



Planning & Zoning Commission
Regular Meeting Agenda
City of Parkville, Missouri
Tuesday May 10th, 2016 @ 5:30pm
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the Agenda.
 - B. Approve the minutes from the April 12th, 2016 Regular Planning and Zoning Commission meeting.
4. Public Hearing
 - A. Application to amend Parkville Municipal Code Chapter 463 to add Section 463.065 PLCD-Parkland and Conservation Temporary Sign Permit and to add Section 463.180 "PLCD"-Parkland and Conservation District. A new district within Chapter 463 regulating signs, in sizes, materials and length of time for display. *Case #PZ16-07; City of Parkville, Missouri*
5. Regular Business
 - A. Application for a Final Plat for Thousand Oaks 20th Plat. *Case #PZ16-06; David Barth, Forest Park Development Company of Kansas City, LLC*
6. Unfinished Business
 - A. Application for a Site Plan/Development Plan for 12 East Street Parkville, MO. *Case #PZ16-03; Alex Iglesias, Samsara Vintage Home – Previously postponed from 4-12-16 Planning Meeting.*
7. Other Business
 - A. Missouri American Water Treatment Plant – June 14th, 2016 Planning Commission Meeting
 - B. Upcoming meetings & dates of importance:
 - Planning Commission Work Session-*immediately following this meeting.*
 - Board of Aldermen Meetings: Tuesday, Tuesday, May 17th, 2016 and Tuesday June 7th, 2016 at 5:30 pm
 - Zoning Code and Subdivision Regulations update Open House #1 Monday May 23rd, 2016, Parkville City Hall-Board Room @ 5:30-7:30pm
 - Board of Zoning Adjustment Meeting: Tuesday, May 24th, 2016-Cancelled No Agenda Item
 - Planning & Zoning Commission Regular Meeting: Tuesday, June 14th, 2015 at 5:30 pm.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, April 12, 2016 at 5:30 p.m.
City Hall Boardroom**

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman
Keith Cary, Vice Chairman
John Delich
Doug Krtek
Barbara Wassmer
Walt Lane
Michael Wright
Pam Scott-Arrived Late at 5:35 p.m.

A quorum of the Planning Commission was present.

Staff Present:

Paul Giarratana / Building Official
Stephen Lachky / Community Development Director
Kelly Yulich / Department Assistant

4. GENERAL BUSINESS

Chairman Katerndahl made an announcement of the resignation of Robert Lock from the Planning & Zoning Commission and recognized him for his service as a Planning & Zoning Commissioner. He stated his congratulations on the behalf of the Planning & Zoning Commission to his recent elected position as Aldermen for Ward Three.

A. Approval of Planning & Zoning Meeting Agenda.

Chairman Katerndahl called for any discussion of the proposed agenda. Seeing none Chairman Katerndahl called for a motion to approve the agenda as proposed.

Commissioner Delich moved to approve the agenda, Commissioner Krtek seconded. Motion passed: 7-0.

B. Approve the minutes from the March 8th, 2016 Planning and Zoning Commission meeting.

Chairman Katerndahl called for any discussion of the minutes or changes needed. Seeing none Chairman Katerndahl called for a motion to approve the minutes as proposed. **Commissioner Lane moved to approve the minutes, Commissioner Delich seconded. Motion passed: 7-0.**

4. **PUBLIC HEARING**

- A. Application to rezone two parcels containing 30.82 acres, more or less, located approximately ¾ mile north of 45 Highway on NW 76th Street and abutting I-435, from County “RMD” Residential Multiple Dwelling District to City “R-1” Single-Family Residential District. *Case# 2016-04 Michael E. Pedley, Regina M. & Charles K. Moore, applicant*

Chairman Katerndahl addressed the City of Parkville Staff for a description of the proposed application.

Community Development Director Stephen Lachky gave an overview of the application requesting to rezone 30.82 acres, more or less, from County “RMD” Residential Multiple Dwelling District to City “R-1” Single-Family Residential District. He explained that the property had retained its County “RMD” zoning designation after being annexed into Parkville in the early 2000s, and had since not been rezoned. The owners’ desire is to construct a farm building and single-family home on the property in the future; which would require the property to be rezoned to a Parkville zoning district in order to obtain a Parkville building permit. Staff proposed to rezone the land to an “R-1” Single-Family District, with it being the most compatible with uses on surrounding properties.

Lachky stated that future land use projections in the Parkville Master Plan, allows farm and garden uses, single-family dwellings and other permitted uses, subject to specific requirements within the R-1 zoning district. And it is also the City’s most restrictive residential zoning district in terms of allowable uses. Removal of the restrictions imposed by the current zoning district could affect the nearby uses if the property were to be developed with more intensive uses permitted under the R-1 district such as colleges, primary schools, churches or other permitted uses. However, in order to be further developed for these higher intensity uses, alternative access would be required.

Lachky explained it was staff’s opinion that denial is not warranted to protect the public health, safety and welfare, and that there does appear to be a hardship to the property owner if the property is not allowed to be rezoned to a City district. As previously discussed, the site cannot be developed under the existing County RMD zoning. Instead, the property must be rezoned to a City district before building or development permits are approved. The parcels do achieve the City’s projected land use for the property as indicated in the Parkville Master Plan via its Future Land Use map. Disallowing the property to be zoned as requested or to another City district will effectively prevent construction and development creating a hardship on the property owner. In conclusion Community Development Director Lachky recommended approving the proposed zoning district change to “R-1” Single-Family Residential District based on the merits of the application although reserving the right to modify the conclusions and recommendations based on consideration of any additional information that may be presented during the public hearing.

Chairman Katerndahl addressed the Planning & Zoning Commission for any questions or discussion on the proposed application.

Commissioner Scott questioned if the City would be setting precedence for a barn in the "R-1" District? Director Lachky stated that barns are an allowable accessory structure in the R-1 zoning currently. Chairman Katerndahl questioned if there was a rural residential district within the City for a Barn. Building Official Giarratana stated the commission is not here to approve an accessory structure but rather the rezoning from County RMD to City R-1.

Chairman Katerndahl stated that Commissioners Scott's concern should be addressed for the zoning code update. Commissioner Wright questioned if the property owner only wanted to build a barn why couldn't they do this with the current zoning of County RMD. Building Official Giarratana explained in order to issue a building permit they would need to be zoned in the City versus the County.

Chairman Katerndahl asked the applicant to come forward.

Mike Pedley (6004 N. Strathbury Ave, Kansas City, Missouri) explained that he was the property owner along with his sister and brother-in-law. He addressed the public on the overhead where a question was raised about Naylor Cemetery, which was not on his property, nor in the Parkville City limits. He explained the intentions of the rezoning and the future possibilities of building a home and barn on the property.

Chairman Katerndahl asked for any additional questions or concerns from the public.

Regina Moore (6408 Melody Lane Parkville, Missouri) came forward and stated she was also the applicant and explained that they bought the property in hopes of creating it as the family farm. They are wanting to build a home on the property not develop the land.

The Chairman asked if there were any additional comments from the public seeing none he closed the public hearing portion at: 5:50 p.m.

Chairman asked the Planning Commission for a motion:

Commissioner Delich moved to recommend approval of the application subject to the conditions herein. Commissioner Scott Seconded. Motion passed 8-0.

5. REGULAR BUSINESS

- A.** Application for a Site Plan/Development Plan for Modifications on the front façade of 12 East Street Parkville, MO. Zoned "OTD" Old Town District, Case #PZ16-03, Alex Iglesias/Samsara Vintage Home, applicant

Chairman Katerndahl and Commissioner Wassmer recused themselves due to a conflict of interest and exited the room at 5:55 p.m. Vice Chairman Cary accepted control over the meeting and asked the Community Development Director to explain the application.

Community Development Director Stephen Lachky gave an overview of the proposed application for modifications to the front façade at 12 East Street in the “OTD” Old Town District in Parkville, MO. He explained that the original structure was built in the 1940’s and had recently been used as two separate store front units. Lachky stated that the applicant proposes to restore and enhance the exterior with cosmetic changes to the front by enhancing the plain painted brick with stucco and decorative columns, fresh paint and streetscape landscaping. They would be adding a new double door entry as well as interior modifications which had already been reviewed and approved by the City’s Building Official. The modifications would involve removing a non-structural dividing wall, which now separates the buildings two units, combining the two existing suites into one. The applicant’s desire was to return the building to a more historic character, remove materials that weren’t consistent with the building’s age, and restore the architectural details to those more appropriate for the building’s architectural period.

Lachky stated that the application had been reviewed against the Parkville Municipal Code, including Chapter 442 “OTD” Old Town District regulations, and compared to other development in the “OTD” Old Town District. The application had also been reviewed against the goals and objectives from the adopted *Vision Downtown Parkville Master Plan* and the separate advisory study, *A Preliminary Commercial Rehabilitation Design Guideline*. After review and consideration, staff concluded that the intent of the guidelines had been met by the applicant, and the proposed modifications would preserve Downtown Parkville’s small town ambiance, and enhance the streetscape. The proposed modifications and improvements would focus attention on the front of the building, increasing the aesthetic visualization. Staff concluded that the proposed exterior modifications were generally consistent and compatible with other improvements in the “OTD” Old Town District, were consistent with the adopted “OTD” Old Town District guidelines and would return the building to a more historic architectural period in character. Staff recommended approval as submitted subject to any additional conditions the Planning & Zoning Commission may recommend.

Vice Chairman Cary asked if the commissioners had any questions. Commissioner Wright asked what the materials would be consistent of. Several individuals were speaking in the audience, Commissioner Delich asked if Vice Chairman Cary could please ask them to approach the podium and state their name.

Alex Isglasis, the applicant, approached along with Phillip Wassmer, the contractor. Commissioner Scott was concerned the historical features more resembled Greece than Parkville. The applicant stated that the design was classical albeit not Midwest. Commissioner Scott was concerned over the signage requirement and if the windows would be used as advertisements. The applicant explained the new sign would be flat against the building and not protruding as it is currently. Mr. Isglasis also stated that the windows would be used for display as they currently are being used for. Several Commissioners were concerned over whether or not the planters would be removed or remain in place.

The applicant stated the picture that City staff had presented to the Planning Commission earlier was not the final design that will be implemented. The Commission questioned the applicant on what the design was and what would be staying and what they would be removing. Concerns were raised about the center post being removed and if the additional two columns, depicted in the original drawing

submitted, would be used and if they were structurally sound. Additionally, the Planning Commission asked if the two columns would sit on top of the concrete pad on-site, or be fixed into the concrete. Several Commissioners stated their concerns that structural details would need to be addressed and how they didn't have the most current drawings or documents showing what the applicant was seeking approval for. The Commissioners stated they support enhancement to Parkville's downtown area, but would need more information prior to giving an approval of the application. Discussion continued over the columns, structural integrity of the roof and sidewalk.

Vice Chairman Cary asked if the Commission would entertain a motion.

Commissioner Delich moved to postpone the application, and recommended the applicant re-submit the application with information on structural and design. Commissioner Scott Seconded. Motion passed 8-0.

Chairman Katerndahl & Commissioner Wassmer re-entered the room.

6. **UNFINISHED BUSINESS**

None.

7. **OTHER BUSINESS**

A. **Missouri American Water Treatment Plant-**

Community Development Director Lachky stated that there would be a future work session coming for the proposed new Missouri American Water Treatment Plant located along FF Highway.

B. **Upcoming Meetings & Dates of Importance:**

- Planning Commission Work Session-*immediately following this meeting.*
- Board of Zoning Adjustment Meeting: Tuesday, April 26th, 2016 at 5:30 pm
- Board of Aldermen Meetings: Tuesday, April 19, 2016 and Tuesday, May 3rd, 2016 at 7:00 pm
- Planning & Zoning Commission Regular Meeting: Tuesday, May 10th, 2015 at 5:30pm.

Chairman Katerndahl asked if staff could provide the Planning Commissioners the date of the 45 Highway Corridor Open house as well as any other upcoming open house events.

8. **ADJOURNMENT**

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

Commissioner Krtek moved to adjourn, Commissioner Scott seconded. Motion passed: 8-0. Meeting adjourned at 6:52 p.m.

Submitted by:

Kelly Yulich
Community Development Department Assistant

2-10-16
Date



Staff Analysis

Agenda Item: 4.A

Proposal: Text amendment to Parkville Municipal Code Chapter 463 to add Section 463.065 "PLCD" Parkland and Conservation District Temporary Sign Permit and to add Section 463.180 "PLCD" Parkland and Conservation District, a new district within Chapter 463 regulating signs, in sizes, materials and length of time for display.

Case No: PZ16-07

Applicant: City of Parkville

Exhibits:

- A. This staff report
- B. Application for Temporary Sign Permit in "PLCD" Parkland and Conservation District
- C. Additional exhibits as may be presented at the public hearing

By Reference: A. Parkville Municipal Code, Chapter 463 Section 463.060, Temporary Sign Permit-<http://www.ecode360.com/27902446>

Overview

Currently, the City does not allow temporary promotional signage in City Parks or Conservation areas during city approved events or activities. The only available options are temporary promotional signs that must be displayed on private property, and with a time limit of thirty (30) days before needing to be removed. The applicants must also adhere to a maximum square footage for a temporary sign of sixteen (16) square feet in area with a fee of \$10.00 per sign. Currently all temporary signs must have the removal date printed clearly on the lower right-hand corner, as viewed from the exterior.

Local organizers have indicated that these rules are inadequate for promoting events on event days. Multiple special event organizers have requested the ability to have signage in the park during their event for promotion, sponsorship and indication to attendees that they are in the correct location in the Park.

The proposed text amendments create an Application for Temporary Sign Permit in "PLCD" Parkland and Conservation District (Exhibit B), and the Parkland and Conservation District. The permit will allow administrative approval of various banners, flags and yard signs within City Parks and Conservation areas as part of an approved special event permit issued in accordance with the Guidelines for Events in Parkville pursuant to Municipal Code Section 140.345 or other city approved Park activities as approved by the Board of Aldermen (such as a Board approved use of Vikings Field). A Parkland and Conservation District Temporary Sign can only be displayed during event days and then must be removed, unless authorized throughout a season such as the Vikings Field Football season.

The permit will allow staff to approve signs or banners that does not exceed sixteen (16) square feet. Signs or banners that exceed sixteen (16) square feet would need to be approved through the Community Land and Recreation Board (CLARB). Sixteen (16) square feet is the maximum size that city staff may approve for other signage permits without an appeal to the appropriate governing body.

Creating a specific section in Article IV of Chapter 463: Sign Code in the Parkville Municipal Code entitled "PLCD" Parkland and Conservation District will allow rules and regulations for signage within the specific district, which can include but are not limited to: Size, removal dates, physical location and types of temporary signage.

Proposed Text Amendment

Following are amendments proposed to Parkville Municipal Code, to amend Chapter 463 to add Section 463.065 "PLCD" Parkland and Conservation District Temporary Sign Permit and to add Section 463.180 "PLCD" Parkland and Conservation District, a new district within Chapter 463, regulating signs, in sizes, materials and length of time for display. All amendments are additions to the existing code.

Section 463: Article II Permits and Fees. Add the following:

463.065 "PLCD" Parkland and Conservation District Temporary Sign Permit

A parkland and conservation temporary sign permit may be issued for temporary promotional, events or sponsorship signs at events including mobile or portable signs and banners, provided they do not exceed sixteen (16) square feet in area. Any Sign exceeding sixteen (16) square feet in area will need approval from the Community Land and Recreation Board (C.L.A.R.B). Each entity may obtain Parkland and Conservation temporary sign permits with an approved event or activities. All temporary Parkland and Conservation temporary signs shall be removed immediately after an approved event has concluded.

Chapter 463: Sign Code. Addition to *Chapter 463: Sign code* to add a new section 463.180, "PLCD" Parkland and Conservation District, as follows:

463.180: "PLCD" Parkland and Conservation District

Temporary signs and banners in the Parkland and Conservation Districts shall be approved in conjunction with approved events and agreements. All signs shall be limited to the regulations listed in Section 140 City Parks and City Events.

Staff Conclusion and Recommendation

Temporary signs and banners are a common source of complaints for the City of Parkville's events within the City Parks and Conservation areas. Approved events and agreements within the City Parks and Conservation areas have previously not been allowed to have signs and banners promoting sponsorships and events. This text amendment proposes to address common concerns and issues relating to signs and banners in these areas. Staff concludes that: The proposed text amendments are responsive to address event coordinators' needs to help promote their events and create additional future sponsorships for additional events within the City's Parks and Conservation areas.

Accordingly, Staff asked for recommendations and approval of the proposed text amendment, as proposed, from the Community Land and Recreation Board (CLARB) at their regularly scheduled meeting on April 13, 2016. CLARB approved the proposed text amendments with a 5

to 1 vote, recommending that no fee be charged for the permit(s), and that the proposed text amendments be forwarded on to the Planning and Zoning Commission for a public hearing.

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

End of Memorandum

Stephen Lachky, AICP
Community Development Director

4-19-16
Date

Cc: Kelly Yulich
Community Development Assistant



Application for Temporary Sign Permit in "PLCD" Parkland and Conservation District

1. Entity Information

Name of entity for which the sign is requested: _____

Address and/or general location: _____

2. Contact Information

Applicant:

Name: _____

Address: _____

Phone: _____

Fax number: _____

Email: _____

Additional Contacts (if any):

Name: _____

Address: _____

Phone: _____

Fax number: _____

Email: _____

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 no sign shall hereafter be erected, re-erected, constructed, altered or maintained except in conformance with the Parkville City Code. 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 the retraction of this permit.

Applicant's Signature (Required) _____

3. Sign Information

Type: Banner Yard Type Sign(s), # of Type Yard signs: ___other: _____

Dimensions/area: Height _____ Width _____ Area: _____

Material: _____

Proposed location (s): _____

Please attach a rendering or photo showing the sign dimensions text and graphics.

Proposed method of attachment: _____

Date sign(s) are proposed to be in place: _____

Date sign(s) are to be removed: _____

For City Use Only

Action Taken: Approved Approved with Conditions Denied

Date of Action: _____ Application accepted as complete by: _____

Additional Instructions: _____

Date Submitted: _____

Permit #: _____ Removal Date: _____

Note: Banners and large signs larger than sixteen (16) square feet must be approved by the Community Land and Recreation Board for public and private events.



Staff Analysis

Agenda Item: **5.A**

Proposal: Application for Thousand Oaks – 20th Plat, Final Plat, a Subdivision in the City of Parkville, Platte County, Missouri.

Case No: PZ16-06

Applicant: Forest Park Development Company LLC of Kansas City

Owner: Forest Park Development Company LLC of Kansas City

Location: East half of Section 19, Township 51, Range 34; in the City of Parkville, Platte County, Missouri generally located east of the southeast corner of the intersection of Brink-Myer Road (north/south alignment) with Brink-Myer Road (east/west alignment), west of Thousand Oaks 10th and 11th Plats and north of Thousand Oaks 12th Plat.

Zoning: “R-3” Single Family District

Parcel #: All of parcels 20-4.0-19-000-000-005.000, and part of parcel 20-4.0-19-000-000-006.000

Exhibits:

- A. This staff report
- B. Application for Final Plat
- C. April 29, 2016 memo from Public Works Director Alysen Abel
- D. Thousand Oaks – 20th Plat, Final Plat (3 sheets) prepared by Aylett Survey & Engineering Co. dated March 17, 2016.
- E. Rendering / concept plan showing the landscaping “amenity” that’ll be provided around Myers Circle and NW 66th Terrace.
- F. Thousand Oaks West Preliminary Plat (now 20th plat) summary letter from Wilbur Souders, PE, dated April 28, 1015
- G. Thousand Oaks West Preliminary (now 20th plat) Storm Evaluation letter from Wilbur Souders, PE, dated April 28, 1015
- H. June 2, 2015 memo from Public Works Director Alysen Abel
- I. Utility service confirmation letters or signatures from: Platte County Regional Sewer District (4-14-15 Kansas City Power and Light (4-15-15); Missouri American Water (4-15-15 & 4-29-16; Missouri Gas Energy (4-16-15); Southern Platte Fire Protection District (4-29-15); and Park Hill School District (4-30-15).
- J. The Thousand Oaks Tenth Plat, Final Plat, recorded in the Platte County Recorder of Deeds Office via instrument 010266 in Book 20 Page 88 on June 10, 2005.
- K. The Thousand Oaks Eleventh Plat, Final Plat, recorded in the Platte County Recorder of Deeds Office via instrument 001110 in Book 20, Page 134 on January 20, 2006.
- L. Case No. BZA04-35 (Request for approval of a proposed side-yard setback variance Thousand Oaks Estates)
- M. Case No. PZ15-14 (An application for a preliminary plat of Thousand Oaks West, 34 single-family units on 43.29 acres)
- N. June 16, 2015 Meeting Minutes of the Board of Aldermen, Item 5C (Approve an ordinance to amend Parkville Municipal Code Chapter 405 to rezone approximately 43.3 acres from County “AG” Agricultural District to City “R-3” Single-Family Residential District – Case PZ15-18; David Barth, Forest Park Development Company of Kansas City, LLC, applicant)
- O. Ordinance 2813 approving rezoning Thousand Oaks 20th plat.
- P. Aylett Survey Revised Plat 4-28-2016
- Q. Thousand Oaks 11th replat of Tract B.

By Reference:

- A. Parkville Municipal Code in its entirety - <http://www.ecode360.com/PA3395>, including but not limited to:
 - 1. Title IV, Zoning Code, Chapter 420, “R-3” Single-Family District Regulations - <http://www.ecode360.com/27901234>
 - 2. Title IV, Zoning Code, Chapter 467, Height, Area, and Bulk Requirements - <http://www.ecode360.com/27902586>
 - 3. Title V, Building and Construction, Chapter 505, Subdivisions - <http://www.ecode360.com/27903031>
- B. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>

Overview

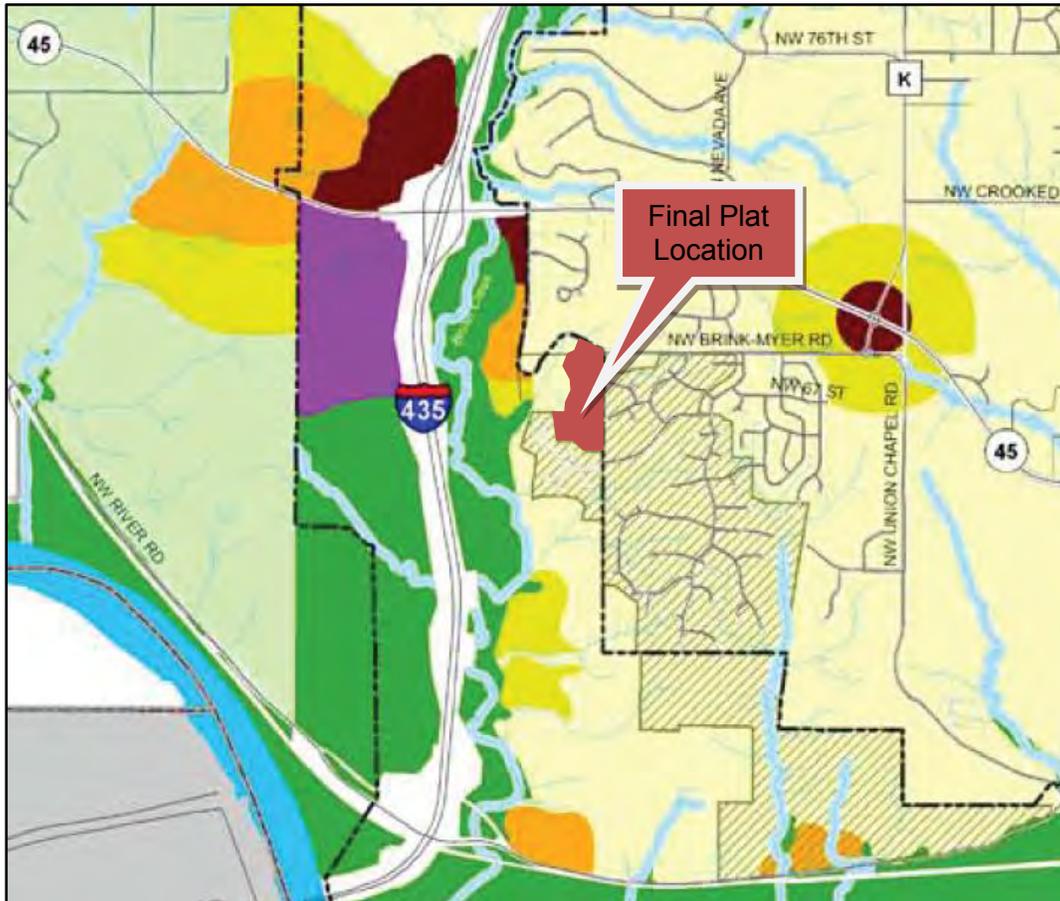
The applicant, Forest Park Development Company LLC of Kansas City, proposes the Thousand Oaks – 20th Plat, a final plat for 32 single-family lots and additional open space tracts consisting of 14.56 acres, more or less within 28.33 acres, more or less. The property is located east of the southeast corner of the intersection of Brink-Myer Road (north/south alignment) with Brink-Myer Road (east/west alignment). The property is bound by the Thousand Oaks 12th Plat to the south and the Thousand Oaks 10th Plat and Thousand Oaks 11th Plat on the east.

The final plat proposes new lots on extensions of two existing cul-de-sacs – Meyers Circle in the Thousand Oaks 10th Plat and NW 66th Terrace in Thousand Oaks 11th Plat. The preliminary plat for Thousand Oaks 20th (Case PZ15-14) was approved by the Planning & Zoning Commission on June 9, 2015. The preliminary plat was approved subject to staff conditions, including:

1. Approval of the proposed rezoning to “R-3” Single-Family Residential District;
2. Approval of utility improvements plans and associated easements from each of the subject utility providers prior to final plat approval;
3. Approval of a final stormwater management study concurrent with the submittal of the Public Improvement Plans and prior to the approval of the final Plat, including final design calculations and details for the stormwater detention and stormwater treatment facilities;
4. Approval of grading and erosion control plans prior to issuance of a grading permit;
5. Approval of detailed street and storm sewer improvement plans and engineering calculations prior to issuance of a public improvement permit;
6. Approval of additional agreements, easements, and bonds associated with the construction of the existing pond, stormwater detention, and stormwater treatment facilities at the time of construction plan review;
7. Board of Aldermen acceptance of the proposed parkland or cash in lieu of parkland prior to approval of the final plat;
8. Approval of the sidewalk along Brink-Myer Road or an alternative improvement prior to or in conjunction with the final plat; and
9. Vacation of the existing WSD #1 blanket easement and dedication of a new water easement (if required) prior to or in conjunction with the final plat.

The preliminary plat was also approved subject to a condition from the Planning & Zoning Commission to include an amenity to offset the loss of the cul-de-sac.

The final plat includes no substantial changes, only minor changes, from the approved preliminary plat. The final plat proposes 32 lots which is two (2) less than shown on the preliminary plat. Tract “A” along the north side has lower elevation compared to the rest of the property, and includes a 10 ft. KCP&L easement. This easement will be vacated and Tract “A” will be dedicated to the City of Parkville for public uses. Tract “B” on Myers Circle and Tract “C” on the southern half of the plat are reserved for private open space to be owned and maintained by the Homeowners Association. Most of the public improvements including public streets, utilities and stormwater treatment are projected to be completed with the construction of the Thousand Oaks – 20th Plat, Final Plat.



Excerpt from the adopted *Parkville Master Plan, Land Use Map*. The are of the Thousand Oaks – 20th Plat, Final Plat is outlined in red. The tan color represents a *Residential Neighborhood* land use projection consistent with uses to the north, south and east.

Review and Analysis

The primary consideration for approval of the plat is the ability to meet the minimum applicable subdivision regulations and standards for permitted uses, area, width, depth, setbacks, adequate utilities, grading and drainage and parkland donation. The application has been reviewed against the City of Parkville's Municipal Codes, including the subdivision regulations, R-3 district regulations, height, area and bulk requirements and the parking regulations. The application has also been reviewed against the previously approved Preliminary Plat for Thousand Oaks West., to be platted as the Thousand Oaks 20th Plat and Thousand Oaks 21st Plat, and Final Plat documents submitted by the applicant. The following is a summary of our staff review:

- 1. Permitted Uses** – The subject area is zoned “R-3” Single-Family District. The purpose of the district is to, “provide for single-family residential development of moderately spacious character together with such public buildings, schools, churches, public recreational facilities, and accessory uses, as may be necessary or are normally compatible with residential surroundings. The district is located to protect existing development of this character and contains vacant land considered appropriate for such development in the future.” All applicable standards of the district have been met. The district allows for single-family residential development, and the primary use proposed by the final plat is single-family homes.
- 2. Area, Width, Depth and Setbacks** – The “R-3” Single-Family District requires a minimum lot area of 7,500 square feet, a minimum lot width of 60 ft., a minimum lot depth of 100 ft., a minimum front yard depth of 25 ft., a minimum rear yard depth of 25 ft., and a minimum side yard with of 10 ft. The applicant, Forest Park Development, LLC, was granted approval of a uniform variance via Case No. BZA04-35 (approved October 20, 2004) for the reduction of the side yard setbacks in the “R-3” Single-Family District from 10 ft. to 6.5 ft. This variance applies to the Thousand Oaks – 20th Plat, Final Plat; however, the variance was approved with the condition that there would be a 10 foot side yard setback requirement for any property abutting non-Thousand Oaks property.
- 3. Adequate Utilities** – Parkville's Municipal Code requires the applicant to submit written and signed statements from the appropriate officials confirming the availability of gas, electricity and water to the proposed subdivision. In addition, the City requires the applicant to confirm that adequate sewer and storm drainage improvements exist or can be provided, and that the proposed development can be served by the Southern Platte Fire Protect District and Park Hill School District. The applicant submitted the required confirmation from each of these organizations as part of their preliminary plat application, Case No. PZ15-14 [See Exhibit H – Utility service confirmation letters or signatures from: Platte County Regional Sewer District (4-14-15 Kansas City Power and Light (4-15-15); Missouri American Water (4-15-15); Missouri Gas Energy (4-16-15); Southern Platte Fire Protection District (4-29-15); and Park Hill School District (4-30-15)]. The utility companies responded that each has the ability to provide services, pending further review and final plan approval, with or without conditions. Staff recommends confirmation from the utility service providers prior to the final plat being recorded.
- 4. Grading and Drainage** – Final grading and drainage plans have been received by staff. Staff recommends a condition of approval being approval of the final grading and drainage plans by the Public Works Director.
- 5. Parkland Dedication** – Parkville Municipal Code, Section 505.220 requires the dedication of parkland or acceptance of cash in lieu of a parkland dedication (with approval by the Board of Aldermen). The code requires 0.0222 acres (967.03 square feet) of parkland per

single-family residential lot, requiring a dedication of 0.7104 acres (30,945.02 square feet) of parkland or \$4,972.80 in lieu of dedication. The final plat proposes to dedicate Tract “A” in the northeastern portion of the site, approximately 2.55 acres (111,078 square feet) to meet this requirement. Per the Municipal Code, the Board of Aldermen must accept the parkland or cash in lieu of parkland prior to approval of the final plat. A condition of approval will be acceptance of parkland or cash in lieu of parkland by the Board of Aldermen. Primary considerations for acceptance of parkland will be whether the parkland provides a public benefit, and whether adequate resources exist to maintain the land and any associated improvements. Staff recommends the developer enter into an agreement with the City for the maintenance of Tract “A” Parkland.

6. **Sidewalk on Brink-Myer Road** – Parkville Municipal Code, Section 505.090 requires four (4) foot sidewalks along one side of all collector streets, including Brink-Myer Road. During the preliminary plat review, staff recommended a sidewalk or trail constructed to meet this intent (The potential for a trail along the lake was discussed with the applicant as a reasonable alternative, while accomplishing the intent of the code). It was indicated that this sidewalk or trail construction will be deferred to Phase 21 west of the 20th Plat; however, to-date there’s been no clear date, development benchmark/timeline or other clear trigger for construction that’s been established. Establishment of a reasonable timeline for the Phase 21 construction of a sidewalk or trail, or cash in-lieu for the value of these improvements (such as through an escrow), will be a condition for staff approval. Additionally, if an alternative is approved, it must be approved as a modification of the requirements, variance or waiver in accordance with the procedures listed in Parkville Municipal Code Sections 505.310 and 505.320.
7. **Public Improvements** – The Final Plat proposes the extension of Meyers Circle and NW 66th Terrace, sidewalks, sewer improvements and other public improvements. These improvements have been reviewed against the City’s improvement requirements in Title V, Building and Construction, Chapter 505, *Subdivisions*. The City’s Public Works Director, Alysen Abel, has reviewed the street layout and concluded that the right-of-way and pavement widths are consistent to the City’s proposed standards. She has recommended approval subject to the following conditions:
 - a. The developer presenting correspondence from all utility companies serving this area, as well as the Southern Platte Fire Protection District (SPFPD), that their requirements have been met, prior to the final plat being recorded.
 - b. The developer enter into a Right-of-Way Maintenance Agreement with the City that outlines the maintenance responsibilities of private improvements (e.g., street trees, monuments, sprinklers) within public right-of-way, including but not limited to Tract “B” within Myers Circle.
 - c. Approval of a Final Storm Water Management Study from the developer’s engineer that addresses the design calculations of the storm water detention and storm water treatment facilities, prior to the issuance of public improvement permits and the final plat being recorded.
 - d. Any additional agreements, easements and bonds associated with storm water detention and storm water treatment facilities, prior to the issuance of public improvement permits and the final plat being recorded.
8. **Consistency with Prior Approvals** – The final plat has been reviewed for consistency with the adopted Parkville Master Plan and its future land use projections. The Parkville Master

Plan projects Residential Neighborhood land use for the subject area. Residential Neighborhood is, *“Primarily intended for single-family detached residential development, but also may include a variety of supporting residential building types such as clustered or attached single-family units, and townhomes designed to function as a neighborhood, master planned in accordance with the Neighborhood Design Policies and Design Expectations. This category is appropriate for planned public and semi-public uses designed to be compatible with residential uses, such as schools, religious institutions, and civic uses. Residential density in this category may be up to four units per acre.”* The proposed land use for single-family residential development on the final plat is consistent with the City’s land use projection of Residential Neighborhood.

The final plat has also been reviewed for consistency with the previously approved Preliminary Plat (*Exhibit K – Case No. PZ15-14 [An application for a preliminary plat of Thousand Oaks West, 34 single-family units on 43.29 acres]*). The final plat no substantial changes, only minor changes, from the approved preliminary plat. The final plat proposes 32 lots which is two (2) less than shown on the preliminary plat.

- 9. Covenants and Restrictions** – The final plat identifies that covenants and restrictions have been filed simultaneously with the plat. A copy of the covenants and restrictions need to be provided to the City for review prior to the Final Plat being recorded.

Staff Conclusion and Recommendation

Based on review and analysis of the final plat application, with supporting information submitted to date and with the exceptions noted above or stated during the Planning & Zoning Commission meeting, staff concludes the final plat meets all applicable zoning standards, subdivision regulations and requirements; with the exception of the drainage, stormwater and engineering standards (pending final review of engineering drawings). Accordingly, staff recommends approval of the Thousand Oaks – 20th Plat, Final Plat subject to the following conditions:

- Confirmation of final plan approval, with or without conditions, from the following utility service providers: Platte County Regional Sewer District (PCRS), Missouri American Water (MoAM), Southern Platte Fire Protection District (SPFPD) and Kansas City Power & Light (KCP&L).
- The developer enters into a development agreement with the City for the maintenance of Tract “A” Parkland.
- The developer enter into a Right-of-Way Maintenance Agreement with the City that outlines the maintenance responsibilities for private improvements (e.g., street trees, monuments, sprinklers) within public right-of-way, including but not limited to Tract “B” within Myers Circle.
- A reasonable timeline be established for the construction of a sidewalk or reasonable alternative — such as a trail (approved as a modification of the requirements, variance or waiver in accordance with the procedures listed in Parkville Municipal Code Sections 505.310 and 505.320) — as part of Phase 21 west of the 20th Plat, or cash in-lieu for the value of these improvements (through an escrow).
- Approval of a Final Storm Water Management Study by the Public Works Director, prior to the issuance of public improvement permits and the final plat being recorded.
- Approval of detailed drawings and engineering calculations associated with the street and storm sewer improvements by the Public Works Director, prior to the issuance of public improvement permits and the final plat being recorded.
- Approval of additional utility improvement plans (as required) by the Public Works Director, prior to the final plat being recorded.

- Any additional agreements, easements, and bonds associated with the construction of storm water detention and storm water treatment facilities by the Public Works Director, prior to the issuance of public improvement permits and the final plat being recorded.
- Any other conditions deemed necessary by the Planning & Zoning Commission.

Necessary Action

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

End of Memorandum

May 3, 2016

Stephen Lachky, AICP
Community Development Director

Cc: Aysen Abel, PE
Public Works Director

Paul Giarratana Jr., CBO, CBI, CFM
Building Official



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

Application #: P216-06
 Date Submitted: 3-4-16
 Public Hearing: _____
 Date Approved: _____

Application for Final Plat

1. Applicant / Contact Information

Applicant(s)
 Name: FOREST PARK DEVELOPMENT
 Address: 6019 N. 9 HWY.
 City, State: PARKVILLE, MO 64152
 Phone: 816-591-2550 Fax: _____
 E-mail: dbarth@kc.rr.com
Engineer and/or surveyor(s) preparing plat
 Name: AYLETT SURVEY CO.
 Address: 201 NW 72nd ST.
 City, State: GLADSTONE, MO 64118
 Phone: 816-436-0732 Fax: 816-436-0767
 E-mail: jason@sams-survey.com

Owner(s), if different from applicant
 Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____
Contact Person
 Name: JASON ROBBINS
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

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

Applicant's Signature (Required) [Signature] ^{FOREST PARK} Date: 2/29/16
Property Owner's Signature (Required) [Signature] ^{FIRST PARK} Date: 2/29/16

2. Property Information

Name and phase of plat: THOUSAND OAKS 20TH PLAT
 Final plat in substantial conformance with approved preliminary plat? YES
 If not, explain: _____

Zoning district: R-3 Anticipated uses: SINGLE FAMILY RES.
 Acreage of this phase: 28.33 Number of lots: 33
 Minimum lot size: 11,840 S.F. Density of development: 1.16 LOTS/ACRE

3. Additional Factors affecting the project

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

4. Public Improvements

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

Improvement plans submitted and approved for:

Streets and access: _____
Date approved

Length of new streets: _____

Surface material: _____ Maximum grade: _____

Sanitary sewer: _____
Entity and date approved

Missouri Department of Natural Resources approval: _____
Date approved

Water: _____
Entity and date approved

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

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

5. Checklist of required submittals

- Completed application, including plat with all required details and supporting data.
- Nonrefundable application fee of \$300.00 and \$5.00 per lot (minimum \$305.00). **\$465.00**
- Submit twelve (12) copies of the final plat (24" x 36" or larger) and any supporting documentation, and one electronic copy (pdf) of the same for initial review by city staff and utility and service providers. Note that prior to Planning Commission and Board of Aldermen consideration additional copies will be required.
- Authorization signature of the owner of record of the property to be platted.
- Copy of any covenants and/or deed restrictions to be recorded with the Plat.
- Executed deed of release for any right-of-way dedicated to the city.
- Guarantees in the form of performance bonds or other city approved instrument ensuring the satisfactory completion of public improvements. The maintenance period for public improvements is two (2) years.

For City Use Only

Application accepted as complete by: Kelly Yulich CO ASST. _____ Date 3/4/16

Application fee payment: Check # 3707 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

Date: April 29, 2016

To: Planning and Zoning Commission

From: Alysen Abel, P.E. – Public Works Director

CC: Stephen Lachky, AICP – Community Development Director
Paul Giarratana, CBO, CBI, CFM – Building Official
Kelly Yulich – Assistant to the Community Development Director

RE: Thousand Oaks 20th Plat – Final Plat

The development plan includes the extension of two cul-de-sacs in the Thousand Oaks subdivision: Meyers Circle from Thousand Oaks 10th Plat and NW 66th Terrace from Thousand Oaks 11th Plat will be extended. An area within Meyers Circle (Tract B) will be maintained by the home owners association.

The developer will need to execute a Right-of-Way Maintenance Agreement with the City of Parkville; this agreement places the responsibility of maintenance of private improvements within the public right-of-way onto the developer and the home owners association. The agreement will need to be executed prior to recording of the final plat.

With the submittal of the preliminary plat, the developer's engineer submitted a stormwater letter that included their preliminary plan for the stormwater detention and stormwater treatment for the new improvements. A large pond currently exists on the tract of land adjacent to the proposed residential development. A small detention basin may be necessary in conjunction with the existing pond to meet the stormwater detention and stormwater treatment requirements. Additional information will be needed for the preliminary design of the stormwater detention and stormwater treatment. The developer's engineer will need to submit a stormwater management study that includes the design calculations of the stormwater detention and stormwater treatment facilities. The study will need to be reviewed and approved prior to issuance of a public improvement permit.

The developer may apply for two permits. A Grading and Land Disturbance Permit and a Public Improvement Permit, the first permit being the Grading and Land Disturbance permit. The developer's engineer has submitted grading and erosion control plans and once they have completed the permit process, they will be able to obtain a Grading and Land Disturbance Permit to start the grading operation. The second permit, a Public Improvement Permit- once the design requirements have been satisfied the City will issue the permit for public improvements. The developer's engineer has submitted plans for the street and storm sewer improvements and the plans are currently under review. With the storm water detention and storm water treatment improvements, additional agreements, easements, and bonds may be necessary. These are administrative items that will be necessary prior to issuance of a Public Improvement Permit.

The sanitary sewer is not within the City's service boundary, this development is served by Platte County Regional Sewer District (PCRSB).

The City will release the plat for final recording after all of the utilities have approved their utility design.

Public Works recommends approval of the Final Plat, with the following conditions:

1. Prior to recording of the Final Plat, the developer shall present correspondence from all utility companies serving this area, as well as Southern Platte Fire Protection District (SPFPD), that their requirements have been met.
 2. Concurrent with the recording of the Final Plat, the City and Developer shall enter into a Right-of-Way Maintenance Agreement that outlines the maintenance responsibilities for the private improvements in the public right-of-way.
 3. Prior to issuance of a Public Improvement Permit, the developer's engineer shall submit Storm Water Management Study that addresses the design calculations of the storm water detention and storm water treatment facilities.
 4. Prior to issuance of a Public Improvement Permit, the developer shall submit any additional agreements, easements, and bonds associated with the storm water detention and storm water treatment facilities.
-

THOUSAND OAKS – 20TH PLAT

FINAL PLAT

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

DESCRIPTION: All that part of the East Half of Section 19, Township 51, Range 34 in the City of Parkville, Platte County, Missouri, described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 19; thence South 00 degrees 20 minutes 26 seconds East, along the East line of the Southeast Quarter of said Section 19, also being the West line of THOUSAND OAKS 10TH PLAT, a subdivision of land in Platte County, Missouri and its Northern prolongation thereof, also being the West line of THOUSAND OAKS 11TH PLAT, a subdivision of land in Platte County, Missouri, a distance of 1738.54 feet to the Northeast corner of THOUSAND OAKS 12TH PLAT, a subdivision of land in the City of Parkville, Platte County, Missouri; thence South 89 degrees 24 minutes 48 seconds West, along the North line of said THOUSAND OAKS 12TH PLAT, a distance of 303.64 feet; thence, continuing along said line, North 48 degrees 36 minutes 43 seconds West, a distance of 303.79 feet; thence, continuing along said line, South 83 degrees 41 minutes 56 seconds West, a distance of 275.12 feet; thence, continuing along said line and its Northern prolongation thereof, North 06 degrees 20 minutes 04 seconds West, a distance of 762.60 feet; thence South 85 degrees 17 minutes 54 seconds East, a distance of 279.77 feet; thence North 05 degrees 06 minutes 49 seconds East, a distance of 87.55 feet; thence North 19 degrees 05 minutes 20 seconds East, a distance of 285.20 feet; thence North 12 degrees 18 minutes 03 seconds West, a distance of 129.97 feet; thence North 34 degrees 05 minutes 22 seconds West, a distance of 185.64 feet; thence North 17 degrees 11 minutes 33 seconds East, a distance of 201.50 feet; thence North 68 degrees 28 minutes 28 seconds East, a distance of 76.52 feet; thence North 29 degrees 38 minutes 24 seconds East, a distance of 265.48 feet to a point in the centerline of Brink-Myer Road; thence South 59 degrees 54 minutes 43 seconds East, along said centerline, a distance of 46.37 feet; thence, continuing along said centerline, South 61 degrees 42 minutes 04 seconds East, a distance of 118.57 feet; thence, continuing along said centerline, South 59 degrees 43 minutes 43 seconds East, a distance of 153.68 feet; thence, continuing along said centerline, South 66 degrees 17 minutes 09 seconds East, a distance of 100.00 feet to a point on the East line of the Northeast Quarter of said Section 19; thence South 00 degrees 11 minutes 37 seconds West, along the East line of the Northeast Quarter of said Section 19, a distance of 55.66 feet to the Point of Beginning. Said tract of land contains 28.33 acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "THOUSAND OAKS – 20TH PLAT".

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

BUILDING LINES: Building lines or setback lines are hereby so established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line. Variance case number BZA04-35 was approved on October 20, 2004, which allowed a reduction of the side-yard setbacks in an R-3 District from 10 feet to 6.5 feet for the Thousand Oaks Estates development with the condition that there would be a 10 foot side yard setback requirement for any property abutting non Thousand Oaks property.

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

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

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

RESTRICTIONS: Covenants and restrictions have been filed simultaneously with this plat.

PRIVATE OPEN SPACE: Tracts B and C are reserved for Private Open space and are to be owned and maintained by the Homeowners Association.

PARKLAND: Tract A is hereby dedicated to the City of Parkville, Missouri for public use forever to be used for parks, trails or other recreational purposes and any and all purposes reasonably related thereof.

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

FOREST PARK DEVELOPMENT COMPANY OF KANSAS CITY, LLC

David Barth, Member

STATE OF MISSOURI } s.s.
COUNTY OF _____

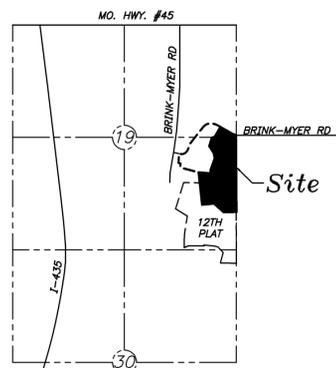
Be it remembered that on this _____ day of _____, 20____, before me the undersigned Notary Public in and for the County and State above mentioned, came David Barth, Member of FOREST PARK DEVELOPMENT COMPANY OF KANSAS CITY, LLC, a Missouri Limited Liability Company, who is personally known to me and duly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

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

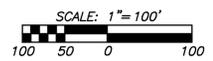
My Commission Expires: _____ NOTARY PUBLIC

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

MAYOR: Nanette K. Johnston CITY CLERK: Melissa McChesney



SEC. 19-51-34
Location Map

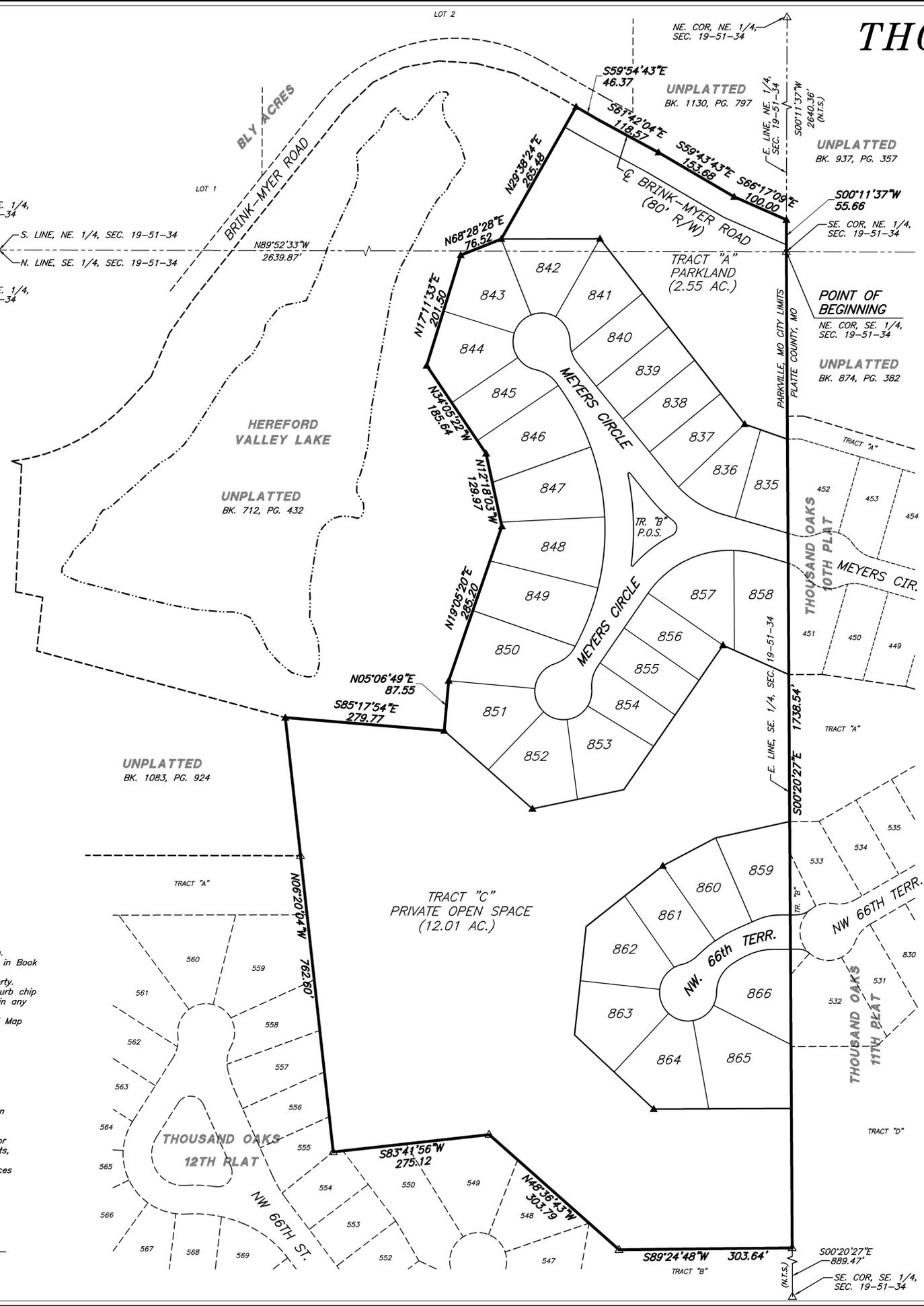


- LEGEND:**
- R/W = Right of Way
 - R = Radius
 - I.T.B. = Initial Tangent Bearing
 - DA = Delta Angle
 - N.T.S. = Not to Scale
 - BK. = Book
 - PG. = Page
 - P.O.S. = Private Open Space
 - △ Denotes Existing Monument
 - ▲ Denotes Permanent Monument

- NOTES:**
1. Bearing System is based on the Missouri State Plane Coordinate System.
 2. Parent tract is recorded at the Platte County Recorder of Deeds office in Book 712, Page 432 & Book 429, Page 76.
 3. This plat meets the accuracy requirements for an urban class of property.
 4. Permanent reference monument and semi-permanent lot corners and curb chip at lot line projections will be placed upon completion of construction but in any event, within twelve months after the plat has been recorded.
 5. This tract of land does not lie within a Regulatory Floodplain, per FIRM Map No. 29165C0360E, Panel 360 of 425, dated April 2, 2015.

I hereby state that the plat of THOUSAND OAKS – 20TH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the plotting of subdivisions to the best of my professional knowledge and belief.

DATE: _____
SAM A. AYLETT, PLS-2074

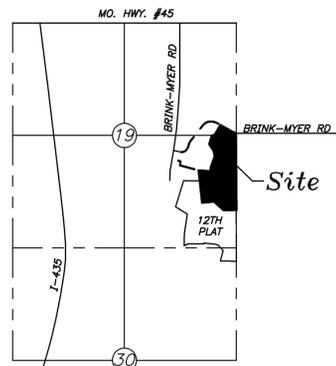


FINAL PLAT THOUSAND OAKS – 20TH PLAT PARKVILLE, PLATTE COUNTY, MISSOURI	
<p>AYLETT SURVEY & ENGINEERING COMPANY LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING 201 NW 72ND ST. ~ GLADSTONE, MO 64118 PH. (816) 436-0732 ~ FAX (816) 436-0767</p>	Developer: FOREST PARK DEVELOPMENT OF KANSAS CITY, LLC 6014 N. HWY. 9 PARKVILLE, MO 64152
SHEET 1 OF 3	
Drawn By: JKR	File Name: 49881FPA
SEC. 19-51-34	Date: March 17, 2016
Job No: 49881	

THOUSAND OAKS - 20TH PLAT

FINAL PLAT

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



SEC. 19-51-34
Location Map



SCALE: 1" = 100'
100 50 0 100

LEGEND:

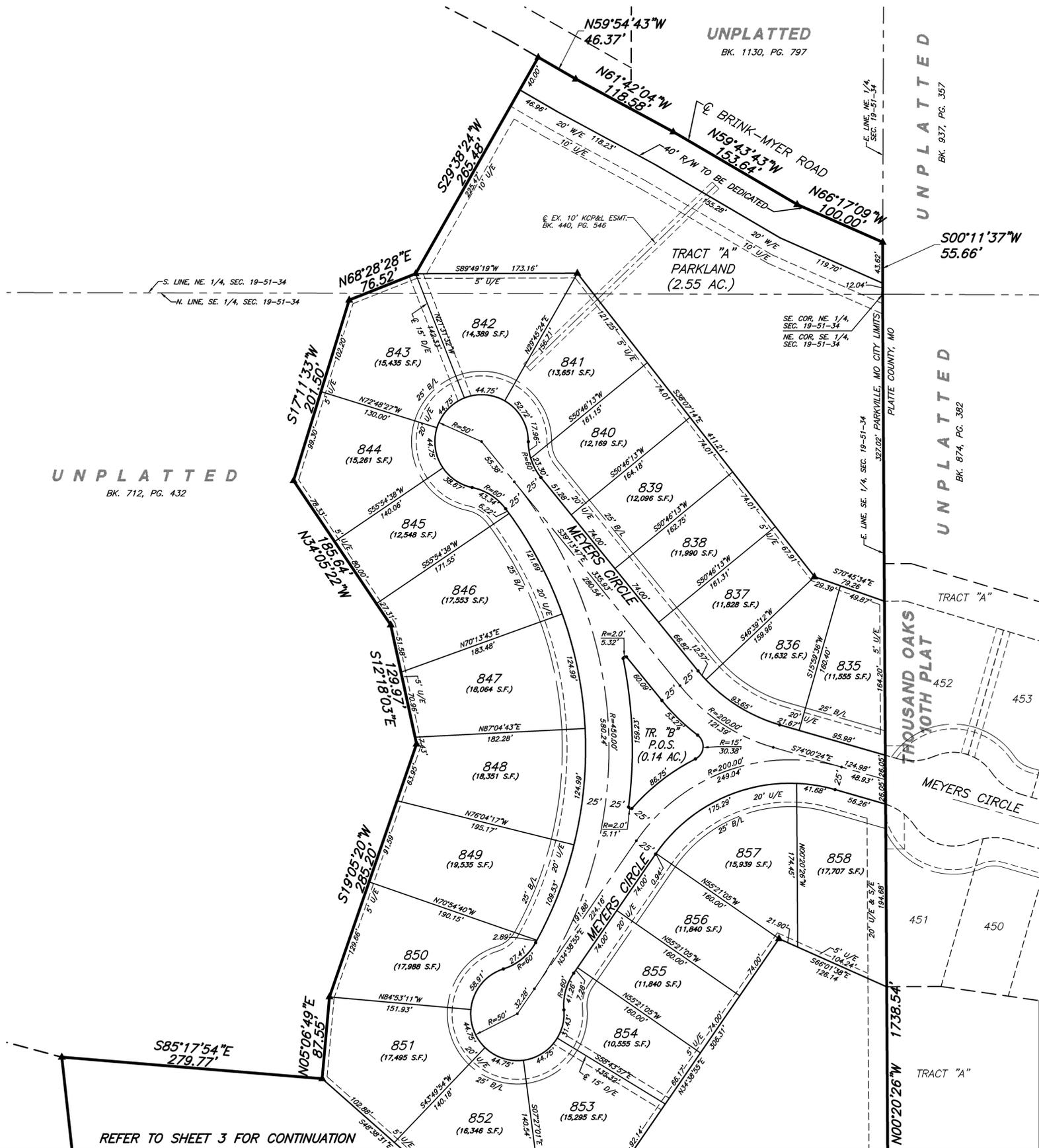
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UNPLATTED
BK. 712, PG. 432

UNPLATTED
BK. 1130, PG. 797

UNPLATTED
BK. 937, PG. 357

UNPLATTED
BK. 874, PG. 382



I hereby state that the plat of THOUSAND OAKS - 20TH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: _____
SAM A. AYLETT, PLS-2074

REFER TO SHEET 3 FOR CONTINUATION

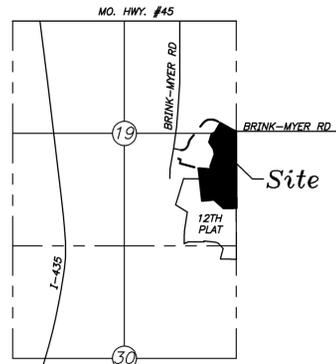
FINAL PLAT THOUSAND OAKS - 20TH PLAT PARKVILLE, PLATTE COUNTY, MISSOURI	
<p>AYLETT SURVEY & ENGINEERING COMPANY LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING 201 NW 72ND ST. ~ GLADSTONE, MO 64118 PH. (816) 436-0732 ~ FAX (816) 436-0767</p>	Developer: FOREST PARK DEVELOPMENT OF KANSAS CITY, LLC 6014 N. HWY. 9 PARKVILLE, MO 64152
SHEET 2 OF 3	
Drawn By: JKR File Name: 49081FPB SEC. 19-51-34	Date: March 17, 2016 Job No: 49881

THOUSAND OAKS - 20TH PLAT

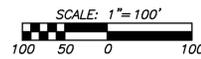
FINAL PLAT

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

REFER TO SHEET 2 FOR CONTINUATION

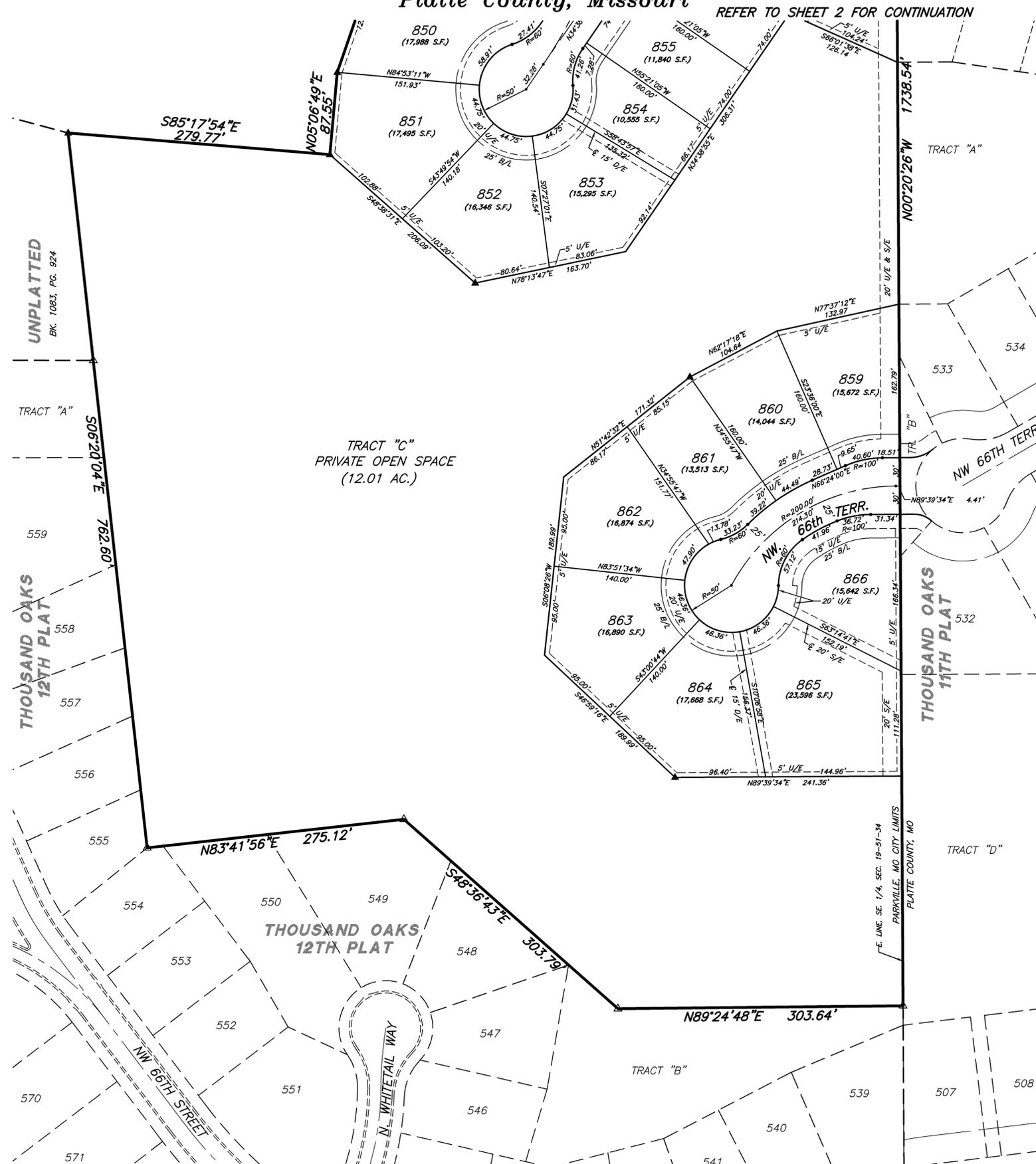


SEC. 19-51-34
Location Map



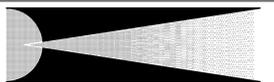
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I hereby state that the plat of THOUSAND OAKS - 20TH PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: _____
SAM A. AYLETT, PLS-2074

FINAL PLAT THOUSAND OAKS - 20TH PLAT PARKVILLE, PLATTE COUNTY, MISSOURI	
 AYLETT SURVEY & ENGINEERING COMPANY LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING 201 NW 72ND ST. ~ GLADSTONE, MO 64118 PH. (816) 436-0732 ~ FAX (816) 436-0767	Developer: FOREST PARK DEVELOPMENT OF KANSAS CITY, LLC 6014 N. HWY. 9 PARKVILLE, MO 64152
SHEET 3 OF 3	
Drawn By: JKR File Name: 49881FPB SEC. 19-51-34	Date: March 17, 2016 Job No: 49881

AYLETT SURVEY & ENGINEERING COMPANY

LAND SURVEYING ~ LAND PLANNING ~ CIVIL ENGINEERING

201 NW 72nd STREET ~ GLADSTONE, MO 64118-1821

Phone: (816) 436-0732 ~ Fax: (816) 436-0767

**Sam A. Aylett P.L.S.
Wilbur M. Souders, P.E.**

April 28, 2015

City of Parkville
8880 Clark Avenue
Parkville, MO 64152

Re: Thousand Oaks West
Preliminary Plat
Project No. 49881

Dear Sir:

This is to address sanitary sewer waste collection, pavement, sidewalks and storm sewers for the proposed Thousand Oaks West development. The proposed development will be constructed in two phases. The first (Phase 20) will be the extension of Meyers Circle and NW 66th Terrace. Phase 22 contains an existing lake.

Design of the sanitary sewer collection system will be coordinated with the Platte County Regional Sewer District (PCRS D). It is anticipated that collection will be via a low pressure sewer system with each residence being served by its own grinder pump. The low pressure system will discharge to the existing manhole upstream of the Thousand Oaks 11th Plat pumping station. A design report will be prepared for the low pressure system and will address the capacity of the existing pumping station to receive these flows. The system will be installed when Phase 21 is platted. Sewers will be constructed by the developer.

Streets for Phase 21 will be constructed when the first phase is developed. Sidewalks will be installed by the homeowners as houses are built on the lots. The developer will construct the offsite sidewalks in Thousand Oaks 11th Plat to connect to the existing 11th Plat sidewalks. Storm sewers will be constructed along with the streets and other public improvements. The streets and storm sewers will be constructed by the developer.

No public improvements are planned for Phase 21 at this time.

If you have any questions or need additional information, call me at 436-0732.

Sincerely,
Aylett Survey and Engineering Company



Wilbur M. Souders, P.E.

AYLETT SURVEY & ENGINEERING COMPANY

LAND SURVEYING ~ LAND PLANNING ~ CIVIL ENGINEERING

201 NW 72nd STREET ~ GLADSTONE, MO 64118-1821

Phone: (816) 436-0732 ~ Fax: (816) 436-0767

**Sam A. Aylett P.L.S.
Wilbur M. Souders, P.E.**

April 28, 2015

City of Parkville
8880 Clark Avenue
Parkville, MO 64152

Re: Thousand Oaks West
Preliminary Storm Evaluation
Project No. 49881

Dear Sir:

The proposed development of Phase 20 will add impervious surface to the tract. This will be primarily in the form of streets, roofs and drives. The larger part of the development will be the extension of Meyers Circle. Storm drainage from this portion of the site will drain to the existing lake in Phase 21. The smaller part of the development associated with the extension of NW 66th Terrace will discharge to a tributary which passes downstream of the existing lake.

The existing lake has a surface area of approximately 5.4 acres. We would anticipate that the lake will substantially dampen the effect of the development contributing to it. A small detention basin will be necessary to mitigate the runoff increase from the southern part of the development. That basin can be enlarged to provide further reduction in peak discharge to compensate for any remaining increase in discharge from the lake based on the post construction outflow. The post development runoff rate from the tract will be less than or equal to the existing condition rate.

At the time that the final plat is prepared a micro storm drainage report will be prepared. This report will contain detailed calculations for the pre and post development runoff rates, a reservoir routing for the existing lake and design calculations for the proposed detention basin. The report will also address storm water runoff best management practices (BMP's).

If you have any questions or need additional information, call me at 436-0732.

Sincerely,
Aylett Survey and Engineering Company

Wilbur M. Souders, P.E.



**CITY OF PARKVILLE
INTRACITY COMMUNICATION**

JUNE 2, 2015

TO: SEAN ACKERSON
FROM: ALYSEN ABEL

RE: PLAN REVIEW COMMENTS – JUNE 9, 2015 PC MEETING

THOUSAND OAKS WEST
PUBLIC WORKS COMMENTS

Stormwater

The developer's engineer submitted a letter that includes their preliminary plan associated with the stormwater detention and stormwater treatment for the new improvements. A large pond exists on the tract of land adjacent to the proposed residential development. A small detention basin may be needed in conjunction with the existing pond to meet the stormwater detention and stormwater treatment requirements. Additional information will be included in a Preliminary Stormwater Study, which will be submitted prior to the Final Plat.

Engineering Plans

Grading plans, along with erosion and sediment control plans, will need to be submitted and approved prior to issuance of a grading permit and prior to final plat approval.

Public Improvement Plans, that show the engineering design and construction of public streets and storm sewer improvement, will need to be submitted and approved prior to issuance of a Public Improvement Permit and prior to final plat approval.

The Public Works staff can recommend approval with the following conditions:

- a. Concurrent with the submittal of the Public Improvement Plans and prior to the approval of the Final Plat, the developer's engineer shall submit a Final Stormwater Management Study. The study shall include final design calculations and details for the stormwater detention and stormwater treatment facilities. The study shall be approved prior to issuance of a Public Improvement Permit.

- b. Prior to issuance of a grading permit, the developer's engineer shall submit grading and erosion control plans. The plans shall be approved prior to issuance of a Grading Permit.
- c. The applicant's engineer shall submit detailed drawings and engineering calculations associated with the street and storm sewer improvements. The plans shall be approved prior to issuance of a Public Improvement Permit.
- d. At the time of construction plan review, the Public Works staff will review the need for additional agreements, easements, and bonds associated with the construction of the existing pond, stormwater detention, and stormwater treatment facilities.



April, 15, 2015

Jason Robbins and City of Parkville

Re: Electrical service in the area West of Thousand Oaks 11th Plat and is bordered on the North by Brink-Meyer Road and Thousand Oaks 12th to the South.

Dear Jason,

This letter is to inform you that electric service is available to serve the above referenced property. Kansas City Power & Light Company will provide electric service to this project in accordance with our Standard Practices, Rules and Regulations, as filed with the Missouri Public Service Commission.

If I may be of further assistance, please call me at 816-420-4717.

Sincerely,

Gwen Wyant
Kansas City Power & Light



MISSOURI GAS ENERGY

7500 E. 35th Ter • Kansas City, MO • 64129 • (816) 472-3400

April 16, 2015

Jason Robbins
Aylett Survey & Engineering Company
Gladstone, MO 64118

RE: Thousand Oaks West
Brink-Meyer Rd
Parkville, Missouri, Platte County

This letter will confirm that there are adequate natural gas services and facilities to serve the above referenced reference proposed Thousand Oaks West Project upon the following real property in Parkville, Missouri, Platte County.

If you need further information, please feel free to contact me at 816 472-3434.

Sincerely,

Beverly Passantino
Missouri Gas Energy/ Laclede Gas
(816) 472-3434



Missouri American Water
727 Craig Road, Suite 201
St. Louis, MO 63141
amwater.com

April 15, 2015

Aylett Survey & Engineering Company
Attn: Jason K. Robbins
201 NW 72nd Street
Gladstone, MO 64118

RE: Thousand Oaks West – Parkville

Dear Jason:

The proposed development known as Thousand Oaks West can be served by Missouri American Water Company but will require a water main extension. However, before Missouri American Water Company can prepare a layout for the water main extension to serve this development, we will require the following information:

1. Two sets of site and grading plans showing sewer locations profiles and elevations, lot lines, streets with names and right of way information.
2. Fire flow requirements and fire hydrant locations from the appropriate fire department.
3. A CD with a site plan that shows the Subdivision lots, right-of-ways and street names with documentation stating private and or public. Also on this CD we need a separate site plan, grading plan with property and boundary lines.
4. Name and Address of the Developer.

Should you have any questions, please contact me at (314) 996-2306.

Sincerely,


Susan Moynihan
New Business Supervisor

Missouri American Water
727 Craig Road
St. Louis, MO 63141
USA

T +1 314 996 2306
F +1 314 589 3972
E sue.moynihan@amwater.com
I www.amwater.com



Missouri American Water
727 Craig Road, Suite 201
St. Louis, MO 63141
amwater.com

April 27, 2016

City of Parkville
Attn: Kelly Yulich
8880 Clark Avenue
Parkville, MO 64152

RE: Thousand Oaks West – Parkville

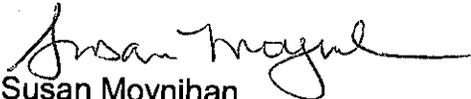
Dear Kelly:

The proposed development known as Thousand Oaks West will require a water main extension. In April of last year a letter was sent to Aylett Survey stating a water main extension would be needed but Missouri American Water has not received any information on this in order to proceed. However, before Missouri American Water Company can prepare a layout for the water main extension to serve this development, we will require the following information:

1. Two sets of site and grading plans showing sewer locations profiles and elevations, lot lines, streets with names and right of way information.
2. Fire flow requirements and fire hydrant locations from the appropriate fire department.
3. A CD with a site plan that shows the Subdivision lots, right-of-ways and street names with documentation stating private and or public. Also on this CD we need a separate site plan, grading plan with property and boundary lines.
4. Name and Address of the Developer.

Should you have any questions, please contact me at (314) 996-2306.

Sincerely,


Susan Moynihan
New Business Supervisor

Missouri American Water
727 Craig Road
St. Louis, MO 63141
USA

T +1 314 996 2306
F +1 314 569 3972
E sue.moynihan@amwater.com
I www.amwater.com

City of Parkville

Preliminary Plat Application

4. Signatures of Acknowledgement

The following signatures by authorized representatives indicate the entity has had notice of the intent to subdivide and, pending detailed plan review, can provide their applicable service to the proposed development. A signed letter from the entity may be submitted in place of a signature.

SEE LETTER

Water District (PWSD #1 or Missouri American Water Co.) ←
816.891.9141 816.741.2892

South Platte Fire Protection District
816.741.2900

Sanitary sewer/septic (PCRS, Parkville Public Works or Platte County Health Department)
816.858-2052 816.741.7878 816.858-2412

Streets (Parkville Public Works)
816.741.7878

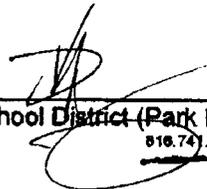
N/A Missouri Department of Transportation (for access/adjacent to a state maintained roadway)
816.822-0414

SEE LETTER

Electricity (KCP&L)
816.471.5275

SEE LETTER

Natural Gas (Missouri Gas Energy)
816.758.5252

 4/30/2015
School District (Park Hill or Platte County)
816.741.1521 816.868.2822

Parkville Department of Community Development

414 State Route 273
Tracy, MO 64079
(816) 858-2052
(816) 858-3537 fax
www.pcrsd.com



April 14, 2015

Aylett Survey & Engineering
Attn: Wil Souders
201 NW 72nd St.
Gladstone, MO 64118
Fax: 816-436-0767

SENT VIA FAX

RE: Thousand Oaks West Preliminary Plat City of Parkville Planning and Zoning

Dear Mr. Souders:

Upon reviewing of the City of Parkville Application for Primary Plat Before the Parkville Planning and Zoning Commission for Thousand Oaks West, the Platte County Regional Sewer District can confirm we have the capacity at the regional treatment facility for the development. The proposed development is potentially connecting to a pressure collection system that may not have the capacity to serve. The District is committed to working together with the developer and their engineer during the detailed plan review process to provide service.

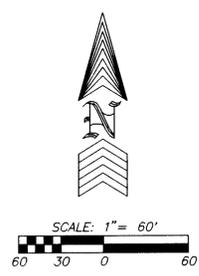
Sincerely,

Dan Koch
Executive Director

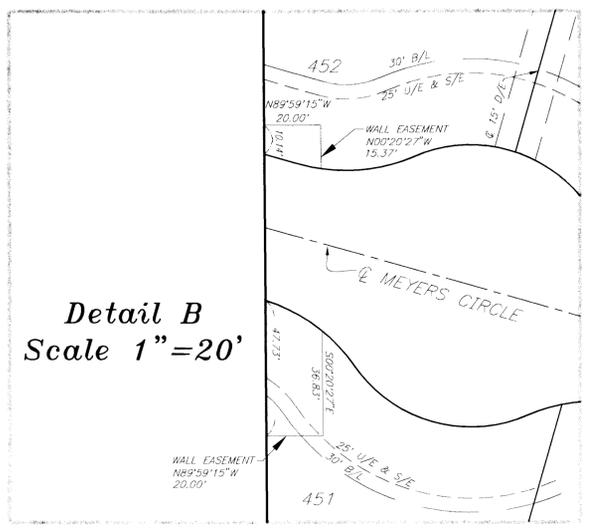
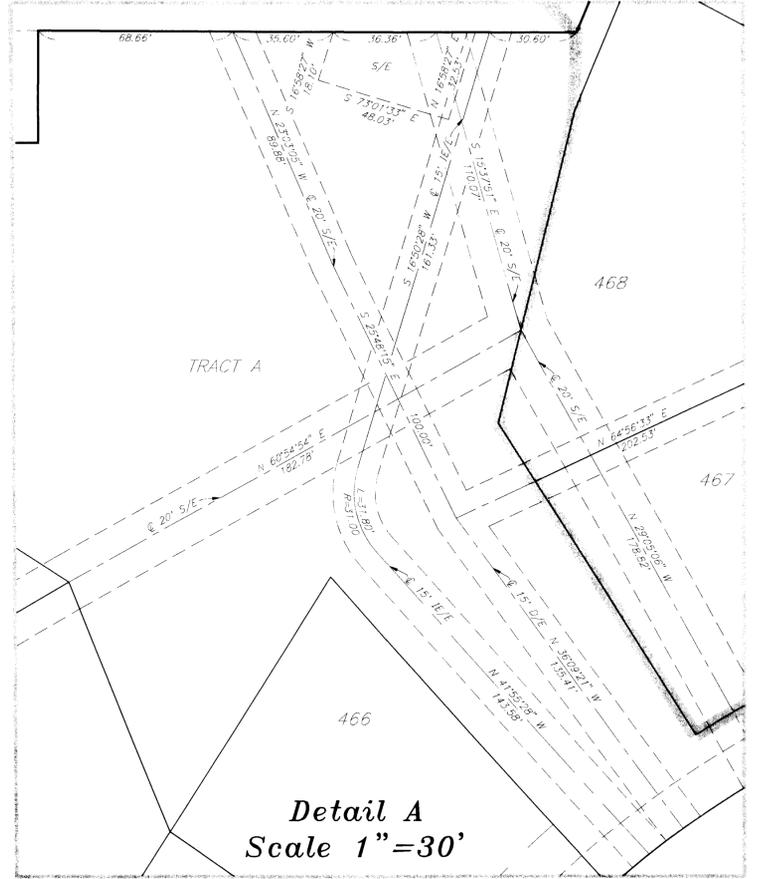
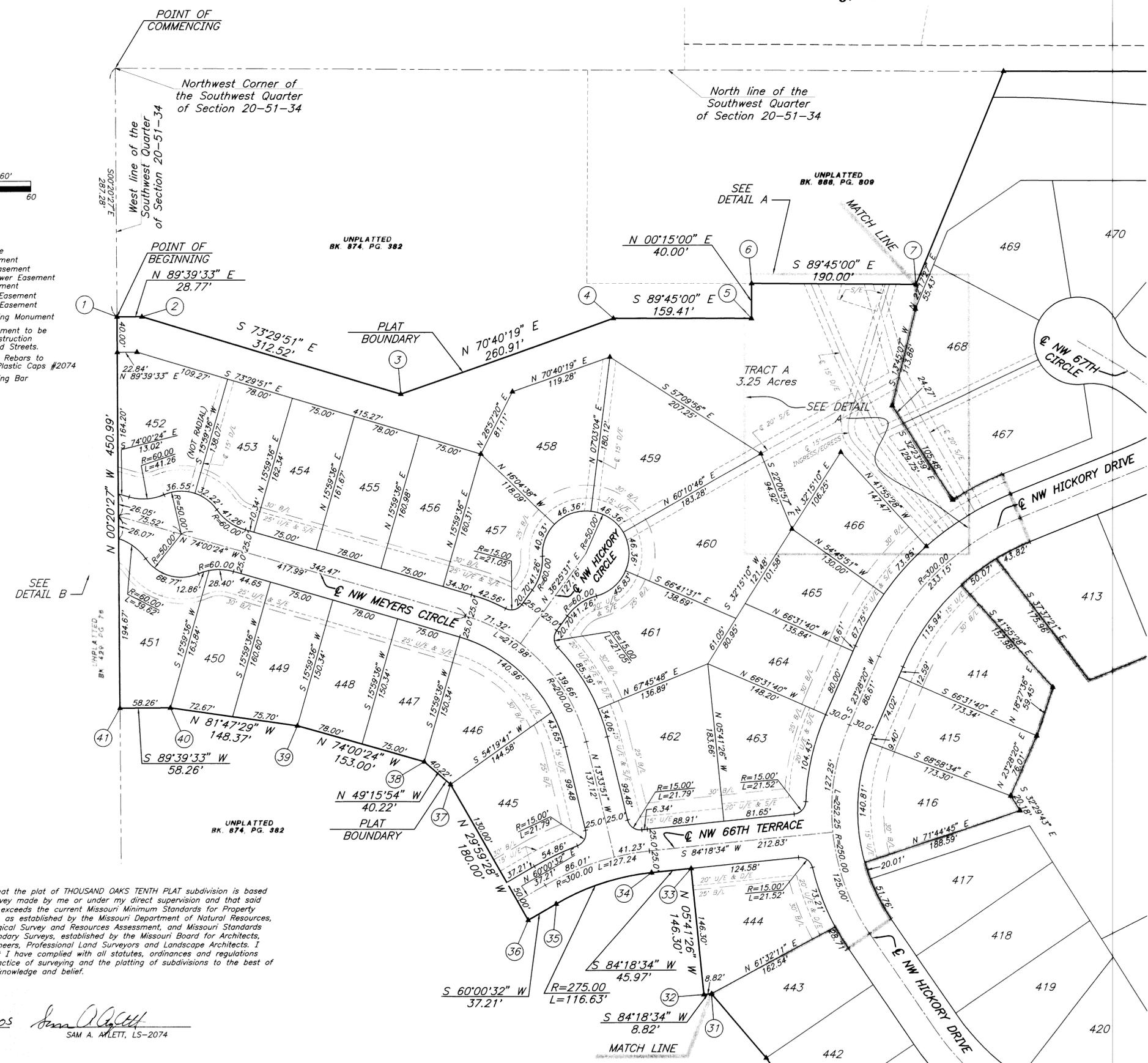
THOUSAND OAKS TENTH PLAT

FINAL PLAT

A MAJOR SUBDIVISION in Platte County, Missouri



- LEGEND:**
- B/L = Building Line
 - U/E = Utility Easement
 - D/E = Drainage Easement
 - S/E = Sanitary Sewer Easement
 - W/E = Water Easement
 - L/E = Landscape Easement
 - P/E = Pedestrian Easement
 - △ Denotes Existing Monument
 - ▲ Denotes Monument to be set after construction of Utilities and Streets.
 - Denotes 1/2" Rebars to be Set with Plastic Caps #2074
 - Denotes Existing Bar



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

DATE: 4-25-05 *Sam A. Aylett*
SAM A. AYLETT, LS-2074

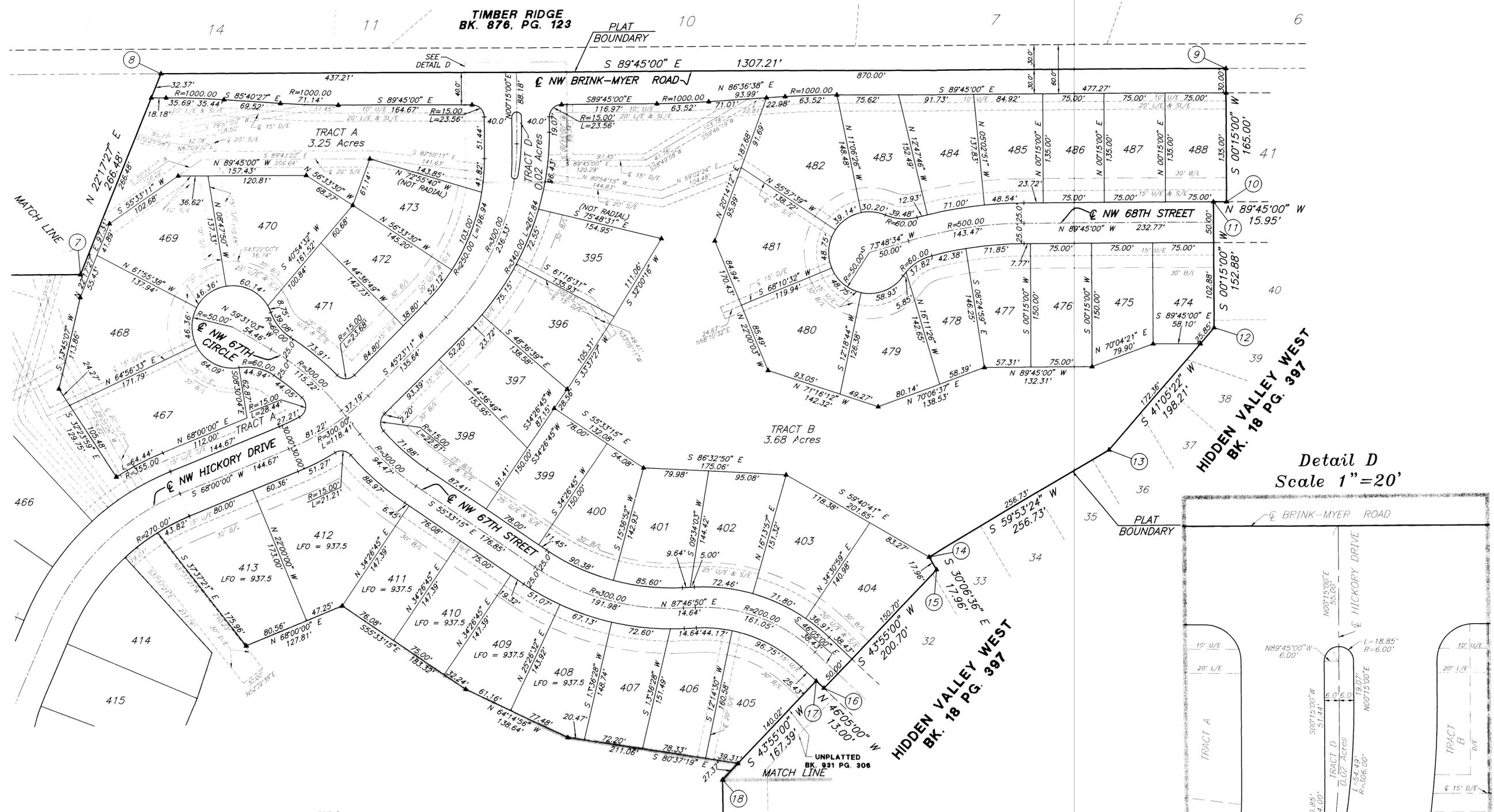
FINAL PLAT THOUSAND OAKS TENTH PLAT PLATTE COUNTY, MISSOURI		Prepared For: Forest Park Development Company L.L.C. of Kansas City 6014 N. 9 Highway, Parkville, Missouri, 64152
	Aylett, Flowers Survey & Engineering Company 201 NW 72ND Street - Gladstone, Missouri 64118-1821 Phone: (816) 436-0732 - www.afsec.com - Fax: (816) 436-0767 Land Surveying ~ Civil Engineering ~ Land Planning	
Drawn By: PJS&NRM File Name: 39000FPF.DWG SEC: 20-51-34	Date: February 24, 2005 Job No: 39000	

THOUSAND OAKS TENTH PLAT FINAL PLAT

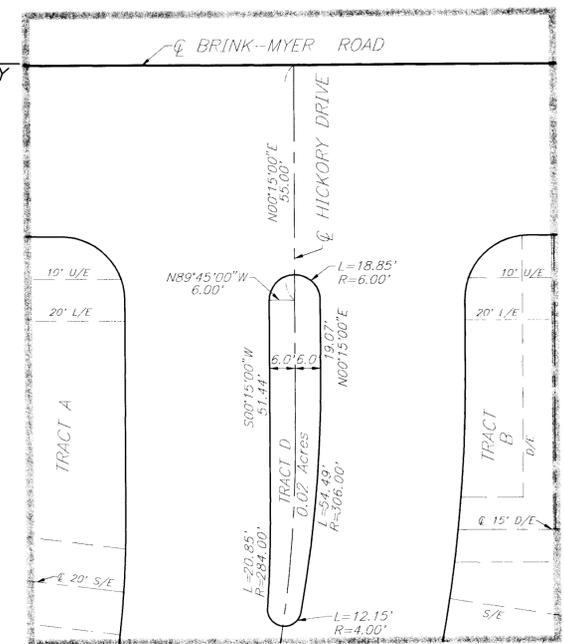
A MAJOR SUBDIVISION in Platte County, Missouri

TIMBER RIDGE
BK. 876, PG. 123

PLAT
BOUNDARY

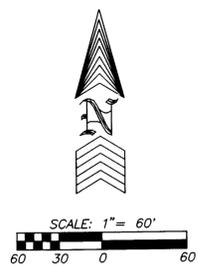


Detail D
Scale 1"=20'



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 - L/E = Landscape Easement
 - P/E = Pedestrian Easement
 - LFO = Lowest Floor Opening
 - SL/E = Slope Easement
 - △ Denotes Existing Monument
 - ▲ Denotes Monument to be set after construction of Utilities and Streets.
 - Denotes 1/2" Rebars to be Set with Plastic Caps #2074
 - Denotes Existing Bar



DATE: 4-25-05

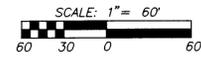
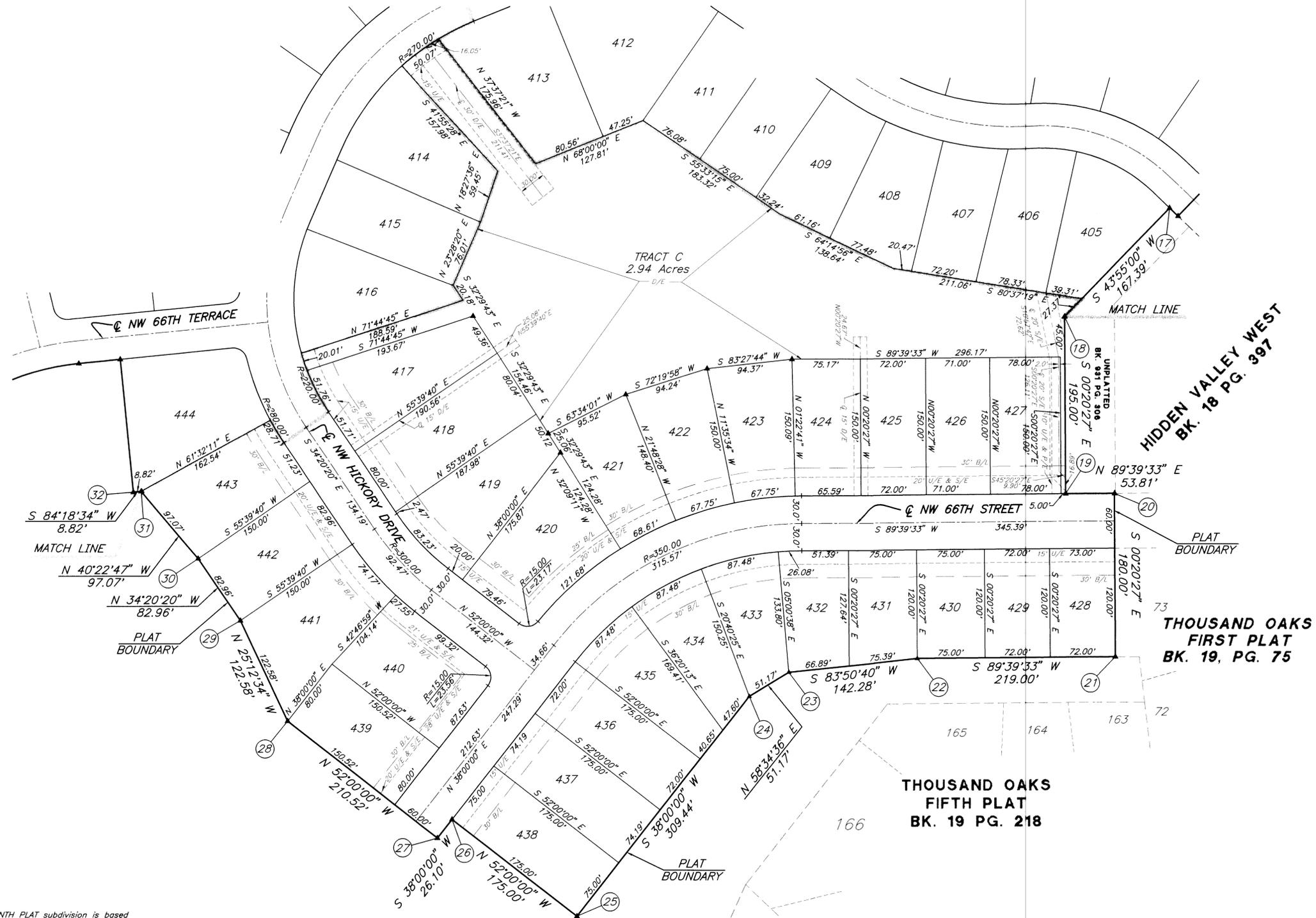
 SAM A. AYLETT, LS-2074

FINAL PLAT
THOUSAND OAKS TENTH PLAT
PLATTE COUNTY, MISSOURI

 Aylett, Flowers Survey & Engineering Company 201 NW 72nd Street - Gladstone, Missouri 64118-1821 Phone: (816) 436-0732 - www.afsec.com - Fax: (816) 436-0767 Land Surveying ~ Civil Engineering ~ Land Planning	Prepared For: Forest Park Development Company L.L.C. of Kansas City 6014 N. 9 Highway, Parkville, Missouri, 64152
	Drawn By: PJS&NRM File Name: 39000FFG.DWG SEC: 20-51-34 Date: February 24, 2005 Job No: 39000

THOUSAND OAKS TENTH PLAT FINAL PLAT

A MAJOR SUBDIVISION in Platte County, Missouri



- LEGEND:
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DATE: 4-25-05

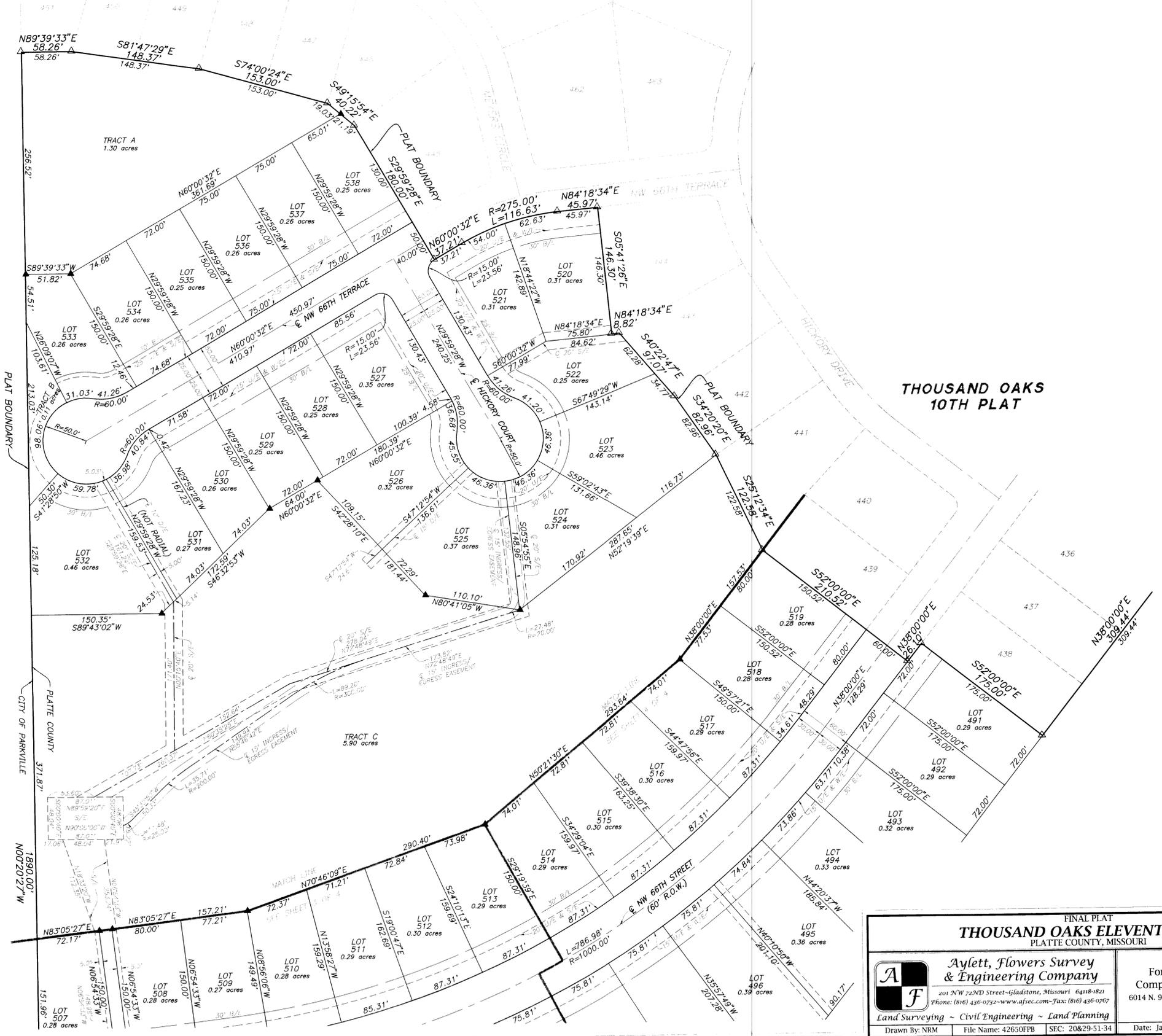
Sam A. Aylett
SAM A. AYLETT, LS-2074

FINAL PLAT THOUSAND OAKS TENTH PLAT PLATTE COUNTY, MISSOURI		Prepared For: Forest Park Development Company L.L.C. of Kansas City 6014 N. 9 Highway, Parkville, Missouri, 64152
	Aylett, Flowers Survey & Engineering Company <small>201 NW 72nd Street - Gladstone, Missouri 64118-1821 Phone: (816) 436-0732 - www.ajsec.com - Fax: (816) 436-0767</small>	
	Land Surveying ~ Civil Engineering ~ Land Planning Drawn By: PJS&NRM File Name: 39000FHL.DWG SEC: 20-51-34 Date: February 24, 2005 Job No: 39000	

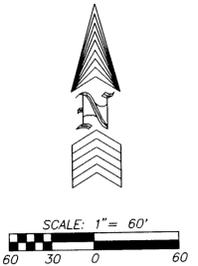
THOUSAND OAKS ELEVENTH PLAT

FINAL PLAT

A Major Subdivision in
Platte County, Missouri



THOUSAND OAKS
10TH PLAT



- LEGEND:**
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Easement
△ Denotes Existing 1/2" Bar Capped MO 156, unless otherwise noted
▲ Denotes Permanent Reference Monument

This plat meets the accuracy requirements for a Suburban Class of Property.

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

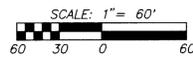
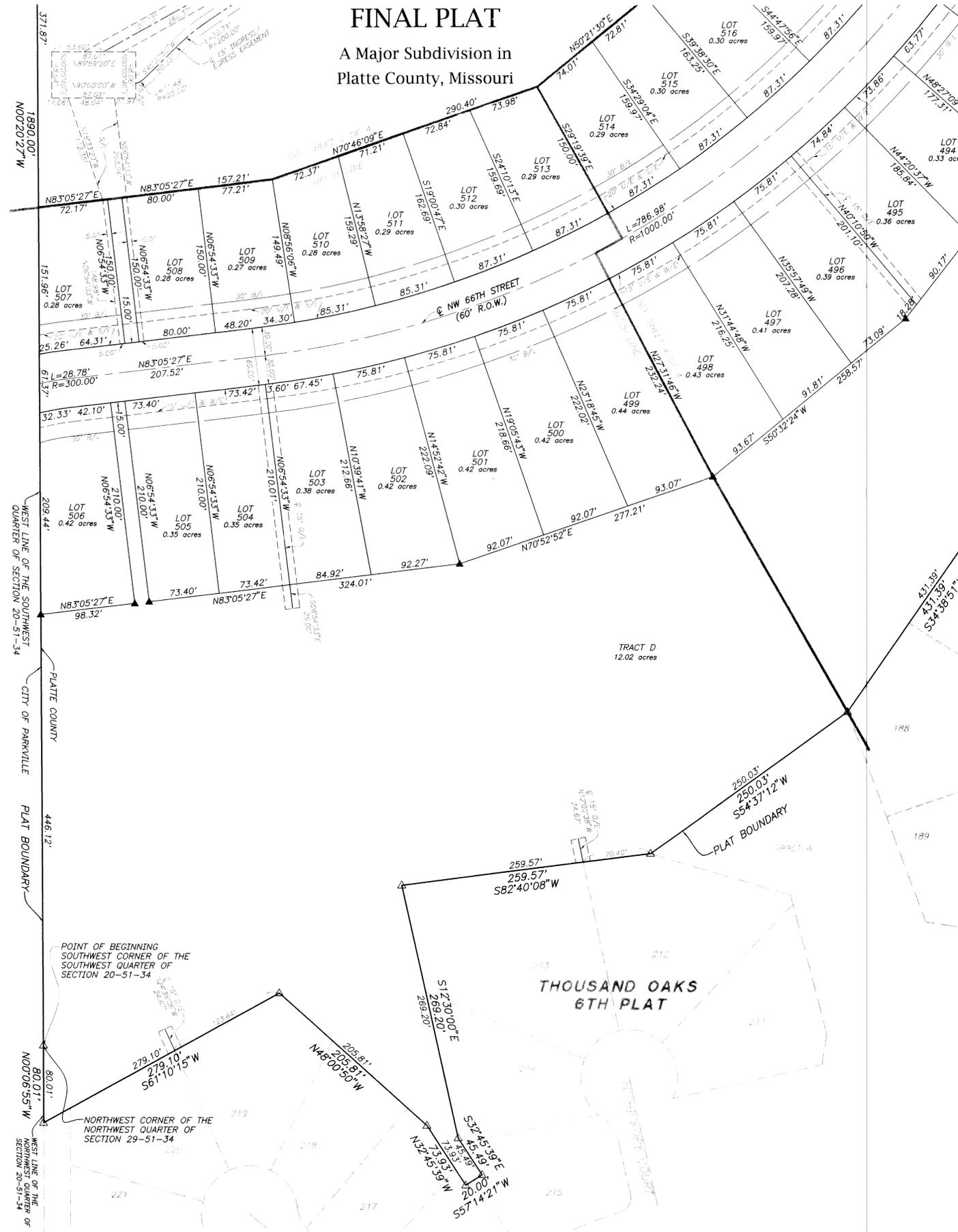
DATE: 1/16/2006
MARK BERGSTROM, LS-2468

FINAL PLAT THOUSAND OAKS ELEVENTH PLAT PLATTE COUNTY, MISSOURI	
 Aylett, Flowers Survey & Engineering Company 201 NW 72ND Street-Gladstone, Missouri 64118-1821 Phone: (816) 436-0732-www.afx.com-Fax: (816) 436-0767 Land Surveying ~ Civil Engineering ~ Land Planning	Prepared For: Forest Park Development Company L.L.C. of Kansas City 6014 N. 9 Highway, Parkville, Missouri, 64152 Phone: 816-741-6501
	Drawn By: NRM File Name: 42650FPB SEC: 20&29-51-34 Date: January 16, 2006 Job No: 42650

THOUSAND OAKS ELEVENTH PLAT

FINAL PLAT

A Major Subdivision in
Platte County, Missouri



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DATE: _____

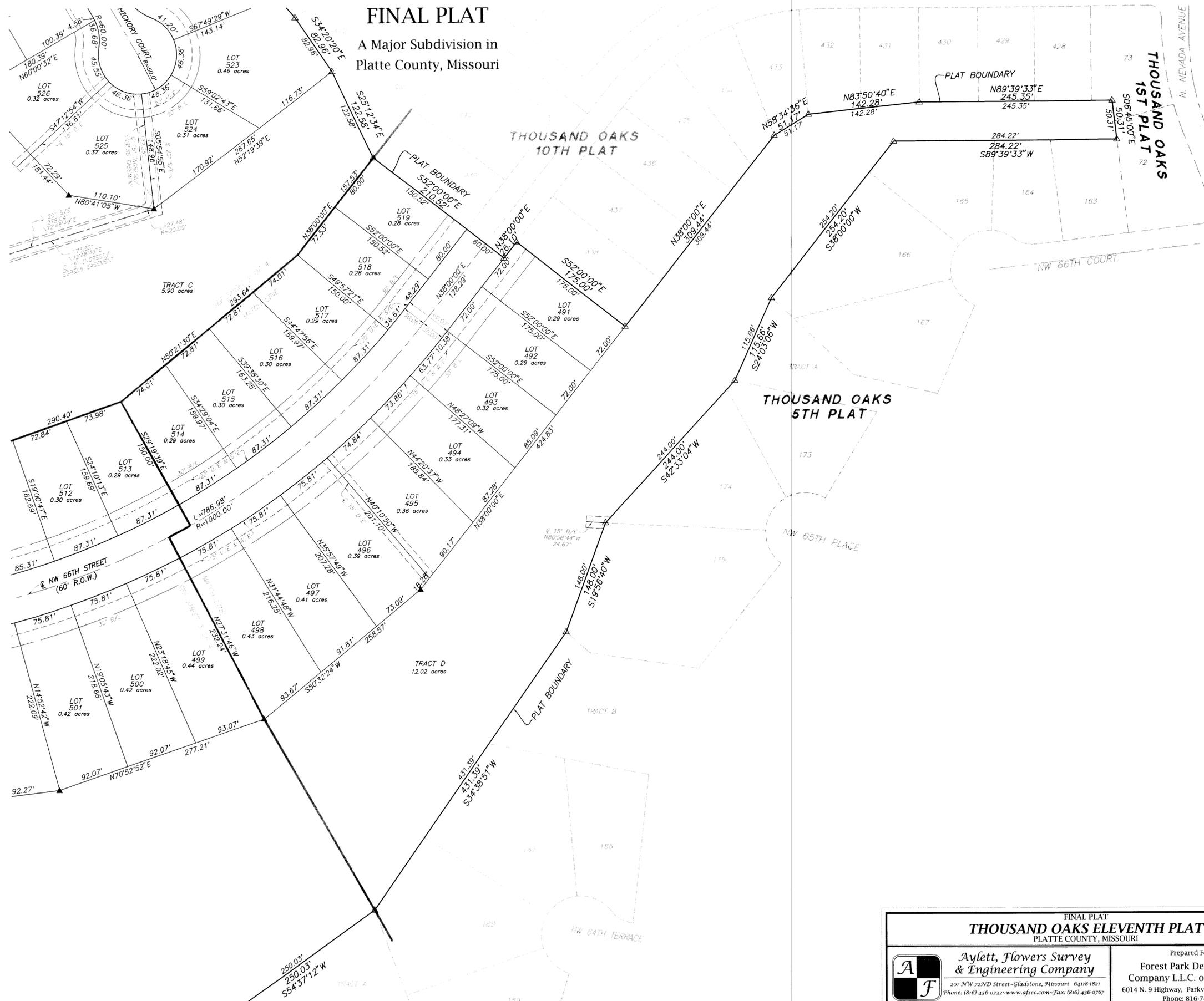
MARK BERGSTROM, LS-2468

FINAL PLAT THOUSAND OAKS ELEVENTH PLAT PLATTE COUNTY, MISSOURI		Prepared For: Forest Park Development Company L.L.C. of Kansas City 6014 N. 9 Highway, Parkville, Missouri, 64152 Phone: 816-741-6501
	Aylett, Flowers Survey & Engineering Company <small>201 NW 72ND Street-Gladstone, Missouri 64118-1821 Phone: (816) 436-0732-www.afsec.com-Fax: (816) 436-0767</small>	
	Land Surveying ~ Civil Engineering ~ Land Planning	
Drawn By: NRN	File Name: 42650FPC	SEC: 20&29-51-34
Date: January 16, 2006	Job No: 42650	

THOUSAND OAKS ELEVENTH PLAT

FINAL PLAT

A Major Subdivision in
Platte County, Missouri



SCALE: 1" = 60'

60 30 0 60

LEGEND:
 B/L = Building Line
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 D/E = Drainage Easement
 S/E = Sanitary Sewer Easement
 W/E = Water Easement
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This plat meets the accuracy requirements for a Suburban Class of Property.

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DATE: 1/16/06
 MARK BERGSTROM, LS 2468

FINAL PLAT THOUSAND OAKS ELEVENTH PLAT PLATTE COUNTY, MISSOURI	
 Ayllet, Flowers Survey & Engineering Company <small>201 NW 72ND Street - Gladstone, Missouri 64118-1821 Phone: (816) 436-0732 - www.afsec.com - Fax: (816) 436-0767</small> Land Surveying ~ Civil Engineering ~ Land Planning <small>Drawn By: NRM File Name: 4265OFFPD SEC: 20&29-51-34</small>	Prepared For: Forest Park Development Company L.L.C. of Kansas City <small>6014 N. 9 Highway, Parkville, Missouri, 64152 Phone: 816-741-6501</small>
	<small>Date: January 16, 2006 Job No: 42650</small>

Staff Analysis

Agenda Item: 3. C

Proposal: Request for approval of a proposed side-yard setback variance
Thousand Oaks Estates

Case No: BZA04-35

Applicant: Forest Park Development, LLC

Overview

The applicants are requesting approval of a uniform variance for the reduction of the side yard setbacks in an R-3 District from 10 feet to 6.5 feet. The subject site is generally located west of the intersection of Union Chapel Road, River Road and FF Highway. The applicant has also submitted applications for rezoning to an R-3 District and preliminary plat approval for the subject site as part of a larger master plan for the Thousand Oaks Development.

The subject site was annexed into the City of Parkville in 2001. In conjunction with the annexation, a suit was filed against the City. As one condition of a settlement agreement entered into on November 13th 2001, the City of Parkville agreed to allow the applicant to develop under zoning no more restrictive than Platte County's R-7 Zone. The City further agreed to amend City regulations or grant variances as necessary to permit development in conformance with the R-7 requirements. The R-7 district permits 6.5' side-yard setbacks as requested.

If approved, the variance would allow the City to fulfill the obligations of the settlement agreement without amending the City's zoning regulations subject to rezoning and preliminary plat approval. If not approved, it would be necessary to propose an amendment to the City's regulations either reducing side-yard setbacks or creating a new zoning district.

Matters to be Considered

1. Is the proposed variance to the Zoning Ordinance contrary to public health, safety and the public interest?

The proposed reduction in side-yard setback potentially reduces the minimum required separation between buildings by 7' (13' minimum separation). The primary health/safety consideration is fire protection. We have contacted John Callahan, Division Chief of the South Platte Fire Protection District (SPFPD). Per SPFPD, 6.5' setbacks are acceptable and provide adequate separation for fire protection. SPFPD is in support of the proposed setbacks as they are permitted in the County's R-7 Zoning District and consistent with those approved for the remainder of the development.

2. Will the literal enforcement of the regulations result in unnecessary hardship upon the property owner?

The applicant has defined the hardship as an inability to create consistent development patterns, and retain the flexibility necessary to preserve vegetation. Per the applicant, the reduction allows flexibility in locating residential units on a given lot, increasing the ability to preserve vegetation and work with changes in topography as part of a "cluster development"

design. Although potentially decreasing building separation, the design provides for greater preservation of open space and vegetation throughout the development.

3. Are the conditions unique to this parcel and not created by the owner's actions?

The proposed variance is not site specific. Rather the application is proposed as a result of a settlement agreement between the applicant and the City of Parkville. The City agreed to allow that portion of the Thousand Oaks master plan which is located in Parkville to be developed in a manner consistent with development under the County's R-7 Zoning. The R-7 zoning allows 6.5' minimum side-yard setbacks.

4. Would granting the variance adversely affect the rights of adjacent property owners?

With the exception of two lots that abut another phase of the Thousand Oaks development to the east, no side yards abut a neighboring property owner. The abutting property to the east has been approved with 6.5' side-yard setbacks. With the exception of the 6.5' side-yard setbacks, the lots in the proposed Thousand Oaks Estates meet all other requirements for an R-3 district. Considering these facts, the proposed setback does not appear to have any impact on abutting property owners. Property owners within 185 feet have been notified by certified letter of the meeting time and may come and speak before the Board.

5. Would the requested variance be opposed to the general spirit and intent of the Zoning Ordinance?

The zoning ordinance defines the purpose of the R-3 District as providing "for single-family residential development of moderately spacious character together with such public buildings, schools, churches, public recreational facilities, and accessory uses, as may be necessary or are normally compatible with residential surroundings." The minimum required site-yard setbacks were adopted to help achieve this intent. However, the "cluster development" design, preserving open space and vegetation well beyond that required, appears to meet or exceed the intent of creating openness.

6. Is the requested variance the minimum possible to make possible reasonable use of the property?

As the proposed variance does not stem from a restriction specific to the site, it is hard to argue that the variance is the minimum possible to make possible reasonable use of the property. However, it is clear, that granting 6.5' side-yard setbacks is necessary to allow development consistent with the County's R-7 zoning district and the Thousand Oaks master plan as agreed by the City.

Staff Summary

After considering the above-listed factors in relation to testimony heard at the public hearing from the applicant and other interested parties, the Board of Zoning Adjustment should decide if the request will preserve the intent and consistency of the zoning regulations, the general welfare of the community and the rights of adjacent property owners without setting a precedent that will negatively affect administration of the regulations. If granting approval, conditions may be set to further mitigate any effects of the variance.

Any approval should be subject to approval of the proposed rezoning, and preliminary plat.

End of Memorandum

Sean Ackerson, AICP
Community Development Director

Date



Community Development
 8880 Clark Avenue
 Parkville, MO 64152
 (816) 741-9313
 (816) 741-8652 FAX

Date Submitted 4-30-15
 Hearing Date _____
 Case No. PZ15-14

Application for Preliminary Plat
 Before the Parkville Planning and Zoning Commission

1. Owner/Developer Information

Name, address, phone and fax number of property owner(s):

ARVILLE A. & MARION P. MYERS
14801 NW 68th ST.
KANSAS CITY, MO 64152

Name, address, phone and fax number of developer(s), if different from owner:

FOREST PARK DEV. CO. OF K.C.
6014 N. HWY. 9 LLC
PARKVILLE, MO 64152
816-591-2550

Name, address, phone and fax of engineer and/or surveyor(s) preparing the plat:

SAM AYLETT / AYLETT SURVEY CO.
201 NW 72nd ST.
GLADSTONE, MO 64118
816 436-0732 816-436-0767

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:

Owner's signature *Arville A. Myers & Marion P. Myers*
 (Required)

2. Property Information

Proposed name of subdivision: THOUSAND OAKS WEST (PHASE 20 & 21)

Present zoning: AG Proposed zoning: R-3
 (if applicable)

Present use(s) of the property: SINGLE FAMILY RESIDENTIAL

Total acreage of the property: 43.3 +/- Number of lots: 34

Acreage open space: 28.9 +/- Minimum lot size: 140' x 75'

Density of development: 1.27 per Ac. GROSS

3. Public Improvements

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

Length of proposed new roadways: 1,900 LIN. FT. +/-

Proposed surface material: ASPHALT Maximum grade: 10%

Attach details and/or a drainage study showing compliance with the Parkville Storm Water Ordinance.

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

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

Explain: YES, BRINK-MYER, UNION CHAPEL (K HWY)
E 45 HWY. HAVE RECENTLY BEEN IMPROVED.

General character of the neighborhood: WELL ESTABLISHED SINGLE
FAMILY DWELLINGS.

Please note below any other comments or factors relating to the proposed subdivision:

4. Signatures of Acknowledgement

The following signatures by authorized representatives indicate the entity has had notice of the intent to subdivide and, pending detailed plan review, can provide their applicable service to the proposed development. A signed letter from the entity may be submitted in place of a signature.

SEE LETTER

Water District (PWSD #1 or Missouri American Water Co.) ←

816.891.9141 816.741.2992

South Platte Fire Protection District

816.741.2900

Sanitary sewer/septic (PCRSD, Parkville Public Works or Platte County Health Department)

816.858-2052 816.741.7676 816.858.2412

Streets (Parkville Public Works)

816.741.7676

N/A

Missouri Department of Transportation (for access/adjacent to a state maintained roadway)

816.622-0414

SEE LETTER

Electricity (KCP&L)

816.471.5275

SEE LETTER

Natural Gas (Missouri Gas Energy)

816.756.5252

School District (Park Hill or Platte County)

816.741.1521 816.858.2822

5. Checklist of required submittals

- Completed application with authorization signatures of service providers.
- Application fee of \$300.00, plus \$5.00 per lot or tract. *This fee shall include the expense of initial engineering review, plus the expense of reviewing one re-submittal. All other expenses including, but not limited to, consulting fees, attorney fees, reproduction costs, mailing costs, and other expenses resulting from the necessary review, processing, filing, recording, and action on said applications or permits, shall be borne by the subdivider based on actual costs.*
- Deed with owner's name and legal description of property to be platted.
- Fifteen (15) copies of the preliminary plat containing the requirements outlined in Section 505.270 of the Subdivision Regulations for initial staff and entity review. Fifteen (15) additional large size and one (1) ledger size copies will be requested following review in order to provide the Planning Commission with the most current document upon which to base their decision.
- Drainage plan.
- Authorization signature of the owner of the property to be platted.
- Other items as follows:

Application accepted as complete by: SEAN ACKERSON 4-30-15
 Community Development Director Date

For City Use Only

Planning Commission

Meeting date:	Conditions:
Publication date:	
Recommendation:	Zoning change hearing date:

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:01 p.m. on Tuesday, June 16, 2015, and was called to order by Mayor Nanette K. Johnston. City Clerk Melissa McChesney called the roll as follows:

Ward 1 Alderman Kari Lamer	- present
Ward 1 Alderman Diane Driver	- present
Ward 2 Alderman Jim Werner	- present
Ward 2 Alderman Dave Rittman	- present
Ward 3 Alderman David Jones	- present
Ward 3 Alderman Douglas Wylie	- present
Ward 4 Alderman Marc Sportsman	- present
Ward 4 Alderman Greg Plumb	- present

A quorum of the Board of Aldermen was present.

The following staff was also present: Lauren Palmer, City Administrator
Sean Ackerson, Assistant City Administrator/Community Development Director
Alysen Abel, Public Works Director
Kevin Chrisman, Police Chief
Tim Blakeslee, Assistant to the City Administrator
Steve Chinn, City Attorney

Mayor Johnston led the Board in the Pledge of Allegiance to the Flag of the United States of America.

2. CITIZEN INPUT

3. MAYOR'S REPORT

Mayor Johnston noted that the City received a generous donation from the Wassmer family of capstones for the Gresham Memorial Spirit Fountain and said they would be recognized for their donation on a future date.

4. CONSENT AGENDA

- A. Approve the minutes for the June 2, 2015 regular meeting
- B. Approve the minutes for the June 2, 2015 work session
- C. Receive and file the crime statistics for January through April 2015
- D. Receive and file the Municipal Court Report for May 2015
- E. Receive and file the financial report for the month ending May 31, 2015
- F. Approve the rental of equipment from the City of Weatherby Lake and the purchase of materials from Pavement Maintenance Supply, Inc. for the 2015 crack sealing program
- G. Approve a retailer of malt liquor by the drink with Sunday sales liquor license for VIP Special Events, LLC located at 160 S. Main Street
- H. Approve a donation agreement with Philip and Barbara Wassmer for capstones for the Gresham Memorial Spirit Fountain
- I. Approve accounts payable from May 28 to June 10, 2015

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTION FOR EACH ITEM, AS PRESENTED. ALL AYES, MOTION PASSED 8-0.

5. ACTION AGENDA

A. Approve an ordinance to approve a professional services agreement with Williams & Campo, P.C. for special legal counsel services for economic development

City Administrator Lauren Palmer said the item was related to economic development needs at the Brush Creek and Brink Meyer Neighborhood Improvement Districts (NID). The city attorney had a conflict of interest because they also represented the property owner and the special counsel was requested in order to research development options in the area. Chris Williams, Williams & Campo, P.C., was highly recommended by other communities and had economic development experience. The agreement was for a lump sum of \$2,600 for up to ten hours and an hourly fee of \$260 for additional services. Statutes required an ordinance to hire special counsel. The Finance Committee approved the agreement on June 8, 2015.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2842, AN ORDINANCE **AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH WILLIAMS & CAMPO, P.C. FOR SPECIAL LEGAL COUNSEL SERVICES FOR ECONOMIC DEVELOPMENT**, BE APPROVED FOR FIRST READING. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2842 BE APPROVED ON FIRST READING AND PASSED TO SECOND READING BY TITLE ONLY. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2842 BE APPROVED ON SECOND READING TO BECOME ORDINANCE NO. 2812. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, LAMER, RITTMAN, JONES AND SPORTSMAN. MOTION PASSED 8-0.

B. Approve a preliminary development plan for Bella Vista at the National apartments in an “R-5” Planned Multi-Family Residential District – Case PZ15-11; J3-Pandi, LLC, applicant

Assistant City Administrator/Community Development Director Sean Ackerson explained the request was for a modified development plan on Tract CC of the approved Community Unit Plan. The plan included three apartment buildings with 302 units, parking and other amenities. He stated when the property was annexed in 1999 it was rezoned to “R-5” Planned Multi-Family Residential District as part of the National’s approved Community Unit Plan and multiple plans have since been approved for the site. Staff reviewed the application against all applicable criteria and recommended approval subject to conditions. The Planning and Zoning Commission held a public hearing and recommended approval 8-0 subject to conditions listed in the policy report. Ackerson noted that no one spoke in opposition of the application. With approval by the Board of Aldermen, the final development plan would be submitted to the Commission and the Board for final approval.

Dale Brouk, J-3 Pandi, LLC, commented that the property was always zoned for multi-family residential. He spoke about the entrance on Highway 45 that was approved by the Missouri Department of Transportation (MoDOT) and the second entrance with limited access for emergency vehicles.

David Pence and Jeff Price, Jay Price Architecture, provided a review of the landscape plan and the preliminary development plan and spoke about the difficult grading of the property.

Steve Warger, Warger Associates, addressed the engineering, future development on Lot 2, right-of-way adjustments, storm sewers and the floodplain limit.

The Board further discussed the sewer system and the entrance from Highway 45. Alderman Jones commented that he received positive comments from the residents that the developer worked well with them throughout the process.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO ACCEPT THE PLANNING AND ZONING COMMISSION RECOMMENDATION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR BELLA VISTA AT THE NATIONAL SUBJECT TO CONDITIONS, AS RECOMMENDED. ALL AYES, MOTION PASSED 8-0.

C. Approve an ordinance to amend Parkville Municipal Code Chapter 405 to rezone approximately 43.3 acres from County “AG” Agricultural District to City “R-3” Single-Family Residential District – Case PZ15-18; David Barth, Forest Park Development Company of Kansas City, LLC, applicant

Assistant City Administrator/Community Development Director Sean Ackerson said the property was owned by Arville Meyers and was located south of Highway 45 near Brink Myer Road. The area was annexed in the early 2000s but the policy at the time was to rezone properties when a plan was brought forward, so it retained the County’s AG zoning. Ackerson added the primary considerations were the zoning of the surrounding properties and land use projects for the area. The Planning and Zoning Commission received written comments from the neighbors and recommended approval 7-0.

Ackerson explained the platting process was separate and the preliminary plat would go before the Commission for administrative approval but did not require Board approval. The final plat would go before the Commission and the Board for final acceptance of the right-of-way and easements.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2843, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE CHAPTER 405 TO REZONE 43.3 ACRES, MORE OR LESS, FROM COUNTY “AG” AGRICULTURAL DISTRICT TO “R-3” SINGLE-FAMILY RESIDENTIAL DISTRICT, BE APPROVED FOR FIRST READING. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2843 BE APPROVED ON FIRST READING AND PASSED TO SECOND READING BY TITLE ONLY. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2843 BE APPROVED ON SECOND READING TO BECOME ORDINANCE NO. 2813. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, LAMER, RITTMAN, JONES AND SPORTSMAN. MOTION PASSED 8-0.

D. Approve an ordinance to amend Parkville Municipal Code Chapter 405 to rezone approximately 75.08 acres from County “AG” Agricultural District to City “R-1” Single-Family Residential District – Case PZ15-17; Stephen and Karla Hall, owners

Assistant City Administrator/Community Development Director Sean Ackerson stated the property was located west of I-435 and south of Highway 45 and was vacant for several years. The property owners worked with MoDOT to provide a public street to access the property which was maintained by MoDOT. The Planning and Zoning Commission held a public hearing and recommended approval 6-0, subject to conditions listed in the policy report. Ackerson added that the owner would be required to record an acknowledgement of the zoning and land use projections for the abutting property so further owners would be aware of the same. This condition was not opposed by the applicant.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2844, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE CHAPTER 405 TO REZONE 75.08 ACRES, MORE OR LESS, FROM COUNTY “AG” AGRICULTURAL DISTRICT TO CITY “R-1” SINGLE-

FAMILY RESIDENTIAL DISTRICT, SUBJECT TO CONDITIONS, BE APPROVED FOR FIRST READING. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2844 BE APPROVED ON FIRST READING AND PASSED TO SECOND READING BY TITLE ONLY. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2844 BE APPROVED ON SECOND READING TO BECOME ORDINANCE NO. 2814. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, LAMER, RITTMAN, JONES AND SPORTSMAN. MOTION PASSED 8-0.

E. Approve an ordinance to amend Parkville Municipal Code Section 442.050 to clarify the regulation of architectural styles, design features and building materials and to clarify regulation of paint colors in the “OTD” Old Town District – Case PZ15-19

Assistant City Administrator/Community Development Director Sean Ackerson stated that in the past the City had received several applications regarding paint color in the Old Town District but the Municipal Code gave little guidance which was hard to administer uniformly. To address the issue until the zoning and subdivision codes would be updated, the proposed ordinance included amendments regarding architectural styles and provided guidance for paint colors to preserve the history of downtown and limit painting of materials like stone and brick that were not intended to be painted. The Planning and Zoning Commission recommended approval 6-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2845, AN ORDINANCE **AMENDING PARKVILLE MUNICIPAL CODE SECTION 442.050, DESIGN GUIDELINES, TO CLARIFY THE REGULATION OF ARCHITECTURAL STYLES, DESIGN FEATURES AND BUILDING MATERIALS AND TO CLARIFY REGULATION OF PAINT COLORS IN THE “OTD” OLD TOWN DISTRICT**, BE APPROVED FOR FIRST READING. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2845 BE APPROVED ON FIRST READING AND PASSED TO SECOND READING BY TITLE ONLY. ALL AYES, MOTION PASSED 8-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER THAT BILL NO. 2845 BE APPROVED ON SECOND READING TO BECOME ORDINANCE NO. 2815. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, LAMER, RITTMAN, JONES AND SPORTSMAN. MOTION PASSED 8-0.

F. Approve a planned district development permit for exterior modifications to 303 Main Street in the Old Town District – Case PZ154-20; Joe Willhoite, C.U.E. Architecture

Assistant City Administrator/Community Development Director Sean Ackerson stated the new owners of the building were interested in rehabilitating and expanding to make it more usable and to restore many historic elements. They proposed a patio area to the sidewalk to fill the empty space, a new entry and private deck on the north, and the inside would be brought to the commercial code and would be Americans with Disabilities Act (ADA) compliant for future reuse. The Planning and Zoning Commission recommended approval 6-0 to allow the modifications subject to major plan changes approved by the Commission and minor changes approved by staff.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **APPROVE THE APPLICATION FOR A PLANNED DISTRICT DEVELOPMENT PERMIT TO ALLOW MODIFICATION OF THE BUILDING AT 303 MAIN STREET SUBJECT TO MAJOR PLAN CHANGES BEING APPROVED BY THE**

PLANNING AND ZONING COMMISSION AND MINOR CHANGES BEING APPROVED ADMINISTRATIVELY BY STAFF. ALL AYES, MOTION PASSED 8-0.

6. STAFF UPDATES ON ACTIVITIES

A. Police Department

Police Chief Kevin Chrisman provided an update to a recent drug case on Tenth Street, noting a resident shared his concerns about traffic near the residence. Captain Jon Jordan contacted the Platte County Drug Squad to set up surveillance and the Police Department and the Platte County Drug Squad made a felony narcotics arrest. Chief Chrisman thanked Platte County and his staff for their hard work on the case.

B. Public Works

Public Works Director Alysén Abel presented an update on resident complaints about the condition of their curbs in front of the driveway. The street crew reviewed the conditions and after inspection added each to the list for future fixes. Staff would evaluate the areas and determined which would be addressed each year. Abel said a temporary measure to prevent future deterioration was to place asphalt in the gaps, but as a result of citizen complaints the patching was stopped until a solution could be reached. The cost of curb replacement was \$35 per foot. Staff recommended reviewing complaints and prioritizing them for future street maintenance projects. City Administrator Lauren Palmer stated staff was looking for direction because there was a conflict between the maintenance strategy and aesthetics which was a policy decision.

Abel updated the Board on complaints received about flakes in the water in some areas of Riss Lake. She said staff reached out to Missouri American Water so they could fully evaluate the issues. It was determined the issue was most likely with the service line because the flakes would come from the PVC pipes or the home's equipment. Abel recommended residents contact Missouri American Water to determine the cause of the flakes.

Abel said the Board received a certification letter for the 5K course at English Landing Park and Platte Landing Park. She thanked Captain Jordan's son for his donation to the cost of the certification.

7. COMMITTEE REPORTS & MISCELLANEOUS ITEMS FROM THE BOARD

Alderman Plumb stated that River Jam was scheduled for Saturday, June 20 at English Landing Park.

8. EXECUTIVE SESSION

A. Attorney-client matters pursuant to RSMo 610.021(1)

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **ENTER INTO EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS PURSUANT TO RSMO 610.021(3)**. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WERNER, DRIVER, LAMER, RITTMAN, JONES AND SPORTSMAN. MOTION PASSED 8-0.

The Board entered into the Executive Session at 9:15 p.m. At 9:53 p.m., the Board reconvened in open session.

Clerks Note: The minutes from the Executive Session are on file with the City Clerk.

Mayor Johnston announced no action was taken as a result of the executive session.

9. ADJOURN

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN DRIVER TO **ADJOURN THE JUNE 16, 2015, REGULAR BOARD MEETING AT 9:53 P.M. ALL AYES; MOTION PASSED 8-0.**

The minutes for Tuesday, June 16, 2015, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the seventh day of July 2015.

Submitted by:

City Clerk Melissa McChesney

AN ORDINANCE AMENDING CHAPTER 405 OF THE PARKVILLE ZONING CODE TO REZONE 43.3 ACRES, MORE OR LESS, FROM COUNTY "AG" AGRICULTURAL DISTRICT TO CITY "R-3" SINGLE-FAMILY RESIDENTIAL DISTRICT

WHEREAS, David Barth of Forest Park Development Company of Kansas City, LLC submitted application PZ15-18 requesting to rezone 43.3 acres, more or less, from County "AG" Agricultural District to City "R-3" Single-Family Residential District; and

WHEREAS, the property includes all of Platte County Parcel numbers 20-4.0-19-000-000-005.000 and 20-4.0-19-000-000-006.000 and is legally described and depicted in Exhibits A and B attached hereto and incorporated herein by reference; and

WHEREAS, David Barth of Forest Park Development Company of Kansas City, LLC was authorized to make that application by the property owner, Arville Myers; and

WHEREAS, the subject site was already zoned County "AG" Agricultural District when it was annexed; and

WHEREAS, on June 9, 2015 the Planning and Zoning Commission held a public hearing, considered the proposed zoning district change, and recommended approval unanimously by a vote of 7 to 0; and

WHEREAS, all notices of the public hearing were published, posted and mailed in accordance with all applicable requirements of the Parkville Municipal Code and the State of Missouri Revised Statutes; and

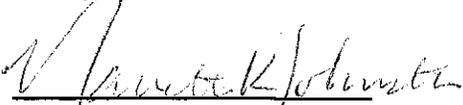
WHEREAS, at the time of consideration by the Board of Aldermen, no valid protest petition had been submitted.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

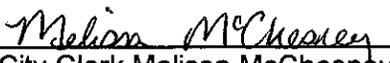
Section 1. Section 405 of the Parkville Zoning Code is hereby amended to rezone 43.3 acres, more or less, legally described and depicted in Exhibits A and B attached here to and incorporated herein by reference, to City "R-3" Single-Family Residential District.

Section 2. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED by the Parkville Board of Aldermen this 16th day of June 2015.


Mayor Nanette K. Johnston

ATTESTED:


City Clerk Melissa McChesney



Ord 2813 Exhibit A

Legal Description

Tract 1:

A tract of land in the Northeast Quarter and the Southeast Quarter of Section 19, Township 51, Range 34, Platte County, Missouri, being bounded and described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 19; thence South 00 degrees 01 minutes 15 seconds West along the East line of the Southeast Quarter of said Section 19, 446.06 feet; thence North 75 degrees 41 minutes 53 seconds West, 630.0 feet; thence North 6 degrees 39 minutes 47 seconds East, 221.24 feet; thence North 36 degrees 19 minutes 23 seconds East, 132.17 feet; thence North 64 degrees 00 minutes 00 seconds East, 315.75 feet to a point in the Centerline of a gravel road as now located; thence South 60 degrees 24 minutes 47 seconds East along said Centerline, 148.59 feet; thence South 66 degrees 17 minutes 09 seconds East, continuing along said Centerline, 100.00 feet to its intersection with the East line of the Northeast Quarter of said Section 19; thence South 00 degrees 16 minutes 06 seconds West, 55.66 feet to the point of beginning.

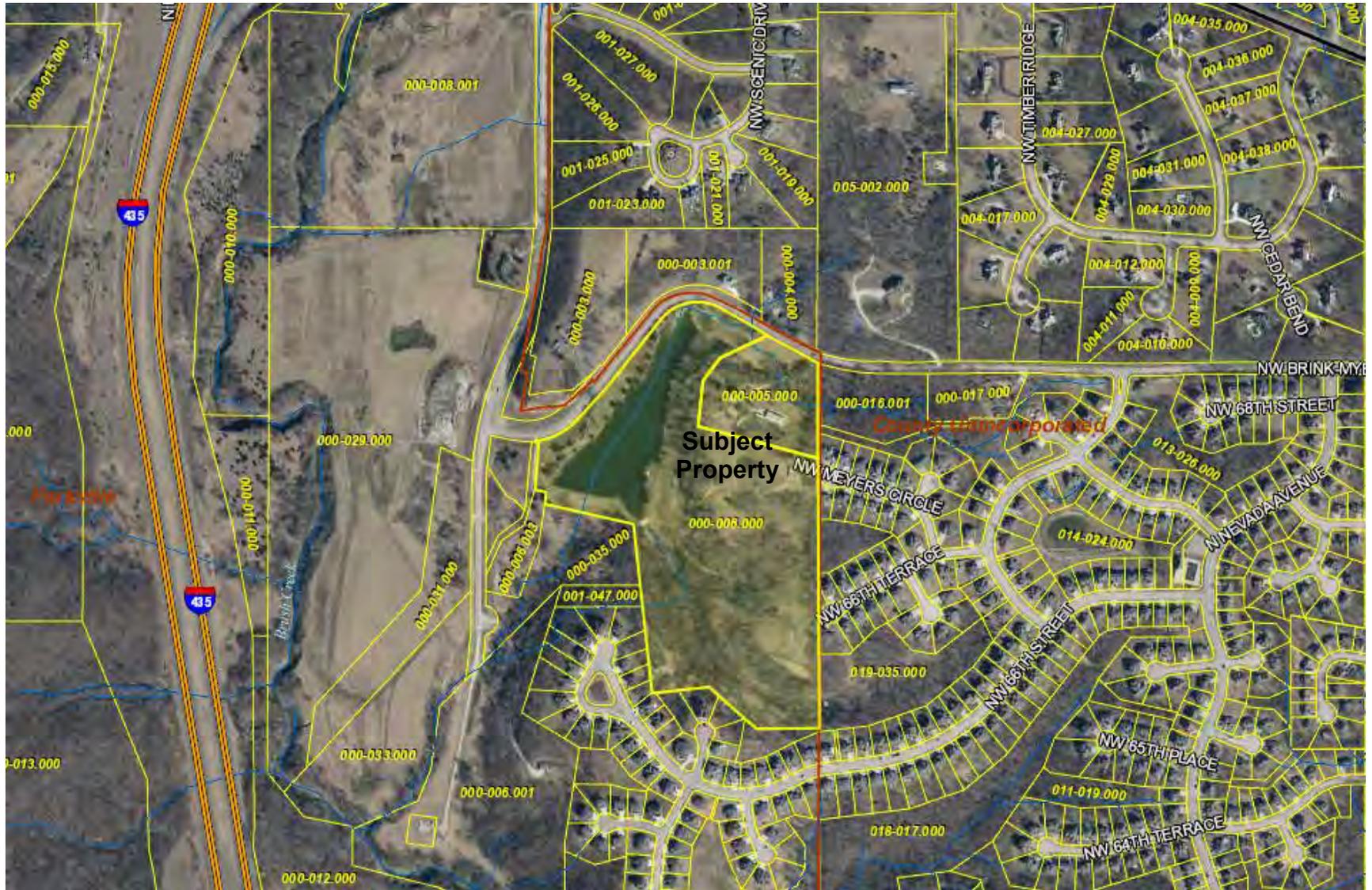
Tract 2:

A tract of land situated in the South 40 Acres of the Northeast Quarter of Section 19, Township 51 North, Range 34 West, and the Southeast Quarter of Section 19, Township 51 North, Range 34 West and the North 19 Acres of the Northeast Quarter of Section 30, Township 51 North, Range 34 West, Platte County, Missouri, described as follows: Beginning at the Southeast corner of Section 19, also being the Northeast corner of Section 30; thence North 00 degrees 14 minutes 22 seconds West along the East line of Section 19, 2,182.49 feet to the Southeast corner of a tract of land deeded to Arville and Marion Meyers as described in a Warranty Deed recorded in Book 429 at Page 76 dated October 29, 1973; thence North 75 degrees 57 minutes 30 seconds West along said Myers tract, 630.00 feet; thence North 06 degrees 24 minutes 10 seconds East along said tract, 221.24 feet; thence North 63 degrees 44 minutes 22 seconds East along said tract, 315.75 feet to the center of an existing county roadway; thence along said roadway the following bearings and distances: North 61 degrees 35 minutes 55 seconds West, 118.58 feet; thence North 59 degrees 48 minutes 34 seconds West, 88.72 feet; thence North 62 degrees 31 minutes 14 seconds West, 80.52 feet; thence North 75 degrees 10 minutes 11 seconds West, 69.47 feet; thence North 86 degrees 09 minutes 33 seconds West, 65.46 feet; thence South 79 degrees 52 minutes 06 seconds West, 62.95 feet; thence South 64 degrees 11 minutes 45 seconds West, 59.58 feet; thence South 46 degrees 42 minutes 17 seconds West, 67.17 feet; thence South 38 degrees 49 minutes 15 seconds West, 421.43 feet; thence South 35 degrees 42 minutes 32 seconds West, 76.06 feet; thence South 24 degrees 39 minutes 05 seconds West, 63.85 feet; thence South 15 degrees 08 minutes 11 seconds West, 58.02 feet; thence South 24 degrees 54 minutes 30 seconds West, 61.26 feet; thence South 42 degrees 01 minutes 41 seconds West, 61.30 feet thence South 64 degrees 05 minutes 28 seconds West, 62.68 feet; thence South 89 degrees 30 minutes 18 seconds West, 53.47 feet; thence North 73 degrees 26 minutes 42 seconds West, 43.58 feet; thence South 02 degrees 49 minutes 28 seconds West from the centerline, 221.55 feet; thence South 78 degrees 08 minutes 31 seconds East, 48.48 feet; thence South 06 degrees 24 minutes 37 seconds West, 93.94 feet; thence South 74 degrees 56 minutes 43 seconds East 451.14 feet; thence South 06 degrees 13 minutes 59 seconds East, 2,140.08 feet to a point on the South line of the North 19 acres of the Northeast Quarter of Section 30; thence South 89 degrees 46 minutes 21 seconds East along said South line 660.18 feet to a point on the East line of the Northeast Quarter of Section 30; thence North 00 degrees 14 minutes 22 seconds West along said East line, 313.50 feet to the Point of Beginning, EXCEPT that part deeded to Forest Park Development Company, L.L.C. by the Warranty Deed recorded October 11, 2002 in Book 982 at Page 960.

Tract 3:

That portion of existing Brink-Myers Road described in the Quit Claim Deed executed by the City of Parkville, Missouri to Arville Myers and Marion Myers, a married couple recorded February 8, 2013 as Document No. 2013002216 in Book 1205 at Page 949.

Ord 2813 Exhibit B



AYLETT SURVEY & ENGINEERING COMPANY

LAND SURVEYING ~ LAND PLANNING ~ CIVIL ENGINEERING

201 NW 72nd STREET ~ GLADSTONE, MO 64118-1821

Phone: (816) 436-0732 ~ Fax: (816) 436-0767

**Sam A. Aylett P.L.S.
Wilbur M. Souders, P.E.**

April 28, 2016

Stephen Lachky, AICP
City of Parkville
Community Development Director
8880 Clark Avenue
Parkville, MO 64152

Re: Thousand Oaks 20th Plat
Final Plat
Project No. 49881

Dear Stephen:

Please find 4 copies of the revised final plat and disk with PDF files of the plat. We have revised the plat according to the review letter dated April 21, 2016 as follows:

1. Sheet 1 of 3: The correct direction is South 00 degrees 20 minutes 27 seconds East and has been changed on Sheet 1.
2. Sheet 2 of 3: The correct scale is 1"=60' and has been changed on Sheet 2.
3. Sheet 3 of 3: The correct scale is 1"=60' and has been changed on Sheet 3.
4. Sheets 1 and 2 (Landscaping): Landscape easements have been added to Lots 835 and 858.
5. Sheets 2 and 3 (Drainage Easement): Drainage easements have been extended to include the rip rap at the pipe end sections. The drainage easement between lots 842 & 843 will be handled by a separate document since the rip rap for the pipe end section is not contained within the plat boundary.
6. Sheets 1 and 3 (11th Plat, NW 66th Terrace): I have included a hard copy and pdf of the recorded plat of Tract B for the roadway dedication.
7. Utilities and Services: I have included letters or signatures from the entities stating their intent to provide service to this development. I am also including an Intergovernmental Agreement that Water District #1 is requesting for the vacation of the blanket water easement that affects this property for your review. We are providing Water District #1 a 20' wide easement along Brink-Myer Road.

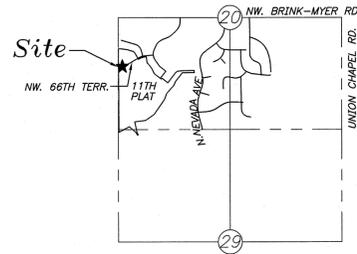
Items 8-16 are agreements or procedures that are not shown on the plat, therefore they are not addressed.

If you have any questions or need additional information, call me at 436-0732.

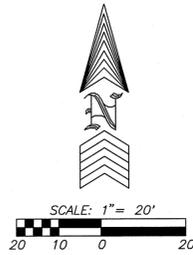
Sincerely,
Aylett Survey and Engineering Company
Jason K. Robbins

THOUSAND OAKS ELEVENTH PLAT REPLAT OF TRACT "B" FINAL PLAT A Minor Subdivision in Platte County, Missouri

Recorded in Platte County, Missouri
Recording Date/Time: 04/20/2016 at 08:07:22 AM
Instr Number: 2016004717
Book: 21 Page: 207
Type: DE PLAT
Fee: \$69.00
Grantor: THOUSAND OAKS HOMES ASSOCIATION INC
Grantee: THOUSAND OAKS 11TH PLAT REPLAT OF TR B
Clara Bayes
Recorder of Deeds



SEC. 20-51-34
Location Map



LEGEND:

- B/L = Building Line
- U/E = Utility Easement
- S/E = Sanitary Sewer Easement
- D/E = Drainage Easement
- W/E = Waterline Easement
- R = Radius
- L = Length
- N.T.S. = Not to Scale
- R/W = Right of Way
- I.T.B. = Initial Tangent Bearing

- ▲ Denotes Existing Monument
- ▲ Denotes Permanent Reference Monument
- Set Monument - 1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)

TRAVERSE TABLE

Location	Bearing	Distance (Grid Meters)	Northing	Easting
PL-28			338897.27	829848.79
PL-28 Sighting PL-28A	S 01°18'30" W			
PL-28 To Point of Beginning	S 70°22'55" W	1702.88	338325.53	828244.76

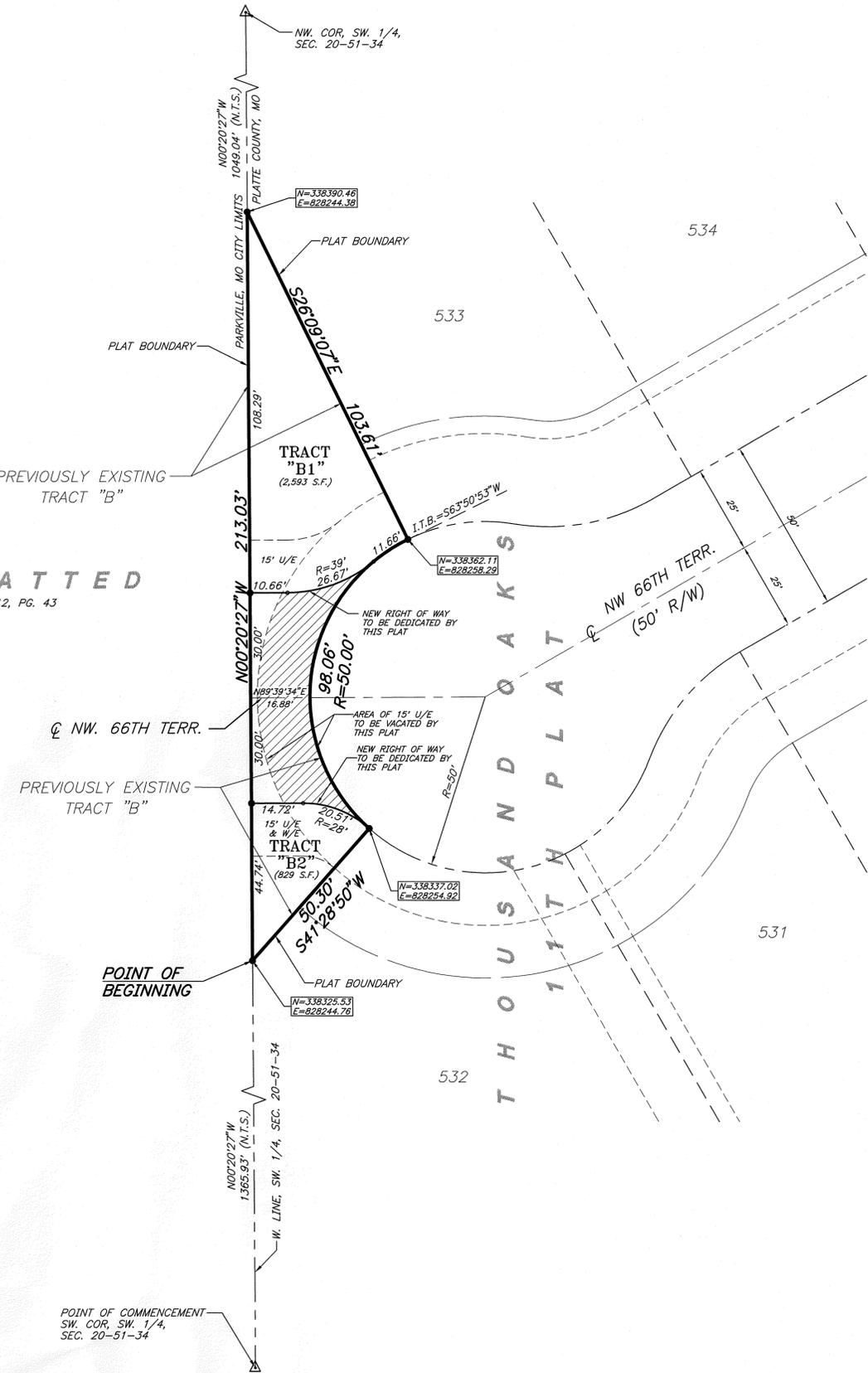
NOTE: State Plane coordinates are by G.P.S. The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System (NAD83), using a grid factor of 0.9999041. All coordinates are in meters.

- NOTES:
- Bearing System is based on the Recorded Plat of THOUSAND OAKS ELEVENTH PLAT.
 - Parent tract is recorded at the Platte County Recorder of Deeds office in Book 1128, Page 706.
 - This plat meets the accuracy requirements for an urban class of property.
 - This tract of land does not lie within a regulatory floodplain, per FIRM Map No. 29163C0360E, Panel 360 of 425, dated April 2, 2015.

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



DATE: 3/23/16



DESCRIPTION:
All of Tract "B", THOUSAND OAKS ELEVENTH PLAT, a subdivision of land in Platte County, Missouri, being more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 20, Township 51, Range 34 in Platte County, Missouri; thence North 00 degrees 20 minutes 27 seconds West, along the West line of the Southwest Quarter of said Section 20, a distance of 1,365.93 feet to the most Southerly corner of said Tract "B", said point also being the Point of Beginning of the tract of land herein to be described; thence continuing North 00 degrees 20 minutes 27 seconds West, along the West line of the Southwest Quarter of said Section 20, also being the West line of said Tract "B", a distance of 213.03 feet to the most Northerly corner of said Tract "B"; thence South 29 degrees 09 minutes 07 seconds East, along the Easterly line of said Tract "B", a distance of 103.61 feet to a point on the Northerly line of NW 66th Terrace; thence Southerly, along a curve to the left, along the Easterly line of said Tract "B", also being the Westerly right of way line of said NW 66th Terrace, having an initial tangent bearing of South 63 degrees 50 minutes 53 seconds West and a radius of 50.00 feet, an arc distance of 98.06 feet; thence South 41 degrees 28 minutes 50 seconds West, along the Easterly line of said Tract "B", a distance of 50.30 feet to the Point of Beginning. Said tract of land contains 0.11 acres more or less.

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

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

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

PRIVATE OPEN SPACE: Tracts B1 and B2 are hereby dedicated as Private Open Space and shall be maintained by the Thousand Oaks Homes Association, their successors and assigns.

IN TESTIMONY WHEREOF: THOUSAND OAKS HOMES ASSOCIATION, INC., a Missouri Non-Profit Company, has by the authority of its Board of Directors caused this instrument to be executed by its President this 18th day of April, 2016.

THOUSAND OAKS HOMES ASSOCIATION, INC.

David Barth, President

STATE OF MISSOURI
COUNTY OF CLAY, MISSOURI

Be it remembered that on this 18th day of April, 2016, before me the undersigned notary public in and for the County and State above mentioned, came David Barth, President of THOUSAND OAKS HOMES ASSOCIATION, INC., who is personally known to me and duly sworn did say that he executed this instrument as the free act and deed of said THOUSAND OAKS HOMES ASSOCIATION, INC. and was signed by its authority, in testimony whereof.

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

VICKI L. DURBIN
Notary Public - Notary Seal
Commission # 05539837
STATE OF MISSOURI
CLAY COUNTY
My Commission Expires: 1/1/17

APPROVAL BY PLATTE COUNTY

Daniel Erickson
Director of Planning and Zoning

04/19/16
Date

FINAL PLAT
THOUSAND OAKS ELEVENTH PLAT - REPLAT OF TRACT "B"
A MINOR SUBDIVISION IN PLATTE COUNTY, MISSOURI

Prepared For:
Thousand Oaks Homes Association
David Barth
6014 N. HWY. 9, Suite A
PARKVILLE, MO 64152

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

SHEET 1 OF 1

Drawn By: JKR File Name: 49881FPD SEC: 20-51-34 Date: March 22, 2016 Job No: 49881