



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, June 8, 2021 5:30 PM
City Hall Board Room

In light of public health orders from the Missouri Governor and Platte County related to the COVID19 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: 817 2048 1492, Password: 041429 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 June 8, 2021, regular meeting agenda.
- B. Approve the minutes for the May 11, 2021, regular meeting.

4. Unfinished Business

- A. Application for Zoning Map Amendment for Platte 38 to rezone Platte County "RMD" Residential Multiple Dwelling and "R-7" Single-Family High Density to "R-5-P" Multi-Family Residential and "R-4-P" Mixed-Density Residential (Case No. PZ 2021-13); *Todd Kobayashi, Genesis Companies, Applicant.*
- B. Application for Preliminary Development Plan for Platte 38, a planned residential development consisting of apartment/condominium buildings and duplexes on 38.24 acres, more or less, generally located to the west of The National 7th subdivision between N. Crooked Rd. and S. National Dr. (Case No. PZ 2021-14); *Todd Kobayashi, Genesis Companies, Applicant.*

5. Public Hearing

- A. Application for Zoning Map Amendment (rezoning) for one parcel of land - 20-9.0-29-000-000-0006.001 (26.98 acres, more or less) - generally located to the east of the Thousand Oaks Sixteenth Plat subdivision from Platte County "R-80" Rural Single-Family District to City of Parkville "R-3" Single-Family Residential. (Case No. PZ2021-19); *Forest Park Development, LLC, Applicant.*

- B. Application for Text Amendment to amend Parkville Municipal Code, Title IV: Development Code, Table 405-1 Master Plan and Zoning Districts, to align the land uses with the recent Parkville 2040 Master Plan. (Case No. PZ 2021-17); *City of Parkville, Applicant*.

6. Regular Business

- A. Application for Subdivision - Final Plat for The Woods at Creekside 3rd Plat, a 23-lot residential subdivision on 4.80 acres, more or less, generally located to the north of The Woods at Creekside 1st Plat subdivision. (Case No. PZ2021-22); *Parkville Development 140, LLC, Applicant*.

7. Other Business

- A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, June 15, 2021 and July 6, 2021 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, June 22, 2021 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, July 13, 2021 at 5:30 p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, May 11, 2021 5:30 PM
City Hall Board Room**

In light of public health orders from the Missouri Governor and Platte County related to the COVID-19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Planning and Zoning Commission will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in on the meeting via the following telephone number and access code – (312) 626 6799, Meeting ID: 899 2991 6214, Password: 196632 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.
City Hall Board Room

1. Call to Order

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

2. Roll Call

Commissioners Present:

Michael Wright
Barbara Wassmer
John Delich
R. Douglas Krtek
Walt Lane
Allyson Berberich
Kathy Leibrand
Dean Katerndahl
Michael Lee (joined late)

Absent:

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner
Alysen Abel, Public Works Director

3. General Business

A. Approval of the May 11, 2021, regular meeting agenda.

ACTION: R. Douglas Krtek moved to approve the agenda. Allyson Berberich seconded. Motion Passed: 8-0.

AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

B. Approve the minutes for the April 13, 2021, regular meeting

ACTION: Michael Wright moved to approve the minutes. Allyson Berberich seconded. Motion Passed: 8-0.

AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

4. Unfinished Business

5. Public Hearing

A. Adoption of the *Parkville 2040 Master Plan* as the official public policy and comprehensive plan for the City of Parkville. *Case No. PZ21-10, City of Parkville, Applicant.*

Director Lachky introduced the Parkville 2040 Master Plan process and the consultant team at Confluence. The Confluence team presented a broad overview of the sections of the updated Master Plan. Commissioner Wright had an inquiry about the finality of the draft plan presented tonight. Chris Cline, Confluence, stated this was the final draft for approval. Commissioner Wright wanted to see more consistency prior to final approval. Jane Reasoner, Confluence, noted that they strive for consistent ideas throughout multiple sections. Chair Katerndahl noted some issues he found in the document re: Complete Streets and Bell Road connection. Chair Katerndahl also stated a desire to review the implementation section of the document with the Planning Commission and Board of Aldermen. John Carter, 8650 NW Highway N stated that Highway N is inadequate and has questions on how the infrastructure will be paid for. Director Lachky stated that the area around Highway N is projected according to its current zoning districts. Confluence noted that the plan was just a guide for the long term development of infrastructure so that when the funding is available, there is planning for the importance of roadways.

ACTION: John Delich moved to approve the adoption of the Master Plan. Michael Wright seconded. Motion Passed: 8-0.

AYES: Dean Katerndahl, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich, Kathy Leibrand
NOES: None
ABSTAIN: None

- B. Application for Zoning Map Amendment for Platte 38 to rezone Platte County "RMD" Residential Multiple Dwelling and "R-7" Single-Family High Density to "R-5-P" Multi-Family Residential and "R-4-P" Mixed-Density Residential (Case No. PZ 2021-13); *Todd Kobayashi, Genesis Companies, Applicant.*

Director Lachky presented a brief overview of the project. Todd Kobayashi, Genesis Companies, provided a powerpoint presentation of their project. He discussed the plans, warrant for the development, and addressed potential resident concerns. Commissioners Lane, Walt, and Krtek had inquiries regarding The National HOA's position on the development. Commissioner Berberich had a question regarding a strip of land between S. National Dr. and the proposed development. Mr. Kobayashi stated that the National Golf Course owns that property and they have not taken a position on granting an easement or selling the property to the development. Commissioner Leibrand asked about the duplex design. Mr. Kobayashi stated that the duplexes would be 2-floor to allow for younger seniors. Commissioner Leibrand asked about the plans for parking and Mr. Kobayashi responded that they hadn't finalized the design on the parking area. Commissioner Delich asked about the density of the project if unusable land was subtracted. Director Lachky stated that staff is directed to use gross density by the Development Code. Commissioner Leibrand asked about the amenities of the community. The applicant stated that they would be contained inside the larger condo buildings. Director Lachky provided an in-depth presentation on the project. Commissioner Lee joined the meeting at 7:00p.m. during Director Lachky's presentation. Janelle Clayton, Merge Midwest Engineering, stated that the intersection of 45 Highway and Crooked Rd could handle the traffic as it is currently built. However, the traffic study recommended that a traffic signal may be warranted if traffic increases on 45 Highway. Dave Mennenga, George Butler Associates, City on-call Traffic Engineer, noted that S. National Dr. had an existing volume of 800 trips per day and this development would add about 80 trips (a 10% increase) per day to S. National Dr. Mr. Mennenga also stated that limiting access to S. National Dr. could further exacerbate issues with the intersection of Highway 45 and Crooked Rd.

- C Application for Preliminary Development Plan for Platte 38, a planned residential development . consisting of apartment/condominium buildings and duplexes on 38.24 acres, more or less, generally located to the west of The National 7th subdivision between N. Crooked Rd. and S. National Dr. (Case No. PZ 2021-14); *Todd Kobayashi, Genesis Companies, Applicant.*

(continued from Item 5B)

Residents speaking in opposition:
Chris Fisher, 6212 Brassie Ln
Shawn Frost, 6202 S National Dr
James Maeger, 6133 S National Dr
Bob Davis, 6118 Persimmon Ct

Blake Pryor, 6116 Persimmon Ct
Rick Messer, 6201 Brassie Ln
Krystal Davis, 6118 Persimmon Ct
Jeff Broniger, 9726 Apple Blossom Ln
Dean Ross, 6120 S National Dr
Chris Roberts, 6114 Double Eagle Ct
Melissa Schmidt, 10350 Magnolia Ln
Pam Maeger, 6133 S National Dr
Hilary Murray, 6207 Brassie Ln
Josh Fisher, 6126 S National Dr
Karen Norris, 6129 S National Dr
Michelle Clements, 9386 Limestone Rd
Brianna Mimnaugh, 6025 Vardon Dr

Chair Katerndahl stated that he had concerns with the lack of consultation with the nearby homeowners and the National HOA. Chair Katerndahl had concerns with the density of the project. Commissioner Berberich stated that she did not support the density. Commissioner Delich stated that he wishes to table the project for further consultation. Commissioner Delich also had concerns regarding density, the height of the buildings forming a barrier, the landscape barrier on the east side, traffic routes, and the ownership of the S National Dr access. Commissioner Wright agreed with Commissioner Delich and added that he would like to see more detail on the plans, as well as rethinking the layout of the project. Commissioner Leibrand had concerns with the development not being restricted to age 55+. Commissioner Berberich had issues with the density as it related to the Master Plan's Future Land Use Map.

ACTION: Michael Wright moved to postpone items 5B and 5C to the June 8, 2021 meeting. Jo
AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, R. I
NOES: None
ABSTAIN: None

6. Regular Business

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, May 18, 2021 and June 1, 2021 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, May 25, 2021 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, June 8, 2021 at 5:30 p.m.

8. Adjournment

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

ACTION: Allyson Berberich moved to adjourn. R. Douglas Krtek seconded. Motion Passed: 9-0.

AYES: Dean Katerndahl, Michael Lee, Michael Wright, Barbara Wassmer, John Delich, R. Douglas Krtek, Walt Lane, Allyson Berberich, Kathy Leibrand

NOES: None

ABSTAIN: None

Meeting adjourned at 8:30 p.m.

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

6-4-2021
Date



Staff Analysis

Agenda Item: 5.A; 5.B

Proposal: Application for Zoning Map Amendment and Application for Preliminary Development Plan for Platte 38, a planned residential development consisting of apartment/condominium buildings and duplexes on 38.24 acres, more or less, generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152.

Staff Recommendation: Approval (with conditions)

Case No: PZ 2021-13; PZ 2021-14

Applicant: Todd Kobayashi, Genesis Companies

Owners: Todd Kobayashi, Parkville 38, LLC

Location: Generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152

Zoning: Existing: Platte County "RMD" Residential Multiple Dwelling and "R-7" Single-Family High Density

Proposed: "R-5-P" Multi-Family Residential and "R-4-P" Mixed-Density Residential

Parcel #s: A portion of Platte County parcel #20-8.0-27-100-002-006.000 (38.24 acres, more or less)

Exhibits:

- A. This Staff Analysis
- B. Application for Zoning Map Amendment (Case No. PZ 2021-13)
- C. Application for Preliminary Development Plan (Case No. PZ 2021-14)
- D. Subject Area Property Map
- E. Platte 38 – Preliminary Development Plans (prepared by Renaissance Infrastructure Consulting; dated April 30, 2021)
 - 1. Sheet C01 (Title Sheet)
 - 2. Sheet C02 (Preliminary Plat)
 - 3. Sheet C03 (Existing Conditions)
 - 4. Sheet C04 (General Layout)
 - 5. Sheet C05 (Apartment Site Plan)

6. Sheet C06 (Grading Plan)
 7. Sheet C07 (Development Plan)
 8. Sheet C08 (Utility Plan)
 9. Sheet C09 (Pedestrian Plan)
 10. Sheet C10 (AutoTurn Plan)
 11. Sheet C11 (Photometric Plan)
 12. Sheet L1.00 (Tree Landscape Plan)
 13. Sheet L1.10 (Site Section Plan)
 14. Sheet A1.00 (Elevation Plans)
 15. Sheet SP1.00 (Site Plan Render)
- F. City of Parkville staff review comments (prepared by Stephen Lachky; dated April 20, 2021)
 - G. Applicant response letter to staff review comments (prepared by Felipe Braga, IE, Design Engineer, Renaissance Infrastructure Consulting; dated April 30, 2021)
 - H. Platte 38 Traffic Impact Study Report – On-Call Traffic Engineering Review (prepared by David J. Mennenga, P.E., PTOE, George Butler Associates, Inc.; dated April 28, 2021)
 - I. Preliminary Review for Platte 38 Site (prepared by Sarah Beers, P.E., VSM Engineering, LLC; dated April 29, 2021)
 - J. South National Crime Stats (prepared by Kevin Chrisman, Chief of Police, Parkville Police Department; dated April 26, 2021)
 - K. Utility Provider Verification Correspondence
 1. Spire Energy (Chris Collins, Area-Manager, Construction Engineering; dated April 16, 2021)
 2. Platte County Regional Sewer District (Dan Koch, Executive Director; dated April 20, 2021)
 3. Missouri American Water (Roger Sparks, Project Manager; dated April 21, 2021)
 4. Platte County Planning and Zoning (Jason Halterman, Assistant Director; dated April 29, 2021)
 5. Missouri Department of Transportation (Melissa Roberts, Traffic Specialist; dated May 5, 2021)
 - L. Public Comments
 1. E-mail – Nikki Fisher (6126 S National Dr., Parkville, MO)
 2. E-mail – Jerry Felker (6215 Brassie Ln, Parkville, MO)
 3. E-mail – Jordan Frost (6202 S National Dr., Parkville, MO)
 4. E-mail – Ray Miller (10210 Magnolia Lane, Parkville, MO)
 5. E-mail – Christopher Fisher (1200 Main St., Kansas City, MO)
 6. E-mail – Sam and Vickie Stewart (6170 Lime Stone Court, Parkville, MO)
 7. E-mail – Shawn Frost (6202 S National Dr., Parkville, MO)
 8. E-mail – Brandi Whitaker (6210 Brassie Ln, Parkville, MO)
 9. E-mail – Leslie Clark (6120 Persimmon Ct, Parkville, MO)
 10. E-mail – Hilary Murray (6207 Brassie Ln, Parkville, MO)
 - M. Additional exhibits as may be presented at the public hearing

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 1. Section 403.030 Zoning Map Amendment
 2. Section 403.040 Master Planned Development

3. Chapter 404 Subdivision Regulations
4. Section 405.010 Zoning Districts Established
5. Section 405.020 Districts & Uses
6. Section 405.030 Standards Applicable to All Districts
7. Appendix B. Great Trees for the Kansas City Region
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper on April 21, 2021
- E. Hearing notice published on the Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)
- F. Planning and Zoning Commission (February 9, 2021) Special Workshop Agenda
- G. Planning and Zoning Commission (February 9, 2021) Special Workshop Video Recording (<https://vimeo.com/532352965>)
- H. Macro Storm Water Drainage Study, Platte 38, City of Parkville, Missouri (prepared by Renaissance Infrastructure Consulting; dated April 2021)
- I. Traffic Impact Study, Parkville Multifamily (prepared by Janelle Clayton, PE, PTOE, Merge Midwest Engineering; dated April 7, 2021)
- J. Professional Resume – Stephen Lachky, Community Development Director
- K. Professional Resume – Alysén Abel, Public Works Director

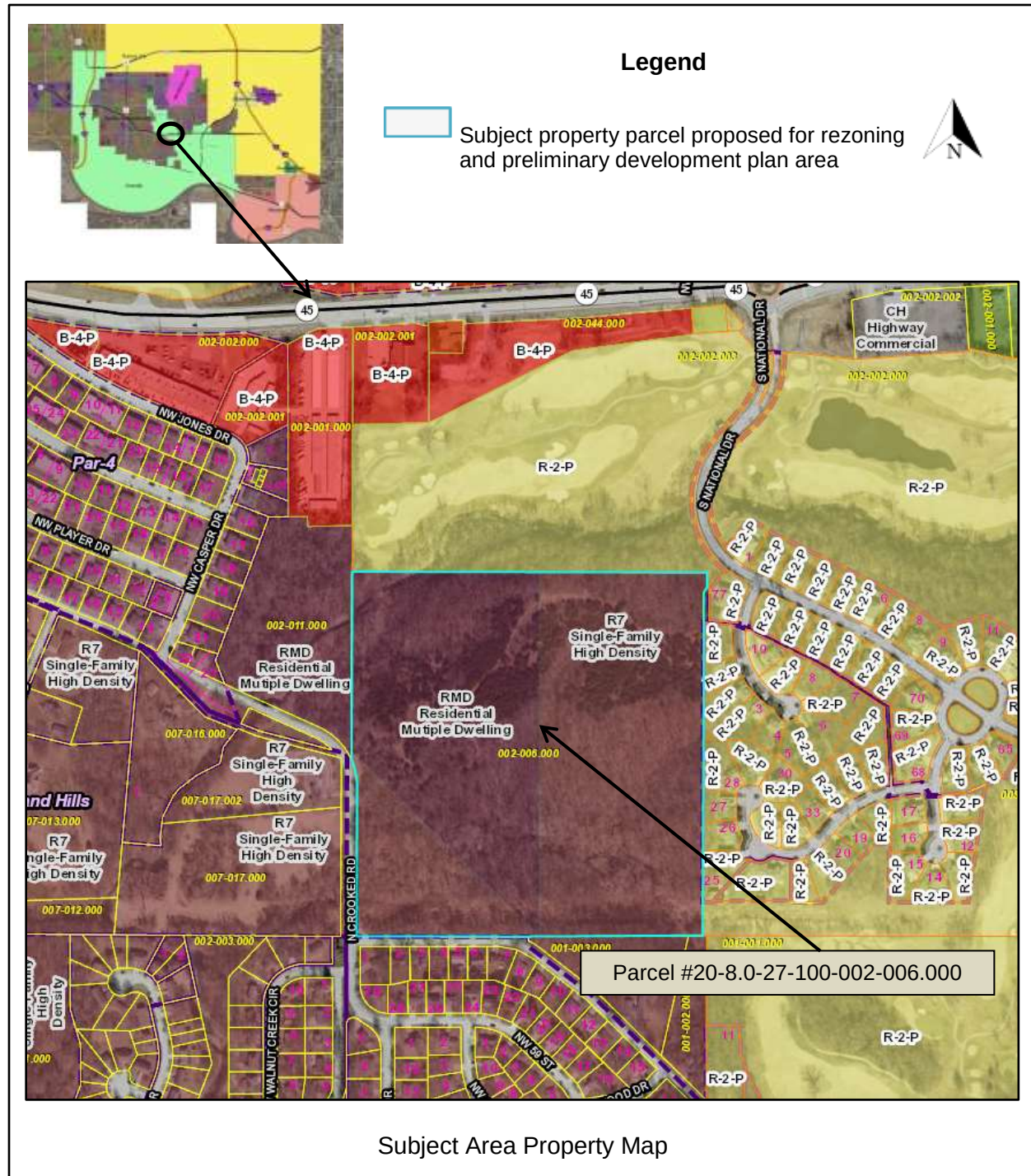
Comments

Received:

The Community Development Department received ten (10) public comments pertaining to the Platte 38 planned residential development proposal (see Exhibits L.1-L.10).

Overview

The applications propose rezoning and re-platting the subject property to accommodate Platte 38, a planned residential development consisting of two apartment/condominium buildings and 21 lots for duplexes. The development includes internal circulation, private drives and parking, and access off of N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152.



The applications propose re-platting the subject property and creating internal circulation, public streets, private drives, and access off of N Crooked Rd and S National Dr. to serve the development. The subject property is currently undeveloped and vacant.

These applications have been reviewed against the City of Parkville's Development Code, including the applicable general requirements in Table 403-1, Section 403.010, Section 403.030, Section 403.040, and Section 403.050. Per these requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on April 21, 2021; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties.

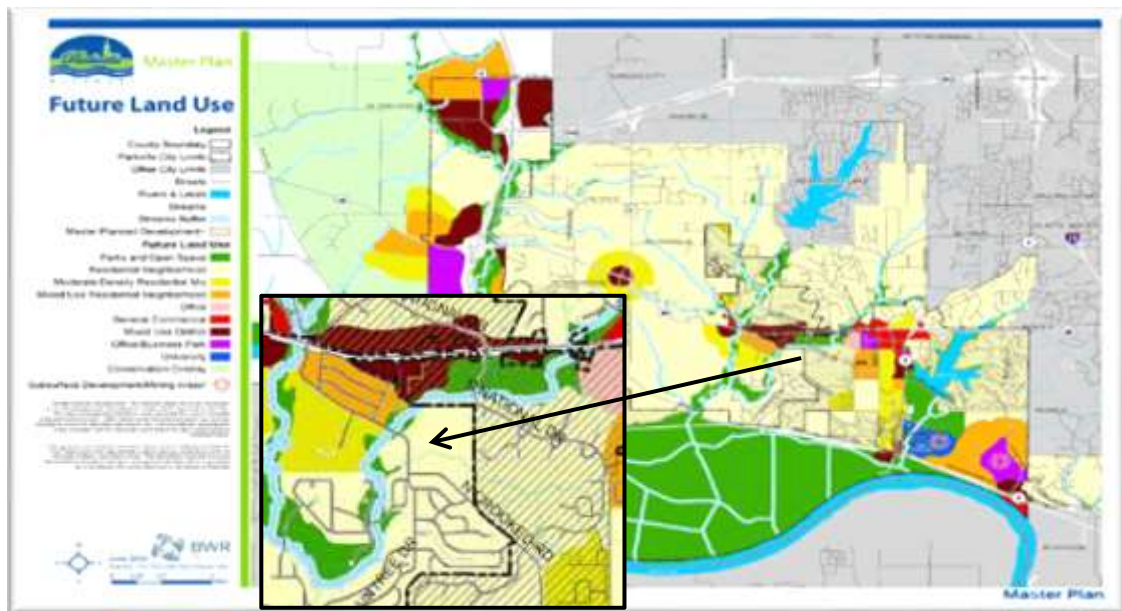
Review and Analysis

The applications have been reviewed against the Parkville Municipal Code, including the applicable "R-5-P" and "R-4-P" zoning district regulations, the adopted *Parkville Master Plan (2009)* and its Future Land Use map, as well as the *Parkville 2040 Master Plan (2021)* and its Future Land Use Map. Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff's findings and conclusions.

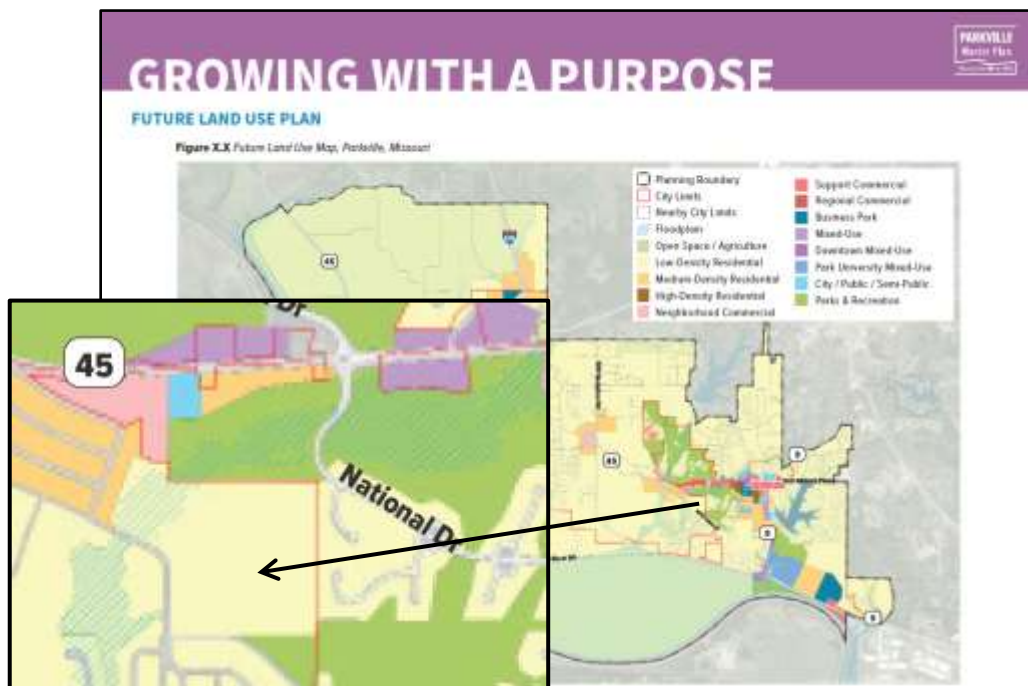
1. The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and relationship with uses existing or anticipated in surrounding districts.

The *Parkville Master Plan (2009)* projects Residential Neighborhood future land use for the subject property. This typology is primarily intended for single-family, detached residential development, but also may include a variety of supporting residential building types such as clustered or attached single-family units, and townhomes designed to function as a neighborhood, master planned in accordance with the Neighborhood Design Policies and Design Expectations. This category is also appropriate for planned public and semi-public uses designed to be compatible with residential uses, such as schools, religious institutions, and civic uses. In terms of density, the *Parkville Master Plan (2009)* finds that up to four (4) units per acre is appropriate for this typology.

The *Parkville 2040 Master Plan (2021)* projects Low-Density Residential land use for the subject property. This use is primarily comprised of single-family residential detached, single-family residential bi-attached, single-family residential +1 accessory dwelling unit, civic uses, schools and churches. The *Parkville 2040 Master Plan (2021)* finds that one (1) to five (5) dwelling units per acre is appropriate for this typology.



Future Land Use map excerpt from the adopted *Parkville Master Plan (2009)*. The subject property parcel is identified by the arrow. The beige color represents the Residential Neighborhood land use projection. Per Table 405-1 of the Title IV – Development Code, “Typically Applicable Zoning Districts” for this future land use category include the “R-1”, “R-2”, “R-3” districts; as well as “R-4” if mixed in a planned pattern integrated around mixed-use or commercial areas.



Future Land Use map excerpt from the adopted *Parkville 2040 Master Plan (2021)*. The subject property parcel is identified by the arrow. The beige color represents Low-Density Residential land use projection.

It's important to understand that Future Land Use Maps within the *Parkville Master Plan* (2009) and *Parkville 2040 Master Plan* (2021) are but one means of conveying future development projections; and are not intended to function alone or be the sole determinant for deciding whether or not a specific zoning district is appropriate or not. Table 405-1 of the Title IV – Development Code also states, “*Nothing in the table or plan would preclude the finding that a different application of the zoning districts is also consistent with the Future Land Use element of the Master Plan, or other more specific plans if the context of a specific application, and the goals, policies and strategies of the plan support that finding.*” For example, sections of both the *Parkville Master Plan* (2009) and *Parkville 2040 Master Plan* (2021) state the importance of considering housing choice and diversity in land use decisions:

Parkville Master Plan (2009)

“The city’s future development areas would be strongly enhanced by accommodating and encouraging ‘neighborhoods’ with a range of housing choices...Residential neighborhood development should provide a well-integrated mix of housing choices with a range of housing types and price levels allowing for a mix of residents with diverse ages, races and incomes... this includes a mix of housing choices where no single housing type monopolizes a large area.”

“A neighborhood should include a well-integrated mix of housing choices — single-family detached, single-family attached (townhouse, row house, condominiums), two-family (duplex rental), multifamily (rental), and public or semi-public uses.”

Parkville 2040 Master Plan (2021)

“Parkville’s housing stock today is primarily composed of single-family detached residential homes and neighborhoods... By diversifying the housing stock in Parkville, the community will be able to welcome more residents young and old who may not desire or be ready for home ownership. It will increase the availability of housing for Park University students. New families or households moving to Parkville will be able to find temporary transitional housing while they search for their permanent home. Likewise, housing choice will provide realistic options for lower-income households.”

“Housing choice helps build resiliency, especially in suburban communities. Typically, multifamily housing is a tax positive for communities compared to the service cost to benefit ratio of single-family, low density housing alone. It provides options for people from all backgrounds, ages, and income levels. The quality of multifamily housing can be managed through the use of design standards that call for high quality building materials, durability and quality site design.”

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

To the north of the subject property is golf course hole #8 of The Deuce at The National Golf Club of Kansas City. To the south of the subject property (across from N Crooked Rd) is the Walnut Creek Acres No. 4 subdivision in Unincorporated Platte County (zoned Platte County “R-7” Single-Family High Density) and consisting of single-family detached homes. Immediately adjacent to the east are single-family detached homes in The National 7th subdivision (zoned City of Parkville “R-2-P” Single-Family Residential). And

to the west (across from N Crooked Rd) is the Talented Tots Learning Center (10801 N Crooked Rd) and The Links At Parkville multi-family apartments in the Par-4 subdivision in Unincorporated Platte County (zoned Platte County “RMD” Residential Multiple Dwelling). Based on the character of existing uses and their proximity to the subject property area — including existing topography, vegetation, and property size — staff finds:

- The proposed “R-4-P” Mixed-Density Residential district appropriate and compatible to the character of the surrounding neighborhoods.
- The proposed “R-5-P” Multi-Family Residential district compatible with the existing Platte County “RMD” Residential Multiple Dwelling zoning on the subject property, as well as on subject properties to the west; however, the “R-5-P” zoning may not be compatible with character of the surrounding neighborhood to the adjacent east, The National 7th subdivision.

3. The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.

In conjunction with the proposed preliminary development plan (Case No. PZ 2021-14), the application for zoning map amendment furthers the intent of accommodating a planned residential development consisting of apartment/condominium and duplex uses. Specifically, the rezoning would support the Platte 38 development.

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

The application for zoning map amendment is proposed in conjunction with preliminary development plans (Case No. PZ 2021-14). The “R-4-P” Mixed-Density Residential district provides residential living in a medium-density neighborhood setting and compact, walkable character. The district provides primarily detached houses and integrates a range of small-scale, civic and multi-unit building types at strategic locations. This district should have strong connections to a broad range of amenities, retail needs and support services to promote walkable patterns. The “R-5-P” Multi-Family Residential district provides residential living in a higher density pattern in planned apartment complexes or other large-scale multi-dwelling building formats. The uses and buildings provide a transition between neighborhoods and more intense uses, where a concentration of residences have high level of accessibility to public amenities and support services.

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

The proposed rezoning does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire and the ability to maintain the peace. Staff reached out to local utility providers — electricity, natural gas, water, sanitary sewer — as well as the Southern Platte Fire Protection District (SPFPD), Missouri Department of Transportation (MoDOT) and Park Hill School District (PHSD), Platte County Planning and Zoning Department, and Parkville Special Roads District. See Exhibits K.1-K.4 for more information. Additionally, staff coordinated with Dean Cull, SPFPD Fire Marshall, who has reviewed

the preliminary development plans to determine if adequate fire protection can be provided.

6. The effect of approval on the condition or value of property in the city or in the vicinity including the likelihood of surrounding areas to be developed in accordance with the Master Plan.

Currently the total assessed valuation of the 38.24 acre (more or less) subject property is \$1,035. Per Platte County Collector's Office tax records, Platte County collected a total of \$80.22 in taxes for the year 2020. Approval of the zoning map amendment would substantially increase the value of the subject property parcels, as the parcels would be rezoned to a City of Parkville district and be permitted for the variety of residential uses allowed by the City's Title IV – Development Code. In turn, the rezoning would increase taxable assessments on the subject property once developed to the extent of the associated preliminary development plans.

7. The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.

The application has been reviewed against the Parkville Municipal Code, including the applicable "R-4-P" and "R-5-P" zoning district regulations; as well as the adopted *Parkville Master Plan (2009)*, the *Parkville 2040 Master Plan (2021)* and their Future Land Use Maps. The "R-4-P" district can be consistent with both master plan's future land use projections, character of the existing surrounding neighborhoods, and uses permitted in said district. While the "R-5-P" district is not consistent with the both master plans' future land use projections (as detailed in review criteria #1 above), it can accomplish other goals & objectives within the plans such as the need for more housing choice and diversity within the community. Additionally, the associated preliminary development plan (Case No. PZ 2021-14) is considered a master planned development and can consider relevant implications to the proposed project.

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

Aside from staff's analysis and recommendations contained within the *Parkville Master Plan (2009)* and *Parkville 2040 Master Plan*, staff received technical assistance from the Parkville Police Department after receiving concerns from residents and adjacent property owners regarding existing crime in The South National neighborhoods and frequency of motor vehicle crashes already along S National Dr., as well as potential crime and motor vehicle crashes that would result from the proposed Platte 38 development (Case No. PZ 2021-14).

Crime Statistics

The Parkville Police Department provided crime statistics for The South National neighborhoods from January 1, 2020 – April 26, 2021 (see Exhibit J). In summary, there was a total of three (3) thefts from automobiles and four (4) burglaries. Our Chief of Police, Kevin Chrisman, stated that all of them would have been prevented if 1) residents closed their garage doors at night; and 2) locked their cars while unattended.

Motor Vehicle Crashes

The Parkville Police Department also provided motor vehicle crash statistics for The South National neighborhoods from January 1, 2020 – April 26, 2021 (see Exhibit J). In summary, there were no Property Damage Only, Minor Injury, Serious Injury, or Fatality

incidents in The South National neighborhoods; rather, there was one (1) injury crash but it occurred within the N National Dr. / MO-Hwy 45 roundabout.

The master planned development process is intended for development concepts that require a higher degree of specific planning based on the complexity of the project, the relationship of the site to the context, and the ability to meet or exceed the purpose, intent and objectives of the Development Code through more flexible application of the standards. This preliminary development plan application is the first of two steps through the process which generally looks at: *Public Realm Plan* (e.g., location, streets/circulation, and stormwater management), *Development Plan* (e.g., building types/scales, building design), *Existing Conditions* (e.g., infrastructure, utilities, and vegetation), *Public Input Summary* (e.g., previously adopted plans), *Phasing or Implementation*, and an *Illustrative Plan* (applicable renderings).

Parkville Municipal Code, Section 403.040, Subsection C. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary development plan is appropriate. The following are staff's findings and conclusions for the preliminary development plans (Case No. PZ 2021-13; Case No. PZ 2021-14).

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

Due to the size, scale and complexity of the project, a master planned development represents an improvement to a traditional major site plan development, and can better meet the goals of the adopted *Parkville Master Plan (2009)* and *Parkville 2040 Master Plan (2021)*. The preliminary development plans allows the intentional subdivision of property and placement of public streets and private access drives to support a phased approach for construction of the lot for apartment/condominium uses, and lots for duplex uses. Moreover, the apartment/condominium buildings can be oriented in a manner and height on the subject property complimentary to the existing creek, topography and hole #8 of The Deuce.

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

An advantage of having a master planned development for the subject property is that public health, safety and welfare can be addressed through the site planning process; specifically building location/orientation, landscaping/buffering, lighting, circulation/access, and stormwater management. As noted in review criteria #3 below, staff believes the proposed density is not significantly outside of the Title IV – Development Code standards, would allow the “R-5-P” district to achieve the intent of the Multi-Family Residential district and its relationship to the *Parkville Master Plan (2009)* and *Parkville 2040 Master Plan (2021)*, and would promote the general public health, safety and welfare of the community by accomplishing goals & objectives in both master plans by creating more housing choice and diversity within the community. With regard to flexibility for the building height requirements, the Planning and Zoning Commission should consider the proposed 4 story + basement level standard per the context of the subject property (i.e., including existing & proposed grading, surrounding neighborhoods & characteristics, site section & elevation views) to determine whether

such flexibility would promote the general public health, safety and welfare of the community.

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

The applicant has made a diligent effort to conform to all aspects of the Development Code as much as possible, and avoid modifying and standards of the Code to the greatest extent they can; the includes meeting all landscaping/buffering, lighting, circulation/access, and parking count & design requirements. However, the applicant requests flexibility for the City's Height, Area and Bulk Standards — specifically flexibility to the "R-5" Multi-Family Residential district standards for maximum building height of 45 ft. and 3 stories. The preliminary development plan proposes a building height of 57.5 ft. and 4 stories + a basement level (finished floor elevation of 885 ft.; see Exhibits E.4, E.13, and E.14). Additionally, the number of residential units for both the apartment/condominium and duplex buildings would exceed the "R-5" district's maximum density allowance of 8 units/acre by 1.5 units/acre (see review criteria #4 below).

Staff does not find the flexibility of the density allowance to be significantly outside of the Title IV – Development Code standards, and finds it still allows the "R-5-P" district to achieve the intent of the Multi-Family Residential district and its relationship to the *Parkville Master Plan (2009)* and *Parkville 2040 Master Plan (2021)*. With regard to flexibility for the maximum height requirements, the Planning and Zoning Commission has made such exception for other similar multi-family residential developments in The National Golf Club of Kansas City, specifically the Bella Vista at the National apartment complex along MO Highway 45 adjacent to the Townhomes at the National – 2nd Plat subdivision (4 stories + basement level; Case No. PZ 2015-11). Additionally, the Planning and Zoning Commission has approved maximum building height flexibility for other multi-family residential developments in the City of Parkville — The major site plan for Lake Pointe Lodge (3 stories + basement level; Case No. PZ 2017-03B); and Six At Park (4 stories + basement level; Case No. PZ 2018-02D). The Planning and Zoning Commission should consider this application's request for a 4 story building + basement level per the context of the subject property (i.e., existing & proposed grading, surrounding neighborhoods & characteristics, site section & elevation views) to determine whether such flexibility is appropriate or not.

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

Parkville Master Plan (2009)

The *Parkville Master Plan (2009)* projects Residential Neighborhood future land use for the subject property. This typology is primarily intended for single-family, detached residential development, but also may include a variety of supporting residential building types such as clustered or attached single-family units, and townhomes designed to function as a neighborhood, master planned in accordance with the Neighborhood Design Policies and Design Expectations. This category is also appropriate for planned public and semi-public uses designed to be compatible with residential uses, such as schools, religious institutions, and civic uses. The Platte 38 planned residential development includes a well-integrated mix of housing types and choices, including

apartment/condominium buildings and duplex residential uses. While single-family units and townhomes are preferred for the Residential Neighborhood typology, multi-family units can accomplish other goals & objectives of the *Parkville Master Plan (2009)* as detailed in the application for zoning map amendment review criteria #1 above.

In terms of density, the *Parkville Master Plan (2009)* finds that up to four (4) units per acre is appropriate for this typology. While the gross density of the Platte 38 planned residential development is 9.5 units/acre — a net density of between 1.09-2.2 units/acre for Lots 1-21, and a net density of 31.6 units/acre for Lot 22 — it should be noted this does not include 12.72 acres (more or less) of the subject property outside of the development/annexation limits to remain as undeveloped, natural buffer area.

Parkville 2040 Master Plan (2021)

The *Parkville 2040 Master Plan (2021)* projects Low-Density Residential land use for the subject property. This use is primarily comprised of single-family residential detached, single-family residential bi-attached, single-family residential +1 accessory dwelling unit, civic uses, schools and churches. The Platte 38 planned residential development includes a well-integrated mix of housing types and choices, including apartment/condominium buildings and duplex residential uses. While single-family residential detached and bi-attached are preferred for the Low-Density Residential typology, multi-family units can accomplish other goals & objectives of the *Parkville 2040 Master Plan (2021)* as detailed in the application for zoning map amendment review criteria #1 above.

The *Parkville 2040 Master Plan (2021)* finds that one (1) to five (5) dwelling units per acre is appropriate for this typology. While the gross density of the Platte 38 planned residential development is 9.5 units/acre — a net density of between 1.09-2.2 units/acre for Lots 1-21, and a net density of 31.6 units/acre for Lot 22 — it should be noted this does not include 12.72 acres (more or less) of the subject property outside of the development/annexation limits to remain as undeveloped, natural buffer area.

5. The plan meets all of the review criteria for a zoning map amendment.

The preliminary development plans are proposed in conjunction with an application for zoning map amendment (Case No. PZ 2021-13) to rezone the subject property from its current Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density zoning designations to City of Parkville “R-5-P” Multi-Family Residential and “R-4-P” Mixed-Density Residential zoning designations. If the zoning map amendments are approved, they would allow for the range of residential uses proposed by the applicant.

The application for preliminary development plan (Case No. PZ 2021-14) was also reviewed against the City of Parkville’s Municipal Code, including the applicable Title IV – Development Code. The following are staff’s findings and conclusions.

1. Subdivision Regulations and Standards

Street Networks and Design

The Title IV – Development Code recommends street networks provide for the continuation of streets in adjacent subdivisions to the subdivision boundary; this includes avoiding dead-end streets when possible. The preliminary development plan does not contain dead-end streets. Rather, the plan proposes public street connections to N Crooked Rd and S National Dr. to ensure the proper arrangement of blocks and lots for

long-range development goals; as well as to increase connectivity, improve options for access in the community. The proposed layout of Platte 38 meets the City's guidance for block size, external connections, and street design types as detailed in Section 404.010 Street Networks and Design.

Civic and Open Space System

Section 404.020 prefers Park, Trail / Greenway, or Green typologies for the "Suburban" planning context (i.e., areas more removed from walkable centers, commercial corridors or large scale projects arranged around a campus plan). The preliminary development plan proposes three large tracts of common open space for stormwater detention and buffer space, as well as natural area to the south to preserve vegetation around an existing creek. The Planning and Zoning Commission should consider whether these tracts of natural area are appropriate per the master planned development.

Block and Lot Arrangement

The preliminary development plans propose 21 lots for duplex uses (42 units) and 1 lot for two apartment/condominium buildings (100 units each; 200 units total). Drive A serves as the main public thoroughfare through the Platte 38 planned residential development, and is bisected by a private access drive to Lot 22, and Drive B which serves as a cul-de-sac; this allows all lots to have access to the street network. Utility easements are provided on all lots for utility service purposes, and are accessible from the public right-of-way for each block.

Required Improvements and Engineering Specifications

Final development plans for improvements (e.g., streets, sidewalks) will need to meet American Public Works Association (APWA) Standard Specifications and Design Criteria. The applicant has submitted a Macro Storm Water Drainage Study for the subject property area (see Exhibit H by Reference). This study contains an assessment outlining the stormwater management needs for the site, detailing the proposed stormwater management infrastructure and rationale for why it's being used. The City's Public Works Department contracted its on-call stormwater hydrology engineer, VSM Engineering, LLC, to conduct an independent review of the submitted stormwater drainage study (see Exhibit H and Stormwater Management section below).

2. Site and Landscape Design Standards

Landscape Design

A detailed Tree Landscape Plan has been provided for the Platte 38 planned residential development and meets all requirements of Section 407.020 (see Exhibit E.12); this includes all street tree requirements for the duplex lots, tree & shrub requirements for the interior parking lot, and buffer planting requirements for the existing and adjacent residential properties in The National 7th subdivision to the east (12 shade trees, 24 evergreens and 48 shrubs). Additionally, the Tree Landscape Plan complies with the City's plant species requirements for street trees (i.e., the *Great Trees for the Kansas City Region* list) and planting specifications meeting the American Standards for Nursery Stock (ASNS) published by the American Nurserymen's Association.

Buffers, Screens and Fencing

Exhibits E.12 details the required Type 3 landscaping buffer along the eastern subject property boundary in order to meet the performance standards per Section 407.030 (Buffers, Screens and Fencing) for screening the adjacent residential properties in The

National 7th subdivision; this includes 12 shade trees, 24 evergreens and 48 shrubs. Additionally, the applicant has provided Type 1 Buffer Type Screening for the trash enclosure area along the eastern end of the parking lot for the apartment/condominium buildings.

Outdoor Lighting

A photometric plan is included as Exhibit H.11 and details the general footprint and impact of lighting throughout the development, the majority of lighting being in the parking lot serving the two apartment/condominium buildings on Lot 22. The exterior lighting pole heights of 25 ft. meets the “R-5” base district’s maximum mounting height limit, as well as the shielding requirements and design and performance criteria specified in Section 407.040.

Stormwater Management

The applicant has submitted a Macro Storm Water Drainage Study for the subject property area (see Exhibit H by Reference). This study contains an assessment outlining the stormwater management needs for the site, detailing the proposed stormwater management infrastructure and rationale for why it’s being used. The City’s Public Works Department contracted its on-call stormwater hydrology engineer, VSM Engineering, LLC, to conduct an independent review of the submitted stormwater drainage study (see Exhibit I). In summary:

- **Best Management Practices (BMP)** – BMPs per the *MARC/APWA Manual of Best Management Practices for Stormwater Quality, October 2021* should be added to the consultant’s study.
- **Emergency Spillway** – Emergency spillway (overflow elevation) should not be the same as the top of pond elevation, and should be 0.5 ft. above the 1% storm elevation of the pond per APWA requirements.
- **Calculations** – Verification of the inlet time for the existing south basin is needed; justification for the NE Undetained area’s proposed conditions curve number is needed; verification for the correct land use and group soils.
- **MACRO Watershed Impact** – A general analysis of the project on the larger watershed is required per APWA.

As a result, a condition of approval will be for these comments/findings from VSM to be addressed by the consultant, and the stormwater drainage study revised if necessary.

3. Access and Parking

Access and Circulation

The preliminary development plans propose access via a new public street connected to N Crooked Rd on the southwest end of the development, and access via a new public street connected to S National Dr. Off of this local road will be private drive access to the Lot 22 parking lot serving the apartment/condominium buildings. The City’s Public Works Department has reviewed the proposed section widths of the streets (see Exhibit E.7) and determined they meet American Public Works Association (APWA) standards. Additionally, the SPFPD has reviewed the width of the streets and curb radii and concluded there are no issues with either as proposed. Additionally, the applicant has provided AutoTURN movements to ensure internal site circulation can support adequate turning movements from a Pierce Fire Truck (duel axle; 110 ft. ladder; see Exhibit E.10).

Sidewalks are provided throughout the development and meet all requirements with Section 408.020 Access and Circulation.

Traffic Impact Study

Per Section 408.020, Subsection D., the Director of Public Works can request a Traffic Impact Study to analyze the impacts of the function of the transportation network in the vicinity of the site. A traffic impact study was prepared by Janelle Clayton, PE, PTOE of Merge Midwest Engineering (see Exhibit I by Reference). The purpose of the study is analyze the effect of the proposed Platte 38 development — specifically traffic via motor vehicle trip generation estimates — on traffic at the proposed driveway intersections with S National Dr. and N Crooked Rd, as well as at the intersections of MO-45 Hwy & N Crooked Rd, and MO-45 Hwy and S National Dr. Results from the study are shown below:

Existing Traffic Volumes		
MO-Hwy 45 (between S National Roundabout and N Crooked Rd intersection)	Eastbound	6,724 vpd
	Westbound	6,754 vpd
	Total	13,478 vpd
N Crooked Rd (just north of Talented Tots Drive)	Northbound	1,340 vpd
	Southbound	1,288 vpd
	Total	2,628 vpd
S National Dr. (south of MO-Hwy 45 roundabout)	Northbound	384 vpd
	Southbound	398 vpd
	Total	782 vpd

*Trip Generation		
Multi-Family Units	1,088 vpd	1,556 total vpd
Single-Family Detached Units	468 vpd	
Multi-Family Units	68 AM peak vph	103 total AM peak vph
Single-Family Detached Units	35 AM peak vph	
Multi-Family Units	86 PM peak vph	130 total PM peak vph
Single-Family Detached Units	44 PM peak vph	

*Statistics based upon the 10th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Handbook*

Trip Distribution	
To/From the east via MO-Hwy 45	47%
To/From the west via MO-Hwy 45	43%
To-From the south/west via N Crooked Rd	5%
To-From the south/east via S National Dr.	5%

The traffic impact study also provides sight-distance measurement recommendations — based on AASHTO's *A Policy on Geometric Design of Highways and Streets* — for the proposed intersection connections to N Crooked Rd and S National Dr. While the recommended intersection sight distance length (measured along the centerline of the

intersecting street) is greater than the City's requirements listed in Table 404-4: Clear Sight Distance, the Public Works Department will evaluate the intersections further and take the recommendations under consideration.

Lastly, the traffic impact study analyzes the Level of Service (LOS) for existing traffic conditions and future conditions based on the proposed development, which are shown below:

Existing LOS	
Intersection of S National Dr. with Missouri Highway 45	B AM peak
	B PM peak
No auxiliary turn lanes warranted	
Intersection of N Crooked Rd with Missouri Highway 45	D AM peak
	F PM peak
No auxiliary turn lanes warranted	

Future + Site + Planned LOS	
Intersection of Drive A with N Crooked Rd	B AM peak
	B PM peak
No auxiliary turn lanes warranted	
Intersection of Drive A with S National Dr.	B AM peak
	B PM peak
No auxiliary turn lanes warranted	
Intersection of S National Dr. with Missouri Highway 45	B AM peak
	B PM peak
No auxiliary turn lanes warranted	
Intersection of N Crooked Rd with Missouri Highway 45	F AM peak
	F PM peak
Close to meeting an eastbound right-turn warrant. A traffic signal or roundabout needs to be considered at this intersection in the future.	

The City contracted its on-call transportation engineer, George Butler Associates, Inc. (GBA), to conduct an independent review of the submitted traffic impact study (see Exhibit I by Reference) in association with the proposed Platte 38 development (see Exhibit H). In summary:

- **Methodology** – The traffic impact study followed accepted industry-standard procedures and methodologies.
- **Traffic Counts** – An appropriate amount of traffic counts were collected (for both peak periods).
- **Traffic Data** – The consultant made good use of current vs. historic traffic counts (using data from MoDOT and previous traffic impact studies previously submitted to the City).
- **Trip Distribution** – Trip distribution patterns utilized were logically based on existing volumes and traffic flows.
- **Future Traffic** – An appropriate 2% annual growth rate to project future traffic was utilized.
- **Future Developments** – Consideration was appropriately given to potential traffic resulting from other unbuilt development projects along MO-Hwy 45.

- **Capacity Analysis** – The capacity analysis utilized the latest software and recommended methodologies.
- **Sight Distance** – There are no apparent sight distance issues at the intersections of the proposed public streets and N Crooked Rd or S National Dr.
- **Traffic Signal Warrant** – The consultant’s recommendation for a traffic signal or roundabout at the intersection of N Crooked Rd. and MO-Hwy 45 sometime in the future is justified.
 - Traffic generated by the development would represent less than 3% of the total traffic at this intersection.
 - Nevertheless, it’s advisable for the City to consider requesting an escrow contribution from the developer toward the future design/construction costs for this intersection.
 - A traffic signal is estimated to cost \$200,000-\$250,000, and a multi-lane roundabout is estimated to cost \$2,000,000 for design & construction.

Both the consultant’s traffic impact study and the City’s independent review memorandum were provided to the Missouri Department of Transportation (MoDOT), Platte County Planning and Zoning Department, and Parkville Special Road District for review & reference. It should be noted that both the *Parkville Master Plan (2009)* and *Parkville 2040 Master Plan (2021)* recommend realigning both the N and S ends of Crooked Rd to eliminate offset access, and to coordinate such improvements with development around this intersection. Staff submitted applications to the Mid-America Regional Council’s (MARC) Regional Transportation Plan (RTP) 2050 Call For Projects and improvements to the N Crooked Rd and MO-Hwy 45 intersection ranked #3 out of the 7 Parkville project submitted; therefore, would be a good candidate for federal-aid and Missouri state transportation funding in the future if Platte County were interested in partnering with the City of Parkville.

Required Parking

The applicant has met the requirements of Section 408.030 Required Parking by providing the required parking spaces (and dedicated ADA spaces) throughout Lot 22, the parking lot for the apartment/condominium buildings as detailed on Exhibits E.5 and E.7. The preliminary development plan proposes a total of 300 parking stalls.

Parking Design

Section 408.050 of the Title IV – Development code requires parking stalls of 9 ft. by 18.5 ft., with 26 ft. aisle widths. Per the “R-5-P” planned district submission, the applicant proposes 25 ft. drive aisles through the parking lot of the apartment/condominium buildings. Although they’re a slight reduction, staff does not have any issues with the dimensions as the Planning and Zoning Commission has approved several developments with the similar specifications, including commercial development parking lots with 24 ft. drive aisles.

4. Sign Standards

The City has sign allowance requirements for all residential districts in the Parkville Municipal Code, Chapter 409. Projects proposed and approved through the planned district process can propose a specific sign package with deviations to these standards through the review process. However, at this time, no sign package has been submitted; thus, future signs will adhere to the proposed standards of Chapter 409 unless requested as part of any subsequent Final Development Plan submission.

Public Input Summary

Per Section 403.040, a preliminary development plan shall generally include *Public Input Summary*, a summary of the type, extent and outcomes from any public or community engagement regarding the plan and future development. Following the February 9, 2021 special workshop with the Planning and Zoning Commission, the applicant made contact with Dale Brouk of Homeowner Association (HOA) of The National Golf Club of Kansas City. The development concept was then shared with the HOA's Board and discussed at a subsequent HOA meeting to become a part of the HOA. Concerns raised by the Board during their meeting included:

- Traffic onto S National Dr. (and the preference of not having a thru-street connection between S National Dr. and N Crooked Rd.)
- The development needs to have its own amenities
- The development must become part of the City of Parkville
- More discussing to be forthcoming and shared with the Board

On April 21, 2021 the applicant, Todd Kobayashi, met with residents of The South National neighborhoods and HOA members to hear their concerns and address them if possible. The biggest concerns revolved around cut-thru traffic, and if there was a way for the development to address it, including a one-way (entrance-only) off of S National Dr. that would only extend to the main access to the Lot 22 parking lot; the idea being to enable access but not egress onto S National Dr. The applicant shared these comments with City staff to discuss, and our Public Works Director deferred this idea to the City's on-call transportation engineer to evaluate. Per his analysis, he ranked traffic management alternatives by least to most difficult:

- *If you would like to prevent eastbound right-turns onto S. National Drive, I'd suggest that a No Right Turn sign wouldn't be enough. It is a regulatory solution only that drivers can still choose to ignore at the risk of receiving a ticket from police. However, you could consider some geometric "encouragement" as well by making the southwestern curb return very sharp (i.e., small radius) and more difficult to perform that undesirable maneuver.*
- *If the roadway connection to S. National Drive was restricted to one-way westbound traffic only, then we'd be reassigning a significant amount of the outbound development traffic (69%) to the west. This would drastically increase the northbound traffic on NW Crooked Road which currently experiences the worst operations at any of the study intersections, further degrade those northbound traffic operations, and accelerate the overall need for a traffic signal at that location.*
- *If the roadway connection to S. National Drive was fully closed to development traffic, then a majority of the inbound development traffic (64%) would also be redirected to MO-45/NW Crooked Road for access (i.e., in addition to the 69% of outbound traffic). This would further increase the overall need for a traffic signal at MO-45/NW Crooked Road, and possibly also result in a heavy enough turning movement where an eastbound right-turn lane might be recommended as well.*
- *For either of these last two alternatives, we would probably need to recommend/require a revised traffic analysis and report from the developer and Merge Midwest to fully quantify these associated traffic impacts due to the diversions.*

Staff Conclusions and Recommendations

Zoning Map Amendments

Staff concludes that, with the exceptions noted above: The proposed “R-4-P” district can be consistent with the future land use projections of the *Parkville Master Plan (2009)* and *Parkville 2040 Master Plan (2021)*, is appropriate and compatible to the character of the existing surrounding neighborhoods. While the “R-5-P” district is not consistent with the either master plans’ future land use projections, it can accomplish other goals & objectives within the plans such as the need for more housing choice and diversity within the community. Furthermore, the district is compatible with the existing Platte County “RMD” Residential Multiple Dwelling zoning on the subject property, as well as on subject properties to the west; however, the “R-5-P” zoning may not be compatible with character of the surrounding neighborhood to the adjacent east, The National 7th subdivision. The application for zoning map amendment complies with the requirements of the Title IV – Development Code as shown in the accompanying Platte 38 preliminary development plan (Case No. PZ 2021-14); does not appear to significantly impact the ability for the City or governmental agencies to respond with public and emergency services (including police, fire and the ability to maintain the peace); would substantially increase the value of the subject property parcels if developed to the extent of the associated Platte 38 preliminary development plan; and would allow for a variety of residential uses, all of which are currently permitted on the subject property via the existing Platte County “RMD” and “R-7” zoning designations.

Preliminary Development Plans

Staff concludes that, with the exceptions noted above: The proposed preliminary development plan accomplishes the goals of both the *Parkville Master Plan (2009)* and *Parkville 2040 Master Plan (2021)* through a master planned approach vs. piece meal development; promotes the general public health, safety and welfare of the community as a result of flexibility from the “R-5-P” Multi-Family Residential and “R-4-P” Mixed-Density Residential district standards for density by creating more housing choice & diversity within the community; however, flexibility to the “R-5-P” district’s maximum building height allowance should be carefully evaluated by the Planning and Zoning Commission per context of the subject property (i.e., existing & proposed grading, surrounding neighborhoods & characteristics, site section & elevation views) to determine whether such flexibility would promote the general public health, safety and welfare of the community or be appropriate or not; reflects generally accepted and sound planning and urban design principles with respect to applying the adopted *Parkville Master Plan (2009)* and *Parkville 2040 Master Plan (2021)*; meets all review criteria for a zoning map amendment; and meets the City’s applicable subdivision regulations and standards, site and landscape design standards, access and parking, sign standards, and minimum standards thereof.

Following review, staff recommends neither approval nor denial of the Application for Zoning Map Amendment (Case No. PZ 2021-13) and Application for Preliminary Development Plan (Case No. PZ 2021-14); and will defer discretion to the Planning and Zoning Commission per a roll call vote to determine if the proposed zoning and planned residential development is appropriate given the context of the project within the City of Parkville and subject property area. Staff bases this decision on the merits of the application and the findings and conclusions in the report, subject to the following conditions:

Zoning Map Amendment

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in associated preliminary development plan currently located outside of the existing City

boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.

- The subject property be platted via an Application for Subdivision – Final Plat to allow for the zoning layout per the Preliminary Development Plan.

Preliminary Development Plan

- Submittal of a valid Voluntary Annexation Petition for the portion of property included in associated preliminary development plan currently located outside of the existing City boundaries, and said property is thereafter annexed into City of Parkville municipal limits via ordinance.
- The subject property be platted via an Application for Subdivision – Final Plat — prior to construction permits being issued — in order to accommodate the lots and tracts for the Platte 38 planned residential development.
- The applicant address comments/findings from the City's independent review (performed by VSM Engineering, LLC) of the submitted stormwater drainage study.
- Any other conditions the Planning and Zoning Commission determines are necessary.

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

Necessary Action

Following consideration of the Application for Zoning Map Amendment and Application for Preliminary Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on June 1, 2021 for first action.

End of Memorandum



05-05-2021

Stephen Lachky, AICP, CPM, CFM
Community Development Director

Date



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

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

Application for Zoning Map Amendment

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

1. Applicant / Contact Information

Applicant(s)

Name: Todd Kobayashi Genesis Companies

Address: 4420 Madison Ave, Ste 104

City, State: KCMO

Phone: 804-221-8746 Fax: _____

E-mail: ToddK@builtbygenesis.com

Engineer/Surveyor(s) preparing legal description

Name: Dustin Burton - RIC

Address: 1815 McGee, Ste 200

City, State: KCMO

Phone: 913.832.5683 Fax: _____

E-mail: dburton@ric-consult.com

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

Name: Parkville 38, LLC

Address: 4420 Madison Ave, Suite 104

City, State: Kansas City, MO

Phone: (816) 520-2233 Fax: _____

E-mail: toddK@builtbygenesis.com

Contact Person, if different from applicant(s)

Name: _____

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

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

Applicant's Signature (Required) T. Kobayashi Date: 4-8-21

Property Owner's Signature (Required) Steven Brink Date: 4-7-21

2. Property Information

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

Property address / general location:

38 acres between Crooked Rd. and MO-45 highway, west of S. National Drive

Parcel ID Number: 002-006.000

Present zoning: RMD / R7

Proposed zoning: R-5-P

Present use of the property:

Undeveloped, wooded land

Length of use:

50+ years

3. Neighboring land uses and zoning

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

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: Golf course	North: R-2-P
South: Residential, single family	South: R7/RMD (County)
East: Residential, single family	East: R-2-P
West: Residential, multi-family	West: R7 (County)

Attach a narrative addressing:

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

4. Checklist of required submittals

- ☒ Completed application, including all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00. Applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☒ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☐ If the proposed rezoning is for a Master Planned Development (i.e., "planned" district) such as a "B-4-P" *Planned Business District*, a complete site plan/development plan is required per Parkville Municipal Code, Title IV.
- ☐ Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

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

Application fee 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: _____



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

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

Application for Preliminary Development Plan

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

1. Applicant/Contact Information

Applicant(s)

Name: Todd Kobayashi
Company: Genesis Companies
Address: 4420 Madison Ave, Ste 104
City, State: KCMO
Phone: 804-221-8746 Fax: _____
E-mail: ToddK@builtbygenesis.com

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

Name: Dustin Burton
Company: RIC
Address: 1815 McGee, Ste 200
City, State: KCMO
Phone: 913.832.5683 Fax: _____
E-mail: dburton@ric-consult.com

Owner(s), if different from applicant

Name: Todd Kobayashi
Company: Parkville 38, LLC
Address: 4420 Madison Ave, Suite 104
City, State: Kansas City, MO
Phone: (804) 221-8746 Fax: _____
E-mail: toddK@builtbygenesis.com

Contact Person, if different from applicant

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

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

Applicant's Signature (Required) T. Kobayashi Date: 4-9-21

Property Owner's Signature (Required) Steven B Brink Date: 4-7-21

2. Property Information

Property address and general location: 38 acres between Crooked Rd. and MO-45 highway, west of S. National Drive

Legal description (may be attached): Attached

Description of proposed use(s): Mixed use of duplex homes and multi-family/condominiums

Zoning district: R-5-P Lot coverage: 40% max (duplex lots)
Gross acreage of lot: 26.04 Ac Density/Intensity: 9.3 DU/Ac
Open space acreage: 7.72 Net acreage of lot: 23.68
Proposed block and lot pattern: 1 block, 22 lots Building types/scale: Duplex & Multifamily

3. Factors affecting the project

Are any public improvements required for this project? Yes

Explain (may be attached):

Road to connect S. National Drive to Crooked Rd. & public utilities (water/storm/sewer)

4. Public Realm

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

Functions of proposed new roadways: Residential street

Proposed surface material: Asphalt

Maximum grade: 9%

General design characteristics, open spaces, civic spaces and circulation network:

See plans

Are area streets and utilities sufficient to serve the property once developed? Yes

(Note: a traffic study may be required in order to adequately address this question)

Explain: Traffic study is completed

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

Attach a narrative addressing:

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

5. Checklist of required submittals

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

For City Use Only

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

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

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

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

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

6. Preliminary Development Plan checklist for staff review

1. Basic Information

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

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

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

3. Plan Drawing

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

4. Parking and Circulation

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

5. Landscaping and Screening

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

6. Other Requirements

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

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

All that part of the Northeast Quarter of Section 27, Township 51 North, Range 34 West of the Fifth Principal Meridian in Platte County, Missouri, being more particularly described by Jed A.M. Baughman, PLS #2014020708 of Renaissance Infrastructure Consulting, Inc. as follows:

Beginning at the Northwest Corner of said Northeast Quarter;

thence South 00°13'30" West, along the West line of said Northeast Quarter, a distance of 1321.18 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter;

thence leaving said West line and along the North line of said Southwest Quarter, North 89°59'23" East, a distance of 1312.49 feet to the Northeast Corner of said Southwest Quarter;

thence leaving said North line and along the East line of said Southwest Quarter, South 00°11'06" West, a distance of 504.02 feet;

thence leaving said East line, North 89°51'38" West, a distance of 198.92 feet;

thence South 00°07'36" West, a distance of 125.94 feet;

thence South 45°07'23" West, a distance of 202.02 feet;

thence South 00°43'36" East, a distance of 250.41 feet;

thence South 82°26'56" West, a distance of 118.01 feet;

thence North 63°08'07" West, a distance of 182.65 feet;

thence South 86°54'47" West, a distance of 123.61 feet;

thence North 61°42'44" West, a distance of 134.97 feet;

thence South 67°24'46" West, a distance of 227.70 feet;

thence North 89°43'59" West, a distance of 223.11 feet to a point on the East right-of-way line of Crooked Road, as now established;

thence along said East right-of-way line, North 00°13'30" East, a distance of 339.34 feet;

thence continuing along said East right-of-way line, North 75°40'30" West, a distance of 20.62 feet to a point on the West line of said Northeast Quarter;

thence leaving said East right-of-way line and along said West line, North 00°13'30" East, a distance of 639.81 feet to the Point of Beginning, containing 1,138,576 square feet, or 26.138 acres, more or less.

April 7, 2021

Stephen Lachky
Community Development Director
8880 Clark Ave
Parkville, MO 64152

Re: Platte 38 – Multifamily Development – Annexation, Rezoning, and Preliminary Plan

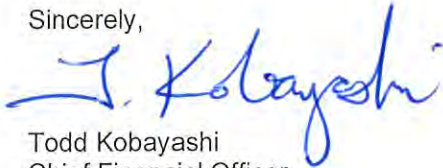
Mr. Lachky,

We are excited to submit today the Preliminary Development Plan, Annexation request, and Zoning Map Amendment application for a new multifamily development located just to the south of The National Golf Course. The proposed development will consist of two new apartment/condominium buildings and 21 high quality duplex lots. The apartments will be situated at the north end to overlook the golf course while the duplex lots will run along the midpoint of the parcel from east to west. The total development is proposed to take up roughly the northern half of the overall parcel, the southern half is planned to remain undeveloped and undisturbed natural woodland area. A wooded buffer at the east property line will also be maintained to help buffer between the adjacent single family and this higher density use.

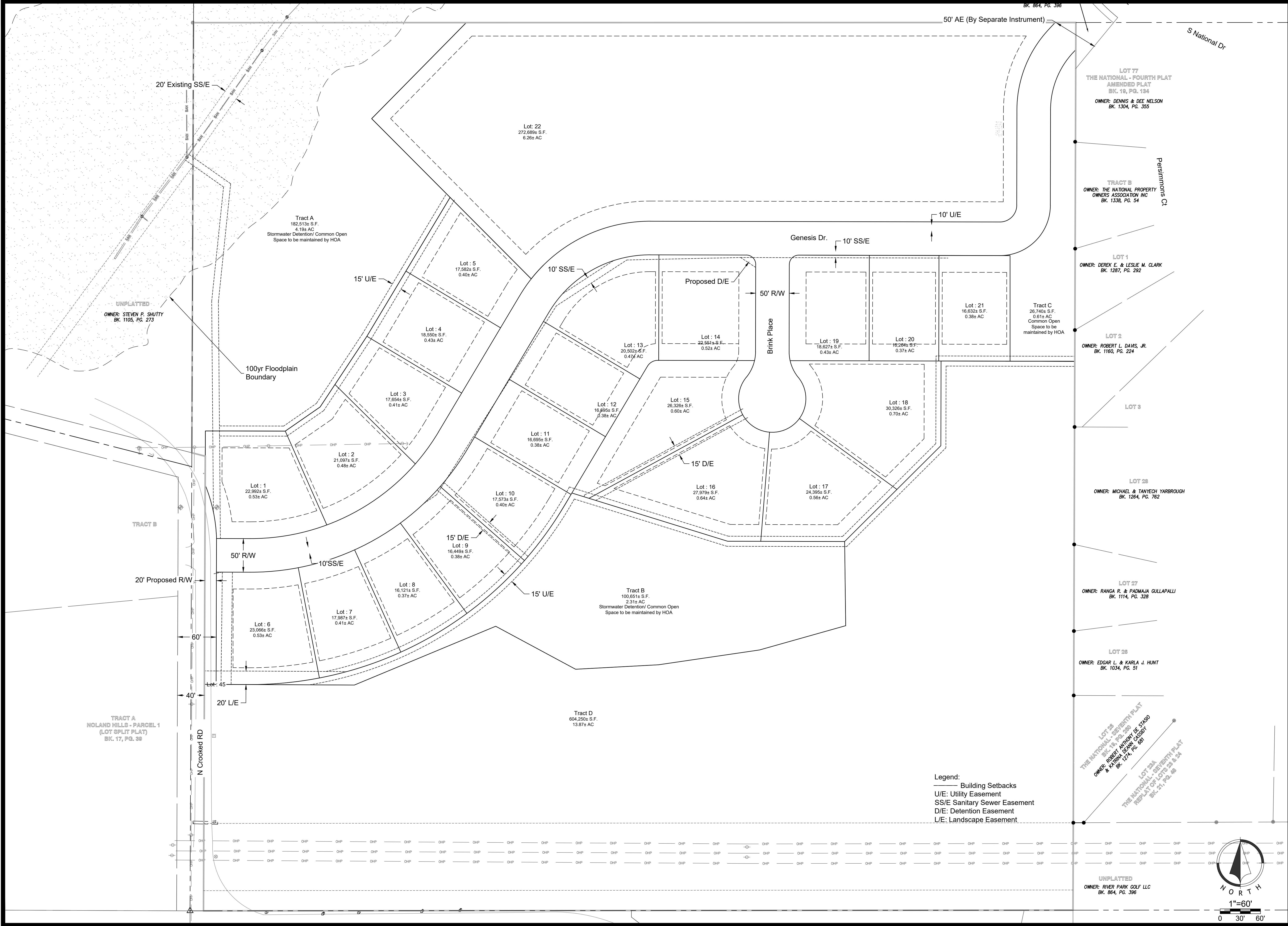
The City's 2009 future land use plan highlights this area as future single family residential. However, we feel this development will create a density buffer between the existing R-2 zoning to the east and much higher density (RMD) located just to the west of this property. This buffering is further enhanced by the heavily wooded areas that will remain in place at the east and south property lines. We also feel this is a good compromise between the current County zoning (R7/RMD) which would allow for a much denser multifamily development if the parcel would remain within the County.

We look forward to future discussions on this project and are available for any questions you may have.

Sincerely,



Todd Kobayashi
Chief Financial Officer
Genesis Construction Management, LLC



Sheet
C02

Preliminary Development Plans
21-0107
Platte 38
City Of Parkville, Platte County, MO

Preliminary Plat

NO.	BY	DATE	REVISION
01	FB	04/09/2021	Original Submittal
02	DB	04/30/2021	City Comments
03	FB	05/24/2021	Revised Development Area

Renaissance Infrastructure Consulting

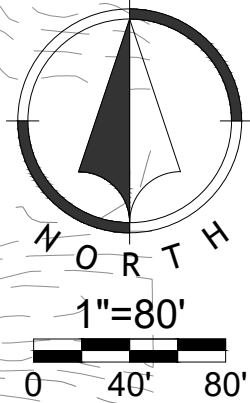
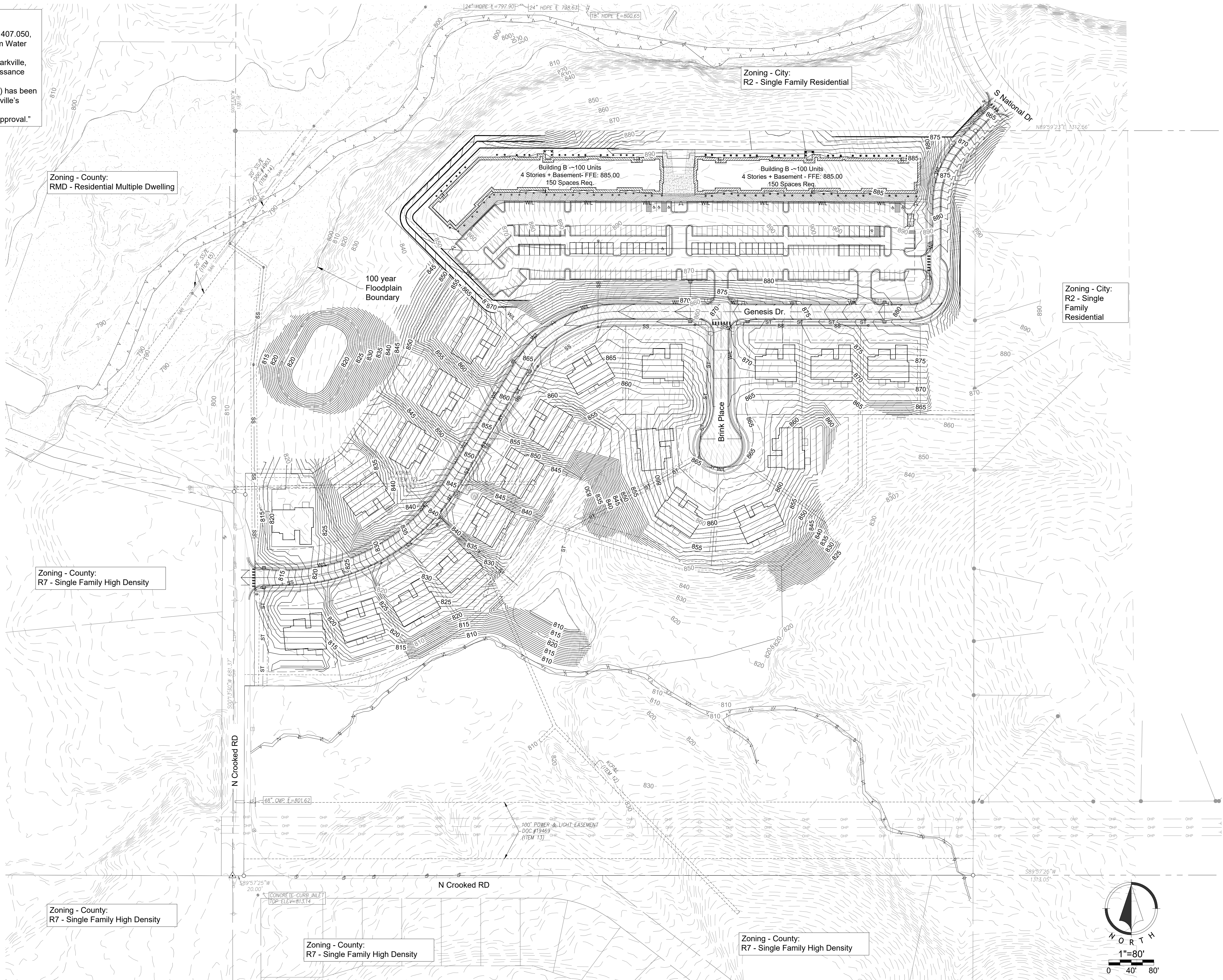
132 ABBIE AVENUE
KANSAS CITY, KANSAS 66103
913.377.9500
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630

[illegible]

[illegible]

Note:
"Per Title IV –
Development Code, Section 407.050,
Subsection A. a Macro Storm Water
Drainage
Study for Platte 38, City of Parkville,
Missouri (prepared by Renaissance
Infrastructure
Consulting, dated April 2021) has been
submitted to the City of Parkville's
Public Works
Department for review and approval."



Sheet
C06

Preliminary Development Plans

21-0107
Platte 38
City Of Parkville, Platte County, MO

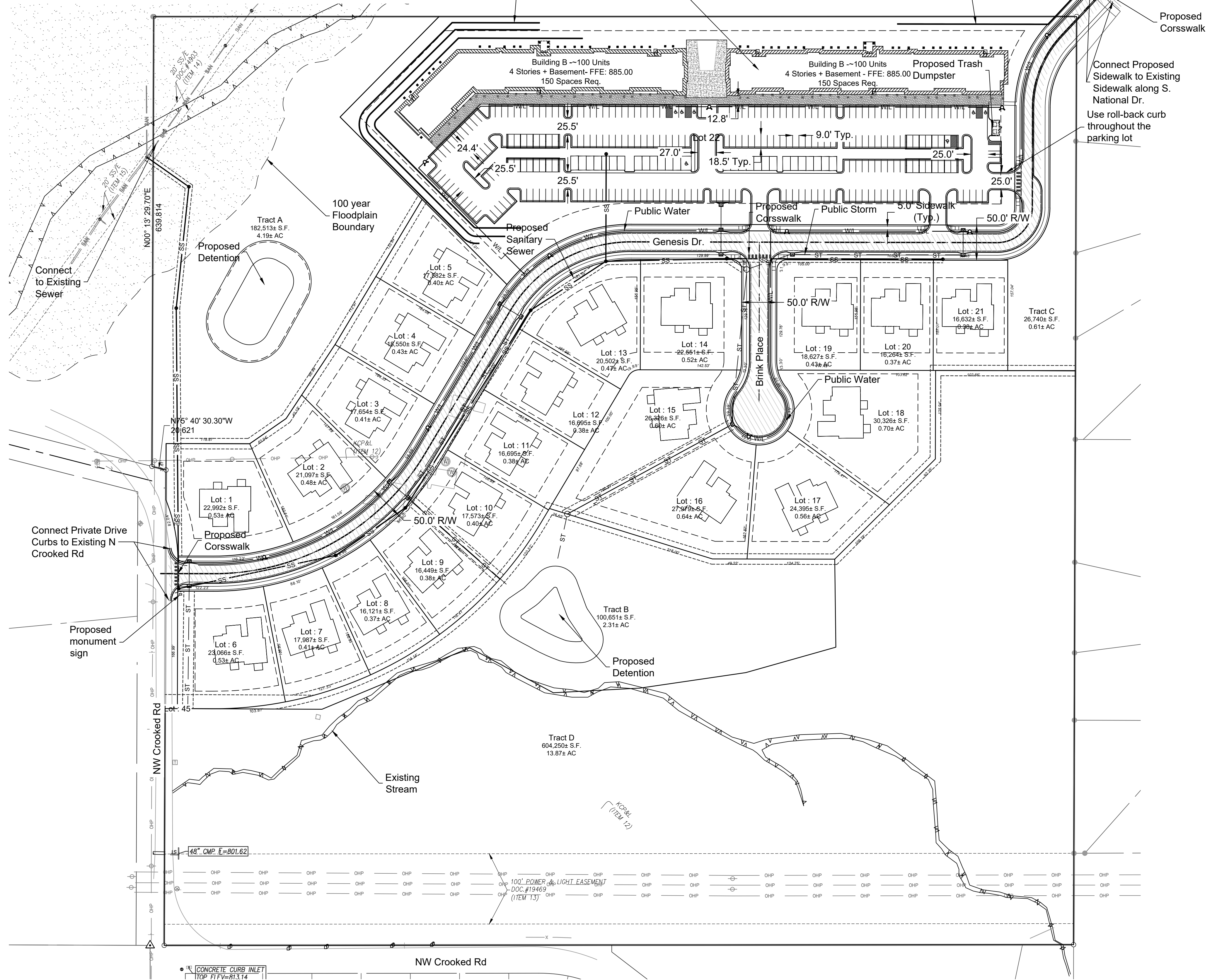
Grading Plan

Revised Development Area			
NO.	BY	DATE	REVISION
03	FB	05/24/2021	
02	FB	04/30/2021	City Comments
01	FB	04/09/2021	Original Submittal

Renaissance
Infrastructure
Consulting

1815 MCCOE STREET, SUITE 200
KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM

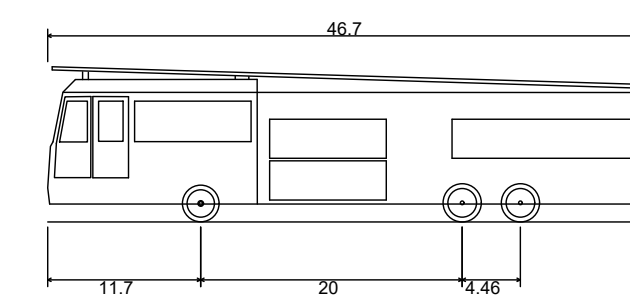
MO Certificate of Authority: E-2010033630



Lot Table		Lot Table		Lot Table	
Lot #	Area (sf)	Lot #	Area (sf)	Lot #	Area (sf)
1	22,991.76	8	16,120.98	15	26,325.84
2	21,096.99	9	16,448.99	16	27,978.77
3	17,653.69	10	17,572.74	17	24,394.80
4	18,549.61	11	16,695.00	18	30,326.43
5	17,582.04	12	16,695.00	19	18,627.06
6	23,065.68	13	20,502.27	20	16,264.33
7	17,986.93	14	22,551.22	21	16,632.35

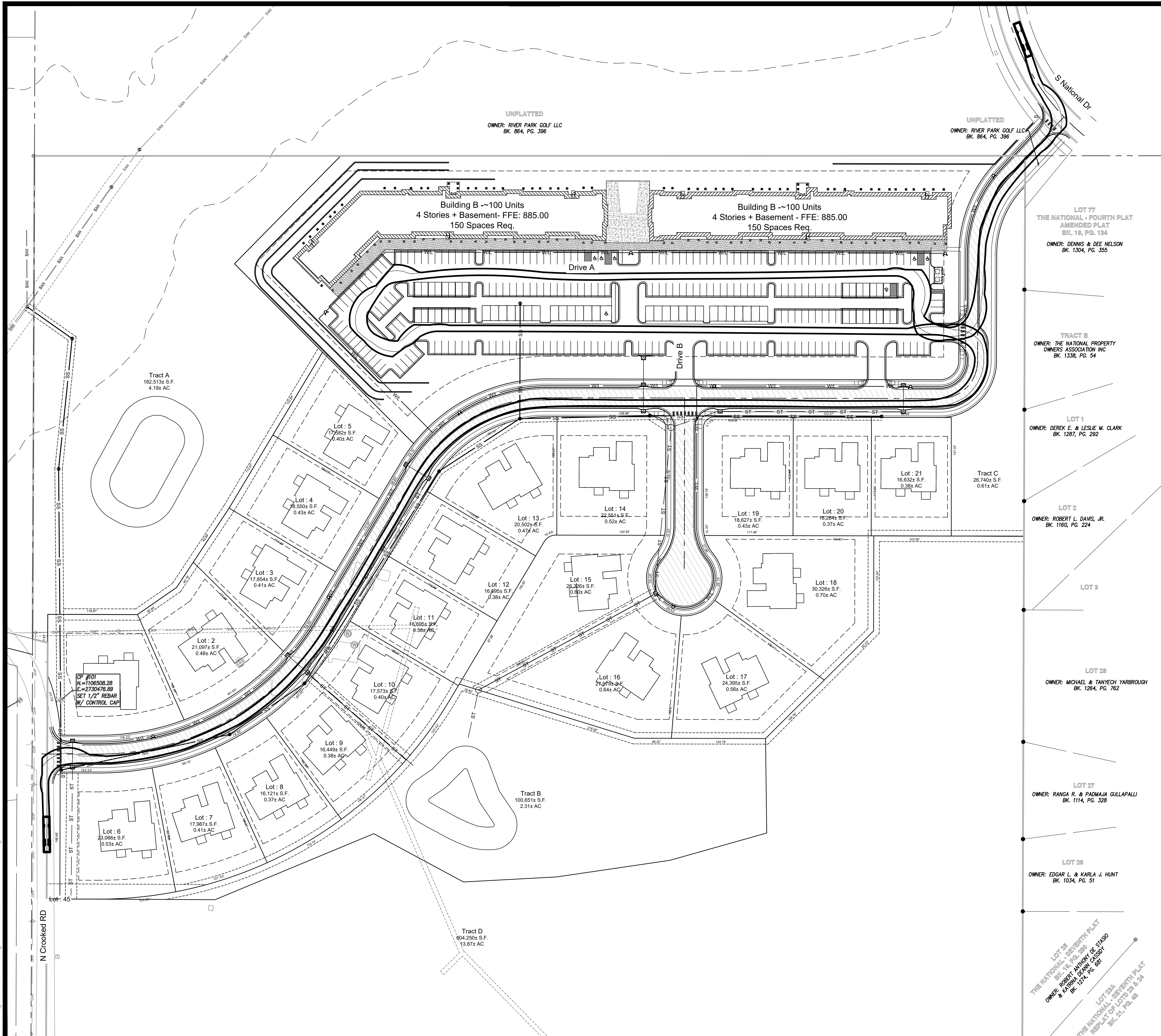
Item	Original Submittal	Original Submittal Date	Revised Development Area	Revised Development Area Date
03	FB	03/24/2021		
02	FB	04/30/2021		
01	FB	04/02/2021		

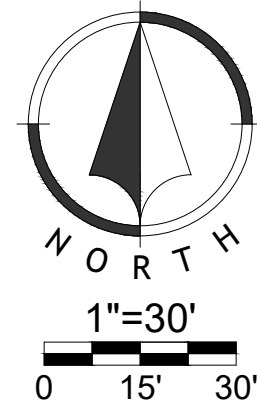
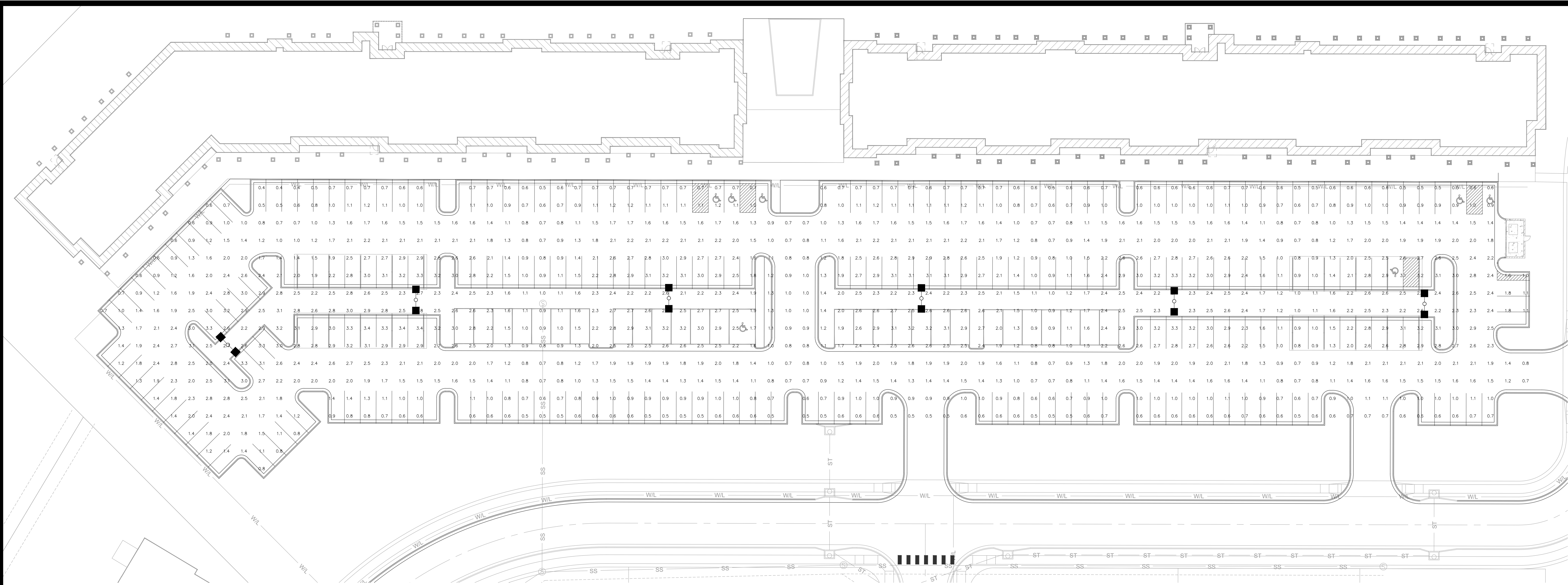


[illegible]

Parkville Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock-to-lock time
Max Wheel Angle

46.700ft
8.000ft
11.872ft
1.373ft
8.333ft
6.00s
45.00°





FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY



RAR2 EPA

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)



RELATED PRODUCTS

8 Airo 8 Cimarron LED 8 Ratio Family

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wISCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	1.64
MAXIMUM FOOT-CANDLES	3.4
MINIMUM FOOT-CANDLES	0.4
MINIMUM TO MAXIMUM FC RATIO	0.11
MAXIMUM TO MINIMUM FC RATIO	8.81
AVERAGE TO MINIMUM FC RATIO	4.26

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	MODEL	WATTAGE	MOUNTING	MOUNTING HEIGHT	LAMP DEPRECIATION
L1		12	HUBBELL OUTDOOR, RAR2-320L-140-4K7-4W	140 W	POLE	25 FT.	0.9

Revised Development Area				City Comments				Original Submittal				REVISION			
03	FB	05/24/2021		02	FB	04/30/2021		01	FB	04/09/2021		NO.	BY	QD	DATE

PLANT LIST - TREES

	Common Name	Botanical Name	Size	Notes
Shade Trees				
FEM	Frontier Elm	Ulmus carpinifolia x parvifolia 'Frontier'	2" Cal.	B&B
FFM	Fall Fiesta Sugar Maple	Acer saccharum 'Fall Fiesta'	2" Cal.	B&B
LLL	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2" Cal.	B&B
PSM	Pacific Sunset Maple	Acer truncatum x A. platanoides 'Warrenred'	2" Cal.	B&B
ROK	Red Oak	Quercus rubra	2" Cal.	B&B
SWO	Swamp White Oak	Quercus bicolor	2" Cal.	B&B
Evergreen Trees				
ERC	Red Cedar	Juniperus virginiana	6' Ht.	B&B
NWS	Norway Spruce	Picea abies	6' Ht.	B&B
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	6' Ht.	B&B

PLANT LIST - FOUNDATION

Evergreen Shrubs				
ASJ	Armstrong Juniper	Juniperus horizontalis 'Armstrong'	5 Gal.	
CGH	China Girl/Boy Holly	Ilex x meserveae 'Mesog/Mesdob'	5 Gal.	5:1 Ratio
BRJ	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	5 Gal.	
BXW	Winter Green Boxwood	Buxus microphylla 'Winter Green'	5 Gal.	24-36"
DFY	Densiformis Yew	Taxus x media 'Densiformis'	5 Gal.	
ELY	Everlow Yew	Taxus x media 'Everlow'	5 Gal.	
GBS	Globe Blue Spruce	Picea pungens 'Glavea globosa'	5 Gal.	
GMC	Gold Mop Cypress	Chamaecyparis pisifera 'Yellow Thread Branch'	5 Gal.	
PFJ	Perfecta Juniper	Juniperus chinensis 'Perfecta'	5' Ht.	B&B
PRB	Green Mountain Boxwood (Pyramidal)	Buxus microphylla 'Green Mountain'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
WYW	Wardii Yew	Taxus x media 'Wardii'	5 Gal.	
Deciduous Shrubs				
CPB	Crimson Pygmy Barberry	Berberis thunbergii var. atropurpurea 'Crimson Pygmy'	2 Gal.	
DBB	Dwarf Burning Bush	Euonymus Alatus 'Compacta'	2 Gal.	
DCW	Variegated Red Twiggod Dogwood	Cornus sericea 'Bailhato'	2 Gal.	
DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	2 Gal.	
DRT	Dwarf Red Twig Dogwood	Cornus sericea 'Kelsey'	2 Gal.	
GMS	Goldmound spirea	Spirea japonica 'Goldmound'	2 Gal.	
GLS	Grow Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
HYD	Endless Summer Hydrangea	Hydrangea macrophylla 'Bailmer'	5 Gal.	
KNR	Knockout Rose	Rosa knockout	2 Gal.	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
LPS	Little Princess Spirea	Spiraea Japonica 'Little Princess'	2 Gal.	
MCS	Magic Carpet Spirea	Spirea japonica 'Magic Carpet'	2 Gal.	
MHV	Mohawk Viburnum	Viburnum x burkwoodii 'Mohawk'	2 Gal.	
MRV	Maresei Viburnum	Viburnum plicatum var. tomentosum 'Maresei'	2 Gal.	
SSV	Summer Snowflake Viburnum	Viburnum plicatum var. tomentosum 'Summer Snowflake'	2 Gal.	
WIG	Fine Wine Weigela	Weigela florida 'Bramwell'	2 Gal.	
WTB	Red Sprite Winterberry	Ilex verticillata 'Red Sprite'/Jim Dandy'	2 Gal.	3/1 Ratio
Grasses				
DFG	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamein'	2 Gal.	
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	
LIR	Tidwell's Big Blue Liriope	Liriope muscari	6" pot	
HVM	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	2 Gal.	
MLG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	2 Gal.	
NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	2 Gal.	
VLR	Variegated Liriope	Liriope muscari variegata	6" pot	
Perennials				
AST	New York Aster	Aster novae-belgii	1 Gal.	
BES	Black Eyed Susan	Rudbeckia hirta	1 Gal.	
BFM	Butterfly Milkweed	Asclepias tuberosus	1 Gal.	
COR	Moonbeam Coreopsis	Coreopsis verticillata 'Moonbeam'	1 Gal.	
CAT	Catmint	Nepeta x faassenii 'Walker's Low'	1 Gal.	
DAY	Daylily	Hemercallis 'Black Eyed Stella' or 'Little Business'	1 Gal.	
DSY	Shasta Daisy	Leucanthemum x superbum 'Becky'	1 Gal.	
HOS	Big Daddy Hosta	Hosta 'Big Daddy'	1 Gal.	
HSS	Sum & Substance Hosta	Hosta 'Sum & Substance'	1 Gal.	
IRS	Blue Flag Iris	Iris virginica v. shrevei	1 Gal.	
LJA	Gayfeather	Liatris spicata	1 Gal.	
MSG	Meadow Sage	Salvia nemorosa	1 Gal.	
PCF	Purple Cone Flower	Echinadea purpurea	1 Gal.	
RSS	Russian Sage	Perovskia atriplicifolia	1 Gal.	
SED	Tall Sedum	Sedum grandiflorum 'Autumn Fire'	1 Gal.	

THE ABOVE PLANT LIST IS A RANGE OF POTENTIAL PLANT MATERIAL AND IS SUBJECT TO CHANGES.

-  FOUNDATION PLANTING AREA
-  PERMEABLE SURFACE

GENERAL NOTES:

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
 - CREEPING GROUND COVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
 - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
 - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
 - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
- IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. REFER TO L3.00 FOR PLANTING SOIL MIX.

LANDSCAPE REQUIREMENTS:

- STREET TREES: 1 TREE PER 40 L.F.
- INTERIOR STREET = +/- 3973 L.F. /40 =

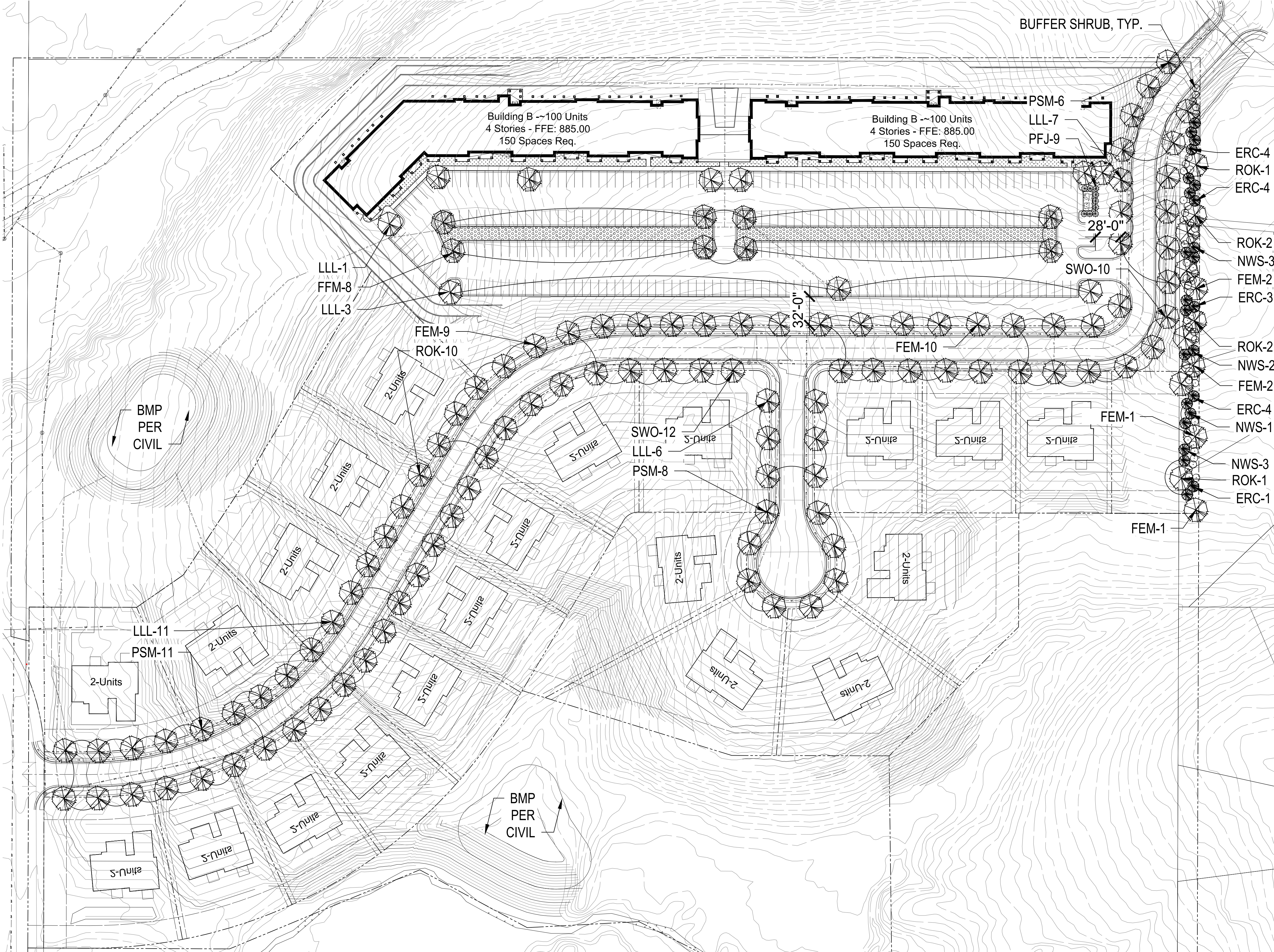
REQUIRED:	PROVIDED:
100 TREES	100 TREES
- BUFFER LANDSCAPING: TYPE 3 = 1 SHADE OR 2 ORNAMENTAL PER 40 L.F, 1 EVERGREEN PER 20 L.F., 1 SHRUB PER 10 L.F.
- EAST PL = +/- 480 L.F. =

REQUIRED:	PROVIDED:
12 SHADE TREES	12 SHADE TREES
24 EVERGREENS	24 EVERGREENS
48 SHRUBS	48 SHRUBS
- WEST AND SOUTH PL
- FOUNDATION PLANTINGS: 1 LARGE TREE PER 50 LINEAR FEET, 1 SMALL OR EVERGREEN TREE PER 50 LINEAR FEET AND 1 SHRUB PER 10 LINEAR FEET
- EAST BUILDING = 394 L.F.

REQUIRED:	PROVIDED:
8 SHADE TREES	8 SHADE TREES
8 EVERGREENS	8 EVERGREENS
40 SHRUBS	40 SHRUBS
- WEST BUILDING = 394 L.F.

REQUIRED:	PROVIDED:
8 SHADE TREES	8 SHADE TREES
8 EVERGREENS	8 EVERGREENS
40 SHRUBS	40 SHRUBS
- TREES AND SHRUBS WILL BE SHOWN IN PLANTING BEDS AS SPECIFIED ON PLAN
- PARKING LOTS: 1 SHADE TREE PER 25 STALLS
- PARKING STALLS = 296 STALLS

REQUIRED:	PROVIDED:
12 SHADE TREES	12 SHADE TREES



TREE LANDSCAPE PLAN

1" = 60'-0"



NOT FOR CONSTRUCTION

A NEW DEVELOPMENT FOR:

NATIONAL MULTI-FAMILY

PARKVILLE, MISSOURI

DRAWING RELEASE LOG

REVISIONS

DATE
04/09/2021
JOB No.
687321
DRAWN BY:

SHEET No.

L1.00



RIGHT SIDE ELEVATION - BUILDING 'B'

SCALE 1/8" = 1'-0"



FRONT ELEVATION - TWIN VILLAS

SCALE 1/8" = 1'-0"



FRONT ELEVATION - BUILDING 'B'

SCALE 1/16" = 1'-0"



Tuesday, April 20, 2021

Todd Kobayashi
Genesis Companies
4420 Madison Ave, Ste 104
Kansas City, MO 64111

Dustin Burton
Renaissance Infrastructure Consulting
1815 McGee, Ste 200
Kansas City, MO 64108

**RE: City of Parkville staff review comments – Platte 38 Preliminary Development Plan
(prepared by Renaissance Infrastructure Consulting; dated April 9, 2021)**

Dear Todd and Dustin,

The following is a compilation of all Parkville staff review comments received to-date regarding the Application for Zoning Map Amendment and Application for Preliminary Development Plan for Platte 38, a planned residential development consisting of apartment/condominium buildings and duplexes on 38.24 acres, more or less, generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152.

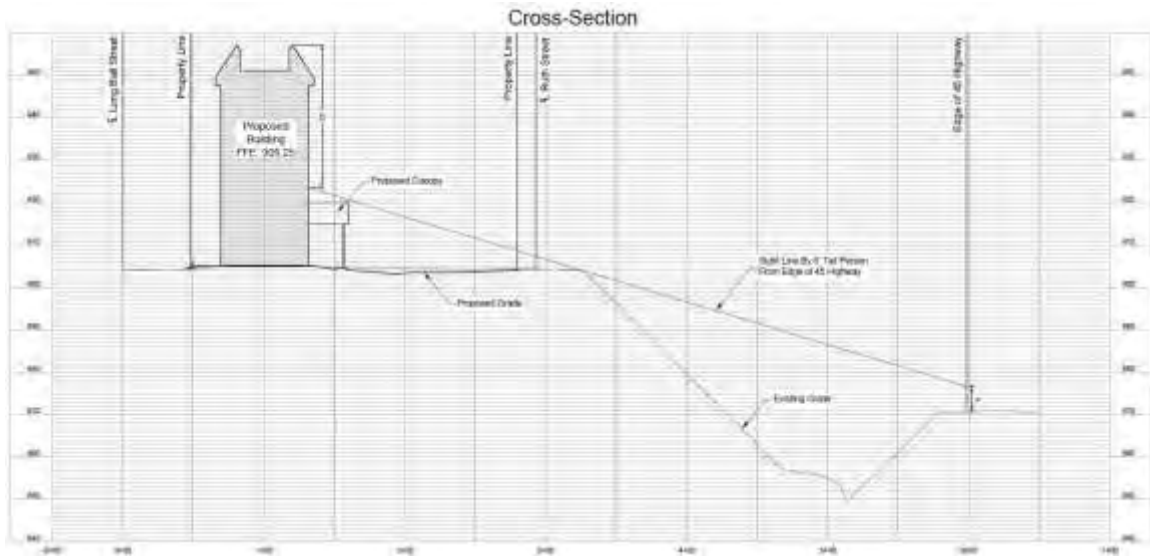
Review comments are provided by myself (Community Development Director), Brad Stanton (Planner), Alysén Abel (Public Works Director), and Dean Cull (Fire Marshall, Southern Platte Fire Protection District). Please distribute these comments to your team, revise the plan sheets and provide us an updated paper (2 copies) and electronic copy (1) of the revised plan sheets by **9:00 a.m. of Friday, April 30, 2021**. Thank you.

General Comments

1. **Application for Zoning Map Amendment** – While the City’s “R-5-P” Multi-Family Residential district permits *Apartment Complex* uses, it does not permit *Duplex* uses. As a result, staff recommends utilizing the City’s “R-4-P” Mixed-Density Residential district for all lots proposed for *Duplex* or *Detached House* uses. Please designate this information on one of the plan sheets, such as the General Layout (Sheet C03).
2. **Floodplain Development Permit/Application** – Staff will require a Floodplain Development Permit/Application be submitted for any development in a Special Flood Hazard Area (SHA) or “floodplain”; this includes:
 - Filling
 - Grading
 - Excavation
 - Minimum Improvements
 - Routine Maintenance
 - Substantial Improvements
 - New Construction
3. **Line Typologies** – Some labeling / line-work for features (such as floodplain area) is difficult to distinguish on the plan sheets. As a result, staff recommends utilizing different line typologies better distinguish features on the plan sheets.
4. **Preliminary Plat Sheet** – Because this development will require the subject property to be subdivided in order to accommodate lots for the proposed apartment/condominium buildings, duplex buildings, and tracts for private open space to be used for stormwater detention, a preliminary plat should be included in the plan sheets. That said, please include a Preliminary Plat plan sheet with proposed parcel divisions for the specific lots and tracts. Any un-platted lots will need to be identified as tracts and designated by letters (ex: A, B, C...); whereas, all lots will need to be designated by numbers (ex: 1, 2, 3...). All areas will need to be labeled in acres and sq. ft.; labels will need to be provided for specific property use/purpose (e.g., common open space, private open space, stormwater detention area); and detail needs to be provided for who will be responsible for their maintenance in a notes section on the sheet (ex: Tract A to be maintained by the Homeowners Association). All public and private street names will need to be labeled, and staff will review the proposed street names against the regional 911 grid to confirm the names do not conflict with existing addresses on the grid. Lastly, you’ll need to indicate (either via watermark, crosshatching or other method) the location of the 100-year floodplain (i.e., Special Flood Hazard Area) and 500-year floodplain (i.e., Regulatory Floodway) if applicable. Also please add a label referencing the FIRM map number and its effective date. A copy of the FIRM Map can be downloaded from FEMA’s website via <https://msc.fema.gov/portal/> or can be viewed on the Platte County, Missouri website (<https://www.co.platte.mo.us/>) through their GIS/Mapping webpage.
5. **AutoTurn Sheet** – Please include a plan sheet showing AutoTurn movements of a Pierce Velocity fire truck throughout the development, including turning into and out of all parking lot access drives and aisles. This sheet should also include the following specifications of a Pierce Velocity fire truck for reference:



6. **Utility Plan Sheet** – Please include a plan sheet showing the location of proposed utility lines and easements (showing widths/dimensions) along with labels; this should include any public storm, public sanitary and public water lines. These labels should be included in a legend on the Title Sheet (Sheet C01) as well.
7. **Fire Hydrant Locations** – On the Utility Plan Sheet, please identify the location of fire hydrants to be provided. Please coordinate with Dean Cull (Fire Marshall, Southern Platte Fire Protection District) regarding the proposed location for the fire hydrant, and whether or not a single fire hydrant is sufficient to provide emergency water service to the entire site per the City's adopted 2018 International Fire Code. Please indicate their locations, as well as utility water line connections to them.
8. **Pedestrian Plan** – Please include a Pedestrian Plan sheet detailing the location of pedestrian infrastructure (via bolder labeling, cross-hatching, or other symbols) including the location of existing sidewalks along N Crooked Rd and S National Dr., proposed internal development sidewalks (specifically those along any public streets, to any existing sidewalks along N Crooked Rd and S National Dr.), the location of any marked pedestrian crosswalks (staff will require these at the internal public streets where they intersect with N Crooked Rd and S National Dr.) and the proposed widths of sidewalks.
9. **Photometric Plan Sheet** – Please include a lighting plan sheet, in conformance with Section 407.040, showing the location, dimensions/specifications (e.g., mounting height), shielding standards/type and photometric general footprint and impact of lighting throughout the development and on any adjacent properties. See images below as examples.



11. **Illustrative Plan** – Per Section 403.040 Master Planned Development in our Title IV – Development Code, an *Illustrative Plan* is required; this may include an illustrative plan that includes renderings, elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details demonstrating how the plan will be executed according to the applicable development standards. Staff recommends including colored visuals of the proposed development from different perspectives (see images below as an examples). The *Illustrative Plan* can be an extension to Sheet A1.00, or renderings on a separate plan sheet.





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

Title Sheet (Sheet C01)

13. **Utility Contacts** – Please change the names of Missouri Gas Energy to Spire Energy, and Kansas City Power & Light to Evergy.
14. **Summary Table** – Please include a brief description of the project (ex: a planned residential development with internal circulation, public streets, private drives and access off of N Crooked Rd and S National Dr.), current zoning (Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density) and summary table conveying the proposed uses / residential building types, number of units and parking spaces provided.

Existing Conditions (Sheet C02)

15. **Property Area** – Please label the area (in acres and sq. ft.) of the subject property area, both the portion proposed for annexation into City of Parkville municipal limits and the portion of area outside of the development/annexation limits.
16. **Major Contour Lines** – Please distinguish major contour lines/intervals on the map; this can be done by bolding them or making them thicker than the other contour lines.
17. **Existing Zoning** – Please label the existing Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density zoning on the subject property. If there’s

too much clutter on this sheet to depict this, you can add an additional sheet to the plan set.

18. **Adjacent Property Owners** – Please label all property owners for adjacent property parcels, specifically those to the south and west of NW Crooked Rd that are not depicted.
19. **Adjacent Property Addresses** – Please include the property addresses of adjacent property owners, as well as Platte County parcel ID numbers.
20. **Adjacent Property Area** – Please include the total acreage of all adjacent property parcels.
21. **Roadway Name** – Please verify if the adjacent roadway is NW Crooked Rd or N Crooked Rd. The Platte County Assessor's Office labels it as "N Crooked Rd".

General Layout (Sheet C03)

22. **Residential Use Table** – Please include a table on the sheet listing the number of residential units per type (i.e., apartment/condominium, duplex) and which lots are applicable to those uses, number of total lots, and number of total units.
23. **Density Table** – Please include a table on the sheet listing the density of the residential units on the subject property as a whole.
24. **Parking Table** – In a separate table, or in the residential use table, please indicate the total number of required parking spaces and the total number of provided parking spaces (including accessible parking spaces and bicycle parking spaces per Section 408.030, Subsection D.).
25. **Phase Description** – Please include a short description on the plan sheet of the anticipated timeline for the proposed Phase I and Phase II construction/implementation.
26. **Street Names** – Please identify and label all public and private street names; staff will review the proposed street names against the regional 911 grid to confirm the names do not conflict with existing addresses on the grid.

Development Plans (Sheet C04)

27. **Lot and Tract Descriptions** – Please include a table on the sheet providing a brief description of each Tract and Lot / Group of Lots (Example: "Tract C is reserved for private open space and landscaping to serve as a buffer between the development and the adjacent residential neighborhood to the east." "Tract A is reserved for private open space for stormwater detention.").
28. **Landscape Easement** – Consider adding a landscape easement at the intersection with N Crooked Rd, which provides access to Tract B should City staff need to access the proposed stormwater detention area.
29. **Residential Use Table** – Please include a table on the sheet listing the number of residential units per type (i.e., apartment/condominium, duplex) and which lots are applicable to those uses, number of total lots, and number of total units.
30. **Bicycle Parking Table** – Please indicate the total number of required parking spaces and the total number of provided parking spaces (including accessible parking spaces and bicycle parking spaces). Per Section 408.030, subsection D. of our Development Code, all multifamily uses within 1,000 ft. of a designated bicycle route or trail shall provide 1 bicycle parking space per multi-family dwelling unit. Please indicate on the plan where bicycle parking will be provided; in the past developers have provided bicycle racks outside the building, or in the building inside garages or storage closets.
31. **Street Names** – Please identify and label all public and private street names; staff will review the proposed street names against the regional 911 grid to confirm the names do not conflict with existing addresses on the grid.
32. **Existing Sidewalks** – Please detail the location of any existing sidewalks along N Crooked Rd and S National Dr.

33. **Proposed Sidewalks** – Please connect the internal development sidewalks (specifically those along any public streets) to any existing sidewalks along N Crooked Rd and S National Dr. If there are no existing sidewalks along N Crooked Rd., please coordinate with the Platte County Planning and Zoning Department and/or Public Works Department regarding how to design the end of the sidewalks so they're compatible with future plans for pedestrian infrastructure along N Crooked Rd.
34. **Proposed Crosswalks** – Please indicate the location of any marked pedestrian crosswalks. Staff will require these at the internal public streets where they intersect with N Crooked Rd and S National Dr.
35. **Sidewalk Widths** – Please indicate the proposed widths of sidewalks throughout the development on the sheet.
36. **Public vs. Private Infrastructure** – Please delineate any public streets from private streets/drives in the development plan in more detail, as well as public vs. private curbs. This can be done on a subsequent plan sheet if needed to avoid clutter.
37. **Street Dimensions** – Please add the width dimensions for Drive A and Drive B, as well as the radius of the cul-de-sac in Drive B.
38. **Parking Lot Dimensions** – Please indicate the dimensions of the parking lots, specifically the drive aisle widths and parking stall dimensions.
39. **Building Dimensions** – Please show the dimensions / distance from the apartment/condominium building facades to the curb where the parking stalls begin.
40. **Parking Lot Island Dimensions** – Please show the dimensions of median islands throughout the parking lot.
41. **Drive Aisles** – Consider widening any drive aisles where there are tight turning radius' or where there are conflicts with AutoTurn movements from a Pierce Velocity fire truck.
42. **Roll-Back Curbs** – Consider utilizing roll-back curbs throughout the parking lot, especially on drive aisles with tight turning radius' or where there are conflicts with AutoTurn movements from a Pierce Velocity fire truck.
43. **Off-Street Loading** – Please indicate if any off-street loading spaces will be provided for the apartment/condominium buildings.
44. **Trash Dumpsters** – Please indicate the location of any trash dumpsters to be provided for the apartment/condominium buildings. Please be aware that any outdoor dumpsters / trash receptacles will need to be stored inside a structure or enclosure constructed of a durable material designed to withstand regular use by heavy equipment; or a fence (typically opaque) or ornamental wall that provides a solid screen.

Grading Plan (Sheet C05)

45. **Reference** – Please include the following reference on the plan sheet: “Per *Title IV – Development Code*, Section 407.050, Subsection A. a Macro Storm Water Drainage Study for Platte 38, City of Parkville, Missouri (prepared by Renaissance Infrastructure Consulting; dated April 2021) has been submitted to the City of Parkville’s Public Works Department for review and approval.”

Apartment Site Plan (Sheet C06)

46. **Retaining Wall** – Please note that any retaining walls greater than 48 in. in height will require an Application for Building Permit be submitted to the Community Development Department, as well as a structural engineer’s report for said retaining wall(s).
47. **Parking Lot Dimensions** – Please include all dimensions throughout the parking lot (i.e., parking lot aisle widths, parking stall dimensions)
48. **Sidewalk Hatch Legend** – It’s hard to distinguish the location of sidewalks based on the hatching symbology used. Please use a different hatching or darker color to distinguish on the plan sheet.

Tree Landscape Plan (Sheet L1.00)

49. **American Standards for Nursery Stock (ASNS)** – In the “General Notes” section, please include the following note: “All landscape materials shall meet the American Standards for Nursery Stock (ASNS), published by the American Nurserymen’s Association, and be selected for its native characteristics or survival in the climate for the Kansas City region, and be planted and maintained per ASNS specifications.”

Elevation Plans (Sheet A1.00)

50. **Color Renderings** – Please include color renderings of what the proposed elevations/facades would look like. See below for an example.



51. **Material Board** – Please include a material board palette of proposed siding materials. See below for an example.



Again, please distribute these comments to your team, revise the plan sheets and provide us updated paper (2 copies) and electronic copy (1) of the revised plan sheets by **9:00 a.m. of Friday, April 30, 2021**. We are also happy to meet again or conference to discuss these comments in more detail if necessary. 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
Brad Stanton, Planner
Dean Cull, Fire Marshall (Southern Platte Fire Protection District)

April 30, 2021

Stephen Lachky, AICP, CPM, CFM
Community Development Director
8880 Clark Ave,
Parkville, MO 64152 Blue Springs, Missouri 64015

Re: **City of Parkville staff review comments – Platte 38 Preliminary Development Plan**

The preliminary development plans have been revised and resubmitted for your approval.

General Comments

1. Application for Zoning Map Amendment – While the City’s “R-5-P” Multi-Family Residential district permits *Apartment Complex* uses, it does not permit *Duplex* uses. As a result, staff recommends utilizing the City’s “R-4-P” Mixed-Density Residential district for all lots proposed for *Duplex* or *Detached House* uses. Please designate this information on one of the plan sheets, such as the General Layout (Sheet C03).
[Zoning updated.](#)
2. Floodplain Development Permit/Application – Staff will require a Floodplain Development Permit/Application be submitted for any development in a Special Flood Hazard Area (SHA) or “floodplain”; this includes:
 - Filling
 - Grading
 - Excavation
 - Minimum Improvements
 - Routine Maintenance
 - Substantial Improvements
 - New Construction

[Acknowledged](#)

3. Line Typologies – Some labeling / line-work for features (such as floodplain area) is difficult to distinguish on the plan sheets. As a result, staff recommends utilizing different line typologies better distinguish features on the plan sheets.
[Line colors/weight updated.](#)
4. Preliminary Plat Sheet – Because this development will require the subject property to be subdivided in order to accommodate lots for the proposed apartment/condominium buildings, duplex buildings, and tracts for private open space to be used for stormwater detention, a preliminary plat should be included in the plan sheets. That said, please include a Preliminary Plat plan sheet with proposed parcel divisions for the specific lots and tracts. Any un-platted lots will need to be identified as tracts and designated by letters (ex: A, B, C...); whereas, all lots will need to be designated by numbers (ex: 1, 2, 3...). All areas will need to be labeled in acres and sq. ft.; labels will need to be provided for specific property use/purpose (e.g., common open space, private open space, stormwater detention area); and detail needs to be provided for who will be responsible for their maintenance in a notes section on the sheet (ex: Tract A to be maintained by the

Homeowners Association). All public and private street names will need to be labeled, and staff will review the proposed street names against the regional 911 grid to confirm the names do not conflict with existing addresses on the grid. Lastly, you'll need to indicate (either via watermark, crosshatching or other method) the location of the 100-year floodplain (i.e., Special Flood Hazard Area) and 500-year floodplain (i.e., Regulatory Floodway) if applicable. Also please add a label referencing the FIRM map number and its effective date. A copy of the FIRM Map can be downloaded from FEMA's website via <https://msc.fema.gov/portal/> or can be viewed on the Platte County, Missouri website (<https://www.co.platte.mo.us/>) through their GIS/Mapping webpage.

Preliminary plat sheet added.

5. AutoTurn Sheet – Please include a plan sheet showing AutoTurn movements of a Pierce Velocity fire truck throughout the development, including turning into and out of all parking lot access drives and aisles.
[Auto turn sheet added.](#)
6. Utility Plan Sheet – Please include a plan sheet showing the location of proposed utility lines and easements (showing widths/dimensions) along with labels; this should include any public storm, public sanitary and public water lines. These labels should be included in a legend on the Title Sheet (Sheet C01) as well.
[Utility plan sheet added.](#)
7. Fire Hydrant Locations – On the Utility Plan Sheet, please identify the location of fire hydrants to be provided. Please coordinate with Dean Cull (Fire Marshall, Southern Platte Fire Protection District) regarding the proposed location for the fire hydrant, and whether or not a single fire hydrant is sufficient to provide emergency water service to the entire site per the City's adopted 2018 International Fire Code. Please indicate their locations, as well as utility water line connections to them.
[Fire hydrants added every 300ft and at intersections.](#)
8. Pedestrian Plan – Please include a Pedestrian Plan sheet detailing the location of pedestrian infrastructure (via bolder labeling, cross-hatching, or other symbols) including the location of existing sidewalks along N Crooked Rd and S National Dr., proposed internal development sidewalks (specifically those along any public streets, to any existing sidewalks along N Crooked Rd and S National Dr.), the location of any marked pedestrian crosswalks (staff will require these at the internal public streets where they intersect with N Crooked Rd and S National Dr.) and the proposed widths of sidewalks.
[Pedestrian plan added.](#)
9. Photometric Plan Sheet – Please include a lighting plan sheet, in conformance with Section 407.040, showing the location, dimensions/specifications (e.g., mounting height), shielding standards/type and photometric general footprint and impact of lighting throughout the development and on any adjacent properties. See images below as examples.
[Photometrics sheet added.](#)
10. Section View – Please include a cross-section drawing (or drawings if needed) of the site detailing the height of buildings/structures, distances and relationship to adjacent property parcels, relationship to existing topography, as well as proposed topography following grading/land disturbance. This drawing should include a person or motor vehicle for reference/scale. See image below as an example.
[Site cross-section has been provided. Please see sheet L1.10.](#)

11. Illustrative Plan – Per Section 403.040 Master Planned Development in our Title IV – Development Code, an *Illustrative Plan* is required; this may include an illustrative plan that includes renderings, elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details demonstrating how the plan will be executed according to the applicable development standards. Staff recommends including colored visuals of the proposed development from different perspectives (see images below as an examples). The *Illustrative Plan* can be an extension to Sheet A1.00, or renderings on a separate plan sheet.

Illustrative plan has been provided. Please see Sheet SP1.00. Perspective images per staffs recommendation my be provided at a later date.

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

Monument sign added.

Title Sheet (Sheet C01)

13. Utility Contacts – Please change the names of Missouri Gas Energy to Spire Energy, and Kansas City Power & Light to Evergy.

Utility contacts updated.

14. Summary Table – Please include a brief description of the project (ex: a planned residential development with internal circulation, public streets, private drives and access off of N Crooked Rd and S National Dr.), current zoning (Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density) and summary table conveying the proposed uses / residential building types, number of units and parking spaces provided.

Summary table updated.

Existing Conditions (Sheet C02)

15. Property Area – Please label the area (in acres and sq. ft.) of the subject property area, both the portion proposed for annexation into City of Parkville municipal limits and the portion of area outside of the development/annexation limits.

Labels added.

16. Major Contour Lines – Please distinguish major contour lines/intervals on the map; this can be done by bolding them or making them thicker than the other contour lines.

Line weights updated.

17. Existing Zoning – Please label the existing Platte County “RMD” Residential Multiple Dwelling and “R-7” Single-Family High Density zoning on the subject property. If there’s too much clutter on this sheet to depict this, you can add an additional sheet to the plan set.

Existing zoning updated.

18. Adjacent Property Owners – Please label all property owners for adjacent property parcels, specifically those to the south and west of NW Crooked Rd that are not depicted.

Adjacent property owners’ info added.

19. Adjacent Property Addresses – Please include the property addresses of adjacent property owners, as well as Platte County parcel ID numbers.
[Adjacent property info added.](#)
20. Adjacent Property Area – Please include the total acreage of all adjacent property parcels.
[Adjacent property info added.](#)
21. Roadway Name – Please verify if the adjacent roadway is NW Crooked Rd or N Crooked Rd. The Platte County Assessor's Office labels it as "N Crooked Rd".
[Roadway name updated.](#)

General Layout (Sheet C03)

22. Residential Use Table – Please include a table on the sheet listing the number of residential units per type (i.e., apartment/condominium, duplex) and which lots are applicable to those uses, number of total lots, and number of total units.
[Residential use table added.](#)
23. Density Table – Please include a table on the sheet listing the density of the residential units on the subject property as a whole.
[Density table added.](#)
24. Parking Table – In a separate table, or in the residential use table, please indicate the total number of required parking spaces and the total number of provided parking spaces (including accessible parking spaces and bicycle parking spaces per Section 408.030, Subsection D.).
[Parking table added. Bike parking spaces will be provided inside the building.](#)
25. Phase Description – Please include a short description on the plan sheet of the anticipated timeline for the proposed Phase I and Phase II construction/implementation.
[Phase description added.](#)
26. Street Names – Please identify and label all public and private street names; staff will review the proposed street names against the regional 911 grid to confirm the names do not conflict with existing addresses on the grid.
[Street names added.](#)

Development Plans (Sheet C04)

27. Lot and Tract Descriptions – Please include a table on the sheet providing a brief description of each Tract and Lot / Group of Lots (Example: "Tract C is reserved for private open space and landscaping to serve as a buffer between the development and the adjacent residential neighborhood to the east." "Tract A is reserved for private open space for stormwater detention.").
[Lot and tract description added.](#)
28. Landscape Easement – Consider adding a landscape easement at the intersection with N Crooked Rd, which provides access to Tract B should City staff need to access the proposed stormwater detention area.
[Landscape easement added.](#)

-
29. Residential Use Table – Please include a table on the sheet listing the number of residential units per type (i.e., apartment/condominium, duplex) and which lots are applicable to those uses, number of total lots, and number of total units.
[Residential use table added.](#)
30. Bicycle Parking Table – Please indicate the total number of required parking spaces and the total number of provided parking spaces (including accessible parking spaces and bicycle parking spaces). Per Section 408.030, subsection D. of our Development Code, all multifamily uses within 1,000 ft. of a designated bicycle route or trail shall provide 1 bicycle parking space per multi-family dwelling unit. Please indicate on the plan where bicycle parking will be provided; in the past developers have provided bicycle racks outside the building, or in the building inside garages or storage closets.
[Note added indicating that bike parking spaces will be provided inside the building.](#)
31. Street Names – Please identify and label all public and private street names; staff will review the proposed street names against the regional 911 grid to confirm the names do not conflict with existing addresses on the grid.
[Street names added.](#)
32. Existing Sidewalks – Please detail the location of any existing sidewalks along N Crooked Rd and S National Dr.
[Existing sidewalks' location indicated.](#)
33. Proposed Sidewalks – Please connect the internal development sidewalks (specifically those along any public streets) to any existing sidewalks along N Crooked Rd and S National Dr. If there are no existing sidewalks along N Crooked Rd., please coordinate with the Platte County Planning and Zoning Department and/or Public Works Department regarding how to design the end of the sidewalks so they're compatible with future plans for pedestrian infrastructure along N Crooked Rd.
[Proposed sidewalks' connections to existing indicated.](#)
34. Proposed Crosswalks – Please indicate the location of any marked pedestrian crosswalks. Staff will require these at the internal public streets where they intersect with N Crooked Rd and S National Dr.
[Proposed crosswalks indicated.](#)
35. Sidewalk Widths – Please indicate the proposed widths of sidewalks throughout the development on the sheet.
[Sidewalk widths indicated.](#)
36. Public vs. Private Infrastructure – Please delineate any public streets from private streets/drives in the development plan in more detail, as well as public vs. private curbs. This can be done on a subsequent plan sheet if needed to avoid clutter.
[Acknowledged.](#)
37. Street Dimensions – Please add the width dimensions for Drive A and Drive B, as well as the radius of the cul-de-sac in Drive B.
[Street dimensions provided.](#)
-

-
38. Parking Lot Dimensions – Please indicate the dimensions of the parking lots, specifically the drive aisle widths and parking stall dimensions.
Parking lot dimensions added.
39. Building Dimensions – Please show the dimensions / distance from the apartment/condominium building facades to the curb where the parking stalls begin.
Building to the sidewalk dimensions provided.
40. Parking Lot Island Dimensions – Please show the dimensions of median islands throughout the parking lot.
Parking lot dimensions added.
41. Drive Aisles – Consider widening any drive aisles where there are tight turning radius' or where there are conflicts with AutoTurn movements from a Pierce Velocity fire truck.
Acknowledged.
42. Roll-Back Curbs – Consider utilizing roll-back curbs throughout the parking lot, especially on drive aisles with tight turning radius' or where there are conflicts with AutoTurn movements from a Pierce Velocity fire truck.
Acknowledged.
43. Off-Street Loading – Please indicate if any off-street loading spaces will be provided for the apartment/condominium buildings.
No off-street loading will be provided.
44. Trash Dumpsters – Please indicate the location of any trash dumpsters to be provided for the apartment/condominium buildings. Please be aware that any outdoor dumpsters / trash receptacles will need to be stored inside a structure or enclosure constructed of a durable material designed to withstand regular use by heavy equipment; or a fence (typically opaque) or ornamental wall that provides a solid screen.
Trash dumpster location indicated.

Grading Plan (Sheet C05)

45. Reference – Please include the following reference on the plan sheet: “Per *Title IV – Development Code*, Section 407.050, Subsection A. a Macro Storm Water Drainage Study for Platte 38, City of Parkville, Missouri (prepared by Renaissance Infrastructure Consulting; dated April 2021) has been submitted to the City of Parkville’s Public Works Department for review and approval.”
Note added.

Apartment Site Plan (Sheet C06)

46. Retaining Wall – Please note that any retaining walls greater than 48 in. in height will require an Application for Building Permit be submitted to the Community Development Department, as well as a structural engineer’s report for said retaining wall(s).
Acknowledged.
47. Parking Lot Dimensions – Please include all dimensions throughout the parking lot (i.e., parking lot aisle widths, parking stall dimensions)
Dimensions added.

48. Sidewalk Hatch Legend – It's hard to distinguish the location of sidewalks based on the hatching symbology used. Please use a different hatching or darker color to distinguish on the plan sheet.

[Hatch updated.](#)

Tree Landscape Plan (Sheet L1.00)

49. American Standards for Nursery Stock (ASNS) – In the "General Notes" section, please include the following note: "All landscape materials shall meet the American Standards for Nursery Stock (ASNS), published by the American Nurserymen's Association, and be selected for its native characteristics or survival in the climate for the Kansas City region, and be planted and maintained per ASNS specifications."

[Note has been added to sheet L1.00.](#)

Elevation Plans (Sheet A1.00)

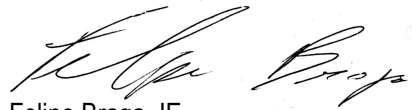
50. Color Renderings – Please include color renderings of what the proposed elevations/facades would look like. See below for an example.

[Proposed elevations have been rendered. Please see sheet A1.00.](#)

51. Material Board – Please include a material board palette of proposed siding materials. See below for an example.

[Material board palette has been included on sheet A1.0.](#)

RENAISSANCE INFRASTRUCTURE CONSULTING



Felipe Braga, IE
Design Engineer

DESIGN MEMORANDUM

To: Stephen Lachky, AICP, CPM, CFM (Community Development Director)
Alysen M. Abel, P.E., MPA (Public Works Director)

From: David J. Mennenga, P.E., PTOE

Date: April 28, 2021

Subject: Platte 38 Traffic Impact Study Report – On-Call Traffic Engineering Review

As requested by the City of Parkville, GBA's traffic engineers have completed an independent review of the submitted Traffic Impact Study (TIS) in association with the proposed Platte 38 development, which will be located to the south of Missouri Highway 45 / Tom Watson Parkway (i.e., MO-45) between the existing intersections with S. National Parkway and NW Crooked Road. The TIS report for this "Parkville Multifamily" development was prepared by Merge Midwest Engineering and submitted on April 7, 2021.

Overall, we find that this TIS process followed the accepted industry-standard procedures and methodologies for a traffic study that is appropriate in scope/scale for a development like the one that is proposed. We are in concurrence with the assumptions and engineering judgements made within this report, which lead to the general conclusion that overall traffic operations within the study area will not be drastically affected by vehicle-trips associated with this development. We would offer the following comments and general observations about the submitted TIS report, the study procedures, and its conclusions/recommendations:

- The TIS procedure included an appropriate set of traffic counts at the specified study intersections and along the adjacent roadway corridors. Both peak period turning movement counts for all study intersections and two-way Average Daily Traffic (ADT) counts on the adjacent roadways were completed.
- The consultant provided a thorough review of the current traffic counts versus historic counts available from both MoDOT and other TIS reports that have been previously submitted to the City. Except for one specific case (i.e., eastbound MO-45 during the A.M. peak hour), most existing volumes were found to be higher than pre-COVID levels in 2019. For that eastbound MO-45 traffic flow, an appropriate COVID-related volume increase was made. We agree with the need for an adjustment and approve of the methodology of adjustment that was used by the consultant. In summary, we concur with the resulting "existing baseline" traffic volumes that have been used as a basis for the remainder of the traffic study.

- Based on the discussions and photographs provided on pages 4-5 of the TIS report, there are no apparent sight distance issues at the proposed development street connections onto either NW Crooked Road or S. National Parkway.
- As shown in *Table 3* on page 7, the anticipated trip generation for this proposed multi-family development is expected to be relatively low. Site-generated trip production (i.e., 103 total trips during the A.M. peak hour, and 130 total trips during the P.M. peak hour) only slightly exceeds the generally accepted minimum threshold from the Institute of Transportation Engineers (ITE) that indicates the need for a detailed traffic study.
- The trip distribution pattern utilized in this traffic study was logically based on the existing volumes and traffic flows. We agree that this pattern, as shown on *Figure 2*, is appropriate, particularly the assignment of east-west traffic accessing MO-45 via the NW Crooked Road and S. National Parkway study intersections. It should be noted that the traffic study assigns a small amount of development-related traffic to/from the south along both NW Crooked Road and S. National Parkway (i.e., only 5% on each route) in order to provide a conservative evaluation of these potential trips. While it is not expected that most residents of this development will choose to utilize these routes, as compared to the improved access/capacity provided by the MO-45 corridor, these public roads do provide direct connections to Highway FF/River Road, Limestone Road, and Bell Road that may be desirable for certain specific trips that these residents may need to make.
- This traffic study includes an appropriate consideration of additional “planned” traffic from the unbuilt portions of three developments that have been previously approved by the City. These previously approved developments included the Apex Plaza mixed-use commercial development and the Bella Vista apartments located to the east of the study area near MO-45/Bell Road, as well as the National Offices site that is located along the north side of MO-45 just to the north of this proposed development (i.e., with its access provided between the two study intersections).
- We agree that the consultant’s use of a 2% annual growth rate based on historic growth MO-45 traffic volumes from MoDOT maps is both appropriate and conservative. It should be noted that this future traffic growth was applied to the mainline highway volumes only, and not to the turning movements at the two study intersections on MO-45. We agree with the consultant’s assessment that, except for this proposed multi-family development site, the surrounding vicinity is already generally developed. While some future development areas do still exist to the west, direct access to NW Crooked Road and these study intersections would not be possible without providing bridge crossings of Rush Creek.
- The capacity analyses reported in the TIS used the latest softwares and recommended methodologies. The consultant’s use of Synchro 11 and SIDRA 9 represent the traffic engineering industry’s current ‘best practices’ for the scope and scale of this study.

- The TIS reports that MUTCD traffic signal warrant criteria at the study intersection of MO-45 with NW Crooked Road is satisfied for the existing and “existing + site” conditions during the P.M. peak hour (i.e., Warrant 3). The current Level of Service (LOS) and vehicle queuing for the northbound approach to this intersection will obviously be degraded further with the addition of traffic from both this proposed multi-family development and the nearby development projects that have already been approved by the City. We do agree with the consultant’s current recommendation to continue monitoring the traffic conditions and any future crash experience at this location to ultimately determine the critical need for future safety improvements, at which time the installation of a traffic signal should be considered by the City and MoDOT.
- However, it may also be advisable for the City to consider requesting an escrow contribution from this developer toward the future design/construction costs of a traffic signal at this location that is commensurate with the site’s projected traffic contributions. The consultant indicates in the Summary & Recommendations section on page 12 of the report that only about four percent of the total entering traffic volume at MO-45/NW Crooked Road is generated by the proposed development during the “existing + site” traffic volume scenario. With the addition of traffic from the previously approved “planned” projects and future background traffic growth on MO-45, we have calculated that the development-related traffic will represent less than three percent of the intersection’s total entering traffic under the projected 20-year conditions.
- The TIS report indicates that the auxiliary turn lane warrants for an eastbound right-turn lane on MO-45 at the NW Crooked Road intersection is nearly satisfied under the “existing + site + planned” traffic volume scenario. However, we concur with the consultant that this geometric improvement would no longer be justified if the intersection is instead signalized in the future.
- Regarding future improvements at the intersection of MO-45/NW Crooked Road, the TIS report provides supplemental analyses of the future peak hour conditions with either the addition of traffic signal control or conversion to a roundabout. The reported results indicate that better LOS and vehicle queuing conditions could generally be achieved with a future roundabout. However, we would note the significant differences in design/construction costs to the City and MoDOT that would be expected for these two improvement alternatives. Currently, we would estimate the cost of a traffic signal at this location to be in the \$200,00 to \$250,000 range. Even with inflation and material cost escalations associated with deferring this improvement into the future, the installation of a traffic signal will still be a considerably more cost-effective alternative for improving the operations and safety of the intersection, as compared to a multi-lane roundabout configuration that could cost upwards of \$2,000,000 for design/construction.

cc: KGM, BAB, file



APRIL 29, 2021

MEMORANDUM TO: ALYSEN ABEL, CITY OF PARKVILLE

FROM: VSM ENGINEERING, LLC - SARAH BEERS, P.E.

RE: PRELIMINARY REVIEWS FOR PLATTE 38 SITE

We have reviewed the following initial study stormwater study and have the following initial comment listed below. Criteria used was APWA 5600.

Project: Platte 38, Parkville, MO - Submittal Date: April 2021

1. If the City of Parkville has adopted the “MARC/APWA Manual of Best Management Practices for Stormwater Quality, October 2012”, addition of BMPs according to these guidelines should be added to this drainage study. Provide worksheets 1 and 2, and a map showing all BMPs and drainage areas to each BMP.
2. Emergency spillway (overflow elevation) should not be the same as the top of pond elevation, and should be 0.5 feet above the 1% storm elevation in the pond. Top of embankment elevation should be 1 foot above the 1% storm elevation in the pond. See APWA requirement below.

F. Emergency Spillways: The emergency spillway may either be combined with the outlet works or be a separate structure or channel meeting the following criteria:

1. **Elevation:** Emergency spillways shall be designed so that their crest elevation is 0.5 feet or more above the maximum water surface elevation in the detention facility attained by the 1% storm.
2. **Capacity:** In cases where the impoundment/emergency spillway is not regulated by either State or Federal agencies, the emergency spillway shall be designed to pass the 1% storm with 1 foot of freeboard from the design stage to the top of dam, assuming zero available storage in the basin and zero flow through the primary outlet. This design provides an added level of protection in the event of a clogged primary outlet or a subsequent 1% storm event that occurs before the flood pool from the initial storm event recedes to the principal outlet elevation.

3. Time of concentration of 38.69 minutes for existing south basin may exceed APWA requirements. APWA limits "Inlet time" (a portion of the total time of concentration) to a maximum of 15 minutes. Verify that inlet time calculated is less than 15 minutes. Adjust as necessary.
4. Table 4 – Curve number for the NE Undetained area decreases in the proposed condition. This is unexpected since a duplex is added in this drainage area. Provide justification for proposed conditions curve number.
5. Model input data for area NE Undetained – Some soil group designations changed between the existing and proposed models. Also, the "1/3 acre lots, 30% impervious" land use refers to single family neighborhoods, but is used for duplexes in this study. This affects curve numbers. Verify that correct land use and soil groups are used.
6. APWA requires that MACRO study show impacts on the larger watershed such that the project site is only 10% of the total watershed. A more general watershed analysis is required as part of this study. See APWA guidance below (page 56-9).

To identify existing local flooding problems, the stormwater management study for a development project shall include an analysis of the existing downstream drainage system to the point the development's land mass is less than 10% of the total watershed, unless waived by the City/County. The City/County may require additional analysis of the downstream drainage system to identify flooding problems, especially in sensitive areas or where flooding has occurred downstream.

South National Crime Stats

January 1 through December 31, 2020

Stealing from Autos – 3

10200 block of Magnolia – 1-29-20/9:45pm to 1-30-20/9:00am

Vehicle parked in front of residence unsecured and a backpack was taken.

10300 block of Magnolia – 7-31-20/9:00pm to 8-1-20/4:30pm

Vehicle left unsecured and wallet with cash taken.

6100 block of South National – 7-31-20/8:00am to 8-1-20/7:00am

Victim stated truck was locked but no signs of forced entry were observed. Several thousand dollars worth of personal items were taken.

Burglary – 3

5800 block of South National -4-7-20 from 6:00pm to 9:30pm

Garage door left open with miscellaneous tools taken.

6200 block of South National – 10-12-20/7:00pm to 10-13-20/7:00am

House vacant and being renovated with a paint sprayer taken. Plastic cut covering the garage door to gain entry.

10300 block of Magnolia – 11-8-20/11:30pm to 11-9-20/6:30am

Suspect apparently used a garage door opener from an unsecured vehicle in the driveway to enter the garage and took a vehicle with the keys left in it along with a purse.

South National Crime Stats

January 1 through April 26, 2021

Stealing from Autos – 0

Burglary – 1

9800 block of Apple Blossom Lane – 1-22-21/5:00pm to 1-23-21/4:30am

Garage door left open and miscellaneous tools taken from a vehicle.

Motor Vehicle Crashes – 1 with injury

January 1, 2020 through April 26, 2021

45 Highway and North National in the roundabout – 5-26-20/4:34pm



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

To: Utility Providers
From: Stephen Lachky, Community Development Director
Date: Wednesday, April 14, 2021
Re: **Utility Provider Verification – Platte 38 Planned Residential Development**

Enclosed for your review and comment is the preliminary development plan for Platte 38, a planned residential development consisting of apartment/condominium buildings and duplexes on 38.24 acres, more or less, generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N Crooked Rd and S National Dr. in Unincorporated Platte County, MO 64152. Please take a moment to answer the following questions pertaining to your awareness of the project, potential service limitations, adequacy of proposed easements and additional issues. Please mail or email your responses by Monday, May 3, 2021 to:

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

Thank you for your time and attention to this matter.

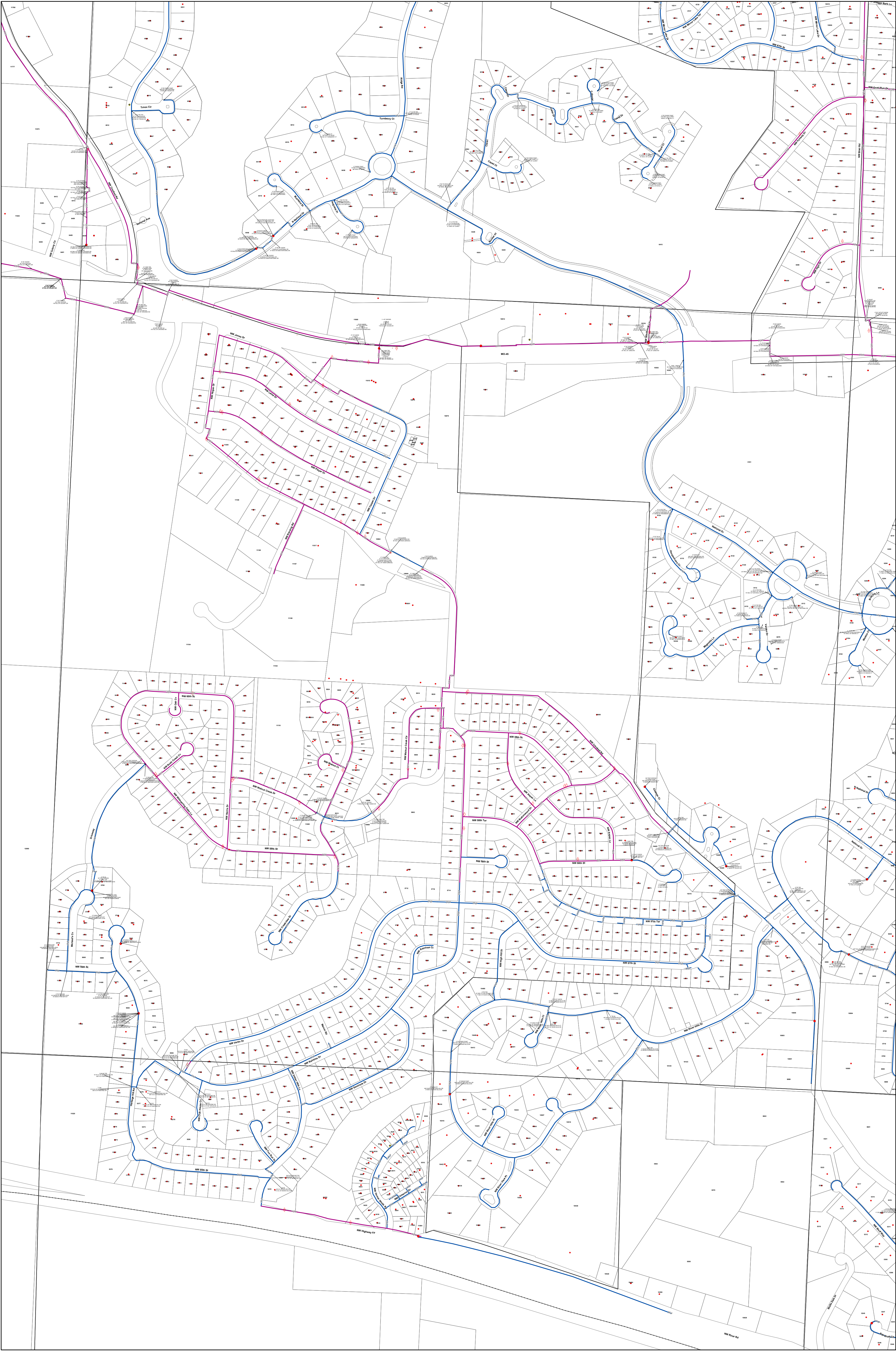
1. Have you met with the applicant to review the proposed site plan? ☐ Yes ☒ No
2. Can you provide adequate service to the proposed development? ☒ Yes ☐ No
If limitations, please explain _____

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

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

Additional comments may be included on a separate sheet

Name: Chris Collins
Title: Area Manger - Construction Engineering
Agency: Spire
Date: 4/16/2021
Signature: Chris Collins



1260-7403

CAUTION: The gas mains/facilities information that is provided on this map/print are for planning purposes only.

- This map/print should not be shared with any other parties
- Location and depth of our facilities, is based on record information at time of installation
- Due to possible changes that could take place since our installation, the exact location and depth may differ from what is depicted on this map/print
- THE LOCATION OF GAS SERVICE LINES ARE NOT SHOWN ON THIS MAP

Prior to construction, you must contact the state one call system to have the exact location of Spire facilities located. Excavators are reminded that they are required to dig in a careful and prudent manner, including exposing the facility by hand before the use of mechanical equipment. You should call two working days prior to digging. In no event should you begin any underground construction until gas facilities have been located and marked. Missouri One Call must be notified (1-800-DIG-RITE or 811), or online at www.mo1call.com



Revised: 4/7/2021



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

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

Thank you for your time and attention to this matter.

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

3. Are the utilities and easements shown on the plans adequate? ☐ Yes ☐ No
If not, please explain N/A NO SEWER PLANS

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

Additional comments may be included on a separate sheet

Name: DAN KOCH
Title: EXECUTIVE DIRECTOR
Agency: PCRESD
Date: 4/20/21
Signature: [Signature]



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

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Date: Wednesday, April 14, 2021
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Stephen Lachky, AICP, CPM, CFM
Community Development Director
8880 Clark Ave
Parkville, MO 64152
slachky@parkvillemo.gov

Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed site plan? ☐ Yes ☒ No
2. Can you provide adequate service to the proposed development? ☒ Yes ☐ No
If limitations, please explain _____
3. Are the utilities and easements shown on the plans adequate? ☐ Yes ☒ No
If not, please explain No easements shown. Water line is shown in right-of-way.
4. Are there any other issues that need to be addressed? ☐ Yes ☐ No
If so, please describe Unknown at this detail level. fire lines & meters ~~near~~ for condominiums

Additional comments may be included on a separate sheet

Name: Roger Sparks
Title: Engineering Manager
Agency: Missouri American Water
Date: 4-21-21
Signature: [Signature]



Platte County Planning and Zoning

Planning * Zoning Enforcement * Engineering * Stormwater Management * Building Inspections * GIS

April 29, 2021

City of Parkville
ATTN: Stephen Lachky, AICP
8880 Clark Avenue
Parkville, MO 64152

RE: Public Hearing Notice.

Dear Stephen:

We appreciate notification of the upcoming Public Hearing to consider an Application for Zoning Map Amendment and an Application for Preliminary Development Plan for Platte 38, a planned residential development consisting apartment/condominium buildings and duplexes on 38.24 acres, more or less, generally located to the north of Walnut Creek Acres No 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Rd and S. National Drive in Unincorporated Platte County, MO. We assume annexation of the property will be forthcoming. If not, the applicant will need to contact the Platte County Planning and Zoning Department about filing the appropriate rezoning and development applications. We suggest the applicant perform an appropriate Traffic Impact Study to show any impact the development would have on the surrounding roadway network including roads not currently within the City of Parkville such as N. Crooked Road. Please include Platte County, the Parkville Special Road District and MoDOT in the Traffic Impact Study review process. We also suggest the applicant perform an appropriate Storm Drainage Study to assess stormwater run-off from the site.

Sincerely,

Jason Halterman
Assistant Director



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

To: Utility Providers
From: Stephen Lachky, Community Development Director
Date: Wednesday, April 14, 2021
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Stephen Lachky, AICP, CPM, CFM
Community Development Director
8880 Clark Ave
Parkville, MO 64152
slachky@parkvillemo.gov

Thank you for your time and attention to this matter.

1. Have you met with the applicant to review the proposed site plan? ☒ Yes ☐ No
I have reviewed the site plan, but not met with applicant.
2. Can you provide adequate service to the proposed development? ☐ Yes ☐ No
If limitations, please explain *Because the TIS was based on Peak Hour Volumes only, we were not able to determine if a signal or right/left turn lanes were warranted at the Crooked Rd/Mo 45 intersection.*
3. Are the utilities and easements shown on the plans adequate? ☒ Yes ☐ No
If not, please explain _____
4. Are there any other issues that need to be addressed? ☐ Yes ☐ No
If so, please describe *Please copy me in on your recommendations and any phasing for this development.*

Additional comments may be included on a separate sheet

Name: *Melissa Roberts*
Title: *Traffic Specialist*
Agency: *Missouri Dept of Transportation*
Date: *5-5-2021*
Signature: *Melissa Roberts*

From: Melissa A. Roberts <Melissa.Roberts@modot.mo.gov>
Sent: Tuesday, May 04, 2021 12:44 PM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Subject: RE: Platte 38 Development

Stephen,

Thank you Stephen for the summary and independent review of the traffic study. I apologize for getting back to you after 5/3. I am still fairly new to this position and have a background in construction and maintenance, so weeding through a traffic study and finding the pertinent information is still a struggle for me. I will return the forms to you either late today or early tomorrow morning.

Here is a response from Newell Reeser, MODOT Senior Traffic Studies Specialist ,

I didn't see any improvements that would be included in the TIS. There could be a possible signal improvement in the future at Crooked RD an MO 45, however they only used Peak hour volumes to determine the need. This is Warrant 3, for our purposes, we would use Warrants 1A&B, 2, and 7. So this intersection will need to be watched after this is built till sometime in the future.

Have you spoken with anyone from Parkville asking what they have recommended? The report discussed right and left turn lanes at MO 45 and Crooked Rd also. But it didn't recommend them at this time either. Future developments would probably make it warrant better.

Thanks,

Melissa Roberts

Traffic Specialist
Missouri Dept. of Transportation
600 NE Colbern Rd
Lee's Summit, MO 64086
Office: (816)607-2183
Cell: (816)835-5617

May 7, 2021

Mr. Stephen Latchky, AICP, CPM, CFM
Community Development Director
City of Parkville, Missouri
8880 Clark Ave
Parkville, MO 64152

**RE: Platte 38
Traffic Impact Study Review**

Dear Stephen,

We have reviewed the Traffic Impact Study dated April 7, 2021 as well as the Design Memorandum from GBA dated April 28, 2021, on behalf of the Parkville Special Road District. Please see comments below:

1. The proposed development will have an impact on the intersection of MO-45 Hwy and N Crooked Rd. As indicated in the GBA Memorandum, the Road District would agree an escrow contribution is warranted from this development for improvements to the intersection of MO-45 Hwy and N Crooked Rd. Escrow contribution to be coordinated with Platte County, in conjunction with the Road District.
2. Per Sec 405.170.A.16 of the Platte County Subdivision Regulations, right-of-way for ½ of N Crooked Rd shall be dedicated with the Final Plat. N Crooked Rd is classified as a Secondary Arterial road and requires 40ft of right-of-way from centerline. Also N Crooked Rd shall be improved along the entire frontage to Secondary Arterial standards.

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

Sincerely,



Brett A. Cox, P.E.
Project Manager

From: Nikki Fisher <nfisher@avidphone.com>

Sent: Wednesday, April 14, 2021 9:37 AM

To: Stephen Lachky <SLachky@parkvillemo.gov>; Robert Lock <RLock@parkvillemo.gov>; Doug Wylie <DWylie@parkvillemo.gov>

Subject: Deuce High Density Apartments

Hello,

I am a homeowner on South National Drive (6126). I oppose the proposed development of apartments above the eighth hole at the Deuce. We already experience street crime in the form of vandalism and car break-ins, and we already have unsafe traffic with people cutting from Crooked Road to Tom Watson Parkway by way of South National Drive. This makes me nervous for my children, who play in the neighborhood and walk to their friends' houses.

Both of these issues would be worse if the proposed development moves forward, particularly in that there is proposed access directly to South National Drive.

Thank you,

Nikki Fisher

Sr. Account Executive

NFisher@avidphone.com

Avid Communications

816-994-7050 Avid Button

816-994-7065 direct and text

816-979-3965 fax

913-999-0195 cell and text

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From: jerryonly.felker <jerryonly.felker@gmail.com>
Sent: Monday, April 19, 2021 3:58 PM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Subject: Platte 38

I as a long time resident of the national, do not feel that the proposed Platte 38 project is acceptable for our community. I have been told that traffic studies have been done and the current infrastructure is adequate for the project on both hy45 and south national drive. I do not see how that can be true as much of the roads here are in need of repair.

I see the plan of 200 apartment and 300 parking spaces with 4 story buildings not fitting in our town, or in my neighborhood. Several duplexes on the site (closer to crooked road) and no drive thru to South national drive is a far better plan.

Thank you for your time

Jerry Felker
6215 Brassie lane

Sent via the Samsung Galaxy A52 5G, an AT&T 5G smartphone

From: Jordan Frost (PMC) <JFrost@primehealthcare.com>
Sent: Wednesday, April 21, 2021 3:29 PM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Cc: Shawn Frost <shawn.frost@me.com>
Subject: Proposed Senior Complex on hole #8

Hello Mr. Lachky,

I am emailing you in regards to the new Senior Complex that is proposed to go in just south of hole #8 on the Deuce side of the National.

We believe, with the support of many others on South National Drive and the neighborhood, that the HOA should not allow access for this project to South National. This will not only damage and hurt the neighborhood, but also will create chaos for several months, if not years, for our access out of South National Drive. It will lead to more "cut throughs" and heavier traffic for those of us who access South National Drive each and every day. Lastly, this will eliminate our ability to ever privatize our neighborhood roads, which was a big priority just recently for the HOA and one I feel many of us are in favor of doing sooner rather than later. There is no reason if this project is approved by the Planning and Zoning Committee, that the access cannot be zoned and done off of Crooked Road. Of course many of us are not in favor of this project at all, but we definitely do not want an access point leaking into our neighborhood off of South National Drive.

As for the planning and zoning of this project, which is why I am emailing you, the above is just one issue we have with this proposed project and complex. The main issue that I would like shared with P&Z as part of your May 11th meeting is a 4 story construction (townhomes) in the middle of a residential neighborhood is not appropriate for the residential areas of Parkville. The south side of the National does not have the capacity for the density that this complex would bring, nor do we want a 2-4 story complex part of a home-based residential development. The proposed access road off of South National Drive would also be entirely too close to the corner home off of Persimmons and would drastically impact Persimmon's ability to exit their road with increase traffic flow. Unless the Master Plan has changed for Parkville or the National, there should not be allowed a complex like this to be built to increase high density in a multifamily area.

Thank you for your listening ear and I hope this will be shared at the May 11th P&Z Meeting and brought to the attention of those who are proposing this complex. I know I speak on behalf of the majority of the South Side residential home owners of the National. I plan on being at the meeting as well.

Jordan Frost
Regional Manager, Volunteer Services and Gift Shop Manager
8929 Parallel Parkway Kansas City, KS 66112
Phone: (913) 596-4195
jfrost@primehealthcare.com



Member of Prime Healthcare



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From: Ray Miller <1ray.miller@gmail.com>

Sent: Thursday, April 22, 2021 1:27 PM

To: Stephen Lachky <SLachky@parkvillemo.gov>

Cc: Robert Lock <RLock@parkvillemo.gov>; Doug Wylie <DWylie@parkvillemo.gov>

Subject: Platte 38 High Density Apartment Project...

Dear Mr.Lachky,

My wife and I have several issues with the proposed project being discussed along the hill on #8 fairway at the Deuce... I have copied our Aldermen so they are aware of our concerns as well.

1. Accessing the proposed project from S. National creates another cut through from Crooked Road through the neighborhood. As the connection to Crooked did several years ago, this will lead to even heavier “cut through” traffic on our neighborhood streets.
2. Density of new project inside the existing neighborhood is not consistent with the National planned community (the townhouse units aside) or the cities Master Plan.
3. 4-story construction in the middle of the residential neighborhood is not appropriate for the residential areas of Parkville much less, the National community. It along with the cut through from Crooked road and the high density units being proposed on 45 highway along the 10th Fareway will create a tremendous amount of traffic for the neighborhood at the roundabout and National Drive. Currently, at certain times of the day, this traffic feature is dangerous to those trying to enter into the neighborhood be it north or south!
4. The proposed access road on National Dr. far too close to Persimmon and far too close to the houses near that corner.

Mr. Lachky, as a long time National resident (17yrs), I believe the Planning and Zoning should not approve the proposed project and that if granted, it will damage property values and create a dangerous level of traffic when accessing either the neighborhood or the golf course!

Thank you and please contact either of us with questions...

Regards,

Ray and Kim Miller
10210 Magnolia Lane
1ray.miller@gmail.com

From: Fisher, Christopher <cjfisher@bclplaw.com>
Sent: Monday, April 26, 2021 9:40 AM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Cc: allysonberb@yahoo.com
Subject: Platte 38 - Neighborhood Concerns

Stephen- I am sending this to you for distribution to the members of P&Z in preparation for the May 11 meeting. Please place this communication into the P&Z meeting packets for each member. Thank you.

Ladies & Gentlemen-

My family has owned and lived in a home on the South side of the National for about 15 years. I am engaged in the Parkville community and am a former Ward 3 Alderman. I am writing in opposition to the Platte 38 apartment project proposed to be located just South of The Deuce Golf Course between S. National Drive and Crooked Road.

While we have several concerns, our most serious objection is to the connection of the project to S. National Drive. Adding another connection between Crooked Road and S. National will make even worse, the traffic problems that were created when Crooked Road was connected to Bell Road through our neighborhood (and which has resulted in the placement of two permanent radar-based speed indicators signs along the route). The proposed new access to S. National will not only result in another 450 +/- vehicles on the neighborhood streets every day just from the new residents, but will create a convenient traffic-light-free access through our neighborhood from anywhere West of Crooked Road to Parkville Commons, downtown Parkville and the 9 Hwy corridor to NKC and Downtown KC. The developer's access to S. National exists for no other reason than the financial benefits they will derive from that entry point. The project could be completed with Crooked Road access only (which access is outside of an immediate neighborhood), but that is just not as valuable the developer.

In addition, based on the proposal we have seen, the connection to S. National is unreasonably close to existing homes at and near the corner of Persimmon and S. National. In fact, it will leave the house on the SW corner of S. National and Persimmon with roads up to the property line on three sides of the house and will result in a steady stream of headlights shining into the living rooms of the two houses on the East side of S. National at Persimmon. In addition, it appears (but would need to be confirmed with actual drawings) that the centerline of the proposed new road might be less than 150 ft. from the centerline of Persimmon, thereby creating a potentially dangerous traffic situation at the two intersections. It is very close to the minimum APWA standard for separation, and that is before accounting for the fact that the roads are on a relatively steep grade off of S. National.

We understand that the developer has a traffic study which indicates a 5% increase in neighborhood traffic. I believe that is based on travel time to Parkville Commons. I don't buy the conclusions in the traffic study because I think there is a preference (having to do nothing to do with drive time) to go through the neighborhood instead of navigating a busy 45 highway (especially during Graden Elementary drop off and pick up times) to get to Parkville Commons, downtown Parkville or Riverside. I think people would gladly trade a 30 second difference (and a risk of hitting one, two or three stoplights depending on where they are headed) for the more calm and pleasant drive through the neighborhood. The traffic study just does not take the human factor into account.

Apart from the traffic issues, I am also very concerned about the appropriateness of the project in this part of Parkville at all. While there may or may not be a need for senior housing, I don't think this is the right place for a couple of high density apartment buildings. I understand the overall acreage supports the number of units, but that is a misleading calculation. Much of the 38 acres is not developable (or usable for much of anything), and those areas are still counted for the density tests. So as a practical matter (as opposed to a technical legal matter), what that really means is that the project is a high density project being put in the middle of a pretty low density residential neighborhood. I suspect the developer would not be getting as much pushback if the entirety of the project was low density multi (similar to the Limestone Neighborhood). But I don't think that would allow the developer to make enough profit for them to do the project.

The proposed development property currently lies in unincorporated Platte County. Further, it does not actually connect to S. National Drive from the West. The National Property Owner's Association (the "**HOA**") owns a 10ft strip between the development property and S. National Drive (which was presumably put in place for this exact situation – so that the HOA has some control over what gets connected to S. National Drive). As a result, the developer will need the HOA to grant an easement to it in order to bridge the gap between the development property and S. National (unless the City is considering some sort of a taking, in which case we have an entirely different issue to deal with). My sense is that approval of an easement by the HOA is not a slam dunk (and in fact, I have not spoken with a single HOA member who has suggested that the connection to S. National should be approved). As this is a gating item for the project as proposed, I don't think P&Z should be considering an approval of the project unless and until the developer has an arrangement with the HOA.

This project is not appropriate in this neighborhood and is not what any of us bargained for when we invested here. It is certainly not part of the development plan for the neighborhood and is not consistent with what the Parkville Master Plan says about this area. The 2009 Master Plan projects Residential Neighborhood future land use for the proposed development property, which is primarily intended for single-family, detached residential development, but also may include a variety of supporting residential building types such as clustered or attached single-family units, and townhomes designed to function as a neighborhood. It does not contemplate 4-story apartment building, and it didn't contemplate them when we all decided

to invest in the neighborhood. Parkville historically does not approve those kinds of apartment projects, and certainly doesn't allow them in residential neighborhoods.

I do not believe this project is in the best interest of the neighborhood or of Parkville generally (at least in its present form). I ask that P&Z either defer consideration of the project unless and until the developer has obtained approval of the HOA or, in the alternative, deny approval of this project in the form it is in, and in particular to deny access to and from S. National and deny the construction of a 4-story apartment building in the middle of a residential neighborhood. In the event P&Z elects to move forward and approve the plan for delivery to the Board of Aldermen, I request that the approval specifically be conditioned upon the developer obtaining an easement from the HOA for the connection to S. National.

Please do not hesitate to call or e-mail with any questions or comments.

Chris

-----Original Message-----

From: Sam Stewart <sbstewartjr@gmail.com>

To: dwylie@parkvillemo.gov; rlock@parkvillemo.gov; Vickie Stewart
<vickiestewart.designer@gmail.com>

Sent: Tue, Apr 27, 2021 4:10 pm

Subject: New Development West of South National

Mr. Robert Lock and Mr. Douglas Wylie,

As a residents of the 3rd Ward of Parkville, MO, we are writing to the two of you, our 3rd Ward Alderman, to bring up two issues for your review.

We have become aware that a new development is being proposed that would be located west of South National on the hill just south of the Deuce Golf Club, hole #8. Crooked Road would run to the south and west of the new development. My understanding is this development is for approximately 200 condos catering to people 55 and over.

We are not opposed to the new development per se. However, we have also been informed that it is proposed the development would cut a street through to the east opening up to Persimmon Street and then to South National. People using this could then turn east on South National and then on to Lime Stone Road in order to get over to Bell Road and points east.

Lime Stone Road already has significant traffic from both the South National and Cider Mills developments, as does Bell Road, and does not need more. Bell Road is dangerous enough already as it does not have sidewalks, and simply does not need this increased traffic load.

It would be preferable, in our opinion, for the new development traffic to be routed west to Crooked Road and then south to Hiway 45 if the residents wanted to go east. Hiway 45 is much better suited to handle the additional traffic load than is South National, Lime Stone Road and Bell Road.

Secondly, what would it take to get a flashing yellow left turn light installed at the intersection of Hiway 45 and Bell Road for those heading west on Hiway 45. The intersection allows for a view of oncoming traffic for quite a distance. It is very similar to the intersection of Hiway 45 and Riss Lake Drive where a flashing yellow left turn light is already installed. It is frustrating to sit there waiting to turn left on to Bell Road with no oncoming traffic. I know this is a state hiway, but somehow accommodations were made for Riss Lake Drive and the situation is very similar in terms of view, etc.

Your attention to and review of these matters are greatly appreciated.

Sincerely,
Sam and Vickie Stewart
6170 Lime Stone Court
Parkville, Mo. 64152

From: Frost,Shawn <Shawn.Frost@Cerner.com>
Sent: Friday, April 30, 2021 1:21 PM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Subject: Platte 38 - Proposed High Density Apartments project

Greetings Mr. Lachky –

My name is Shawn Frost and I am a Sr. Manager with Cerner Property Development Inc. I manage the development, construction, and corporate real estate growth for Cerner Corporation. I am writing to express our strong opposition to the proposed apartment complex project, in particular the access off S. National Drive. When my wife and I bought property and eventually built our home here in the National, not one time did we review any kind of apartments in the master plan for the overall development. My experience tells me that special zoning would be required for the addition of 4 stories of apartments in a highly dense residential area, and I cannot find one reason this would benefit the neighborhood. This proposed development is not consistent with the surrounding residential area.

Our neighborhood, and S. National Drive, is riddled with cut through traffic from NW Crooked Rd. Traffic has increased to dangerous levels enough for our HOA to install speed detectors along the cut through route. Adding another point of entry, particular to non-residents of the neighborhood, will only add to this growing issue. Safety of our children playing in the green spaces coupled with the high speeds we are currently experiencing, are major major concerns for us and our neighbors. We are finally getting to a point where construction is nearing completion and we can live in peace in our community. The project would disrupt this for years.

Just to be clear:

We are in support of proceeding with privatizing portions of S. National Dr. and adding operational gates. We are not in support if this apartment complex or proposed access points onto S. National Dr.

Please include or share this correspondence with your colleagues or to whom you deem this concerns.

My wife and I will be in attendance on May 11 to voice our opposition with this project.

Thanks

Shawn Frost, PMP™

Sr. Manager – Construction & Real Estate
Cerner Property Development
Mobile 816.590.7197 www.cerner.com



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From: Dr Brandi Whitaker <drb@drbwhitaker.com>
Sent: Monday, May 03, 2021 7:49 AM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Subject: Development

Dear Stephen,

We purchased a home on Brassie Lane in South National last year. We are very concerned about the apartment and townhome development proposed off Hole 8 on the Deuce.

We strongly oppose the proposal because of the additional traffic on South National that will result from 300 additional cars traveling through our neighborhood. This will drastically increase traffic on South National and decrease safety for the children in this neighborhood.

One reason we purchased a home in this neighborhood is because of the safety it offers for children to travel on foot. We are currently comfortable with our child walking home from the bus stop, to and from neighbors, and gathering at both "eggs" on South National.

We also feel the development does not fit the character of the neighborhood. It is our understanding that apartments and townhomes facing the golf course were not part of the master plan. We are concerned this could decrease the value of our home.

Please consider these points of view when considering the development.

Thank you,

Brandi Whitaker

-----Original Message-----

From: Leslie Clark <leslieclarkmail@gmail.com>

Sent: Tuesday, May 04, 2021 12:37 PM

To: Stephen Lachky <SLachky@parkvillemo.gov>

Subject: Public Hearing May 11th for Case No. PZ 2021-13 and PZ 2021-14

Dear Mr. Lachky,

I am writing this letter to you so that I may share my opinion regarding the proposal for rezoning and re-platting the property behind my home. I live on Persimmon Court in The National just south of The Duece at The National Golf Club Kansas City.

I am very much against the idea of the property behind my home being turned into a parking lot and home to hundreds of people living in an apartment complex. I believe having this kind of structure placed in the neighborhood will be disappointing and hurt the value of my home and community. Furthermore, as described in the proposal plans, I believe having another driving access to our neighborhood from Crooked Road will bring an exponential amount more traffic than our residential streets are designed to accommodate, putting our children and homes at greater risk.

When my family and I relocated to Parkville five years ago from Chicago, Illinois, we found Parkville to be very charming with its winding canopy roads and quaint downtown shops and restaurants. We still love this area. We are surrounded by nature and it is very inspiring for my family and I to live here. I know that my neighbors on Persimmon Court feel the same way that I do, when it comes to preserving the nature around our homes. I understand that Parkville is growing, but to allow a four-story high density apartment building to be placed at the front of our neighborhood, and essentially behind our homes, would be disheartening.

But just as important, it erodes the charm and distinction of Parkville. The more high density development that is allowed in residential areas, the more Parkville will lose its identity and become just another extension of Kansas City. We love this town and would hate to see it go the way of other towns being gobbled up by the intoxicating tax dollars of urban sprawl.

Please consider how close this project is to my property on Persimmon Court. It seems very inconsiderate to allow a development like this to occur, where all of our homes on Persimmon Court have ample space and privacy around us. I am extremely concerned about an increase of traffic around my house, and especially an increased amount of outside traffic cutting through the neighborhood from Crooked Road. I appreciate your time and consideration for my concerns.

Sincerely,
Leslie Clark and family
6120 Persimmon Court
Parkville, MO 64152

From: Hilary Murray <hilarytmurray@gmail.com>

Sent: Wednesday, May 05, 2021 1:17 PM

To: Stephen Lachky <SLachky@parkvillemo.gov>; Brad Stanton <BStanton@parkvillemo.gov>

Subject: Fwd: National

Hi Stephen,

Thanks again for sending the information. Below are my thoughts if you could share with members of P&Z at the upcoming meeting on May 11th?

I am a Parkville resident living at the South side of the National with my husband and children. We are active members of the Parkville community and property owners of two historic buildings in downtown Parkville. I was very involved with the first level Main Street retail initiative that was supported by the City and passed a few years ago. I am writing in opposition to the Platte 38 apartment project proposed at the entrance to the Deuce with a new road and access point off S. National Drive.

The biggest concern I have about this project is the traffic that will be added to S. National Drive and the safety issues that will be created. Adding hundreds of apartments and hundreds of parking stalls at the entrance to a single family neighborhood doesn't seem consistent with the master plan nor the vision of the National. It certainly wasn't something we considered when purchasing our home as this land doesn't even connect with S. National Drive or even shown on the master plan for the National.

There are multiple green space areas dubbed "the Eggs" that are located along S. National Drive and provide places for children to gather and play games. These were designed so that our neighborhood would have community gathering places and they are used regularly by kids of all ages who gather for a pick-up game of kick ball or families teaching their little ones how to play baseball. This apartment project would create a large increase in traffic driving past these green spaces and most certainly would create safety concerns. Speeding is already an issue and two permanent radar based speed indicators have been installed in the neighborhood. There are also multiple "Caution Children Playing" signs located along S. National Drive as well as Cart Crossing signs as The National is a golf based community.

In closing, please take into consideration that our neighborhood is pedestrian friendly where you have kids playing in the green areas, golfers walking or driving their carts and families walking their pets. With the exception of a well designed, low density Lime Stone Town Home development off Bell Road, we are a single family residential development. Attached are a few pictures for reference.

Appreciate your time.

Best,

Hilary Murray

Permanent radar based speed indicator (one on Limestone and one on S. National Dr)



Children Playing sign located on S. National Drive



Golf Cart Crossing sign on S. National Drive



Existing green spaces along S. National Drive





Staff Analysis

<u>Agenda Item:</u>	5.A
<u>Proposal:</u>	Application for Zoning Map Amendment for one parcel of land — 20-9.0-29-000-000-006.001 (26.98 acres, more or less) — generally located to the east of the Thousand Oaks Sixteenth Plat subdivision from Platte County “R-80” Rural Single-Family District to City of Parkville “R-3” Single-Family Residential.
<u>Staff Recommendation:</u>	Approval
<u>Case No:</u>	PZ 2021-19
<u>Applicant:</u>	David Barth
<u>Owners:</u>	Forest Park Development LLC
<u>Location:</u>	Generally located to the east of the Thousand Oaks Sixteenth Plat subdivision
<u>Existing Zoning:</u>	Platte County “R-80” Rural Single-Family District
<u>Proposed Zoning:</u>	City of Parkville “R-3” Single-Family Residential
<u>Parcel #s:</u>	All of Platte County parcel #20-9.0-29-000-000-006.001
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Zoning Map Amendment C. Subject Area Property Map 1 D. Subject Area Property Map 2 E. Additional exhibits as may be presented at the public hearing
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://parkvillemo.gov/download/Ord2884.pdf) 1. Section 403.030 Zoning Map Amendment 2. Section 405.010 Zoning Districts Established 3. Section 405.020 Districts & Uses 4. Section 405.030 Standards Applicable to All Districts B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/) C. 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)
- D. Ordinances
 1. Ordinance No. 3057 – An ordinance approving the Thousand Oaks – 23rd Plat, Final Plat, a subdivision in the City of Parkville, Platte County, Missouri
 2. Ordinance No. 3058 – An ordinance approving the Thousand Oaks – 24th Plat, Final Plat, a subdivision in the City of Parkville, Platte County, Missouri
- E. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
- F. Hearing notice published in The Platte County Citizen newspaper on May 19, 2021
- G. Summary of Public Hearing and hearing notice posted on Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)
- H. Case No. PZ04-33 Thousand Oaks Estates – Preliminary Plat
- I. Case No. PZ 2019-08 Thousand Oaks 23rd and 24th Plats – Preliminary Plat
- J. Case No. PZ 2020-29 – Thousand Oaks 23rd Plat – Final Plat
- K. Case No. PZ 2020-45 – Thousand Oaks 24th Plat – Final Plat
- L. Case No. PZ 2020-46 – Thousand Oaks 23rd & 24th Plats – Subdivision Waiver

Comments

Received:

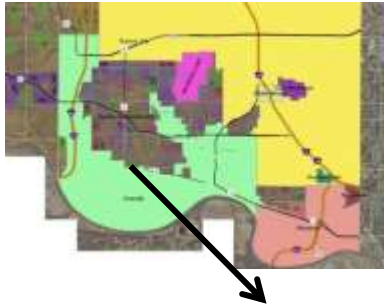
No written comments have been received by the Community Development Department as of the completion of this staff analysis on June 2, 2021.

Background

On January 5, 2021 the Parkville Board of Aldermen adopted Ordinance No. 3057 approving the Thousand Oaks – 23rd Plat, Final Plat (56 single-family residential lots and 1 tract of private open space); as well as Ordinance No. 3058 approving the Thousand Oaks – 24th Plat, Final Plat (71 single-family residential lots and 1 tract of private open space). Both of these plats were presented to the Planning and Zoning Commission at public hearings in November and December 2020. Additionally, both of these plats contained lots, tracts and right-of-way that were split between City of Parkville municipal limits and Unincorporated Platte County boundaries. As a result, two of the conditions of approval by the Board of Aldermen were:

- 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.

The applicant has submitted an Application for Zoning Map Amendment to the Community Development Department via Case No. PZ 2021-19, to suffice the later of the two conditions. The Title IV – Development Code does not mandate annexation petitions be brought before the Planning and Zoning Commission for recommendation. Rather, per 71.012 RSMo (Revised Statutes of Missouri), annexation must be approved by ordinance following Board determination that the property to be annexed is contiguous and compact to the existing corporate limits, that the annexation is reasonable and necessary to the proper development of the city and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time. As a result, the Voluntary Annexation Petition will only go before and be considered by the City's Board of Aldermen, not the Planning and Zoning Commission (though, the Voluntary Annexation Petition and Application for Zoning Map Amendment can run concurrently through the City's approval processes).



Legend

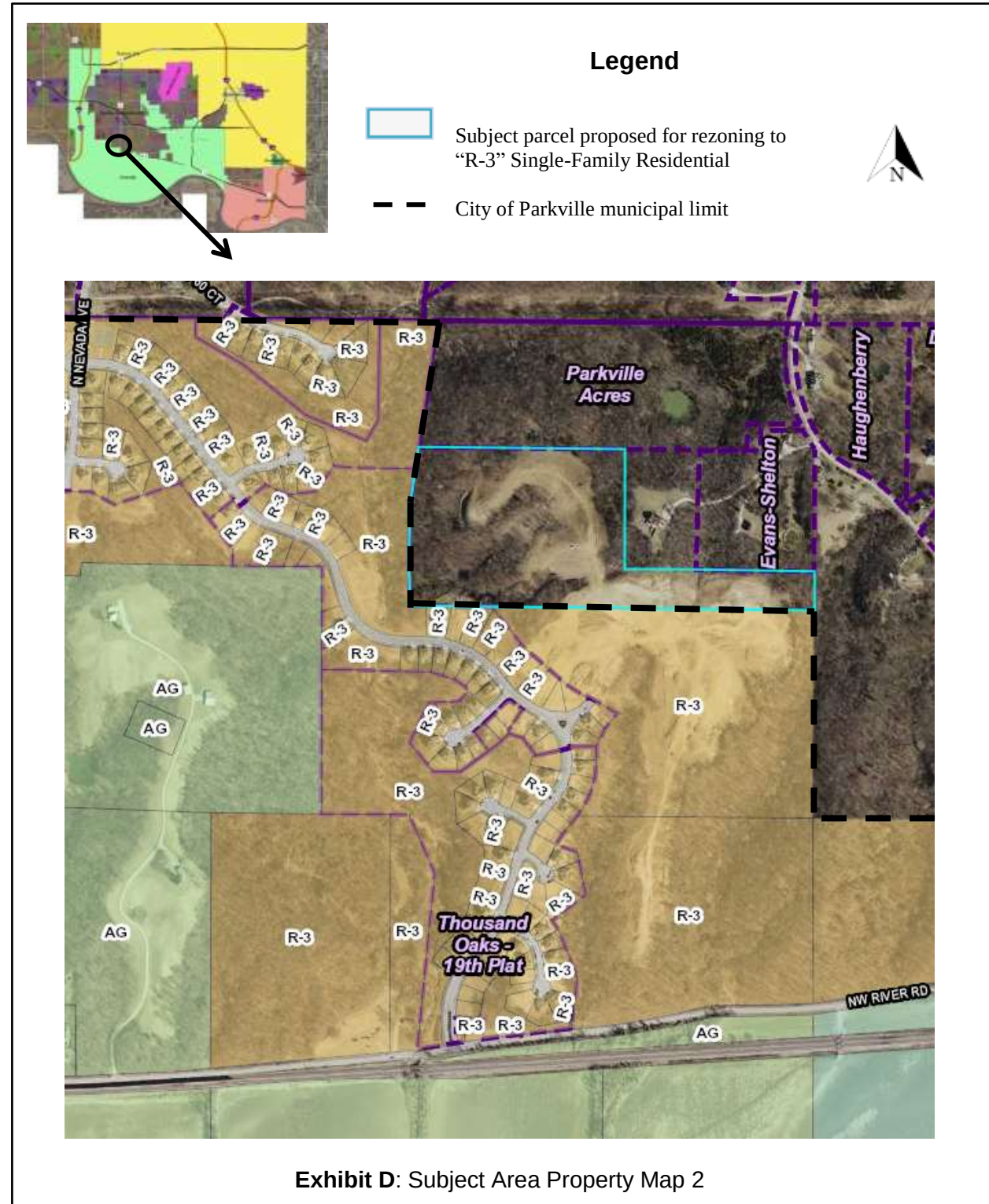
-  Approved Thousand Oaks – 23rd Plat, Final Plat
-  Approved Thousand Oaks – 24th Plat, Final Plat
-  City of Parkville municipal limit



Exhibit C: Subject Area Property Map 1

Overview

The applicant proposes to rezone once parcel of land (26.98 acres, more or less) generally located to the east of the Thousand Oaks Sixteenth Plat subdivision from Platte County "R-80" rural Single-Family District to City of Parkville "R-3" Single-Family Residential.



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 desires to fulfil the conditions of approval for Ordinances No. 3057 and 3058 in order to record the final plats for Thousand Oaks – 23rd Plat and Thousand Oaks – 24th Plats and begin construction of detached homes within them. The subject property parcel proposed for rezoning is Platte County parcel #20-9.0-29-000-000-006.001 (26.98 acres, more or less), which is currently located in Unincorporated Platte County, Mo. and zoned Platte County “R-80” Rural Single-Family District. This application — in conjunction with a separate Voluntary Annexation Petition — proposes rezoning the property to the City of Parkville’s “R-3” Single-Family Residential District in order to match the existing zoning in adjacent subdivisions of Thousand Oaks. The applicant desires to subdivide the property for single-family homes as part of the Thousand Oaks master development, requiring the land to be zoned for residential uses.

The “R-3” Single-Family Residential district provides residential living in a moderate-density neighborhood setting and more community character, with access to supporting uses such as schools, churches, parks and other public facilities which reinforce residential neighborhoods. This district should be used generally for a variety of residential neighborhoods throughout the City.

General Review and Analysis

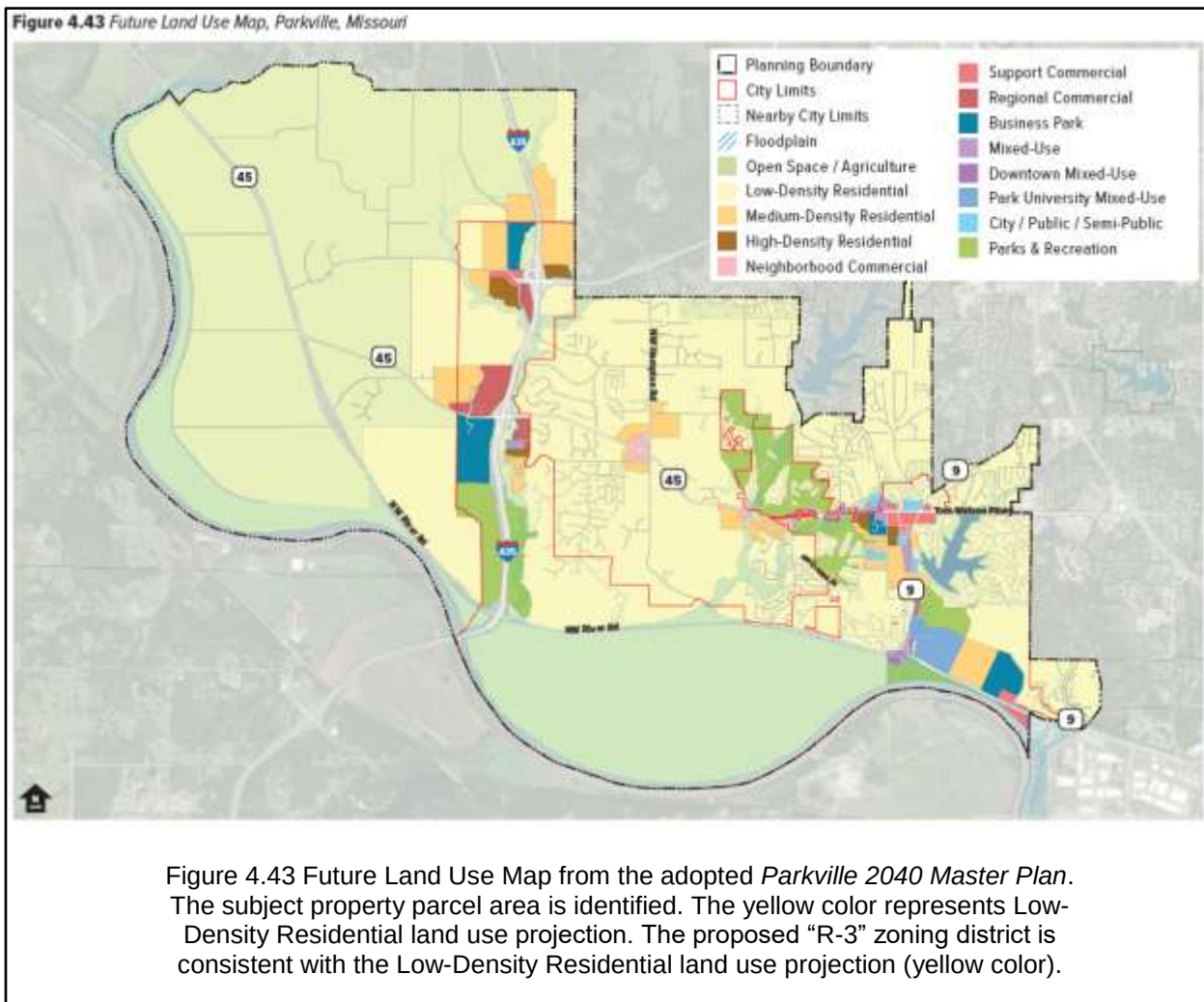
The application has been reviewed against the Parkville Municipal Code, including the applicable “R-3” zoning district regulations, the adopted *Parkville 2040 Master Plan* and its Future Land Use map except. Per Parkville Municipal Code, Title IV, Section 403.010, Subsection E requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on May 19, 2021; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties.

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

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

The *Parkville 2040 Master Plan* (adopted May 11, 2021) projects Low-Density Residential future land use for the subject parcel proposed for rezoning. This land use is primarily intended for single-family residential detached, single-family residential bi-attached, single-family residential +1 accessory dwelling unit, civic uses, schools and churches. The application is consistent with this land use projection.

Figure 4.43 Future Land Use Map, Parkville, Missouri



Section 405.010 of the Development Code, specifically Table 405-1, finds the “R-3” zoning district applicable to the Low-Density Residential land use projection.

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

The character of the neighborhood immediately adjacent to and surrounding the subject property parcel can be characterized as Low-Density Residential land uses part of the Thousand Oaks master development. The design of streets, civic spaces and other open spaces; and the scale, pattern and design of buildings are compatible with the proposed “R-3” rezoning. Moreover, most of the adjacent land around the subject parcels are already zoned “R-3” as detailed in Exhibit C and D above.

Immediately to the north is vacant, wooded land in Unincorporated Platte County (Parkville Acres subdivision, zoned “R-80” Rural Single-Family District); immediately to the east are two large-lot single-family homes in Unincorporated Platte County (Evans-Shelton subdivision, zoned “R-80” Rural Single-Family District); immediately to the south

is undeveloped land in City of Parkville municipal limits that is currently being graded and having street infrastructure installed as part of the approved Thousand Oaks – 23rd Plat and Thousand Oaks – 24th Plat subdivisions (zoned “R-3” Single-Family Residential); and immediately to the west is the Thousand Oaks Sixteenth Plat subdivision which is zoned “R-3” Single-Family Residential and consists of detached homes.

3. The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.

The Application for Zoning Map Amendment is proposed in conjunction with two approved Applications for Subdivision – Final Plat for the Thousand Oaks – 23rd Plat (Case No. PZ 2021-29) and Thousand Oaks – 24th Plat (Case No. PZ 2020-45). Both plats were approved via ordinance and propose lots for single-family detached houses, meeting the intent of the “R-3” district; and the submittal of the Application for Zoning Map Amendment fulfils the conditions of Ordinance No. 3057 and 3058. Additionally, this rezoning is consistent with the overall zoning for other subdivisions and phases within the Thousand Oaks master development — including the immediately adjacent Thousand Oaks Sixteenth Plat subdivision to the west — within City of Parkville municipal limits. The subject property parcel will have similar, if not the same, height, area and bulk standards for lot sizes and building setbacks.

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

The application for Zoning Map Amendment is proposed in conjunction with two approved Applications for Subdivision – Final Plat for the Thousand Oaks – 23rd Plat (Case No. PZ 2020-29) and Thousand Oaks – 24th Plat (Case No. PZ 2020-45). If rezoned to the “R-3” district, any development will need to meet the standards of the Parkville Municipal Code, Title IV: Development Code. The approved final plats met all the requirements of the Development Code and were approved by the Planning and Zoning Commission on December 8, 2020.

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

The proposed rezoning does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire and the ability to maintain the peace. Staff conducted review meetings in length with the Southern Platte Fire Protection District (SPFPD) for both the preliminary plat and final plats for the Thousand Oaks – 23rd and 24th Plats, and the applicant is coordinating 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, per a condition of approval.

6. The effect of approval on the condition or value of property in the city or in the vicinity including the likelihood of surrounding areas to be developed in accordance with the Master Plan.

Approval of the proposed rezoning would likely increase the value of the subject property parcel, as the allowable uses per Parkville’s Development Code would permit residential uses and civic/institutional uses. This would also increase the value of the immediately

adjacent residences in the Thousand Oaks Sixteenth Plat subdivision, as the applicant proposes extending the Terrace Park Drive street from said subdivision (see Case No. PZ 2021-29). Currently the 26.98 acre (more or less) subject property is vacant, deemed for agricultural uses, and its total assessed valuation is \$397. Per Platte County Collector's Office tax records, Platte County collected a total of \$30.77 in taxes for the year 2020. Approval of the zoning map amendment would substantially increase the value of the subject property parcel, as the parcel would be rezoned to a City of Parkville district and be permitted for the variety of residential uses allowed by the City's Title IV – Development Code. In turn, the rezoning would increase taxable assessments on the subject property once developed to the extent of the associated plans for the subdivision final plats.

7. The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.

Aside from the application being consistent with the adopted *Parkville 2040 Master Plan's* vision for Low-Density Residential future land use, as well as previously-approved rezonings for adjacent parcels, properties and plats part of the Thousand Oaks master development in western Parkville, Mo., the application is consistent with the previous Master Plans adopted in 2009 and in 1995. Both documents deemed the annexation of land west of Parkville municipal boundaries at the time to be reasonable and necessary for Parkville's future growth, specifically to meet the demands of future subdivision growth by providing more residential properties.

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

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

Staff Conclusion and Recommendation

Staff concludes that: The proposed "R-3" Single-Family Residential district is consistent with the *Parkville 2040 Master Plan's* Low-Density Residential future land use projection; character of the neighborhood and immediately adjacent land uses; supports abutting zoning districts with respect to form, site design, and other development patterns and urban design aspects; is proposed in conjunction with two approved Applications for Subdivision – Final Plat for the Thousand Oaks – 23rd Plat and Thousand Oaks – 24th Plat; does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; would likely increase the value of the subject property parcel as well as immediately adjacent residences; and is consistent with other adopted policies of the City.

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

Necessary Action

Following consideration of the Application for Zoning Map Amendment, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on July 6, 2021 for final action.

End of Memorandum



Stephen Lachky, AICP, CPM, CFM
Community Development Director

06-02-2021

Date



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

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

Application for Zoning Map Amendment

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

1. Applicant / Contact Information

Applicant(s)

Name: FOREST PARK DEV. LLC
Address: 6014 N 9 HWY
City, State: PARKVILLE, MO. 64152
Phone: 816-587-6101 Fax: 816-741-6504
E-mail: dbarth@kc-rr.com

Engineer/Surveyor(s) preparing legal description

Name: AYLETT SURVEY/ENGINEERING
Address: 72nd ST
City, State: GLADSTONE MO 64118
Phone: 436-0732 Fax: —
E-mail: JASON ROBBINS

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

Name: SAME
Address: _____
City, State: _____
Phone: DAVE 591-2550 Fax: _____
E-mail: SAME

Contact Person, if different from applicant(s)

Name: JASON ROBBINS/SAM AYLETT
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

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

Applicant's Signature (Required) _____

Date: 5/4/21

Property Owner's Signature (Required) _____

Date: 5/4/21

MEMBER FOREST PARK DEV. LLC

2. Property Information

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

Property address / general location:

Parcel ID Number: 20-9.0-29-000-000-006.001

Present zoning: ~~PLATE~~ PLATE COUNTY

Proposed zoning: SAME AS EXISTING

Present use of the property:

RESIDENTIAL HOUSING

COUNTY ZONING.

Length of use:

3. Neighboring land uses and zoning

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

	<u>Existing Land Use</u>		<u>Existing Zoning</u>
North:	RESIDENTIAL HOUSES	North:	
South:	RESIDENTIAL HOUSES	South:	ALL
East:	RESIDENTIAL HOUSES	East:	RESIDENTIAL
West:	RESIDENTIAL HOUSES	West:	ZONING

Attach a narrative addressing:

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

4. Checklist of required submittals

- ☒ Completed application, including all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00. Applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☒ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☐ If the proposed rezoning is for a Master Planned Development (i.e., "planned" district) such as a "B-4-P" Planned Business District, a complete site plan/development plan is required per Parkville Municipal Code, Title IV.
- ☒ Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

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

Application fee 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: _____



Staff Analysis

Agenda Item: 5.B

Proposal: Request for text amendment to Parkville Municipal Code, Title IV: Development Code, Table 405-1: Master Plan and Zoning Districts, to align the land uses with the recent Parkville 2040 Master Plan.

Staff

Recommendation: Approval

Case No: PZ 2021-17

Applicant: City of Parkville

Pre-Application

Conference Meeting: N/A

Exhibits:

- A. This Staff Analysis
- B. Application for Text Amendment
- C. Proposed Text Amendment to Table 405-1: Master Plan and Zoning Districts
- D. Additional exhibits as may be presented during the meeting

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://parkvillemo.gov/download/Ord2884.pdf>)
 - 1. Table 405-1: Master Plan and Zoning Districts
- B. Hearing notice published in The Platte County Citizen newspaper on May 19, 2021
- C. Summary of Public Hearing posted on Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)
- D. Case No. PZ 2021-10 – Parkville 2040 Master Plan Adoption

Background

On May 11, 2021 the Parkville Planning and Zoning Commission adopted the *Parkville 2040 Master Plan*. On May 18, 2021 the Parkville Board of Aldermen approved a resolution supporting the Planning and Zoning Commissions adoption of the plan. The plan serves as the official public policy and plan for the physical development and redevelopment of the community and provides guidance for future actions involving land development, sustainability, development design, provision of infrastructure, preservation of open spaces and natural resources, and preservation of community character over the next 20 years.

Table 405-1 in the City of Parkville's Development Code was adopted by the Board of Aldermen on February 7, 2017 by Ordinance No. 2884 as a portion of a rewrite of the Development Code. The future land use categories in Table 405-1 reflect those displayed in the 2009 *Parkville Master Plan*.

Overview

In accordance with the newly adopted *Parkville 2040 Master Plan*, the development code will need to be updated to reflect certain policy changes within the plan. The future land use element of the Master Plan provides a general framework for implementing the plan. Table 405-1 in the Development Code serves as a general guide showing the relationship of zoning districts to each other and to the land use categories of the Master Plan. It is intended to ensure compatibility and effective transitions among different zoning districts and allow creation of places where projects and zoning districts add up to a larger and greater whole as envisioned in the plan.

Analysis and Comments

The *Parkville 2040 Master Plan* consultant team has prepared a proposed text amendment for staff to present to the Planning and Zoning Commission for consideration (see Exhibit C).

Proposed Text Amendment

The proposed text amendment (Exhibit C) will account for the future land use categories of the new Master Plan and propose typically applicable zoning districts for those land use categories.

Staff Conclusion and Recommendation

Staff recommends approval of the proposed text amendment to Parkville Municipal Code, Title IV: Development Code, Table 405-1: Master Plan and Zoning Districts to align the land uses to the recently adopted *Parkville 2040 Master Plan*. 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 at their June 15, 2021 regular meeting.

End of Memorandum

	<u>06-04-21</u>
Brad Stanton	Date
Planner	



Application #: P221-17
Date Submitted: 5/7/21
Public Hearing: 6/8/21
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

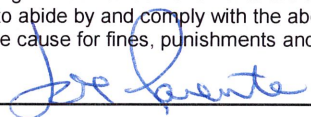
Applicant(s)

Name: City of Parkville
Address: 8880 Clark Ave
City, State: Parkville, MO
Phone: (816) 741-7676 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)  Date: 5/26/21

2. Proposed Text Amendment

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

Amendment proposed to (Chapter, Section and Subsection number): 405.010.B

Section / Subsection Title: Table 405-1: Master Plan and Zoning Districts

Existing text:

Proposed text:

See attached.

Reason for amendment:

Bringing the future land use categories from the updated Parkville 2040 Master Plan in line with our applicable zoning districts.

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):

Makes the Code conform to the updated Master Plan.

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

Adds consistency between governing documents

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 5/25/21
Name/Title Date

Application fee payment by _____ ☐ Check # _____ ☐ M.O. _____ ☐ Cash

Accepted by: _____
Name/Title Date

☒ Hearing notice published in: PL Citizen Date of publication: 5/19/21

☐ 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: _____

Table 405-1: Master Plan and Zoning Districts

Future Land Use Category	Typically Applicable Zoning Districts
Open Space / Agriculture	PLCD, integrating specific parts of the open and civic space systems in Chapter 404 associated with development, or R-1 in a planned conservation pattern or very large lots, or agriculture/undeveloped lands
Parks & Recreation	PLCD or integrating specific parts of the open and civic space systems in Chapter 404 associated with development
Low Density Residential	R-1, R-2, or R-3
Medium-Density Residential	R-3 or R-4
High-Density Residential	R-4 or R-5
Neighborhood Commercial	B-1
Support Commercial	B-1 or B-2; R-5 if in a planned pattern and integrated with surrounding uses
Regional Commercial	B-1, B-2, B-4-P, or BP; R-5 if in a planned pattern and integrated with surrounding uses
Business Park	BP, B-4-P, or B-1; I-1 if in a planned pattern and integrated with surrounding uses; or U-1 in a planned pattern designed to not impact principal and future land uses
Mixed-Use	Predominantly B-1 or R-4; B-2, B-4-P, and R-5 if mixed in a planned pattern with a well-integrated mix of compatible uses and designs
Downtown Mixed-Use	OTD
Park University Mixed-Use	P-EC; or U-1 in a planned pattern designed to not impact principal and future land uses
City/Public/Semi-Public	P-EC, R-3, R-4, or R-5,
Nothing in this table or the plan would preclude the finding that a different application of the zoning districts is also consistent with the future land use element of the Master Plan, or other more specific plans if the context of a specific application, and the goals, policies and strategies of the plan support that finding.	



Staff Analysis

<u>Agenda Item:</u>	6.A
<u>Proposal:</u>	Application for Subdivision – Final Plat for The Woods At Creekside Third Plat, a subdivision (4.80 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo.
<u>Staff Recommendation:</u>	Approval
<u>Case No:</u>	PZ 2021-22
<u>Applicant:</u>	Brian Mertz, Parkville Development 140, LLC
<u>Owners:</u>	Parkville, Development 140, LLC
<u>Location:</u>	Generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Missouri
<u>Zoning:</u>	“R-4-P” Mixed-Density Residential
<u>Parcel #s:</u>	Platte County parcel #20-4.0-18-000-000-010.003
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Subdivision – Final Plat C. Subject Area Property Map D. The Woods At Creekside, Creekside Village & The New Parkville Cemetery At Creekside, A Subdivision in Parkville, Platte County, Missouri, Final Development Plan (prepared by Renaissance Infrastructure Consulting; dated March 25, 2020) 1. Sheet 1 of 15 (Cover Sheet) 2. Sheet 2 of 15 (Property Subdivision Plan) 3. Sheet 3 of 15 (Existing Conditions) 4. Sheet 4 of 15 (Property Subdivision Plan) 5. Sheet 5 of 15 (Development Plan) 6. Sheet 6 of 15 (Typical Street Sections) 7. Sheet 7 of 15 (Building Setback Plan North) 8. Sheet 8 of 15 (Building Setback Plan North) 9. Sheet 9 of 15 (Grading Plan North) 10. Sheet 10 of 15 (Grading Plan South) 11. Sheet 11 of 15 (Site Data) 12. Sheet 12 of 15 (Site Utility Plan) 13. Sheet 13 of 15 (Pedestrian Linkage Plan) 14. Sheet 14 of 15 (Vegetation Preservation Plan)

- 15. Sheet 15 of 15 (Cemetery Landscape Plan)
- E. Final Plat of The Woods At Creekside Third Plat (prepared by R.L. Buford & Associates, LLC; dated May 3, 2021)
- F. Additional exhibits as may be presented during the regular meeting

By Reference:

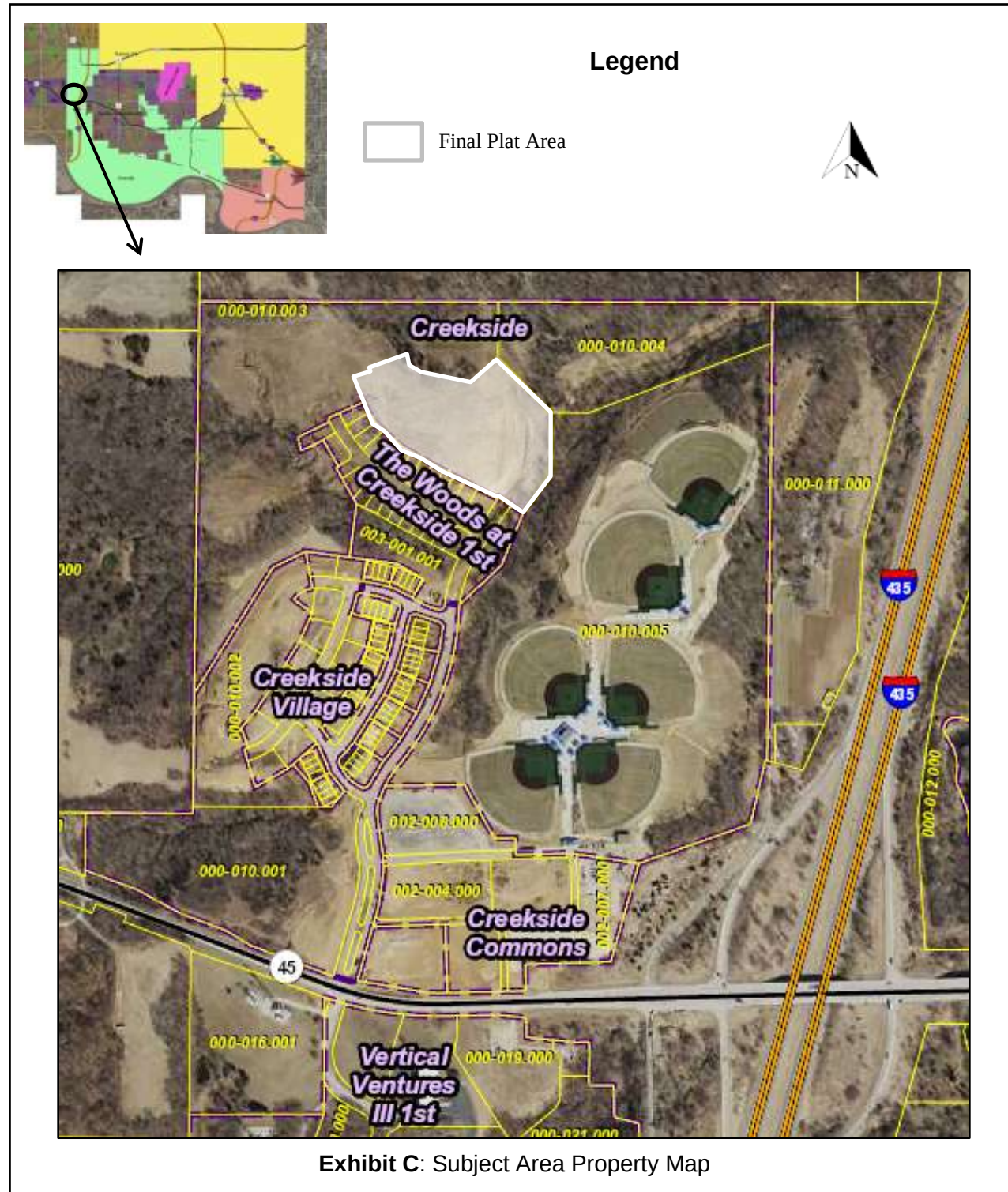
- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://parkvillemo.gov/download/Ord2884.pdf>)
 - 1. Section 403.020, E. Final Plat
 - 2. Section 403.040 Master Planned Development
 - 3. Chapter 404 Subdivision Regulations
 - 4. Section 405.010 Zoning Districts Established
 - 5. Section 405.020 Districts & Uses
 - 6. Section 405.030 Standards Applicable to All Districts
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. The Woods At Creekside & Creekside Village, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan – Conditional Use (prepared by Renaissance Infrastructure Consulting; dated September 5, 2018)
 - 1. Sheet 1 of 17 (Cover Sheet)
 - 2. Sheet 2 of 17 (Existing Conditions)
 - 3. Sheet 3 of 17 (Property Subdivision Plan)
 - 4. Sheet 4 of 17 (Development Plan)
 - 5. Sheet 5 of 17 (Typical Street Sections)
 - 6. Sheet 6 of 17 (Building Setback Plan North)
 - 7. Sheet 7 of 17 (Building Setback Plan North)
 - 8. Sheet 8 of 17 (Site Data)
 - 9. Sheet 9 of 17 (Site Utility Plan)
 - 10. Sheet 10 of 17 (Pedestrian Linkage Plan)
 - 11. Sheet 11 of 17 (Preliminary Plat)
 - 12. Sheet 12 of 17 (Visionaire Lighting Photometric Study Pg. 1)
 - 13. Sheet 13 of 17 (Visionaire Lighting Photometric Study Pg. 2)
 - 14. Sheet 14 of 17 (Visionaire Lighting Photometric Study Pg. 3)
 - 15. Sheet 15 of 17 (Visionaire Lighting Photometric Study Pg. 4)
 - 16. Sheet 16 of 17 (Visionaire Lighting Photometric Study Pg. 5)
 - 17. Sheet 17 of 17 (Visionaire Lighting Photometric Study Pg. 6)
- D. City of Parkville staff review comments (dated August 21, 2018)
- E. City Engineer review comments (dated August 9, 2018)
- F. On-Call City Engineer review comments (dated September 5, 2018)
- G. Utility Provider Verification Correspondence
 - 1. Platte County Regional Sewer District (PCRSB; dated August 21, 2018)
 - 2. Missouri Gas Energy (dba Spire Energy; dated August 24, 2018)
 - 3. Consolidated Public Water Supply District No. 1 of Platte County (dated August 27, 2018)
 - 4. Missouri Department of Transportation (MoDOT; dated August 22, 2018)
 - 5. Platte County Planning and Zoning Department (dated August 28, 2018)
 - 6. Park Hill School District (PHSD; dated August 21, 2018)
- H. Public Comments provided for Case No. PZ18-17A, PZ18-17B, and PZ18-17C

- I. Creekside Development Applicant Presentation (provided at September 11, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC)
- J. Aerial Imagery of I-435 Corridor
- K. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property.
- L. Hearing notice published in The Platte County Citizen newspaper on August 22, 2018.
- M. Hearing notice published on the Parkville City webpage (<https://parkvillemo.gov/download/CreeksideHearingSummary.pdf>)
- N. Preliminary Macro-Stormwater Drainage Study Lakeside, Brush Creek Watershed (prepared by Renaissance Infrastructure Consulting; dated August 3, 2018)
- O. Case No. PZ18-17A – The Woods At Creekside - Zoning Map Amendment
- P. Case No. PZ18-17B – The Woods At Creekside - Preliminary Development Plan
- Q. Case No. PZ18-17C – The Woods At Creekside - Conditional Use Permit
- R. Case No. PZ20-12 – The Woods At Creekside First Plat – Final Plat
- S. Case No. PZ20-13 – The Woods At Creekside, Creekside Village & The New Parkville Cemetery At Creekside – Final Development Plan
- T. Case No. PZ20-18 – The Woods At Creekside Second Plat – Final Plat
- U. Professional Resume – Stephen Lachky, Community Development Director
- V. Professional Resume – Alysén Abel, Public Works Director
- W. Professional Resume – Nathan Hladky, City On-Call Engineer, Phelps Engineering, Inc.
- X. Staff analyses, exhibits and comments presented at the September 11, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/289405189>; <https://vimeo.com/289404155>; <https://vimeo.com/289404863>) and meeting minutes
- Y. Staff analyses, exhibits and comments presented at the October 9, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/294291017>; <https://vimeo.com/294291196>; <https://vimeo.com/294292249>; <https://vimeo.com/294293144>) and meeting minutes
- Z. Staff analyses, exhibits and comments presented at the October 10, 2019 Planning and Zoning Commission public hearing (<https://vimeo.com/294490853>; <https://vimeo.com/294491598>) and meeting minutes
- AA. Staff analyses, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (<https://vimeo.com/298093890>) and meeting minutes
- BB. Staff analyses, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (<https://vimeo.com/299350151>) and meeting minutes
- CC. Summary of comments provided at September 11, 2018; October 9, 2018; and October 10, 2018 Planning and Zoning Commission public hearings; and October 30, 2018 and November 6, 2018 Board of Aldermen meetings

- DD. Ordinance No. 2970 – Rezoning a portion of one parcel of land (approximately 60.4 acres of total approximate 128.77 acres), generally located on the northwest quadrant of the intersection of I-435 and Highway 45, from Platte County “R-7” Single-Family High Density District, Platte County “RMD” Residential Multiple Dwelling District and Platte County “RE” Rural Estates District to Parkville City “R-4-P” Mixed-Density Residential
- EE. Ordinance No. 2971 – Approving a preliminary development plan for The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres and 25.74 acres respectively; generally located on the northwest quadrant of the intersection of I-435 and Highway 45
- FF. Ordinance No. 2972 – Approving a conditional use permit for The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres and 25.74 acres respectively, generally located on the northwest quadrant of the intersection of I-435 and Highway 45

Overview

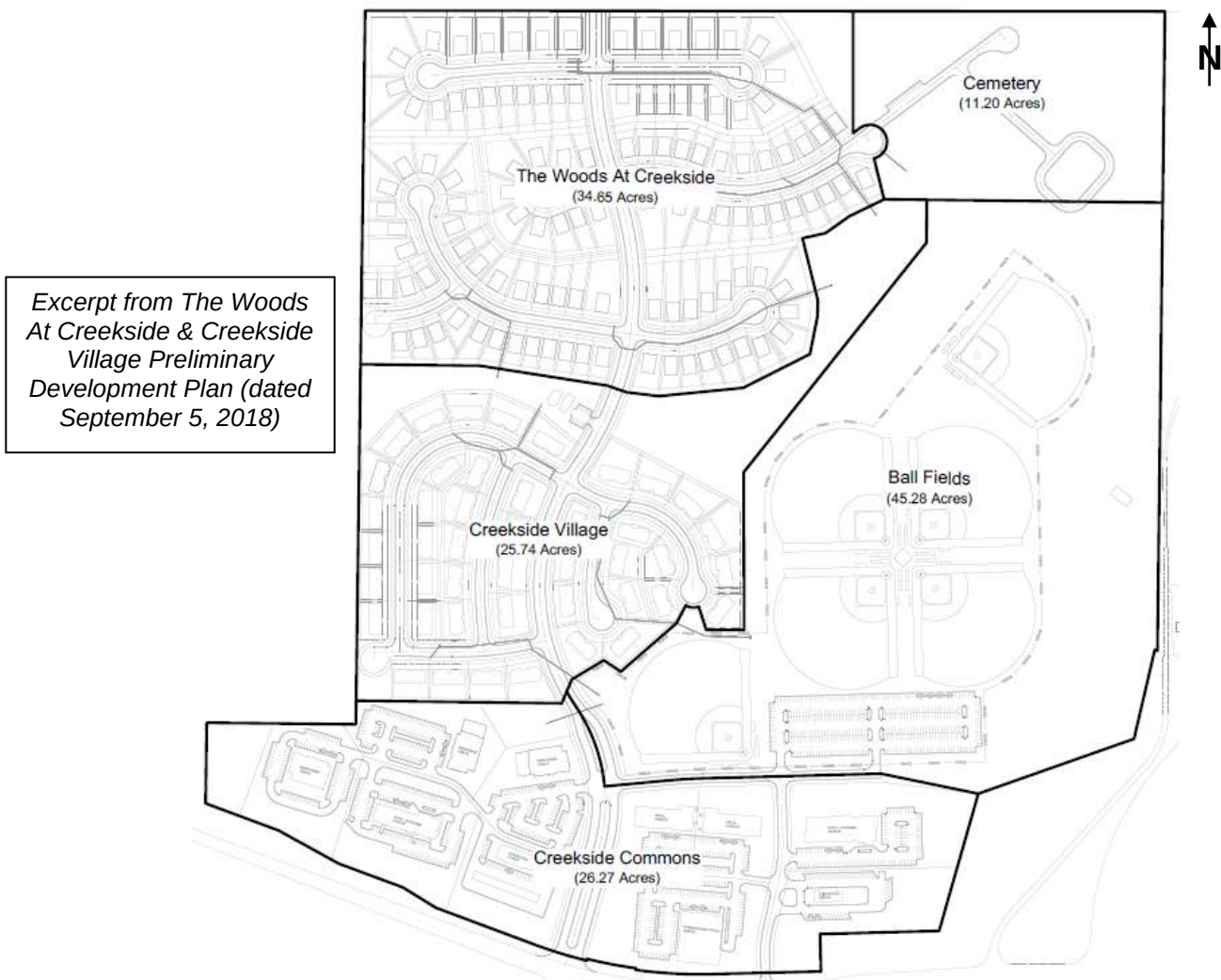
The applicant proposes a final plat for The Woods At Creekside Thid Plat, a subdivision (4.80 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo. The final plat (see Exhibit E) is the third phase of implementing The Woods At Creekside (32.14 acres total, more or less) which is part of The Woods At Creekside & Creekside Village planned residential development (see Exhibits D); and proposes 23 lots for single-family homes and 1 tract for private open space.



The subject area property under consideration is generally located at the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, MO 64152; and the subject property is part of The Woods At Creekside & Creekside Village planned residential development (approved on November 6, 2018 via ordinance no. 2971). The approved preliminary development plan consists of 118 single-family homes and 176 townhome units in 44 buildings (34.65 acres, more or less). This development resides on Platte County parcel #20-4.0-18-000-000-010.003 (35.38 acres, more or less). The plat itself totals 4.80 acres.

Background

On September 11, 2018, October 9, 2018 and October 10, 2018, the Planning and Zoning Commission held public hearings to consider an Application for Preliminary Development Plan for The Woods At Creekside & Creekside Village planned residential development. The plan proposes re-platting the subject property and creating internal circulation, public streets, and access off via MO-Hwy 45 to serve the development (see reference map below). The Planning and Zoning Commission recommended approval by a vote of 9-0, subject to conditions; and on November 6, 2018 the Board of Aldermen approved the preliminary development plan via Ordinance No. 2971. The subject property was zoned "R-4-P" Mixed-Density Residential via ordinance no. 2970 which permits single-family homes; and received a Conditional Use Permit via ordinance no. 2972 to permit townhome units as well.



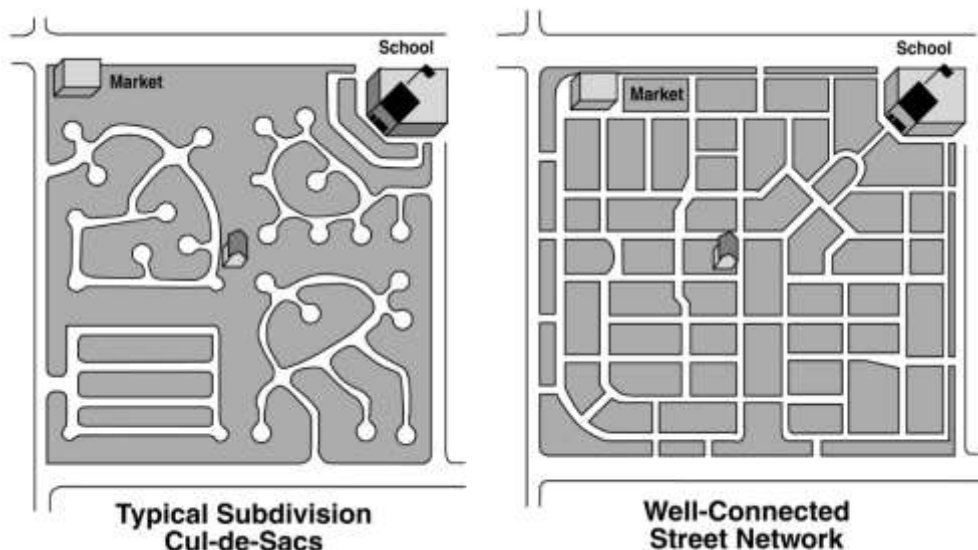
Review and Analysis

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 403.040, Subsection A. states, *“The planned development process involves at least two steps — the preliminary development plan, and the final development plan. In many cases land will need to be subdivided in order to carry out a development plan. The subdivision process is a separate process and may run concurrently with or following the planned development process.”* 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 application (Case No. PZ 2021-22).

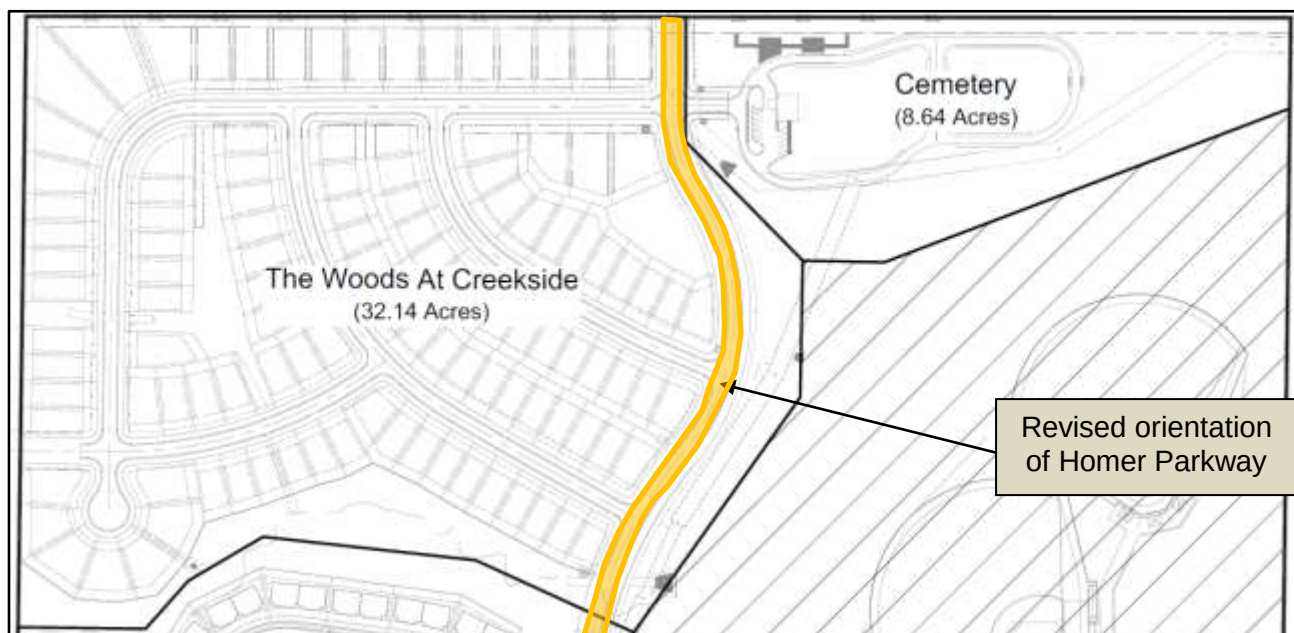
- 1. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated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

Changes have been made to the layout and design of the final plat based on the previously approved preliminary plat (Case No. PZ 2018-17B). Due to the presence of an existing creek east of Homer Parkway and west of the baseball fields part of the Creekside Commons planned commercial development, the developer desires to revise the orientation by shifting Homer Parkway to run adjacent along Brush Creek; thus, removing all local streets and single-family home lots to the east of Homer Parkway from the final plat, providing open space instead. The applicant has also revised the orientation of local streets west of Homer Parkway to provide a better-connected street network and reduce the number of cul-de-sacs. In addition to providing multiple evacuation routes and ways for emergency response vehicles to access a particular location, this connected street system also encourages slow, cautions driving since drivers encounter cross traffic at frequent intervals.

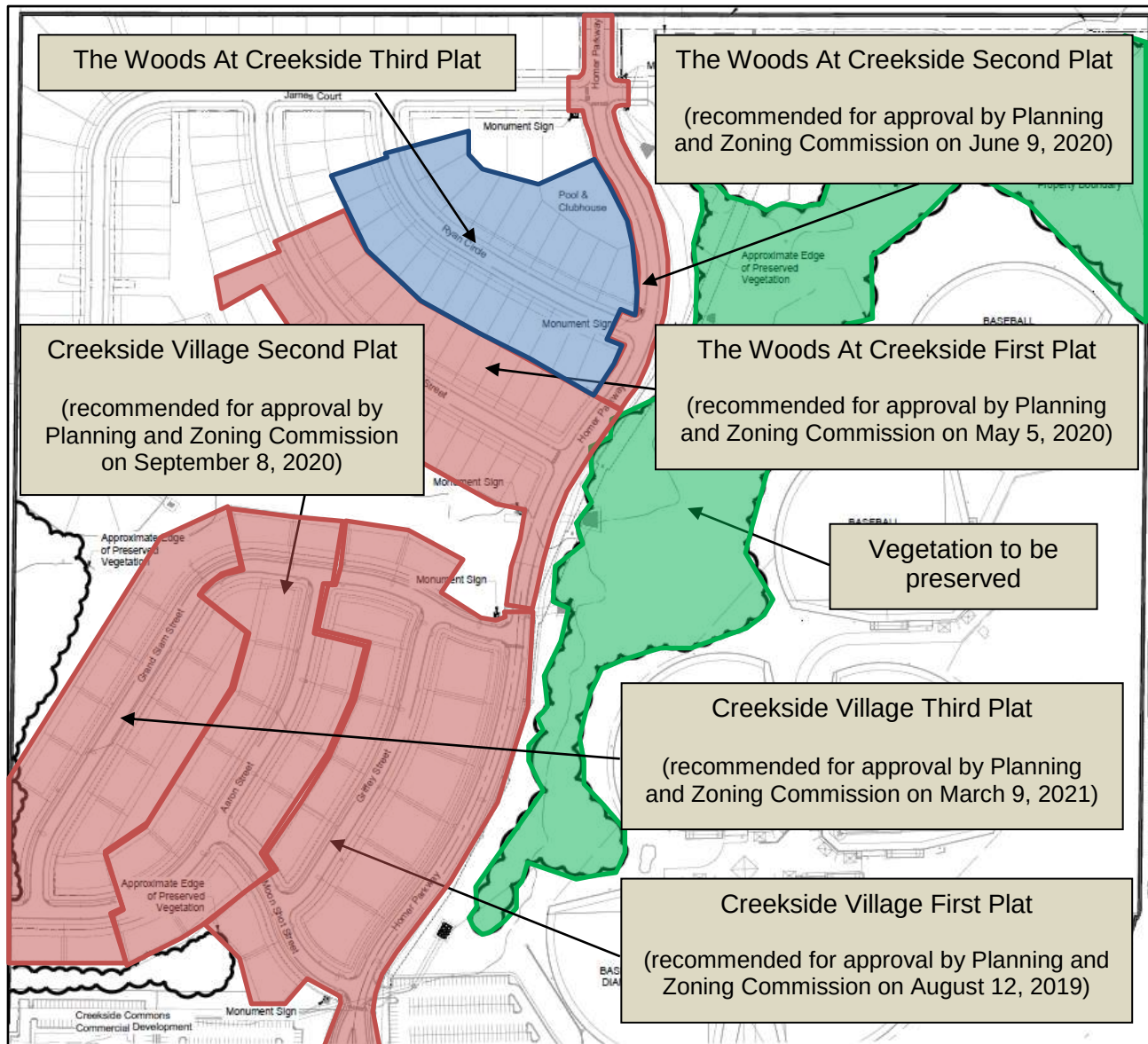




Original layout of The Woods At Creekside residential development (dated September 5, 2018)



Revised layout of The Woods At Creekside residential development (dated March 25, 2020)



Revised layout of The Woods At Creekside residential development (dated March 25, 2020)

By revising the orientation of Homer Parkway to run more adjacent along Brush Creek, and remove single-family home development to the east of Homer Parkway, the layout of The Woods At Creekside is altered; but this doesn't substantially reduce the number of lots or parcels to the overall The Woods At Creekside development, reducing the number from the preliminary development plan (total of 118 single-family lots) to the final development plan (total of 115 single-family lots) by a total of three lots. An additional lot for a dedicated pool and clubhouse will also be added. Finally, an additional tract of dedicated open space will also be added between Magnus Street and Rachel Circle for the purposes of stormwater management. The Woods At Creekside Third Plat proposes 23 lots for single-family homes and 1 tract for private open space.

In terms of street design and access, Homer Parkway would be slightly more curved to the east; however, the final plat maintains the cross section specifications of 60 ft. of right-of-way for collector roads (i.e., Homer Parkway) and 50 ft. of right-of-way for local streets (i.e., Ryan Circle). Although there have been modifications made in terms of block layout,

street design and access, and the open space systems and civic design elements; after reviewing the requirements of Development Code, Section 403.020 Platting with the City's legal counsel, staff finds the Final Plat of The Woods At Creekside Third Plat to be overall substantially consistent with the approved 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 and easements on the final plat and determined they meet the City's standards.

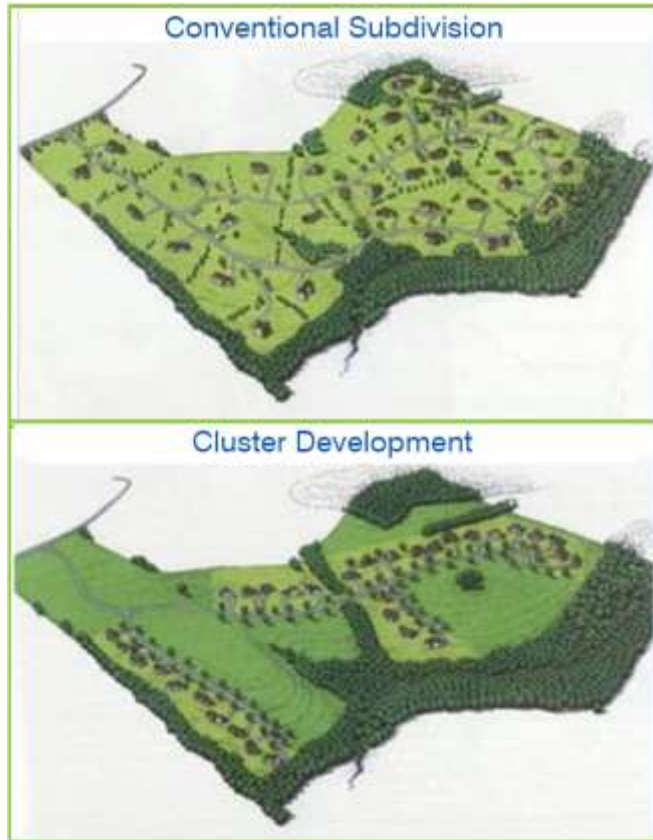
3. The phasing and timing of public improvements ensures construction and performance guarantees.

The Public Works Department has reviewed and provided comments for the public street & stormwater plans for The Woods At Creekside & Creekside Village planned residential development. In addition, the Public Works Department has reviewed and approved land disturbance & grading permits for The Woods At Creekside & Creekside Village; this includes erosion control plans. 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.** Although there is deviation from the approved preliminary plat in terms of block layout, street design and access, and the open space systems and civic design elements; there are no other deviations from the preliminary plat (Case No. PZ 2018-17B). Although the intent isn't to bring the final plat in further compliance with the *Parkville 2040 Master Plan* (the intent is to preserve area around Brush Creek), such action does compliment the *Parkville 2040 Master Plan's* goals of environmental stewardship (e.g., preservation of open space and areas of environmental significance, protecting the City's watersheds, and cluster development) as the final plat preserves a large amount of vegetation and open space west of Homer Parkway around Brush Creek.

Cluster Development

Clustering is a form of planned development that concentrates buildings on part of the site (the cluster area) to allow the remaining land (the open space) to be used for recreation, common open space or preservation of environmentally sensitive areas. The open space may be owned by either a private or public entity.



*Excerpt from Ch. 4: Environmental Stewardship
of the Parkville Master Plan (2009)*

Lastly, per staff's review of both the previously approved preliminary development plan for The Woods At Creekside & Creekside Village planned residential development, and this Application for Final Plat for The Woods At Creekside Third Plat, against the requirements of Section 403.020, Subsection D. and Section 403.040, Subsection B., it was determined the final plat application is in accordance with the *Parkville 2040 Master Plan's* projection of Medium-Density Residential future land uses, purposes and intent of the Development Code.

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

Staff consulted with Jay Norco, City Engineer regarding Platte County Regional Sewer District (PCRS) existing infrastructure and easements; and Dean Cull, Fire Marshall with the Southern Platte Fire Protection District (SPFPD) during review of the associated application for subdivision – preliminary plat. It was determined that all existing easements were drawn and labeled correctly. It was also determined that the width of the streets (measured front-of-curb to front-of-curb) were wide enough to support turning movements for their standard Pierce Fire Truck (duel axle; 110 ft. ladder).

Staff Conclusion and Recommendation

Staff concludes that with the exceptions noted above, the proposed final plat application: Is substantially consistent with the approved preliminary plat despite changes made to the street design, block and lot layout based on review with the City's legal counsel; 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; deviations between the preliminary plat and final plat bring the application in further compliance with the *Parkville 2040 Master Plan* and purposes and intent of the Development Code; and the final plat has been reviewed by professional staff.

Staff recommends approval of the Application for Subdivision – Final Plat for The Woods At Creekside Third Plat based on the merits of the application and the findings and conclusions in the report. It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Subdivision – Third Plat, 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 application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on June 15, 2021 for first action.

End of Memorandum



Stephen Lachky, AICP, CPM, CFM

05-19-2021

Date



Application #: P2 2021-22
Date Submitted: May 13, 2021
Public Hearing: N/A
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7876 • FAX (816) 741-0013

Application for Subdivision – Final Plat

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

1. Applicant/Contact Information

Applicant(s)

Name: Parkville Development 140, LLC
Address: 7607 NW John Anders Rd
City, State: Kansas City, Mo 64152
Phone: (816) 616-9016 Fax: _____
E-mail: bmertz1@kc.rr.com

Engineer and/or surveyor(s) preparing plat & legal desc.

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

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

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

Contact Person, if different from applicant(s)

Name: RIC - Brett Cox
Address: 5015 NW Canal St, Suite 100
City, State: Riverside, Mo 64150
Phone: (816) 800-0953 Fax: _____
E-mail: bcox@ric-consult.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) _____

Date: 5/13/21

Property Owner's Signature (Required) _____

Date: 5/13/21

2. Property Information

Name and phase of plat: The Woods at Creekside Third Plat

Final plat in substantial conformance with approved preliminary plat? Yes

If not, explain:

Zoning district: R-4

Anticipated uses: residential

Acreage of this phase: 4.80

Number of lots: 23

Minimum lot size: 5,874 SF

Density of development: 4.79 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: tbd

(Date approved)

Length of new streets: 732 ft

Surface material: asphalt

Maximum grade: 9.72

Sanitary sewer: Platte County Regional Sewer Dist. approval tbd

(Entity and date approved)

Missouri Department of Natural Resources (MDNR) approval: tbd

(Date approved)

Water: Water Dist #1, approval tbd

(Entity and date approved)

Erosion and sediment control as per NPDES II: 01/22/2020

(Date approved)

Floodplain development permit (if required): N/A

(Date approved)

5. Checklist of required submittals

- ☒ Completed application, including plat with all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00 plus \$5.00 per lot (minimum \$305.00).
- ☒ Submit five (5) copies of the final plat (24" x 36" or larger) and one electronic copy (PDF format) containing the requirements outlined in Section 403.020 Subsection E. of the Development Code for initial staff and entity review. Additional large size copies may be requested following review by staff.
- ☒ 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 Lachy, Community Development Dir. May 14, 2021
Name/Title Date

Application fee payment: Check # 1883 Amount \$ 415.00

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: _____

THE WOODS AT CREEKSIDE, CREEKSIDE VILLAGE & THE NEW PARKVILLE CEMETERY at CREEKSIDE

A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI

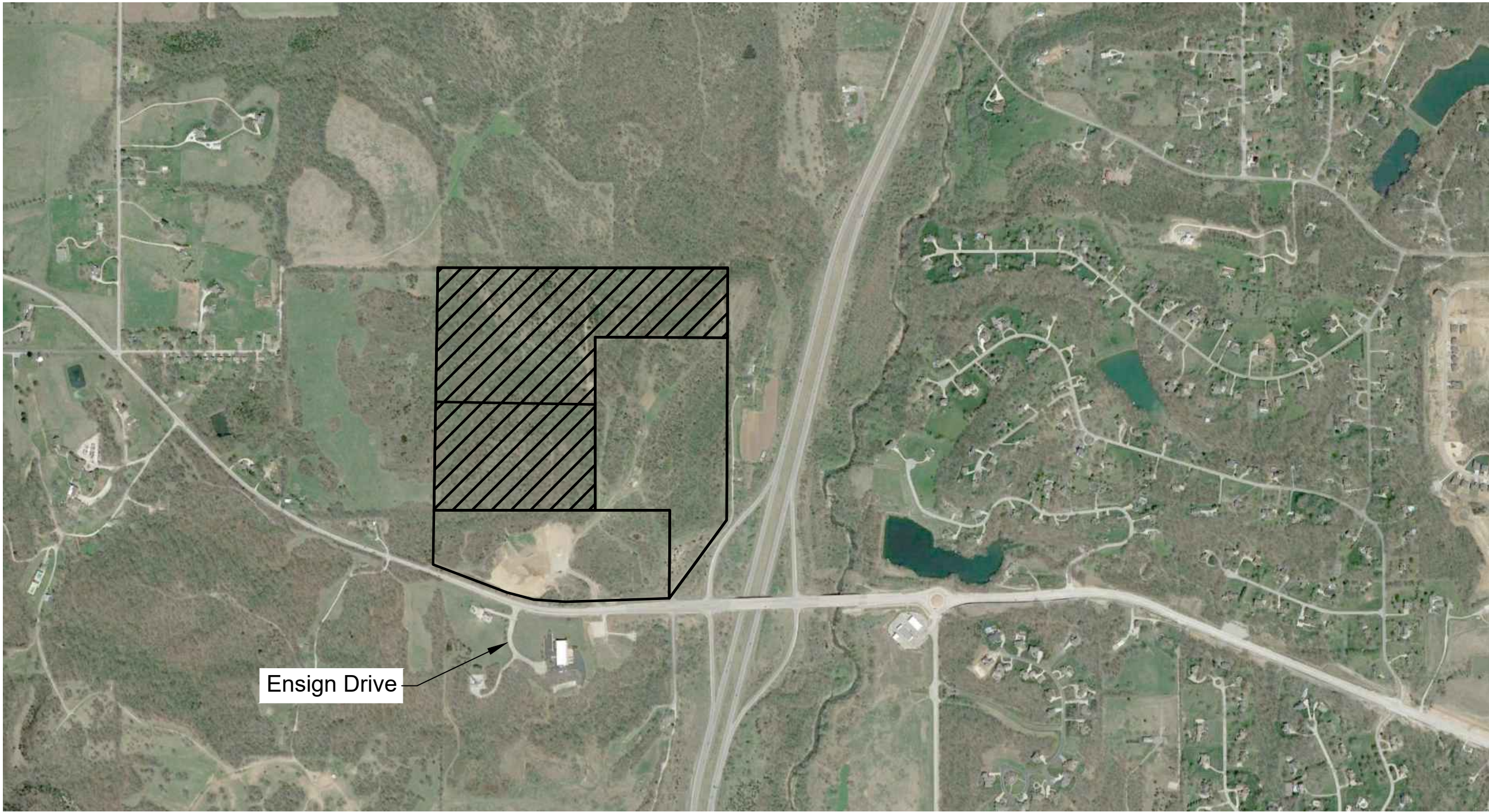
FINAL DEVELOPMENT PLAN

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S89°56'10"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1208.69 FEET; THENCE S34°57'35"E, A DISTANCE OF 419.38 FEET; THENCE EASTERLY, SOUTHERLY, AND WESTERLY, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N53°10'15"E, A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 177.09 FEET; THENCE S13°53'54"E, A DISTANCE OF 123.55 FEET; THENCE S64°06'19"W, A DISTANCE OF 111.49 FEET; THENCE S54°52'37"W, A DISTANCE OF 88.08 FEET; THENCE S77°31'45"W, A DISTANCE OF 68.53 FEET; THENCE S13°51'13"E, A DISTANCE OF 189.31 FEET; THENCE S01°55'58"W, A DISTANCE OF 46.53 FEET; THENCE S11°22'42"W, A DISTANCE OF 111.41 FEET; THENCE S23°36'25"W, A DISTANCE OF 484.04 FEET; THENCE S00°10'28"E, A DISTANCE OF 365.24 FEET; THENCE S89°49'32"W, A DISTANCE OF 221.50 FEET; THENCE S49°01'15"W, A DISTANCE OF 185.58 FEET; THENCE S61°43'34"W, A DISTANCE OF 196.44 FEET; THENCE N89°14'45"W, A DISTANCE OF 602.53 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE N00°45'15"E, ALONG SAID LINE, A DISTANCE OF 2023.69 FEET TO THE POINT OF BEGINNING.

AND ALL OF LOT 4 FINAL PLAT CREEKSIDE VILLAGE, A SUBDIVISION OF GROUND IN PARKVILLE, PLATTE COUNTY, MISSOURI.

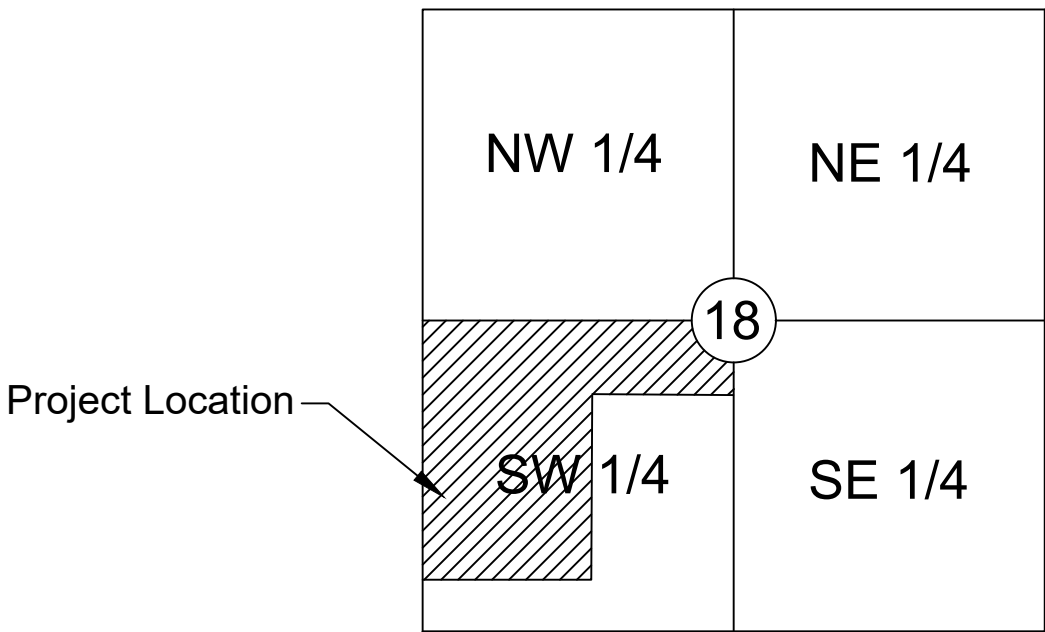
TOTAL AREA: 64.14 ACRES



SUMMARY TABLE

Single Family Units	115
Townhome Units	172 (43 Buildings)
Cemetery	2900 plots

VICINITY MAP
(Scale 1"=1000')



SECTION MAP
SEC. 18 TW. 51 RNG. 34

ADDRESS NOTE:

The New Parkville Cemetery at Creekside street address shall be 16000 James Court.

UTILITY CONTACTS

City of Parkville	(816) 741-7676
CPWSD #1 of Platte County	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2052
Missouri Gas Energy	(800) 562-0000
Kansas City Power & Light	(800) 544-4852
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Time Warner Cable	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457
Missouri State Highway Department	(816) 622-6500
Park Hill School District	(816) 359-5000

LEGEND

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

INDEX OF SHEETS

C01	Cover Sheet
C02	PDP Reference Sheet
C03	Existing Conditions
C04	Property Subdivision Plan
C05	Development Plan
C06	Typical Street Sections
C07	Building Setback Plan North
C08	Building Setback Plan South
C09	Grading Plan North
C10	Grading Plan South
C11	Site Data
C12	Site Utility Plan
C13	Pedestrian Linkage Plan
C14	Vegetation Preservation Plan
L01	Cemetery Landscape Plan

DEVELOPER:

Parkville Development 140, LLC
C/O: Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO 64152

ENGINEER:

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

SURVEYOR:

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

Sheet

C01

Final Development Plan

18-0218

The Woods at Creekside, Creekside Village & The New Parkville Cemetery at Creekside

Cover Sheet

NO.	BY	DATE	REVISION
4	JMM	03/25/2020	LAYOUT REVISION
3	JMM	11/22/19	PER CITY COMMENTS
2	JMM	11/06/19	PER CITY COMMENTS
1	JMM	10/11/19	PER CITY COMMENTS
-	JMM	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting

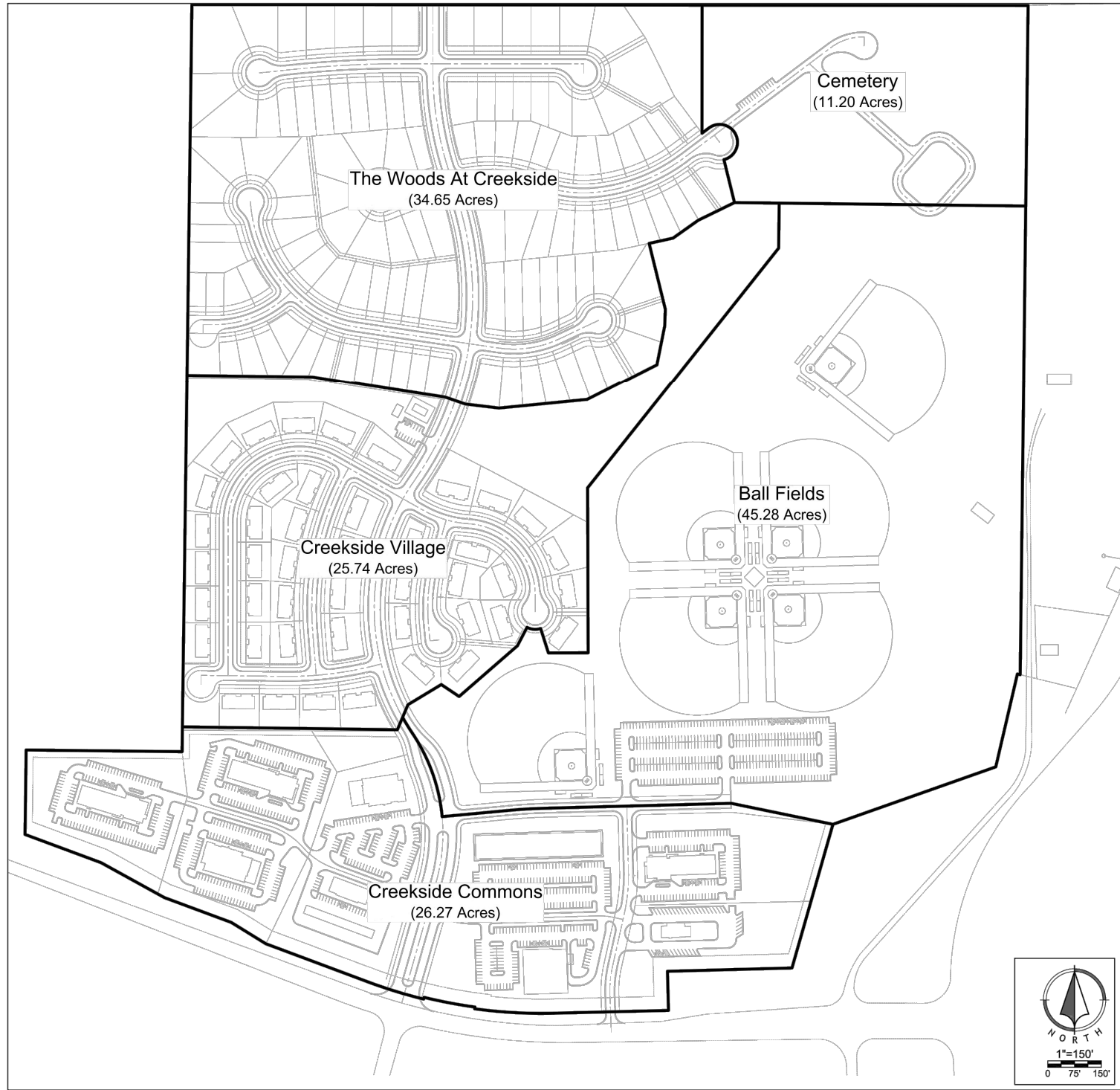
5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

816-800-0950
WWW.RIC-CONSULT.COM



Know what's below.
Call before you dig.

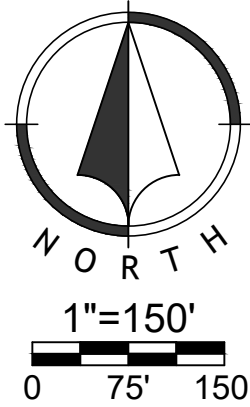
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Approved PDP



Revised Layout



Sheet
C02

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Property
Subdivision Plan

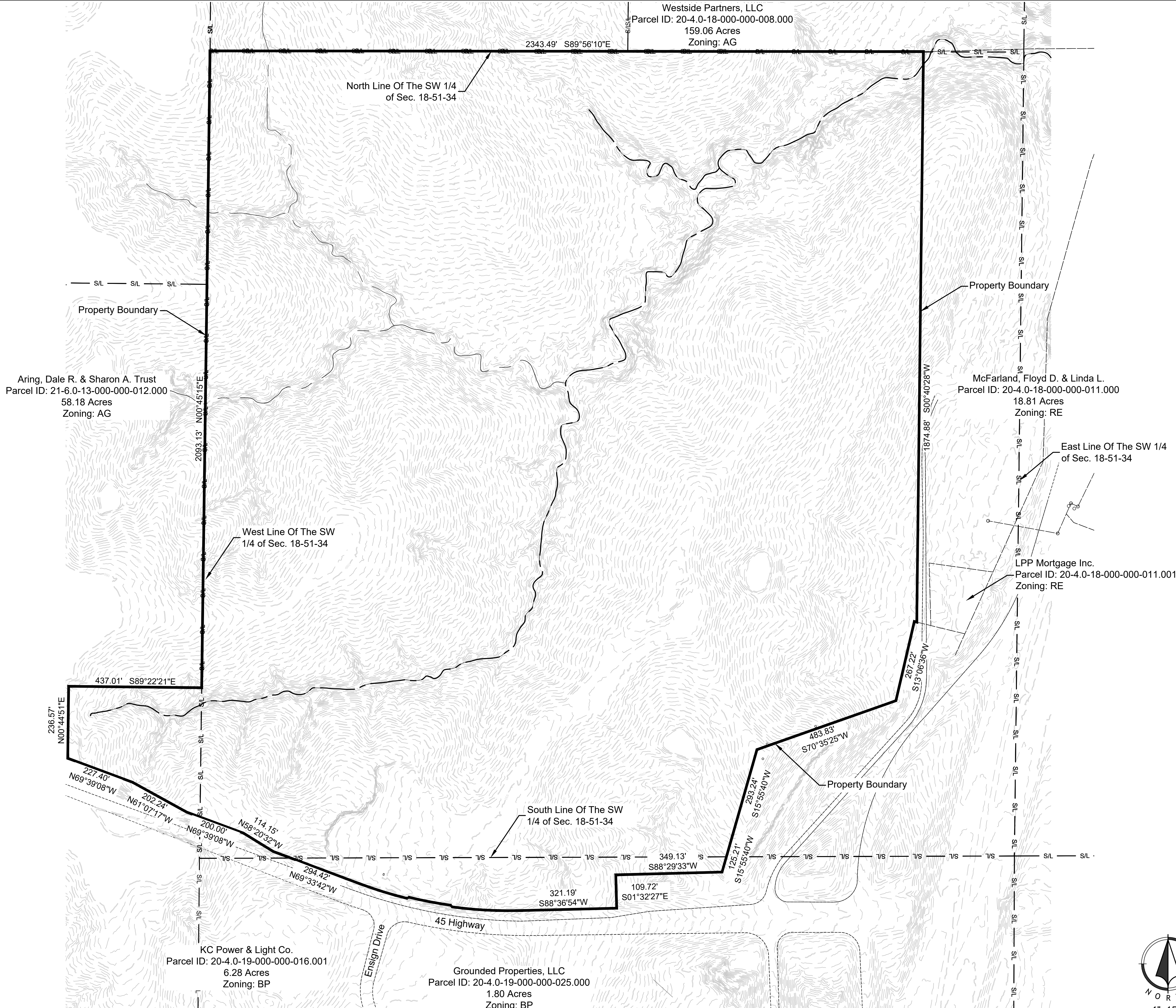
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3	JMM	SMW 11/02/19	PER CITY COMMENTS
2	JMM	SMW 11/06/19	PER CITY COMMENTS
1	JMM	SMW 10/11/19	PER CITY COMMENTS
-	JMM	SMW 04/22/19	ORIGINAL SUBMITTAL

Renaissance
Infrastructure
Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

816.800.0950
WWW.RIC-CONSULT.COM

Mar 25, 2020 8:09am
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Sheet
C03

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Existing Conditions

1	JMM	BAC	03/25/2020	LAYOUT REVISION
2	JMM	SWM	11/02/19	PER CITY COMMENTS
3	JMM	SWM	11/06/19	PER CITY COMMENTS
4	JMM	SWM	10/11/19	PER CITY COMMENTS
5	JMM	SWM	04/22/19	ORIGINAL SUBMITTAL
NO.	BY	DATE	REVISION	

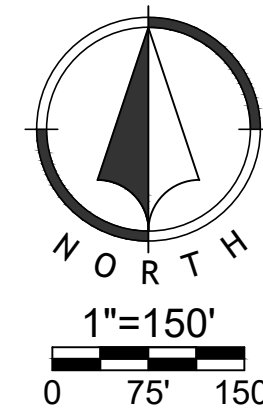
Renaissance
Infrastructure
Consulting

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RIVERSIDE, MISSOURI 64150

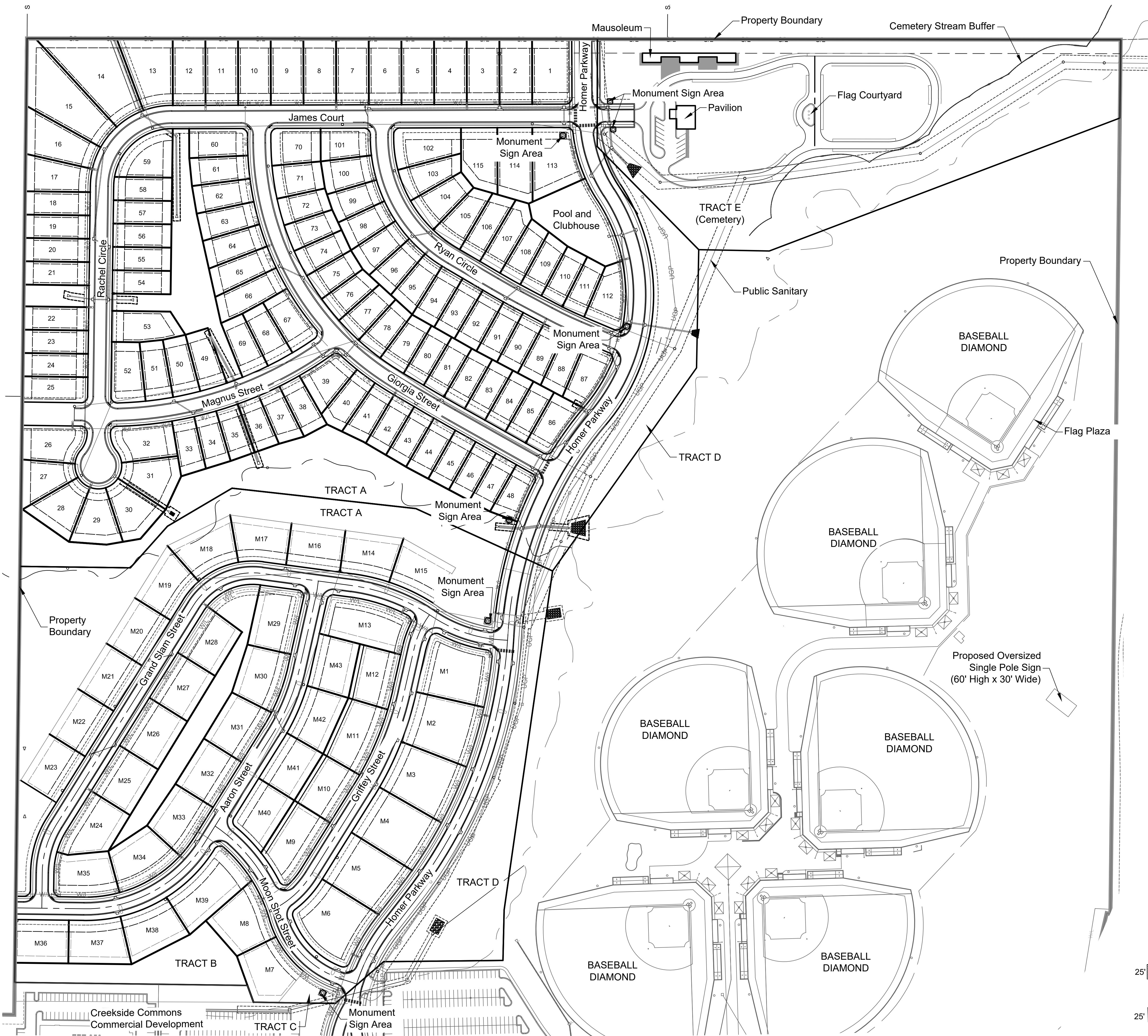
816.800.0950
WWW.RIC-CONSULT.COM

								LAYOUT REVISION	
4	JMM	BAC	03/25/2020					PER CITY COMMENTS	
3	JMM SNW	11/22/19						PER CITY COMMENTS	
2	JMM SNW	11/08/19						PER CITY COMMENTS	
1	JMM SNW	10/11/19						ORIGINAL SUBMITTAL	
--	JMM SNW	06/22/19						REVISION	
NO.	BY	DATE							

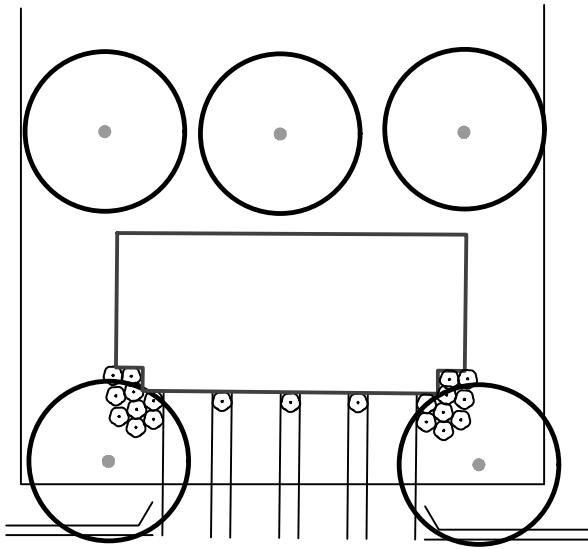
CID AREAS



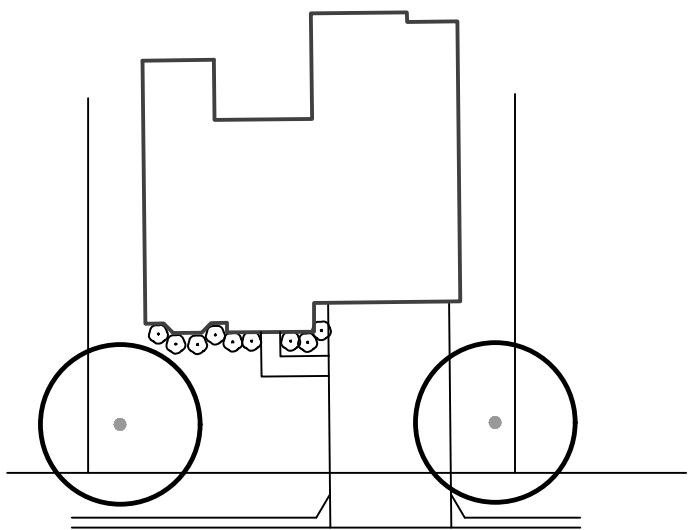
Mar 25, 2020 09:17am
2:18 PM C:\Design\2018\18-0218 Lakeside Single Family\DWG\18-0218 Final Development Plan.dwg



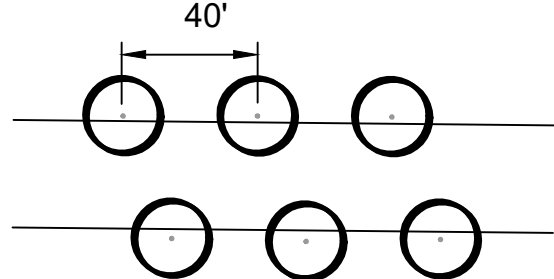
PRESERVATION OF EXISTING CANOPY:
Existing vegetation and contiguous canopy determined to be in good quality shall be preserved where possible and practical. See Vegetation Preservation Plan Sheet C-13



TYPICAL TOWNHOME LANDSCAPE
not to scale
-Per Parkville Code Section 407.020

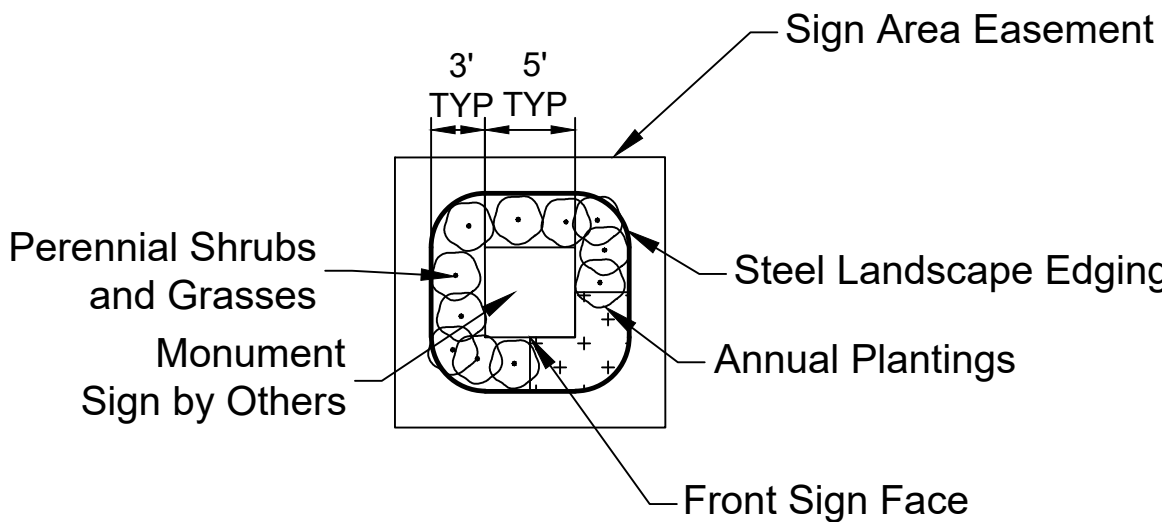


TYPICAL SINGLE FAMILY
RESIDENTIAL LANDSCAPE
not to scale
-Per Parkville Code Section 407.020



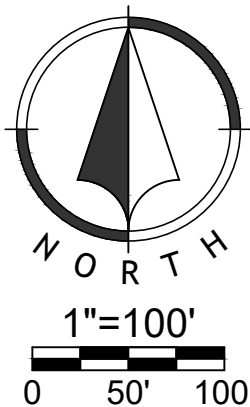
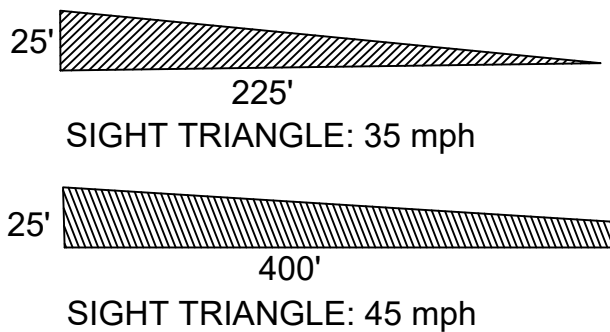
TYPICAL STREET TREE
not to scale
-Per Parkville Code Section 407.1

STREET TREE NOTE:
Street trees and individual town home and single family home landscaping shall be provided per Parkville Code Section 407.1 and 407.020 upon construction of individual lots.
Series of 3-4 trees of a single tree species shall be planted in a configuration so that no one species exceeds 30% of total trees within development. Trees may be selected from the following:
Acer rubrum 'October Glory'
Gleditsia triacanthos 'Skyline'
Nyssa sylvatica 'Wildfire'
Tilia cordata 'Greenspire'
Ulmus americana 'Valley Forge'



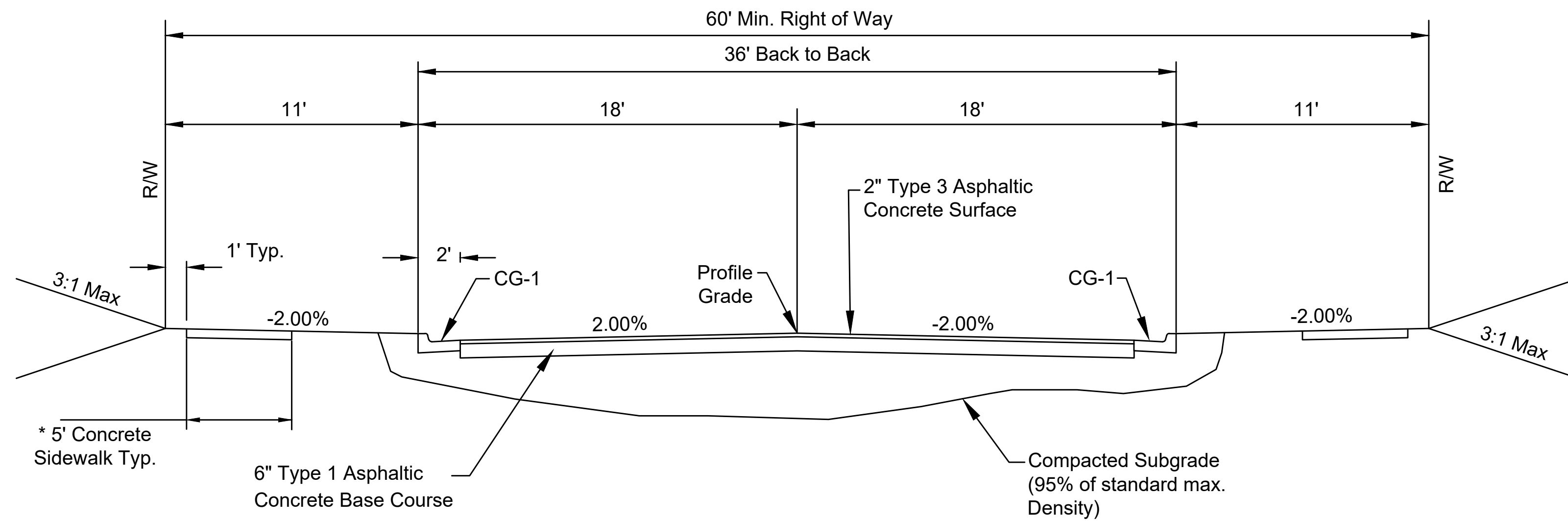
TYPICAL FOUNDATION SIGN PLANTINGS
not to scale
-Per SIGN LOCATION PLAN

FOUNDATION PLANTING NOTE:
Plantings are to be a combination of perennial grasses, shrubs, and annual/seasonal plants of the owner's choice. Perennial plants may be selected from the following:
Aronia melanocarpa 'Morton'
Calamagrostis x acutiflora 'Karl Foerster'
Hemerocallis x 'Stella de Oro'
Hypericum frondosum 'Sunburst'
Juniperus chinensis 'Gold Lace'
Juniperus chinensis 'Sea Green'
Panicum virgatum 'Haense Herms'
Rhus aromatica 'Gro-Low'

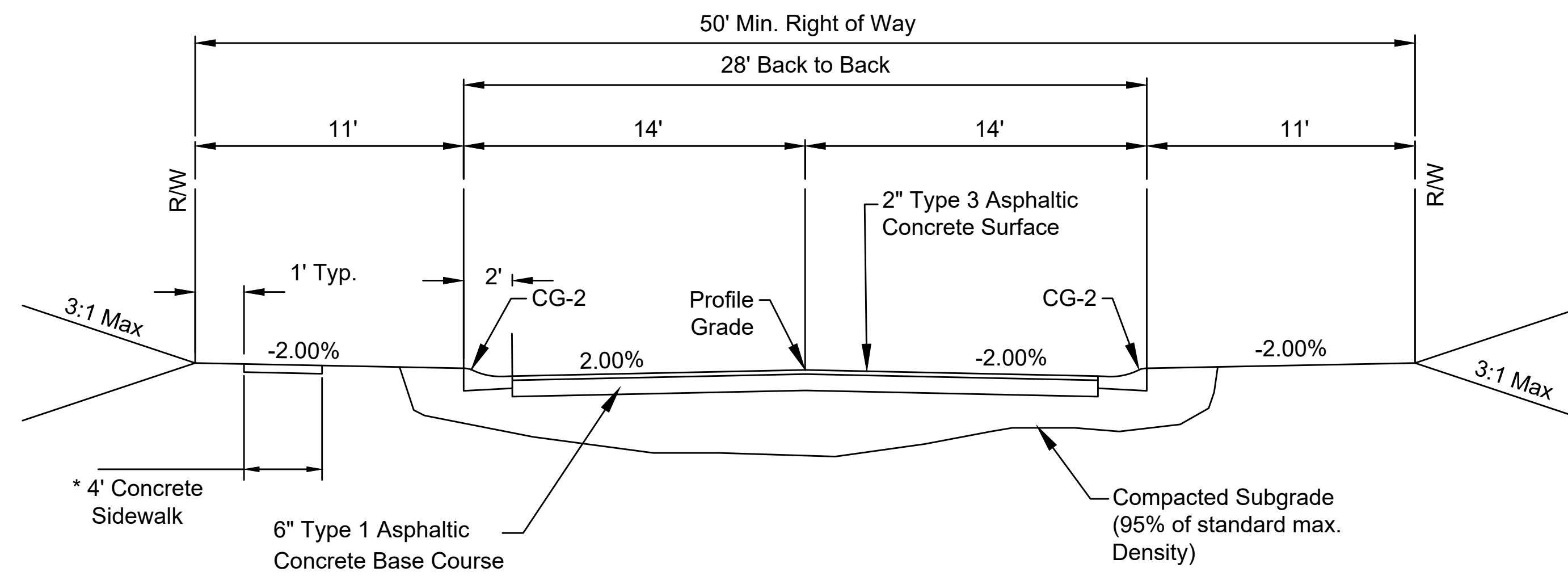


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2	JMM	SWW	11/06/19
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5	JMM	SWW	11/06/19
6	JMM	SWW	10/11/19
7	JMM	SWW	04/22/19
8	JMM	SWW	04/22/19
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100	JMM	SWW	04/22/19

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RESIDENTIAL COLLECTOR STREET
(HOMER PARKWAY)



LOCAL RESIDENTIAL STREET
(MOON SHOT STREET)
(AARON STREET)
(GRIFFEY STREET)
(RACHEL CIRCLE)
(GEORGIA STREET)
(RYAN CIRCLE)
(JAMES STREET)
(MAGNUS COURT)

Sheet

C06

Final Development Plan

18-0218

The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Typical Street Sections

NO.	BY	DATE	REVISION
4	JMM	BAC 03/25/2020	LAYOUT REVISION
3	JMM/SMM	11/02/19	PER CITY COMMENTS
2	JMM/SMM	11/06/19	PER CITY COMMENTS
1	JMM/SMM	10/11/19	PER CITY COMMENTS
-	JMM/SMM	04/22/19	ORIGINAL SUBMITTAL

Renaissance Infrastructure Consulting

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RIVERSIDE, MISSOURI 64150

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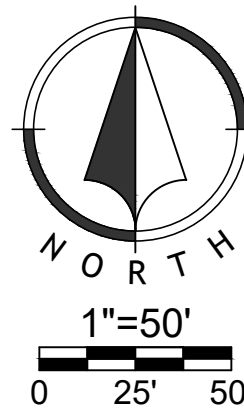
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Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

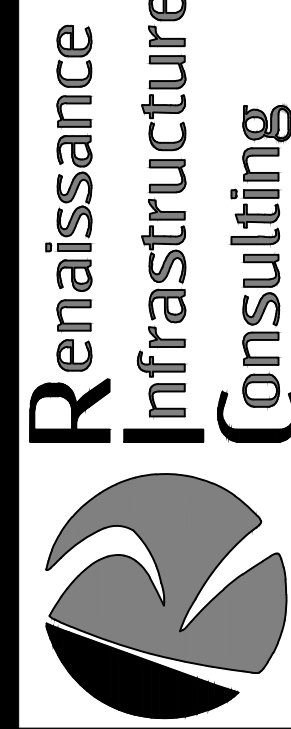
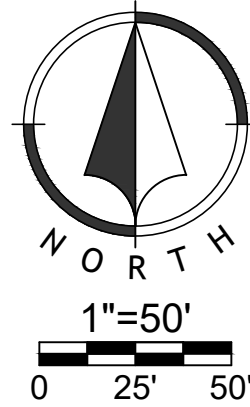
Building Setback Plan
North

NO.	BY	DATE	REVISION
1	JMM	04/22/19	ORIGINAL SUBMITTAL
2	JMM	10/11/19	PER CITY COMMENTS
3	JMM	11/06/19	PER CITY COMMENTS
4	JMM	03/25/2020	LAYOUT REVISION

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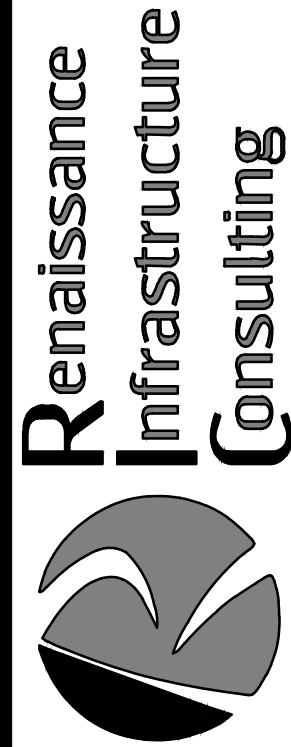
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NO.	BY	DATE	REVISION
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3	JMM/SMM	11/06/19	PER CITY COMMENTS
4	JMM/BAC	03/25/2020	LAYOUT REVISION

Building Setback Plan
North

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

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NO.	BY	DATE	REVISION
1	JMM	BAC 03/25/2020	LAYOUT REVISION
3	JMM	SWM 11/02/19	PER CITY COMMENTS
2	JMM	SWM 11/06/19	PER CITY COMMENTS
1	JMM	SWM 10/11/19	PER CITY COMMENTS
-	JMM	SWM 04/22/19	ORIGINAL SUBMITAL

Grading Plan North

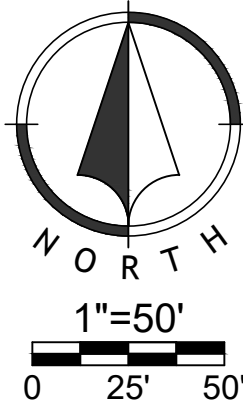
Final Development Plan

18-0218

The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

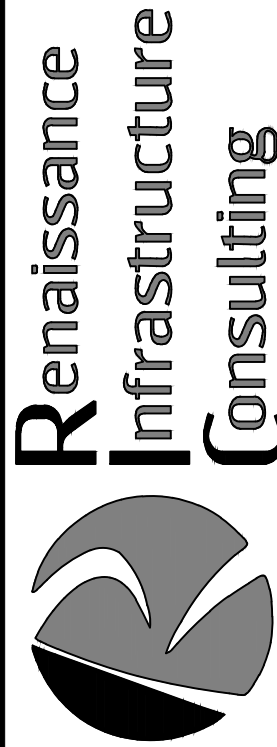
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CREEKSIDE COMMONS
COMMERCIAL DEVELOPMENT

BASEBALL COMPLEX



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NO.	BY	DATE	REVISION
1	JMM/SMM	04/22/19	ORIGINAL SUBMITTAL
2	JMM/SMM	10/11/19	PER CITY COMMENTS
3	JMM/SMM	11/06/19	PER CITY COMMENTS
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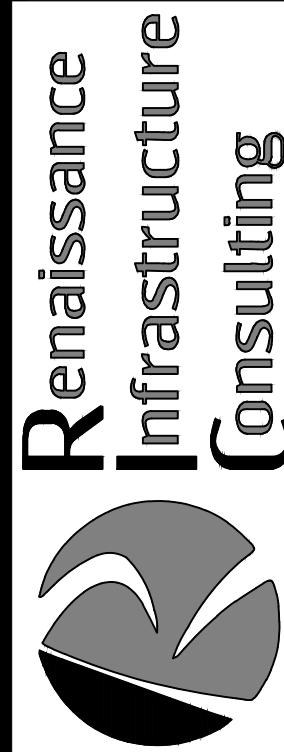
Grading Plan South

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Sheet
C10

Site Data

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				3	JMM	SNWV	11/22/19
							PER CITY COMMENTS
				2	JMM	SNWV	11/08/19
							PER CITY COMMENTS
				1	JMM	SNWV	10/11/19
				--			ORIGINAL SUBMITTAL
					JMM	SNWV	04/22/19



5015 NW CANAL STREET, SUITE 100 816.800.0950

SINGLE FAMILY	
Residential areas	
Areas and density	
Gross area	32.14
Area of right of way	6.25
Net area	25.89
Number of units Lots	115
Density in Units per acre	3.58

Lots	All shown are minimums
Front lot width at Building line	50
Depth of lot	100
Square footage of lot	5500
Front Yard Setback	25
	5
Side Yard Setback	6
Corner lot side yard setback	7
Rear Yard setback	20

Homer Pkwy ROW = 60', Sidewalk = 5'

TOWNHOMES	
Residential areas	
Areas and density	
Gross area	23.36
Area of right of way	5.24
Net area	18.12
Number of units	172
Density in Units per acre	7.36

Lots	All shown are minimums
Front lot width at Building line	100
Depth of lot	50
Square footage of lot	9500
Front Yard Setback	25
Side Yard Setback	5
Corner lot side yard setback	7
Rear Yard setback	15

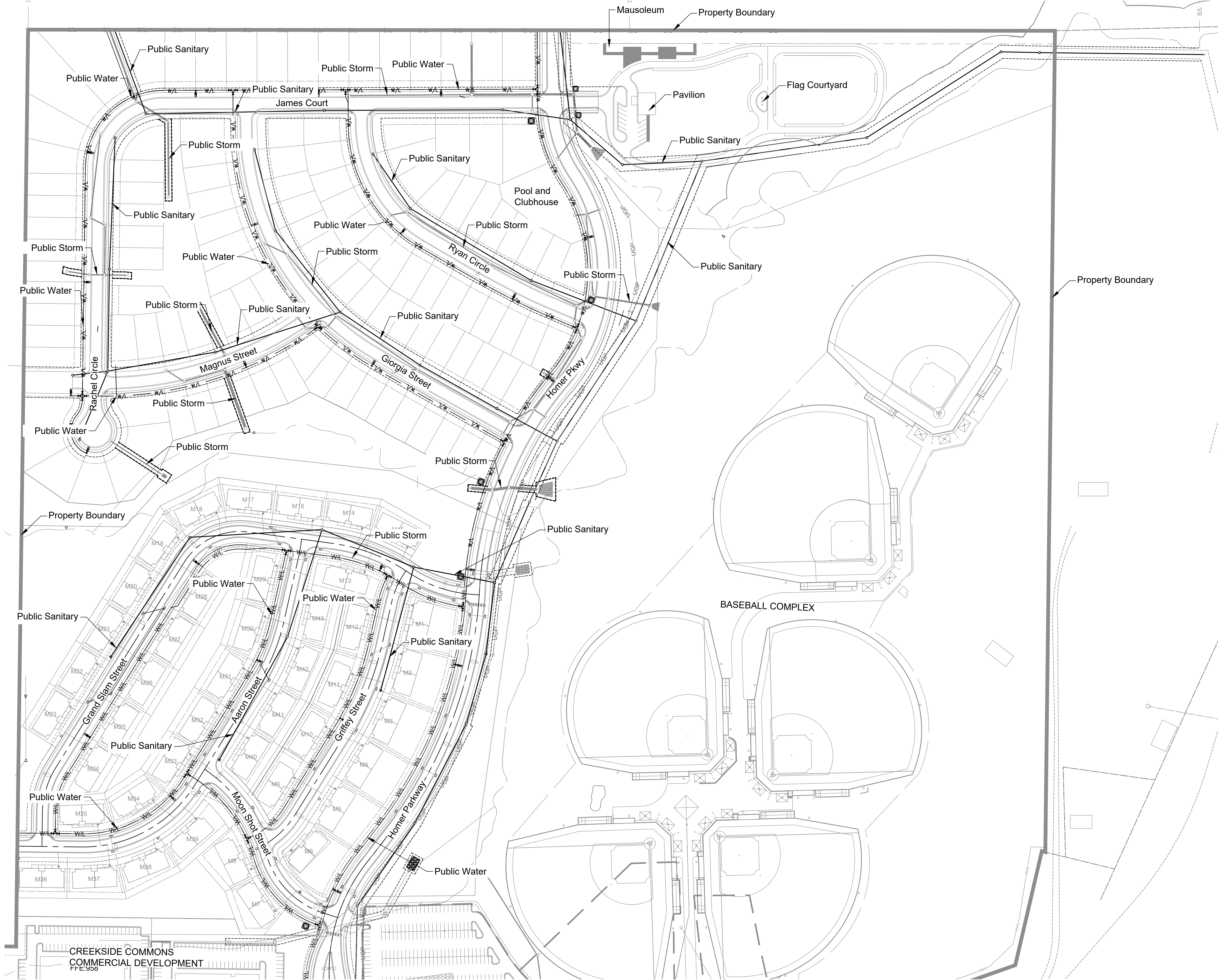
Parking	Per unit
On site with garage	2
Off site	0
Total Parking	404
Streets Public	60
Width of Right of way*	50
Width of street	28
Sidewalk width	4
Street horizontal radius	150
culdesac radius	
Right of way	50
Back of curb	39
Design speed	25 mph

CEMETERY	
Areas	
Areas and density	
Gross area	8.64
Area of right of way	0.07
Net area	8.57
Number of units	0
Density in Units per acre	0.00

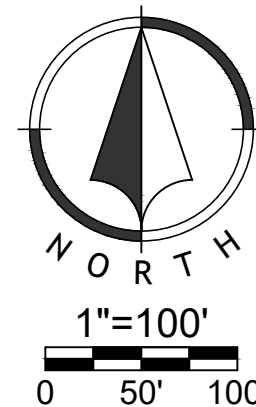
Lots	All shown are minimums
Front lot width at Building line	N/A
Depth of lot	N/A
Square footage of lot	N/A
Front Yard Setback	N/A
Side Yard Setback	N/A
Corner lot side yard setback	N/A
Rear Yard setback	N/A

Parking	Per unit
Marked Parking	10
Drive Side Parallel Parking	98
Total Parking	108
Streets Public	
Width of Right of way*	60
Width of street	N/A
Sidewalk width	N/A
Street horizontal radius	N/A
culdesac radius	
Right of way	N/A
Back of curb	N/A
Design speed	N/A

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CREEKSIDE COMMONS
COMMERCIAL DEVELOPMENT
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Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Site Utility Plan

NO.	BY	DATE	REVISION
1	JMM	03/25/2020	LAYOUT REVISION
2	JMM	04/22/19	PER CITY COMMENTS
3	JMM	11/06/19	PER CITY COMMENTS
4	JMM	10/11/19	PER CITY COMMENTS
5	JMM	04/22/19	ORIGINAL SUBMITTAL

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Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Pedestrian Linkage
Plan

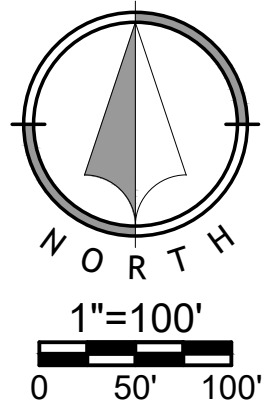
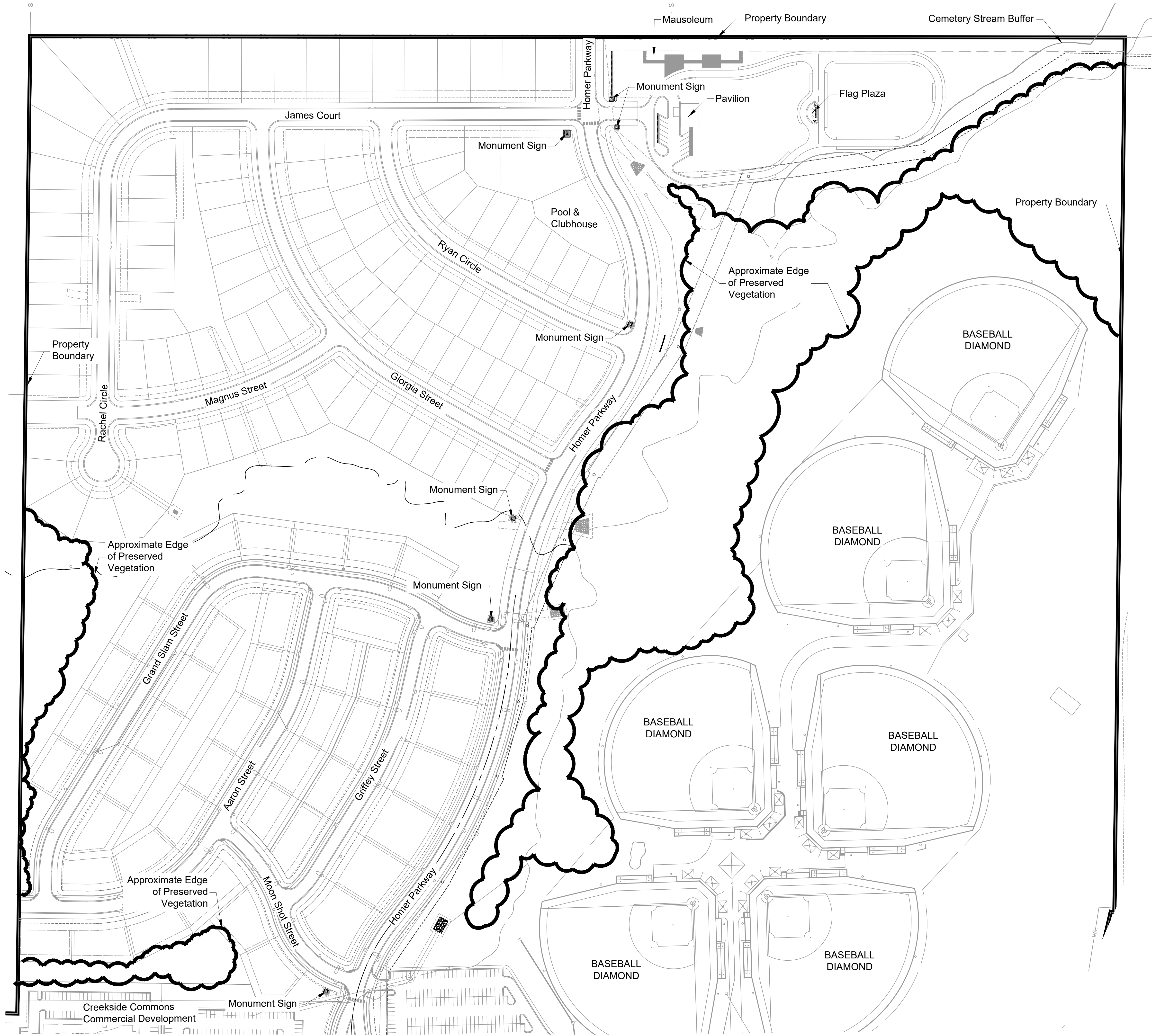
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2	JMM	SWM	11/06/19	PER CITY COMMENTS
1	JMM	SWM	10/11/19	PER CITY COMMENTS
-	JMM	SWM	04/22/19	ORIGINAL SUBMITTAL
NO.	BY	CD	DATE	REVISION

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C14

Final Development Plan
18-0218
The Woods at Creekside, Creekside Village
& The New Parkville Cemetery at Creekside

Vegetation
Preservation Plan

1	JMM	EAC	03/25/2020	LAYOUT REVISION
3	JMM	SWM	11/02/19	PER CITY COMMENTS
2	JMM	SWM	11/06/19	PER CITY COMMENTS
1	JMM	SWM	10/11/19	PER CITY COMMENTS
-	JMM	SWM	04/22/19	ORIGINAL SUBMITTAL
NO.	BY	DATE	REVISION	

Renaissance

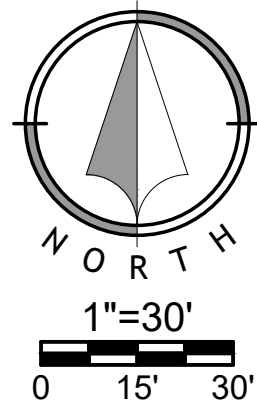
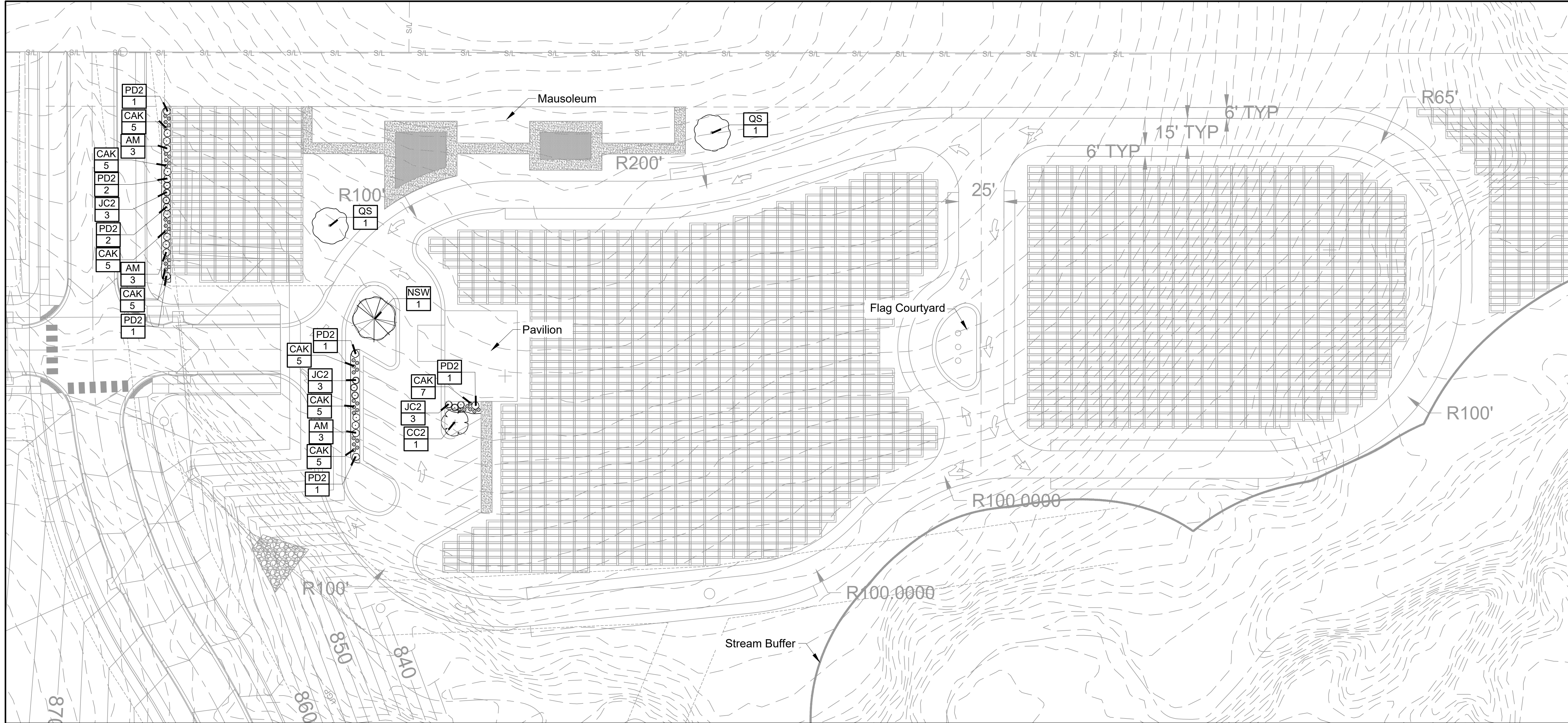
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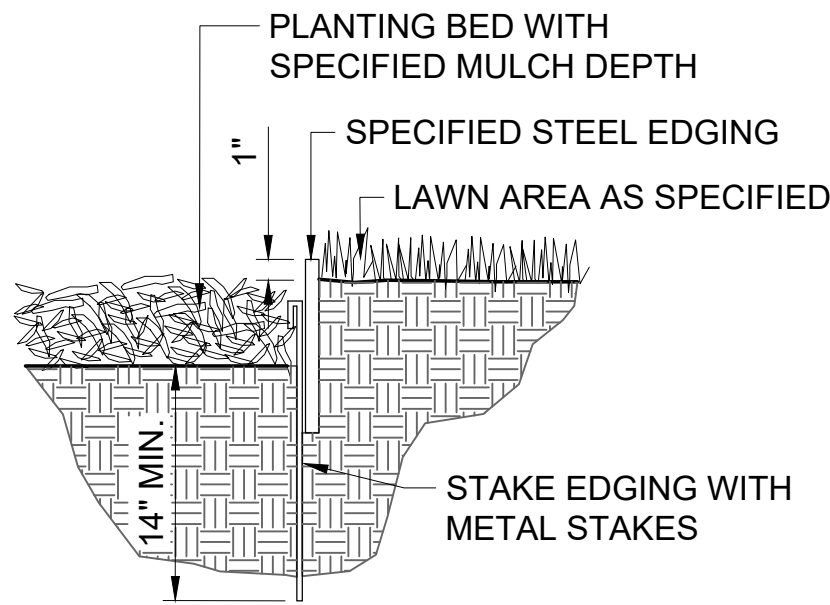


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
CC2	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2" Cal.	1
NSW	Nyssa sylvatica 'Wildfire' / Black Gum	B&B	2.5"	1
QS	Quercus shumardii / Shumard Red Oak	B&B		2
SHRUBS	BOTANICAL / COMMON NAME	CONT		QTY
AM	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry	5 Gal.		9
CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 Gal.		42
JC2	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 Gal.		9
PD2	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	1 Gal.		9

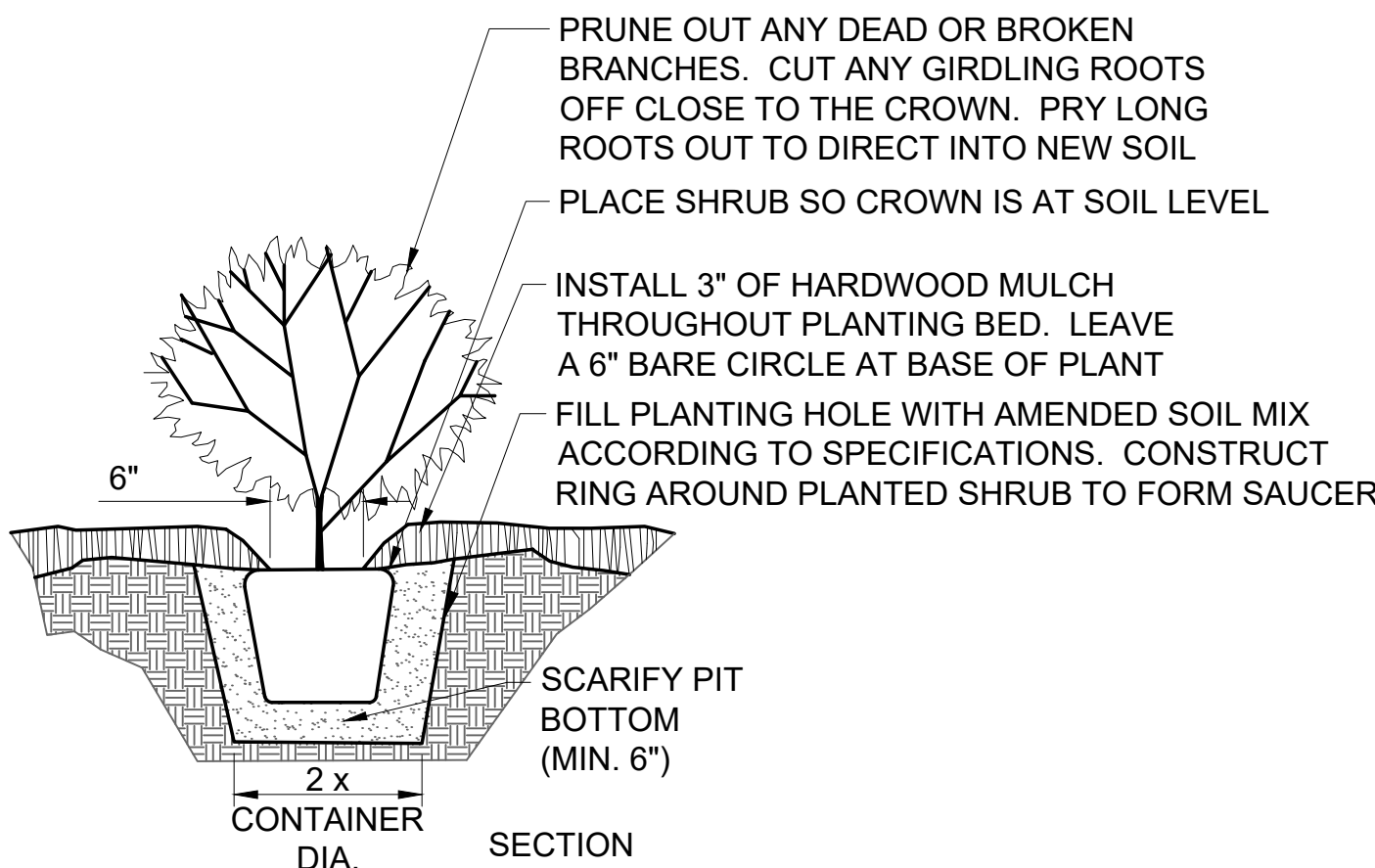


TYPICAL UTILITY BOX SCREENING DETAILS - NTS



- NOTES:
- EDGING PER SPECIFICATION L03 2.07 A. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
 - EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
 - ALL JOINTS SHALL BE SECURELY STAKED.
 - FINISH SHALL BE POWDER COAT; COLOR: GREEN. CONTRACTOR SHALL SUBMIT COLOR SAMPLE TO OWNERS REPRESENTATIVE PRIOR TO PURCHASE.
 - CONTRACTOR SHALL LOCATE AND MARK ALL PLANT BED LOCATIONS PRIOR TO INSTALLATION OF STEEL FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

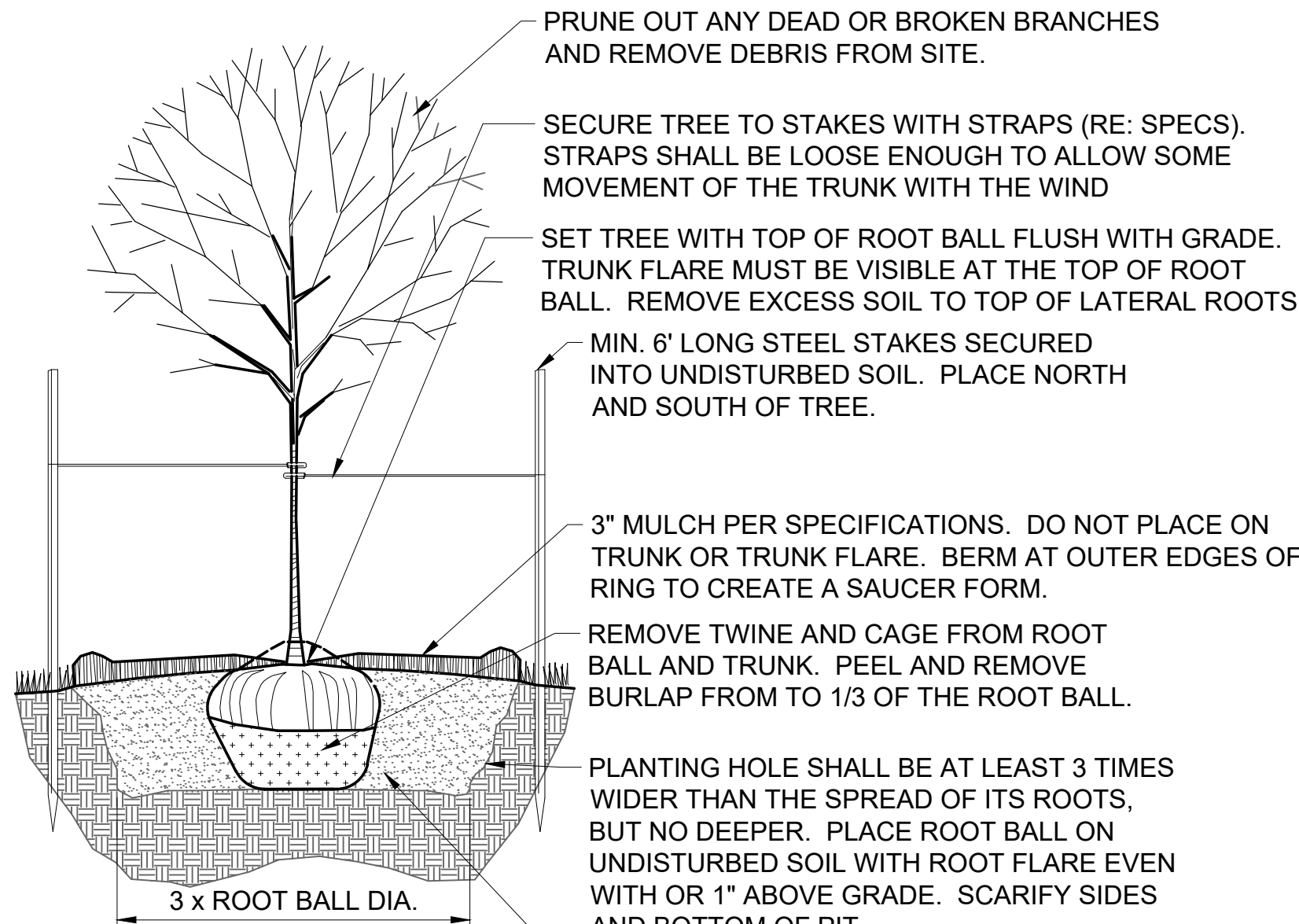
STEEL EDGING DETAIL - NTS



- NOTES:
- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 - CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 - INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

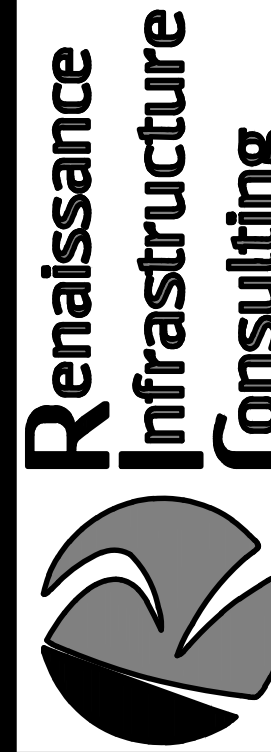
SHRUB PLANTING DETAIL - NTS

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



DECIDUOUS TREE PLANTING DETAIL - NTS

NO.	BY	DATE	REVISION
4	JMM	03/25/2020	LAYOUT REVISION
3	JMM	11/22/19	PER CITY COMMENTS
2	JMM	11/06/19	PER CITY COMMENTS
1	JMM	10/11/19	PER CITY COMMENTS
	JMM	04/22/19	ORIGINAL SUBMITTAL



FINAL PLAT

PARKVILLE, PLATTE COUNTY, MISSOURI

[illegible]

BOUNDARY SURVEY NOTES:

1 THE BEARING SHOWN HEREON ARE BASED UPON THE MISSOURI STATE PLAIN COORDINATE SYSTEM (NAD 83) WEST ZONE UTILIZING
2 STATION P-25.
3 THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT
4 PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS
5 WHICH AFFECT THE BEARING, DISTANCE, OR AREA.
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DEDICATION:

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

THE WOODS AT CREEKSIDE THIRD PLAT
A REPLAT OF PART OF LOT 3, CREEKSIDE
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST
PARKVILLE PLATTE COUNTY MISSOURI

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMEN

[illegible]

BUILDING LINES.
BUILDING LINES (B.L.) OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO. INTERIOR SIDE YARD SETBACKS HEREBY SET AT 3.00 UNLESS OTHERWISE NOTED. REAR YARD SETBACKS ARE HEREBY SET AT 8.00 UNLESS OTHERWISE NOTED.

OPEN SPACE. TRACT A IS HEREBY DEDICATED AS PRIVATE OPEN SPACE USED FOR PARKS, TRAILS, OTHER RECREATIONAL PURPOSES, DRAINAGE CONVEYANCE, DRAINAGE DETENTION, AND ANY AND ALL PURPOSES REASONABLY RELATED THEREOF. TRACT A SHALL BE MAINTAINED BY THE CREEKSIDE HOMEOWNERS ASSOCIATION THEIR SUCCESSORS AND ASSIGNS.

BUILDING LINES:

IN WITNESS WHEREOF, BRIAN J. MERTZ, MANAGING MEMBER OF PARKVILLE DEVELOPMENT 140, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 2021.

BRIAN J. MERTZ, MANAGING MEMBER

COUNTY OF { }
STATE OF MISSOURI { }
COUNTY OF { }

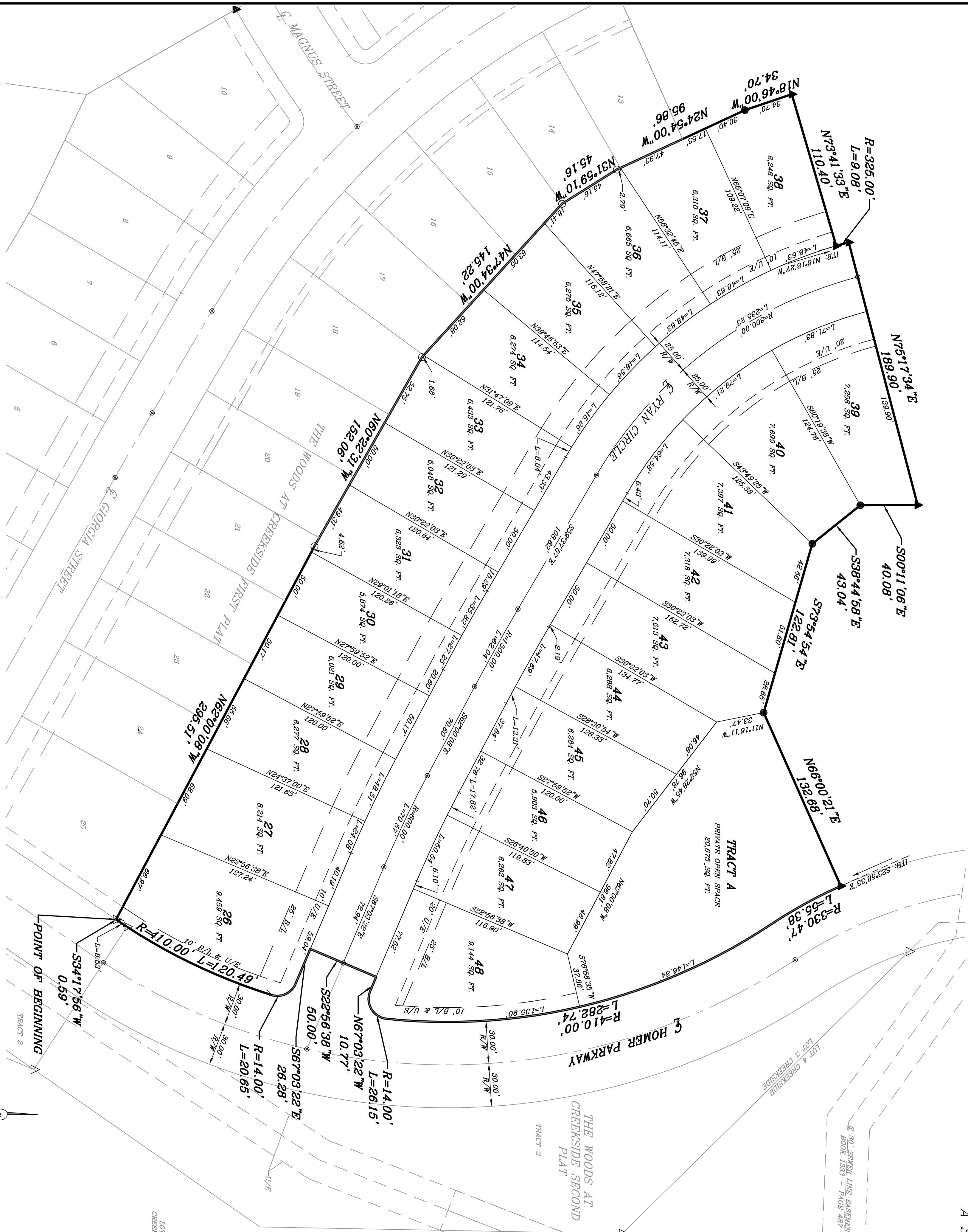
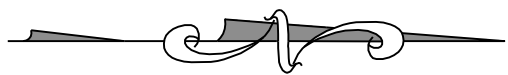
PERSONALLY APPEARED THE ABOVE NAMED OWNER, WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN STATED.

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

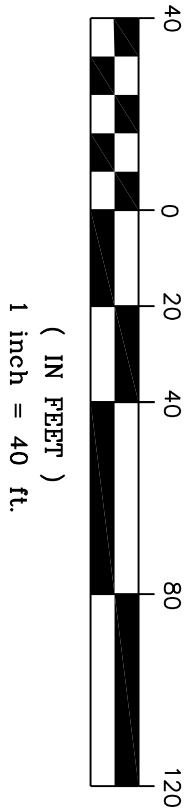
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOARD OF ALDERMAN
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE BOARD OF ALDERMAN OF PARKVILLE,
MISSOURI, BY ORDINANCE NO. _____, DULY AUTHENTICATED THIS _____ DAY OF _____, 2021.

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE



MONUMENTATION/LEGEND

- FOUND MOVEMENT AS NOTED
- SET 1/2" BAR WITH CAP STAMPED PLS-20070000099
- ▲ SET 5/8" BAR WITH CAP STAMPED PLS-20070000099
- SET MAG NAIL AT C ROAD POINTS OF INTERSECTION
- 1/2" BARS WILL BE SET AT ALL REAR LOT CORNERS
- CURB NOTCHES WILL BE SET AT PROPERTY LINE PROLONGATIONS
- ALL MOVEMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION

OWNER/DEVELOPER:
PARKVILLE DEVELOPMENT 140, LLC
7607 NW JOHN ANDERS ROAD
KANSAS CITY, MO 64152

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R.L. Buford & Associates, LLC

LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF
AUTHORITY LICENSE NO. LS-2010031977
rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-
18-51-34

DATE
5/3/2021

COUNTY
PLATTE
FIELD BOOK

JOB NO.
P-21135

SURVEYOR'S CERTIFICATION

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


ROBERT G. YOUNG, PLS-2007000089

5/20/2021
DATE

