



PLANNING & ZONING COMMISSION

Regular Meeting Agenda

CITY OF PARKVILLE, MISSOURI

Tuesday, December 8, 2020 5:30 PM

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: 830 6117 6196, Password: 144658 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 December 8, 2020, regular meeting agenda.
- B. Approve the minutes for the November 10, 2020, regular meeting

4. Unfinished Business

- A. Application for Subdivision – Final Plat for Thousand Oaks – 23rd Plat, Final Plat, a subdivision (31.16 acres, more or less) consisting of 56 single-family residential lots and 1 tract of private open space, generally located to the east of the Thousand Oaks – 19th Plat subdivision in western Parkville, Mo. (Case No. PZ 2020-29) ; David Barth, Forest Park Development Company LLC of Kansas City, Applicant
- B. Application for Subdivision – Final Plat for Thousand Oaks – 24th Plat, Final Plat, a subdivision (46.01 acres, more or less) consisting of 71 single-family residential lots and 1 tract of private open space, generally located to the east of the Thousand Oaks – 19th Plat subdivision in western Parkville, Mo. (Case No. PZ 2020-45); David Barth, Forest Park Development Company LLC of Kansas City, applicant
- C. Application for Subdivision Waiver to Section 404.030, Subsection D.5 for the Thousand Oaks – 23rd Plat, Final Plat; and the Thousand Oaks – 24th Plat, Final Plat, to allow 20 ft. front-yard setback building lines. (Case No. PZ 2020-46) ; David Barth, Forest Park Development Company LLC of Kansas City, Applicant

5. Regular Business

Posted Date & Time: December 3, 2020 3:15p.m.

By: BS

A.

Approval of Section 406.010 Old Town District – OTD, Design and Performance Criteria, for 115 N Main St. (Case No. URC 2020-04); Brian Mertz, Parkville Holdings LLC, Applicant

6. Public Hearing

A. Application for Text Amendment to Section 405.050 B.16 Conditional Uses regarding office uses along Bell Road. (Case No. PZ 2020-52); *City of Parkville Staff, Applicant*

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, December 15, 2020 and January 5, 2021 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, December 22, 2020 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, January 12, 2021 at 5:30 p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission
Regular Meeting
City of Parkville, Missouri
Tuesday, November 10, 2020 at 5:30pm
Videoconference**

1. CALL TO ORDER

Chair Katerndahl called the meeting to order at 5:33 p.m.

2. ROLL CALL

Commissioners Present:

Chairman Dean Katerndahl
John Delich (absent without prior notice)
Walt Lane
Barbara Wassmer
Doug Krtok
Kim Verhoeven (absent without prior notice)
Michael Wright
Allyson Berberich
Michael Lee
A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky/Community Development Director
Brad Stanton/Planner
Alysen Abel/Public Works Director
Chris Ashley/Public Works Project Manager

3. GENERAL BUSINESS

A. Approval of the November 10, 2020 regular meeting agenda.

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

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

B. Approval of the minutes from the October 13, 2020 regular meeting of the Planning & Zoning Commission.

Chairman Katerndahl called for additional comments or questions. No further questions or changes.

Commissioner Lee moved to approve the October 13, 2020 regular meeting minutes, Commissioner Wassmer seconded. Motion passed: 7-0.

4. UNFINISHED BUSINESS

A. None.

5. PUBLIC HEARING

A. None.

6. REGULAR BUSINESS

- A. Application for Preliminary Plat for Thousand Oaks – 23rd & 24th Plats, subdivisions generally located to the east of the Thousand Oaks – 19th Plat subdivision in western Parkville, Mo. (Case No. PZ 2019-08); *David Barth, Forest Park Development Company LLC of Kansas City, Applicant*

Stephen Lachky, Community Development Director, noted that he would discuss all four items together. The plats represent the extension of Terrace Park Drive to the east. The Future Land Use Map projects the area of these subdivisions as residential neighborhoods. The proposed open space meets the intent of the suburban context in the development code. Director Lachky stated that all of the proposed lots meet the R-3 lot size standards. He noted that the maximum cul-de-sac length in the Code is 500 ft., which the proposed plat exceeds. The Code does allow for exceptions in the case of challenging topography. The applicant has added a roundabout to serve as a traffic calming measure.

The fire code requires that a subdivision have two points of access or have sprinkler systems. The applicant has chosen to equip the houses on Terrace Park Drive with sprinkler systems. Commissioner Wright asked if it would be every home in the plat or just homes beyond a certain point on Terrace Park Drive. Director Lachky responded that it would just be homes beyond a certain point, at the discretion of the Southern Platte Fire Marshall.

Director Lachky noted that staff have reviewed and found no issues with the final plat of the 23rd plat.

The applicant has submitted a subdivision waiver to reduce the front-yard setback for all lots in the 23rd and 24th plat to 20 ft. from 25 ft. Director Lachky noted this was because Thousand Oaks is not zoned as a master planned development. Staff has not encountered issues with subdivisions that have been approved with 20 ft. front-yard setbacks. Discussion ensued about where setbacks are measured from.

Commissioner Wassmer asked why the applicant was asking to reduce the front-yard setback and not the rear-yard setback and Director Lachky noted that pushing the houses closer to the roadway allows them to avoid some topographical challenges. Jason Robbins, consultant for the applicant, responded that houses closer to the road adds “wiggle room” for locating the house and helps avoid retaining walls and other costs. Discussion continued about the history and aesthetics of setback standards. Chair Katerndahl noted that he believed this issue had been discussed previously and the Commission had been in favor of similar waivers.

Chairman Katerndahl asked for any questions on the Final Development Plan. Seeing none he called for a motion.

Commissioner Wright moved to approve the Application for Final Development Plan for Capital Electric with staff conditions and with the added condition that approval does not impact the discussion on the future of Ensign Drive, Commissioner Lee seconded. Motion passed: 7-0.

- B. Application for Subdivision – Final Plat for Thousand Oaks – 23rd Plat, Final Plat, a subdivision (31.16 acres, more or less) consisting of 56 single-family residential lots and 1 tract of private open space, generally located to the east of the Thousand Oaks – 19th Plat subdivision in western Parkville, Mo. (Case No. PZ 2020-29); *David Barth,*

- C. Application for Subdivision – Final Plat for Thousand Oaks – 24th Plat, Final Plat, a subdivision (46.01 acres, more or less) consisting of 71 single-family residential lots and 1 tract of private open space, generally located to the east of the Thousand Oaks – 19th Plat subdivision in western Parkville, Mo. (Case No. PZ 2020-45); *David Barth, Forest Park Development Company LLC of Kansas City, Applicant*
- D. Application for Subdivision Waiver to Section 404.030, Subsection 3.5 for the Thousand Oaks – 23rd Plat, Final Plat; and the Thousand Oaks – 24th Plat, Final Plat, to allow 20 ft. front-yard setback building lines. (Case No. PZ 2020-46); *David Barth, Forest Park Development Company LLC of Kansas City, Applicant*

Director Lachky introduced the proposed project. He noted the pedestrian access on the site. The site meets the City's parking requirements. Director Lachky detailed the proposed signage for the project. The proposed building is 46' tall, which is one (1) foot taller than allowed in the B-2 zoning district. The provided landscape plan meets the City Code requirements.

Commissioner Wassmer moved to approve the Final Development Plan for Creekside Hotel, Commissioner Lee seconded. Motion passed: 7-0.

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, November 17, 2020 and December 1, 2020 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: Tuesday, November 24, 2020 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, December 8, 2020 at 5:30 p.m.

Commissioner Lee asked Director Lachky on the status of the 6 at Park project. Director Lachky stated that

8. ADJOURNMENT

Chairman Katerndahl called for further discussion.

Commissioner Krtek moved to adjourn, Commissioner Wassmer seconded. Motion passed: 7-0. Meeting adjourned at 7:44 pm.

Submitted by:

Stephen Lachky, AICP
Community Development Director

11-13-20
Date

Brad Stanton
Planner

11-13-20
Date

DRAFT



Staff Analysis

Agenda Item: 4.A, 4.B and 4.C

Proposal: Application for Subdivision – Final Plat for Thousand Oaks – 23rd Plat, Final Plat, a subdivision (31.16 acres, more or less) consisting of 56 single-family residential lots and 1 tract of private open space, generally located to the east of the Thousand Oaks Sixteenth Plat subdivision in western Parkville, Mo.

Application for Subdivision – Final Plat for Thousand Oaks – 24th Plat, Final Plat, a subdivision (46.01 acres, more or less) consisting of 71 single-family residential lots and 1 tract of private open space, generally located to the east of the Thousand Oaks Sixteenth Plat subdivision in western Parkville, Mo.

Application for Subdivision Waiver to Section 404.030, Subsection D.5 for the Thousand Oaks – 23rd Plat, Final Plat; and the Thousand Oaks – 24th Plat, Final Plat, to allow 20 ft. front-yard setback building lines.

Staff Recommendation: Approval (subject to conditions)

Case No: PZ 2020-29, PZ 2020-45; PZ 2020-46

Applicant: David Barth

Owners: Forest Park Development Company LLC of Kansas City

Location: Generally to the east of the Thousand Oaks Sixteenth Plat subdivision in western Parkville, Mo.

Zoning: Unknown Platte County zoning district
Parkville City “R-3” Single Family Residential

Parcel #s: All of Platte County parcel #20-9.0-29-000-000-006.001 (Unincorporated Platte County), #20-9.0-29-000-000-011.000, and #20-9.0-32-000-000-001.001

Exhibits:

- A. This Staff Analysis
- B. Applications
 - 1. Application for Subdivision – Final Plat (Case No. PZ 2020-29)
 - 2. Application for Subdivision – Final Plat (Case No. PZ 2020-45)
 - 3. Application for Subdivision Waiver (Case No. PZ 2020-46)
- C. Subject Property Area Map
- D. Plat Maps

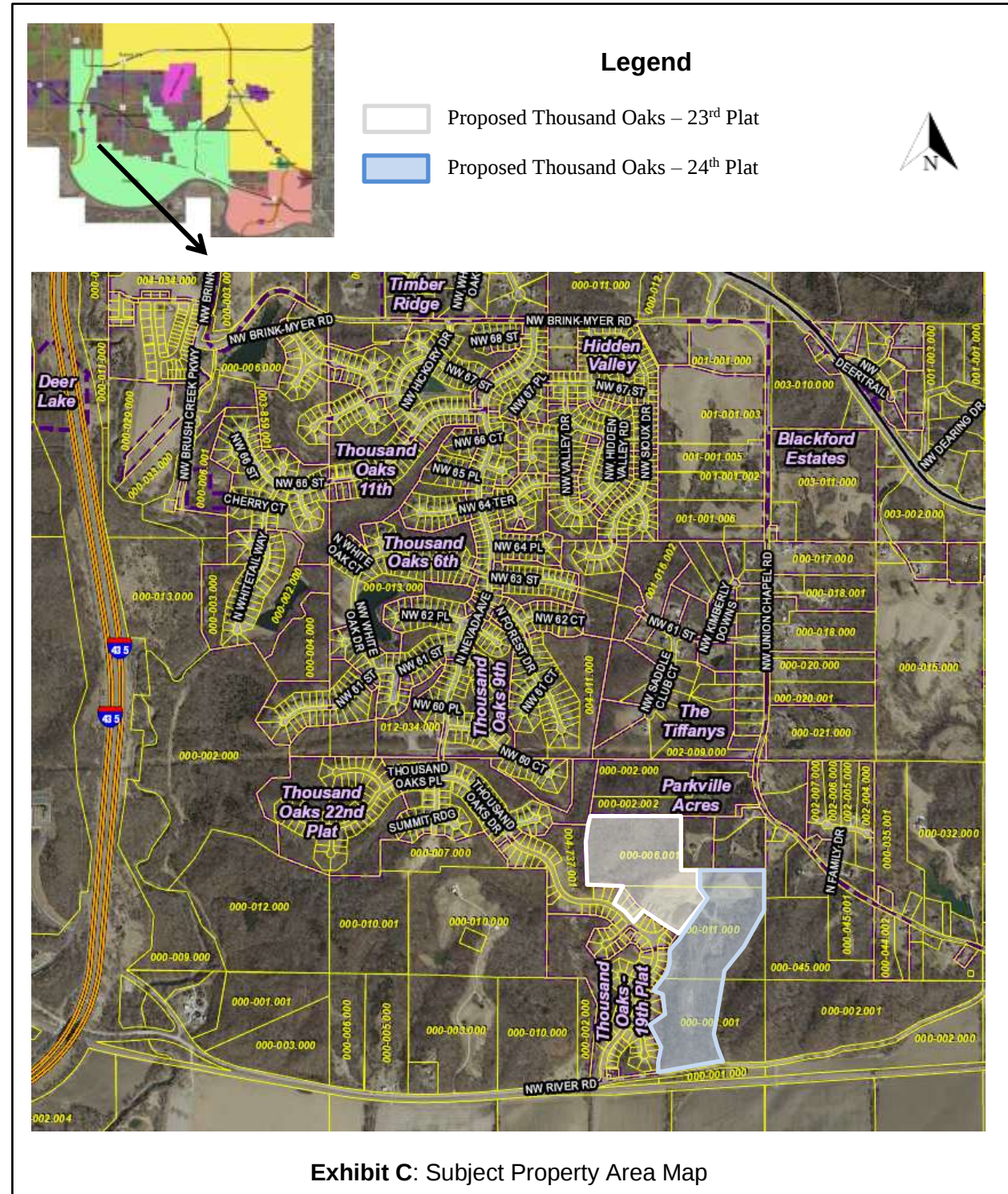
1. Thousand Oaks – 23rd Plat, Final Plat, A Subdivision in the City of Parkville and Platte County, Missouri (prepared by Aylett Survey & Engineering Company; dated November 3, 2020)
 2. Thousand Oaks – 24th Plat, Final Plat, A Subdivision in the City of Parkville and Platte County, Missouri (prepared by Aylett Survey & Engineering Company; dated November 2, 2020)
 3. Thousand Oaks – 23rd Plat, Final Plat – additional information
 4. Thousand Oaks – 24th Plat, Final Plat – additional information
- E. Thousand Oaks Master Development (prepared by Aylett Survey & Engineering Company; no date)
 - F. City of Parkville staff review comments for the Thousand Oaks – 23rd Plat, Final Plat (dated August 7, 2020)
 - G. City of Parkville staff review comments for the Thousand Oaks – 24th Plat, Final Plat
 - H. Setback Illustrations
 - I. Memorandum – Update on Application for Subdivision Waiver (prepared by Stephen Lachky, Community Development Director; dated December 4, 2020)
 - J. Adopted minutes from the January 9, 2018 meeting of the Planning and Zoning Commission
 - K. Additional exhibits as may be presented at the public hearing

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://parkvillemo.gov/download/Ord2884.pdf>)
 1. Section 403.020 Platting
 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
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Stormwater Management Analysis Study
- D. Case No. PZ 2004-33 – Thousand Oaks Estates – Preliminary Plat
- E. Case No. PZ 2013-06 – Thousand Oaks 13B, Final Plat
- F. Case No. PZ 2014-27 – Thousand Oaks Sixteenth Plat, Final Plat
- G. Case No. PZ 2015-23 – Thousand Oaks – 19th Plat, Final Plat
- H. Case No. PZ 2018-08 – Thousand Oaks – 22nd Plat, Final Plat
- I. Case No. PZ 2018-04 – Thousand Oaks 16th, 19th and 22nd Plat, Subdivision Waiver
- J. Case No. PZ 2019-08 – Thousand Oaks – 23rd and 24th Plat, Preliminary Plat

Overview

The Thousand Oaks master development runs from NW Brink-Myers Road to the north, connecting to NW River road to the south. Several phases have been developed in this area over the past two decades and the applicant is proposing two new phases connecting to the existing Thousand Oaks Sixteenth Plat subdivision via an extension of Terrace Park Dr. In order to achieve this, several platting-related development applications will need to be considered.



The applications propose final plats for the Thousand Oaks – 23rd Plat (Case No. PZ 2020-29) and Thousand Oaks – 24th Plat (Case No. PZ 2020-45), subdivisions generally located to the east of the Thousand Oaks Sixteenth Plat subdivision in western Parkville, Mo.

- The Thousand Oaks – 23rd Plat (31.16 acres, more or less) proposes extending Terrace Park Dr. to the northeast from the previously approved Thousand Oaks Sixteenth Plat, and consists of 56 single-family residential lots and 1 tract of private open space.
- The Thousand Oaks – 24th Plat (46.01 acres, more or less) proposes extending Terrace Park Dr. to the south from the Thousand Oaks – 23rd Plat, and consists of 71 single-family residential lots and 1 tract of private open space.

The applicant has also requested a subdivision waiver to Section 404.030, Subsection D.5 to allow for 20 ft. front-yard setback building lines for the Thousand Oaks – 23rd Plat, Final Plat and Thousand Oaks – 24th Plat, Final Plat. The subject property area includes Platte County parcel #20-9.0-29-000-000-006.001 (Unincorporated Platte County), #20-9.0-29-000-000-011.000 (City of Parkville; zoned “R-3” Single-Family Residential), and #20-9.0-32-000-000-001.001 (City of Parkville; zoned “R-3” Single-Family Residential).

Review and Analysis

Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Preliminary plats are larger division of land that enable new ownership and development patterns; or which impact public facilities or land, and are proposed in a preliminary or conceptual format to prepare for detailed engineering and design facilities.

Parkville Municipal Code, Section 403.020, Subsection D. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary plat is appropriate. While the Application for Subdivision – Preliminary Plat for the Thousand Oaks – 23rd and 24th Plats (Case No. PZ 2019-08) was unanimously approved by the Planning and Zoning Commission at their November 10, 2020 regular meeting, staff is including the findings and conclusions below as they provide important information for the consideration of the final plat applications (Case No. PZ 2020-29 and Case No. PZ 2020-45):

- 1. The application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.**

Future Land Use Map

The preliminary plat proposes 127 lots for detached, single-family homes, which is in accordance with the *Parkville Master Plan*’s projection of Residential Neighborhood future land use. The preliminary plat contains circulation and streets connecting to each lot; and the blocks and lots are positioned in a continuous manner with previous single-family homes in adjacent, connecting phases of the Thousand Oaks master development in which the lots reside upon ridges and land to the rear of them is preserved as private open space.

Park, Civic and Open Spaces

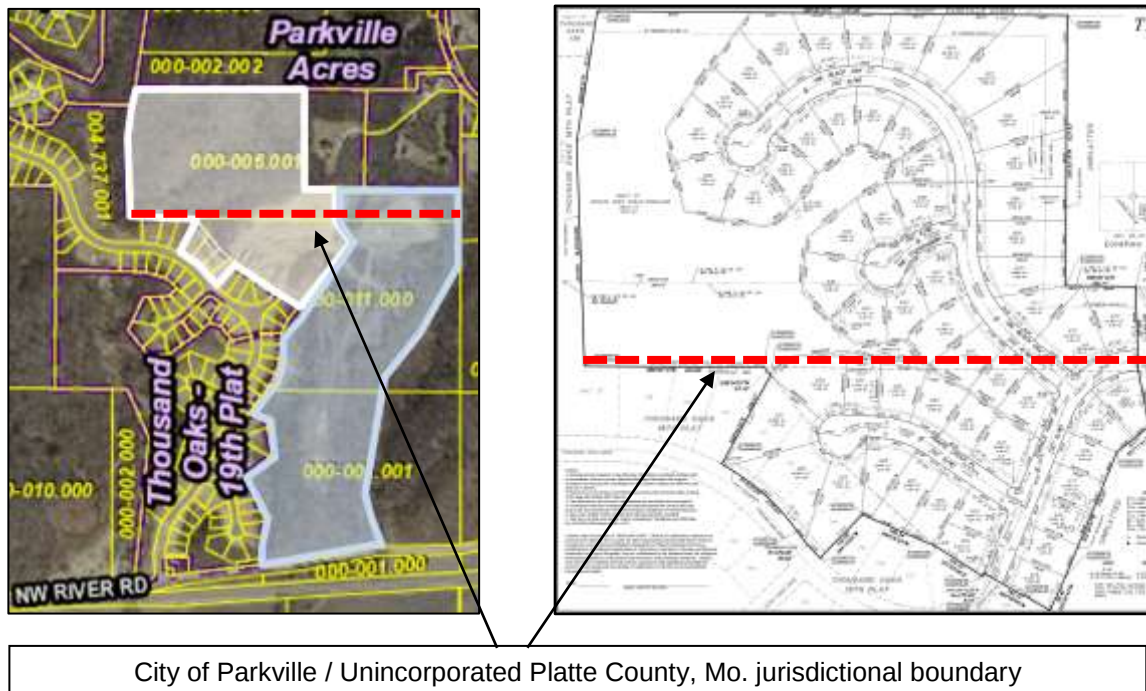
In terms of park, civic and open spaces, the subject area resembles the “Suburban” planning context (i.e., areas removed from walkable centers, commercial corridors or large scale projects arranged around a campus). Section 404.020 prefers Park, Trail/Greenway, or Green open space typologies for this planning context; and the *Parkville Master Plan* recommends, “Preserving major natural features in a neighborhood (streams, slopes, wetlands, floodplains and natural habitats) as open space and link those resources to public trails and pathways.” The preliminary plat accomplishes this by proposing large tracts of private open space in vegetated areas—to be owned and maintained by the Thousand Oaks Homeowners Association—which are reserved for future trail connections from other subdivision throughout the Thousand Oaks master development.



Trails through the Thousand Oaks master development's private open spaces connecting the 1st, 3rd, 8th and 14th subdivisions

Physical Patterns and Arrangement of Streets, Blocks and Lots

As noted in staff's review comments (see Exhibits F and G) the preliminary plat bisects the City of Parkville's municipal limit boundary over into unincorporated Platte County, Mo. While this is uncommon for subdivision plats within the City of Parkville, subdivision plats within Unincorporated Plate County — including Thousand Oaks, Highland Meadows, Highland Oaks, Parkdale Woods, and Misty Woods — do have lots that reside within both city and unincorporated county boundaries. However, it should be noted that staff was only able to find instances of lots bisecting city/county boundaries, and was unable to find similar instances where a public roadway meandered in and out of city/county boundaries, dead-ended in a different jurisdictions, or bisected the roadway at odd angles and not at definitive street ends or intersections.



Per conversations with the City's legal counsel and Platte County's Planning and Zoning Department, property parcels can bisect over jurisdictional boundaries. For voting purposes, the jurisdiction (i.e., City or County) for a residential property that resides within two jurisdictions is determined wherever the master bedroom lies on the property. The same goes for issuing and building permit and determining the official property address for the property. For such situations, the Platte County's Assessor's Office assesses land and improvements based on the percentage of area within each jurisdiction. For example, the property tax receipt for a parcel with 80% of its square footage in city limits vs. 20% in county limits will be reflective of these percentages.

In review of the City's *Title IV – Development Code*, specifically Chapter 404. Subdivision Regulations, the City's legal counsel found no platting requirements, standards or restrictions that could prevent lots within a subdivision plat from residing over two jurisdictional boundaries, even though such action is generally not considered to be a best planning practice for developing new neighborhoods. Williams & Campo, P.C., the City's legal counsel, suggested the Planning and Zoning Commission consider a text amendment to the *Title IV – Development Code* at a future meeting to revise our

subdivision regulation to include provisions requiring the entirety of a subdivision plat to be within the City's municipal limits. Although the City does not have legal authority to subdivide and plat property outside of our municipal boundaries, it should be noted that the Platte County Planning and Zoning Commission considered the Thousand Oaks – 23rd Plat, Final Plat at their September 8, 2020 regular meeting and unanimously recommended approval.

Public Realm Investments

As noted in staff's review comments (see Exhibits F and G) does not comply with Section 403.020, Subsection D.1 review criteria a. and e.:

- a. *The application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.*
- e. *The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.*

In the past, the City of Parkville has had issues with providing basic City services (e.g., police, public safety, parks and recreation, streets, stormwater management, building safety, planning and zoning, and code enforcement) to pockets of the Thousand Oaks Master Development in our municipal limits, where access is only available through portions of unincorporated Platte County. We anticipate the same issue will result for unincorporated Platte County based on the proposed layout of the preliminary plat for Thousand Oaks – 23rd & 24th Plats. In addition, the City of Parkville has issues with residents living along the city-county boundary being confused and not knowing which jurisdiction they reside within, due to the street network and subdivision pockets of the Thousand Oaks Master Development.

Chapter Eight: Planning Beyond Our Boundaries of the City's adopted *Parkville Master Plan* recommends involving close coordination and collaboration with multiple area jurisdictions for Priority Annexation Areas identified on the Annexation Priority Areas Map of the *Parkville Master Plan*, which the preliminary plat for Thousand Oaks – 23rd & 24th Plats resides within. Moreover, Unincorporated Platte County's previous Land Use Plan (adopted October 2002) recognizes municipalities' need to logically grow and calls for appropriate considerations by the County and coordination with the nearby jurisdictions. The plan also includes the principles of discouraging County land use policies that will keep local cities from annexing adjacent lands to their municipal boundaries, as well as exploring partnerships and joint policies with area cities to allow for the orderly annexation of suitable land into local communities.

City staff held a conference call with Platte County's Planning and Zoning Department on October 2, 2020 to discuss some of the issues noted above, collaborate and explore partnerships and joint policies for the subject property area. The City and County use the same MSAG 911 addressing guidelines, so there shouldn't be any discrepancies between property addresses throughout the preliminary plat. However, because the County isn't responsible for maintaining the public roadway network within the unincorporated area, the City will have to coordinate with the Parkville Special Roads District to come up with an agreement or plan for roadway maintenance, snow removal, etc. City staff has major concerns about this because the roadway network isn't bisected by the city/county boundary at logical points, roadway breaks or intersections. Additionally, staff is worried that staff turnover in the future — from either the City or

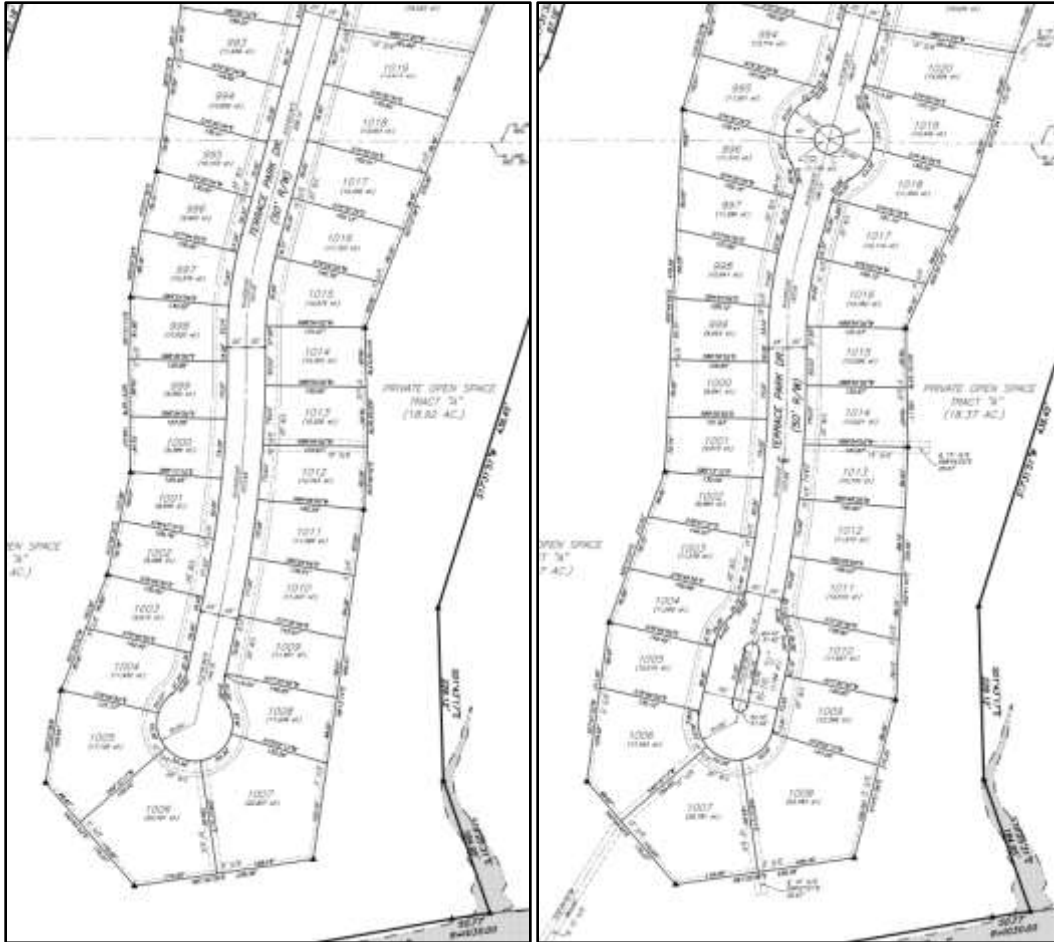
Parkville Special Roads District — will result in confusion as to who is supposed to maintain what areas of the subdivisions and sections of roadway.

A solution to staff's concerns is voluntary annexation of all subject property area within the preliminary plat for Thousand Oaks – 23rd & 24th Plats. Such action would alleviate all of the issues noted above and be in accordance with best practices, goals and recommendations of the *Parkville Master Plan*. During a review meeting with staff on October 20, 2020, the applicant stated he is open to the idea. Staff is willing to guide the applicant through the City's voluntary annexation process. As a result, a condition of approval will be for the applicant to submit a Voluntary Annexation Petition for Platte County property parcel #20-9.0-29-000-000-006.001 (26.98 acres, more or less), which resides within the Thousand Oaks – 23rd & 24th Plats.

2. Compliance with the requirements of the Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.

The preliminary plat meets the requirements of the Development Code for blocks and lot standards (i.e., height, area and bulk standards). Block sizes for the planning context of a "Suburban" area (i.e., areas removed from walkable centers, commercial corridors or large scale projects arranged around a campus) are generally between 500 ft.-1,000 ft., with maximum cul-de-sac lengths of 500 ft. However, per Section 404.010 Street Networks and Design, Subsection C.3, exceptions to the standards are allowed for blocks or parcels abutting or containing important natural features, topographical constraints or otherwise creating parts of Open and Civic Space System. As shown by the topography on Exhibit D.4, the elevation of Terrace Park Dr. to the valleys within the private open space tracts ranges from 50 ft. to 80 ft. depending on the location. Moreover, a creek runs along the eastern side of Terrace Park Dr., which the developer would like to keep undisturbed.

Despite this exception, staff had concerns about the 1,470 ft. length of Terrace Park Dr. that originally ended in a cul-de-sac (see Exhibit G). As a result, the developer made modifications to the Thousand Oaks – 24th Plat to incorporate a roundabout to 1) split up the block length along Terrace Park Dr.; and 2) serve as a traffic calming measure to prevent speeding along Terrace Park Dr. Southern Platte Fire Protection District (SPFPD) also had concerns that the Thousand Oaks – 24th Plat only had one approved fire apparatus access road serving the subdivision (see Exhibit G). As a result, the applicant reached out to Dean Cull, SPFPD Fire Marshall, to coordinate the installation of automatic sprinkler systems in all dwelling units along Terrace Park Dr. deemed necessary by SPFPD in order to meet the requirements of the 2018 International Fire Code.



Original layout of Terrace Park Dr.

Revised layout of Terrace Park Dr.

The subject property area is zoned “R-3” Single-Family Residential, and the district’s standards have minimum area (7,500 sq. ft.), width (75 ft.), and depth (100 ft.) requirements. While the preliminary plat meets all of these standards, it should be noted that in staff’s review comments, a 50 ft. perimeter buffer and septic sewer easement will affect the buildable area for certain lots within the Thousand Oaks – 23rd Plat (see Exhibit F). The applicant has surveyed and walked each of the lots in question and stated the buffer and easement should not pose any problems for builders.

All easements, setbacks and dedications are shown and properly labeled on the final plat drawings, including front, side and rear setback building requirements. It should also be noted that the applicant has requested a subdivision waiver to Section 404.030, Subsection D.5 to allow for 20 ft. front-yard setback building lines for the Thousand Oaks – 23rd and 24th Plats (Case No. PZ 2020-46).

3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.

The preliminary plat for Thousand Oaks – 23rd & 24th Plats is a new phase of the larger Thousand Oaks master development, and connects to the Thousand Oaks Sixteenth

Plat (immediately adjacent to the west) via an extension of Terrace Park Dr. The 23rd and 24th Plats have been identified as a future phase of the Thousand Oaks master development (see Exhibit E) and proposes a logical extension of streets, sanitary sewer and water connections from Thousand Oaks Sixteenth Plat.

4. Any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

Per Development Code requirements, a stormwater management analysis study has been submitted to the Public Works Department for the Thousand Oaks – 23rd and 24th plats, detailing regional detention part of the Thousand Oaks master development and containing stormwater treatment and calculations (see Exhibit C by Reference). A condition of approval will be Public Works Department review and approval of the stormwater management analysis study's methodology and stormwater best management practices (BMP). All proposed and required improvements will need to meet the City's storm drainage standards per Section 404.040, as well as stormwater management best practices per Section 407.050.

Additionally, the Public Works Department has indicated there are two stormwater drainage culvert crossings along the section of Thousand Oaks – 24th Plat adjacent to NW River Road that are significantly undersized. Because stormwater drainage from the proposed 23rd and 24th plats will drain to both of the areas containing the culverts, the existing culverts will need to be evaluated and upgraded (if deemed necessary by our Public Works Department) to handle a 10-year storm event; this will also be a condition of approval.

5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.

This application does not deter any existing or future development on the adjacent properties from meeting the goals and policies of the *Parkville Master Plan*, provided careful and appropriate consideration be given for the orderly annexation of suitable land, as noted in review criteria #1 above. To the west and northwest are previously-platted and developed phases of the Thousand Oaks master development, consistent with the proposed zoning and development of the Thousand Oaks – 23rd and 24th Plats. To the northwest immediately resides the Thousand Oaks Sixteenth Plat and to the immediate west is the Thousand Oaks – 19th Plat. To the north is undeveloped land owned by private landowners, to the east is undeveloped land owned by Forest Park Development Company LLC of Kansas City, as well as large lot estates consistent with the Residential Neighborhood land use projection. And to the south is NW River Road and agricultural farmland within the 100-year floodplain of the Missouri River.

6. The design does not impede the construction of anticipated or planned future public infrastructure within the area.

The design and layout of the preliminary plat for Thousand Oaks – 23rd and 24th Plats does not impede the construction of anticipated or planned future public infrastructure in the general area. Streets, sanitary sewer and water lines will be extended from the existing Thousand Oaks Sixteenth Plat subdivision to the immediate west.

7. The recommendations of professional staff, or any other public entity asked to officially review the plat.

When reviewing development applications (including platting applications), City staff includes Dean Cull, Fire Marshall with SPFPD in our staff review meetings. As detailed in Exhibits F and G and review criteria #2 above, the preliminary plat was reviewed by the SPFPD. SPFPD requested the location of fire hydrants be provided for their review, the location of a specific fire hydrant in the Thousand Oaks – 24th Plat be relocated, and compliance with the 2018 International Fire Code be made through one of five options, including installing automatic sprinkler systems in all dwelling units along Terrace Park Dr. deemed necessary by SPFPD.

Parkville Municipal Code, Section 403.020, Subsection E. provides criteria for how the Planning and Zoning Commission shall determine if a final plat is appropriate. The following are staff's findings and conclusions for the final plat applications (Case No. PZ 2020-29 and Case No. PZ 2020-45).

1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

The layout and design of the final plat does not deviate any from the approved preliminary plat (Case No. PZ 2019-08) with regard to block layout, street designs and access, the open space systems and civic design elements, the infrastructure, or other elements of coordinated developments. The only changes from the preliminary plat are modifications made per staff and SPFPD's concerns about Terrace Park Dr. (see Exhibits F and G, and preliminary plat review criteria #2 above), and the roadway name "Lindsey Lane" being renamed to "Terrace Park Dr." All of these modifications are consistent with the proposed preliminary plat.

2. The construction plans for any utilities, infrastructure or public facilities meet all technical specifications.

Staff has reviewed the specifications of the proposed streets — including roadway slopes and widths per American Public Works Association (APWA) standards and best practices — and easements on the final plat and determined they meet the City's standards (see Exhibits F and G). Per Development Code requirements, a stormwater management analysis study has been submitted to the Public Works Department for the Thousand Oaks – 23rd and 24th plats, detailing regional detention part of the Thousand Oaks master development and containing stormwater treatment and calculations (see Exhibit C by Reference). A condition of approval will be Public Works Department review and approval of the stormwater management analysis study's methodology and stormwater best management practices (BMP). All proposed and required improvements will need to meet the City's storm drainage standards per Section 404.040, as well as stormwater management best practices per Section 407.050.

Additionally, the Public Works Department has indicated there are two stormwater drainage culvert crossings along the section of Thousand Oaks – 24th Plat adjacent to NW River Road that are significantly undersized. Because stormwater drainage from the proposed 23rd and 24th plats will drain to both of the areas containing the culverts, the existing culverts will need to be evaluated and upgraded (if deemed necessary by our Public Works Department) to handle a 10-year storm event; this will also be a condition of approval.

3. The phasing and timing of public improvements ensures construction and performance guarantees.

The Public Works Department has approved at-risk land disturbance & grading permits for the Thousand Oaks – 23rd Plat and Thousand Oaks – 24th Plat. Per Parkville Municipal Code, Section 404.040, Subsection H., before acceptance by the City of streets or sewers, the owner shall post a maintenance bond, cash or irrevocable letter of credit satisfactory to the Board of Aldermen and in accordance with City policies and Public Works procedures. The purpose of this requirement is to guarantee against defects in construction for a period of two years. The City's Public Works Construction Inspector will work closely with the developer to ensure public improvements are constructed in accordance with the approved plans and Section 404.040.

4. Any deviation in the final plat from the preliminary plat brings the application in further compliance with the Master Plan and the purposes and intent of this code.

The final plat application does not deviate any from the approved preliminary plat (Case No. PZ 2019-08), aside from the exceptions noted in final plat review criteria #1 above. Per staff's review of the application for subdivision – preliminary plat against the requirements of Section 403.020, Subsection D, it was determined the application:

- Is in accordance with the *Parkville Master Plan*'s projection of Residential Neighborhood future land use, purposes and intent of the Development Code.
- Accomplishes the Park, Trail/Greenway, or Green open space typologies for the "Suburban" planning context of Section 404.020; as well as recommendations from the *Parkville Master Plan* for preserving major natural features in a neighborhood (streams, slopes, wetlands, floodplains and natural habitat) as open space and link those resources to public trails and pathways.
- Can be in accordance with best practices, goals and recommendations of the *Parkville Master Plan*, provided all subject property area within the Thousand Oaks – 23rd & 24th Plats are voluntarily annexed within City of Parkville municipal limits.

5. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff consulted with Dean Cull, Fire Marshall with SPFPD during review of the preliminary and final plat applications. It was determined the width of the streets (measured front-of-curb to front-of-curb) and radius of the cul-de-sacs were wide enough to support turning movements for their standard Pierce Fire Truck (duel axle; 110 ft. ladder). Additionally, SPFPD stated that the median islands within the cul-de-sacs on Golden Oak Ct. and Terrace Park Dr. should not pose any issues with emergency vehicle maneuverability. Staff also reached out to Dan Koch, Executive Director of the Platte County Regional Sewer District (PCRS) to see if he had any concerns regarding the reduced front-yard setbacks to 20 ft. Dan Koch stated he had not yet received the sanitary sewer plans, but would let staff know if he had any issues or comments.

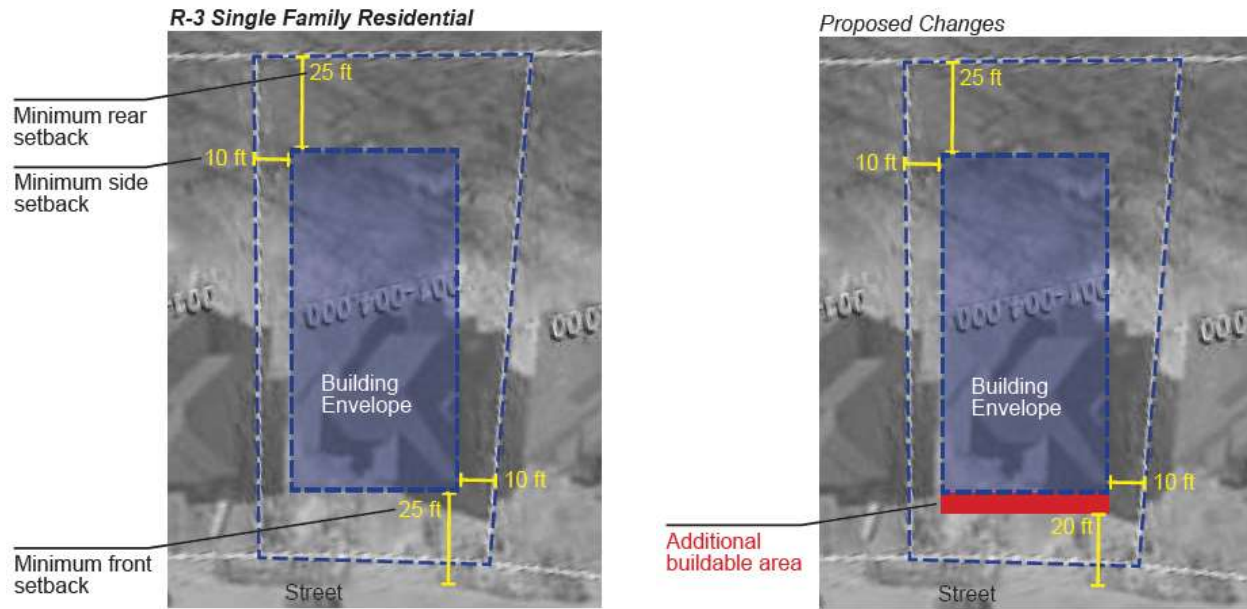
Parkville Municipal Code, Section 403.020, Subsection F. provides the Planning and Zoning Commission the ability to waive certain subdivision requirements of the Development Code contained within Chapter 404. Subdivision Regulations, through the preliminary or final plat process, provided it finds the following:

1. **Applying the standard to the specific site and application will not meet the intent of the standard.**
2. **Rather than meeting the standard, the applicants proposed design and any additional designs proposed to mitigate not meeting the standard, will equally or better meet the intent of the standard.**
3. **Meeting the standard is not necessary to meet any of the public goals associated with the standard when considering the application in a broader and long-range context.**
4. **Waiver of the standard will not be detrimental to any adjacent property owners or any future development opportunities on adjacent property.**

The applicant has requested a subdivision waiver to Section 404.030, Subsection D.5 to allow for 20 ft. front-yard setback building lines for the Thousand Oaks – 23rd and 24th Plats (Case No. PZ 2020-46). While rolling terrain and bluffs are common throughout Parkville's city limits, the applicant has noted severe topographical conditions and significant elevations along the proposed extension of Terrace Park Dr. As shown by the topography on the preliminary plat, the elevation of Terrace Park Dr. to the valleys within the private open space tracts ranges from 50 ft. to 80 ft. depending on the location (see Exhibit D.4).

The applicant has noted there are challenges to safely develop single-family residences in this area of Parkville based on the unique topographical conditions of the subject property area within the southern portion of the Thousand Oaks master development, according to the building line setback requirements of the applicable "R-3" Single-Family Residential Zoning District. A subdivision waiver allowing the reduction in front-yard setbacks from 25 ft. to 20 ft. would allow future property owners and builders flexibility to orient and position homes in a safer manner on each lot, away from the substantial elevation drop-offs in the rear yard of properties. In addition, the subdivision waiver would save future property owners and builders from additional grading and retaining walls to stabilize the land and in some cases would preserve a greater area of the back yard of lots for trees and open space.

Zoning District	Front Setback	Side Setback	Rear Setback
R-1 Single-Family Residential	40 ft.	10 ft.	50 ft.
R-2 Single-Family Residential	25 ft.	10 ft.	30 ft.
R-3 Single-Family Residential	25 ft.	10 ft.	25 ft.
R-4 Mixed-Density Residential	10-50 ft.*	5-10 ft.*	10-25 ft.*
R-5 Multi-Family Residential	30 ft.	20 ft.	20 ft.



Setback requirements exist for a number of reasons including safety, protection and privacy — ensuring that property rights do not infringe upon the rights of others by allowing adequate private and open space (see Exhibit H). The primary purpose of the front-yard setback requirement is to help establish private property from public property by providing adequate depth for private uses (e.g., lawn, trees, light and open space). In residential districts, this typically includes adequate space for a driveway to accommodate a parked motor vehicle — at least 18.5 ft. in parking depth. Staff notes that the City’s parking requirement and other public goals associated with the front-yard building setback standard can still be met with 20 ft. front-yard setbacks, as demonstrated by residential development throughout 20 subdivisions (totaling 505 lots) over the past 56 years. It should be noted this does not include numerous Thousand Oaks subdivisions in Unincorporated Platte County, Mo. or individual lots within Parkville municipal limits of Thousand Oaks with 20 ft. front-yard setbacks approved by variances via the Board of Zoning Adjustment.

Subdivision	Street Name	Front-Yard Setback	# of Lots
Reserve at Riss Lake	Shoreline Dr., Edgewater Dr.	20 ft.	20
Riss Lake Meadows 1 st Plat	Quail Ridge	20 ft.	18
Riss Lake 6 th Plat	Timbercrest, Twilight	20 ft.	15
Riss Lake 4 th Plat	Walnut Way	20 ft.	14
Riss Lake 12 th Plat	Lance Circle	20 ft.	5
The National 1 st Plat	N National Dr., Ridge Rd	20 ft.	10
The National 2 nd Plat	Waters Edge Dr.	20 ft.	12
The National 3 rd Plat	Claret Rd.	10 ft.	52
The National 8 th Plat	N National Dr.	20 ft.	12
The National 9 th Plat	N National Dr.	20 ft.	8
The National 10 th Plat	N National Dr.	20 ft.	12
Cider Mill 7 th Plat	S National Dr., Barn Hill Rd.	20 ft.	58
Watson Country Lane	Watsons Country Ln	20 ft.	7

The Lodges at the National	Allen Way	10 and 15 ft.	8
Townhomes at The National 1 st Plat	Limestone Rd.	20 ft.	50
Townhomes at The National 2 nd Plat	Limestone Ct.	20 ft.	15
Thousand Oaks Sixteenth Plat	Thousand Oaks Dr.	20 ft.	51
Thousand Oaks – 19 th Plat	Thousand Oaks Dr.	20 ft.	50
Thousand Oaks – 20 th Plat	NW Myers Cir	20 ft.	32
Thousand Oaks – 22 nd Plat	Thousand Oaks Pl.	20 ft.	56
Total			505

This history of modified setback standards in residential subdivisions also demonstrates that a waiver of the standard will not be detrimental to any adjacent property owners or any future development opportunities on adjacent property. Additionally, as noted in the table above, at least four subdivision within the Thousand Oaks master development (i.e., Thousand Oaks Sixteenth Plat, Thousand Oaks – 19th Plat, Thousand Oaks – 20th Plat, Thousand Oaks 22nd Plat) contain 20 ft. front-yard setbacks and have had no significant impacts on adjacent subdivisions, including adjacent plats in Unincorporated Platte County, Mo. zoned “R-7” Single-Family High Density District containing 30 ft. front-yard setbacks. Also, the immediately adjacent Thousand Oaks Sixteenth Plat contains 20 ft. front-yard setbacks, and continuing this standard into the Thousand Oaks – 23rd & 24th Plats would provide continuity for the aesthetics of homes located along Terrace Park Dr.

Recognizing the precedent of the City allowing 20 residential subdivisions (totaling 505 lots) with 20 ft. front-yard setbacks or less, and the ability for each lot to still meet the Development Code’s requirement of two parking spaces per dwelling unit (at least 18.5 ft. of depth), staff has no objections to the subdivision waiver. Staff also finds that the requested setback standards would reduce sprawl and by limiting space needed for each lot, permit more usable space in the rear-yard of lots, and limit the amount of impervious surface needed which helps with stormwater infiltration.

Staff Conclusions

- Subdivision Wavier (Thousand Oaks – 23rd and 24th Plats)

Staff concludes that with the exceptions noted above, the Application for Subdivision Waiver to Section 404.030, Subsection D. of the Development Code for the Thousand Oaks – 23rd and 24th Plats would still meet the intent of the front-yard setback building standards; would not negatively affect any public goals associated with the standard when considering the application in a broader and long-range context; would not be detrimental to any adjacent property owners or any future development opportunities on adjacent property; and over the past 56 years, the City has approved and allowed modifications of the front-yard setback building standard for 20 residential subdivisions totaling 505 lots.
- Final Plat (Thousand Oaks – 23rd Plat)

Staff concludes that with the exceptions noted above, the proposed final plat application: Is substantially consistent with the approved preliminary plat (Case No. PZ 2019-08); the construction plans for any utilities, infrastructure or public facilities meets all technical specifications; the phasing and timing of public improvements ensures construction and performance guarantees; there are no significant deviations from the preliminary plat; the final plat is in accordance with the *Parkville*

Master Plan's future land use projection; the final plat accomplishes the Park, Trail/Greenway, or Green open space typologies for the "Suburban" planning context of Section 404.020; and the final plat can be in accordance with best practices, goals and recommendations of the *Parkville Master Plan*, provided all subject property are within the Thousand Oaks – 23rd Plat is voluntarily annexed within City of Parkville municipal limits; and the final plat has been reviewed by professional staff from the SPFPD and will be reviewed by professional staff from the PCRSD.

- Final Plat (Thousand Oaks – 24th Plat)

Staff concludes that with the exceptions noted above, the proposed final plat application: Is substantially consistent with the approved preliminary plat (Case No. PZ 2019-08); the construction plans for any utilities, infrastructure or public facilities meets all technical specifications; the phasing and timing of public improvements ensures construction and performance guarantees; there are no significant deviations from the preliminary plat; the final plat is in accordance with the *Parkville Master Plan's* future land use projection; the final plat accomplishes the Park, Trail/Greenway, or Green open space typologies for the "Suburban" planning context of Section 404.020; and the final plat can be in accordance with best practices, goals and recommendations of the *Parkville Master Plan*, provided all subject property are within the Thousand Oaks – 24th Plat is voluntarily annexed within City of Parkville municipal limits; and the final plat has been reviewed by professional staff from the SPFPD and will be reviewed by professional staff from the PCRSD.

Staff Recommendations

- Subdivision Waiver (Thousand Oaks – 23rd and 24th Plats)

Staff recommends approval of the Application for Subdivision Waiver for Forest Park Development Company LLC of Kansas City, based on the merits of the application and the findings and conclusions in the report.

- Final Plat (Thousand Oaks – 23rd Plat)

Staff recommends approval of the Application for Subdivision – Final Plat for Thousand Oaks – 23rd Plat (Case No. PZ 2020-29) for Forest Park Development Company LLC of Kansas City based on the merits of the application and the findings and conclusions in the report, subject to the following conditions:

- Review and approval of sanitary sewer plans by the Platte County Regional Sewer District (PCRSD).
- Review and approval of the location of fire hydrants by the Southern Platte Fire Protection District (SPFPD)
- Installation of automatic sprinkler systems in all dwelling units along Terrace Park Dr. deemed necessary by SPFPD in order to be in compliance with and meet the requirements of the 2018 International Fire Code.
- Public Works Department review and approval of the stormwater management analysis study's methodology and stormwater best management practices (BMP).
- Submittal of a valid Voluntary Annexation Petition for the portion of property included in the plat currently located outside of the existing City boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.

- Submittal of an Application for Zoning Map Amendment for the portion of property annexed into City of Parkville municipal limits, to rezone said annexed property to a Parkville City zoning district via ordinance.
 - Board of Aldermen acceptance of cash in lieu of park land dedication as allowed by Parkville Municipal Code, Section 404.020.
 - Payment of public improvement fees as required by Parkville Municipal Code, Chapter 800 Fee Ordinance.
 - Any other conditions the Planning and Zoning Commission determines are necessary.
- Final Plat (Thousand Oaks – 24th Plat)
Staff recommends approval of the Application for Subdivision – Final Plat for Thousand Oaks – 24th Plat (Case No. PZ 2020-45) for Forest Park Development Company LLC of Kansas City based on the merits of the application and the findings and conclusions in the report, subject to the following conditions:
 - Review and approval of sanitary sewer plans by the Platte County Regional Sewer District (PCRSB).
 - Review and approval of the location of fire hydrants by the Southern Platte Fire Protection District (SPFPD)
 - Installation of automatic sprinkler systems in all dwelling units along Terrace Park Dr. deemed necessary by SPFPD in order to be in compliance with and meet the requirements of the 2018 International Fire Code.
 - Public Works Department review and approval of the stormwater management analysis study's methodology and stormwater best management practices (BMP).
 - Public Works Department evaluation of the existing stormwater drainage culverts along NW River Road (adjacent to the Thousand Oaks – 24th Plat), and upgrading of the stormwater infrastructure to handle a 10-year storm event if deemed necessary by the Public Works Department.
 - Submittal of a valid Voluntary Annexation Petition for the portion of property included in the plat currently located outside of the existing City boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.
 - Submittal of an Application for Zoning Map Amendment for the portion of property annexed into City of Parkville municipal limits, to rezone said annexed property to a Parkville City zoning district via ordinance.
 - Board of Aldermen acceptance of cash in lieu of park land dedication as allowed by Parkville Municipal Code, Section 404.020.
 - Payment of public improvement fees as required by Parkville Municipal Code, Chapter 800 Fee Ordinance.
 - Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendations 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 applications, supporting information, associated exhibits, factors discussed above and any testimony presented at the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the applications 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 for the Application for Subdivision Wavier will be final, unless an Appeal of Decision is filed by the Board of Aldermen within 15 days of the Planning and Zoning Commission's decision per Section 403.010, Subsection H. Unless postponed, the Planning and Zoning Commission's action for the Applications for Subdivision – Final Plat will be forwarded to the Board of Aldermen on December 15, 2020 for first action.

End of Memorandum



12-04-2020

Stephen Lachky, AICP, CPM, CFM
Community Development Director

Date



COMMUNITY DEVELOPMENT
8880 Clark Avenue
Parkville, MO 64152
(816) 741-7676
(816) 741-0013 FAX

Application #: PZ 2020-29
Date Submitted: July 23, 2020
Public Hearing: _____
Date Approved: _____

Application for Final Plat

1. Applicant / Contact Information

Applicant(s)

Name: FOREST PARK DEV.
Address: 6014 N. 9 Hwy.
City, State: PARKVILLE, MO 64152
Phone: 816-591-2550 Fax: _____
E-mail: dbarth@kc.rr.com

Engineer and/or surveyor(s) preparing plat

Name: AYLETT SURVEY CO.
Address: 201 NW 72ND ST.
City, State: GLADSTONE, MO 64118
Phone: 816-436-0732 Fax: 816-436-0767
E-mail: jason@Sams-Survey.com

Owner(s), if different from applicant

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

Contact Person

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 development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) _____

Date: 7/23/20

Property Owner's Signature (Required) _____

Date: 7/23/20

2. Property Information

Name and phase of plat: THOUSAND OAKS 23RD

Final plat in substantial conformance with approved preliminary plat? YES

If not, explain: _____

Zoning district: R-3

Anticipated uses: SINGLE FAMILY RES.

Acreage of this phase: 31.16 Ac.

Number of lots: 56

Minimum lot size: 10,140 S.F. 78'x130'

Density of development: 1.8 Lots/Ac.

3. Additional Factors affecting the project

Please include other comments or factors relating to the proposed subdivision in an attached narrative.

4. Public Improvements

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

Improvement plans submitted and approved for:

Streets and access: UNDER REVIEW
Date approved

Length of new streets: 2,669

Surface material: ASPHALT

Maximum grade: 8%

Sanitary sewer: PCRSO - UNDER REVIEW
Entity and date approved

Missouri Department of Natural Resources approval: _____
Date approved

Water: MO. AMERICAN - UNDER REVIEW
Entity and date approved

Erosion and sediment control as per NPDES II: _____
Date approved

Flood plain development permit (if required): NA
Date approved

5. Checklist of required submittals

- ☒ Completed application, including plat with all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00 and \$5.00 per lot (minimum \$305.00).
- ☐ Submit twelve (12) copies of the final plat (24" x 36" or larger) and any supporting documentation, and one electronic copy (pdf) of the same for initial review by city staff and utility and service providers. Note that prior to Planning Commission and Board of Aldermen consideration additional copies will be required.
- ☒ Authorization signature of the owner of record of the property to be platted.
- ☒ Copy of any covenants and/or deed restrictions to be recorded with the Plat.
- ☒ Executed deed of release for any right-of-way dedicated to the city.
- ☒ Guarantees in the form of performance bonds or other city approved instrument ensuring the satisfactory completion of public improvements. The maintenance period for public improvements is two (2) years.

For City Use Only

Application accepted as complete by: Stephen Lahtky, Community Development Director July 23, 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: _____



COMMUNITY DEVELOPMENT
8880 Clark Avenue
Parkville, MO 64152
(816) 741-7676
(816) 741-0013 FAX

Application #: PZ 2020-45
Date Submitted: 9/18/2020
Public Hearing: _____
Date Approved: _____

Application for Final Plat

1. Applicant / Contact Information

Applicant(s)

Name: FOREST PARK DEV. OF KC
Address: 6014 N. HWY. 9
City, State: PARKVILLE, MO 64152
Phone: 816-591-2550 Fax: _____
E-mail: dbarth@kc.rr.com

Engineer and/or surveyor(s) preparing plat

Name: AYLETT SURVEY CO.
Address: 201 NW 72nd St.
City, State: GLADSTONE, MO 64118
Phone: 816-436-0732 Fax: 816-436-0767
E-mail: _____

Owner(s), if different from applicant

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

Contact Person

Name: JASON ROBBINS
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: jason@sams-survey.com

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)

[Signature] Date: 9/17/2020

Property Owner's Signature (Required)

[Signature] Date: 9/17/2020
MEMBER
MEMBER

2. Property Information

Name and phase of plat: THOUSAND OAKS 24th PLAT

Final plat in substantial conformance with approved preliminary plat? YES

If not, explain: _____

Zoning district: R-3

Anticipated uses: SINGLE FAMILY RES.

Acreage of this phase: 46.01

Number of lots: 71

Minimum lot size: 8,849 s.f.

Density of development: 1.5 Lots/ACRE

3. Additional Factors affecting the project

Please include other comments or factors relating to the proposed subdivision in an attached narrative.

4. Public Improvements

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

Improvement plans submitted and approved for:

Streets and access: _____
Date approved

Length of new streets: 3,000 Lin. Ft.

Surface material: ASPHALT Maximum grade: 5.17%

Sanitary sewer: PCPSD
Entity and date approved

Missouri Department of Natural Resources approval: _____
Date approved

Water: MISSOURI AMERICAN
Entity and date approved

Erosion and sediment control as per NPDES II: JUNE 2020
Date approved

Flood plain development permit (if required): _____
Date approved

5. Checklist of required submittals

- ☒ Completed application, including plat with all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00 and \$5.00 per lot (minimum \$305.00).
- ☒ Submit twelve (12) copies of the final plat (24" x 36" or larger) and any supporting documentation, and one electronic copy (pdf) of the same for initial review by city staff and utility and service providers. Note that prior to Planning Commission and Board of Aldermen consideration additional copies will be required.
- ☒ Authorization signature of the owner of record of the property to be platted.
- ☐ Copy of any covenants and/or deed restrictions to be recorded with the Plat.
- ☐ Executed deed of release for any right-of-way dedicated to the city.
- ☐ Guarantees in the form of performance bonds or other city approved instrument ensuring the satisfactory completion of public improvements. The maintenance period for public improvements is two (2) years.

For City Use Only

Application accepted as complete by: Stephen Lachky, Community Development Director 9/21/2020
Name/Title Date

Application fee payment: ☒ Check # 5402 ☐ M.O. ☐ Cash for \$655.00

☐ 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 #: PZ 2020-46Date Submitted: November 6, 2020Public Hearing: November 10, 2020

Date Approved: _____

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

Application for Subdivision Waiver

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

1. Applicant/Contact Information**Applicant(s)**Name: Forest Park Development Company of Kansas City, LLCAddress: 6014 N 9 HighwayCity, State: Parkville, MO 64152Phone: (816) 591-2550

Fax: _____

E-mail: dbarth@kc.rr.com**Owner(s), if different from applicant(s)**

Name: _____

Address: _____

City, State: _____

Phone: _____

Fax: _____

E-mail: _____

Engineer/Surveyor(s) preparing plat & legal descriptionName: Aylett Survey & Engineering CompanyAddress: 201 NW 72nd StreetCity, State: Gladstone, MO 64118Phone: (816) 436-0732Fax: (816) 436-0767E-mail: jason@sams-survey.com**Contact Person, if different from applicant(s)**Name: Sam Aylett and Jason Robbins

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: 11/06/20**Property Owner's Signature** (Required) _____FOREST PARK DEV. OF K.C.
DAVID BARTHDate: 11/06/20LLC**2. Property Information**Name and phase of subdivision plat: Thousand Oaks - 23rd Plat, Final Plat; Thousand Oaks - 24th Plat, Final PlatCurrent use(s) of the property: Grading and infrastructure being installedAnticipated use(s) of the property: Single-family residential dwelling unitsCurrent zoning district: "R-3" Single-Family ResidentialProposed zoning district: "R-3" Single-Family ResidentialAcreage of this phase: 77.17 acres, more or lessAcreage open space: 26.37Number of lots: 127Density of development: 1.65 units per acre

Application #: P2 2020-46

Attach a narrative addressing:

1. How applying the standard to the specific site and application would not meet the intent of the standard.
2. How, rather than meeting the standard, the granted waiver would equally or better meet the intent of the standard.
3. How meeting the standard is not necessary to meet any of the public goals associated with the standard when considering the application in a broader and long-range context.
4. How the waiver would not be detrimental to any adjacent property owners or any future development opportunities on adjacent property.

3. Checklist of required submittals

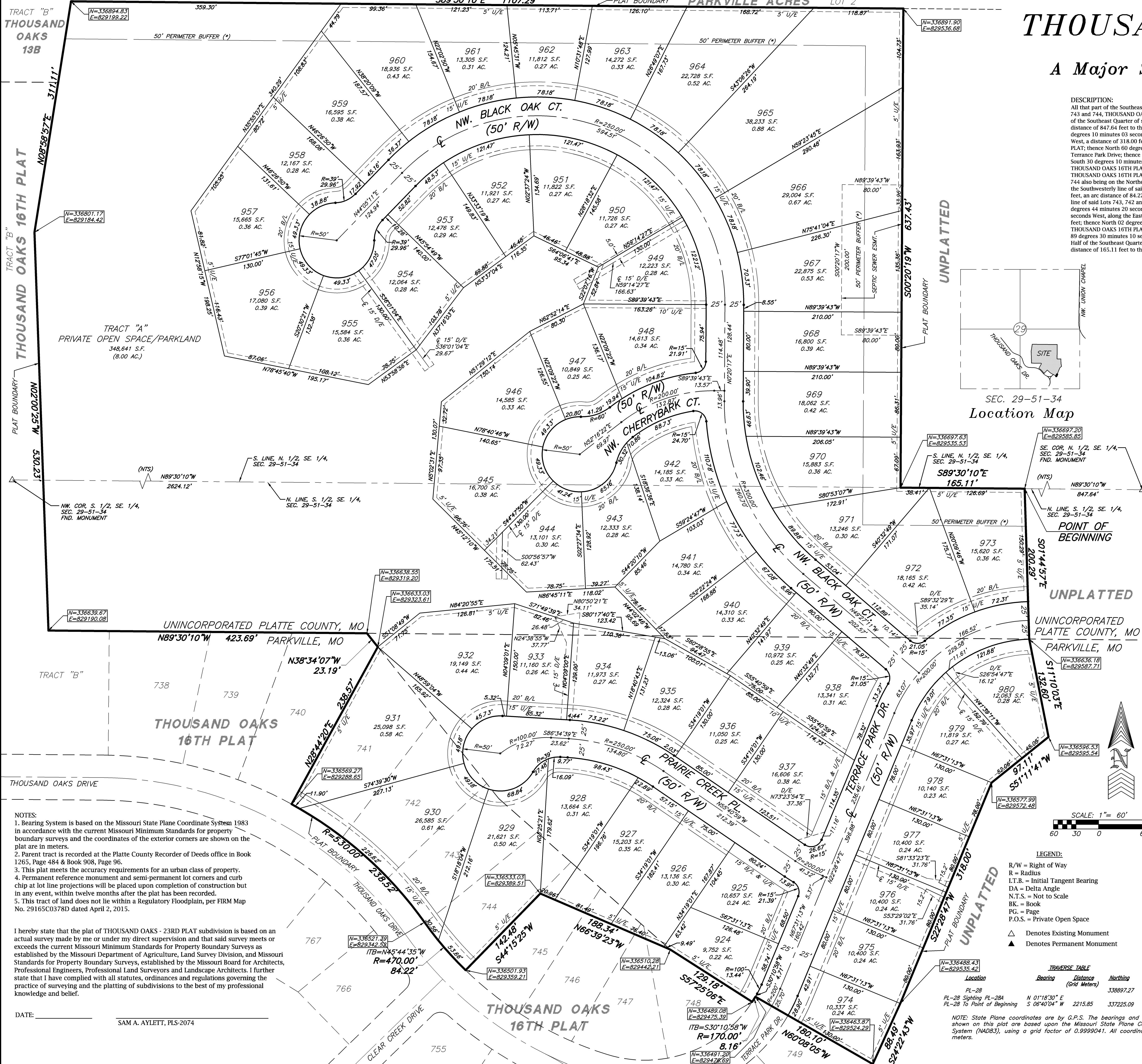
- ☒ Completed application, including all required details and supporting data.
- ☒ Complete legal description of the applicable property (if requested by the Community Development Director).
- ☒ Authorized signature of the applicant and property owner.
- ☒ Copies and/or electronic (PDF format) of the subdivision plat or site plan showing proposed waiver in relation to property boundaries and other site features related to the proposed waiver (if requested by the Community Development Director).

For City Use Only

Application accepted as complete by: Stephen Lacky, Community Development Director November 6, 2020
Name/Title Date

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

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



THOUSAND OAKS - 23RD PLAT

FINAL PLAT

A Major Subdivision in the City of Parkville and Platte County, Missouri

DESCRIPTION: All that part of the Southeast Quarter of Section 29, Township 51, Range 34 being partially in Platte County and in the City of Parkville, Platte County, Missouri and all that part of Lots 741, 742, 743 and 744, THOUSAND OAKS 16TH PLAT, a subdivision of land in the City of Parkville, Platte County, Missouri described as follows: Commencing at the Southeast corner of the North One Half of the Southeast Quarter of said Section 29; thence North 89 degrees 30 minutes 10 seconds West, along the South line of the North One Half of the Southeast Quarter of said Section 29, a distance of 847.64 feet to the Point of Beginning of the tract of land herein to be described; thence South 01 degrees 44 minutes 57 seconds East, a distance of 200.29 feet; thence South 11 degrees 10 minutes 03 seconds East, a distance of 132.60 feet; thence South 51 degrees 11 minutes 41 seconds West, a distance of 97.11 feet; thence South 22 degrees 28 minutes 47 seconds West, a distance of 318.00 feet; thence South 24 degrees 15 minutes 23 seconds West, along the Southerly line of said Lot 744, a distance of 142.48 feet to the most Southerly corner of said Lot 749 of said THOUSAND OAKS 16TH PLAT; thence North 60 degrees 08 minutes 05 seconds West, along the Easterly line of said THOUSAND OAKS 16TH PLAT, a distance of 180.10 feet to a point on the Northerly right of way line of Terrace Park Drive; thence Southwesterly along a curve to the right, along said right of way line and the Easterly line of said THOUSAND OAKS 16TH PLAT, having an initial tangent bearing of South 30 degrees 10 minutes 58 seconds West and a radius of 170.00 feet, an arc distance of 8.16 feet; thence North 57 degrees 25 minutes 06 seconds West, along the Easterly line of said THOUSAND OAKS 16TH PLAT, a distance of 129.18 feet; thence North 66 degrees 39 minutes 23 seconds West, a distance of 188.34 feet to a point on the Southerly line of said Lot 744; thence North 28 degrees 44 minutes 20 seconds East, along the Westerly line of said Lot 741, a distance of 238.57 feet to the most Southerly corner of said Lot 741; thence North 38 degrees 34 minutes 07 seconds West, along the Easterly line of said THOUSAND OAKS 16TH PLAT, a distance of 23.19 feet; thence North 89 degrees 30 minutes 10 seconds West, along said line, a distance of 423.69 feet; thence North 02 degrees 00 minutes 25 seconds West, along said line, a distance of 530.23 feet; thence North 08 degrees 58 minutes 57 seconds East, along the Easterly line of said THOUSAND OAKS 16TH PLAT and the Easterly line of THOUSAND OAKS - PHASE 13B, a subdivision of land in the City of Parkville, Platte County, Missouri, a distance of 311.11 feet; thence South 89 degrees 30 minutes 10 seconds East, a distance of 1107.29 feet; thence South 00 degrees 20 minutes 19 seconds West, a distance of 637.43 feet to a point on the South line of the North One Half of the Southeast Quarter of said Section 29; thence South 89 degrees 30 minutes 10 seconds East, along the South line of the North One Half of the Southeast Quarter of said Section 29, a distance of 165.11 feet to the Point of Beginning. Said tract of land contains 31.16 acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "THOUSAND OAKS 23RD PLAT".

STREETS: Streets and Right of Ways shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby so established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line. The portion of this plat within unincorporated Platte County is zoned PR (Planned Residential) and shall have a front setback of 20 feet as shown, a rear yard setback of 20 feet, a side yard setback of 6.5 feet and a 50 foot perimeter buffer along any non Thousand Oaks property. Variance case number B2A04-15 was approved on October 20, 2014, which allowed a reduction of the side-yard setbacks in an R-3 District from 10 feet to 6.5 feet for the Thousand Oaks Estates development with the condition that there would be a 10 foot side yard setback requirement for any property abutting non Thousand Oaks property.

EASEMENTS DEDICATION: An easement is hereby granted to Parkville, Missouri, and to the utility companies franchised to operate in Parkville, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated "Utility Easement" or "U/E". Where other easements are designed for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Parkville, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to utility easements.

EASEMENTS DEDICATION: An easement is hereby granted to Platte County, Missouri, as trustee for the public for locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under, and along the strips of land designated as utility easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction, proper, safe, and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Platte County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Platte County Planning and Zoning Director. The septic sewer easement located on Lots 966 thru 968 is for the benefit of the property owner on the East and no building or structure shall be constructed thereon (except grass, shrubs and fences).

DRAINAGE EASEMENTS: An easement is hereby granted to Parkville, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for stormwater drainage including, but not limited to, underground pipes and conduits, any or all of them upon, over, under and along the strips of land designated "Drainage Easement" or "D/E".

PERPETUAL DRAINAGE EASEMENT: Perpetual Drainage Easements indicated on the plat as "D/E" are hereby dedicated to Platte County Missouri such that the County may direct storm water and other surface waters and construct such improvements as County may deem necessary to direct and convey such storm water and other surface waters on, over, under and through the designated Perpetual Drainage Easement. County shall have the right at all times to go upon the Perpetual Drainage Easement to inspect, maintain, repair and improve on, under, over and through the easements in such manner as County deems necessary in County's sole discretion. The Property owners shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the drainage of water in the easements, shall not build any structure or other obstruction which may interfere with the drainage of water in the easements, shall not perform any grading or other disturbance of the easements without the specific approval of County and shall not make any attempt to redirect the flow of water in the easements unless specifically approved by County. The maintenance of all storm sewer improvements (inlets, pipes, detention areas, etc.) outside of public right of way shall be the responsibility of the homeowner's association.

SEWER EASEMENTS: An easement or license is hereby granted to Platte County Regional Sewer District to locate, construct and maintain or authorize the location, construction and maintenance and use of sanitary sewer mains under and along the strips designated "Sewer Easement" or "S/E".

RESTRICTIONS: Covenants and restrictions have been filed simultaneously with this plat in Book _____, Page _____.
PRIVATE OPEN SPACE: Tract A is reserved for Private Open Space / Parkland and is to be owned and maintained by the Homeowners Association.
IN TESTIMONY WHEREOF: FOREST PARK DEVELOPMENT COMPANY OF KANSAS CITY, LLC, a Missouri Limited Liability Company, has by the authority of its Members caused this instrument to be executed by its Member this ____ day of _____, 20____.

FOREST PARK DEVELOPMENT COMPANY OF KANSAS CITY, LLC

STATE OF MISSOURI } s.s.
COUNTY OF _____

Be it remembered that on this ____ day of _____, 20____ before me the undersigned Notary Public in and for the County and State above mentioned, came David Barth, Member of FOREST PARK DEVELOPMENT COMPANY OF KANSAS CITY, LLC, a Missouri Limited Liability Company, who is personally known to me and who told me that he executed this instrument as the free act and deed of said FOREST PARK DEVELOPMENT COMPANY OF KANSAS CITY, LLC and was signed by its authority, in testimony whereof.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri, on the day and year last written.

My Commission Expires: _____ NOTARY PUBLIC

BOARD OF ALDERMEN
City of Parkville, Missouri: This is to Certify that this plat of THOUSAND OAKS 23RD PLAT, was duly submitted to and considered by and approved by the Board of Aldermen of Parkville, Missouri, by Ordinance No. _____ duly authenticated as passed this ____ day of _____, 20____.

MAYOR: Nanette K. Johnston CITY CLERK: Melissa McChesney

PLATTE COUNTY PLANNING COMMISSION

This plat of "THOUSAND OAKS 23RD PLAT" has been submitted to and considered by the Platte County Planning Commission and is hereby approved, this ____ day of _____, 20____.

Michael Sinkhorn, Chairman Aaron Jung, Secretary

FINAL PLAT
THOUSAND OAKS - 23RD PLAT
A MAJOR SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI & PLATTE COUNTY, MISSOURI

AYLETT SURVEYING & ENGINEERING COMPANY
LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING
201 NW 72ND ST. ~ GLADSTONE, MO 64118
PH. (816) 436-0732 ~ FAX (816) 436-0767

Developer:
FOREST PARK DEVELOPMENT OF KANSAS CITY, LLC
6014 N. HWY. 9
PARKVILLE, MO 64152

SHEET 1 OF 1

Drawn By: JKR File Name: 51808FPA SEC: 29-51-34 Date: November 3, 2020 Job No: 51808

Page 31 of 75

NOTES:
1. Bearing System is based on the Missouri State Plane Coordinate System 1983 in accordance with the current Missouri Minimum Standards for property boundary surveys and the coordinates of the exterior corners are shown on the plat are in meters.
2. Parent tract is recorded at the Platte County Recorder of Deeds office in Book 1265, Page 484 & Book 908, Page 96.
3. This plat meets the accuracy requirements for an urban class of property.
4. Permanent reference monument and semi permanent lot corners and curb chip at lot line projections will be placed upon completion of construction but in any event, within twelve months after the plat has been recorded.
5. This tract of land does not lie within a Regulatory Floodplain, per FIRM Map No. 29165C0378D dated April 2, 2015.

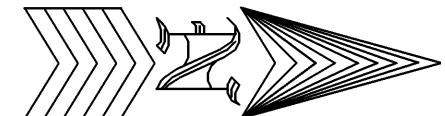
I hereby state that the plat of THOUSAND OAKS - 23RD PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: _____
SAM A. AYLETT, PLS-2074

THOUSAND OAKS - 24TH PLAT

FINAL PLAT

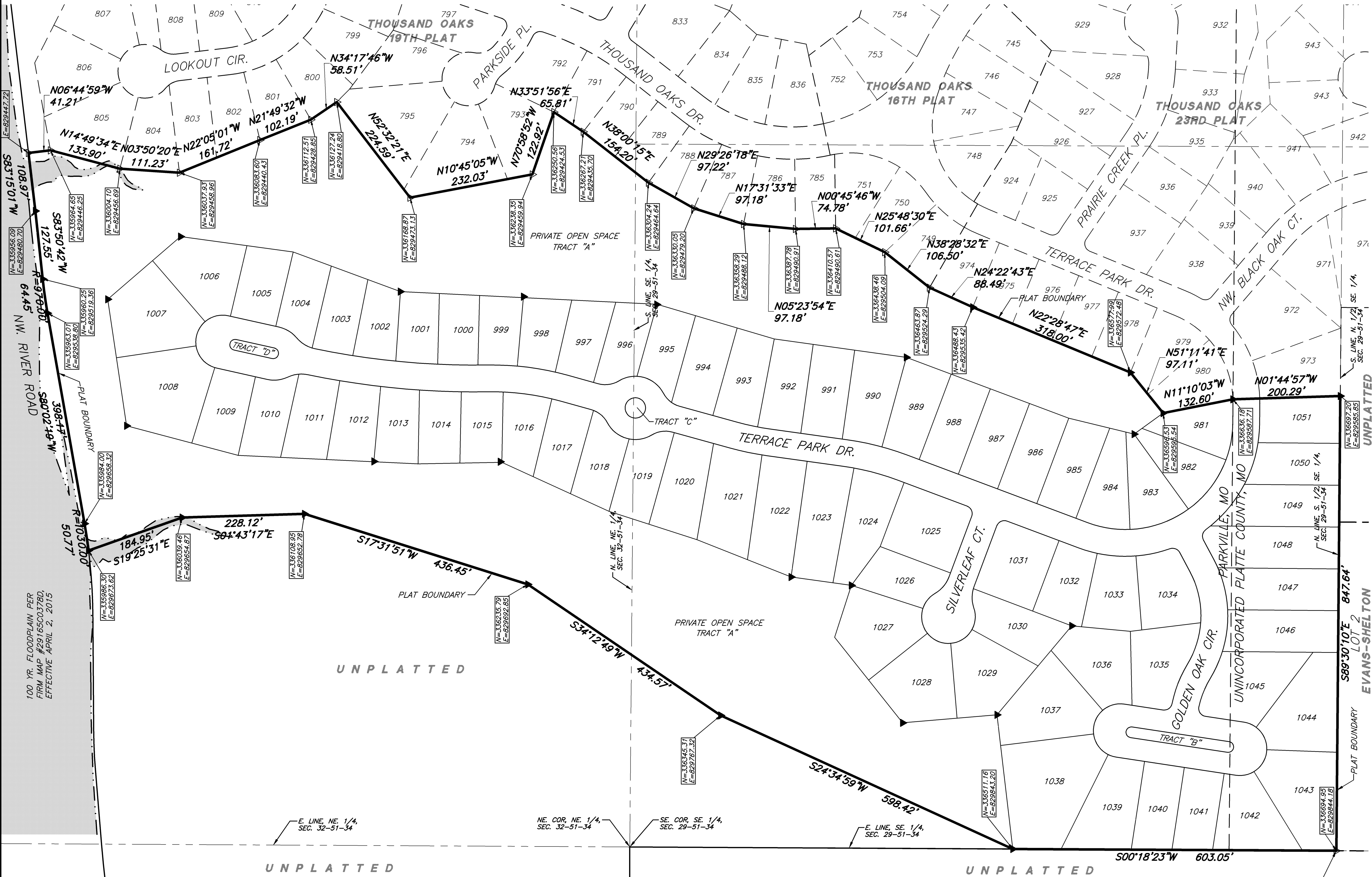
A Major Subdivision in the City of Parkville and
Platte County, Missouri



SCALE: 1" = 100'

SEC. 29 & 32-51-34
Location Map

LEGEND:
R/W = Right of Way
R = Radius
I.T.B. = Initial Tangent Bearing
DA = Delta Angle
N.T.S. = Not to Scale
BK = Book
PG. = Page
P.O.S. = Private Open Space
△ Denotes Existing Monument
▲ Denotes Permanent Monument



100 YR. FLOODPLAIN PER
FIRM MAP #59165C0378D,
EFFECTIVE APRIL 2, 2015

I hereby state that the plat of THOUSAND OAKS - 24TH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: _____
SAM A. AYLETT, PLS-2074

NOTES:

- Bearing System is based on the Missouri State Plane Coordinate System 1983 in accordance with the current Missouri Minimum Standards for property boundary surveys and the coordinates of the exterior corners are shown on the plat are in meters.
- Parent tract is recorded at the Platte County Recorder of Deeds office in Book 1265, Page 484 & Book 908, Page 96.
- This plat meets the accuracy requirements for an urban class of property.
- Permanent reference monument and semi-permanent lot corners and curb chip at lot line projections will be placed upon completion of construction but in any event, within twelve months after the plat has been recorded.
- This tract of land does not lie within a Regulatory Floodplain, per FIRM Map No. 29165C0378D dated April 2, 2015.

TRAVERSE TABLE			
Location	Bearing	Distance (Grid Meters)	Nothing
PL-28			
PL-28 Sighting PL-28A	N 01°18'30" E	33889.727	829848.79
PL-28 To Point of Beginning	S 00°07'12" W	2202.44	336694.95

NOTE: State Plane coordinates are by G.P.S. The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System (NAD83), using a grid factor of 0.9999041. All coordinates are in meters.

POINT OF BEGINNING
NE COR. S. 1/2, SE. 1/4,
SEC. 29-51-34
FND. MONUMENT

DESCRIPTION:

All that part of the Southeast Quarter of Section 29 and the Northeast Quarter of Section 32, Township 51, Range 34 being partially in the City of Parkville, Platte County, Missouri and partially in Platte County, Missouri described as follows: Beginning at the Northeast corner of the South One Half of the Southeast Quarter of said Section 29; thence South 00 degrees 18 minutes 23 seconds West, along the East line of the Southeast Quarter of said Section 29, a distance of 603.05 feet; thence South 24 degrees 34 minutes 59 seconds West, a distance of 598.42 feet; thence South 34 degrees 12 minutes 49 seconds West, a distance of 434.57 feet; thence South 17 degrees 31 minutes 51 seconds West, a distance of 436.45 feet; thence South 01 degrees 43 minutes 17 seconds East, a distance of 228.12 feet; thence South 19 degrees 25 minutes 31 seconds East, a distance of 184.95 feet to a point on the Northerly right of way line of NW River Road; thence Southwesterly along a curve to the left having an initial tangent bearing of South 82 degrees 52 minutes 45 seconds West and a radius of 1030.00 feet and an arc distance of 50.77 feet; thence continuing along said right of way line, South 80 degrees 02 minutes 19 seconds West, a distance of 398.17 feet; thence continuing Southwesterly along said right of way line, along a curve to the right being tangent to the last described course having a radius of 970.00 feet, an arc distance of 64.45 feet; thence continuing along said right of way line, South 83 degrees 51 minutes 42 seconds West, a distance of 127.55 feet; thence continuing along said right of way line, South 83 degrees 15 minutes 15 seconds West, a distance of 108.97 feet to the Southeast corner of THOUSAND OAKS 19TH PLAT, a subdivision of land in the City of Parkville, Platte County, Missouri; thence the following courses and distances along the Easterly line of said THOUSAND OAKS 19TH PLAT; thence North 06 degrees 44 minutes 59 seconds West, a distance of 41.21 feet; thence North 14 degrees 49 minutes 34 seconds East, a distance of 133.90 feet; thence North 03 degrees 50 minutes 20 seconds East, a distance of 111.23 feet; thence North 22 degrees 05 minutes 01 seconds West, a distance of 161.72 feet; thence North 21 degrees 49 minutes 32 seconds West, a distance of 102.19 feet; thence North 34 degrees 17 minutes 46 seconds West, a distance of 58.51 feet; thence North 52 degrees 32 minutes 21 seconds East, a distance of 224.39 feet; thence North 10 degrees 45 minutes 05 seconds West, a distance of 232.03 feet; thence North 70 degrees 58 minutes 52 seconds West, a distance of 122.92 feet; thence North 33 degrees 31 minutes 56 seconds East, a distance of 65.81 feet; thence North 38 degrees 00 minutes 15 seconds East, a distance of 154.20 feet; thence North 29 degrees 26 minutes 28 seconds East, a distance of 97.22 feet; thence North 17 degrees 31 minutes 33 seconds East, a distance of 97.18 feet; thence North 05 degrees 23 minutes 54 seconds East, a distance of 97.18 feet; thence North 00 degrees 45 minutes 46 seconds West, a distance of 74.78 feet to the Northeast corner of Lot 785 of said THOUSAND OAKS 19TH PLAT, said point also being the Southeast corner of Lot 751, THOUSAND OAKS 16TH PLAT, a subdivision of land in the City of Parkville, Platte County, Missouri; thence North 25 degrees 48 minutes 30 seconds East, along the Easterly line of said THOUSAND OAKS 16TH PLAT, a distance of 101.66 feet; thence continuing along said line, North 38 degrees 28 minutes 32 seconds East, a distance of 106.50 feet to the most Easterly corner of Lot 749 of said THOUSAND OAKS 16TH PLAT; thence North 24 degrees 22 minutes 43 seconds East, a distance of 88.49 feet; thence North 22 degrees 28 minutes 47 seconds East, a distance of 318.00 feet; thence North 21 degrees 11 minutes 41 seconds East, a distance of 97.11 feet; thence North 11 degrees 10 minutes 03 seconds West, a distance of 132.60 feet; thence North 01 degrees 44 minutes 57 seconds West, a distance of 200.29 feet to a point on the North line of the South One Half of the Southeast Quarter of said Section 29; thence South 89 degrees 30 minutes 10 seconds East, along said line, a distance of 847.64 feet to the Point of Beginning. Said tract of land contains 46.01 acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "THOUSAND OAKS 24TH PLAT".

STREETS: Streets and Right of Ways shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby so established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line. The portion of this plat within unincorporated Platte County is zoned PR (Planned Residential) and shall have a front setback of 20 feet as shown, a rear yard setback of 20 feet, a side yard setback of 6.5 feet and a 50 foot perimeter setback along any non-Thousand Oaks property. Variance case number B2A4-35 was approved on October 20, 2004, which allowed a reduction of the side-yard setbacks in an R-3 District from 10 feet to 6.5 feet for the Thousand Oaks Estates development with the condition that there would be a 10 foot side yard setback requirement for any property abutting non-Thousand Oaks property.

EASEMENTS DEDICATION: An easement is hereby granted to Parkville, Missouri, and to the utility companies franchised to operate in Parkville, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated "Utility Easement" or "U/E". Where other easements are designed for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Parkville, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to utility easements.

EASEMENTS DEDICATION: An easement is hereby granted to Platte County, Missouri, as trustee for the public of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated as utility easements (U/E). Where others are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction, proper, safe, and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Platte County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Platte County Planning and Zoning Director.

DRAINAGE EASEMENTS: An easement is hereby granted to Parkville, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for stormwater drainage including, but not limited to, underground pipes and conduits, any or all of them upon, over, under and along the strips of land designated "Drainage Easement" or "D/E".

PERPETUAL DRAINAGE EASEMENT: Perpetual Drainage Easements indicated on the plat as "D/E" are hereby dedicated to Platte County Missouri such that the County may direct storm water and other surface waters and construct such improvements as County may deem necessary to direct and convey such storm water and other surface waters on, over, under and through the designated Perpetual Drainage Easement. County shall have the right at all times to go upon the Perpetual Drainage Easement to inspect, maintain, repair and improve on, under, over and through the easements in such manner as County deems necessary in County's sole discretion. The Property owners shall not use Perpetual Drainage Easement in such manner as would interfere with the drainage of water in the easements, shall not build any structure or other obstruction which may interfere with the drainage of water in the easements, shall not perform any grading or other disturbance of the easements without the specific approval of County and shall not make any attempt to redirect the flow of water in the easements unless specifically approved by County. The maintenance of all storm sewer improvements (inlets, pipes, detention areas, etc.) outside of public right of way shall be the responsibility of the homeowner's association.

SEWER EASEMENTS: An easement or license is hereby granted to Platte County Regional Sewer District to locate, construct and maintain or authorize the location, construction and maintenance and use of sanitary sewer mains under and along the strips designated "Sewer Easement" or "S/E".

RESTRICTIONS: Covenants and restrictions have been filed simultaneously with this plat in Book _____ at Page _____.

PRIVATE OPEN SPACE: Tracts A, B, C & D are reserved for Private Open Space and is to be owned and maintained by the Homeowners Association.

IN TESTIMONY WHEREOF: FOREST PARK DEVELOPMENT COMPANY OF KANSAS CITY, LLC, a Missouri Limited Liability Company, has by the authority of its Members caused this instrument to be executed by its Member this _____ day of _____, 20____.

FOREST PARK DEVELOPMENT COMPANY OF KANSAS CITY, LLC

STATE OF MISSOURI } s.s.
COUNTY OF _____ David Barth, Member

Be it remembered that on this _____ day of _____, 20____, before me the undersigned Notary Public in and for the County and State above mentioned, came David Barth, Member of FOREST PARK DEVELOPMENT COMPANY OF KANSAS CITY, LLC, a Missouri Limited Liability Company, who is personally known to me and duly sworn did say that he executed this instrument as the free act and deed of said FOREST PARK DEVELOPMENT COMPANY OF KANSAS CITY, LLC and was signed by its authority, in testimony whereof.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri, on the day and year last written.

My Commission Expires: _____
NOTARY PUBLIC

BOARD OF ALDERMEN
City of Parkville, Missouri: This is to Certify that this plat of THOUSAND OAKS 24TH PLAT, was duly submitted to and considered by and approved by the Board of Aldermen of Parkville, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 20____.

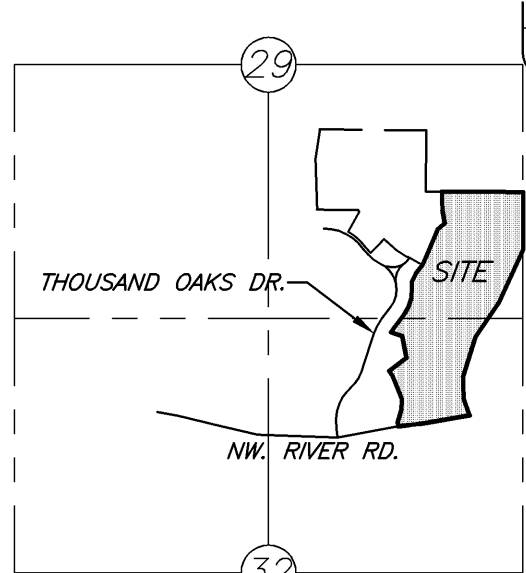
MAYOR: Nanette K. Johnston CITY CLERK: Melissa McChesney

PLATTE COUNTY PLANNING COMMISSION

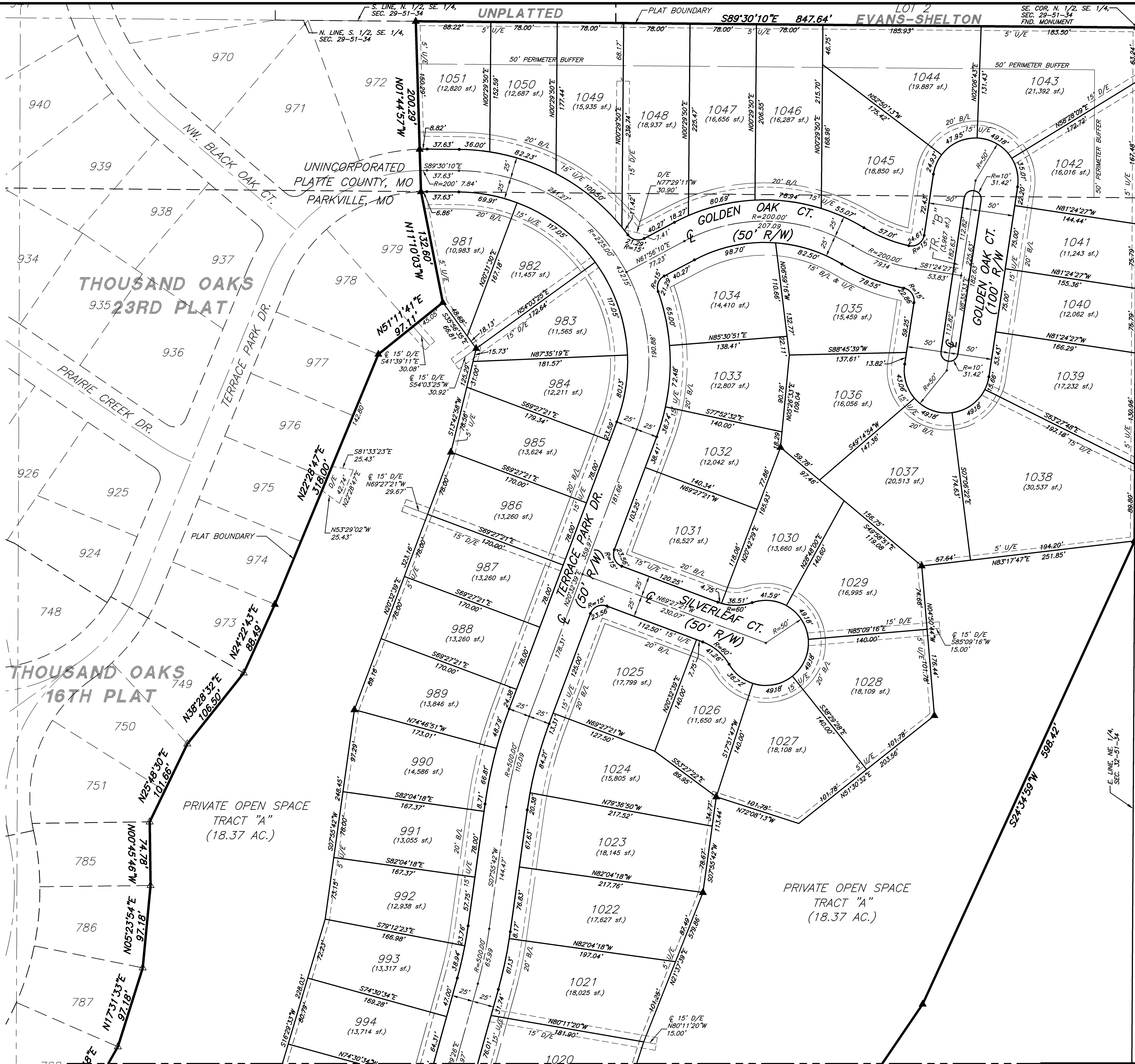
This plat of "THOUSAND OAKS 24TH PLAT" has been submitted to and considered by the Platte County Planning Commission and is hereby approved, this _____ day of _____, 20____.

Michael Sinkhorn, Chairman Aaron Jung, Secretary

FINAL PLAT THOUSAND OAKS - 24TH PLAT PARKVILLE, PLATTE COUNTY, MISSOURI & PLATTE COUNTY, MISSOURI	
Developer: FOREST PARK DEVELOPMENT OF KANSAS CITY, LLC 6014 N. HWY. 9 PARKVILLE, MO 64152	
SHEET 1 OF 3	
AYLETT SURVEY & ENGINEERING COMPANY LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING 201 NW 72ND ST. ~ GLADSTONE, MO 64116 PH. (816) 436-0732 ~ FAX (816) 436-0767	Date: OCTOBER 30, 2020 Job No: 52987
Drawn By: JKR File Name: 52987EPA SEC: 29 & 32-51-34	



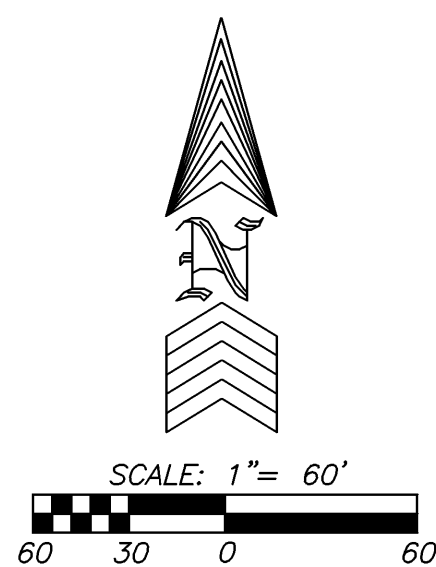
SEC. 29 & 32-51-34
Location Map



THOUSAND OAKS 24TH PLAT

FINAL PLAT
A Major Subdivision in the
City of Parkville and
Platte County, Missouri

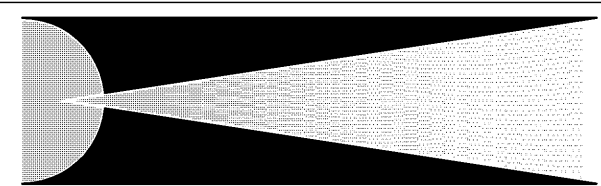
UNPLATTED

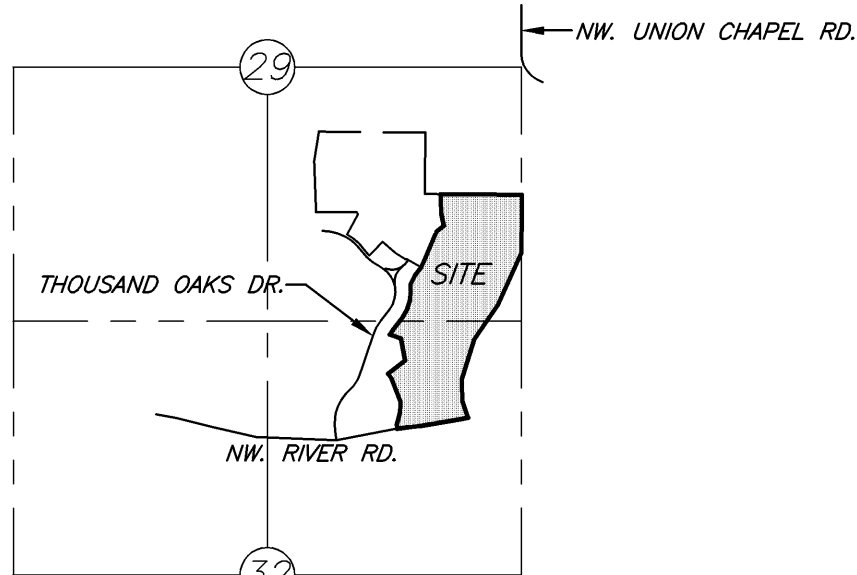


- LEGEND:
- R/W = Right of Way
 - R = Radius
 - I.T.B. = Initial Tangent Bearing
 - DA = Delta Angle
 - N.T.S. = Not to Scale
 - BK. = Book
 - PG. = Page
 - P.O.S. = Private Open Space
 - △ Denotes Existing Monument
 - ▲ Denotes Permanent Monument

I hereby state that the plat of THOUSAND OAKS - 24TH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: _____
SAM A. AYLETT, PLS-2074

FINAL PLAT THOUSAND OAKS - 24TH PLAT PARKVILLE, PLATTE COUNTY, MISSOURI & PLATTE COUNTY, MISSOURI				
 AYLETT SURVEY & ENGINEERING COMPANY LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING 201 NW. 72ND ST. ~ GLADSTONE, MO 64110 PH. (816) 436-0732 ~ FAX (816) 436-0767	Developer: FOREST PARK DEVELOPMENT OF KANSAS CITY, LLC 6014 N. HWY. 9 PARKVILLE, MO 64152			
	SHEET 2 OF 3			
Drawn By: JKR	File Name: 52987EPB	SEC: 29 & 32-51-34	Date: NOVEMBER 2, 2020	Job No: 52987

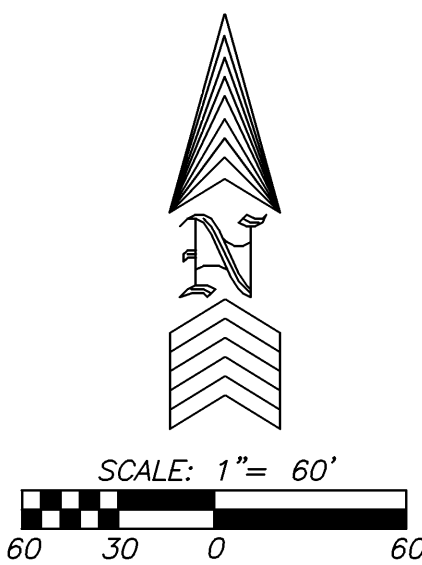
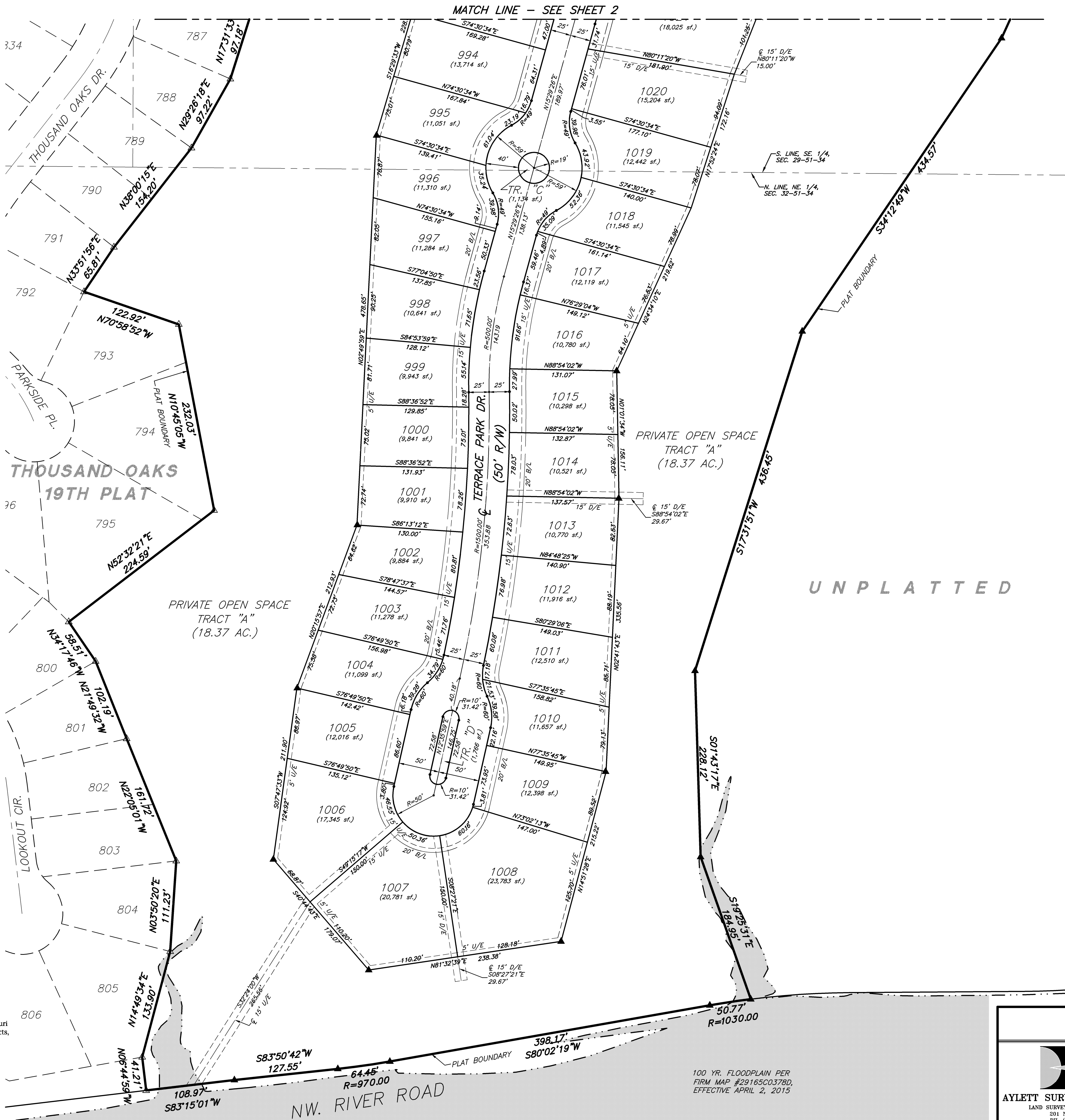


SEC. 29 & 32-51-34
Location Map

THOUSAND OAKS 24TH PLAT

FINAL PLAT

A Major Subdivision in the
City of Parkville and
Platte County, Missouri



- LEGEND:
- R/W = Right of Way
 - R = Radius
 - I.T.B. = Initial Tangent Bearing
 - DA = Delta Angle
 - N.T.S. = Not to Scale
 - BK. = Book
 - PG. = Page
 - P.O.S. = Private Open Space
 - △ Denotes Existing Monument
 - ▲ Denotes Permanent Monument

I hereby state that the plat of THOUSAND OAKS - 24TH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: _____
SAM A. AYLETT, PLS-2074

100 YR. FLOODPLAIN PER
FIRM MAP #29165C0378D,
EFFECTIVE APRIL 2, 2015

FINAL PLAT THOUSAND OAKS - 24TH PLAT PARKVILLE, PLATTE COUNTY, MISSOURI & PLATTE COUNTY, MISSOURI	
 AYLETT SURVEY & ENGINEERING COMPANY LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING 201 NW. 72ND ST. ~ GLADSTONE, MO 64110 PH. (816) 436-0732 ~ FAX (816) 436-0767	Developer: FOREST PARK DEVELOPMENT OF KANSAS CITY, LLC 6014 N. HWY. 9 PARKVILLE, MO 64152
	SHEET 3 OF 3
Drawn By: JKR	File Name: 52987EPB
SEC: 29 & 32-51-34	Date: NOVEMBER 2, 2020
Job No: 52987	

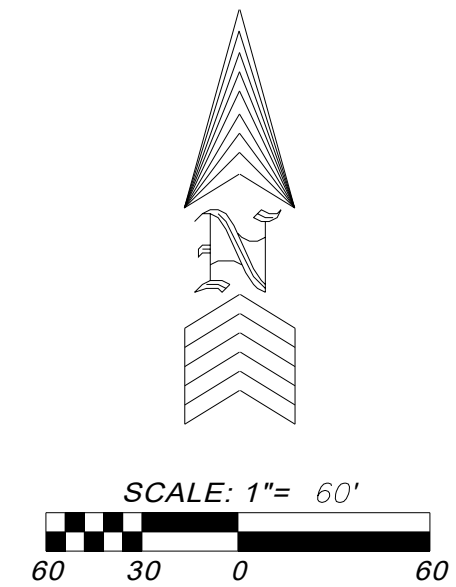
THOUSAND OAKS - 23RD PLAT

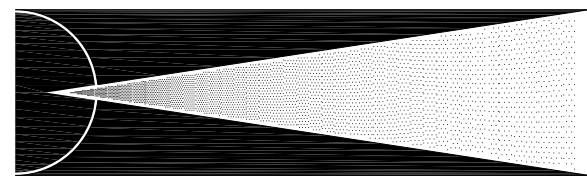
FINAL PLAT

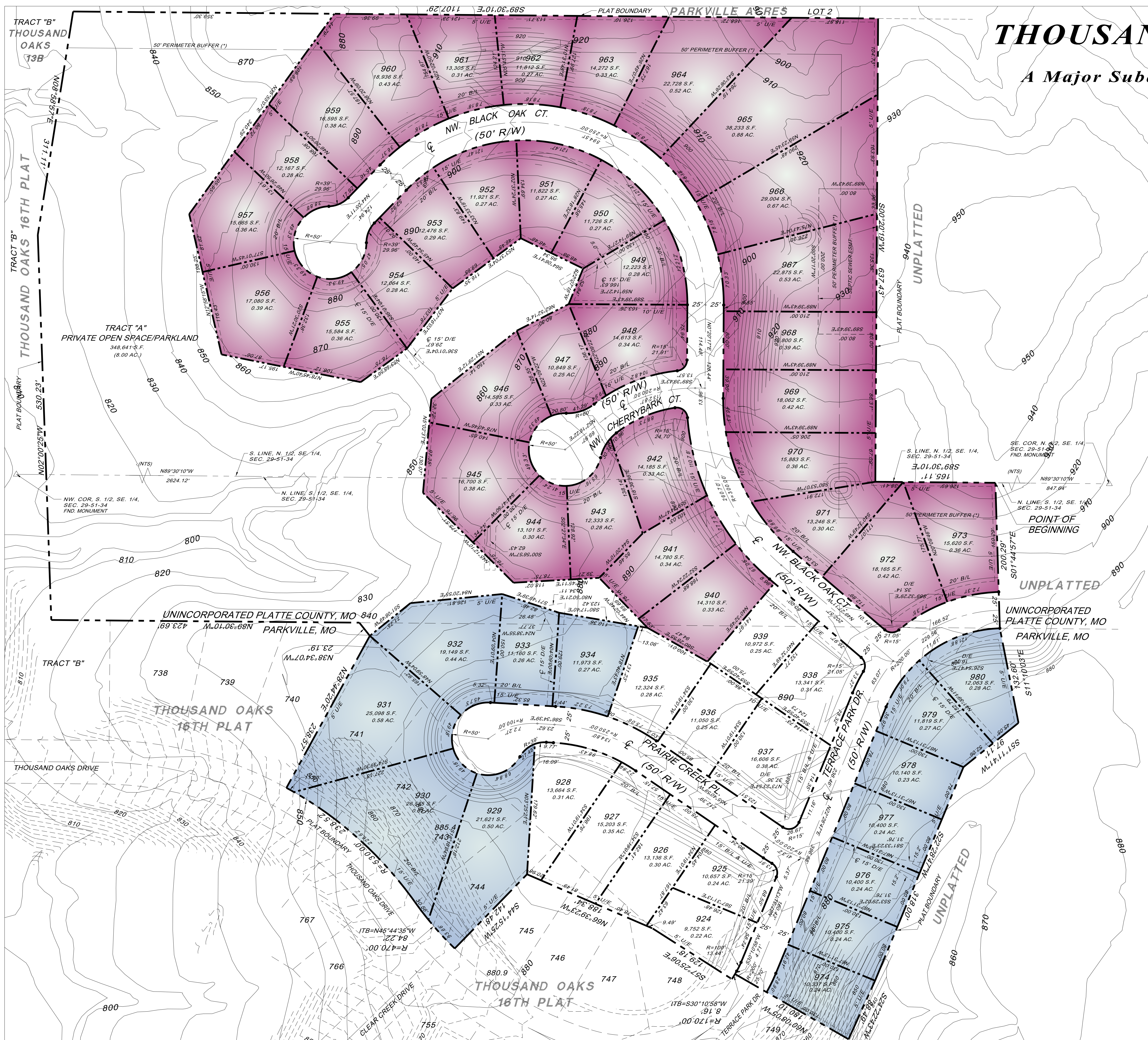
A Major Subdivision in the City of Parkville and
Platte County, Missouri

 DENOTES PLATTE COUNTY LOT
WITH APPROVED 20' BUILDING LINE

 DENOTES PARKVILLE LOT WITH
GRADES EXCEEDING 25%



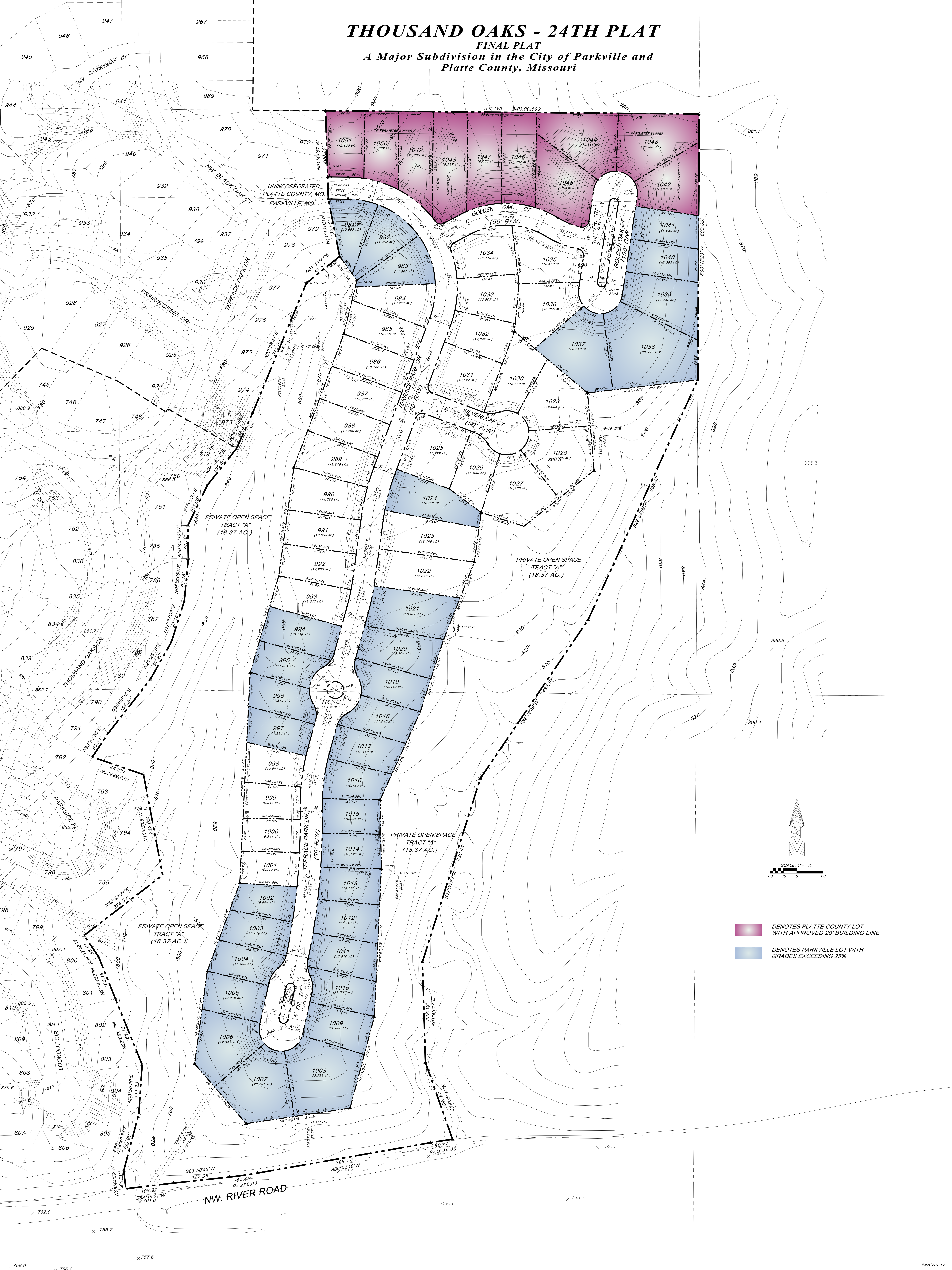
FINAL PLAT THOUSAND OAKS - 23RD PLAT A MAJOR SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI & PLATTE COUNTY, MISSOURI	
 AYLETT SURVEY & ENGINEERING COMPANY LAND SURVEYING - CIVIL ENGINEERING - LAND PLANNING 201 NW. 72ND ST. - GLADSTONE, MO 64118 PH. (816) 436-0732 - FAX (816) 436-0767	Developer: FOREST PARK DEVELOPMENT OF KANSAS CITY, LLC 6014 N. HWY. 9 PARKVILLE, MO 64152
	SHEET 1 OF 1
	Drawn By: JKR File Name: 51808FPA SEC: 29-51-34 Date: November 3, 2020 Job No: 51808



THOUSAND OAKS - 24TH PLAT

FINAL PLAT

A Major Subdivision in the City of Parkville and
Platte County, Missouri



DENOTES PLATTE COUNTY LOT
WITH APPROVED 20' BUILDING LINE

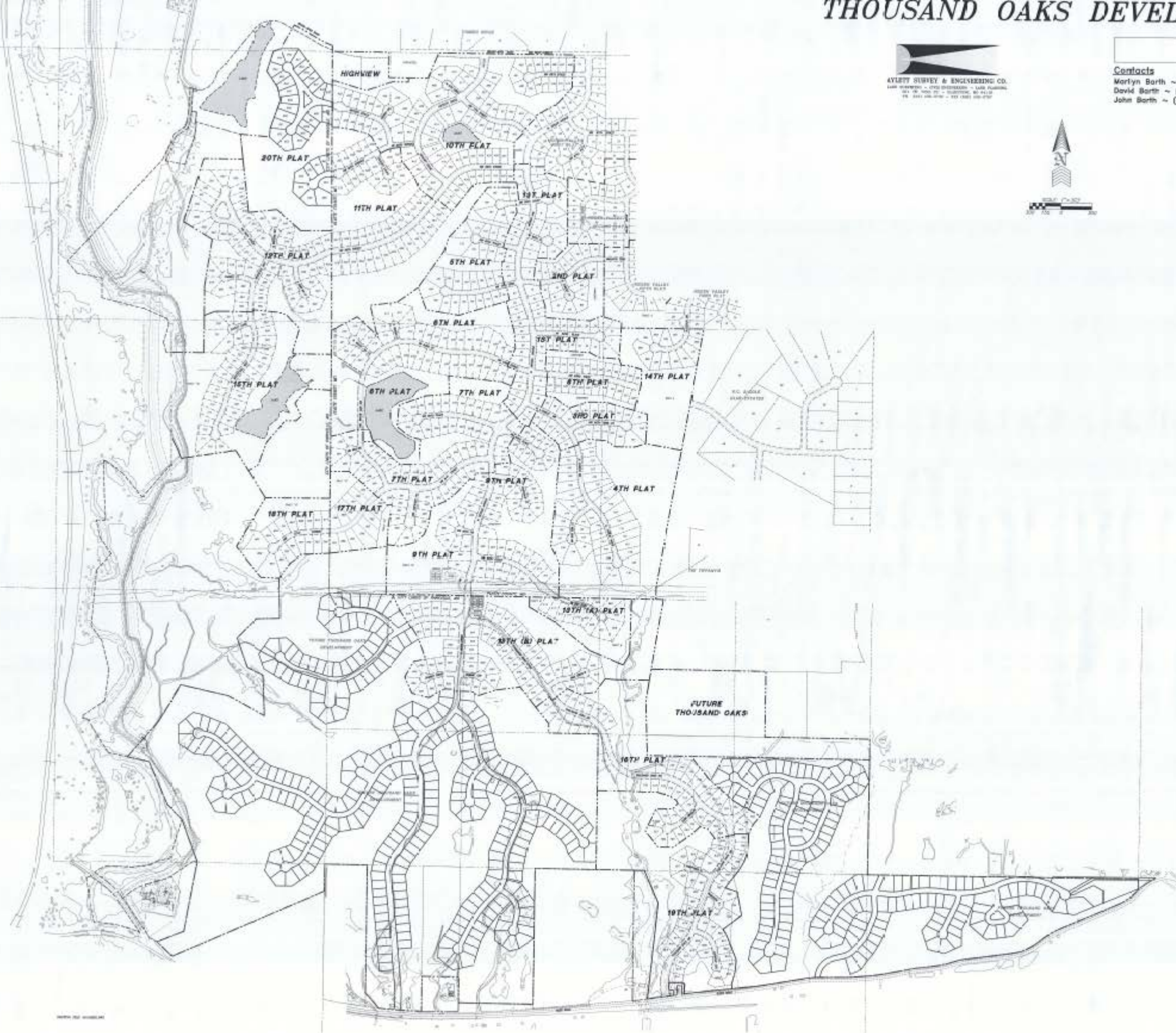
DENOTES PARKVILLE LOT WITH
GRADES EXCEEDING 25%

THOUSAND OAKS DEVELOPMENT



Innovations

Contacts
Marlyn Barth ~ (316) 225-3583
David Barth ~ (816) 591-2550
John Barth ~ (816) 591-2555





Friday, August 7, 2020

David Barth
Forest Park Development Co. of KC, LLC
6014 N. Hwy 9
Parkville, MO 64152

Jason Robbins
Aylett Survey & Engineering Co.
201 NW 72nd St.
Gladstone, MO 64118

RE: Staff Review – Thousand Oaks – 23rd Plat, Final Plat

David and Jason,

The following is a compilation of all Parkville staff review comments received to-date regarding the Thousand Oaks – 23rd Plat, Final Plat. Review comments are provided by myself, Alysén Abel (Public Works Director), Chris Ashley (Public Works Project Manager), Paul Giarratana (Building Official) and Dean Cull (Fire Marshall, Southern Platte Fire Protection District). Please distribute these comments to your team. **Unfortunately the City cannot recommend approval of the final plat until the issues described in General Comment No. 6 below have first been addressed**, along with the other comments below. If the issues can be addressed, please revise the final plat per staff's review comments below and provide 2 paper and 1 electronic PDF copies to the Community Development Department by **4:00 p.m. on Friday, August 21, 2020**. Thank you.

General Comments

1. **Roadway Slopes** – Per Public Works Department review of the grading plans, all proposed roadways meet applicable American Public Works Association (APWA) standards and best practices.
2. **Roadway Widths** – Per Public Works Department review of the final plat, all proposed roadway and right-of-way widths meet applicable APWA standards and best practices.
3. **Fire Hydrant Locations** – Per Southern Platte Fire Protection District (SPFPD) review of the utility plans, they have concerns regarding the proposed location of fire hydrants.
4. **Front-Yard Setbacks** – Per Parkville Municipal Code, Section 405.030, the "R-3" Single-Family Residential zoning district requires 25 ft. front setback building standards. Because the final plat proposes 20 ft. front-yard setbacks, an Application for Subdivision Waiver will need to be submitted to the City for consideration by the Planning and Zoning Commission (see attached PDF). This will follow the same process as the Application for Subdivision Waiver that was submitted and approved for the Thousand Oaks 16th, 19th and 22nd Plats (Case No. PZ18-04).
5. **Septic Sewer Easement** – Please explain what the 80 ft. x 200 ft. septic sewer easement is for. Is this an existing easement from the subject property or adjacent properties; and will this easement remain with the platting of the property or propose to be vacated?
6. **Municipal Boundary Concerns** – Portions of the Thousand Oaks – 23rd Plat — specifically Lots 931-933, Lots 937-939, Lot 971, and Tract "A" — are located both within unincorporated Platte County, Mo. and the City of Parkville, Mo. as they are intersected by the County-City municipal border. Staff doesn't have legal authority to subdivide and plat

property — per the Parkville Municipal Code, Section 403.020 Platting — for areas outside of our municipal limits. Moreover, the proposed “Preliminary Plat, Thousand Oaks 23rd & 24th Plat” (prepared by Aylett Survey & Engineering Company; dated October 29, 2019) does not comply with Section 403.020, Subsection D.1 review criteria a. and e.:

- a. *The application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.*
- e. *The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.*

As a result, the Thousand Oaks – 23rd Plat, Final Plat would not be able to meet the requirements of Section 403.020, Subsection E.1 review criteria a. of a preliminary plat being approved and the final plat being substantially consistent with the approved preliminary plat per the layout of the subdivision.

In the past, the City of Parkville has had issues with providing basic City services (e.g., police, public safety, parks and recreation, streets, stormwater management, building safety, planning and zoning, and code enforcement) to pockets of the Thousand Oaks Master Development in our municipal limits, where access is only available through portions of unincorporated Platte County. We anticipate the same issue will result for unincorporated Platte County based on the proposed layout of the Thousand Oaks – 23rd Plat. In addition, the City of Parkville has had issues with residents living along the city-county boundary being confused and not knowing which jurisdiction they reside within, due to the street network and subdivision pockets of the Thousand Oaks Master Development. Chapter Eight: Planning Beyond Our Boundaries of the City’s adopted *Parkville Master Plan* recommends involving close coordination and collaboration with multiple area jurisdictions for Priority Annexation Areas identified on the Annexation Priority Areas Map of the *Parkville Master Plan*; and subject property area for the proposed Thousand Oaks – 23rd Plat is located within this area.

Unincorporated Platte County’s previous Land Use Plan (adopted October 2002) recognizes municipalities’ need to logically grow and calls for appropriate considerations by the County and coordination with the nearby jurisdictions. The plan also includes the principles of discouraging County land use policies that will keep local cities from annexing adjacent lands to their municipal boundaries, as well as exploring partnerships and joint policies with area cities to allow for the orderly annexation of suitable land into local communities.

A solution to the staff’s concerns regarding the municipal boundary is voluntary annexation of all subject property area within Thousand Oaks – 23rd Plat into the City of Parkville’s municipal boundaries. Staff is willing to guide the applicant through the City’s voluntary annexation process; and based on the City’s adopted plans, studies and polices, staff would be supportive and recommending of this process.

Final Plat Comments

7. **Perimeter Buffer Description** – Please describe the 50 ft. Perimeter Buffer easement language in the notes section on the right-hand side of the drawing.
8. **Septic Sewer Easement Description** – Please describe the 80 ft. x 200 ft. Septic Sewer Easement language in the notes section on the right-hand side of the drawing.
9. **Extension of Drainage Easements** – Please extend the 15 ft. D/E between Lots 953 and 954, Lots 943 and 944, and Lots 932 and 933 into Tract “A” so that the drainage easement terminates in the private open space. This same modification will need to be done as well for

the 15 ft. D/E between Lots 975 and 976, and Lots 978 and 979; however, it may be necessary to modify the Thousand Oaks – 23rd Plat boundary and legal description in order to accomplish this, or have a drainage easements subsequently recorded by separate instrument.

10. **Buildable Area Concerns** – While the Thousand Oaks – 23rd Plat meets all “R-3” Single-Family Residential zoning district lot size (i.e., minimum area, minimum width, minimum depth) requirements of the Parkville Municipal Code, Section 405.3030, Table 405-3: Height, Area and Bulk Standards, staff has concerns regarding the buildable area for future detached home dwelling units taking into account several easements within the plat — specifically the 50 ft. Perimeter Buffer affecting Lots 958-972, and the 80 ft. x 200 ft. Septic Sewer Easement affecting Lots 965-967. Please explain to staff the origin & purpose of the Perimeter Buffer and Septic Sewer Easement, as well as how these will impact future development of detached homes on the impacted lots.

Staff cannot recommend approval of the Thousand Oaks - 22nd Plat, Final Plat until the issues described in General Comment No. 6 above have first been addressed, along with the other comments above. Again, please distribute these comments to your team, and if the issues can be addressed, revise the final plat and provide 2 paper and 1 electronic PDF copies to the Community Development Department by **4:00 p.m. on Friday, August 21, 2020**.

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
Chris Ashley, Public Works Project Manager
Paul Giarratana, Jr., Building Official
Dean Cull, Fire Marshall



Wednesday, October 14, 2020

David Barth
Forest Park Development Co. of KC, LLC
6014 N. Hwy 9
Parkville, MO 64152

Jason Robbins
Aylett Survey & Engineering Co.
201 NW 72nd St.
Gladstone, MO 64118

RE: Staff Review – Thousand Oaks – 24th Plat, Final Plat

David and Jason,

The following is a compilation of all Parkville staff review comments received to-date regarding the Thousand Oaks – 24th Plat, Final Plat. Review comments are provided by myself, Alysén Abel (Public Works Director), Chris Ashley (Public Works Project Manager), Paul Giarratana (Building Official), Brad Stanton (Planner) and Dean Cull (Fire Marshall, Southern Platte Fire Protection District). Please distribute these comments to your team. **Unfortunately the City cannot recommend approval of the final plat until the issues described in General Comments No. 5 and 6 below have first been addressed**, along with the other comments below. If the issues can be addressed, please revise the final plat per staff's review comments below and provide 2 paper and 1 electronic PDF copies to the Community Development Department by **4:00 p.m. on Friday, October 30, 2020**. Thank you.

General Comments

1. **Roadway Slopes** – Per Public Works Department review of the grading plans, all proposed roadways meet applicable American Public Works Association (APWA) standards and best practices.
2. **Roadway Widths** – Per Public Works Department review of the final plat, all proposed roadway and right-of-way widths meet applicable APWA standards and best practices.
3. **Fire Hydrant Locations** – Per Southern Platte Fire Protection District (SPFPD) review of the utility plans, they have concerns regarding the proposed location of fire hydrants. Please coordinate with Dean Cull (Fire Marshall, Southern Platte Fire Protection District) regarding the location of the fire hydrants. This includes, but is not limited to, relocating the fire hydrant near Lot 1032 further to the south near Lot 1031.
4. **Front-Yard Setbacks** – Per Parkville Municipal Code, Section 405.030, the "R-3" Single-Family Residential zoning district requires 25 ft. front setback building standards. Because the final plat proposes 20 ft. front-yard setbacks, an Application for Subdivision Waiver will need to be submitted to the City for consideration by the Planning and Zoning Commission (see attached PDF). This will follow the same process as the Application for Subdivision Waiver that was submitted and approved for the Thousand Oaks 16th, 19th and 22nd Plats (Case No. PZ18-04).
5. **Terrace Park Dr. Cul-De-Sac Length** – From the intersection with Silverleaf Ct., the length of the Terrace Park Dr. Cul-De-Sac is 1,470.78 ft., which is over ¼ of a mile. Per the City's *Title IV – Development Code*, Chapter 404 Subdivision Regulations, Section 404.010 Street Networks and Design, Subsection C.1. Network and Connectivity, Table 404-1: Block Sizes, for block sizes in the "Suburban" planning context (i.e., areas more removed from walkable

centers, commercial corridors or large scale projects arranged around a campus plan), the block lengths are 500 ft. minimum & 1,000 ft. maximum, with a 500 ft. maximum limit for cul-de-sac lengths. The current layout of Terrace Park Dr. exceeds this maximum requirement and needs to be revised so that the maximum length of the cul-de-sac does not exceed 500 ft. Compliance with the City's *Title IV – Development Code* can be achieved through either:

1. Removing the cul-de-sac and connecting Terrace Park Dr. directly to NW River Rd.
2. Modifying the layout of Terrace Park Dr. to connect to a future phase of Thousand Oaks to the east.
3. Reserving adequate right-of-way for a future roadway connection to a future phase of Thousand Oaks to the east.
4. Implementing cross-street cul-de-sac stubs off of Terrace Park Dr. (closer to the end of the roadway) so that the maximum cul-de-sac length is less than 500 ft.
5. Submittal of an Application for Subdivision Waiver to the City for consideration by the Planning and Zoning Commission (see attached PDF). Staff cannot guarantee approval of such waiver by the Planning and Zoning Commission, as they are required to review the request against the following standards in Section 403.020 Platting, Subsection F:
 1. Applying the standard to the specific site and application will not meet the intent of the standard.
 2. Rather than meeting the standard, the applicants proposed design and any additional designs proposed to mitigate not meeting the standard, will equally or better meet the indent of the standard.
 3. Meeting the standard is not necessary to meet any of the public goals associated with the standard when considering the application in a broader and long-range context.
 4. Waiver of the standard will not be detrimental to any adjacent property owners or any future development opportunities on adjacent property.

Moreover, per the City's adopted 2018 International Fire Code, Appendix D, Section D107: One or Two Family residential developments: D 107.1: One or two family dwelling residential development:

- *“Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.”*
- *“Exceptions: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.”*
- *“The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.”*
- *“D107.2: Remoteness: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to no less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.”*

Compliance with the City's adopted 2018 International Fire Code can be achieved through either:

1. Removing the cul-de-sac and connecting Terrace Park Dr. directly to NW River Rd.
 2. Modifying the layout of Terrace Park Dr. to connect to a future phase of Thousand Oaks to the east.
 3. Reserving adequate right-of-way for a future roadway connection to a future phase of Thousand Oaks to the east.
 4. Implementing a pedestrian walkway at the end of the Terrace Park Dr. cul-de-sac connecting to NW River Rd. This pedestrian walkway would need to be graded appropriately and wide enough to accommodate a Pierce Velocity Fire Truck. Moreover, the pedestrian walkway would have to have either security gates at both ends of the walkway — in order to allow SPFPD vehicular access and prevent unauthorized motor vehicles from access — or bollards, which SPFPD could lower in the event of an emergency for SPFPD vehicular access.
 5. All dwelling units along Terrace Park Dr. would need to be equipped with an approved automatic sprinkler system in accordance with Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the 2018 International Fire Code. The City's Community Development Department would make this a requirement for all building permit submittals.
6. **Municipal Boundary Concerns** – Portions of the Thousand Oaks – 24th Plat — specifically Lots 1041 and 1044-1048 — are located both within unincorporated Platte County, Mo. and the City of Parkville, Mo. as they are intersected by the County-City municipal border. Staff doesn't have legal authority to subdivide and plat property — per the Parkville Municipal Code, Section 403.020 Platting — for areas outside of our municipal limits. Moreover, the proposed "Preliminary Plat, Thousand Oaks 23rd & 24th Plat" (prepared by Aylett Survey & Engineering Company; dated October 29, 2019) does not comply with Section 403.020, Subsection D.1 review criteria a. and e.:
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As a result, the Thousand Oaks – 24th Plat, Final Plat would not be able to meet the requirements of Section 403.020, Subsection E.1 review criteria a. of a preliminary plat being approved and the final plat being substantially consistent with the approved preliminary plat per the layout of the subdivision.

In the past, the City of Parkville has had issues with providing basic City services (e.g., police, public safety, parks and recreation, streets, stormwater management, building safety, planning and zoning, and code enforcement) to pockets of the Thousand Oaks Master Development in our municipal limits, where access is only available through portions of unincorporated Platte County. We anticipate the same issue will result for unincorporated Platte County based on the proposed layout of the Thousand Oaks – 24th Plat. In addition, the City of Parkville has had issues with residents living along the city-county boundary being confused and not knowing which jurisdiction they reside within, due to the street network and subdivision pockets of the Thousand Oaks Master Development. Chapter

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Unincorporated Platte County's previous Land Use Plan (adopted October 2002) recognizes municipalities' need to logically grow and calls for appropriate considerations by the County and coordination with the nearby jurisdictions. The plan also includes the principles of discouraging County land use policies that will keep local cities from annexing adjacent lands to their municipal boundaries, as well as exploring partnerships and joint policies with area cities to allow for the orderly annexation of suitable land into local communities.

A solution to the staff's concerns regarding the municipal boundary is voluntary annexation of all subject property area within Thousand Oaks – 24th Plat into the City of Parkville's municipal boundaries. Staff is willing to guide the applicant through the City's voluntary annexation process; and based on the City's adopted plans, studies and policies, staff would be supportive and recommending of this process.

Final Plat Comments

7. **Golden Oak Ct. Median Island** – The public improvement plans submitted to the Public Works Department and fire hydrant location plans submitted to the Southern Platte Fire Protection District show a 44 ft. wide (more or less) median island within the Golden Oak Ct. cul-de-sac area. This is not shown/reflected on the submitted Thousand Oaks – 24th Plat, Final Plat drawing. Please revise either final plat drawings set to reflect inclusion of this median island; or please remove the median island from the public improvement plans and fire hydrant location plans. If you desire to retain the median island in the subdivision within the Golden Oak Ct. cul-de-sac area, please designate the area as a Tract on the final plat. Additionally, if you desire to retain the median island, staff recommends implementing low apron curbs / "lazy-back" curbs to allow fire response vehicles to easily access the fire hydrant located within the median island.
8. **Extension of Drainage Easements** – Please extend the 15 ft. D/E between Lots 981 and 982, Lots 985 and 986, Lots 1006 and 1007, Lots 1012 and 1013, Lots 1020 and 1019, and Lots 1027 and 1028 into Tract "A" so that the drainage easement terminates in the private open space area.

Staff cannot recommend approval of the Thousand Oaks – 24th Plat, Final Plat until the issues described in General Comments No. 5 and 6 above have first been addressed, along with the other comments above. Again, please distribute these comments to your team, and if the issues can be addressed, revise the final plat and provide 2 paper and 1 electronic PDF copies to the Community Development Department by **4:00 p.m. on Friday, October 30, 2020.**

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

Sincerely,

CITY OF PARKVILLE

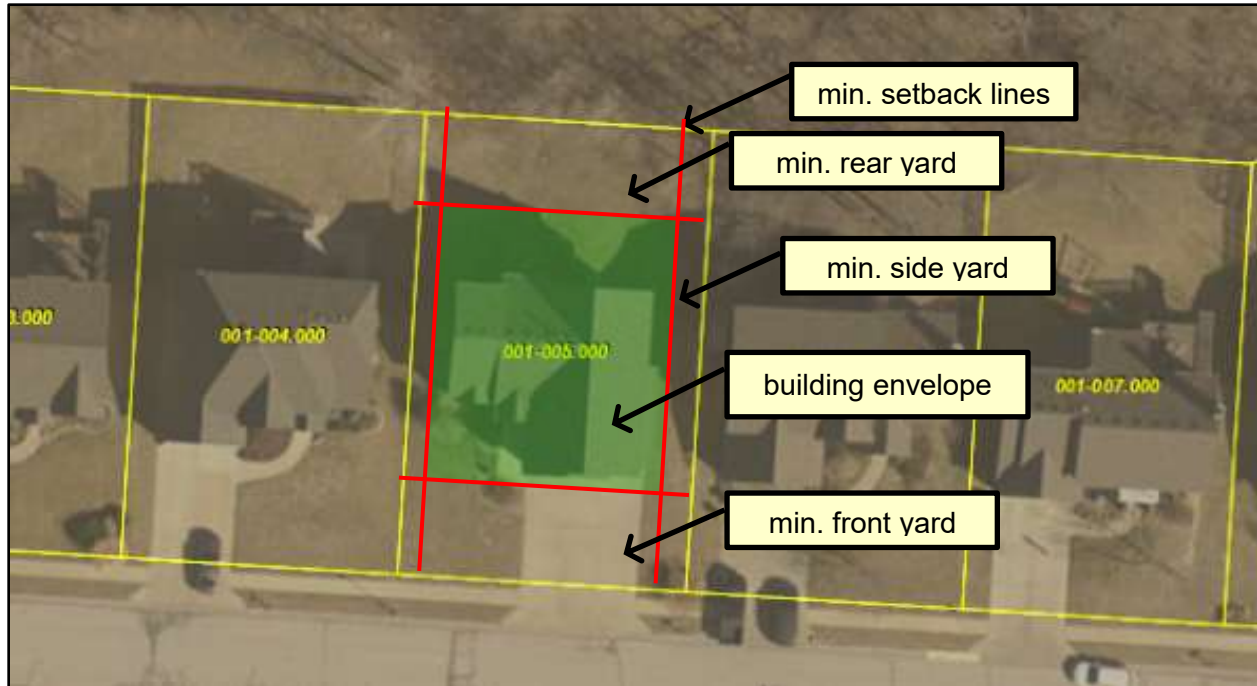


Stephen Lachky, AICP, CPM, CFM

Community Development Director

CC: Alysén Abel, Public Works Director
Chris Ashley, Public Works Project Manager
Paul Giarratana, Jr., Building Official
Brad Stanton, Planner
Dean Cull, Fire Marshall

Illustration of Building Setback Standards



EXAMPLE ONLY. Note: Lot areas and setbacks in diagrams are NOT drawn to scale. Additionally, lot sizes are NOT applicable to “R-3” Single-Family Residential District. Buildings can be located anywhere within the building envelope (green area) created by the minimum front, side and rear setback lines.

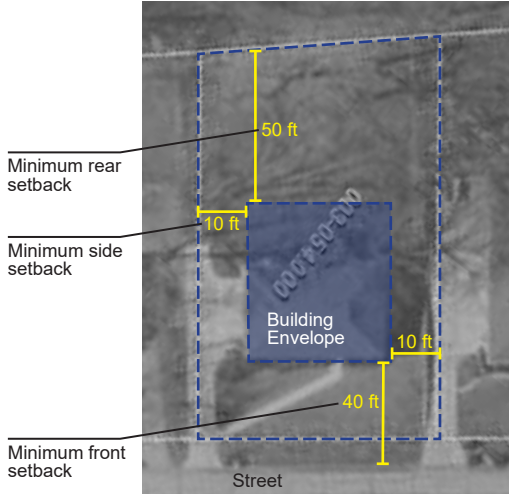


EXAMPLE: 20 ft. front-yard setback at 9525 Limestone Rd in the Townhomes at the National 1st Plat (“R-2-P” district).

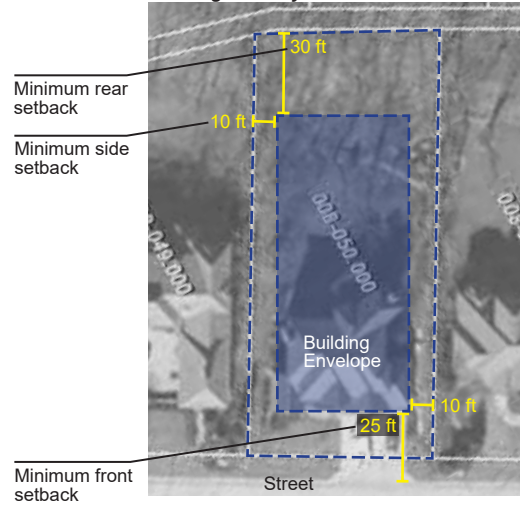


EXAMPLE: 21 ft. front-yard setback (via variance; Case No. BZA17-04) at 5910 N Nevada Ave in Thousand Oaks Phase 13B (“R-3” district)

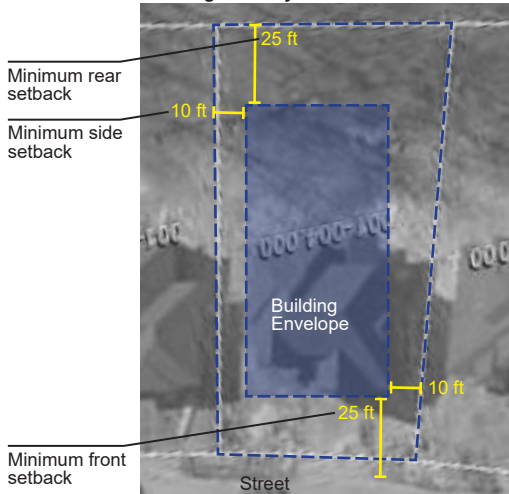
R-1 Single Family Residential



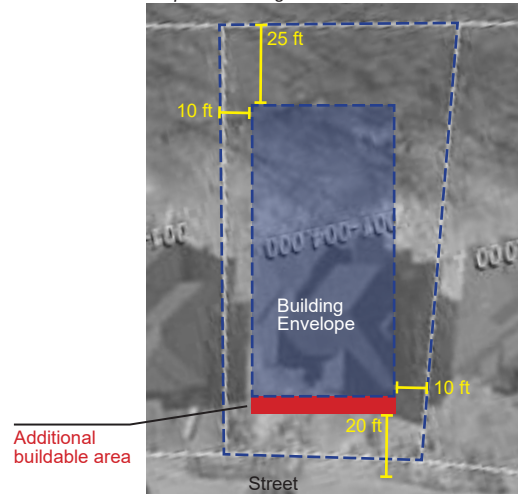
R-2 Single Family Residential



R-3 Single Family Residential



Proposed Changes





Memorandum

To: Planning and Zoning Commission
Cc: Brad Stanton, Planner
From: Stephen Lachky, Community Development Director
Date: Friday, December 4, 2020
RE: Update on Application for Subdivision Waiver to Section 404.030, Subsection D.5 for the Thousand Oaks – 23rd Plat, Final Plat; and the Thousand Oaks – 24th Plat, Final Plat, to allow 20 ft. front-yard setback building lines.

Background

On November 10, 2020 the Planning and Zoning Commission considered applications for two final plats within the Thousand Oaks master development — The Thousand Oaks – 23rd Plat, Final Plat; and the Thousand Oaks – 24th Plat, Final Plat. The plats also involved consideration of an Application for Subdivision Waiver to Section 404.030, Subsection D.5 to allow the reduction of front-yard setbacks from 25 ft. to 20 ft. The Commission discussed the waiver request, voted to postpone consideration of the request and final plats to the next regular meeting in December, and in the meantime requested the following additional information:

1. **At the January 9, 2018 meeting of the Planning and Zoning Commission, a similar 20 ft. front-yard setback request was considered and approved for three subdivision plats within Thousand Oaks. What was the consensus the Planning and Zoning Commission came to?**

On January 9, 2018 the Planning and Zoning Commission considered an Application for Subdivision Waiver to allow 20 ft. front-yard setbacks for all lots within the Thousand Oaks – 16th Plat, Thousand Oaks – 19th Plat, and Thousand Oaks – 22nd Plat. While the Commission ultimately approved the request unanimously (by a vote of 9-0), discussion ensued for over an hour and similar questions, pros and cons that were brought up were also discussed during our November 10th meeting last month. Staff has attached the adopted meeting minutes as Exhibit I. Since the minutes don't include the full discussion, staff re-watched the meeting's full video recording to summarize the discussion, questions asked and conclusions/consensus/precedent agreed to by the Planning and Zoning Commission:

Comments from Developer & Surveyor

- *It's not uncommon for new residential subdivisions to have 20 ft. front-yard setback standards, as evidenced by Forest Park Development Company LLC of Kansas City's recent developments in Riverside, Mo. — Montebella and Palisades of Riverside.*
- *Thousand Oaks (especially the southern portion) is unique compared to other neighborhoods in Parkville due to its 100 ft.+ hills and ridges.*
- *Typically 10-15 ft. of ground is being cut off the top of these ridges in order to flatten the ground for a road, yet there's still substantial drop-off on the land. Sometimes it can be difficult to further flatten the ground when there's rock under the ground.*

- While it seems small, an extra 5 ft. of area closer to the street can make the difference for a builder having to construct a double-walkout in the rear-yard, or needing to engineer a retaining wall greater than 4 ft. in height. This also prevents the builder from having to dip the driveway downward on the lot to the house (occurs when driveways are too long) and can preserve trees in the backyard from having to be cleared.
- Homes in Thousand Oaks have an average depth of 50 ft., and builders tend not to construct them on a slope greater than 10 ft. in height across this 50 ft. of depth.

Comments from members of the Planning and Zoning Commission

- No matter what the minimum front-yard setback standard is established at, most homeowners prefer to have a 25-30 ft. setback as it provides for a larger driveway and front yard space.
- A 5 ft. front-yard setback difference between adjacent homes is practically unnoticeable as one drives down a street. This is partially due to the layout and design of homes, as well as landscaping placed along the sides of houses and in front yards.
- For existing Parkville neighborhoods with 20 ft. front-yard setbacks, it's highly uncommon for a house to be built along the 20 ft. setback line, and then have adjacent homes aside it being setback to 30 ft.
- For neighborhoods in Riss Lake and The National Golf Club of Kansas City that have 20 ft. front-yard setbacks, there's been no issues related to parking (mainly because these neighborhoods have Homeowners Associations). Whereas the Pinecrest neighborhood has 25 ft. front-yard setbacks, but has issues related to on-street parking due to the lack of an HOA.
- As evidenced by the Cider Mill Ridge – 7th Plat subdivision in the South National, homes with 4,000+ sq. ft. can still be placed on lots with 20 ft. front-yard setbacks.
- Even for subdivisions with 25 ft. front-yard setbacks that are platted in a specific fashion, there are instances where individual builders & homeowners go against the layout and orient their home differently (by having their front-door entrance, garage or bedroom face an opposite side of the lot), breaking up the aesthetic unison among homes along the street.

Questions

- Are there really negatives to reducing the front-yard setbacks by 5 ft., or are we regulating to solve a problem we haven't seen yet, but are anticipating might occur?

Conclusions

- Planning and Zoning Commission feels the southern portion of Thousand Oaks is unique enough compared to other neighborhoods in Parkville (considering its steep topography) that allowing 20 ft. front-yard setbacks would NOT be establishing a precedent. Furthermore, approving such requests does not undercut the integrity/standard of the 25 ft. front-yard setback for other areas of the City.
- General consensus is that if a developer brings in a similar request for another area of the City on relatively flat ground, the Commission will likely deny such request.
- Establishing a blanket front-yard setback standard across entire subdivision plats are preferred, as requiring specific conditions on a lot-by-lot basis adds more regulatory burden to City staff, property owners and home builders.
- Furthermore, establishing a blanket front-yard setback standard across entire subdivision plats prevents individual homeowners and builders from having to go before the Planning and Zoning Commission (a year or two in the future) to make a similar request.

Recommendations for Future Requests

- *Future subdivision waiver requests for reduced front-yard setbacks to 20 ft. should indicate the percentage of total lots within the subdivision containing slopes greater than a 1-to-4 ratio.*
- *Generally, if the total number of lots within a subdivision with 1-to-4 ratio slopes is greater than 50%, the Planning and Zoning Commission should likely consider approving a blanket front-yard setback reduction across the entire plat.*

2. The Planning and Zoning Commission requested the applicant provide an exhibit identifying specific lots within the Thousand Oaks – 23rd and 24th Plats that would need 20 ft. front-yard setbacks due to unique lot topographical conditions.

The Planning and Zoning Commission requested the applicant identify specific lots within the Thousand Oaks – 23rd and 24th Plats needing reduced front-yard setbacks in order to make them buildable. The purpose is to determine whether or not specific streets or areas of the plats should follow the “R-3” Single-Family Residential district’s 25 ft. front-yard setback standard, or if it makes sense to apply the 20 ft. setback waiver across the entirety of the plats.

The applicant has provided two exhibits — one for each plat — showing such information (see Exhibits D.3 and D.4). Based on feedback from the Commissioners, the applicant has included topographic contours, and shaded specific lots in blue where the slopes following grading still exceed a 1-to-4 slope ratio (25%).

3. One of the conditions for approval is the installation of automatic sprinkler systems in all dwelling units along Terrace Park Drive deemed necessary by the Southern Platte Fire Protection District (SPFPD) in order to be in compliance with and meet the requirements of the 2018 International Fire Code. What specific lots would this requirement apply to?

Following the November 10th meeting of the Planning and Zoning Commission staff reached out to Dean Cull, Fire Marshall with SPFPD, to get clarification on the question above. Dean said he plans to reach out to the International Code Council (ICC) to get definitive clarification on the requirement based on the layout of the Thousand Oaks – 24th Plat, Final Plat; but he believes the sprinkler systems requirement would apply to all lots fronting Terrace Park Drive (i.e., all lots with Terrace Park Drive property addresses). And that lots fronting Golden Oak Ct. and Silverleaf Ct. would be excluded from the requirement.

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, January 9, 2018 at 5:30pm
City Hall Boardroom**

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman
Keith Cary, Vice Chairman
John Delich (arrived at 5:31)
Walt Lane (arrived at 5:31)
Barbara Wassmer
Doug Krtek
Shane Smeed
Kim Verhoeven
Michael Wright

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky / Community Development Director
Shakedra Knight /Assistant to Director of Community Development

3. GENERAL BUSINESS

A. Approval of January 9, 2018 Planning & Zoning Commission meeting

Agenda.

Chairman Katerndahl called for discussion. Seeing none he called for a motion to approve the agenda.

**Commissioner Krtek moved to approve the agenda as amended,
Commissioner Delich seconded. Motion passed: 9-0.**

B. Approval of the minutes from the November 14, 2017 Planning & Zoning Commission meeting.

Chairman Katerndahl called for discussion of the minutes or changes needed. Seeing none he called for a motion to approve the minutes.

Commissioner Wright moved to approve the minutes, Commissioner Krtek seconded. Motion passed: 9-0.

4. UNFINISHED BUISNESS

A. None

5. PUBLIC HEARING

A. None.

6. REGULAR BUSINESS

A. Application for Subdivision Waiver to Section 404.030, Subsection D.5 for the Thousand Oaks Sixteenth Plat, Final Plat; Thousand Oaks – 19th Plat, Final Plat; and Thousand Oaks – 22nd Plat, Preliminary Plat, to allow 20 ft. front-yard setback building lines. #PZ18-04; *Forest Park Development, applicant*

Chairman Katerndahl introduced Item 6A and asked Director Lachky to present. Lachky said the applicant had a public meeting in Platte County at 6 p.m. and invited him to the podium. Lachky said the applicant's engineer would stay and answer questions regarding the application.

David Barth said he had several phases that were already preliminary platted or going to be proposed. He said a variance was granted on the 20th plat. Barth said the current request allowed more flexibility to the builder due to drop-offs and it would not be for every home. He apologized that he had to leave and said his engineer, Jason Robbins, would answer any questions.

Chairman Katerndahl thanked the applicant and Director Lachky began presenting the application. He showed an aerial image of the subject plats and the portions built to date. He said the 16th and 19th had gone to final development and the 22nd had to go before the Board.

Director Lachky referenced the November 2017 Commission meeting. He said the feedback he received was that the Commission was not comfortable making a baseline standard for all developments and preferred addressing requests on a case by case basis. He explained the process with the Board of Zoning Adjustment and that the purpose of variance requests was for special exceptions. He said after meeting with the city's legal counsel, staff was directed to address subdivision waiver requests through the Planning Commission. Lachky reviewed the subdivision waiver process and said the Commission had the ability to grant those requests when the developer could not meet the standards. He explained the unique exception of the 20th plat as an example and detailed the Commission findings in that case.

Lachky reviewed the current request. He pointed out that the applicant had noted challenges and granting the subdivision waiver would allow future property owners and builders flexibility to orient and position homes in a safer manner, away from substantial elevation drop-offs. He illustrated the topography on each plat.

Engineer, Jason Robbins, said the reason for the front-yard setback request was due to the grading drop-offs in back. He said pulling the front closer eliminated the need for retaining walls, removing extra trees and building an extra foundation. He said the grading was worse the further as they built. Commissioner Wright asked Robbins to clarify the area he referred to as "back". Robbins said the south part of Thousand Oaks, the current plats, had significantly more drop-offs.

Commissioner Delich said he was generally against 20 ft. setbacks. He said imposing the subject plat with traditional layout left the developer stuck with reducing the front setback.

Director Lachky explained the option for the Commission to approve the plats individually.

Delich stated his concern for making a reduced setback the new standard. Commissioner Krtek pointed out extremes that made the request justifiable.

Discussion ensued regarding different setbacks based on backyard grading and required exceptions.

Engineer Robbins explained lots that were feasibly buildable would not require the 20 ft. setback. He said the application request gave them the opportunity to do so in difficult situations.

Discussion ensued regarding slopes and retaining walls.

Commissioner Wright suggested figuring a slope that triggered the 20 ft. allowance. He suggested a slope greater than 1 in 4 triggered the 20 ft. setback allowance otherwise the 25 ft. setback stayed in place.

Director Lachky said the subdivision code allowed the Commission to add conditions when addressing waiver requests.

Discussion about enforcing use of the 20 ft setback with the slope condition.

Chairman Katerndahl said Director Lachky's presentation was turned into a conversation and asked Lachky if he had been able to present his point to the Commission.

Lachky summarized that it was possible to reduce costs and get desired space, the blanket standard would help staff, and he was unsure whether the slope was a good barometer and he needed more time to research the idea.

Katerndahl asked whether the front setback standard in the National had presented any problems with issues like parking. Lachky said Pinecrest was the only neighborhood he was aware of with parking issues and the HOA was responsible for mitigating those issues.

Discussion focused on setting precedence, procedure, and options of voting on the application.

Vice Chair Cary offered a motion to approve based on the unique topography of the proposed plats. He said the Commission did not undercut the standard by the motion. Commissioner Smeed seconded. Roll call vote passed the motion 9-0.

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, January 16 & February 6, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: January 23, 2018 - Canceled No Agenda Items
- Planning & Zoning Commission Regular Meeting: Tuesday, February 13, 2018 at 5:30 p.m.

8. ADJOURNMENT

Director Lachky gave updates on upcoming projects.

Seeing no further discussion, Chairman Katerndahl called for a motion to adjourn.

Commissioner Krtek moved to adjourn, Commissioner Wright seconded. Motion passed: 9-0. Meeting adjourned at 6:53 p.m.

Submitted by:

Stephen Lachky
Community Development Director

1-9-18
Date

Shakedra Knight
Community Development Assistant

1-9-18
Date



Memorandum

To: Planning and Zoning Commission
Cc: Brad Stanton, Planner
From: Stephen Lachky, Community Development Director
Date: Friday, December 4, 2020
RE: Approval of Section 404.010 Old Town District – OTD, Subsection E. Design and Performance Criteria for 115 N Main St. (Case No. URC 2020-04); Brian Mertz, Parkville Holdings LLC, Applicant

Chapter 353 Urban Redevelopment Assistance Program*

On December 17, 2019 the Board of Aldermen adopted Ordinance No. 3021 approving the Downtown Parkville Redevelopment Plan, establishing the Redevelopment Area as a blighted area, authorizing tax abatement in the Redevelopment Area and approving the Downtown Parkville Redevelopment Plan Policy (see Attachments 1 by Reference and 4 by Reference). The plan provides an opportunity for private property owners to preserve the downtown's unique character and appearance by requesting and receiving real property tax abatement — via Chapter 353 economic development incentives — for certain improvements to properties in the downtown Redevelopment Area (see Attachment 1).

Chapter 353 is an economic development incentives program intended for redevelopment of blighted areas through abatement of real property taxes for a designated period of time. The public assistance (i.e., incentives) supports redevelopment costs and promotes public health benefits derived from a project. As provided by the Urban Redevelopment Corporations (URC) Law, set forth in Chapter 353 of the Missouri Revised Statutes (RSMo), all or some real property taxes, for up to 25 years, may be abated (100% abatement for years 1-10; and no less than 50% abatement for years 11-25). In order to approve Chapter 353 economic development incentives, a public hearing must be held before the Board of Aldermen. After the public hearing, the Board adopts an ordinance finding the property blighted and granting the tax abatement to the Urban Redevelopment Corporation in accordance with the provisions of the Redevelopment Plan and the Downtown Parkville Redevelopment Plan Policy. The public assistance incentives support redevelopment costs and promotes public health benefits derived from the project. The Chapter 353 Downtown Parkville Redevelopment Policy evaluates projects and considers incentives according to three specific thresholds:

- **Level A (market stabilization)** – Allows 90% property tax abatement for up to 10 years. A minimum investment of \$15,000 (100% for exterior improvements) or \$25,000 (50% for exterior improvements) is required.
- **Level B (market stimulating)** – Allows 90% property tax abatement for up to 12 years. A minimum investment of \$150,000 (50% for exterior improvements) is required.
- **Level C (market shifting)** – Allows 90% property tax abatement for up to 15 years. A minimum investment of \$750,000 (50% for exterior improvements) is required.

** It should be noted that the information above on the City's Chapter 353 Urban Redevelopment Assistance Program is merely informational for the Planning and Zoning Commission, as the*

review & approval bodies for this program are the Downtown Parkville Redevelopment Corporation (review body) and the Board of Aldermen (approval authority).

Background

Brian Mertz with Parkville Holdings, LLC has recently submitted an Application for Downtown Parkville Redevelopment Plan Project (Case No. URC 2020-04) to the City for the rehabilitation/renovation of 115 N Main St. (see Exhibit 2 and Exhibit 5 by Reference).



Imagery of 115 N Main St.

The adopted Downtown Parkville Redevelopment Plan Policy (i.e., Chapter 353 Program) primarily pertains to financing mechanisms as a way to stimulate improvements/rehabilitation in the downtown and whether or not specific investment costs are allowable per the state program; and doesn't contain guidelines for aesthetics. Instead, the purview of design & aesthetics for downtown buildings resides within our Title IV – Development Code, Section 406.010 Old Town District – OTD and falls to City staff, as well as the Planning and Zoning Commission in specific instances as listed below:

E. Design and Performance Criteria. Buildings and sites shall be designed to meet the following performance standards. Any exceptions or discretionary approvals shall be judged against these design and performance standards.

1. All buildings and sites shall promote vibrant streetscapes with active uses and attractions located in storefronts of buildings, frequent windows, and a repetitive pattern of doors which are the primary entrance.
2. For new construction, a building must incorporate architectural styles, design features, building materials and accents that are compatible with original materials used throughout the surrounding block. For alterations or expansions, the materials and design should be consistent with the original building elements and characteristic of the building period, and should not cover, destroy or otherwise minimize original architectural elements.
3. As a general rule, buildings must maintain similar base courses, cornice lines and horizontal lines of windows complementary to those used in surrounding buildings.
4. Buildings must not have long, monotonous, uninterrupted walls or roof planes visible from the street or other public rights-of-way. Building walls more than 15 feet in length must include elements that add architectural interest and variety such as projections, recesses, offsets, windows, painted features or blank window openings trimmed with frames, sills or lintels.
5. Facades visible from the public right-of-way should be architecturally emphasized through the arrangement of windows, entrance treatments and details.
6. Light fixtures attached to the exterior of buildings should be compatible with the style, materials, colors and details of the building and the character of the district.
7. Walls and fences should be architecturally compatible with the style, materials and colors of the principal building on the same lot.
8. With the exception of the following, paint color is considered to be a matter of choice, and has no bearing on the preservation of structures.
 - a. Owners are encouraged to use historically appropriate colors schemes and contrasts, including use of primary building colors with trim, doors, awnings and other accents in complimentary colors.
 - b. Only traditionally painted materials, such as wood, should be painted.
 - c. Original materials such as brick and stone that are traditionally left unpainted shall only be painted when already painted prior to the effective date of Ordinance No. 2815 (June 16, 2015), or when expressly approved by the Planning and Zoning Commission, as necessary, to unify disparate parts of a building that have been altered or expanded over time.
 - d. Inclusion of logos, images, or patterns, including but not limited to stripes, dots, waves, and similar patterns, used primarily to attract attention to a structure shall not be permitted unless approved as signage in accordance with Chapter 410.

Staff requests the Planning and Zoning Commission review the proposed renovation plans for 115 N Main St. (Exhibit 2) for compliance with Section 404.010 Old Town District – OTD, Subsection E. Design and Performance Criteria; and make a motion for approval, denial or postponement for E. Design and Performance Criteria, Subsection 8.C if necessary.

EXHIBITS:

1. Downtown Parkville Redevelopment Plan Policy
2. Building Renovation Plans, 115 Main, Parkville, Missouri (prepared by W. Lee Rhoad AIA Architect; dated November 29, 2020)

ADDITIONAL EXHIBITS BY REFERENCE:*

1. Ordinance No. 3021 (approved December 17, 2019) – Approving the Downtown Parkville Redevelopment Plan, establishing the redevelopment area as a blighted area, authorizing certain tax abatements within the redevelopment area and approving the Downtown Parkville Redevelopment Plan Policy
2. Chapter 353 Program Summary provided by Missouri Department of Economic Development (MoDED)
3. Chapter 353 Downtown Parkville Redevelopment Program (PowerPoint presentation prepared by Joe Parente; presented at October 1, 2019 work session with the Board of Aldermen)
4. Downtown Parkville Redevelopment Plan
 - a. Exhibit 1 – Map of Redevelopment Area
5. Downtown Parkville Redevelopment Plan Project Application – 115 N Main Street

City of Parkville, Missouri

Downtown Parkville Redevelopment Plan Policy

I. Program Statement

One of the principal goals of the Vision Downtown Parkville Plan adopted in 2014 is to strengthen the economic viability of the downtown area through recommended strategies, policies and plans for enhancing Downtown. It includes guidelines for improvements to buildings that address the appearance and structural conditions of existing buildings. It promotes the potential use of financial incentives to encourage investment and redevelopment activity.

The ultimate success of downtown Parkville is dependent upon private sector commitment. It is up to the merchants, building owners, residents, professionals and investors to improve the value of their businesses or residences and the condition of their buildings.

The Chapter 353 redevelopment incentive program is intended to stimulate improvements to downtown buildings by providing an innovative financing mechanism. It presents an opportunity to preserve our community's small town, historic and charming character, and to enhance and promote the unique atmosphere, which Parkville can provide. Successful implementation will result in a stronger downtown and a stronger Parkville community. The Downtown Parkville Redevelopment Plan has been adopted pursuant to Chapter 353 to help achieve these goals.

II. Appropriate Improvements

A number of downtown buildings have not been properly maintained or altered in a manner that does not improve the appearance or the image of Parkville. In some cases, alteration is not consistent with the overall design of the structure itself. Such building treatments or lack of improvements/maintenance are in direct conflict with the need for a comprehensive, coordinated approach to improvements.

In 2014, the City adopted the Vision Downtown Parkville Plan. The plan contemplates the use of economic development incentives to provide seed monies for the encouragement of private investment in downtown properties. The Downtown Parkville Redevelopment Plan Policy has been drafted with the notion of encouraging building improvements in accordance with the Downtown Parkville Redevelopment Plan. It is important that structures, both in their design and use, are improved/upgraded. The incentive program would provide property tax abatement as a tool to encourage investment in downtown Parkville. A policy has been developed that establishes standards for qualifying for incentives. Accordingly, no tax abatement shall be granted unless, at a minimum, the proposed redevelopment project reflects a significant improvement as determined by the City.

III. Description of Program

Pursuant to Chapter 353, RSMo, the City of Parkville, through an entity to be created called the Downtown Parkville Redevelopment Corporation (DPRC), has the ability to abate real property taxes for redevelopment projects. The amount and length of the tax abatement depends on which “level” applies to the project: A, B or C. The incentive amount and length varies with each level depending upon the investment amount.

Level A

The purpose of Level A is to attract market-stabilizing investments (market stabilization):

Level A-1	“Minimum Exterior”
Investment Threshold	Minimum \$15,000 (excluding cost of acquisition)
Incentive Amount and Abatement Period:	Equal to cost of improvements or 90% abatement for 10 years, whichever occurs first. During the abatement period, PILOT payments will be made equal to 100% of the amount of the annual taxes paid prior to the start of the abatement period.
% of Exterior Improvements	100% Exterior

Level A-2	“Minimum”
Investment Threshold	Minimum \$25,000 (excluding cost of acquisition)
Incentive Amount and Abatement Period:	Equal to cost of improvements or 90% abatement for 10 years, whichever occurs first. During the abatement period, PILOT payments will be made equal to 100% of the amount of the annual taxes paid prior to the start of the abatement period.
% of Exterior Improvements	50% exterior

Level B

The purpose of Level B is to attract mid-market investments (market stimulating):

Level B	
Investment Threshold	Minimum \$150,000
Incentive Amount and Abatement Period:	Equal to cost of improvements or 12 years 90% abatement, whichever occurs first. During the

	abatement period, PILOT payments will be made equal to 100% of the amount of the annual taxes paid prior to the start of the abatement period.
% of Exterior Improvements	50% exterior

Level C

The purpose of Level C is to attract sizable (market shifting) investments:

Level C	
Investment Threshold	Minimum \$750,000 – Requires a “But for” economic analysis paid for by the applicant.
Incentive Amount and Abatement Period:	Equal to cost of improvements or 15 years 90% abatement, whichever occurs first. During the abatement period, PILOT payments will be made equal to 100% of the amount of the annual taxes paid prior to the start of the abatement period.
% of Exterior Improvements	50% exterior

Determination of qualified investment threshold. If the project involves new construction or rehabilitation of an existing structure, interior and exterior costs may count towards the investment range. The total project budget for the investment should look to allocate approximately 50% to exterior costs and 50% to interior costs, however these percentages may vary with the key consideration being both the exterior and interior must be brought up to desired standards, subject to the DPRC Board’s review. The DPRC Board shall review the project budget and make a recommendation to the Board of Aldermen for approval.

Applicable/Non-applicable investment costs examples include, but are not limited to:

Applicable costs:

- Exterior: Masonry work, paint, signs, awnings, materials, windows, doors, roof, gutters, downspouts, pavement (off-street), landscaping, lighting, ADA accessible, demolition, self-help labor, and contract labor
- Interior: Plumbing, electrical, structural alterations/reconstruction, paint, energy conservation (insulation, weather stripping, sealing, etc.), permanently attached fixtures, HVAC, ADA accessible, self-help labor, and contract labor

Non-applicable costs:

- Exterior: Inappropriate cleaning methods
- Interior: Furniture, appliances, inventory, display fixtures (unattached to wall), and decor

Self-help labor. Self-help labor must be approved before it occurs. City staff will coordinate with applicant to track and verify the amount that will be included as an applicable cost.

Invoice documentation. Invoices for all investment costs will be required to be submitted to City Staff after the redevelopment project is complete and before the tax abatement is finalized.

Project density. A redevelopment project shall generally relate to an individual land parcel, but treating multiple properties as if assembled may be appropriate depending upon the circumstances. Commercial projects may have one or more units per structure.

Future projects. If a project occurs in the future on a property during its tax abatement time period, the future project will be allowed to apply for tax abatement. If the future project does not apply for or is not granted tax abatement, additional PILOTs will be required to be paid on the increase of assessed valuation relating to the future project.

“PILOT” refers to payments in lieu of taxes to be made to all taxing authorities whose property tax revenues are affected by the abatement on the same pro rata basis and in the same manner as the ad valorem property tax revenues received by each taxing authority from such property in the year such payments are due.

But-for economic analysis means that, with respect to a particular Redevelopment Project, the applicant would not reasonably be anticipated to undertake the Redevelopment Project without the tax abatement incentive, which may be evidenced by an applicant’s affidavit attesting to this fact. The cost of any but-for economic analysis will be paid for by the applicant.

IV. Eligible Property

Redevelopment projects may be located on any parcel within the Redevelopment Area included in the Downtown Parkville Redevelopment Plan.

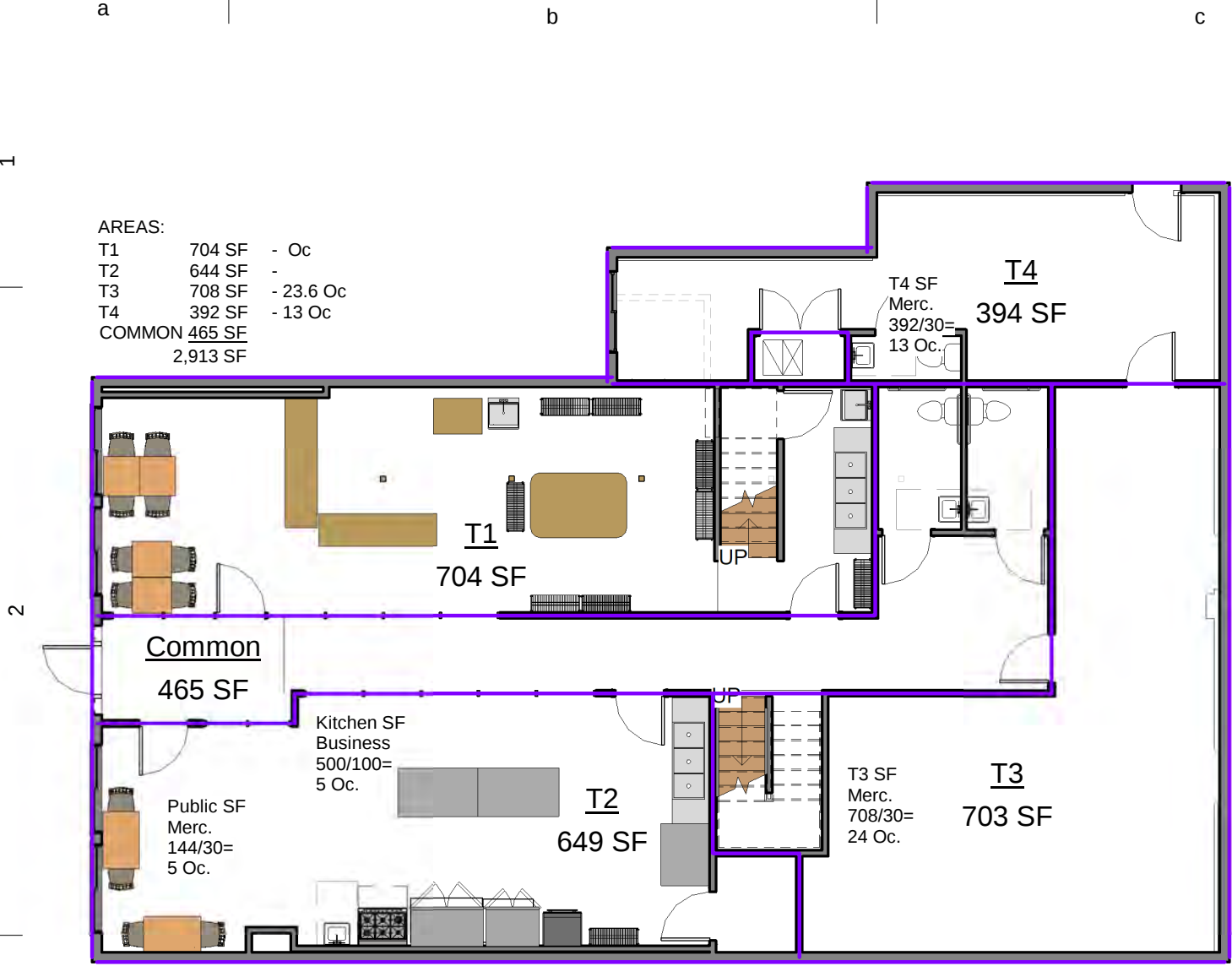
V. Application process:

Applications for the program will be accepted by the City Staff on behalf of DPRC. A \$250.00 filing fee to City of Parkville is required with the application for investment Level “A” or a filing fee of \$750.00 for investment Level “B” and “C”. If approval is not given for tax abatement for the project, the filing fee will be refunded.

The Application will first be reviewed by City Staff for a determination of whether the proposed Redevelopment Project is a suitable project. If the staff review determines that the proposed Redevelopment Project is suitable, the application will be considered by the DPRC Board for recommendation to the Board of Aldermen, including a recommendation as to the appropriate incentive level. The Board of Aldermen shall then consider the DPRC recommendation. If the Board of Aldermen favorably considers the

application, it will adopt an ordinance approving the Redevelopment Project and authorizing the tax abatement. The property owner and DPRC will then enter into a Memorandum of Understanding setting forth program responsibilities and expectations and execute special warranty deeds conveying the property – albeit briefly – to DPRC and then back to the property owner, which then serves as the statutory trigger for the tax abatement.

The tax incentive is available for only those projects that have been approved by the Board of Aldermen before the project is started (excluding pilot projects undertaken prior to adoption of this Policy).



115 Main Tenant Finish Plans

Parkville, Missouri

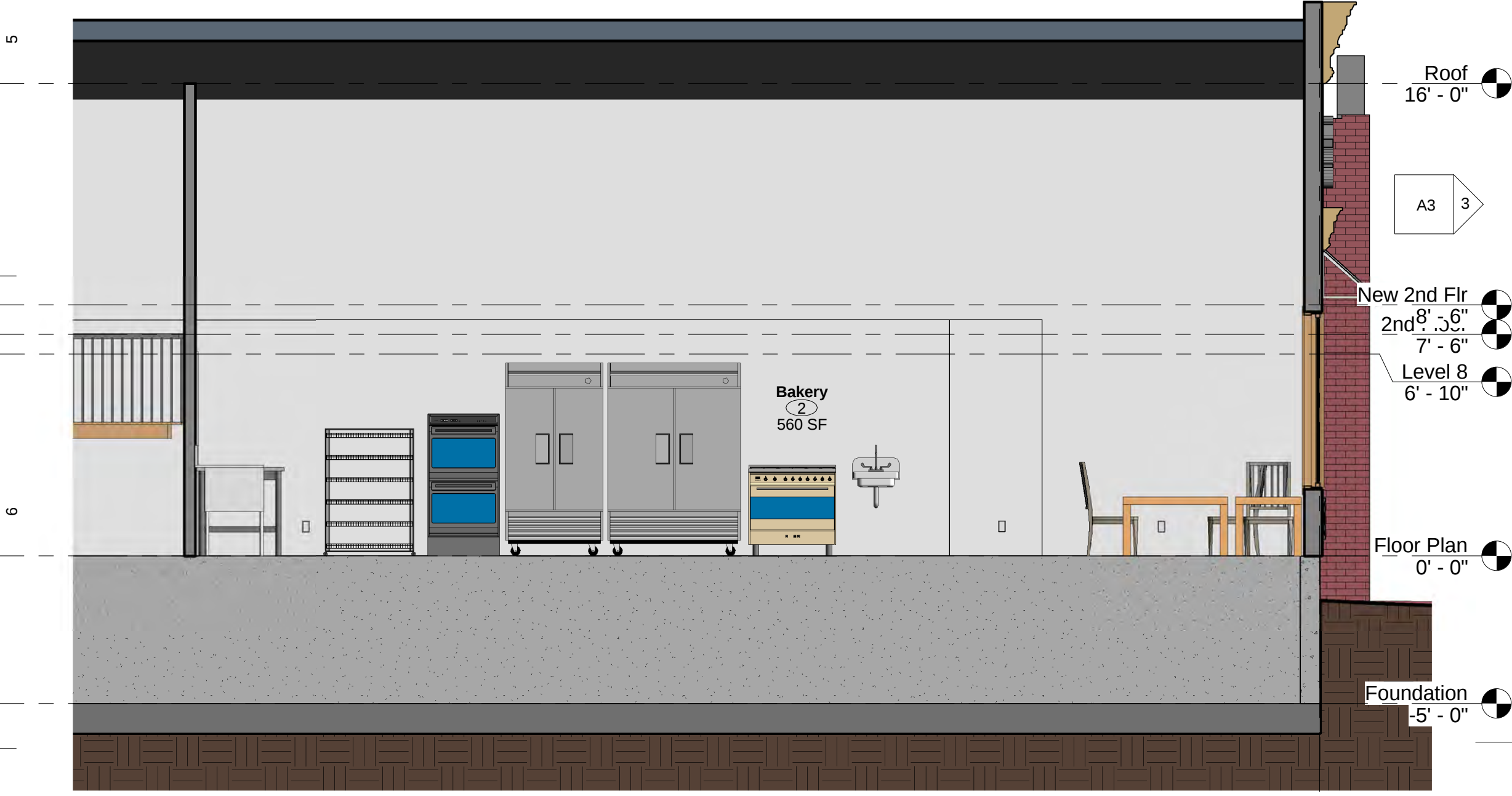
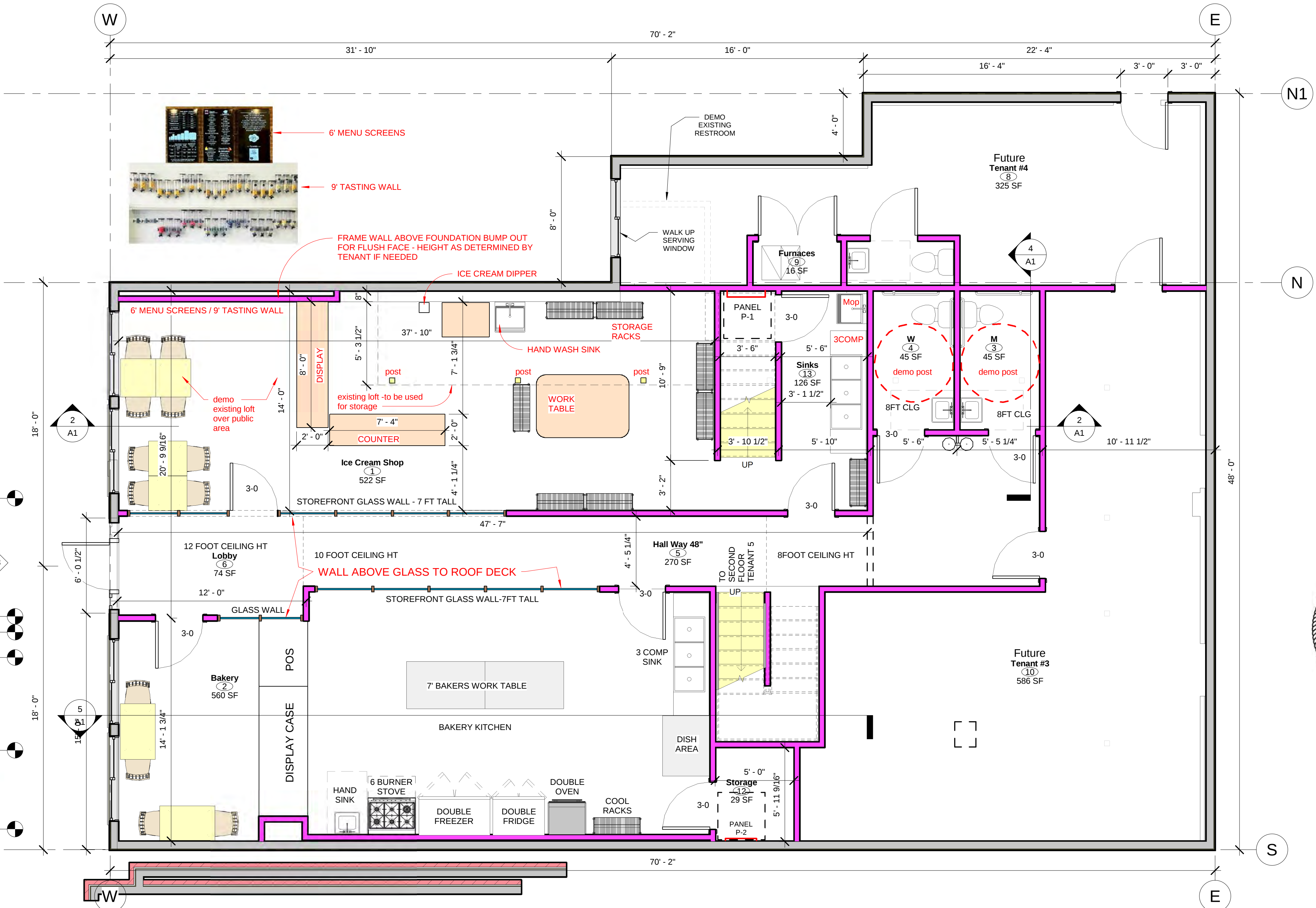
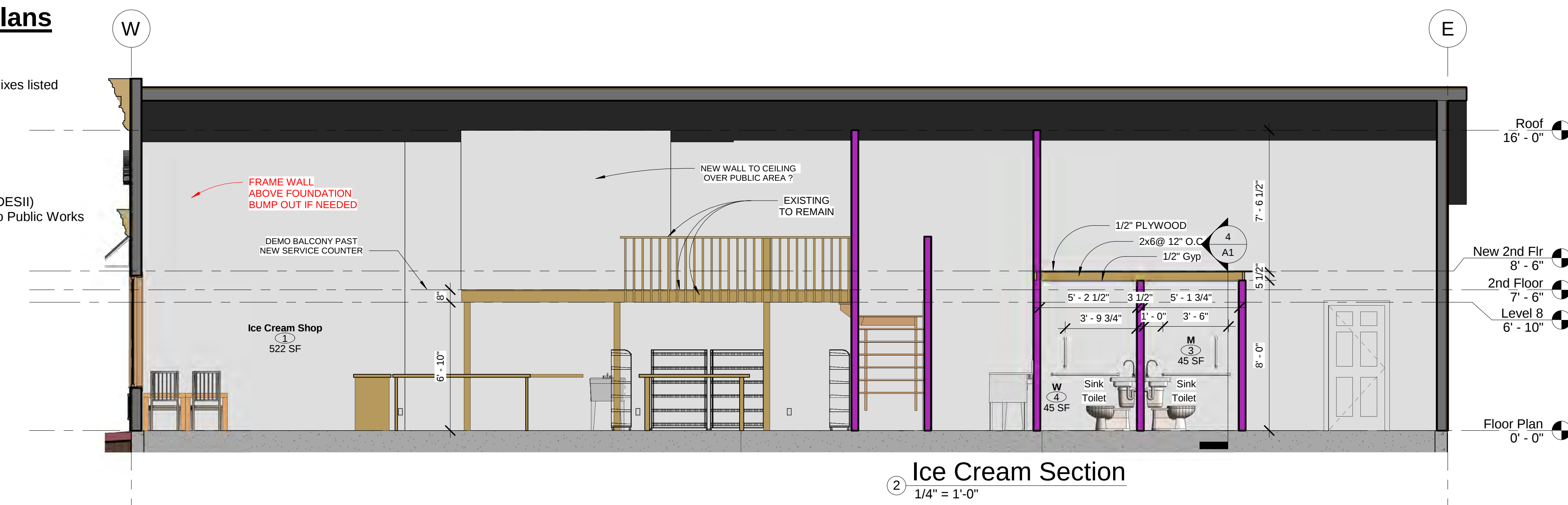
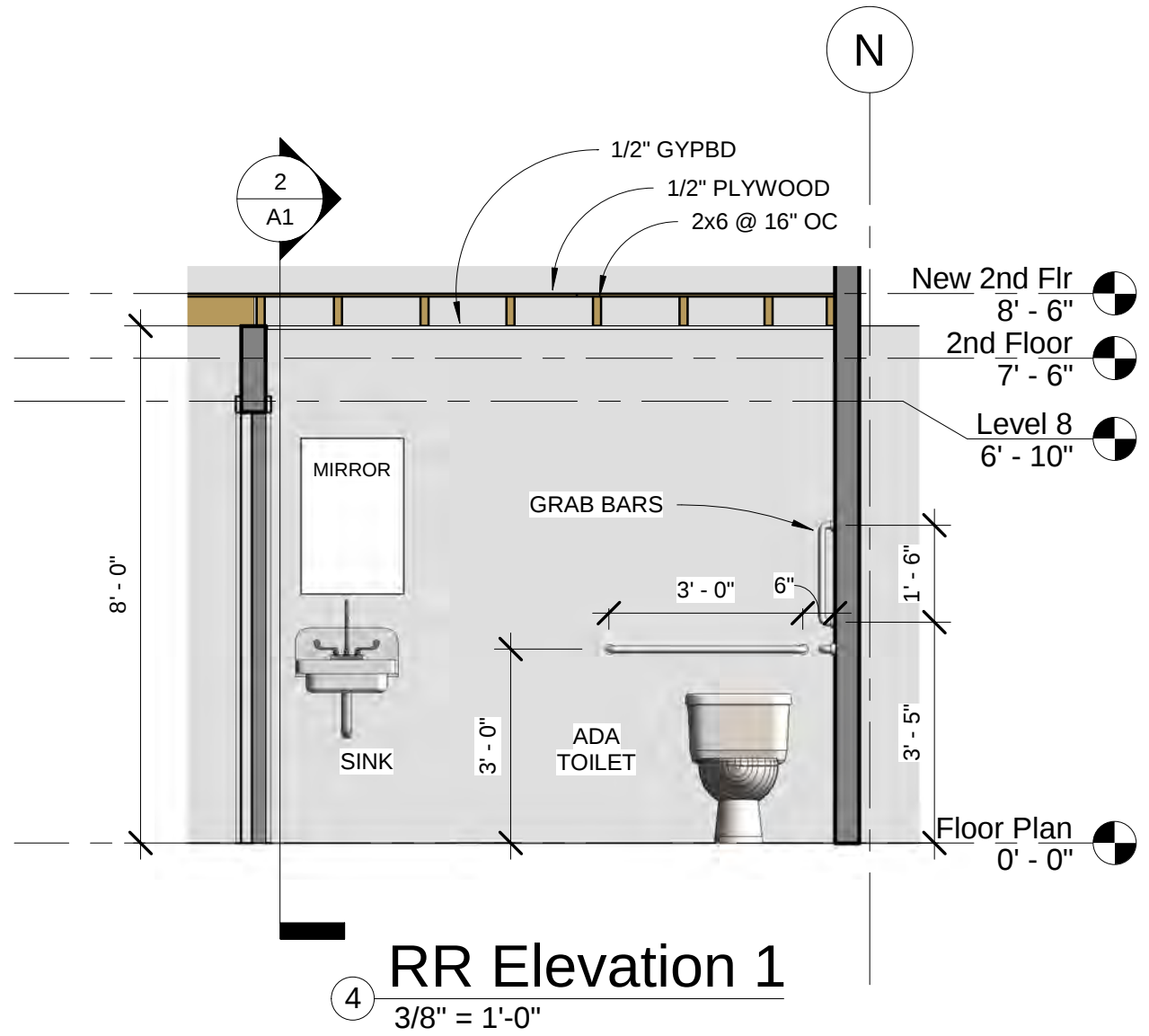
ADOPTED CODES:

- 2012 International Building Code (IBC) with all Appendixes listed
- 2012 International Plumbing Code (IPC)
- 2012 International Mechanical Code (IMC)
- 2012 International Fuel Gas Code (IFGC)
- 2012 International Fire Code (IFC)
- 2011 National Electrical Code (NEC)
- City of Parkville Fee Schedule
- 2009 ANSI 117 of the Americans with Disability Act
- National Pollutant Discharge Elimination System (NPDESII)
- American Public Works Association (APWA) – refer to Public Works Director for current procedures

SHEET INDEX:

- A1 - TENANT FINISH PLANS
- P1 - PLUMBING PLANS / MECH NOTE
- E1 - ELECTRICAL PLANS

*** ALL CONTRACTORS AND SUB CONTRACTORS SHALL HAVE A PARKVILLE BUSINESS LICENSE BEFORE BEGINING WORK ***

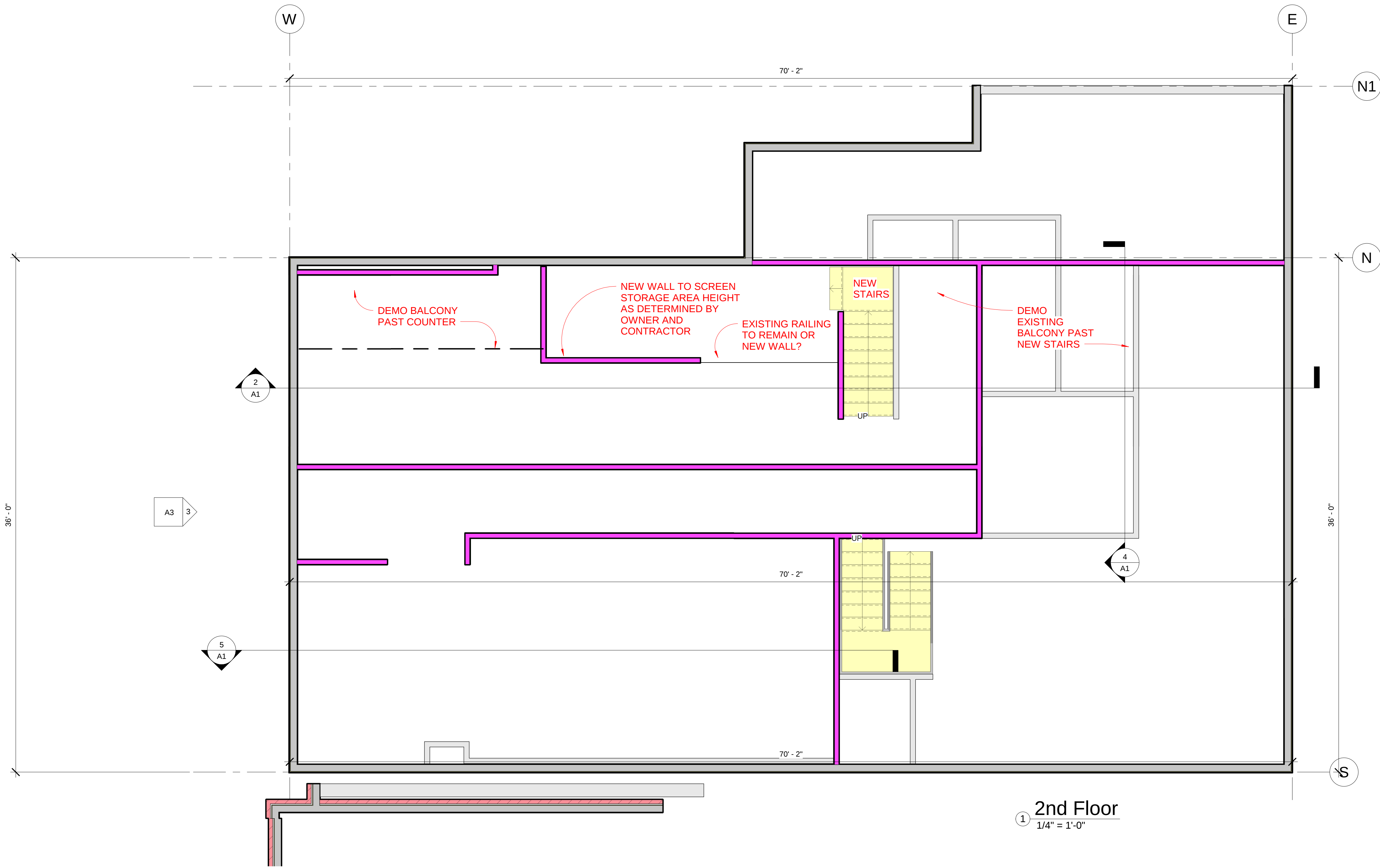


W. LEE RHoad AIA ARCHITECT
11871 SE STATE ROUTE H
LEERHoad.COM 816-244-6588

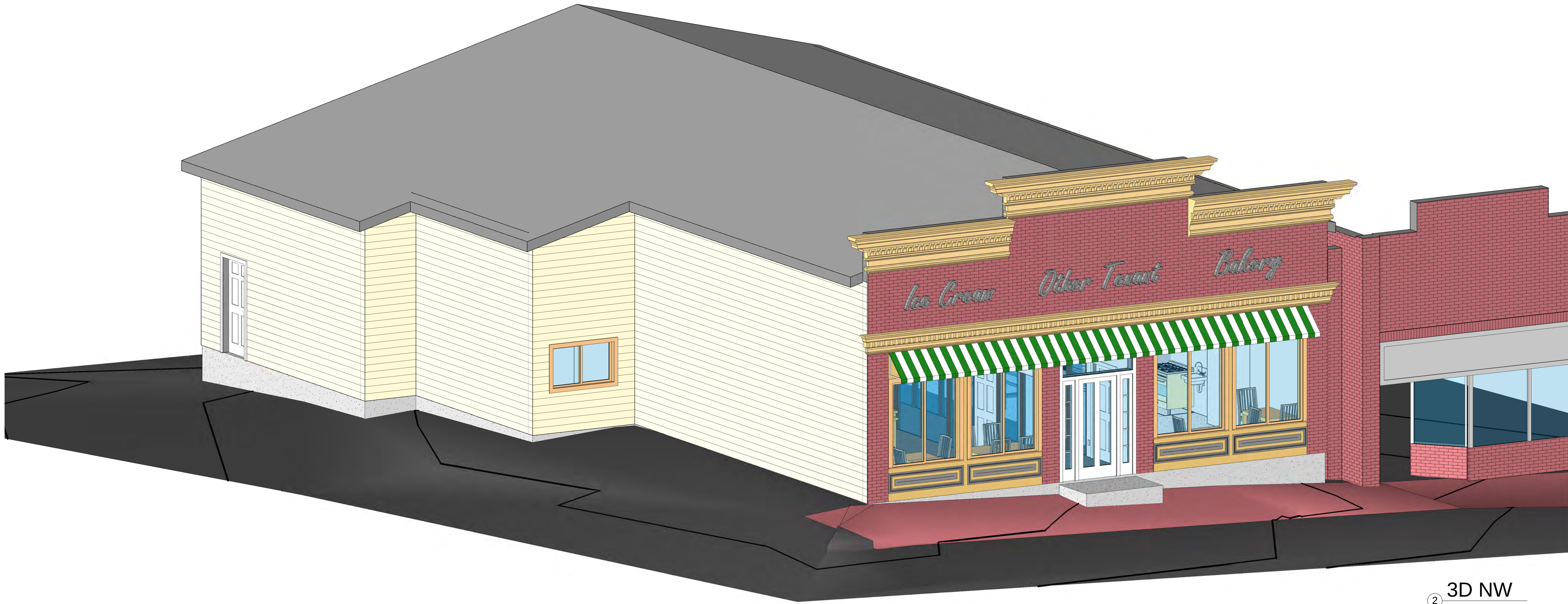
Building Renovation
115 Main
Parkville, Missouri



First Floor Plan
Project number 2020-038
Date 11-29-2020
A1
Scale As indicated



① 2nd Floor
1/4" = 1'-0"



② 3D NW



① 3D SE



③ West Elevation
1/4" = 1'-0"

W. LEE RHoad AIA ARCHITECT
11871 SE STATE ROUTE H AGENCY MO 64401
LEERHoad.C.O.M 816-244-6588 LEERHoad@gmail.com

Building Renovation
115 Main
Parkville, Missouri



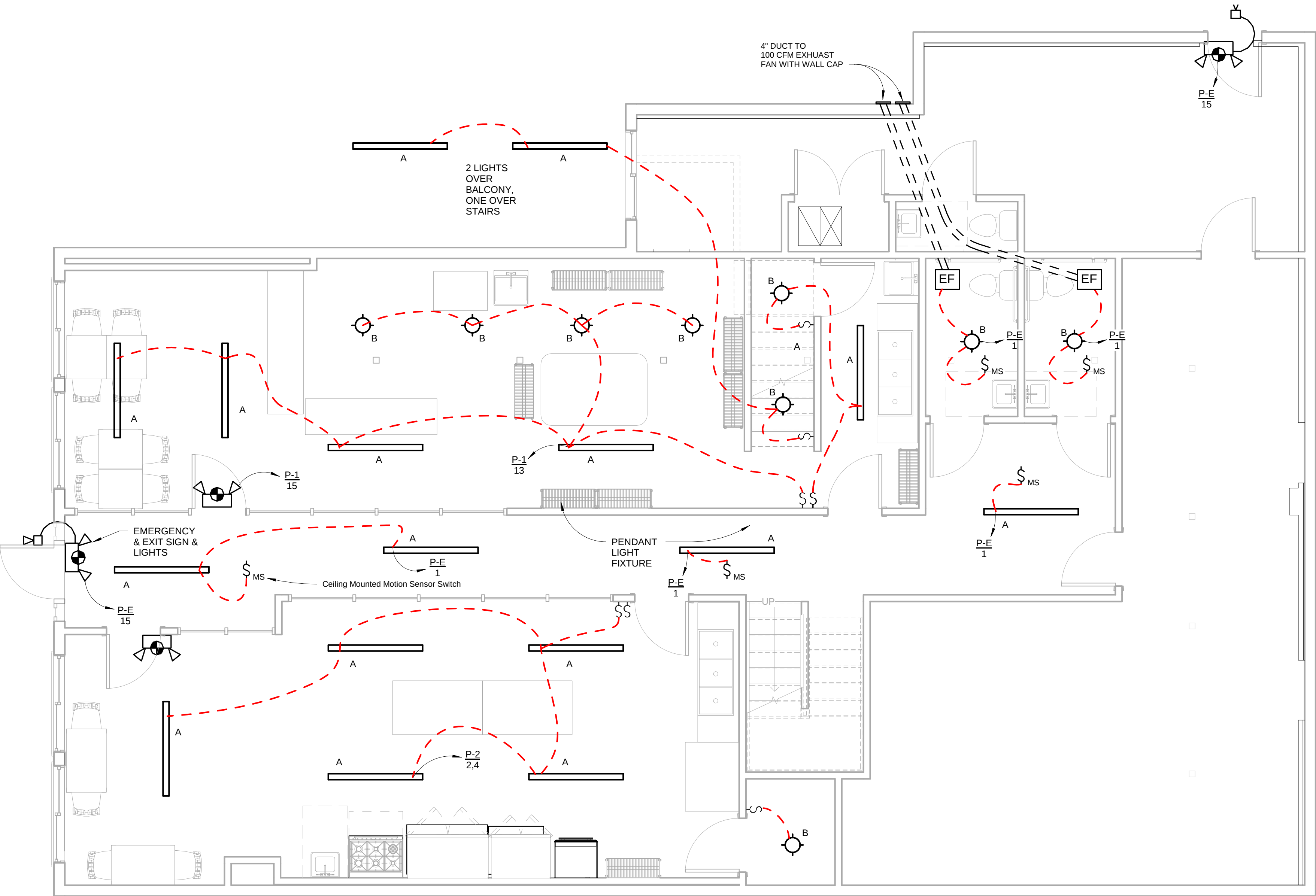
Elevations

Project number 2020-038

Date 11-28-2020

A3

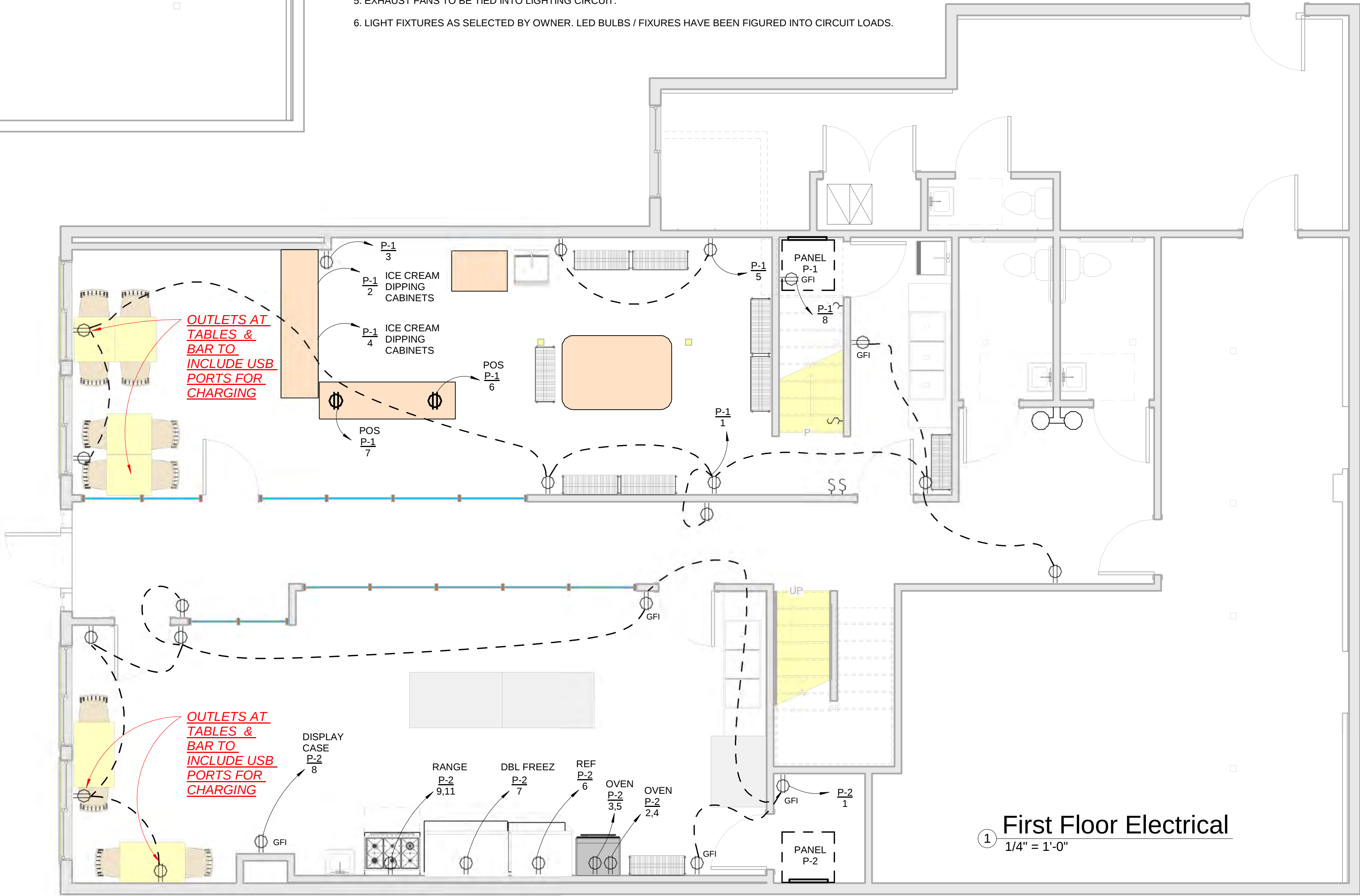
Scale 1/4" = 1'-0"



2 First Floor Lighting
1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE - ALL LIGHTS OR BULBS TO BE LED - ALL FIXTURES AS SELECTED BY OWNER AND TENANTS
FIXTURE A - PENDANT / STRIP LED - 50 W
FIXTURE B - CEILING MOUNTED FIXTURE - 50 W

PANEL 'P-2							
SERVICE: 240V/120V, 1PH, 3W + G				ENCLOSURE: NEMA-1			
MAIN BUS: 200A MCB				MOUNTING: SURFACE			
AIC RATING: 10,000A				BRANCH: NORMAL			
POLE	LOAD DESCRIPTION	TOTAL VA	CB	PH	CB	TOTAL VA	LOAD DESCRIPTION
1	RECEPTACLES	1,440	20/1	A	30/2	2,400	OVEN
3	OVEN	2,400	30/2	B		2,400	" "
5	" "	2,400		A	20/1	1,800	REFRIDGERATOR
7	DOUBLE FREEZER	1,800	20/1	B	20/1	180	RECEPTACLE
9	RANGE	2,500	30/2	A	20/1		
11	" "	2,500		B	20/1		
13	LIGHTS		20/1	A	20/1		
15	EXIT EMERGENCY LIGHTS	100	20/1	B	20/1		SPARE
17	SPARE		20/1	A	20/1		SPARE
19	SPARE		20/1	B			
21				A			
TOTAL CONNECTED		KVA	AMPS	PHASE TOTALS		KVA	AMPS
TOTAL DEMAND		19.9	83.0	PHASE-A		10.5	87.8
		17.1	71.4	PHASE-B		9.4	78.2



1 First Floor Electrical
1/4" = 1'-0"

GENERAL ELECTRIC NOTES:

1. ALL MATERIAL, WORKMANSHIP, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2011 NATIONAL ELECTRIC CODE.
2. ALL ELECTRICAL CONDUCTORS TO BE COPPER, TYPE THWN, THW OR THNN IN CONDUIT.
3. ALL BRANCH CIRCUIT WIRING SHALL NOT BE SMALLER THAN #12 AWG WIRE.
4. EQUIPMENT EQUAL TO THE SCHEDULED MAY BE SUBSTITUTED WITH APPROVAL OF THE ARCHITECT / ENGINEER.
5. EXHAUST FANS TO BE TIED INTO LIGHTING CIRCUIT.
6. LIGHT FIXTURES AS SELECTED BY OWNER. LED BULBS / FIXURES HAVE BEEN FIGURED INTO CIRCUIT LOADS.

PANEL 'P-1							
SERVICE: 240V/120V, 1PH, 3W + G				ENCLOSURE: NEMA-1			
MAIN BUS: 200A MCB				MOUNTING: SURFACE			
AIC RATING: 10,000A				BRANCH: NORMAL			
POLE	LOAD DESCRIPTION	TOTAL VA	CB	PH	CB	TOTAL VA	LOAD DESCRIPTION
1	RECEPTACLES	1,440	20/1	A	20/1	950	ICE CREAM DIPPING CABINET
3	RECEPTACLE	180	20/1	B	20/1	950	ICE CREAM DIPPING CABINET
5	RECEPTACLE	180	20/1	A	20/1	180	RECEPTACLE POS
7	RECEPTACLE POS		20/1	B	20/1	180	RECEPTACLE
9				A	20/1		
11				B	20/1		
13	LIGHTS	500	20/1	A	20/1		
15	EXIT EMERGENCY LIGHTS	100	20/1	B	20/1		SPARE
17	SPARE		20/1	A	20/1		SPARE
19	SPARE		20/1	B			
21				A			
TOTAL CONNECTED		KVA	AMPS	PHASE TOTALS		KVA	AMPS
TOTAL DEMAND		4.7	19.4	PHASE-A		3.3	27.1
		4.9	20.2	PHASE-B		1.4	11.8

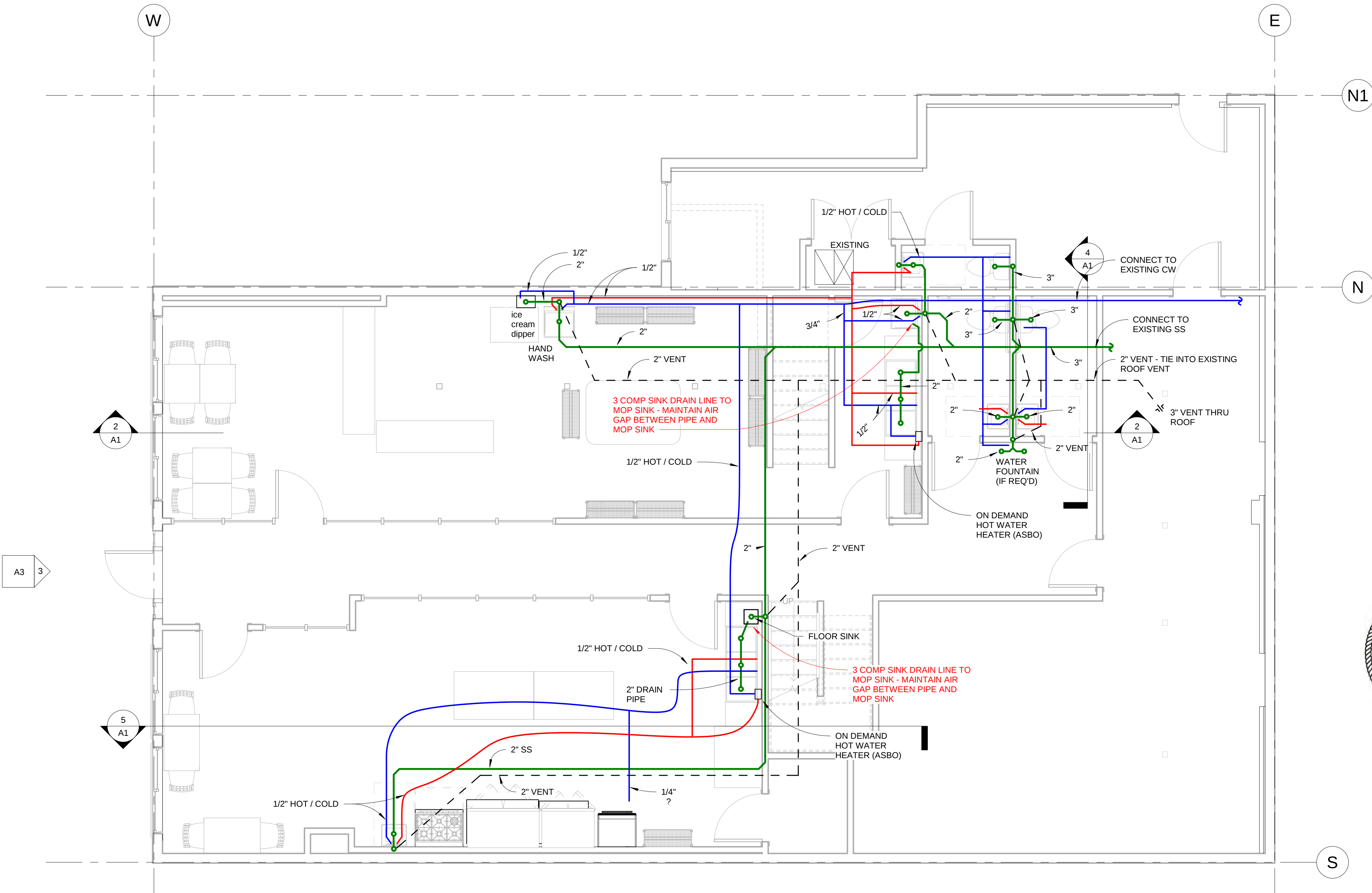


1. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES & REGULATIONS.
2. ON MULTI-SPEED FURNACE, SELECT A FAN SPEED THAT PRODUCES THE LISTED TEMPERATURE RISE SPECIFIED BY THE MANUFACTURER OF THE FURNACE.
3. MECHANICAL EQUIPMENT AS SELECTED BY OWNER AND CONTRACTOR.



PLUMBING NOTES:

- 1.) PLUMBING PLAN IS SCHEMATIC. CONTRACTOR TO DETERMINE EXACT ROUTING OF ALL PIPING.
- 2.) ALL MATERIAL, WORKMANSHIP & INSTALLATION TO BE IN ACCORDANCE WITH THE 2012 INT. PLUMBING CODE.
- 3.) THE CONTRACTOR SHALL COORDINATE THE ROUTING AND PATH OF PIPING WITH THE POSITION AND LAYOUT OF THE STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY OFFSETS, TURNS, RISES AND DROPS FOR PIPING AS NEEDED TO INSTALL THE PLUMBING SYSTEM TO CLEAR STRUCTURE AND OTHER SYSTEMS IN CONFLICT WITH PIPE ROUTING.
- 4.) COORDINATE WORK WITH OTHER TRADES.
- 5.) BUILDING SUPPLY WATER LINE IS EXISTING - WATER PIPING SHALL BE 3/4" UNLESS NOTED OTHERWISE.
- 6.) NO PIPING SHALL BE INSTALLED WHERE IT WILL BE SUBJECT TO FREEZING TEMPERATURES.
- 7.) INSTALL CLEAN OUTS AS REQUIRED BY CODE AND THEN SOME.



1 First Floor Plumbing
1/4" = 1'-0"

Building Renovation
115 Main
Parkville, Missouri



Plumbing Plan
Project number 2020-038
Date 11-28-2020
P1
Scale 1/4" = 1'-0"

W. LEE RHOAD AIA ARCHITECT
11871 SE STATE ROUTE H AGENCY MO 64401
LEERH@AIA.COM 816-244-6588



Staff Analysis

Agenda Item: 6.A

Proposal: Request for text amendment to Parkville Municipal Code, Title IV, Section 405.050 Conditional Uses to allow for office uses of low traffic generation in residentially zoned districts along Bell Road.

Staff Recommendation: Approval

Case No: PZ20-52

Applicant: City Staff

Exhibits:

- A. This staff report
- B. Application for Text Amendment
- C. Subject Property Area Map
- D. Public Hearing Notice (published in The Platte County Citizen newspaper on November 18, 2020)
- E. Additional exhibits as may be presented at the public hearing

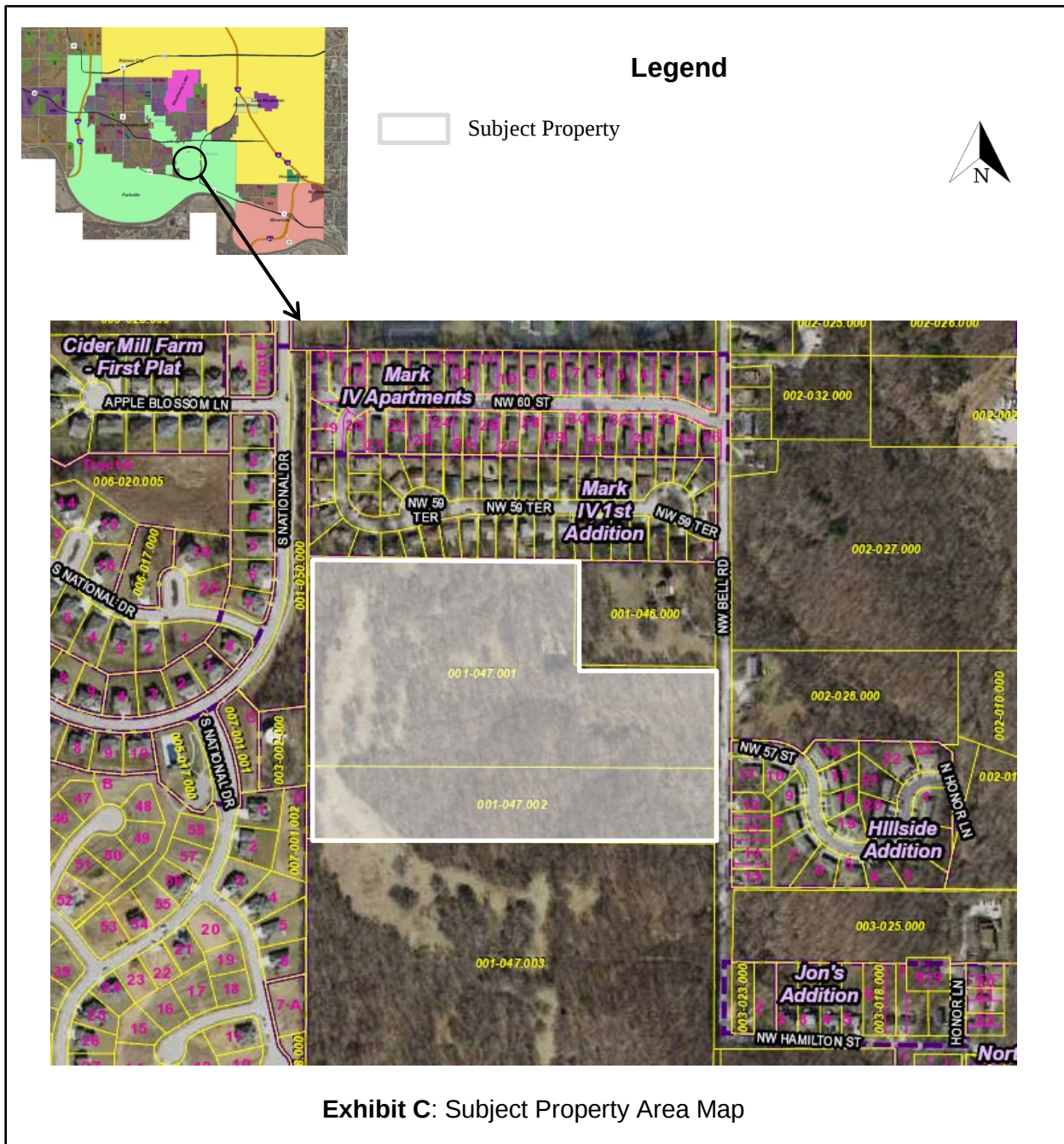
By Reference: A. Parkville Municipal Code, Title IV, Chapter 405. Zoning Districts & Use Standards, Section 405.050 Conditional Uses
(<https://www.ecode360.com/27901178>)

Background

Hinkle Hardscapes, a Riverside-based landscape and hardscape business wishes to relocate their operations to Parkville and have interest in a property along NW Bell Road. Hinkle Hardscapes would like to use the property as a training center for their employees and a design showroom for their customers. Currently, office uses of low traffic generation are allowed in residentially zoned districts along state highways with an approved Conditional Use Permit. This proposed text amendment would also allow for those uses to be allowed along Bell Road with an approved Conditional Use Permit. If approved, this text amendment would allow Hinkle Hardscapes to apply for a Conditional Use Permit to utilize their proposed property.

Overview

Hinkle Hardscapes currently operates at 4124 NW Riverside Street #C in Riverside, however, would like to move their operations to Parkville on a parcel along NW Bell Road. The location Hinkle Hardscapes would like to relocate to is subject parcel #20-7.0-26-300-001-047.001 (West of NW Bell Road, approx. 400-ft. south of NW 59th Terrace). The applicant proposes to develop a new training center and design showroom on the property which is classified as a low traffic generating office use. Staff is proposing the following text amendment to allow this use with a Conditional Use Permit (proposed additional language is underlined):



Parkville Municipal Code, Title IV, Chapter 405. Zoning Districts & Use Standards, Section 405.050 Conditional Uses Subsection B.16:

Office uses of low traffic generation, such as real estate, accounting, law, dental, financial services, and those similar in nature in residential districts that front and have access to a State highway or Bell Road.

The subject property is currently zoned R-1 Single Family Residential. Thus, if this proposed text amendment is approved, Hinkle Hardscapes could apply for a Conditional Use Permit to allow their office use of low traffic generation along NW Bell Road.

If these uses are allowed along Bell Road, staff believes it is appropriate they be a Conditional Use permitted via Section 405.050 so the application can go through the review process before the Planning and Zoning Commission to evaluate the proposal, proposed uses, site plan, and potential impacts on adjacent property. Planning and Zoning Commission has been open to expanding areas where similar landscaping office uses have been allowed in residential zoning districts (see: By the Blade in 2016 and Heritage Landscaping in 2017).

Staff Conclusion and Recommendation

Staff recommends approval of the proposed text amendment to Parkville Municipal Code, Title IV, Section 405.050 Conditional Uses. Consideration of a text amendment requires a public hearing. Required public hearing notices were published and no comments have been received as of the date of this staff analysis report. It should be noted that the recommendation contained in this report is made without knowledge of any facts and testimony which may be presented during the public hearing, and that the conclusions herein are subject to change as a result of any additional information that may be presented.

Necessary Action

Following consideration of the proposed text amendment, the factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission must recommend approval (with or without conditions) or denial of the text amendment, unless otherwise postponed. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen along with any explanation thereof for final action.

End of Memorandum

<u>/s/ Brad Stanton</u>	<u>12-4-2020</u>
Brad Stanton	Date
Planner	

Cc: Stephen Lachky, ACIP, CFM, CPM
Community Development Director



Application #: P2 2020-52
Date Submitted: 11/13/2020
Public Hearing: 12/8/2020
Date Approved: _____

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

Application for Text Amendment

Applicable to Chapters, Sections and Subsections within Parkville Municipal Code Title IV *Development Code*

1. Applicant / Contact Information

Applicant(s)

Name: City of Parkville - Joe Parente, City Administrator

Address: 8880 Clark Avenue

City, State: Parkville, MO

Phone: _____ Fax: _____

E-mail: _____

Primary Contact(s), 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 all text amendments are subject to statutory requirements and 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 shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) Joe Parente Date: 11/13/20

2. Proposed Text Amendment

The following information may be submitted on a separate sheet if necessary.

Amendment proposed to (Chapter, Section and Subsection number): 405.050 B.16

Section / Subsection Title: Conditional Uses

Existing text:

Office uses of low traffic generation, such as real estate, accounting, law, dental, financial services, and those similar in nature in residential districts that front and have access to a State highway.

Proposed text:

Office uses of low traffic generation, such as real estate, accounting, law, dental, financial services, and those similar in nature in residential districts that front and have access to a State highway or Bell Road.

Reason for amendment:

To allow the Hinkle Hardscape relocation to Parkville

3. Potential benefits / effects

Generally, amendments are evaluated based on whether their benefit will likely outweigh any potential pitfalls, and their ability to implement community goals and objectives and improve the existing code. Describe below or on a separate sheet potential benefits and effects of the proposed amendment.

General benefits to property and residents in the City of Parkville (i.e., does the amendment make the code conform more closely with the City's Master Plan; improve public health, safety or general welfare; clarify or better implement the intent of the Code; or other):

Allows for increased flexibility in uses

General effects to property and residents in the City of Parkville:

Allows for low impact office uses along Bell Road, noting the corridor's residential and commercial uses

4. Checklist of required submittals

- ☒ Completed application, including all required details and supporting data.
- ☐ Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication notice per Parkville Municipal Code Title IV, Section 403.010, Subsection E.

For City Use Only

Application accepted as complete by: Brad Stanton, Planner 11/13/2020
Name/Title Date

Application fee payment by N/A ☐ Check # ☐ M.O. ☐ Cash

Accepted by: _____ Date _____
Name/Title Date

☐ Hearing notice published in: _____ Date of publication: _____

☐ 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: _____

The Platte County Citizen

Phone: (816) 858-5154 • Fax: (816) 858-2154

Post Office Box 888 • Platte City, MO 64079

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI)

) ss.

COUNTY OF PLATTE)

Being duly sworn according to law, I state that I am the publisher/manager of The Platte County Citizen, a weekly newspaper of general circulation in the county of Platte, State of Missouri, where located; which has been admitted to the Post Office as second-class matter in Platte City, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of fifty-five years and has a list of bona fide subscribers voluntarily engaged as such who have paid a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050 Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following consecutive issues:

1st Insertion 18 Day of 11 20 20

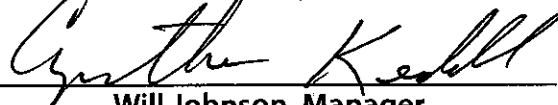
2nd Insertion _____ Day of _____ 20 _____

3rd Insertion _____ Day of _____ 20 _____

4th Insertion _____ Day of _____ 20 _____

5th Insertion _____ Day of _____ 20 _____

Publication Fee \$ 34.00

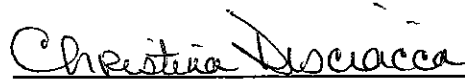


Will Johnson, Manager

Cynthia Kendall, Office Manager

Subscribed and sworn to before me

this 18 Day of November 20 20



Notary Public

My Commission Expires: 8-2-22

PUBLIC HEARING

Public Hearing Notice: The Planning and Zoning Commission of Parkville, Mo., will hold a public hearing on Tuesday, Dec. 8, 2020, at 5:30 p.m. at Parkville City Hall, 8880 Clark Ave, Parkville, MO 64152 to consider a request to amend Parkville Municipal Code, Title IV, Section 405.050 Conditional Uses. The amendment aims to allow low traffic office uses along Bell Road as a conditional use enabled through the discretionary review process outlined in Section 403.050. This hearing is open to the public and all interested parties are welcome to attend and address the Planning and Zoning Commission regarding the matter. A copy of supporting documents may be viewed online at <http://parkvillemo.gov/public-hearings/> or at Parkville City Hall during regular office hours.

Published in the Platte County Citizen on November 18, 2020

CHRISTINA DISCIACCA
Notary Public - Notary Seal
State of Missouri - Clay County
Commission # 14396714
My Commission Expires 8/2/2022