site Utility Plan (Sheet C10)

17. **Fire Hydrant** – Please coordinate with Dean Cull (Fire Marshall, Southern Platte Fire Protection District) regarding the proposed location for the fire hydrant, and whether or not a single fire hydrant is sufficient to provide emergency water service to the entire site per the City's adopted 2018 International Fire Code.

Response: Per our conversation with Dean Cull, we have added a fire hydrant at the SE corner of the building.

Fire Protection Plan (Sheet C11)

18. **AutoTURN Movements** – Please show AutoTURN movements throughout the parking lot and its aisles.

Response: Autoturn movements have been added to the parking lot.

19. **Pierce Velocity Fire Truck** – Please add the following specifications for the Pierce Velocity fire truck to this plan sheet for reference:

Response: The fire truck detail has been added to the plans.

Landscape Plan (Sheet L01)

20. **Duplicate Comments** – Please address comments #6-#9 above for this sheet as well.

Response: See responses above.

Landscape Plan (Sheet L02)

21. **Duplicate Comments** – Please address comment #7 above for this sheet as well.

Response: See responses above.

Elevations & Materials (Sheet A200)

1. **Cross-Section Views** – Please include a cross-section drawing(s) of the site — looking from the western part of the property to the east towards I-435 — detailing the height of buildings/structures, distances, and relationship to existing topography, as well as proposed topography following

grading/land disturbance. The site cross-section should be from MO- Hwy 45 (left side of drawing) all the way to the south of the Lot 1 subject property (right side of drawing). You can split up the section views into two (2) drawings if needed — such as having a general drawing from MO-Hwy 45 to the south of Lot 1, and having a more detailed cross-section view of just the proposed building itself and how it sits on the property in relation to the topography and vegetation. These drawings should include a person or motor vehicle for reference/scale, as well as the proposed pylon sign. See below for an example used for a previously-submitted final development plan:

Response: Cross section views have been added on Sheets C12 & C13

2. **Signage Plans** – If known at this time, please include any proposed signage (e.g., monument, wall) for the proposed building and/or site, along with specifications/dimensions. If no signage is proposed at this time, future Applications for Sign Permits will need to comply with the requirements of Section 409.040 Sign Allowances (<https://www.ecode360.com/33171498>).

Response: Proposed monument signage and building signage has been added to the plans. Monument signs are shown on the general layout, and will be located on either side of the private drive at the southern end, before getting to the “site”.

If you have any further questions, or if we can be of any assistance, please do not hesitate to email at bcox@ric-consult.com or call at (816) 800-0953.

Sincerely,



Brett A. Cox, P.E.
Project Manager



CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0015

To: Utility Providers
From: Stephen Lachky, Community Development Director
Date: Thursday, September 17, 2020
Re: **Utility Provider Verification – Capital Electric (southwest quadrant of I-435 and MO-Hwy 45 in Parkville, MO 64152)**

Enclosed for your review and comment is the amended preliminary development plan, preliminary plat & final development plan for Capital Electric, a 72,800 sq. ft. building for office, warehouse and shop uses on 42.12 acres (more or less), generally located on the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. Please take a moment to answer the following questions pertaining to your awareness of the project, potential service limitations, adequacy of proposed easements and additional issues. Please mail or email your responses by Monday, October 5, 2020 to:

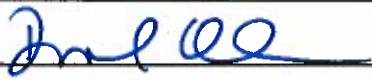
Stephen Lachky, AICP, CPM, CFM
Community Development Director
8880 Clark Ave
Parkville, MO 64152
slachky@parkvillemo.gov

Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed site plan? ☐ Yes ☒ No
2. Can you provide adequate service to the proposed development?
If limitations, please explain _____

3. Are the utilities and easements shown on the plans adequate? ☐ Yes ☒ No
If not, please explain EXTEND SANITARY EASEMENT TO THE WEST TO
SERVE CHURCH CAMP PROPERTY
4. Are there any other issues that need to be addressed? ☐ Yes ☒ No
If so, please describe _____

Additional comments may be included on a separate sheet

Name: DAN KOCH
Title: EXECUTIVE DIRECTOR
Agency: PLATE COUNTY REGIONAL SEWER DISTRICT
Date: 9/23/2020
Signature: 



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

To: Utility Providers
From: Stephen Lachky, Community Development Director
Date: Thursday, September 17, 2020
Re: **Utility Provider Verification – Capital Electric (southwest quadrant of I-435 and MO-Hwy 45 in Parkville, MO 64152)**

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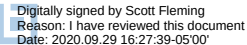
Stephen Lachky, AICP, CPM, CFM
Community Development Director
8880 Clark Ave
Parkville, MO 64152
slachky@parkvillemo.gov

Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed site plan? ☐ Yes ☒ No
2. Can you provide adequate service to the proposed development? ☒ Yes ☐ No
If limitations, please explain Water service for both domestic and fire flow is available from a 12-inch diameter water main along Highway 45 and an 8-inch diameter water main along Ensign Drive. Per discussion with applicant's engineer at RIC, water main is to be private main along Private Drive shown on the preliminary development plan.
3. Are the utilities and easements shown on the plans adequate? ☒ Yes ☐ No
If not, please explain A water easement is required for any water main and service line upstream of the water meter. Per discussion with applicant's engineer at RIC, the meter size and location will be determined as part of the final construction plans and easements will be provided as required.
4. Are there any other issues that need to be addressed? ☒ Yes ☐ No
If so, please describe Applicant will need to determine the fireflow required per the fire district for the building and submit this to the water district to determine if the existing 8-inch diameter water main on Ensign Drive will need to be replaced with a larger 12-inch diameter water main. Applicant will be responsible for the cost of any water main improvements required to serve the development.

Additional comments may be included on a separate sheet

Name: Scott Fleming, PE
Title: Project Manager, HDR Engineering
Agency: Engineer for Platte County Consolidated Public Water Supply District No. 1
Date: 9/29/2020

Signature: Scott Fleming 
Reason: I have reviewed this document
Date: 2020.09.29 16:27:39-05'00'



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

To: Utility Providers
From: Stephen Lachky, Community Development Director
Date: Thursday, September 17, 2020
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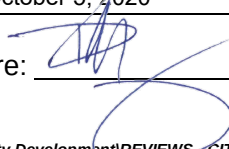
Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed site plan? ☐ Yes ☒ No
2. Can you provide adequate service to the proposed development? ☒ Yes ☐ No
If limitations, please explain _____

3. Are the utilities and easements shown on the plans adequate? ☒ Yes ☐ No
If not, please explain _____

4. Are there any other issues that need to be addressed? ☐ Yes ☒ No
If so, please describe _____

Additional comments may be included on a separate sheet

Name: Paul Kelly
Title: Assistant Superintendent
Agency: Park Hill School District
Date: October 5, 2020
Signature: 



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

To: Utility Providers
From: Stephen Lachky, Community Development Director
Date: Thursday, September 17, 2020
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Community Development Director
8880 Clark Ave
Parkville, MO 64152
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Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed site plan? ☒ Yes ☐ No
2. Can you provide adequate service to the proposed development? ☒ Yes ☐ No
If limitations, please explain _____

3. Are the utilities and easements shown on the plans adequate? ☒ Yes ☐ No
If not, please explain _____

4. Are there any other issues that need to be addressed? ☐ Yes ☒ No
If so, please describe _____

Additional comments may be included on a separate sheet

Name: Chris Collins
Title: Area Manager, Construction Engineering
Agency: Spire
Date: 10/6/2020

Signature: Christopher Collins

Planning Commission Agenda Packet Note
October 13, 2020

Please reference the attachments in Item 5B for Item 6A also.



Staff Analysis

Agenda Item: 6.B

Proposal: Application for Final Development Plan for Creekside Hotel, a planned commercial development for *Lodging – Hotel/Motel* uses on Tract C of Creekside Commons (1.77 acres, more or less) generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.

Staff Recommendation: Approval

Case No: PZ20-39

Applicant: Brian Mertz; Creekside Hotel Partners, LLC

Owners: Parkville Development 140, LLC

Location: Creekside Commons Tract C, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.

Zoning: “B-2-P” General Business District

Parcel #s: Platte County parcel no. 20-4.0-18-300-002-005.000

Exhibits:

- A. This Staff Analysis
- B. Application
 - 1. Application for Final Development Plan
 - 2. Application Narrative
- C. Reference Maps
 - 1. Subject Property Area Map
 - 2. Tract C Area Map
- D. Creekside Hotel Tract C of Creekside Commons – Final Development Plan (prepared by Renaissance Infrastructure Consulting; dated October 2, 2020)
 - 1. Sheet C01 (Cover Sheet)
 - 2. Sheet C02 (Existing Conditions)
 - 3. Sheet C03 (General Layout)
 - 4. Sheet C04 (Standard Details)
 - 5. Sheet C05 (Standard Details)
 - 6. Sheet C06 (Grading Plan)
 - 7. Sheet C07 (Site Utility Plan)
 - 8. Sheet C08 (Fire Protection Plan)
 - 9. Sheet C09 (Pedestrian Plan)
 - 10. Sheet C10 (Cross-Section)
 - 11. Sheet ME1 (Site Plan Photometric)

12. Sheet A3.00 (West, East and South Elevations)
 13. Sheet A3.01 (North Elevations)
 14. Sheet A3.02 (Building Perspective)
 15. Sheet A3.03 (Building Perspective with Pool Perspective)
 16. Sheet A3.04 (Pool Perspective)
 17. Sheet A3.05 (Conceptual Imagery)
 18. Sheet L01 (Landscape Plan)
 19. Sheet L02 (Landscape Plan)
- E. City of Parkville staff review comments (dated September 18, 2020)
 - F. Applicant responses to staff review comments (dated October 2, 2020)
 - G. Additional exhibits as may be presented during the meeting

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 1. Section 403.040 Master Planned Development
 2. Chapter 404 Subdivision Regulations
 3. Section 405.010 Zoning Districts Established
 4. Section 405.020 Districts & Uses
 5. Section 405.030 Standards Applicable to All Districts'
 6. Appendix B. Great Trees for the Kansas City Region
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Highway 45 Corridor Plan (<http://parkvillemo.gov/download/Highway45CorridorPlan.pdf>)
- D. Creekside Commons, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan – Conditional Use (prepared by Renaissance Infrastructure Consulting; dated September 5, 2018)
 - A. Sheet 1 of 19 (Cover Sheet)
 - B. Sheet 2 of 19 (Existing Conditions)
 - C. Sheet 3 of 19 (Property Subdivision Plan)
 - D. Sheet 4 of 19 (Development Plan)
 - E. Sheet 5 of 19 (Site Dimension Plan West)
 - F. Sheet 6 of 19 (Site Dimension Plan East)
 - G. Sheet 7 of 19 (Site Data)
 - H. Sheet 8 of 19 (Site Utility Plan)
 - I. Sheet 9 of 19 (Parking Summary)
 - J. Sheet 10 of 19 (Landscape Plan)
 - K. Sheet 11 of 19 (Landscape Data)
 - L. Sheet 12 of 19 (Pedestrian Linkage Plan)
 - M. Sheet 13 of 19 (Preliminary Plat)
 - N. Sheet 14 of 19 (Visionaire Lighting Photometric Study Pg. 1)
 - O. Sheet 15 of 19 (Visionaire Lighting Photometric Study Pg. 2)
 - P. Sheet 16 of 19 (Visionaire Lighting Photometric Study Pg. 3)
 - Q. Sheet 17 of 19 (Visionaire Lighting Photometric Study Pg. 4)
 - R. Sheet 18 of 19 (Visionaire Lighting Photometric Study Pg. 5)
 - S. Sheet 19 of 19 (Visionaire Lighting Photometric Study Pg. 6)
- E. Preliminary Macro-Stormwater Drainage Study Lakeside, Brush Creek Watershed (prepared by Renaissance Infrastructure Consulting; dated August 21, 2018)
- F. City of Parkville staff review comments (dated August 16, 2018)

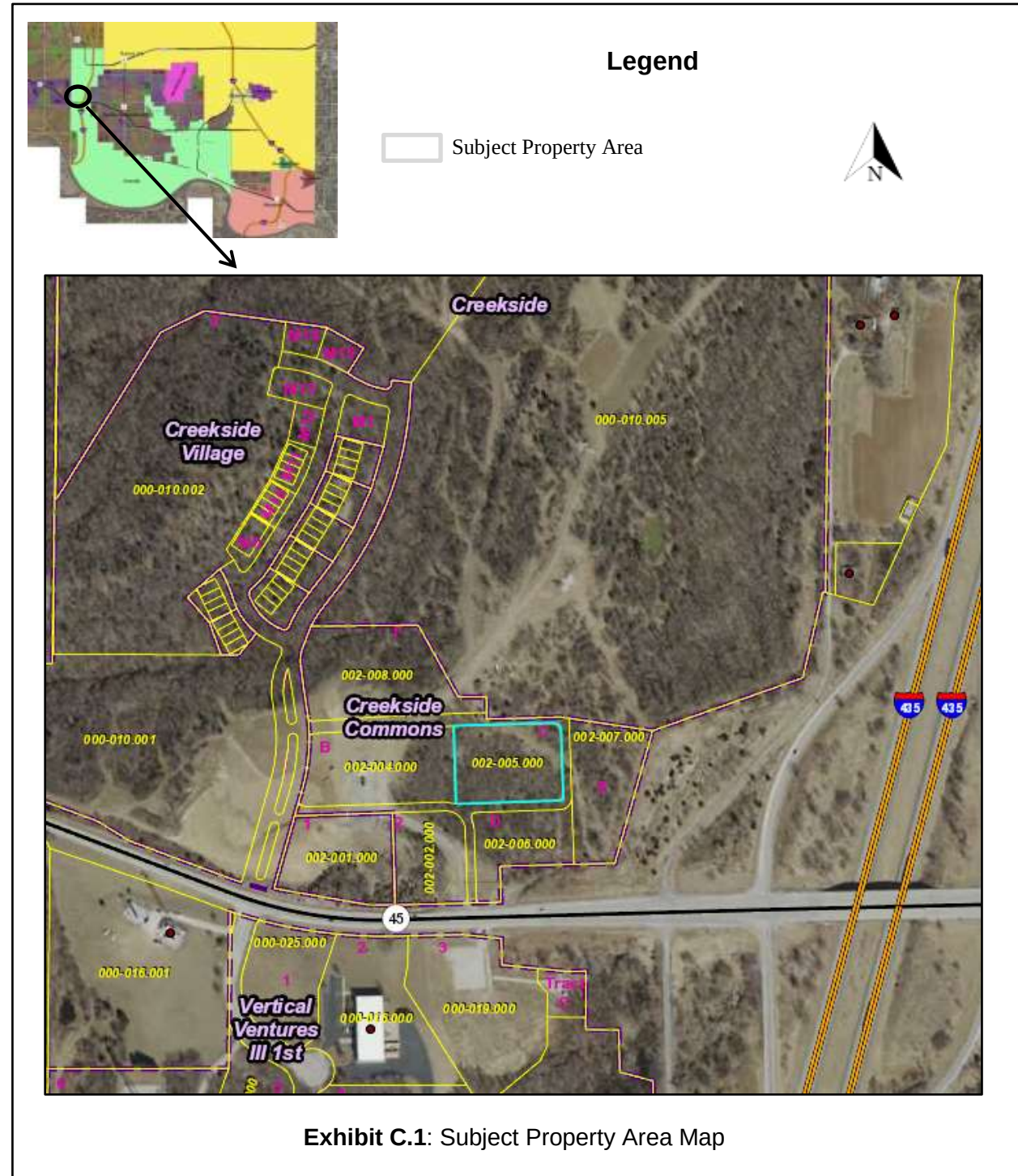
- G. City Engineer review comments (dated August 9, 2018)
- H. On-Call City Engineer review comments (dated September 5, 2018)
- I. Utility Provider Verification Correspondence
 - A. Platte County Regional Sewer District (PCRSB; dated August 21, 2018)
 - B. Missouri Gas Energy (dba Spire Energy; dated August 24, 2018)
 - C. Consolidated Public Water Supply District No. 1 of Platte County (dated August 27, 2018)
 - D. Missouri Department of Transportation (MoDOT; dated August 22, 2018)
 - E. Platte County Planning and Zoning Department (dated August 28, 2018)
 - F. Park Hill School District (PHSD; dated August 21, 2018)
- J. Public comments provided for Case No. PZ18-17E and PZ18-17F
- K. Creekside Development Applicant Presentation (provided at September 11, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC)
- L. Aerial Imagery of I-435 Corridor
- M. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property.
- N. Hearing notice published in The Platte County Citizen newspaper on August 22, 2018
- O. Hearing notice published on the Parkville City webpage (<https://parkvillemo.gov/download/CreeksideHearingSummary.pdf>)
- P. Case No. PZ18-17E – Creekside Commons – Zoning Map Amendment
- Q. Case No. PZ18-17F – Creekside Commons – Preliminary Development Plan
- R. Case No. PZ18-17H – Final Plat Creekside – Administrative Plat
- S. Case No. SPA19-19 – Application for Sign Permit for Creekside Commons, Creekside Village, The Woods At Creekside & The New Parkville Cemetery
- T. Professional Resume – Stephen Lachky, Community Development Director
- U. Professional Resume – Alysén Abel, Public Works Director
- V. Professional Resume – Nathan Hladky, City On-Call Engineer, Phelps Engineering, Inc.
- W. Staff analyses, exhibits and comments presented at the October 10, 2019 Planning and Zoning Commission public hearing (<https://vimeo.com/294490853>; <https://vimeo.com/294491598>) and meeting minutes
- X. Staff analyses, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (<https://vimeo.com/298093890>) and meeting minutes
- Y. Staff analyses, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (<https://vimeo.com/299350151>) and meeting minutes
- Z. Summary of comments provided at the October 10, 2018 Planning and Zoning Commission public hearings; October 30, 2018 and November 6, 2018 Board of Aldermen meetings

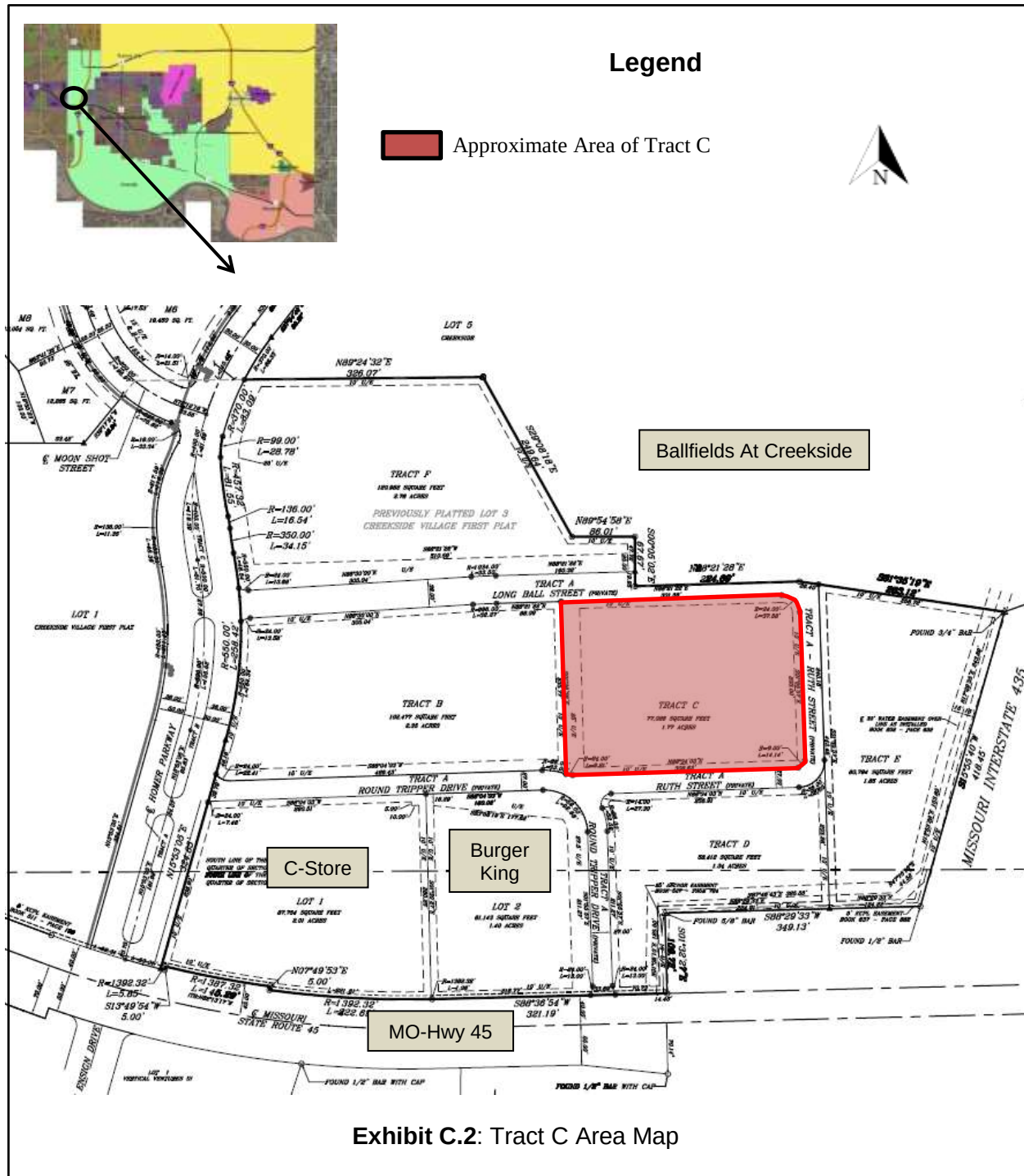
AA. Ordinance No. 2973 (approved November 6, 2018) – Rezoning three parcels of land (totaling 11.60 acres) and a portion of one parcel of land (82.75 acres , of the total 128.77 acres), generally located at the northwest quadrant of the intersection of I-435 and MO- Highway 45 from Platte County “R-7” Single-Family High Density District, Platte County “RMD” Residential Multiple Dwelling District, Platte County “RE” Rural Estates District and Platte County “CH” Commercial Highway District to Parkville City “B-2-P” General Business District

BB. Ordinance No. 2974 (approved November 6, 2018) – Approving a preliminary development plan for Creekside Commons, a planned commercial development consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail, outdoor recreation and cemetery uses on approximately 82.75 acres, generally located on the northwest quadrant of the intersection of I-435 and Highway 45

Overview

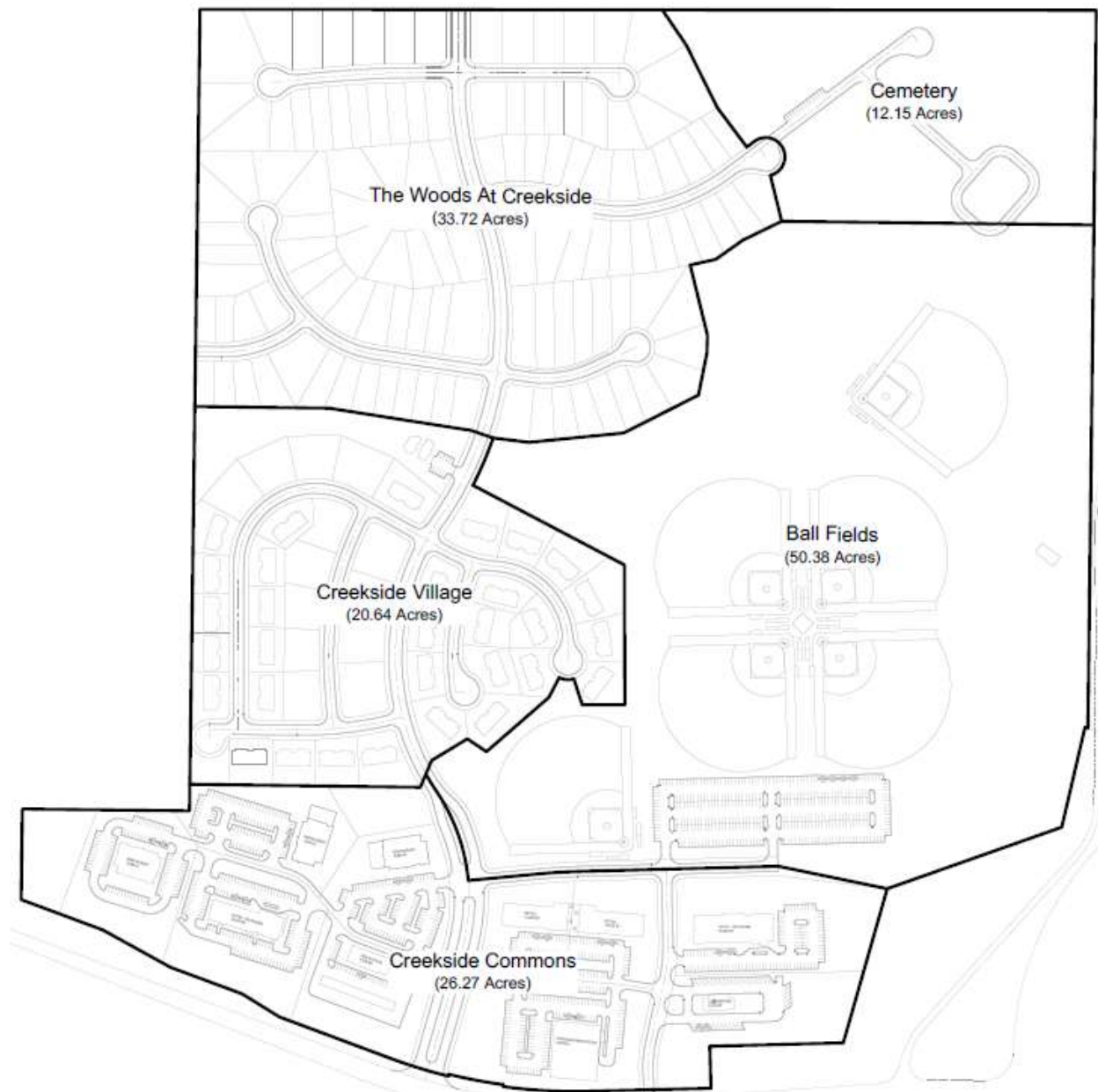
Creekside Hotel, a planned commercial development for *Lodging – Hotel/Motel* uses on Tract C of Creekside Commons (1.77 acres, more or less) generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. The project area is approximately 1.77 acres (more or less) and resides within Platte County parcel no. 20-4.0-18-300-002-005.000.





Background

On October 10, 2018 the Planning and Zoning Commission held a public hearing for an Application for Zoning Map Amendment in conjunction with an Application for Preliminary Development Plan for Creekside Commons, a planned commercial development consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail, outdoor recreation and cemetery uses on 82.75 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and Mo-Hwy 45 in Parkville, MO 64152. The plan proposed re-platting the subject property and creating internal circulation, public streets, private drives and access of off Highway 45 to serve the development. The Planning and Zoning Commission recommended approval by a vote of 9-0, subject to conditions; and on November 6, 2018 the Board of Aldermen approved the preliminary development plan via Ordinance No. 2974.



Excerpt from Creekside Commons Preliminary Development Plan (dated September 5, 2018)

Copies of the approved preliminary development plans for Creekside Commons (Case No. PZ18-17F; dated September 5, 2018) are included in Exhibit D by Reference. Ordinance No. 2974 contained a number of conditions; and since September 5, 2018 many of them have been completed, including:

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

Review and Analysis

A final development plan is a detailed plan for implementing the preliminary development plan including technical information on building, site, open / civic space, and infrastructure development. A final development plan may include the entire area covered in the preliminary development plan or it may include one or more phases of the approved preliminary development plan. The plan shall include all necessary information to demonstrate that all applicable standards, requirements, and conditions of the preliminary development plan have been met. Parkville Municipal Code, Section 403.040, Subsection F. provides criteria for how the Planning and Zoning Commission shall determine if a final development plan is appropriate. The following are staff's findings and conclusions for the final development plan (Case No. PZ20-39).

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

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

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

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

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

While all development standards for the "B-2-P" General Business District are established throughout the Master Planned Development Process outlined in Section 403.040, the subject property area (1.77 acres, more or less) is large enough and capable of accommodating the proposed 56,800 sq. ft. hotel building. Nevertheless, staff compared the proposed height, area and bulk standards to those in the base "B-2" General Business District. The proposed height of 46 ft. and 4 stories is slightly

above the base “B-2” district standards for maximum building height of 45 ft. and 3 stories. While the architect is able to reduce the floor heights to bring the building down to 45 ft., having the building height at 46 ft. would allow for a 3 ft. truss system (vs. a 2 ft. truss system), providing better stormwater drainage.

“B-2-P” Use Standards

The proposed use of “*Lodging – Hotel/Motel*” is permitted in the “B-2-P” General Business District. On November 6, 2018 the Board of Aldermen approved Ordinance No. 2973 rezoning the subject property from Platte County “CH” Commercial Highway District to Parkville City “B-2-P” General Business District.

Access

Three points of access are proposed into Tract C — two off of Ruth Street (one from the south and one from the east), a private local road through the Creekside Commons development; and the other via Tract B, the adjacent property to the west. Per the request of the Fire Marshall with the Southern Platte Fire Protection District (SPFPD), AutoTURN movements have been provided to show a Pierce Fire Truck (Velocity model; duel axle; 110 ft. ladder) can maneuver off of the adjacent roadways into the development and throughout the parking lots (see Exhibit D.8).

In terms of pedestrian access, there will be three (3) striped crosswalks providing pedestrian access into Tract C from adjacent properties, one across Ruth Street from the Burger King drive-thru restaurant, and two across Long Ball Street from the Ballfields At Creekside (see Exhibit D.9). These crosswalks will connect the existing 5 ft. sidewalks throughout Creekside Commons to the hotel development. In addition, the 5 ft. sidewalk network will be expanded throughout Tract C to create pedestrian circulation for the hotel development; and another striped pedestrian crosswalk will be implemented across the access drive between Tract C and Tract B.

Parking Requirements

Section 408.030 requires 1 parking space per hotel room, which equals 93 parking stalls. Tract C includes 111 parking stalls (including 5 required ADA parking stalls). It's important to keep in mind there also parking along Ruth Street, Long Ball Street, and the Ballfields At Creekside parking lot in Tract E immediately adjacent to the east.

Parking Layout Design

The parking lot layout, aisle widths and parking stall specifications detailed on Exhibit D.3 are in accordance with the 24 ft. aisle widths and 9 ft. by 18 ft. parking stall specifications of the approved preliminary development plan (see Exhibit D by Reference). Moreover, the applicant has expanded some interior aisle widths to 26 ft. and the main aisle width to 27 ft. to allow for better access/flow from SPFPD emergency vehicles.

Signage

The applicant has indicated the location of their proposed monument sign and stop signs throughout the site (see Exhibit D.3 and D.5). The monument sign complies with the specifications of the monument signs features in the master foundation sign plan for Creekside Commons (Case No. SPA 2019-19) which was previously-approved by the Planning and Zoning Commission on December 16, 2019 (see Exhibit S by Reference). The applicant also plans to implement mounted signage

along the hotel building as well. Any wall signage will need to meet the “B-2” General Business District signage standards for size, height and area allowance listed on Table 409-2: Sign Allowances; and staff will verify this once an application for sign permit is submitted to staff in the future.

Outdoor Lighting

The Site Lighting Photometrics Plan (see Exhibit D.11) shows the general footprint and impact of lighting throughout the development and on adjacent property lines, and shows little to no light spillover on adjacent property parcels. It should be noted that no light spillover will occur on any property outside of the Creekside Commons planner commercial development, nor on any public right-of-way. The exterior lighting pole heights of 20 ft. is below the “B-2” district’s maximum mounting height limit of 37.5 ft., and meets the shielding requirements and design and performance criteria specified in Section 407.040.

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

Building Location

The hotel building is arranged in a manner parallel to MO-Hwy 45 so that the state highway fronts the building; and the building is positioned appropriately to fit into Tract C in the Creekside Commons planned commercial development.

Landscape Design

Detailed landscaping plans have been provided for Tract C (see Exhibit D.18) and meet the City’s landscape design requirements per Section 407.020, including street tree, foundation planting, parking lot planting, buffer and open space requirements.

Stormwater Management

Per our Development Code requirements, the Public Works Department can require a Stormwater Management Analysis study be submitted for review and approval. A preliminary Macro-Stormwater Drainage Study for the area has previously been provided (see Exhibit E by Reference) and Parkville’s contract City Engineer has determined the study’s methodology is reasonable, and that stormwater best management practices (BMP) will need to be updated/revised for the final stormwater drainage study if there are any changes between the preliminary development plan design and the final development plan design. The Public Works Department does not have any issues with stormwater management per the proposed grading, utility and landscaping plans.

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

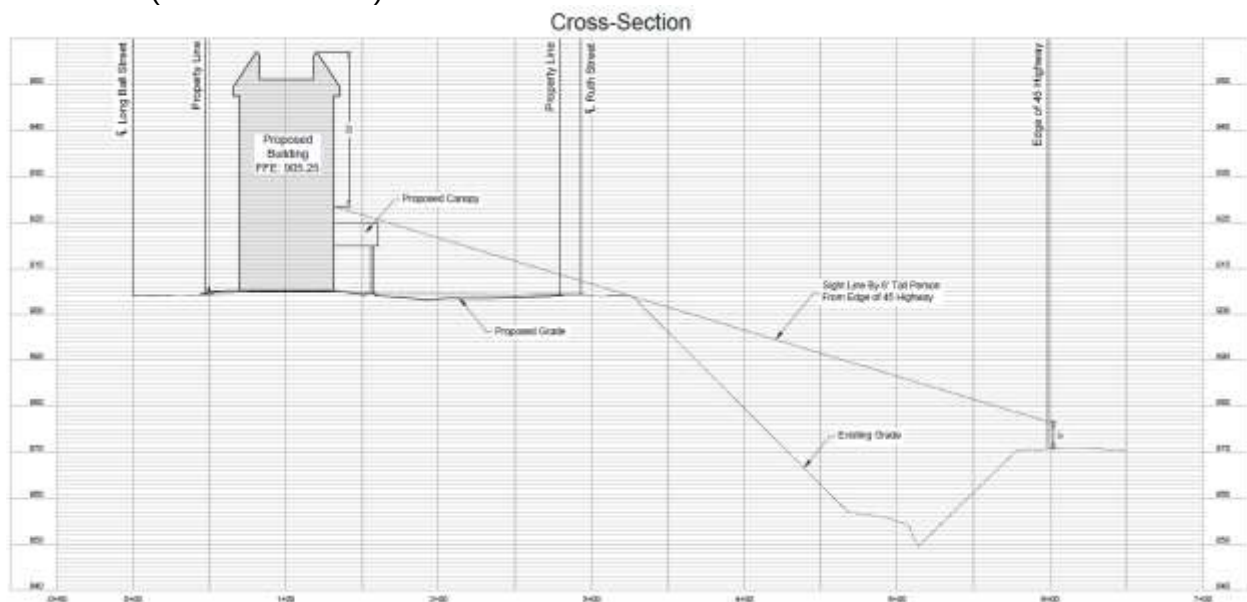
Architectural Design, Materials and Style

As noted by the applicant in Exhibit B.2, the architecture of the hotel is intended to tie out with the Creekside mixed-use buildings by incorporating similar materials and by observing certain typical elements of classical design. The materials are a manufactured stone, cementitious or composite lap siding in a 6” and 10” exposure, and a cementitious or composite board and batten. The materials are arranged to

provide a definite base, a body and a top, with stone at the first floor, lap siding at floors 2 and 3, and board and batten at floor 4. These material transitions are managed with appropriate belt courses, with the manufactured stone capped with a stone drip edge and the lap siding to board and batten transition clearly defined with a cementitious or composite trim band. The roof edge consists of a built-up cornice which sits atop a frieze board, which in turn aligns with the window head trim. The applicant and their architect's goal is to reinforce a certain aspect of Parkville's characteristic charm by way of observing an historical sense in the architecture, while at the same time utilizing materials that are widely available and commonly used in today's construction practice (see Exhibits D.12-D.17).

Proportion, Massing and Scale

In terms of proportion, massing and scale, the size of the 56,800 sq. ft. hotel building is an appropriate size for the "B-2" zoning district, and fits in nicely with the 1.77 acre Tract. The applicant has provided a cross-section drawing of the site to detail the proposed building in relation to Missouri Rout 45, existing grade and proposed grade (see Exhibit D.10).



Site Cross-Section drawing as depicted on Sheet C09 (Cross-Section)

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

Location Compatibility

The preliminary development plan for Creekside Commons (approved November 6, 2018 via Ordinance No. 2974) consisted of hotel, restaurant, gas station, pharmacy/medical office, general retail, outdoor recreation and cemetery uses. The location for a hotel use on Tract C of Creekside Commons is both consistent with and compatible with the approved preliminary development plan.

Open Spaces and Natural Features

The applicant proposes using up no more open space than needed for the proposed hotel building on Tract C of Creekside Commons, by having areas of turfgrass sod

fescue mix between the building and the private roadways, and by having a large portion of open space (turfgrass sod fescue mix) in the southwest area of the Tract C.

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

As detailed in the in the review criteria above, the final development plan will meet all of the applicable “B-2-P” requirements of the Development Code, with the exception of the proposed height of 46 ft. and 4 stories, which exceeds the base “B-2” district standards for maximum building height of 45 ft. and 3 stories. While the architect is able to reduce the floor heights to bring the building down to 45 ft., having the building height at 46 ft. would allow for a 3 ft. truss system (vs. a 2 ft. truss system), providing better stormwater drainage; and staff feels an additional ft. is a reasonable accommodation that doesn’t deter the intent of the “B-2” zoning district, sound planning and urban design principles, the goals of the *Parkville Master Plan* or the general public health, safety and welfare of the community.

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

Many of the conditions of preliminary development plan approval for Creekside Commons have been met, as noted in the Background section above; this includes:

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

Staff does not have any outstanding issues/items that need to be addressed or conditions from preliminary development plan approval that have yet to be completed.

4. The recommendations of professional staff

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

Staff Conclusion and Recommendation

Staff concludes that with exception noted above, the proposed final development plan: Conforms to all applicable requirements of the Development Code, including those of the “B-2-P” General Business 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, landscape design

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 final development plan for Creekside Hotel, a planned commercial development for *Lodging – Hotel/Motel* uses on Tract C of Creekside Commons.

It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Final Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the meeting, the Planning and Zoning Commission should 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 serve as the final action.

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

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

End of Memorandum



Stephen Lachky, AICP, CPM, CFM
Community Development Director

10-07-2020

Date



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

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

Application for Final Development Plan

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

1. Applicant/Contact Information

Applicant(s)

Name: Brian Mertz
Company: Creekside Hotel Partners, LLC
Address: 7607 NW John Anders Rd
City, State: Kansas City, Mo 64152
Phone: (816) 616-9016 Fax: _____
E-mail: bmertz1@kc.rr.com

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

Name: Brett Cox
Company: Renaissance Infrastructure Consulting
Address: 5015 NW Canal St
City, State: Riverside, Mo 64150
Phone: (816) 800-0953 Fax: _____
E-mail: bcox@ric-consult.com

Owner(s), if different from applicant

Name: _____
Company: Creekside Hotel Partners, LLC
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Contact Person, if different from applicant

Name: Brett Cox
Company: Renaissance Infrastructure Consulting
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: _____

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

2. Property Information

Zoning district: B-2-P

Property address and general location: Address tbd, NW Corner of 45 Hwy & I-435

Legal description (may be attached): Tract C, Creekside Commons

Description of proposed use(s): Commercial hotel

Gross acreage of lot: 1.77 Ac Net acreage of lot: 1.77 Ac

Open space acreage: n/a Lot coverage: 0.18

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? No

Explain (may be attached):

Attach a narrative addressing:

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

4. Checklist of required submittals

- ☒ Completed application, including site plan with all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00.
- ☒ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- ☒ Authorization signature of the applicant and owner of record of the property.
- ☐ If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

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

Application fee payment: Check # _____ Amount \$ _____

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

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

Conditions if any: _____

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

Conditions if any: _____

5. Final Development Plan checklist for staff review

1. Basic Information

- a. Name of the development
- b. Name, address, contact information of person or firm that prepared the plan
- c. Date plan was prepared, including any revision dates
- d. Graphic, engineering scale
- e. North arrow
- f. Vicinity map identifying boundaries and location of property in relation to City

2. Development Summary Table | *Provided on site plan in chart format*

- a. Existing zoning and proposed zoning if applicable
- b. Total land area in square feet and acres
- c. Proposed use or uses of each building and/or structure
- d. Height above grade of buildings and structures and number of stories of each building and/or structure
- e. Gross floor area per floor and total for each building/structure
- f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
- g. Building coverage and floor area ratio
- h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. Plan Drawing

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

4. Parking and Circulation

- a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
- b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
- c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (duel axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
- d. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. Indication of compliance with access and parking standards per City Code ([Chapter 408](#))

5. Landscaping and Screening

- a. A plan for landscaping design and screening in conformance with City Code ([Section 407.020](#) and [407.030](#))
- b. A lighting plan in conformance with City Code ([Section 407.040](#))
- c. A stormwater management plan in conformance with City Code ([Section 407.050](#))
- d. A landscape schedule showing compliance with City Code ([Chapter 407](#))

6. Conformity with Preliminary Development Plan

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

7. Other Requirements

- a. All survey monuments and benchmarks, together with their description
- b. Show windows and entrances
- c. Label all materials
- d. Show canopies and awnings if proposed
- e. Information regarding signage if proposed, in compliance with City Code ([Chapter 409](#))

Note: Submissions of final development plans to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.

Application Narrative: **Creekside Commons Hotel**

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

The site is bound by private access drives on the north, east and south sides and provides adequate access to the hotel, as well as Fire Dept access. All utilities have been previously constructed to the site.

2. How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

The site and building arrangement are designed to face the primary arterial fronting the development (45 Highway).

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.

The architecture of the hotel is intended to tie out with the Creekside Mixed Use buildings by incorporating similar materials and by observing certain typical elements of classical design. The materials are a manufactured stone, cementitious or composite lap siding in a 6" and 10" exposure, and a cementitious or composite board and batten. The materials are arranged to provide a definite base, a body and a top, with stone at the first floor, lap siding at floors 2 and 3, and board and batten at floor 4. These material transitions are managed with appropriate belt courses, with the manufactured stone capped with a stone drip edge and the lap siding to board and batten transition clearly defined with a cementitious or composite trim band. The roof edge consists of a built-up cornice which sits atop a frieze board, which in turn aligns with the window head trim. Our goal is to reinforce a certain aspect of Parkville's characteristic charm by way of observing an historical sense in the architecture, while at the same time utilizing materials that are widely available and commonly used in today's construction practice.

4. How the overall design is compatible to the context considering the location and relationship of other buildings, open spaces, natural features or site design elements.

The site is part of the overall Creekside Commons commercial development. The use is proposed to serve the surrounding commercial, residential, and recreational uses within the area.

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.

The proposed building and site layout meet the intent of the zoning district and the development standards.

6. How the final development plan is substantially consistent with the approved preliminary development plan.

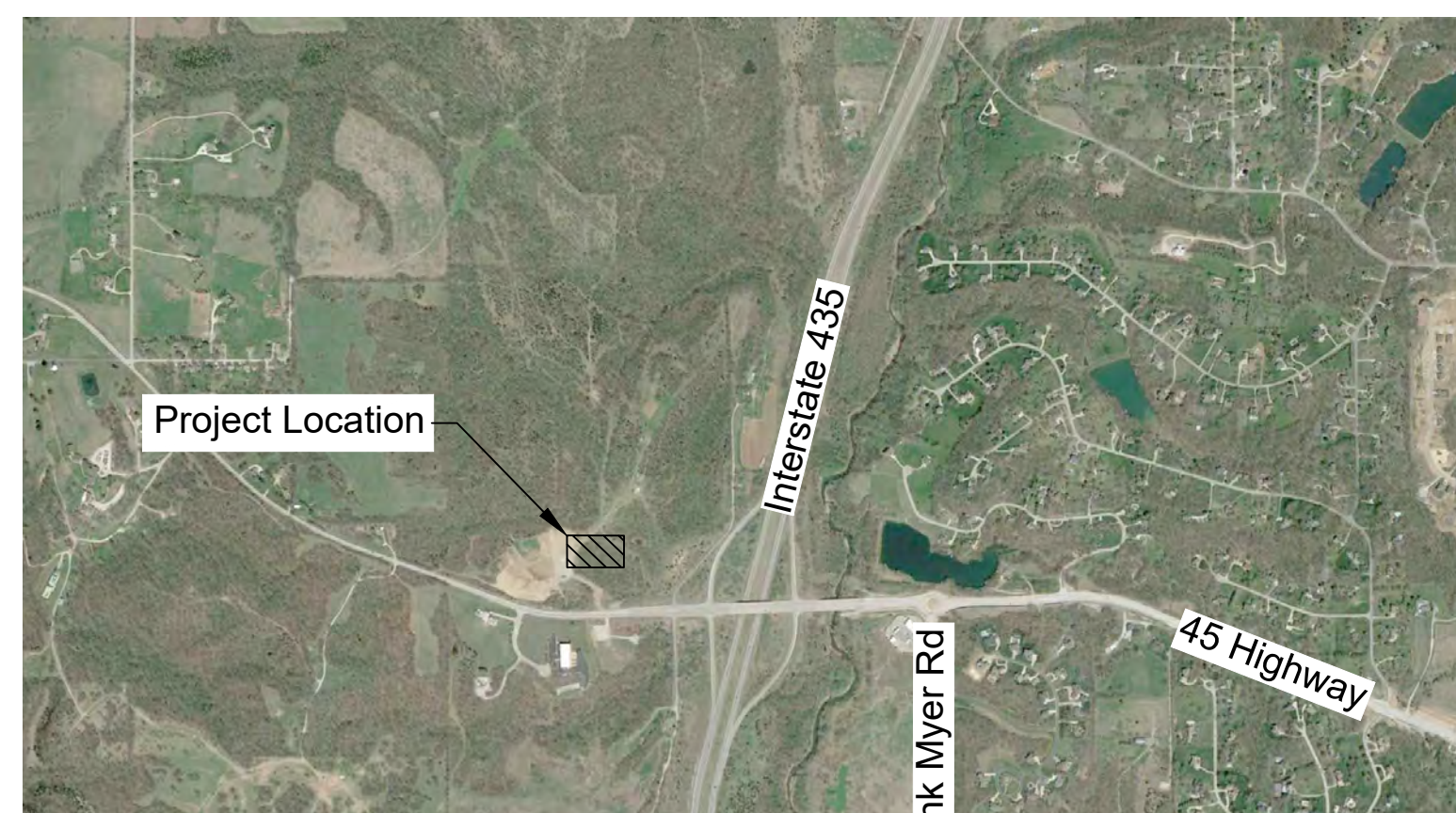
The final development plan is for a proposal hotel, which the preliminary development plan identified a hotel in this area. The orientation has been revised based on revised layout to the overall development between the proposed ballfields and 45 Highway.

A DEVELOPMENT IN PARKVILLE, PLATTE COUNTY, MISSOURI

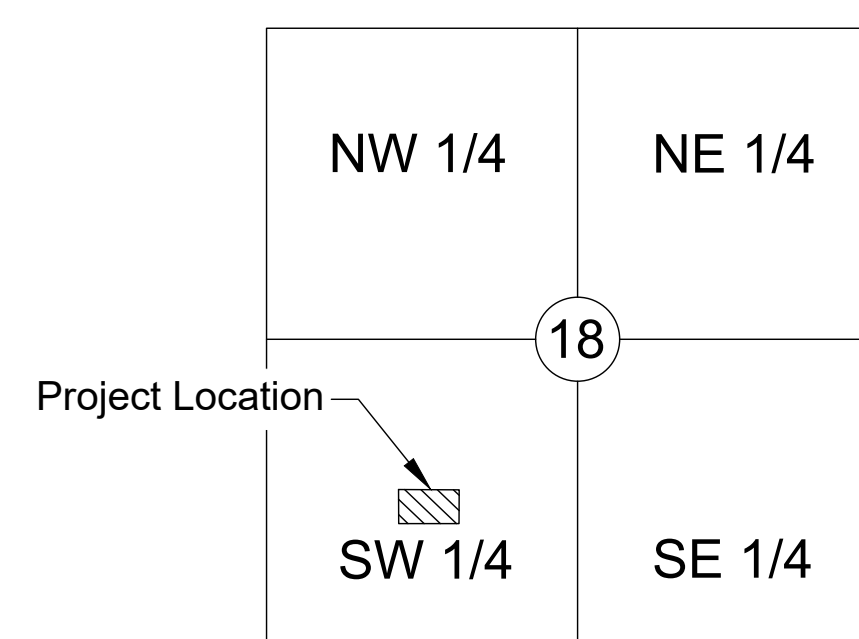
All of Tract C of the Plat Creekside Commons, a subdivision in the city of Parkville, Platte County, Missouri.

TOTAL AREA: 1.77 ACRES

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



VICINITY MAP
(Scale: 1"=1500')



SECTION MAP
SEC. 18 TW. 51 RNG. 34

a.	Existing Zoning	B-2-P
b.	Proposed Zoning	B-2-P
c.	Total Land Area	1.77 Acres
d.	Street ROW Area	0 Acres
e.	Net Land Area	1.77 Acres
f.	Proposed Use	Hotel
g.	Height Above Grade	45'-00"
	Gross Floor Area	
	4 stories at 14,200 sf	57,129sf
h.	Building Coverage Ratio: .184	
i.	Required Parking:	Parking Provided:
	Hotel: 1 stall per Room = 1 stall per 93 rooms	111 Stalls
j.	Ratio: 1:19	
k.	Bicycle: Greater than 1,000 feet from Bicycle Route or Trail	N/A
l.	Commencement Date: Spring 2021	Completion Date: Winter 2021

City of Parkville
CPWSD #1 of Platte County
Platte County Regional Sewer District
Spire Gas Energy
Evergy
Platte Clay Electric
Century Link
Unite Private Networks
Spectrum
Missouri One Call
AT&T
Comcast

(816) 741-7676
(816) 891-3457
(816) 858-2052
(816) 756-5252
(816) 471-5275
(816) 807-7502
(816) 243-5642
(816) 903-9400
(816) 431-5818
(800) DIG-RITE
(800) 464-7928
(913) 891-3457

C01	Cover Sheet
C02	Existing Conditions
C03	General Layout
C04	Standard Details
C05	Standard Details
C06	Grading Plan
C07	Site Utility Plan
C08	Fire Protection Plan
C09	Pedestrian Plan
C10	Cross-Section
ME1	Photometric Plan
A3.00	Building Elevations
A3.01	Building Elevations
A3.02	Building Perspectives
A3.03	Building Perspectives
A3.04	Pool Perspectives
A3.05	Conceptual Images
L01	Landscaping Plan
L02	Landscaping Plan

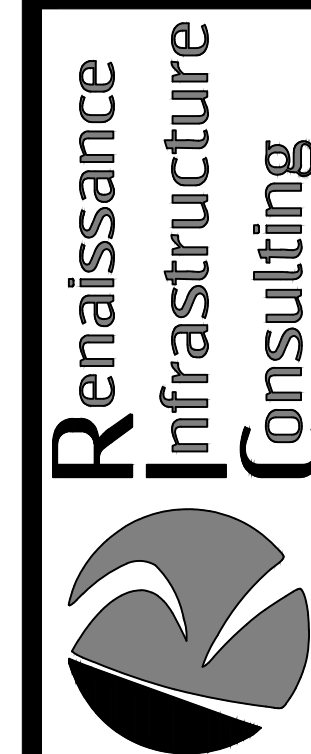
Creekside Hotel Partners, LLC
C/O: Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO 64152

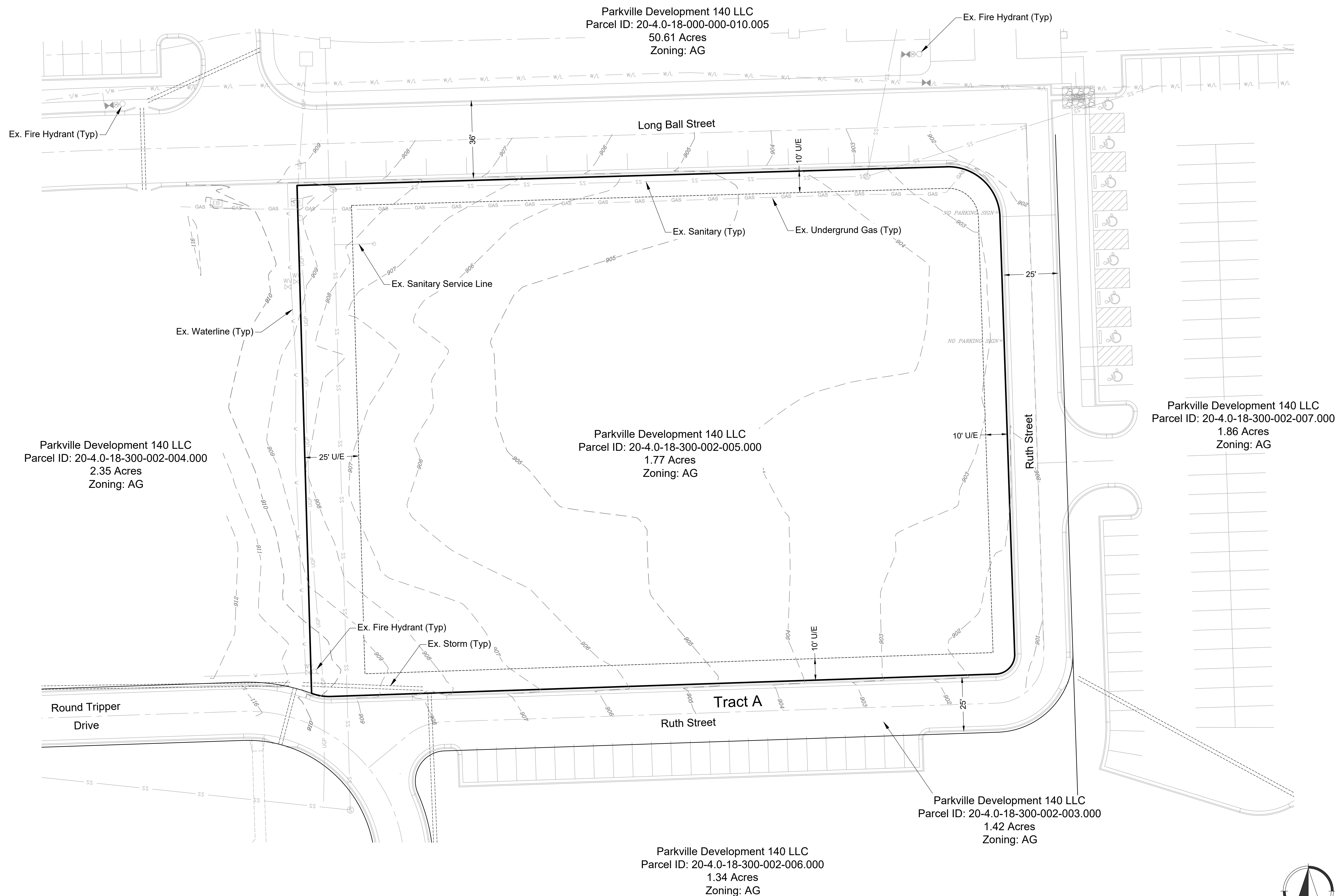
R.L. Buford & Associates, LLC
P.O. Box 14069
Parkville, MO 64152
(816) 741-6152

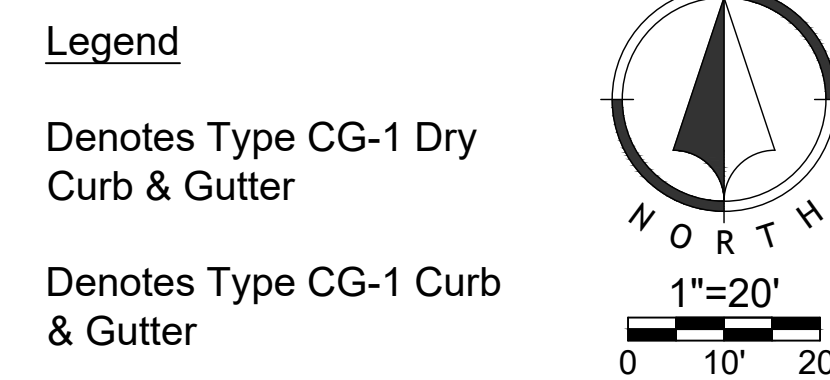
Renaissance Infrastructure
Consulting, LLC
5015 NW Canal Street, Suite 100
Riverside, MO. 64150
(816) 800-0950



Know what's **below**.
Call before you dig

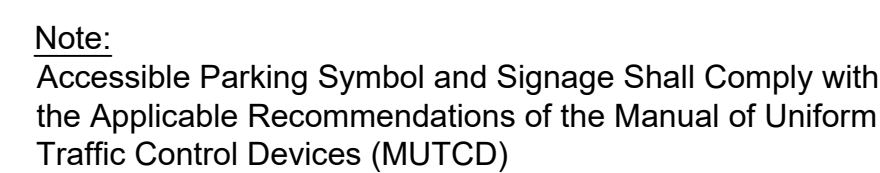


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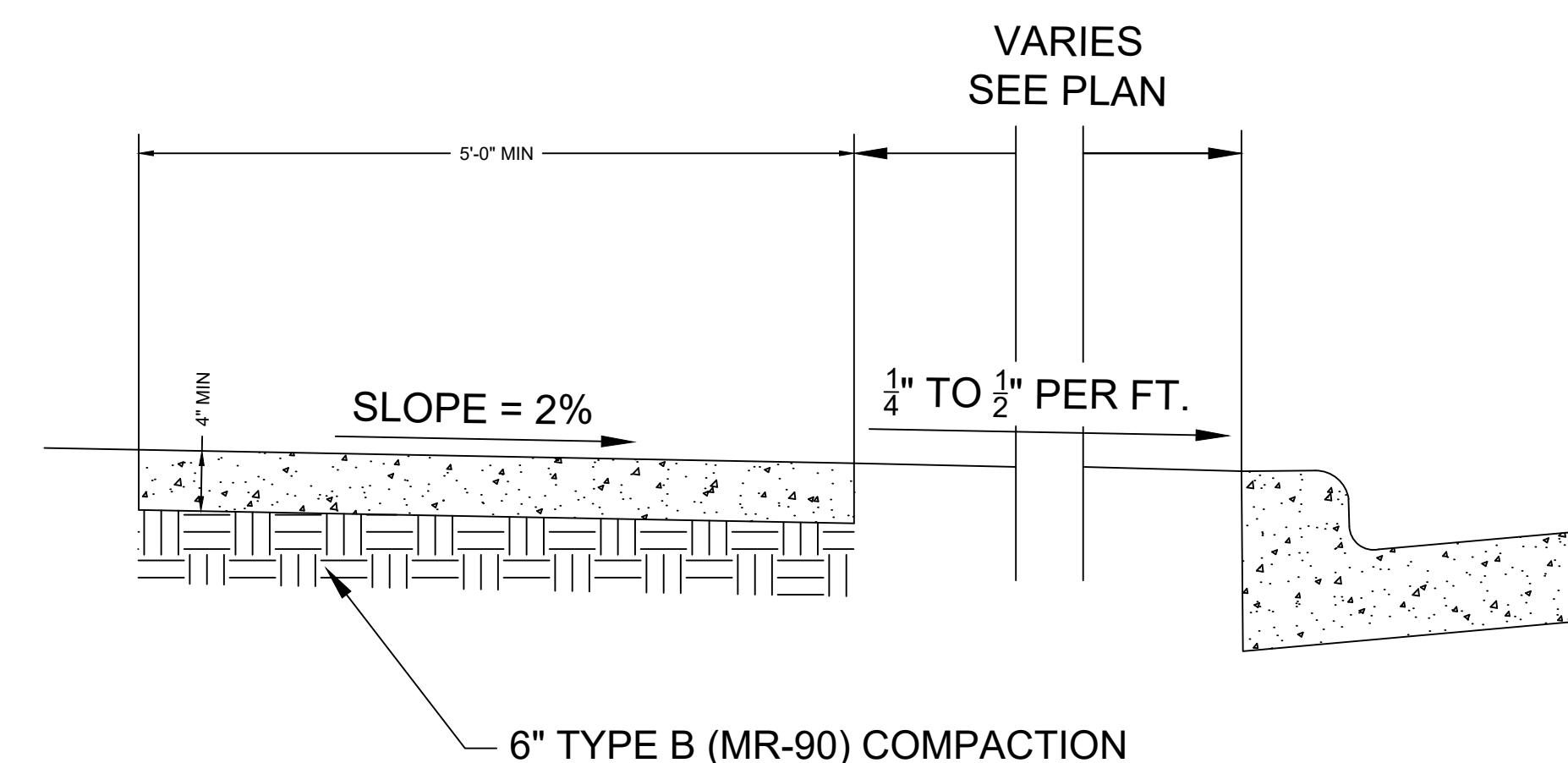


 Denotes Type CG-1 Dry Curb & Gutter

 Denotes Type CG-1 Curb & Gutter

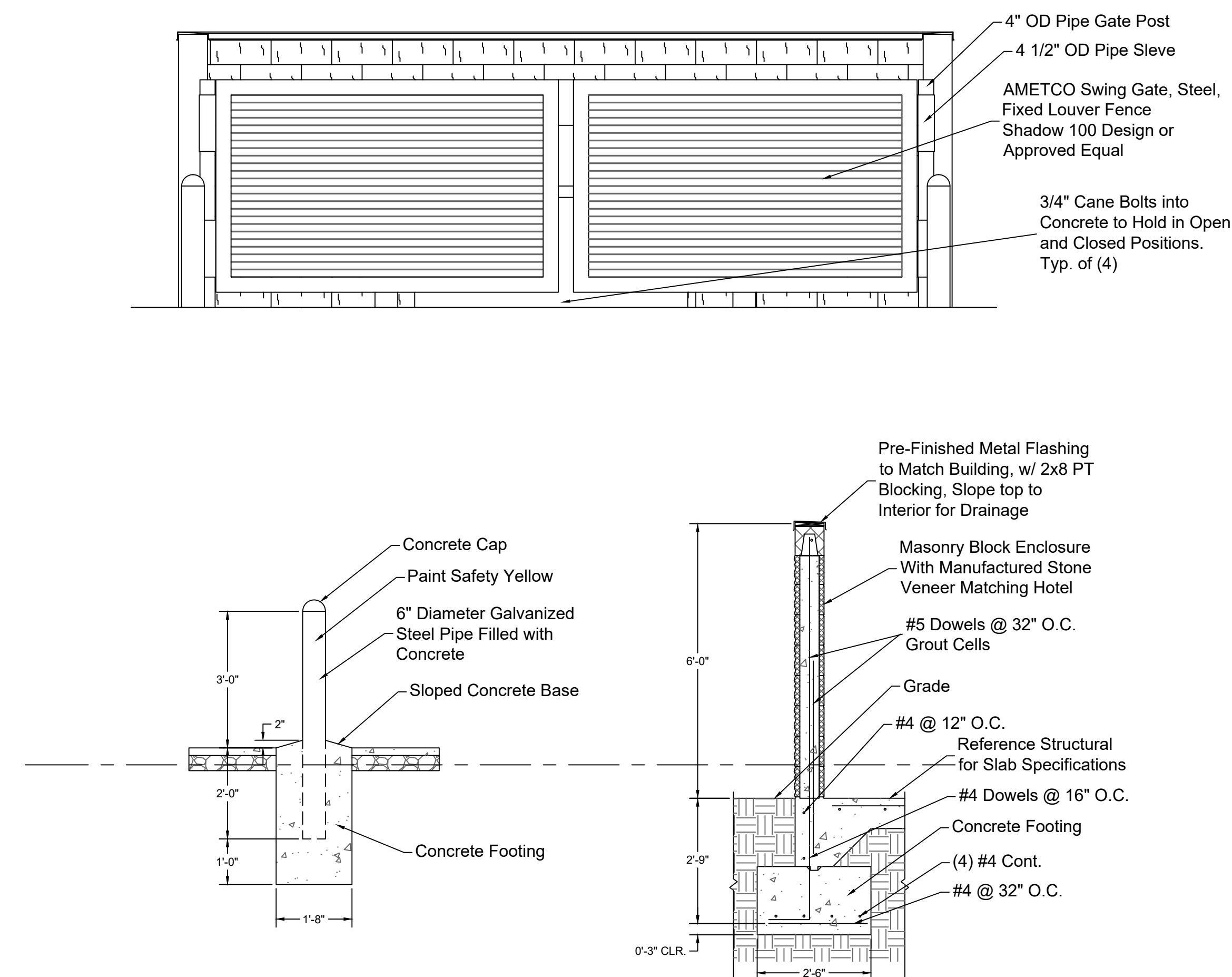
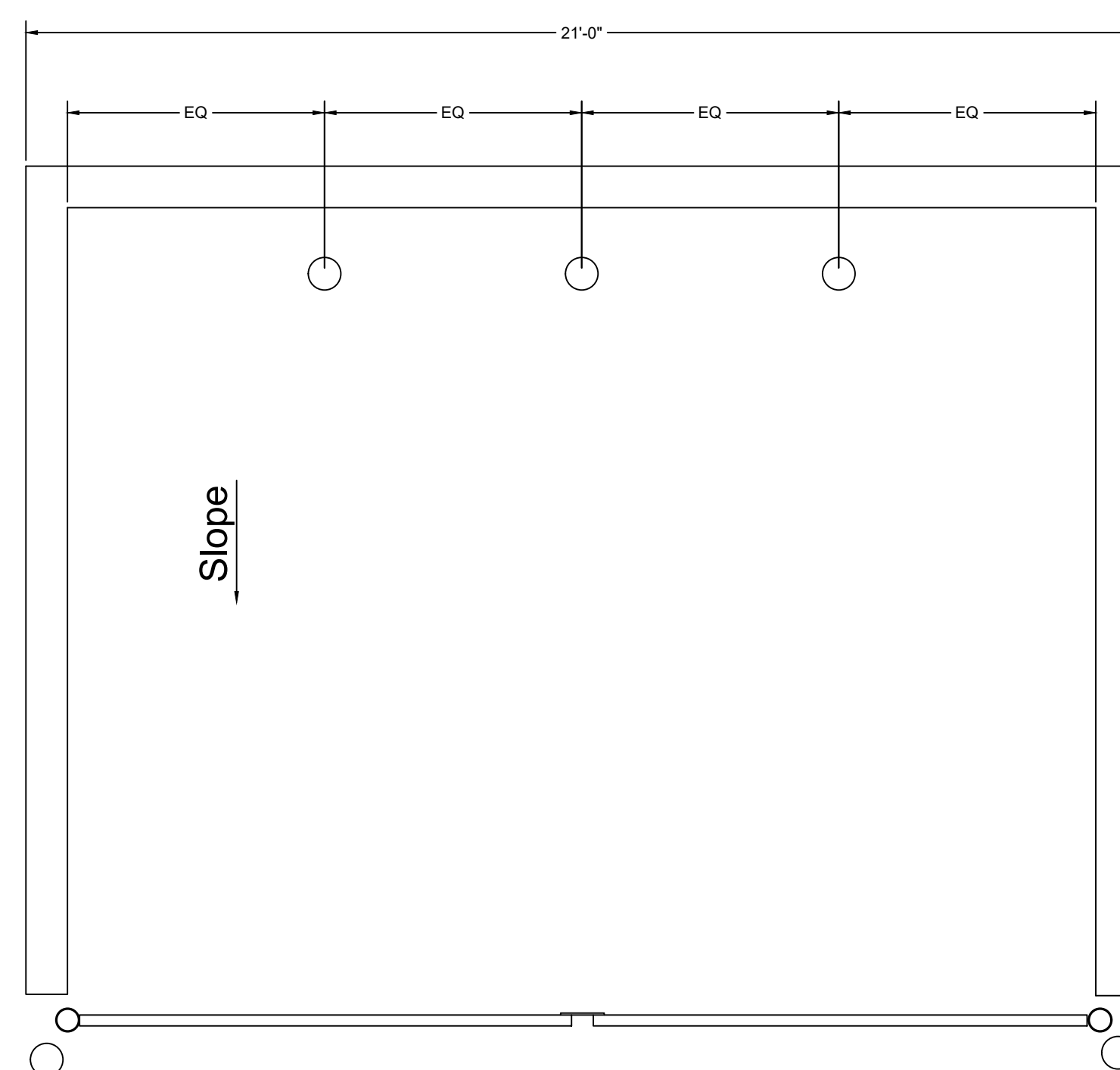
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ACCESSIBLE PARKING DETAIL (90°)
Not to Scale

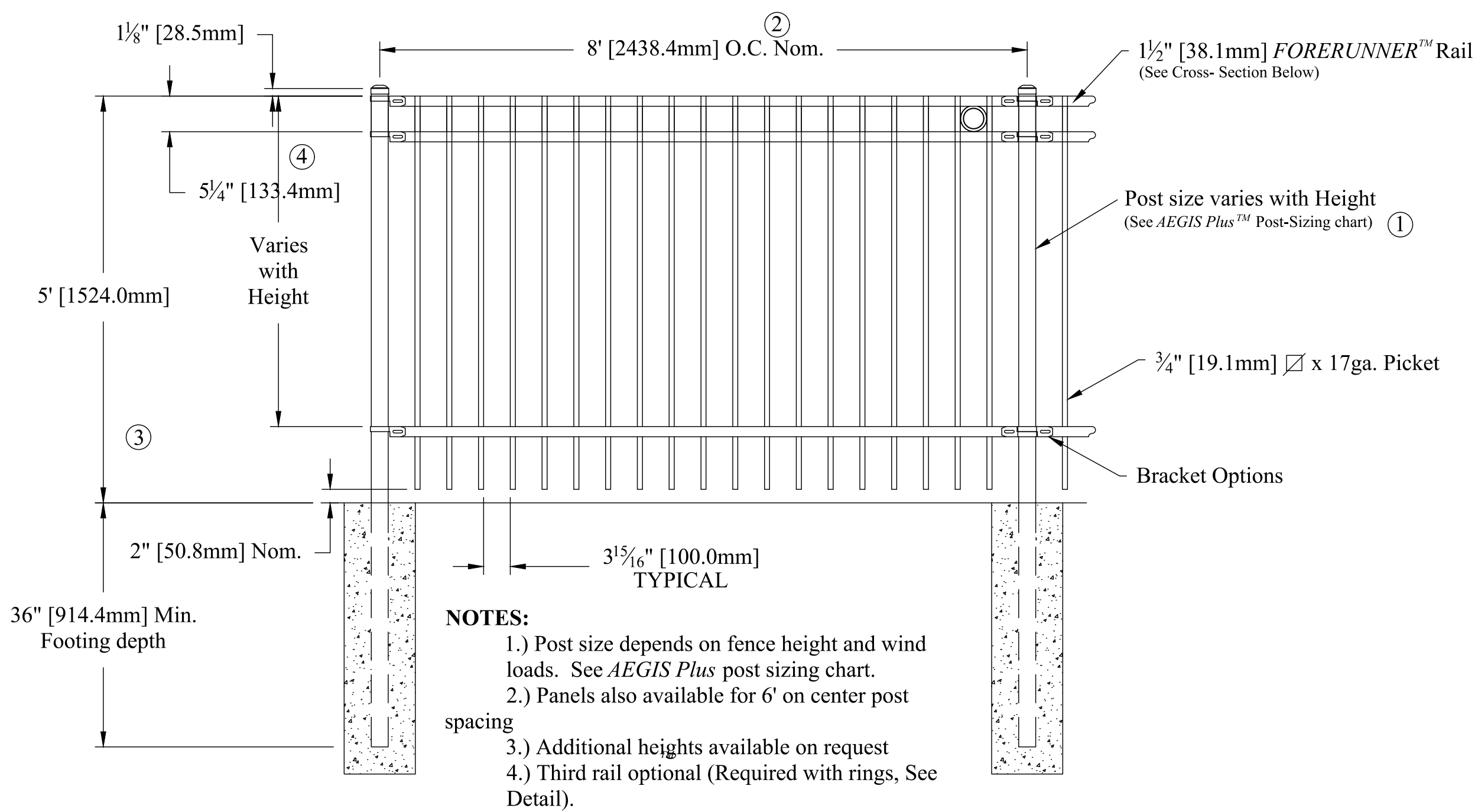
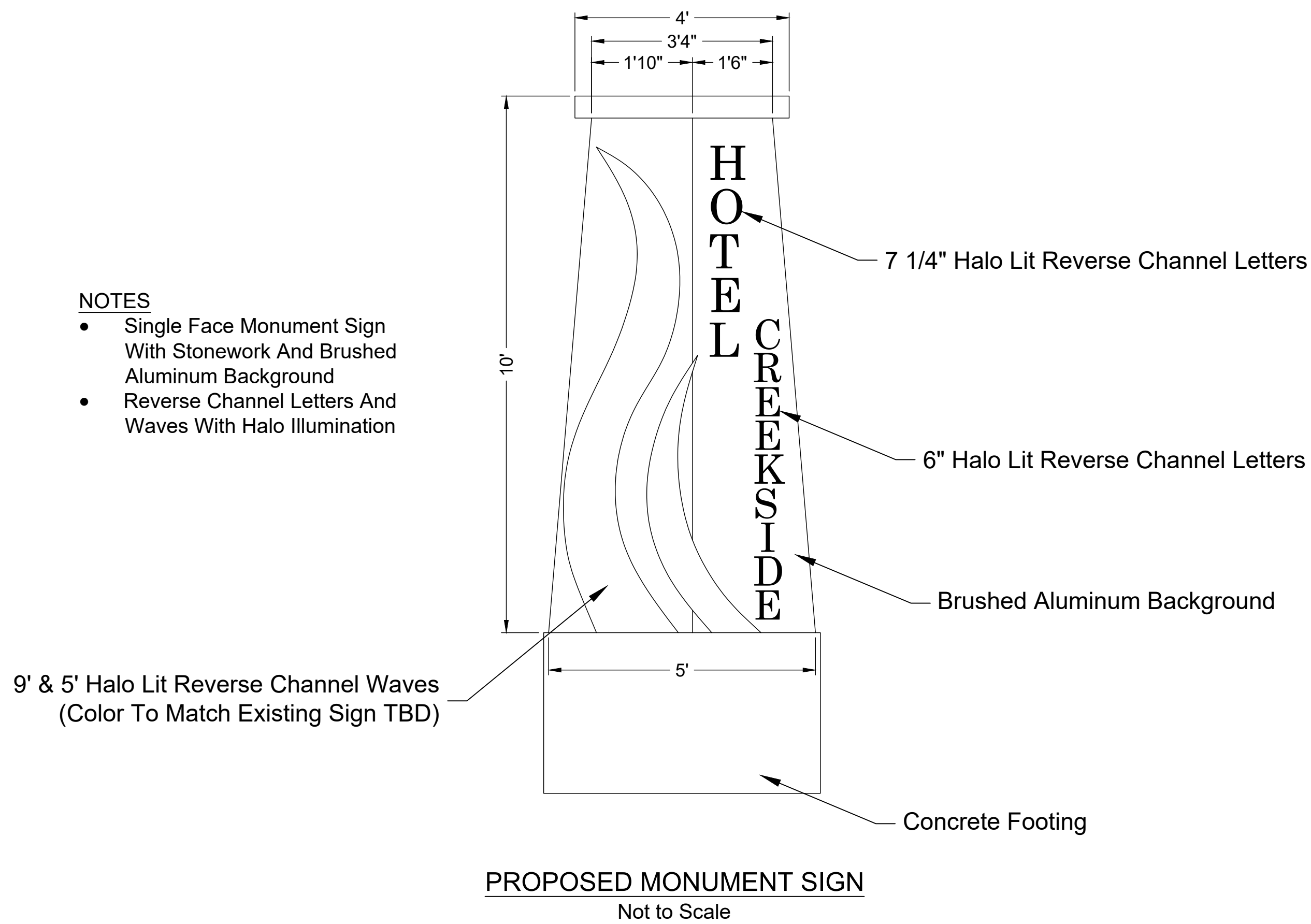


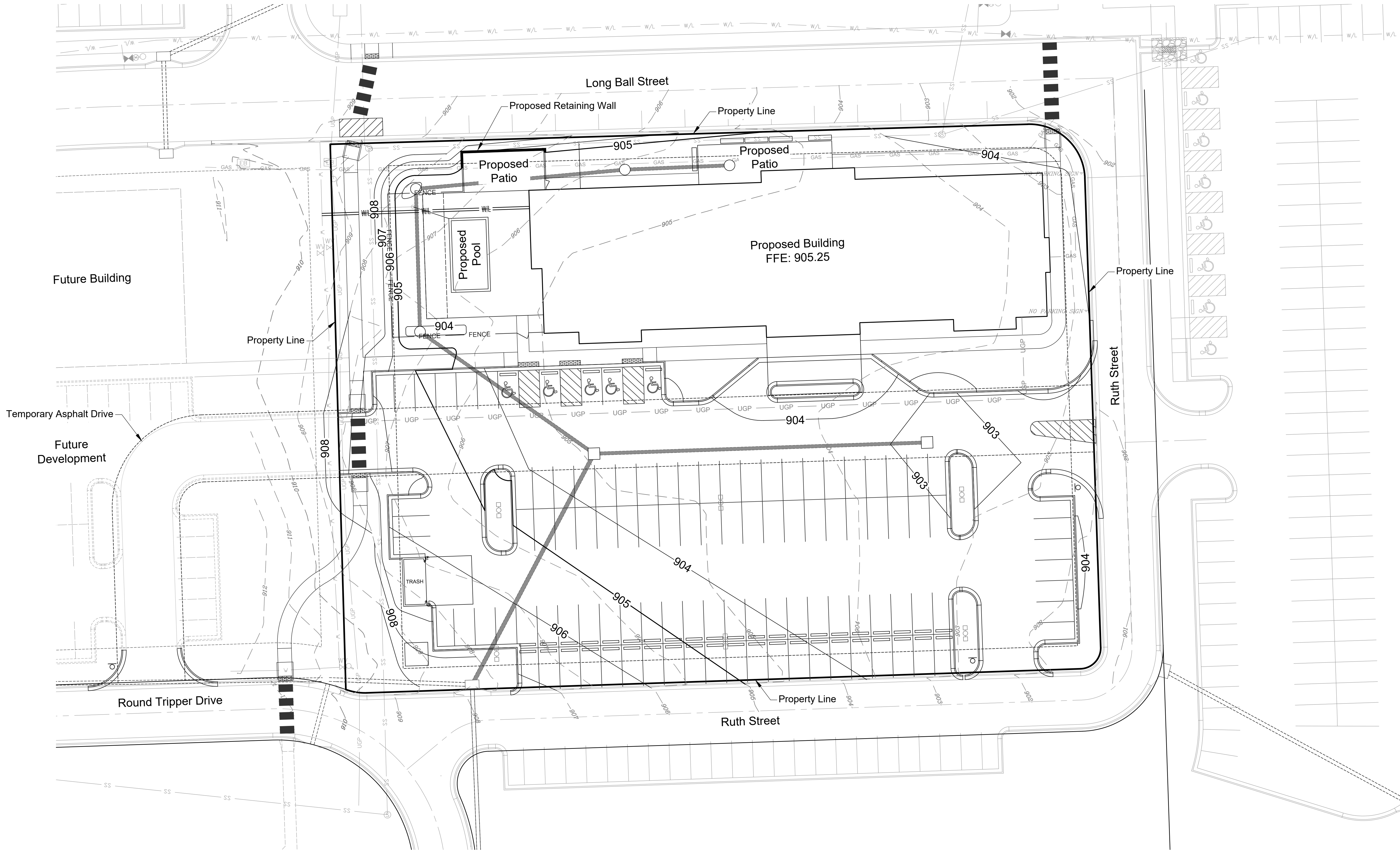
STANDARD SIDEWALK

PUBLIC AND PRIVATE



TRASH ENCLOSURE DETAIL
Not to Scale





Sheet
C06

Final Development Plan
20-0172
Creekside Hotel
Tract C of Creekside Commons

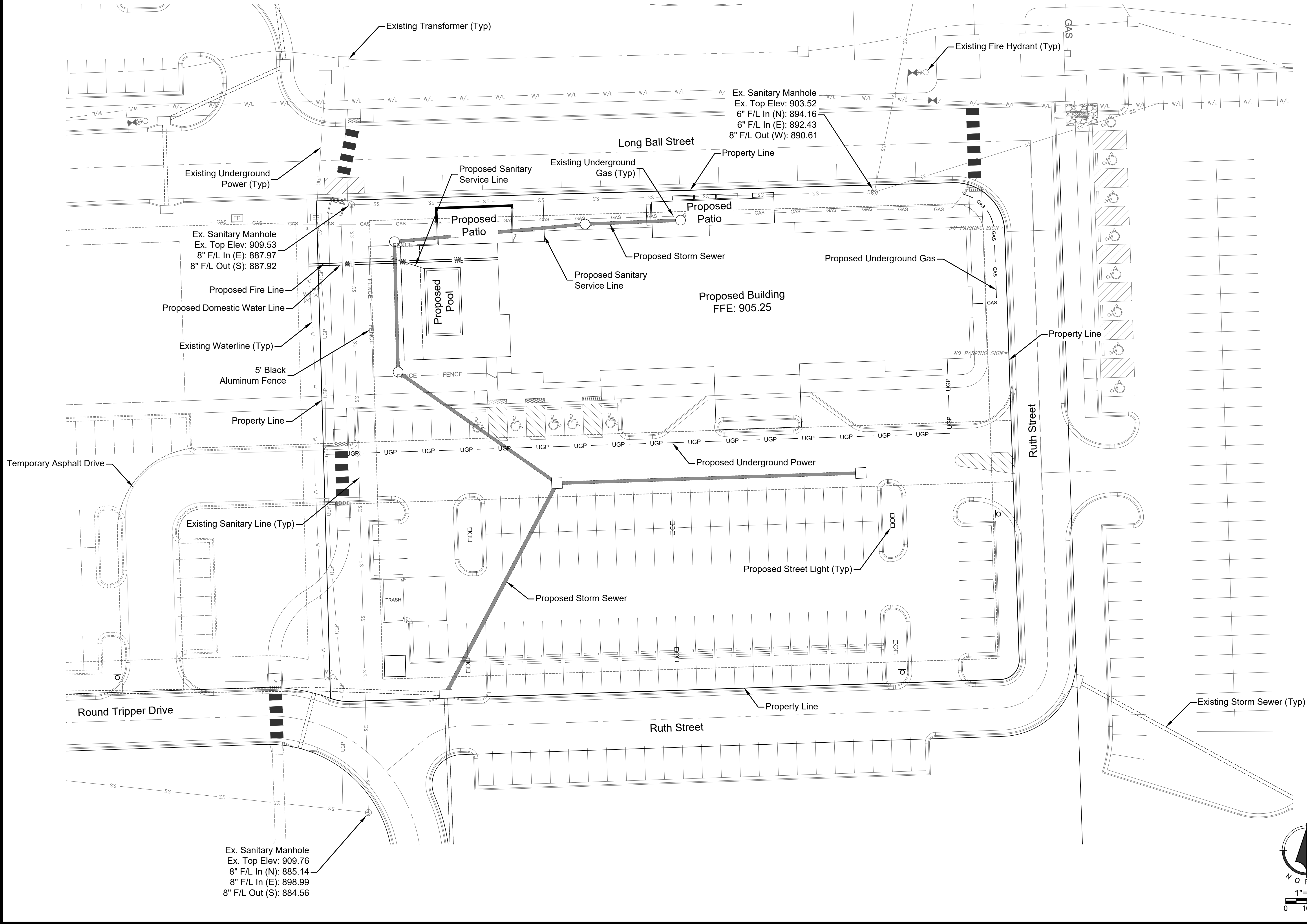
Grading Plan

NO.	BY	DATE	REVISION
1.	JWD BAC	10/02/20	AS PER CITY COMMENTS
	JWD BAC	08/11/20	ORIGINAL SUBMITTAL

Renaissance
Infrastructure
Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

STATE OF MISSOURI
BRETT A. COX
NUMBER
PE-2001011649
10/02/20
PROFESSIONAL ENGINEER

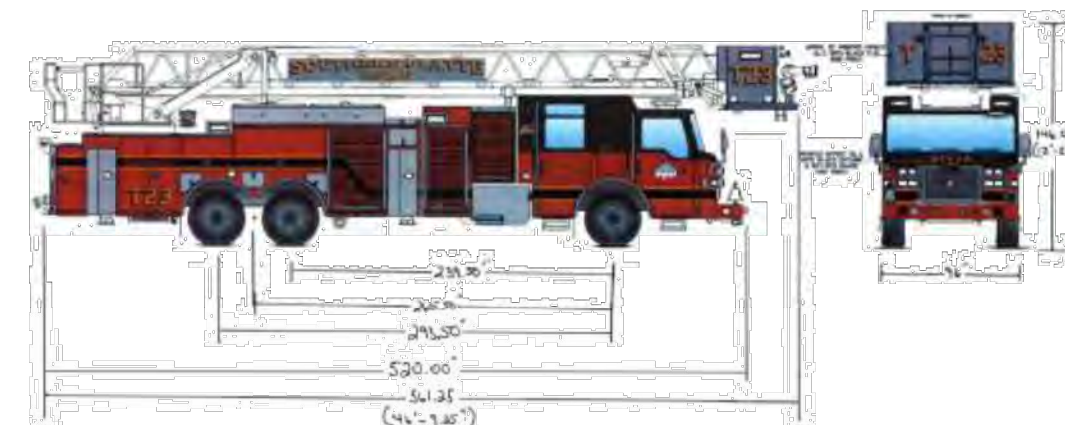
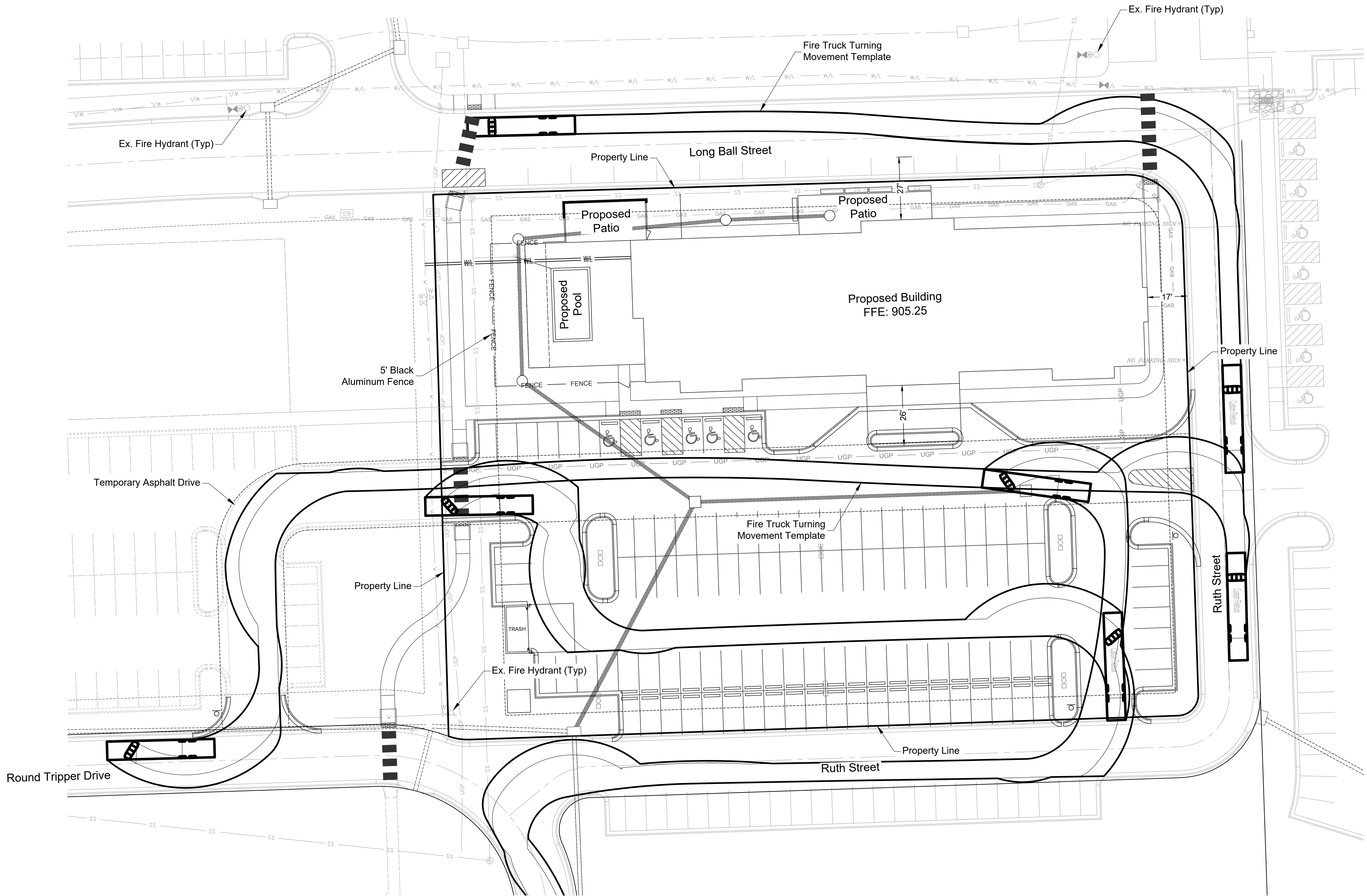


NO.	BY	DATE	REVISION
1.	JWD/BAC	10/02/20	AS PER CITY COMMENTS
	JWD/BAC	08/11/20	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

BRETT A. COX
PE-200101649
10/02/20
PROFESSIONAL ENGINEER



Fire Truck Specifications



Sheet
C08

Final Development Plan
20-0172
Creekside Hotel
Tract C of Creekside Commons

Fire Protection Plan

NO.	BY	DATE	AS PER CITY COMMENTS
1.	JWD	10/2/20	ORIGINAL SUBMITTAL
	JWD	08/11/20	REVISION

Renaissance
Infrastructure
Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

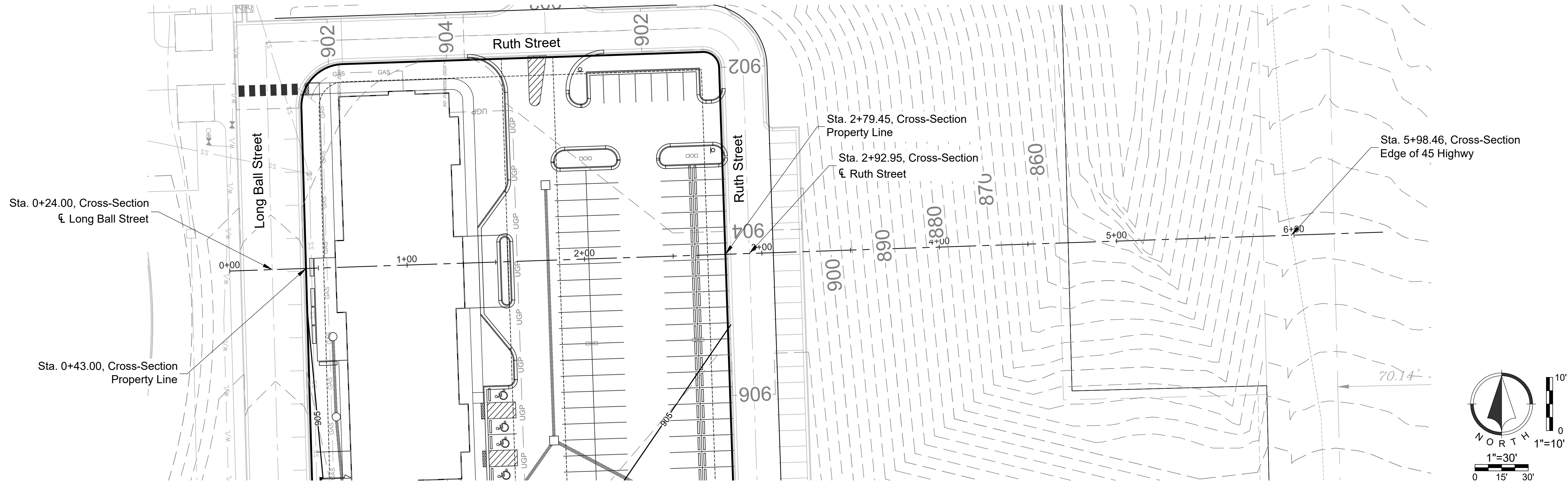
816.800.0950
WWW.RIC-CONSULT.COM

BRETT A. COX

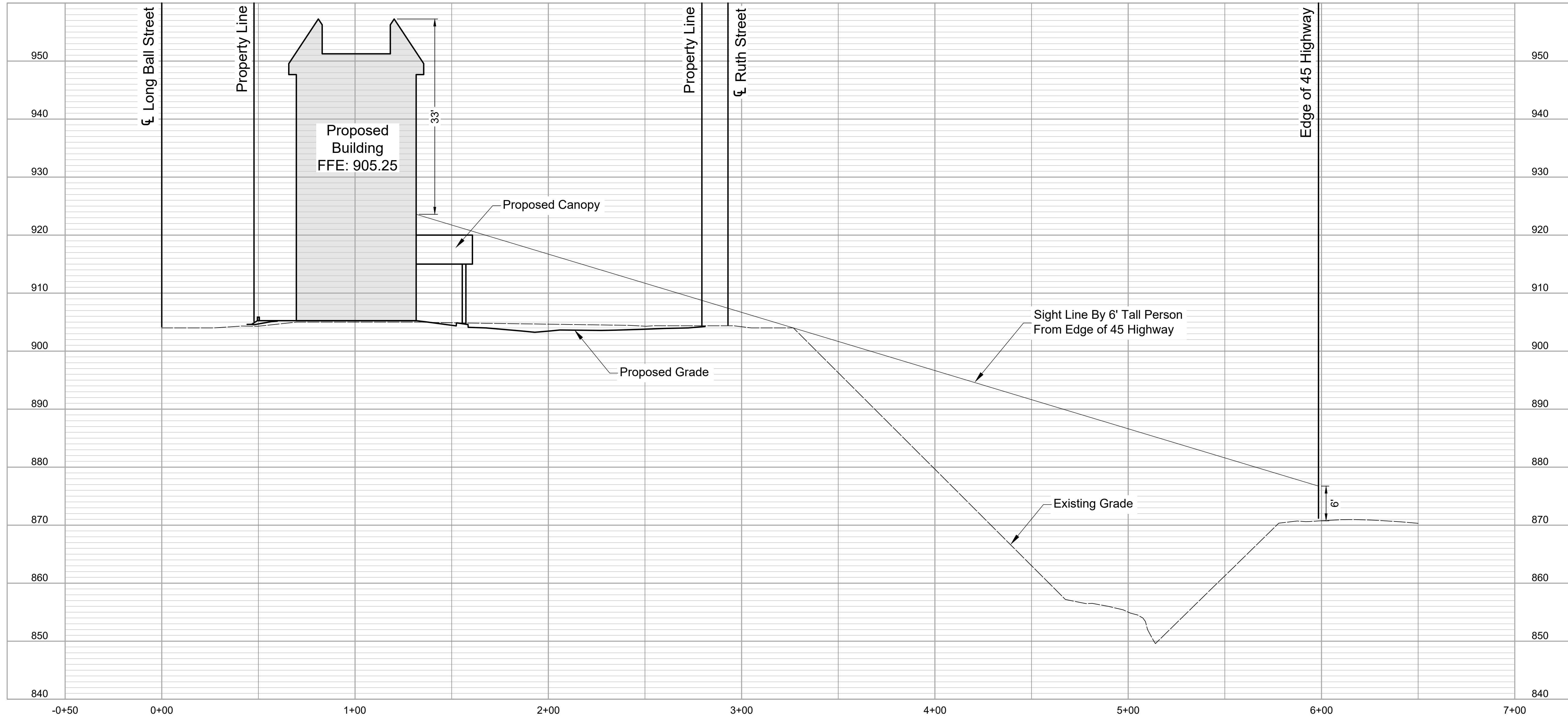
PROFESSIONAL ENGINEER



04.09.2020, 4:10pm
Z:\RGC Design\2020\20-0172\Drawings\Sheets\20-0172 FDPs.dwg



Cross-Section



Sheet	
C10	

Final Development Plan	
20-0172	
Creekside Hotel	
Tract C of Creekside Commons	

Cross-Section	

NO.	BY	DATE	REVISION
1.	JWD	10/02/20	AS PER CITY COMMENTS
	JWD	08/11/20	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting	
5015 NW CANAL STREET, SUITE 100 RIVERSIDE, MISSOURI 64150	
816.800.0950 WWW.RIC-CONSULT.COM	

BRETT A. COOPER	
PROFESSIONAL ENGINEER	
NUMBER: PE-2001031649	
DATE: 10/02/20	



SITE LIGHT FIXTURE SCHEDULE													
MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS					REMARKS	
			RECESS	SURFACE	WALL		LED	FLOUR.	HID	CODE	QUANTITY		
B	VISIONAIRE	(2) PGS-2-T5W-64LC-5-4K-VOLT-D180				BRONZE	X				12,675LUM/105W	2	1,2,3
C	VISIONAIRE	PGS-2-T4-64LC-5-4K-VOLT-WM			X	BRONZE	X				11,963LUM/105W	1	4

REMARKS:
1 VERIFY EPA RATING OF POLE WITH MANUFACTURER.
2 PROVIDE WITH (2) HEAD.
3 MOUNT ON 20' POLE ROUND STRAIGHT STEEL, 90 MPH RATED, WITH A 4" AFG CONCRETE BASE.
4 WALL MOUNTED AT 24' AFG

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
AREA	2.1 fc	5.4 fc	0.0 fc	n/a	n/a
BACK AREA	2.3 fc	4.7 fc	0.7 fc	3.3:1	6.7:1
CENTRAL PARKING	3.2 fc	4.8 fc	2.0 fc	1.6:1	2.4:1
EAST AREA	2.8 fc	4.6 fc	1.6 fc	1.7:1	2.9:1
EAST PARKING	2.5 fc	2.8 fc	1.9 fc	1.3:1	1.5:1
NORTH PARKING	2.9 fc	4.3 fc	0.9 fc	3.3:1	4.8:1
SOUTH PARKING	3.2 fc	4.7 fc	1.8 fc	1.8:1	2.6:1
WEST AREA	2.0 fc	4.6 fc	0.7 fc	2.9:1	6.6:1

PGS-2 LED Specifications



Project Name:

Catalog Number:

Type:

"B" & "C"

The PGS-2 LED luminaire from Visionaire incorporates our single chip LED technology while maintaining a traditional architectural form factor. The LED performance and life are maximized by the unique integral aluminum heat sink. It is an ideal retrofit for the high-maintenance HID fixtures of yesterday.

The LED housing is heavy duty formed aluminum, with either 64, 80 or 96 LEDs. Mounting options include Universal Bolt-On Arm Mount, Yoke Mount and Wall Mount.

Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years and is available in standard or custom colors.

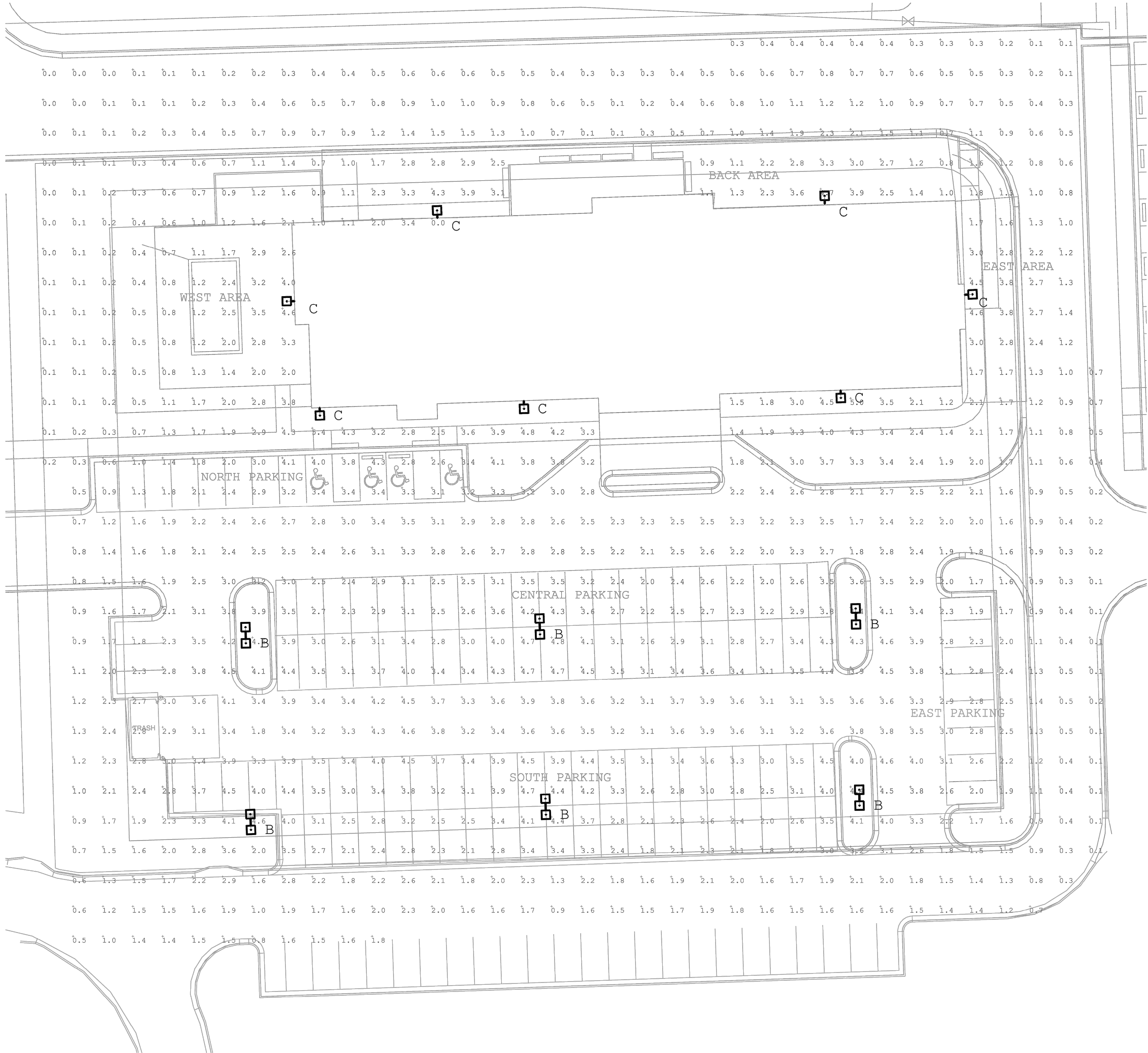
The PGS-2 LED series is an exceptional choice for universities, shopping centers, parks, recreational areas and general site lighting.

Ordering Information

MODEL	OPTICS	LEDS	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
PGS-2	T1 Type 1	64LC	3 350mA	5K 3000K	UNV 120/277V	UBOA Universal Bolt-On Arm Mount	BZ Bronze	PCR-120 PCR-208	DIM 0-10V Dimming Driver
	T2 Type 2	80LC	5 530mA	4K 4000K	8 347V	YM Yoke Mount	BK Black	PCR-240 PCR-277	VWC Visionaire Wireless Controls Consult Factory
	T3 Type 3	96LC	7 700mA	5K 5000K	5 480V	WM Wall Mount	SBK Smooth Black	PCR-347 PCR-480	RPP Round Pole Plate Adaptor
	T4 Type 4					WH White	SWH Smooth White	SPINPER 7PINPER	ROT-R Right Side
	T4A Type 4A Automotive					Photo Adaptors (RPP) are to be ordered separately.	GP Graphite	ROT-L Left Side	CLS Back Side Cutoff Louver Shield
	T5 Type 5						GY Gray	WSC-8 Motion Sensor 8' Mounting Height	WSC-20 Motion Sensor 20' Mounting Height
	T5W Type 5 Wide						SL Silver Metallic	WSC-40 Motion Sensor 40' Mounting Height	
	T5WR Type 5 Wide Round						CC Custom Color		

VISIONAIRE LIGHTING

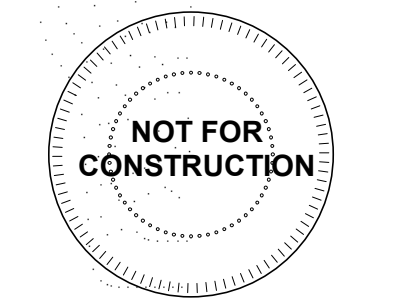
144



3 EXTERIOR ELEVATION
WEST ELEVATION
1/8" = 1'-0"

2 EXTERIOR ELEVATION
EAST ELEVATION
1/8" = 1'-0"

1 EXTERIOR ELEVATION
SOUTH ELEVATION
1/8" = 1'-0"



LOT 4 AT CREEKSIDE COMMONS:
CREEKSIDE HOTEL
A DEVELOPMENT IN PARKVILLE,
PLATTE CO, MO

 **DRAWING RELEASE LOG**
09.14.2020- FDP SUBMITTAL

REVISIONS:

DATE:
09/11/2020
JOB NO.
669420
DRAWN BY:
TB
SHEET NO.

A3.00

FDP SUBMITTAL

ARCH D 24" x 36"



1 EXTERIOR ELEVATION
NORTH ELEVATION
1/8" = 1'-0"



STONE- MONTANA



JAMES HARDIE
LAP SIDING- WHITE

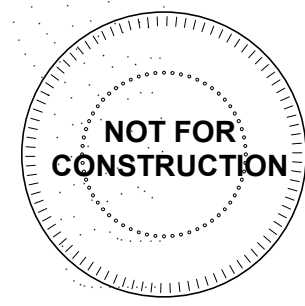


JAMES HARDIE
LAP SIDING- BROWN



BOARD AND BATT

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LOT 4 at CREEKSIDE COMMONS:
CREEKSIDE HOTEL
A DEVELOPMENT IN PARKVILLE,
PLATTE CO, MO

DRAWING RELEASE LOG
09.14.2020- FDP SUBMITTAL

REVISIONS:

DATE:
09/11/2020
JOB NO.
669420
DRAWN BY:
Author
SHEET NO.

A3.01

FDP SUBMITTAL

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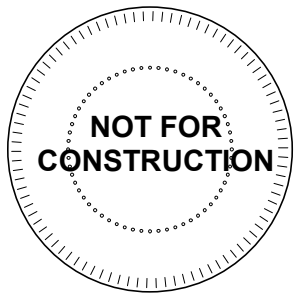


2 BUILDING PERSPECTIVE



1 BUILDING PERSPECTIVE

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LOT 4 at CREEKSIDE COMMONS:
CREEKSIDE HOTEL
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PLATTE CO, MO


DRAWING RELEASE LOG
09.14.2020- FDP SUBMITTAL

REVISIONS:

DATE:
09/11/2020
JOB NO.
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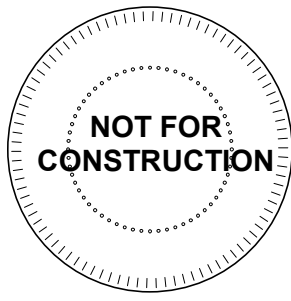
ARCH D 24" x 35"



2 BUILDING WITH POOL PERSPECTIVE



1 BUILDING WITH POOL PERSPECTIVE



ARCH ID: 24' x 35'

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2 POOL PERSPECTIVE

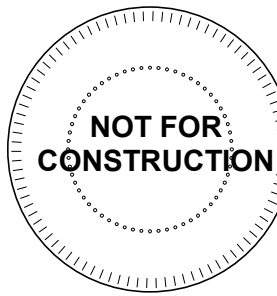


1 POOL PERSPECTIVE

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LOT 4 at CREEKSIDE COMMONS:
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REVISIONS:

DATE:
09/11/2020
JOB NO.
669420
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Author
SHEET NO.

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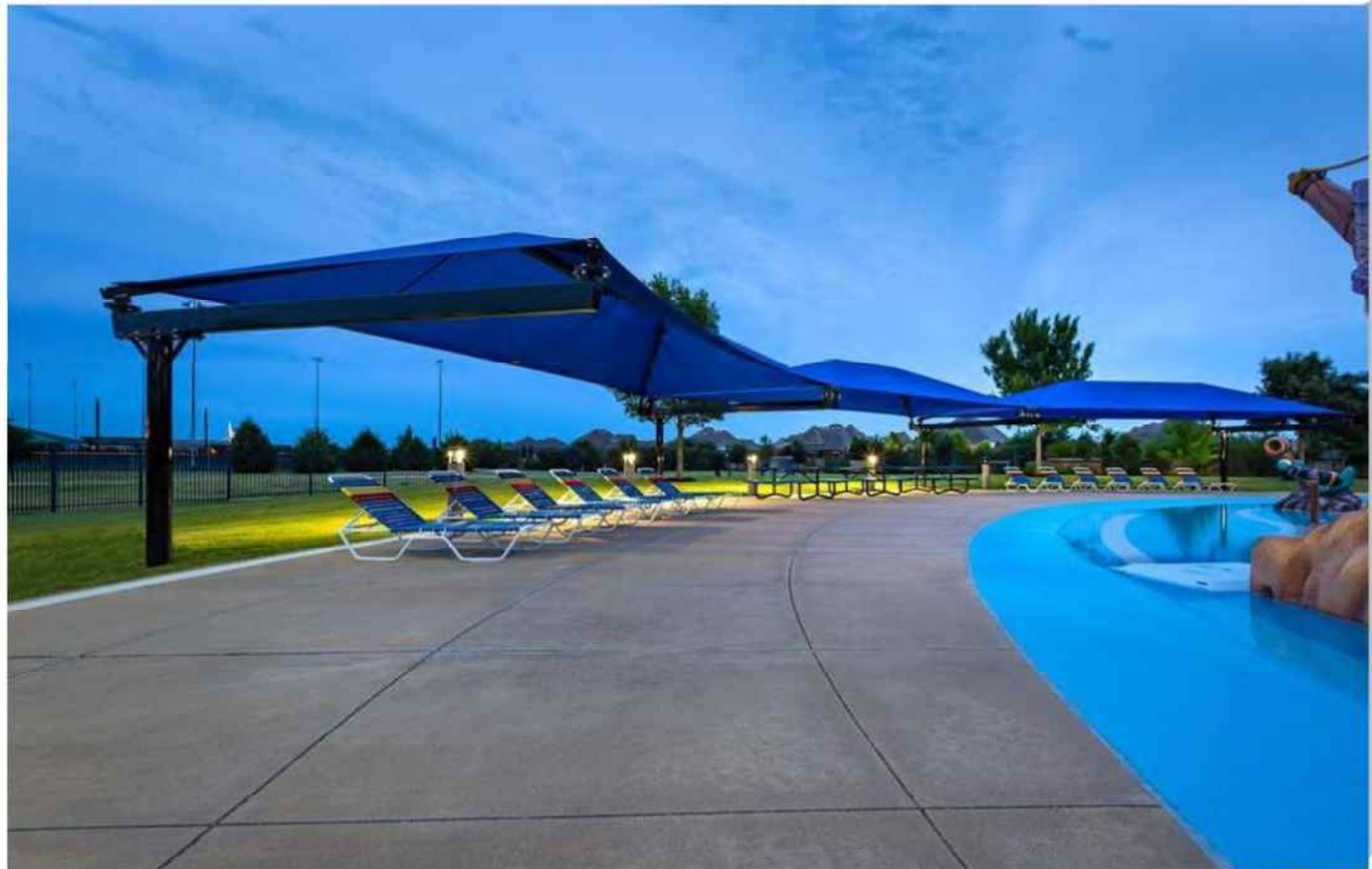
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GRILLING AREA CONCEPTUAL IMAGE



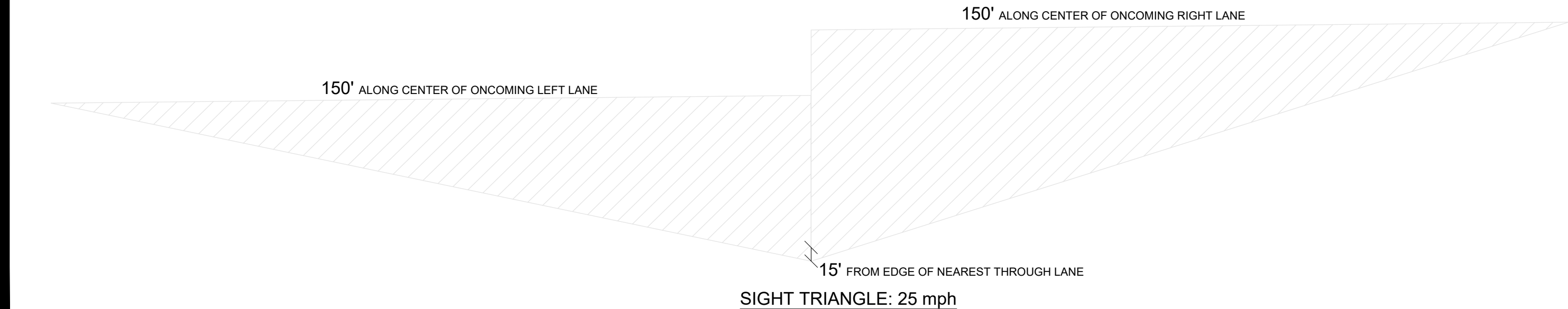
POOL CONCEPTUAL IMAGE



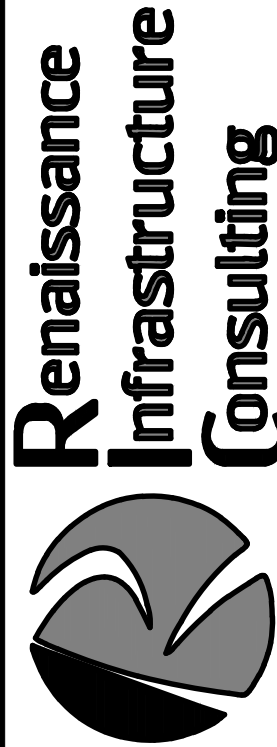
SHADE SYSTEMS CONCEPTUAL IMAGE



OUTDOOR SITTING AREA CONCEPTUAL IMAGE



Landscape Data		
15' from edge of nearest lane x150' along center of oncoming lane		
Street Trees		
Long Ball Street		
Street Frontage Distance in ft:	325	
Required Trees = 1/40 ft =	8.13	Provided Trees: 9
Ruth Street (East Property Only)		
Street Frontage Distance in ft:	236	
Required Trees = 1/40 ft =	5.9	Provided Trees: 6
Note: Ruth Street at South Property is considered a parking lot		
Building Foundation Planting		
Required Shrubs = 75% non-paved frontage		Provided Shrubs: 158
Perimeter Parking Lot Landscaping		
Ruth Street		
Street Frontage Distance in ft:	176	
Required Shrubs =	17.6	Provided Shrubs: 34
Interior Parking Lot Landscaping		
Spaces:	110	
Required Shade Trees = 1/25spaces =	4.4	Provided Shade Trees: 3
		Provided Ornamental Trees: 4
Screening		
Utility Areas		
Required Full screen		Provided: Structural with shrub screening

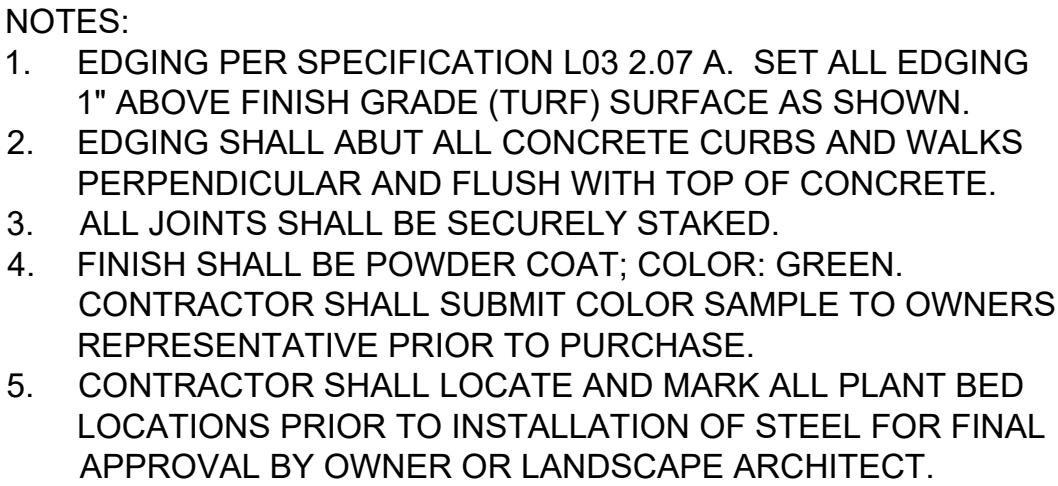


3. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. TOPSOIL MIX: ASTM 5268, PH RANGE OF 5.5 TO 7%, MINIMUM OF 4% ORGANIC MATERIAL. SOIL SHALL BE FREE OF STONE 1/2" OR LARGER IN ANY DIMENSION, SUBSOIL, CLAY LUMPS, ROOTS, BRUSH, WEEDS, WEED SEED, AND OTHER EXTRANEIOUS OR TOXIC MATERIALS HARMFUL TO PLANT GROWTH. CONTENTS OF SOIL SHOULD CONTAIN NO MORE THAN 15% SILT AND 15% CLAY. SOIL SHOULD ALSO CONTAIN NO LESS THAN 40% SAND. TOPSOIL SOURCE SHALL BE FROM ON-SITE MATERIALS; IF ON-SITE SOURCE IS UNAVAILABLE, SUPPLEMENT WITH IMPORTED TOPSOIL FROM A PRE-APPROVED SOURCE. ALL IMPORTED TOPSOIL MIXES SHALL BE TESTED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS AS FOLLOWS:
 - 6.1. PLANTING BEDS:
 - 6.1.1. LOOSE PEAT HUMUS BY VOLUME: 1 PART
 - 6.1.2. WELL-ROTTED COMPOSTED MANURE BY VOLUME: 1 PART
 - 6.1.3. TOPSOIL (AS DEFINED IN NOTE 13): 2 PARTS
 - 6.1.4. FERTILIZER: 3 LBS./100SF
 - 6.2. BACKFILL FOR TREES
 - 6.2.1. LOOSE PEAT HUMUS BY VOLUME: 1 PART
 - 6.2.2. WELL-ROTTED COMPOSTED MANURE BY VOLUME: 1 PART
 - 6.2.3. TOPSOIL (AS DEFINED IN NOTE 5): 3 PARTS
 - 6.2.4. FERTILIZER: AGRIFORM TABLET (OR APPROVED EQUAL) PER MANUFACTURERS RECOMMENDATION
7. AGED HARDWOOD MULCH SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS, ISLANDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND. ALL AGGREGATE MULCH SHALL BE INSTALLED OVER A GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL) PER THE DETAIL.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED. PROVIDE SOD OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT, AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED TO MATCH ON SITE TURFGRASS TYPE. SOD SHALL BE INSTALLED IN A PROFESSIONAL MANNER, DURING NORMAL PLANTING SEASONS FOR TYPE OF LAWN WORK REQUIRED. FINAL ACCEPTANCE OF SOD INSTALLATION SHALL BE BY THE OWNER.
13. ALL LANDSCAPE SHALL BE MONITORED AND MAINTAINED BY THE LANDSCAPE CONTRACTOR; REFER TO MAINTENANCE NOTES THIS SHEET.
14. CONTRACTOR SHALL WARRANTY ALL LIVING PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVERS, & TURF) FOR A PERIOD OF TWO (2) YEARS AFTER DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY THE OWNER, ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD OR INCIDENTS THAT ARE BEYOND THE CONTRACTOR'S CONTROL.
15. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

1. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTENANCE SHALL CONTINUE FROM INSTALLATION TO THE TIME OF SUBSTANTIAL COMPLETION, AND FOR NO LESS THAN 60 DAYS AFTER SUBSTANTIAL COMPLETION.
2. CONTRACTOR SHALL SUPPLY THE OWNER A WEEKLY LOG OF MAINTENANCE ACTIVITY BEGINNING AFTER PLANTING CONTINUING THROUGHOUT THE ENTIRE MAINTENANCE PERIOD.
3. ALL LANDSCAPE SHALL BE, AT A MINIMUM, INSPECTED ONCE PER WEEK BY THE CONTRACTOR THROUGHOUT THE MAINTENANCE PERIOD.
4. LANDSCAPE WORK MAY BE OBSERVED FOR ACCEPTANCE IN PORTIONS AS AGREEABLE TO THE OWNER OR LANDSCAPE ARCHITECT, PROVIDED EACH PORTION OF WORK OFFERED FOR OBSERVATION IS COMPLETE, INCLUDING MAINTENANCE. SUBSTANTIAL COMPLETION WILL NOT BE CONSIDERED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED PER THE CONTRACT.

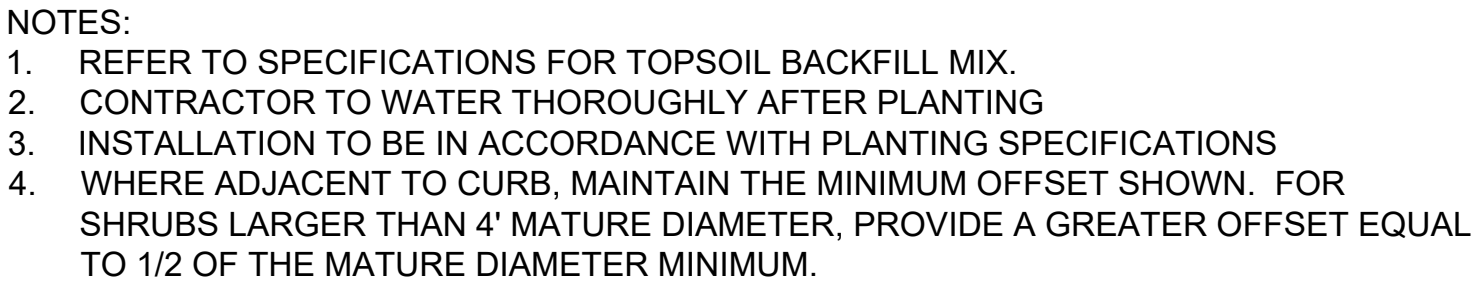
1. MAINTAIN TREES AND SHRUBS BY PRUNING, WATERING, CULTIVATING, MULCHING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED.
2. WATER TREES AND SHRUBS WEEKLY TO A DEPTH EQUAL TO THE SIZE OF THE ROOTBALL OR CONTAINER WHEN PLANTED. SOIL SHOULD BE KEPT MOIST BUT NOT OVERLY SATURATED. DURING TIMES OF DROUGHT OR EXTREME HEAT, CONTRACTOR SHALL WATER ENOUGH TO SUSTAIN PLANT LIFE. THE USE OF WATER BAGS SHALL BE APPROVED BY THE OWNER PRIOR TO USE AND DOES NEGATE THE CONTRACTOR FROM INSPECTIONS OR ROUTINE MAINTENANCE.
3. RESTORE OR REPLACE DAMAGED WRAPPINGS
4. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE FROM DISEASE AND INSECTS.

2. MAINTAIN AND ESTABLISH LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING AND OTHER OPERATIONS AS DIRECTED BY OWNER. ROLL, RE-GRADE AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
3. KEEP LAWNS UNIFORMLY MOIST TO A DEPTH OF 4 INCHES BY:
 - 2.1. APPLYING 1" OF WATER IMMEDIATELY AFTER SOD IS LAID
 - 2.2. APPLYING ½" MINIMUM PER DAY FOR THE NEXT 14 DAYS
 - 2.3. WATERING THE LAWN AT A RATE OF 1" PER WEEK THROUGHOUT THE MAINTENANCE PERIOD. WATER SHALL NOT BE DISTRIBUTED IN ONE APPLICATION
 - 2.4. DURING DROUGHT OR EXCESSIVE HEAT, CONTRACTOR SHALL APPLY WATER IN AN AMOUNT NEEDED TO SUSTAIN THE TURF.
4. MOW LAWNS AS SOON AS THERE IS ENOUGH TOP GROWTH TO CUT WITH MOWER SET AT NORMAL (SEASONAL) HEIGHT FOR PRINCIPAL SPECIES PLANTED. REPEAT MOWINGS AS REQUIRED TO MAINTAIN HEIGHT WITHOUT CUTTING MORE THAN 30 PERCENT OF THE GRASS HEIGHT. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET.
5. POST FERTILIZATION: APPLY FERTILIZER TO LAWN AFTER FIRST MOWING AND WHEN GRASS IS DRY. USE FERTILIZER THAT WILL PROVIDE ACTUAL NITROGEN OF AT LEAST 1 LB. PER 1000 SF OF LAWN AREA. WATER FERTILIZER INTO SOIL AS DIRECTED BY THE MANUFACTURER.



NOTES:

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



SHRUB PLANTING DETAIL - NTS

[illegible]



Friday, September 18, 2020

Chip Corcoran, PE, LEED AP
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Renaissance Infrastructure Consulting
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Lenexa, KS 66219

Brett Cox, PE
Project Manager
Renaissance Infrastructure Consulting
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NSPJ Architects
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Vice President / Associate Principal Architect
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3515 W. 75th Street, Suite 201
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Richard Beardmore, P.E., LEED AP
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Latimer Sommers & Associates, P.A.
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Overland Park, KS 66210

Kevin Stucker
President
Stucker Construction
523 SW Market Street
Lee's Summit, MO 64063

Brian Mertz
Creekside Hotel Partners, LLC
7607 NW John Anders Rd
Kansas City, MO 64152

RE: Staff Review – Creekside Hotel, Tract C of Creekside Commons, Final Development Plan

Chip, Brett, Tim, Theresa, Richard, Kevin and Brian,

The following is a compilation of Parkville staff review comments received to-date regarding Creekside Hotel, Tract C of Creekside Commons, Final Development Plan (prepared by Renaissance Infrastructure Consulting; dated September 11, 2020). Review comments are provided by myself (Community Development Director), Alysén Abel (Public Works Director) and Paul Giarratana (Building Official). Please distribute these comments to your team, revise the plan sheets and provide 1 paper and 1 electronic PDF copy by 5:00 p.m. on Monday, October 5th. Thank you.

General Comments

1. **Tract C** – Staff verified with our City Attorney that it's ok to proceed with the Creekside Hotel development on Tract C (1.77 acres, more or less) on the Final Plat, Lots 1 and 2, and Tracts A through F, Replat of Lot 3, Creekside Village First Plat subdivision (prepared by R.L. Buford & Associates, LLC; dated December 19, 2019). While development of buildings typically occurs on lots as opposed to tracts, nothing in the recorded plat indicates Tract C

being reserved for any use aside from development, such as private open space; thus, the terms “tract” and “lot” are synonymous in our view.

Cover Sheet (Sheet C01)

2. **Utility Contacts** – Please remove Parkville Special Road District from the list of utility contact providers, and add the City of Parkville (816) 741-7676.

Existing Conditions (Sheet C02)

3. **Ownership Information** – Please add all property owners, Platte County parcel numbers, existing zoning classifications and total acreage of all property parcels (including adjacent property parcels, lots and tracts) on this plan sheet.

General Layout (Sheet C03)

4. **Square Footage** – Please show the total area (sq. ft.) for the proposed building, pool and patio areas.
5. **Dimensions** – Please add all length & width dimensions for the proposed building, pool and patio areas.
6. **Access Drive Realignment** – Please realign Tract C’s access off of Ruth Street so that it better aligns with the access drive to the existing parking lot to the east on Tract E. Possible options include widening the drive further south (which would eliminate a parking stall or two), or shifting the entire drive a few feet south.
7. **Stop Signs / Yield Signs** – Please add stop signs or yield signs for Tract C’s internal roadway / parking lot access onto the local roads (e.g., Ruth St., Round Tripper Drive).
8. **Label for Removal of Parking Stall** – Please add a label for the parking stall along Long Ball Street explaining how it will be removed to make room for the pedestrian crosswalk striping.
9. **Pedestrian Striping** – Similar to what’s already shown on Long Ball Street and Round Tripper Drive, please add pedestrian striping for the crosswalk area across the access drive between Tract C and Tract B.
10. **Bumper Blocks** – Please show bumper blocks on all ADA parking stalls.
11. **Access Easement** – Please make sure an access easement is established and recorded for the 23 ft.-wide private access drive connecting Tract C to the future development on Tract B.
12. **Monument Sign** – Please include an exhibit detailing the proposed look and dimensions for the monument sign.

Standard Details (Sheet C04)

13. **Bumper Blocks** – Please show bumper blocks on the ADA parking stall detail exhibit.
14. **Trash Enclosure Description** – Please include a description for the trash enclosure detail exhibit, similar to what is provided on Sheet C03.

Grading Plan (Sheet C05)

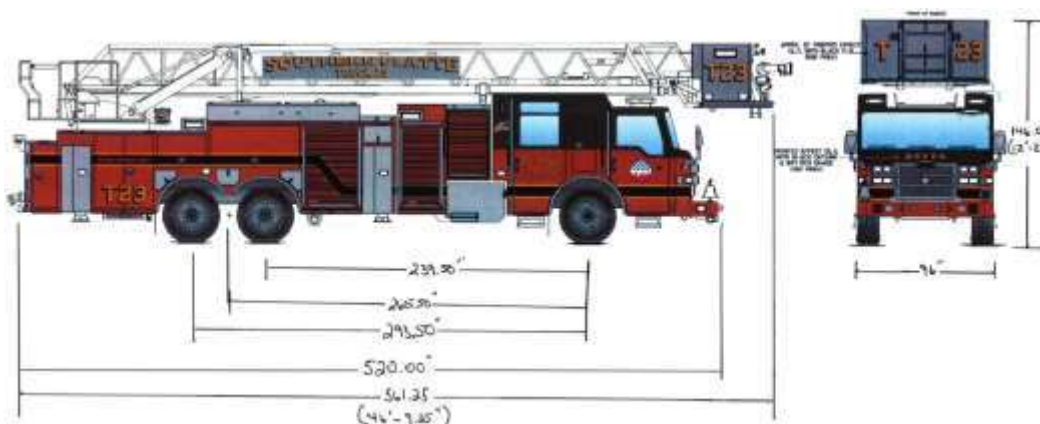
15. No comments.

Site Utility Plan (Sheet C06)

16. **Proposed Fence** – Please clean up the labeling for the proposed fence, and include details for its height and material (ex: 6 ft. black aluminum).
17. **Fire Hydrant Location** – Please coordinate with Dean Cull (Fire Marshall, Southern Platte Fire Protection District) regarding the location of the existing fire hydrant along the north side of Long Ball Street, and whether or not this single fire hydrant is sufficient to provide emergency water service to the development per the City’s adopted 2018 International Fire Code.

Fire Protection Plan (Sheet C07)

18. **AutoTURN Movements** – Please add AutoTURN movements for emergency fire truck access into the parking lot from the south side of Ruth Street. This is because fire trucks responding to incidents will be coming from the east along MO-Hwy 45, and right-turning onto Round Tripper Drive to access Tract C as opposed to right-turning onto Homer Parkway to access Tract C.
19. **Pierce Velocity Fire Truck** – Please add the following specifications for the Pierce Velocity fire truck to this plan sheet for reference:



Pedestrian Plan (Sheet C08)

20. **Proposed Fence** – Please clean up the labeling for the proposed fence, and include details for its height and material (ex: 6 ft. black aluminum).
21. **Proposed Gates** – Please show any proposed gates that will be used by pedestrians to enter any of the pool or patio areas.

Cross-Section (Sheet C09)

22. No comments.

Site Plan Photometric (Sheet ME1)

23. No comments.

West, East and South Elevations (Sheet A3.00)

24. **Pool and Patio Areas** – Please include/show the proposed pool and patio areas (and their dimensions) into the plan sheet if applicable for the specific side of the building.

North Elevations (Sheet A3.01)

25. **Pool and Patio Areas** – Please include/show the proposed pool and patio areas (and their dimensions) into the plan sheet if applicable for the specific side of the building.

Perspective (Sheet A3.02)

26. **Pool and Patio Areas** – Please include/show the proposed pool and patio areas into the perspective if applicable for the specific side of the building.

Landscape Plan (Sheet L01)

27. No comments.

Landscape Plan (Sheet L02)

28. No comments.

Staff can recommend approval of the Creekside Hotel, Tract C of Creekside Commons, Final Development Plan, subject to addressing the comments and conditions listed above. Again, please distribute these comments to your team, revise the plan sheets and provide 1 paper and 1 electronic PDF copy by 5:00 p.m. on Monday, October 5th. Thank you.

Please let us know if you have any questions. Thank you.

Sincerely,

CITY OF PARKVILLE

A handwritten signature in black ink, appearing to read "Stephen Lachky", is written over a light gray rectangular background.

Stephen Lachky, AICP, CPM, CFM
Community Development Director

CC: Alysén Abel, Public Works Director
Paul Giarratana, Jr., Building Official

October 2, 2020

City of Parkville
Attn: Stephen Lachky, AICP, CPM, CFM
Community Development Director
8880 Clark Avenue
Parkville, MO 64152

RE: Staff Review – Creekside Hotel, Tract C of Creekside Commons, Final Development Plan

Dear Stephen,

The following responses to the staff review comments received to-date regarding the Final Development Plan for Creekside Hotel, Tract C of Creekside Commons.

General Comments

1. **Tract C** – Staff verified with our City Attorney that it's ok to proceed with the Creekside Hotel development on Tract C (1.77 acres, more or less) on the Final Plat, Lots 1 and 2, and Tracts A through F, Replat of Lot 3, Creekside Village First Plat subdivision (prepared by R.L. Buford & Associates, LLC; dated December 19, 2019). While development of buildings typically occurs on lots as opposed to tracts, nothing in the recorded plat indicates Tract C being reserved for any use aside from development, such as private open space; thus, the terms "tract" and "lot" are synonymous in our view.

Response: Noted, thank you.

Cover Sheet (Sheet C01)

2. **Utility Contacts** – Please remove Parkville Special Road District from the list of utility contact providers, and add the City of Parkville (816) 741-7676.

Response: Utility contacts have been updated.

Existing Conditions (Sheet C02)

3. **Ownership Information** – Please add all property owners, Platte County parcel numbers, existing zoning classifications and total acreage of all property parcels (including adjacent property parcels, lots and tracts) on this plan sheet.

Response: Ownership, parcel numbers, zoning and acreages have been added to Sheet C02.

General Layout (Sheet C03)

4. **Square Footage** – Please show the total area (sq. ft.) for the proposed building, pool and patio areas.

Response: Areas have been added.

5. **Dimensions** – Please add all length & width dimensions for the proposed building, pool and patio areas.

Response: Dimensions have been added

6. **Access Drive Realignment** – Please realign Tract C's access off of Ruth Street so that it better aligns with the access drive to the existing parking lot to the east on Tract E. Possible options include widening the drive further south (which would eliminate a parking stall or two), or shifting the entire drive a few feet south.

Response: Access drive has been widened and pavement markings added to help direct drivers appropriately.

7. **Stop Signs / Yield Signs** – Please add stop signs or yield signs for Tract C's internal roadway / parking lot access onto the local roads (e.g., Ruth St., Round Tripper Drive).

Response: Stop sign has been added

8. **Label for Removal of Parking Stall** – Please add a label for the parking stall along Long Ball Street explaining how it will be removed to make room for the pedestrian crosswalk striping.

Response: Label has been added

9. **Pedestrian Striping** – Similar to what's already shown on Long Ball Street and Round Tripper Drive, please add pedestrian striping for the crosswalk area across the access drive between Tract C and Tract B.

Response: Pedestrian striping for crosswalks has been added.

10. **Bumper Blocks** – Please show bumper blocks on all ADA parking stalls.

Response: Concrete wheel stops have been added

11. **Access Easement** – Please make sure an access easement is established and recorded for the 23 ft.-wide private access drive connecting Tract C to the future development on Tract B.

Response: Access easement will be recorded prior to completion of construction.

12. **Monument Sign** – Please include an exhibit detailing the proposed look and dimensions for the monument sign.

Response: Detail of monument sign has been added to Sheet C05

Standard Details (Sheet C04)

13. **Bumper Blocks** – Please show bumper blocks on the ADA parking stall detail exhibit.

Response: Concrete wheel stops has been added to the detail.

14. **Trash Enclosure Description** – Please include a description for the trash enclosure detail exhibit, similar to what is provided on Sheet C03.

Response: Note has been revised to match that shown on C03.

Grading Plan (Sheet C05)

15. No comments.

Site Utility Plan (Sheet C06)

16. **Proposed Fence** – Please clean up the labeling for the proposed fence, and include details for its height and material (ex: 6 ft. black aluminum).

Response: Decorative fence detail has been added to Sheet C05

17. **Fire Hydrant Location** – Please coordinate with Dean Cull (Fire Marshall, Southern Platte Fire Protection District) regarding the location of the existing fire hydrant along the north side of Long Ball Street, and whether or not this single fire hydrant is sufficient to provide emergency water service to the development per the City's adopted 2018 International Fire Code.

Response: Per discussion with Dean Cull, he wanted to see the Autoturn movements through the parking lot.

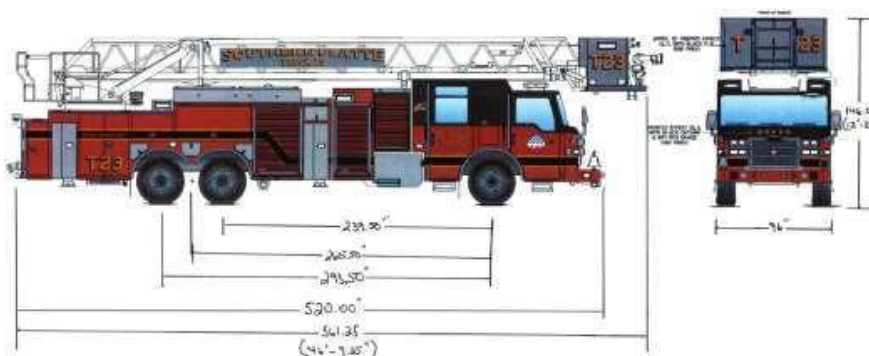
Fire Protection Plan (Sheet C07)

18. **AutoTURN Movements** – Please add AutoTURN movements for emergency fire truck access into the parking lot from the south side of Ruth Street. This is because fire trucks responding to incidents will be coming from the east along MO-Hwy 45, and right-turning onto Round Tripper Drive to access Tract C as opposed to right-turning onto Homer Parkway to access Tract C.

Response: Autoturn movements have been added.

19. **Pierce Velocity Fire Truck** – Please add the following specifications for the Pierce Velocity fire truck to this plan sheet for reference:

Response: Detail has been added to Sheet C08



Pedestrian Plan (Sheet C08)

20. **Proposed Fence** – Please clean up the labeling for the proposed fence, and include details for its height and material (ex: 6 ft. black aluminum).

Response: Detail has been added to Sheet C05.

21. **Proposed Gates** – Please show any proposed gates that will be used by pedestrians to enter any of the pool or patio areas.

Response: Gates have been shown

Cross-Section (Sheet C09)

22. No comments.

Site Plan Photometric (Sheet ME1)

23. No comments.

West, East and South Elevations (Sheet A3.00)

24. **Pool and Patio Areas** – Please include/show the proposed pool and patio areas (and their dimensions) into the plan sheet if applicable for the specific side of the building.

Response: Please refer to sheets A3.03, A3.04, & A3.05 for pool and patio design intent. Please see sheet C03 for dimensions.

North Elevations (Sheet A3.01)

25. **Pool and Patio Areas** – Please include/show the proposed pool and patio areas (and their dimensions) into the plan sheet if applicable for the specific side of the building.

Response: Please refer to sheets A3.03, A3.04, & A3.05 for pool and patio design intent. Please see sheet C03 for dimensions.

Perspective (Sheet A3.02)

26. **Pool and Patio Areas** – Please include/show the proposed pool and patio areas into the perspective if applicable for the specific side of the building.

Response: Please refer to sheets A3.03, A3.04, & A3.05 for pool and patio design intent.

Landscape Plan (Sheet L01)

27. No comments.

Landscape Plan (Sheet L02)

28. No comments.

If you have any further questions, or if we can be of any assistance, please do not hesitate to email at bcox@ric-consult.com or call at (816) 800-0953.

Sincerely,



Brett A. Cox, P.E.
Project Manager