



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

Planning & Zoning Commission
Regular Meeting Agenda
City of Parkville, Missouri
Tuesday, September 13, 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 August 9, 2016 Regular Planning and Zoning Commission meeting.
 - C. Approve the minutes from the August 9, 2016 Special Workshop meeting.
4. Public Hearing
 - A. Application for Zoning Map Revision (Rezoning) for two parcels containing 1.09 acres, more or less, generally located at 10530 Highway FF, from County "PI" Planned Industrial District to "R-2" Single-Family Residential District. *Case #PZ16-02F; Missouri American Water, Applicant*
5. Regular Business
 - A. Application for the Parkville Plant Subdivision – Final Plat, a Subdivision in the City of Parkville, Platte County, Missouri. *Case #PZ16-02C; Missouri American Water, Applicant*
 - B. Application for Final Site Plan / Development Plan to construct and operate a Water Treatment Facility at 10550 NW FF Highway, Parkville, MO, in a City "R-2" Single-Family Residential District, three parcels containing 11.10 acres, more or less, located approximately 1 mile west of Main St. on NW FF Hwy and abutting NW FF Hwy. *Case #PZ16-02G; Missouri American Water, Applicant*
6. Unfinished Business
 - A. None
7. Other Business
 - A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, September 20, 2016 at 7:00 p.m. and Tuesday, October 4, 2016 at 7:00 p.m.

- Board of Zoning Adjustment Meeting: Tuesday, September 27, 2016 - Cancelled No Agenda Item
- Planning & Zoning Commission Regular Meeting: Tuesday, October 11, 2016 at 5:30 p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, August 9, 2016 at 5:30 p.m.
City Hall Boardroom**

1. CALL TO ORDER

Chairman Katerndahl called the meeting to order at 5:32 p.m.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman
Keith Cary, Vice Chairman
John Delich
Walt Lane
Barbara Wassmer
Doug Krtek
Kim Verhoeven (arrived at 6:07pm with prior notice)
Shane Smeed

Commissioners Absent:

Michael Wright

A quorum of the Planning Commission was present.

Staff Present:

Stephen Lach / Community Development Director
Alysen Abel / Public Works Director
Brady Brewster / Community Development Intern
Shane Wright / Community Development Department Assistant

4. GENERAL BUSINESS

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.

Vice Chairman Cary moved to approve the agenda, Commissioner Delich seconded. Motion passed: 8-0.

B. Approve the minutes from the June 12, 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 Krtek moved to approve the minutes, Commissioner Wassmer seconded. Motion passed: 8-0.

C. Approve the minutes from the July 14, 2016 Planning and Zoning Commission meeting.

Chairman Katerndahl called for any discussion of the minutes or changes needed. Seeing no other questions, Chairman Katerndahl called for a motion to approve the minutes as proposed.

Commissioner Krtek moved to approve the minutes, Commissioner Wassmer seconded. Motion passed: 8-0.

4. PUBLIC HEARING

- A.** An application for a revised Conditional Use Permit (CUP) to construct and operate a Drinking Water Treatment Plant at 10550 NW FF Highway, Parkville, MO, in a City "R-2" Single-Family Residential District on three parcels containing 11.10 acres, more or less, located approximately 1 mile west of Main St. on NW FF Hwy and abutting NW FF Highway.

Case #PZ16-02A; Missouri American Water Applicant

- B.** Application for a revised Preliminary Site Plan for a Water Treatment Facility at 10550 NW FF Highway, Parkville, MO, on one parcel containing 1.01 acres, more or less, located approximately 1 mile west of Main St. on NW FF Hwy and abutting NW FF Hwy.

Case #PZ16-02D; Missouri American Water Applicant

Chairman Katerndahl explained the public hearing process to the audience. He advised that the application for CUP was previously presented and that updates would be presented. He added that the approved the Preliminary Site Plan would be reviewed. Chairman Katerndahl addressed the City of Parkville Staff for a presentation of the staff analysis and updates.

Community Development Director Stephen Lachky began the presentation by indicating staff previously recommended approval of the two (2) applications pertaining to the drinking water treatment plant and that substantial changes made to the original design required a new public hearing. He then provided a brief background from the Planning and Zoning June 14, 2016 meeting. The elements addressed were the location of the site and adjacent properties, indicating that property to the east of this site is within unincorporated Platte County boundaries. The site of the originally approved development plan at 10550 NW FF Highway is currently undeveloped. Two additional parcels (#20-8.0-34-000-000-006.000 and #20-8.0-34-000-000-006.001) currently within the boundaries of unincorporated Platte County. If Case No. PZ16-02D is approved, these parcels need to be annexed, rezoned into a Parkville City district, and subsequently re-platted as one parcel within the city limits of Parkville, in accordance with the proposed site plan.

Lachky used context maps to explain the previous design and current modifications. The preliminary development plans propose two (2) enclosed structures consisting of a 9,650 sq. ft. administrative office, two (2) water clarifiers and a pumping station enclosed within a 9,770 sq. ft. building, one (1)

unenclosed water equalization basin, one (1) detention basin, two (2) silo structures generally 50 ft. in height, 22 parking spaces (including one (1) required accessible parking space), internal circulation drives around the site, and one (1) point of access.

Lachky provided additional exhibits that illustrated the new design. The original footprint shifted 87 ft. east and the operations building is now 385.08 ft. from the nearest residence to the west (previously 297.35 ft.). The operations building shifted 90 ft. south of the original location and the process building shifted 108 ft. south. The ingress/egress is shifted 150 ft. east of original location and proposed to use the existing ingress/egress already in place on Parcel #20-8.0-34-000-000-003.001. There is an elevation grade change of 22.5 ft. from the operations building to the nearest property to the west (previously 56 ft.) and a grade change of 89.5 ft. from the operations building to the nearest residence to the west (previously 84 ft.). Additionally, lime delivery is now in the back of the facility to minimize noise and the drive circles the facility to prevent back-ups during delivery.

Commissioner Katerndahl asked if the Commission had any questions for Community Development Director Stephen Lachky before recalling the applicant for questions and opening a forum for public comment. Commissioner Lane confirmed the drive circled the facility.

Lachky highlighted the uses of SUP discussed at the last meeting. He indicated uses are prohibited when found to be in the interest of the public health, safety, morals, and general welfare of the community." Also "preliminary plans in sufficient detail and a statement as to the proposed use of the buildings, structures, and premises shall be submitted to the Planning Commission." A public hearing is required to allow the Commission to consider how the public may or may not be adversely affected. Lachky illustrated how the guidelines were followed in conjunction with public hearing notification. He reported notice of public hearing was published in Landmark Newspaper at least fifteen (15) days prior, notice was sent via certified mail to property owners within one hundred eighty-five (185) ft. from the subject property, and a sign announcing time, place, and name of the hearing was placed on subject property in view of FF Hwy.

Lachky illustrated the location of pipes proposed to run through floodplain property and along FF Hwy to the site. He reviewed points of reference in comparison to River Hills Estates and along FF Hwy.

Commissioner Delich asked how many building will come out. Lachky answered only one (1) building will be removed.

Lachky went on to address the six (6) standards for Site Plan review regarding how recommendations should be made by City staff during evaluation.

- **The extent to which the proposal conforms to the City's Zoning Code.** City code provides no pre-determined standards for approving a conditional use within an "R-2" district. A public utility may meet many of

the goals conveyed in the "R-2" zoning district and may function as a transitional use between the existing residential and industrial land uses. The proposed development plan has been designed in a context sensitive manner to the residential neighborhoods to the west and is compatible with the existing uses in the area. The plan is designed in a manner to minimize the noise and visual impact of operations on adjacent properties.

- **The extent to which development would be compatible with the surrounding area.** Lachky pointed out topography does not necessitate extensive retaining walls. Additional screening will be provided by the lower elevation of this proposed plan as well as preserving a greater amount of existing vegetation on unimproved portions of the site. Additional landscaping is not needed along the site's south parking lot; however, at least (5%) of interior parking areas are required to be landscaped. Other potential impacts on the surrounding properties include noise and smell. The water clarifiers that are to be enclosed within a structure are approximately 100 horsepower and equal to or quieter to the ones currently in operation at the existing facility (1005 S. 1st St.) The delivery area is now proposed east of the Administration and Process building in between the water basins and operational structures. This will further help eliminate any nuisance caused by delivery trucks by shielding the noise. Deliveries are expected to occur every 10-14 days and be conducted between the hours of 8:30 a.m. to 2:30 p.m. during daytime hours.
- **The extent to which the proposal conforms to the provisions of the City's subdivision regulations.** The proposed site plan / development plan will be required if the preliminary site plan / development plan is approved by the Planning Commission; additionally the site will need to be re-platted as one parcel within a City district if approved. The location of tree plantings will be determined once the location of distribution pipelines is finalized. Staff recommends the applicant indicate the location of the required tree plantings on the final site plan / development plan, if the preliminary plan is approved by the Planning Commission.
- **The extent to which the proposal conforms to the goals and objectives of the City's adopted Master Plan.** Non-residential uses are intended to provide services to the residents of surrounding neighborhoods and be placed in locations sensitive of neighborhood context. Although the proposed land use designation supports a development that may be out of character with the future land use map, a drinking water treatment plan is necessary for the future growth of the city. The applicant has expressed that efforts will be made to design the aesthetics of the building to reflect civic pride and character more acceptable to what would be found in a "Residential Neighborhood" land use designation.
- **The extent to which the proposal conforms to customary engineering standards used in the City.** Chapter 460: *Vehicle Parking* 460.1 does not contain standards pertaining to a public utility or public use building, staff determined Industrial — including warehouse, transfer and storage; and manufacturing — to be the closest equivalent to the proposed water plant facility. The 20 parking spaces (including 1 required

accessible parking space) indicated on the preliminary site plan / development plan meet the intent of the City's minimum parking space requirements.

- Alysén Abel, P.E. – Public Works Director addressed public works concerns. A stormwater management study will need to be submitted to include detailed design and calculations for the stormwater detention and stormwater treatment facilities. APWA best practices manual guidelines are recommended. Sanitary sewer service is available to the site through the City's force main located along the west side of the proposed site. Use of a separate line is recommended. There is no concern with erosion control since the proposed development was shifted to the frontage of FF Hwy. Erosion and sediment control practices will need to be submitted to Public Works for review and approval prior to construction permit issuance.

- **The extent to which the location of streets, paths, walkways and driveways are located is as to enhance connectivity, circulation and safety and minimize any adverse traffic impact on the surrounding area.** The Missouri Department of Transportation (MoDOT) regulates traffic impacts and access on I-70/ FF Highway. Staff reached out to MoDOT's Senior Traffic Specialist to see if they're aware of the application plans, proposed use of the existing entrance off NW FF Hwy. Staff suggests eliminating the westernmost parking space at this south parking area and orienting the remaining four (4) stalls at a 45 degree angle (angled parking). Regarding the number and location of fire hydrants, Southern Platte Fire Protection District (SPFD) has indicated that the two (2) proposed fire hydrants at the north end of the property may be redundant and could be optimized by combining as one hydrant across the center of the northernmost parking lot. The Fire District could also suggest locating the easternmost hydrant closer to the line silos or barriers as a preventative safety measure.

Staff Conclusion and Recommendation

Staff recommended approval of the preliminary plans with conditions. Community Development Director Stephen Lachky explained the process of annexation of county parcels and the required approval of the Board of Alderman.

Vice Chairman Cary asked about a timeline from approval with the Commission to the annexation. Lachky responded the applicant may be better able to answer that question. He added the process is simple and could take place fifteen (15) days after the application is received. Vice Chairman Cary asked confirmation that the process from start to finish could take less than thirty (30) days. Lachky responded it could once the petition is received and the governing bodies approve.

Chairman Katerndahl acknowledged Commissioner Verhoeven's arrival at 6:07 pm.

Lachky recommended staff approval of the preliminary plans subject to the following conditions:

- Approval of a Conditional Use Permit (Case No. PZ16-02A) compliant to Section 470.010 of the Parkville Municipal Code.
- Annexation approval of parcels #20-8.0-34-000-000-006.000 and #20-8.0-34-000-000-006.001 by the Governing Body (Board of Aldermen) prior to approval of a final site plan/ development plan, or issuance of a site development or higher permit.
- Rezoning approval of parcels #20-8.0-34-000-000-006.000 and #20-8.0-34-000-000-006.001 prior to approval of a final site plan/ development plan, or issuance of a site development permit or higher permit.
- Rezoning of the annexed parcels #20-8.0-34-000-000-006.000 and #20-8.0-34-000-000-006.001 to a City district (compliant to 480.010 of the Parkville Municipal Code) prior to building permits being issued.
- The applicant indicating the location of the two (2) required tree plantings on the final site plan / development plan.
- Coordination with the City's Parks Superintendent to determine appropriate street tree species to be planted as part of the two (2) required tree plantings.
- A summary of the sanitary sewer impact on the existing public force main to be completed prior to the approval of the Final Site Plan / Development Plan.
- Verification of the location of the public force main and associated sewer easements conducted by the developer's engineer prior to the issuance of a site development permit.
- Preparation of any additional easements necessary for the existing force main and execution prior to the issuance of any site development permits.
- An agreement to serve the subject property entered into by the City and Platte County Regional Sewer District, prior to the issuance of any site development permits.
- Payment of permit fees to the City for sewer connection fees. The amount of fees to be calculated after the City has received the summary of usage from the developer's engineer. This shall be completed before the issuance of any site development permits.
- Submission of sanitary sewer plans for improvements to the sewer main and associated service connections by the developer's engineer, concurrent with the issuance of site construction plans. The plans shall be reviewed and approved by Public Works prior to the issuance of any site development permits.
- Submission of erosion and sediment controls by the developer's engineer; reviewed and approved prior to the issuance of any site development permits and submitted concurrently with site construction plans.
- Submission of a stormwater management study that includes the details and calculations for stormwater detention and stormwater treatment facilities associated with the proposed improvements by the developer's engineer, concurrent with the issuance of site construction plans. The study shall be reviewed and approved by Public Works prior to issuance of any site development permits.
- The location, and general fixture design, of lighting for parking areas submitted for review prior to approval of a final site plan / development plan.

- Installation of a Knox® box and padlock(s) as necessary for the Southern Platte Fire Protection District to access and serve all buildings and accessory structures on the subject property during an emergency.
- Any other conditions the Planning and Zoning Commission determines are necessary.

Lachky reviewed CUP matters for consideration. The Commission previously considered the following matters as a guide in determined rezoning applications which follow the same approval process as a CUP.

- **The character of the neighborhood and the zoning and uses of nearby properties**
- **The suitability of the subject property for the uses to which it is restricted and the extent which allowing the proposed use through a CUP may affect nearby properties**
- **The relative gain to the public's health, safety and welfare as compared to the hardship of the individual property owner of the subject property**
- **The adequacy of public utilities and other public services**
- **Consistency with the City's adopted master plan and applicable City Code**

Community Development Director Lachky concludes with staff recommendation of the Conditional Use Permit subject to:

- All conditions associated with the preliminary site plan/development plan (Case No. PZ16-02D)
- Any other conditions the Planning and Zoning Commission deem necessary

Chairman Katerndahl opened up the floor for questions. Commissioner Delich asked for a simple summary regarding the plan changes. He also asked Lachky if he thought the plan changes were an improvement and if any concern is being overlooked. Lachky responded the footprint further away from residents, the circulation modification to serve as a noise shield, and overall smaller footprint are improvements in staff's opinion. Delich questioned if the applicant was generally responsive to all requests; Lachky confirmed they were.

Chairman Katerndahl invited the applicant to speak. Jody Carlson with Missouri American Water addressed the Commission. He stated the applicant tried to honor every request made. He added they look forward to working with the community and providing for the citizens. Commissioner Krtok asked about the timeframe. Carlson responded with hopes of full project completion by December 2017 and provided an estimated timeframe of seventeen (17) to eighteen (18) months. Commissioner Delich questioned if the applicant was close to closing. Carlson responded they would be closed by the end of the month. Chairman Katerndahl confirmed with Carlson that he anticipates having the final plan ready

for the rezoning process; Carlson confirmed. Katerndahl asked if a part of the final plan would be landscaping; Carlson confirmed it would.

Chairman Katerndahl dismissed the applicant and invited members of the audience to come forward and address any questions, concerns, or opinions about the proposed development.

Joe Miller of 10500 Riverview Point addressed the Commission and stated he was the co-developer of the River Hills subdivision, and an affected property owner. Miller stated he thinks the Missouri American Water project is a good idea. He also stated his only concern, along with other residents, is losing the current view, trees, and sound. Miller added that otherwise he has no objection. He asked if there was any possibility for future building by Missouri American Water. Katerndahl explained that originally the company stated there would be and that it would be right on that site. Jody Carlson added that an expansion would consist of additional clarifiers that would go on the east side. Katerndahl then explained that any substantial changes would have to come back before the Commission. Jody Carlson of Missouri American Water reiterated additional clarifiers would be on the east and nothing would be any further west.

Rick Simon of 10502 Riverview Point addressed the Commission. Simon referred to Exhibit G, a photo taken from residence of the Miller's residence. He indicated that he was the home owner of a deck visible in the foreground of the photo. He stated his biggest concern is maintaining the view. He also stated his concern for the glow of the lights from the facility. Additionally, he asked that the Commission require the gravel drive be paved. Community Development Intern Brady Brewster explained Missouri Department of Transportation will require the entrance drive to be paved.

Chairman Katerndahl confirmed there were no additional questions or concerns. There were none. Katerndahl closed the public hearing on these matters at 6:23 pm.

Chairman Katerndahl called for any discussion of the Conditional Use Permit and Preliminary Site Plan or changes needed. Seeing none Chairman Katerndahl called for a motion to approve the Conditional Use Permit as proposed.

Commissioner Delich moved to approve the Conditional Use Permit subject to staff requirements, Vice Chairman Cary seconded. Motion passed: 8-0.

Jody Carlson requested to address the Commission. He clarified for the record that there are two (2), twenty (20) inch transmissions lines that run from the wells underground.

Chairman Katerndahl called for a motion to approve the Preliminary Site Plan as proposed.

Vice Chairman Cary moved to approve the Preliminary Site Plan subject to staff requirements, Commissioner Delich seconded. Motion passed: 8-0.

Chairman Katerndahl questioned if the CUP and Preliminary Site Plan would go before the Board of Alderman next week. Lachky answered it would be the September 6, 2016 Board of Alderman meeting to allow time for potential protest based on Code requirements.

C. Application for text amendment to Parkville Municipal Code, Title IV, Chapter 471: Regulations Governing the Installation and Operation of Telecommunication Antennas and Towers.

Case #PZ16-12; City of Parkville, Applicant

Chairman Katerndahl opened the public hearing for discussion. There were no attendees. He addressed the Community Development Director Stephen Lachky for a presentation of the staff analysis.

Community Development Director Stephen Lachky explained there is a process for erecting an antenna in the City that goes through the Conditional Use Permit process. He then provided a background of HB 331 – the “Uniform Wireless Communications Infrastructure Deployment Act” (the “Act”), signed into law by Governor Jay Nixon on July 5, 2013. The purpose of the Act is, “to encourage and streamline the deployment of broadband facilities and to help ensure that robust wireless communication services are available throughout Missouri.” Under the Act, when considering applications for the construction of wireless facilities, local authorities:

- Are prohibited from evaluating an application based on the availability of other potential locations for a facility (though they may still require applicants to state whether they have analyzed available collocation opportunities);
- Cannot state a type of technology used by an applicant to deploy its technology;
- May not unreasonably dictate the appearance of wireless facilities, such as what types of materials are used or how the facility must be screened or landscaped (this leaves some discretion to the local authority so long as the requirements are “reasonable,” which is not further defined within the Act.).

Lachky pointed out the Act has nineteen (19) prohibitions listed in Exhibit F. He explained the City Code had not been updated since 1997. The City entered into a professional services agreement with Cunningham, Vogel, & Rost, P.C. for special legal counsel services related to telecommunications and cell phone towers (Ordinance No. 2848). Per legal counsel by Cunningham, Vogel & Rost, P.C., it was recommended the City update its telecommunications regulations to reflect legislation at the state level, calling for this text amendment proposal.

Lachky referred to Exhibit D, the current Code for Regulations Governing The Installation and Operation of Telecommunication Antennas and Towers. Lachky addressed the layout and purpose of Exhibit D; he also pointed out the removal of duplications and changes in language that conflict with State statutes. He pointed out prohibited acts as well as removals per legal recommendation. Joint

use of towers is not allowed. Types of tower use is prohibited as well as length of use. Commissioner Delich asked if the subject General Guidelines and Requirements would be replaced. Lachky responded that was the title for that section of the Code and it would be replaced with the title 'Intent'. Chairman Katerndahl asked about the requirement of appearance and referenced the Presbyterian Church with a fence around the tower. Lachky pointed out the language in the Code suggesting unreasonable request were prohibited.

Lachky explained additions in Exhibit E and pointed out clarified language. Commissioner Delich asked for clarification of whether the engineer reviewing structural adherence had to be licensed in the State of Missouri. Lachky answered that building staff would better answer that. The current language stated the requirement of a licensed engineer. Commissioner Delich suggested having licensed jurisdiction specified. Due to issues he experienced in the past local jurisdiction is beneficial. Lachky stated he will address the issue with the Board of Alderman.

Commissioner Lane questioned the ability to keep up with technology. He addressed the possible limits and wondered if a telecommunications consultant would address the ability to upgrade. Lachky referred to Lake of the Ozarks as an example. A Verizon staff member assisted in developing their Code which we used for comparison in updating our Code; he added there are provisions that allow modifications. Commissioner Delich pointed out technology is doing more with less and the structures are becoming smaller. Commissioner Lane reiterated his concern and hopes that it would not discourage residents; he added that he asked in representation of concerned citizens.

Lachky continued to address additions in Exhibit E. He pointed out in Section 471.030 Condition of Use Permit legal counsel suggest being specific in the process. Lachky referred to Exhibit C to illustrate the height requirement in the Setbacks and Separations section. In the past, towers have collapsed over onto other structures. Non-residential requirements were added per legal counsel. City Rights-of-Way specifics were clarified. Lastly, a section for historic preservation was added and the issue of abandonment was addressed. Towers are to be removed at the owner's expense; any applicant for a new tower shall place a bond or other security with the City prior to any final approval to ensure abandoned towers can be removed. Chairman Katerndahl confirmed this would be compatible with the new ordinance. Lachky agreed.

Staff Conclusion and Recommendation

Staff recommends approval of the proposed text amendment to Parkville Municipal Code, Title IV, Chapter 471: Regulations Governing The Installation and Operation of Telecommunication Antennas and Towers, as depicted in Exhibit B. Consideration of text amendment requires a public hearing. Required public hearing notices were published and no comments have been received as of the date of this staff analysis report. It should be noted that the recommendation contained in this report is made without knowledge of any facts and testimony which may be presented during the public hearing, and that the

conclusions herein are subject to change as a result of any additional information that may be presented.

Necessary Action

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

Chairman Katerndahl confirmed there were no additional questions or concerns. There were none. Katerndahl closed the public hearing on these matters at 6:43 pm.

Chairman Katerndahl called for any discussion of the Text Amendment to Parkville Municipal Code, Title IV, Chapter 471 or changes needed. Seeing none Chairman Katerndahl called for a motion to approve the Text Amendment as proposed.

Commissioner Krtek moved to approve the Text Amendment subject to staff requirements, Commissioner Wassner seconded. Motion passed: 8-0.

5. REGULAR BUSINESS

6. UNFINISHED BUSINESS

At Stephen Lachky announced the adoption of the Highway 45 Corridor plan which covers requirements for future design development. Board of Alderman adopted the plan in July 2016 and is online for review.

Commissioner Lane asked about the status of the apartment complex being built by the applicant. Lachky answered there is no timeline from the preliminary plan to final plan submission. The applicant is still preparing drawings. There is no time limit on preliminary site plans. Current Code addresses time limits from submission on final site plans and construction with eighteen (18) months. Commissioner Lane confirmed the applicant's intention to proceed. Lachky agreed.

7. OTHER BUSINESS

A. Upcoming Meetings & Dates of Importance:

- Board of Alderman Meetings; Tuesday, August 16, 2016 at 7:00 p.m. and Tuesday, September 6, 2016 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: Tuesday August 23, 2016- Cancelled-No Agenda Item
- Planning & Zoning Commission Regular Meeting: Tuesday, September 13, 2016 at 5:30 p.m.

8. ADJOURNMENT

Seeing no further discussion, Chairman Katerndahl called for a motion to adjourn. **Commissioner Krtek moved to adjourn, Commissioner Wassmer seconded. Motion passed: 8-0.** Meeting adjourned at 6:00pm.

Submitted by:

Stephen Lachky
Community Development Director

8-9-16
Date

DRAFT

August 9, 2016 Working Session

Stephen Lachky

Called the meeting to order

Introduced Chris Brewster of Gould Evans

Commissioners present

Dean Katerndahl, Chairman

Keith Cary, Vice Chairman

John Delich

Walt Lane

Barbara Wassmer

Doug Krtek

Kim Verhoeven

Shane Smeed

Chris Brewster - Consultant for Zoning Code and Subdivision Regulations Update project

Brewster provided a copy of a Uses and Districts Matrix, a compilation table of all uses listed in the text of all zoning districts.

The table demonstrated:

- some of the redundancy of uses across different districts
- potential conflicts
- areas where distinctions are made without meaningful difference among uses
- proposed use type/category under new system that would
 - be more general
 - common across all districts

Brewster addressed

- Revised development of Code framework
- Initial draft procedures
- Approach to Uses and Districts

He explained the current sections will be revised to eleven (11) chapters including subsections. The goal is to go from big picture to small picture by reordering subsections to eliminate chapters that do not relate. He gave an example of placing all definitions in one (1) place.

In Section 401.010 General Provisions reviewed Brewster showed how severability was addressed several times and is now addressed once in the overview section. He explained that current terms are over defined and plans to streamline definitions in Section 402. Brewster stated Section 403 Applications and Procedures was already drafted. He explained currently there is not much clarity with Conditional Use Permits and suggested graduated levels of discretion. He referenced the Simplified Use Table. The table eliminated redundant term use and was formatted for easier view of zone use. The legend provided showed (P) represented permitted, (C) represented discretionary, and (L) represented limitations that major site plans may need.

Brewster requested feedback of whether the agency was on the right track with the updates. He explained overall the table should reflect current standards with as little

disruption as possible. Moving forward concerns will be addressed by most/least zoning uses.

Chairman Katerndahl questioned if Brewster wanted the Commission's input on the left hand column (current use). Brewster confirmed he did. Commissioner Delich addressed compliance versus livability in relation to industrial uses. It was suggested that industrial not be lumped in where it would influence residential.

Overall the Commission liked the table format. Brewster requested feedback and plans to compile the initial draft by September 2016 for presentation at Open House.

Exhibit A



Planning Commission Meeting
September 13, 2016

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

Staff Analysis

- Agenda Item:** 4.A
- Proposal:** Application for Zoning Map Revision (Rezoning) for two parcels containing 1.09 acres, more or less, generally located at 10530 Highway FF, from County "PI" Planned Industrial District to "R-2" Single-Family Residential District.
- Case No:** PZ16-02F
- Applicant:** Missouri American Water Company
- Owners:** Missouri American Water Company
- Location:** 10530 NW FF Highway, Parkville, MO
- Existing Zoning:** County "PI" Planned Industrial District
- Proposed Zoning:** City "R-2" Single Family Residential District
- Parcel #s:** All of parcel 20-8.0-34-000-000-006.000 and 20-8.0-34-000-000-006.001
- Exhibits:**
- A. This Staff Analysis
 - B. Application for Zoning Map Revision (Rezoning)
 - C. Affidavit of Ownership
 - D. Legal Description of Subject Property
 - E. Subject Area Property Map
 - F. Survey of Property; survey prepared by Midland Surveying and dated May 3, 2016
 - G. Parkville Sanitary Sewer Map – River Hills Forcemain
 - H. Utility Provider Correspondence
 - I. Additional exhibits as may be presented at the public hearing
- By Reference:**
- A. Parkville Municipal Code, Title IV, Chapter 470: *Supplementary Use Regulations – Conditional Uses* (<http://www.ecode360.com/27902588>)
 - B. Parkville Municipal Code, Title VI, Chapter 415: *"R-2" Single-Family Residential District Regulations* (<http://www.ecode360.com/27901225>)
 - C. Parkville Municipal Code, Title IV: *Zoning Code* in its entirety (<http://www.ecode360.com/PA3395-DIV-05>)
 - D. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)

- E. Planning and Zoning Commission Special Workshop (04/20/16) Meeting Minutes (<http://parkvillemo.gov/download/pz-minutes/PZWorkshopMinutes042016.pdf>)
- F. Planning and Zoning Commission (06/14/16) Regular Meeting Minutes (<http://parkvillemo.gov/download/pz-minutes/PZMinutes061416.pdf>)
- G. Planning and Zoning Commission (08/19/16) Regular Meeting Minutes (draft minutes attached in this meeting packet)
- H. Notice of Public Hearing mailed certified mail to owners within 185 feet of the subject property
- I. Hearing notice published in the Platte County Landmark newspaper
- J. Summary of Public Hearing posted on Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)
- K. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/download/public-hearing-notices/PublicHearing_RevisedMOAmericanCUP.pdf)
- L. Case No. PZ16-02A
- M. Case No. PZ16-02B
- N. Case No. PZ16-02C
- O. Case No. PZ16-02D
- P. Case No. PZ16-02E
- Q. Case No. PZ16-02G

Comments

Received:

No written comments have been received as of the completion of this staff analysis on 09/07/2016.

Overview

The application proposes to rezone two parcels containing 1.09 acres, more or less, from County "PI" Planned Industrial District to "R-2" Single-Family Residential District. The two parcels are Platte County parcel #20-8.0-34-000-000-006.000 and #20-8.0-34-000-000-006.001. A full legal description is attached.

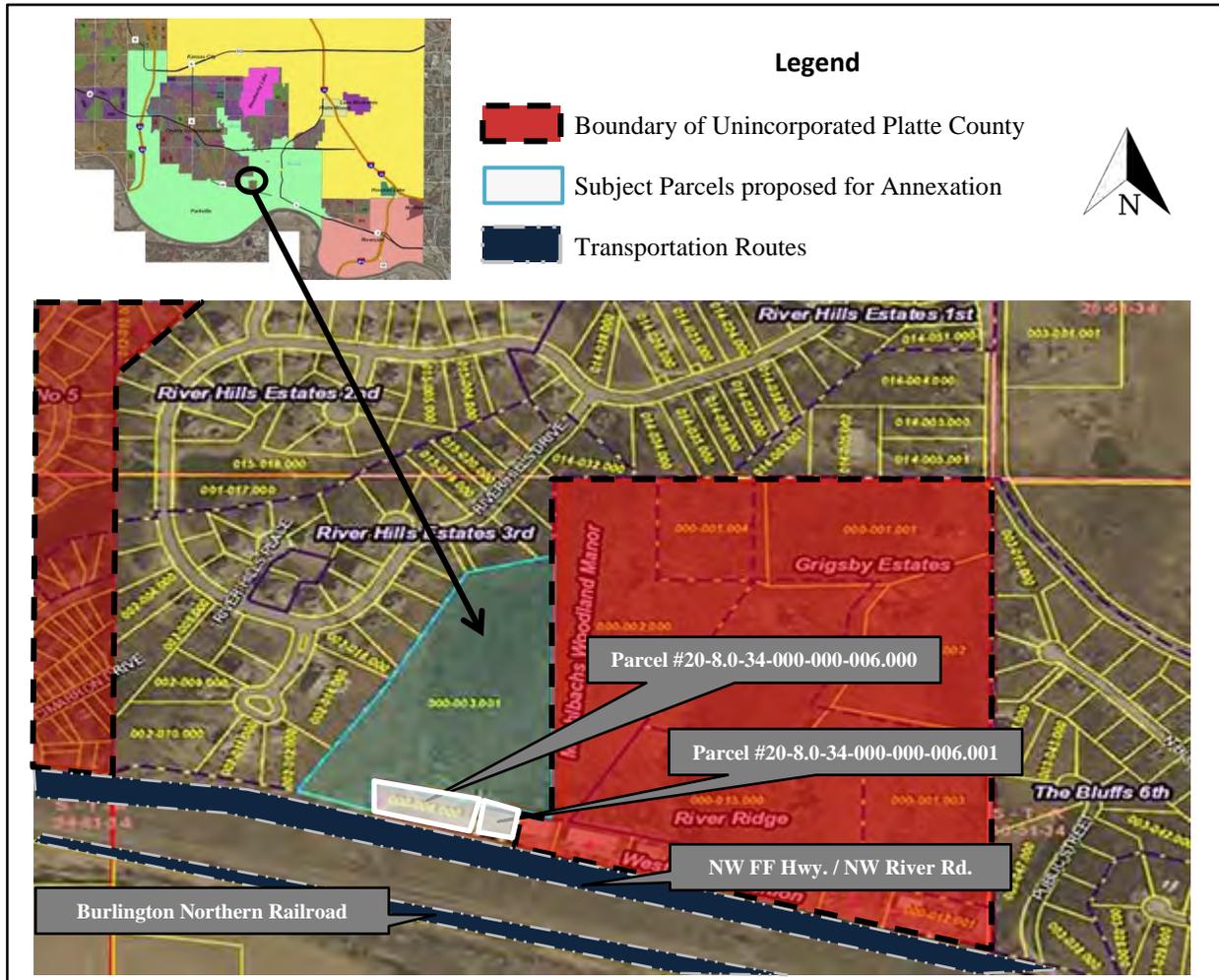


Exhibit E: Subject Area Property Map

The applicant, Missouri American Water, is proposing to construct and operate a drinking water treatment plant at 10550 and 10530 NW FF Highway on three parcels of property totaling 11.10 acres, more or less, approximately 1 mile west of Main St. On August 9, 2016 the Planning and Zoning Commission held a public hearing to consider an application for Conditional Use Permit (CUP; Case No. PZ16-02A) in conjunction with a revised preliminary site plan / development plan (Case No. PZ16-02D). The Commission: Concluded the proposed use was in the interest of the public health, safety, morals, and general welfare of the community; concerns expressed at the public hearing could be adequately addressed by the final site plan / development plan approval; concurred with staff's conclusions and recommendation; and unanimously voted (8 to 0) to recommend the Board of Aldermen approve the CUP, subject to all conditions associated with the accompanying revised preliminary site plan / development plan.

Two property parcels owned by Missouri American Water included in the site plan — Parcel #20-8.0-34-000-000-006.000 (0.7646 acres, more or less) and parcel #20-8.0-34-000-000-006.001 (0.3255 acres, more or less) — currently retain their County “PI” Planned Industrial District zoning designation and need to be within a city district before permits can be issued by Parkville staff. Parcel #20-8.0-34-000-000-006.000 is currently undeveloped and parcel #20-8.0-34-000-000-006.001 contains an existing metal building. The applicant is requesting rezoning to a City “R-2” Single-Family Residential District to coincide with the existing “R-2” zoning in place for parcel #20-8.0-34-000-000-003.001. The intention is for these three parcels to be re-platted as a single parcel for the proposed drinking water treatment plant site plan (see Case No. PZ16-02C). In order to be re-platted as a single parcel, the zoning designations of all three parcels must be the same.

Note: The applicant recently submitted a Voluntary Annexation Petition for the parcels # #20-8.0-34-000-000-006.000, and 20-8.0-34-000-000-006.001 and a public hearing was held at the September 6, 2016 Board of Aldermen meeting to consider the petition. Bill No. 2885, the ordinance for annexation was unanimously approved (9-0) on first and second reading at the meeting.

General Review and Analysis

The application has been reviewed against the Parkville Municipal Code, including the applicable R-2 zoning district regulations, the Parkville Master Plan and its adopted Future Land Use map. Per Parkville Municipal Code, Section 483.030 requirements, notice of the public hearing has been published in the newspaper in general circulation in the city, the Landmark newspaper on August 24, 2016, surrounding property owners within 185 ft. of the subject property have been notified via certified mail, and signs announcing the time, place and nature of the hearing have been placed on the subject property in view from public right-of-way. As of the date of this memo, no public comments have been submitted for the Commission’s consideration.

Although the Parkville Municipal Code does not define how the Planning and Zoning Commission shall determine if a proposed zoning district change is appropriate, the Commission has previously considered the following matters as a guide, as advised by staff and legal counsel. The following are staff’s findings and conclusions.

1. The character of the neighborhood and the zoning and uses of nearby properties.

The subject properties are located approximately 1 mile west of Main St. (in downtown Parkville) on NW FF Hwy and abutting NW FF Hwy. They reside within in a subdivision known as the West Park Addition. The general character of the surrounding area would be considered industrial, residential, and generally undeveloped.

Directly adjacent to the north and west is a 10.01 acre undeveloped parcel owned by Missouri American Water and currently zoned “R-2”. Further to the north and west is property zoned Parkville “R-2 Community Unit Plan” Single-Family Residential District Community Unit Plan consisting of residential homes part of the River Hills Estates subdivision. To the east of the site are lots zoned County “PI” Planned Industrial District located in unincorporated Platte County, generally characterized as low-intensity industrial uses primarily, “for the conduct of manufacturing, assembling, fabricating, and warehousing for wholesale or service uses.” Further east is property zoned County “RE” Rural Estates District and “R-25” Single-Family Large Lot District. To the south are Missouri Hwy FF and the Burlington Northern Railroad; further south is property within the floodplain adjacent to Platte Landing Park of agricultural use.

The proposed "R-2" Single-Family Residential District would be compatible with the existing zoning and uses of nearby properties in the general area. Moreover, the "R-2" district would be compatible with the undeveloped parcel 10.01 acre parcel to the north and west, owned by Missouri American Water, and proposed for the drinking water treatment plant.

2. The suitability of the subject property for the uses to which it is restricted and the extent to which removal of restrictions imposed by the current zoning district may affect nearby properties.

The subject property parcels are proposed to be used for the construction and operation of a drinking water treatment plant. In order to operate "public utilities or public service uses, buildings, structures, or appurtenances thereto" within a City district — including the proposed "R-2" district — a CUP is required and allowed, "when found to be in the interest of the public health, safety, morals, and general welfare of the community." Preliminary plans in sufficient detail were presented to the Planning and Zoning Commission at an August 9, 2016 public hearing and the Commission concluded the effects of the proposed use could be mitigated through the revised preliminary site plan / development plan, specifically protecting surrounding property, persons and neighborhood values. The proposed plant location will preserve existing trees and vegetation on-site, be partially screened by existing trees and vegetation, and the orientation of the buildings were designed with adjacent properties in mind. Additionally, a circulation drive is proposed to mitigate noise produced by vehicles reversing when delivering lime and deliveries are restricted to daytime hours (see Case No. PZ16-02D for more detail).

If redeveloped or used for other purposes in the future, the subject property parcels would be restricted to the following uses permitted in an "R-2" district (Parkville Municipal Codes, Title IV, Section 410.020), as well as all supplementary use regulations – conditional uses listed in Chapter 470:

- Farm, truck garden, orchard, or nursery for growing or propagation of plants, trees, and shrubs, including temporary stands for seasonal sales of products raised on the premises, but not including the raising for sale of birds, bees, rabbits, or other animals, fish, or other creatures to such an extent as to be objectionable to surrounding residences by reason of odor, dust, noise, or other factors, and provided no retail or wholesale business office or store is permanently maintained on the premises.
- *Single-family dwellings.* A single-family dwelling may include an accessory dwelling unit in accordance with Section 410.080.
- Churches and parish halls, temples, convents, and monasteries.
- Colleges and schools, public or private, having a curriculum and conditions under which teaching is conducted equivalent to a public school and institutions of higher learning.
- Home occupations, exclusive of the keeping, boarding or caring for any children not related to the occupant for monetary or valuable considerations.
- Non-profit libraries or museums, art galleries; public utility installations for sewer, water, gas, electric and telephone mains and incidental appurtenances.

- Public parks, playgrounds, golf courses (public or private except miniature golf courses, putting greens, driving ranges, and similar activities operated as a business), non-profit, non-governmental public recreation, and community buildings.
- Railroad rights of way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, power houses, interlocking towers, and fueling, sanding, and watering stations.
- Temporary buildings, the uses of which are incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years from the time of erection of such temporary buildings, whichever is sooner.
- Accessory buildings and uses including, but not limited to accessory private garages, swimming pools, home barbecue grills, customary church bulletin boards, or identification signs not exceeding thirty (30) square feet in area for permitted public and semi-public uses, accessory storage, and accessory off-street parking and loading spaces.

3. The relative gain to the public's health, safety and welfare as compared to the hardship of the individual property owner of the subject property.

There appears to be no specific gain to the public health, safety and welfare by denying the application for rezoning. Primary public health, safety and welfare considerations focus on the ability to respond with public and emergency services including police and fire and the ability to maintain the peace. The proposed zoning does not appear to have any impact on the ability to provide these services since all utility providers (electricity, gas, sewer, water) were contacted during staff's review of the preliminary site plan / development plan and none indicated any issues providing adequate service to the proposed development or the need to provide required off-site improvements/accommodations. Additionally, no significant increases in vehicular traffic are expected to be generated as a result of the rezoning to an R-2 District for the subject property parcels. Lastly, Southern Platte Fire Protection District staff was present during pre-conference meetings with the applicant and preliminary review meetings with staff and indicated the ability to serve the subject area during an emergency.

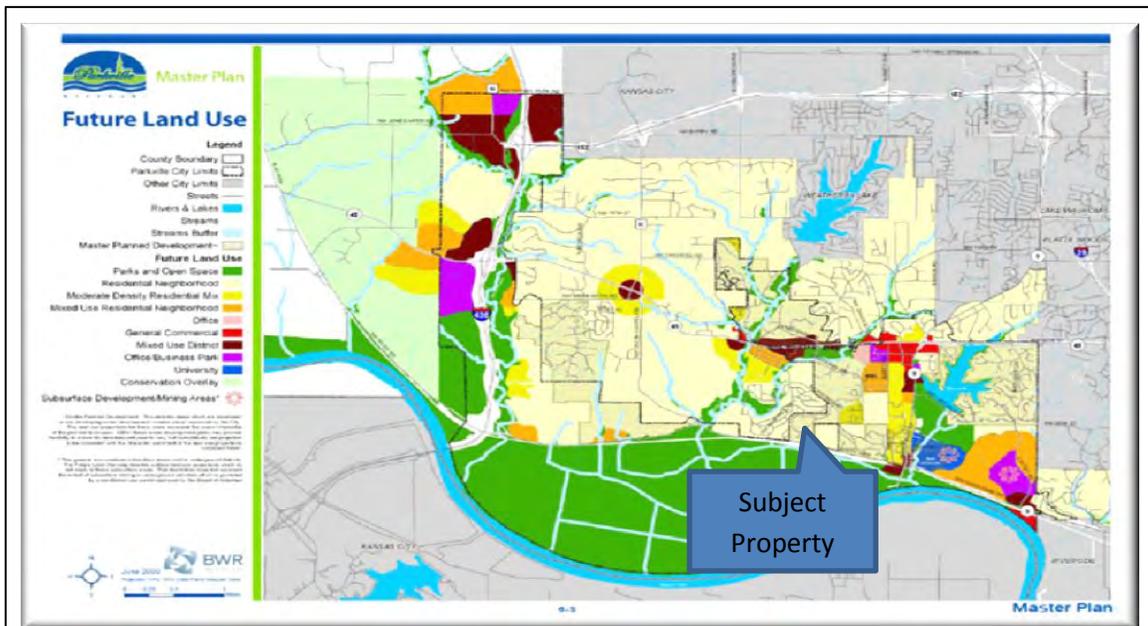
Although it is staff's opinion that denial is not warranted to protect the public health, safety and welfare, there does appear to be a hardship to the property owner if the property is not allowed to be rezoned to a City district. As discussed above, the site cannot be developed under the existing County PI 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. Moreover, it appears the community would benefit from the proposed rezoning to a City "R-2" district to allow permits to be issued for the proposed drinking water treatment plant. Missouri American Water processes 3.1 million gallons of water per day for Parkville and Platte County residents. This includes 24/7 service critical to public health, safety and economic vitality.

4. The adequacy of public utilities and other needed public services

Development of the site would require extension of public services or in some cases approval of private services. The site is served by the Parkville Sewer District. During staff review of the revised preliminary site plan / development plan, the Parkville Sewer District has confirmed existing sewer service to the west of the subject property parcels, approximately 1,050 lineal feet (+/-) of force sewer main on the west side of the property that serves the South National Subdivision and River Hills Subdivision, as indicated by the City sewer easement in Exhibit E. The proposed drinking water treatment plant will not encroach onto this easement. Other utilities including water, gas and electricity will need to be approved by the prospective utility service providers. Missouri Gas Energy has indicated their ability to provide service to the site given the installation of 1,656' of gas line connecting to an existing main in the River Hills subdivision (See Exhibit F). The development of a drinking water treatment plant should not have significant impacts on public utilities or services.

5. Consistency with the City’s adopted master plan and applicable City Code.

The City’s adopted Master Plan projects Residential Neighborhood future land use in the location of the subject property. This land use 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 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. The uses permitted in the “R-2” Single-Family Residential District accomplish the intent of this projection.



Excerpt from the adopted *Parkville Master Plan, Land Use Map*. The subject property parcels area is called out. The tan color represents Residential Neighborhood Use projection and the green color represents a Park and Open Space land use projection. The proposed “R-2” zoning district is consistent with the Residential Neighborhood Use projection (tan color).

Staff Conclusion and Recommendation

Staff concludes that: The proposed "R-2" Single-Family Residential District zoning is not out of character with the surrounding zoning and would not significantly impact the zoning or character of the area, and is compatible for the proposed use of the subject property parcels; effects and impacts from the proposed drinking water treatment plant and development permitted under the R-2 zoning, have been mitigated through the plan review process for the revised preliminary site plan / development plan (Case No. PZ16-02D), in conjunction with the application for rezoning, specifically protecting surrounding property, persons and neighborhood values; the site cannot be developed under its current County zoning district; there appears to be no specific gain to the public health, safety and welfare by denying the application for rezoning; there does appear to be a hardship to the property owner if the property is not allowed to be rezoned to a City district since the property cannot be developed under the existing County zoning; the proposed use for the subject property parcels will require the extension of public utilities, but staff does not see the proposed use to have significant impacts on public utilities or services; the area is currently served by emergency services; and the proposed "R-2" Single-Family Residential District zoning would accomplish the City's projected Residential Neighborhood Use future land use.

Following review, staff recommends approval of the application for Zoning Map Revision (Rezone) for the subject property parcels based on the merits of application and the findings and conclusions in this report. Additionally, staff recommends approval of the Zoning Map Revision (Rezone), subject to the following conditions:

- Any other conditions the Planning and Zoning Commission determines are necessary.

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

Necessary Action

Following consideration of the application for Zoning Map Revision (Rezone), supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval, approval with conditions, denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen on September 20, 2016, in conjunction with the application for final plat (Case No. PZ16-02C) and application for final site plan / development plan (Case No. PZ16-02G), for final action.

End of Memorandum

09-07-2016

Stephen Lachky, AICP
Community Development Director

Date

Exhibit B

Application #: 16-02F
Date Submitted: 08-12-16
Public Hearing: 09-13-16
Date Approved: _____



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

Application for Zoning Map Revision (Rezoning)

1. Applicant / Contact Information

Applicant(s)

Name: Missouri American Water Company
Address: 727 Craig Road
City, State: Creve Coeur, Missouri
Phone: 314-996-2307 Fax: 314-569-3972
E-mail: kenneth.stecher@amwater.com

Engineer / surveyor(s) preparing legal desc.

Name: Black & Veatch
Address: 16305 Swingley Ridge Road, Suite 230
City, State: Chesterfield, Missouri
Phone: 636-536-5821 Fax: 836-536-1123
E-mail: bunchdg@bv.com

Owner(s), if different from applicant

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

Contact Person

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

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

Applicant's Signature (Required) *Kenneth Stecher* Date: 8-11-16

Property Owner's Signature (Required) *Samuel D. Stecher* Date: 8-11-16

2. Property Information

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

Property address or general description of location: 10550 Hwy FF, Parkville, Missouri

Parcel ID Number: # 02-8-0-34-000-000-006.00 , # 20-8,0-34-000-000-006.001

Present zoning: County "PI" Planned Industrial Proposed zoning: "R-2" Single-Family Residential

Present use of the property: Industrial

Length of use: Indefinite

3. Neighboring land uses and zoning

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

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: <u>Forest</u>	
South: <u>Roadway</u>	
East: <u>Subdivision</u>	
West: <u>Industrial</u>	

Attach a summary of the general character of the surrounding properties, the effects of the proposed rezoning on nearby property, the suitability of the site for development under the current zoning, adequacy of area roads, public utilities and public services necessary to serve development permitted in the proposed zoning district, consistency of the proposed zoning with the City's adopted Master Plan, and any other relevant information relating to this rezoning request.

4. Checklist of required submittals

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$300.00. Applicant will be billed to recover costs for required publication and certified notice to adjacent property owners.
- Complete written and graphical legal description of subject property in paper and electronic formats, and 8.5" x 11" area map showing the subject property and surrounding major features including roads.
- List of names and addresses of all property owners within 185' of the property to be rezoned (certified or as obtained from the Platte County Assessors Office and verified in the Platte County Recorder's Office).
- If proposed rezoning is for a "planned" district (i.e. R-5, B-4, B-P, OTD, Community Unit Plan), a complete site plan/development plan including all features as required by Municipal Code.
- Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

For City Use Only

Application accepted as complete by: Stephen Lachky, Community Development Director 08-12-16
Name/Title Date

Application fee payment: Check # _____ M.O. _____ Cash Credit Card - VISA
 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: _____

Exhibit C

CITY OF PARKVILLE OWNERSHIP AFFIDAVIT

STATE OF MISSOURI

Case No. P216-02E

COUNTY OF PLATTE

Before me, the undersigned authority, personally appeared _____

Kevin Dunn

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

1. Affiant(s) is the fee owner of the property, which is the subject of the proposed hearing.

2. The subject property is legally described as:

See Attached Property Description

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

Affiant(s):

Kevin Dunn
Affiant's Signature

Kevin Dunn

Print Name

Affiant's signature

Print Name

Affiant's Signature

Print Name

Affiant's signature

Print Name

Sworn to and subscribed before me on the 22nd day of August, 2016.

Affiant(s) is personally known to me or has produced _____
as identification.



Donna S Singler
Notary Public Signature
Donna S Singler
Print Name

State of Missouri

My Commission Expires: July 17, 2020

Exhibit D

PROPERTY DESCRIPTION

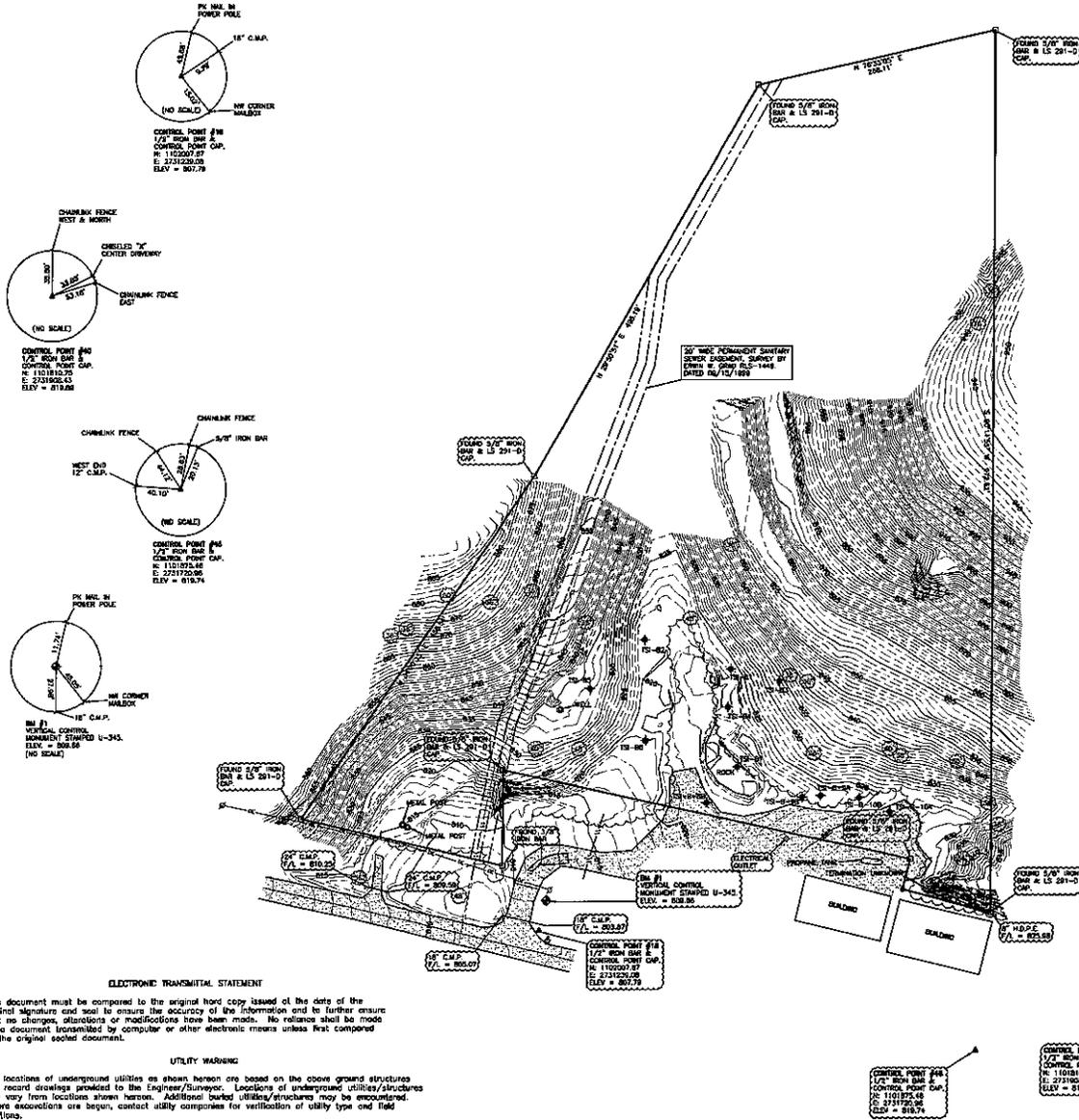
Tract 1: A tract of land situated in the Northeast Quarter (NE $\frac{1}{4}$) of Section 34, Township 51 Range 34, Platte County, Missouri described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence North 89 degrees 38 minutes 09 seconds West, along the North line of said Northeast Quarter, 1,305.84 feet to the Northwest corner of Muehlbach's Woodland Manor, s subdivision in said Platte County; thence South 00 degrees 12 minutes 43 seconds West along the West line of said Muehlbach's Woodland Manor, 1,265.33 feet to the Northerly line of West Park Addition, a subdivision in said Platte County; thence North 75 degrees 51 minutes 06 seconds West, along said North line, 99.68 feet to the Point of Beginning of the tract to be described herein; thence North 75 degrees 51 minutes 06 seconds West, continuing along said Northerly line, 455.00 feet to the Northwest corner of said West Park Addition; thence North 00 degrees 10 minutes 54 seconds East, along the Northerly prolongation of the West line of said West Park Addition, 21.93 feet; thence South 77 degrees 25 minutes 55 seconds East, 460.47 feet; thence South 14 degrees 08 minutes 54 seconds West, 33.98 feet to the Point of Beginning; said tract containing approximately 12,262 sq. ft. or 0.2907 acres.

Tract 2: All of the West Half of Lot 7, West Park Addition, a subdivision in Platte County, Missouri, being described as follows: Beginning at the Northwest corner of said Lot 7; thence South 77 degrees 51 minutes 06 seconds East, along the North line of said Lot 7, 125.00 feet; thence South 14 degrees 08 minutes 54 seconds West, 105.13 feet to the North right-of-way line of Missouri Highway "FF"; thence North 68 degrees 38 minutes 00 seconds West, along said North right-of-way line, 46.97 feet (deed=47.21 feet) to the North right-of-way line of Missouri Highway "FF" as established by a document recorded in Book 923 at Page 53 at the Platte County Recorder's Office; thence South 17 degrees 22 minutes 34 seconds West, continuing along said North right-of-way line, 7.00 feet; thence North 72 degrees 37 minutes 27 seconds West, continuing along said North right-of-way line, 78.13 feet to the West line of said Lot 7; thence North 14 degrees 08 minutes 54 seconds East, along said West line, 101.81 feet to the Point of Beginning.

Tract 3: All of Lot 8, West Park Addition, a subdivision in Platte County, Missouri, being described as follows: Beginning at the Northwest corner of said Lot 8; thence South 75 degrees 51 minutes 06 seconds East along the North line of said Lot 8, 330.00 feet to the Northeast corner of said Lot 8; thence South 14 degrees 08 minutes 54 seconds West, along the Easterly line of said Lot 8, 101.81 feet to the North right-of-way line of Missouri Highway "FF" as established by a document recorded in Book 923 at Page 53 at the Platte County Recorder's Office; thence North 72 degrees 37 minutes 25 seconds West, along said North right-of-way line, 226.25 feet; thence North 74 degrees 12 minutes 35 seconds West, continuing along said North right-of-way line, 82.58 feet (deed=82.78 feet) to the West line of said Lot 8; thence North 00 degrees 11 minutes 37 seconds East, along the West line of said Lot 8, 89.34 feet to the Point of Beginning.

Exhibit E

TOPOGRAPHIC SURVEY



CERTIFICATION:
I HEREBY CERTIFY that the attached survey was completed by me or under my direct personal supervision in accordance with the information furnished to the surveyor by the client and his agents, and that I am a duly Registered Land Surveyor under the laws of the State of Missouri.
WITNESS hand and seal this Twenty-fifth (25th) day of April, 2016.

Richard L. Whitson
Missouri P.L.S. 2874

- SURVEYOR'S NOTES:**
- Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
 - Destruction is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
 - Survey is valid only if print has original seal and signature of surveyor.
 - Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
 - Surveyor has made no investigation or independent search for easements of record, encroachments, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - The word "certify" or "certificates" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
 - Utilities notified by Missouri ONE CALL Ticket Nos. 160823094, 180823095, 160823092, 180823094, 160823069, 160823093, 180823091, 180823088 and 160823091. UTILITIES NOTIFIED include: AT&T Transmission, AT&T Distribution, Missouri Gas Energy, Missouri American Water Company, City of Parkville, Platte County Regional Sewer, Kansas City Power & Light and Magesian Midstream Partners.



LEGEND

- = MONUMENT 1/2" BAR & LC DROU120 CAP SET
- o = MONUMENT CALIBRATED CORNER
- = MONUMENT FOUND MONUMENT
- M = MEASURED DISTANCE
- R = RECORDED DISTANCE
- PS = POWER POLE
- ⚡ = BOND HOLE LOCATION
- ⊙ = WELDER
- = TREE
- = CORRUGATED METAL PIPE
- = CORRUGATED PLASTIC PIPE
- F/L = FLOW LINE
- SS = SANITARY SEWER LINE
- OC = OVERHEAD ELECTRIC LINE
- — — = FENCE
- — — = TREE LINE
- ▨ = ASPHALT
- ▨ = GRAVEL



REVISED ON 05/13/2016 TO ADD ADDITIONAL BORING LOCATIONS

PREPARED FOR:
BLACK & VEATCH
SECTION 34, T-51; R-34W
PLATTE COUNTY, MISSOURI

MIDLAND SURVEYING
251 North Market, Maryville, MO 64468
ph (417) 342-9633 fax (417) 342-1122
4784 E. Highway 400, St. Joseph, MO 64506
ph (816) 235-7962 fax (816) 235-4452

Midland Surveying, Inc.
Missouri State Certificate of Authority #191212

FILE: MOAM-PARKVILLE-TOPD	DATE: APRIL 25, 2016	SCALE: 1" = 80'	REVISED:	SHEET NO. 1 OF 1
---------------------------	----------------------	-----------------	----------	------------------

ELECTRONIC TRANSMITTAL STATEMENT
This document must be compared to the original hard copy issued at the date of the original signature and seal to ensure the accuracy of the information and to further ensure that no changes, alterations or modifications have been made. No reliance shall be made on a document transmitted by computer or other electronic means unless first compared to the original signed document.

UTILITY WARNING
The locations of underground utilities are shown hereon are based on the above ground structures and record drawings provided to the Engineer/Surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. Before excavations are begun contact utility companies for verification of utility type and field locations.

Exhibit F

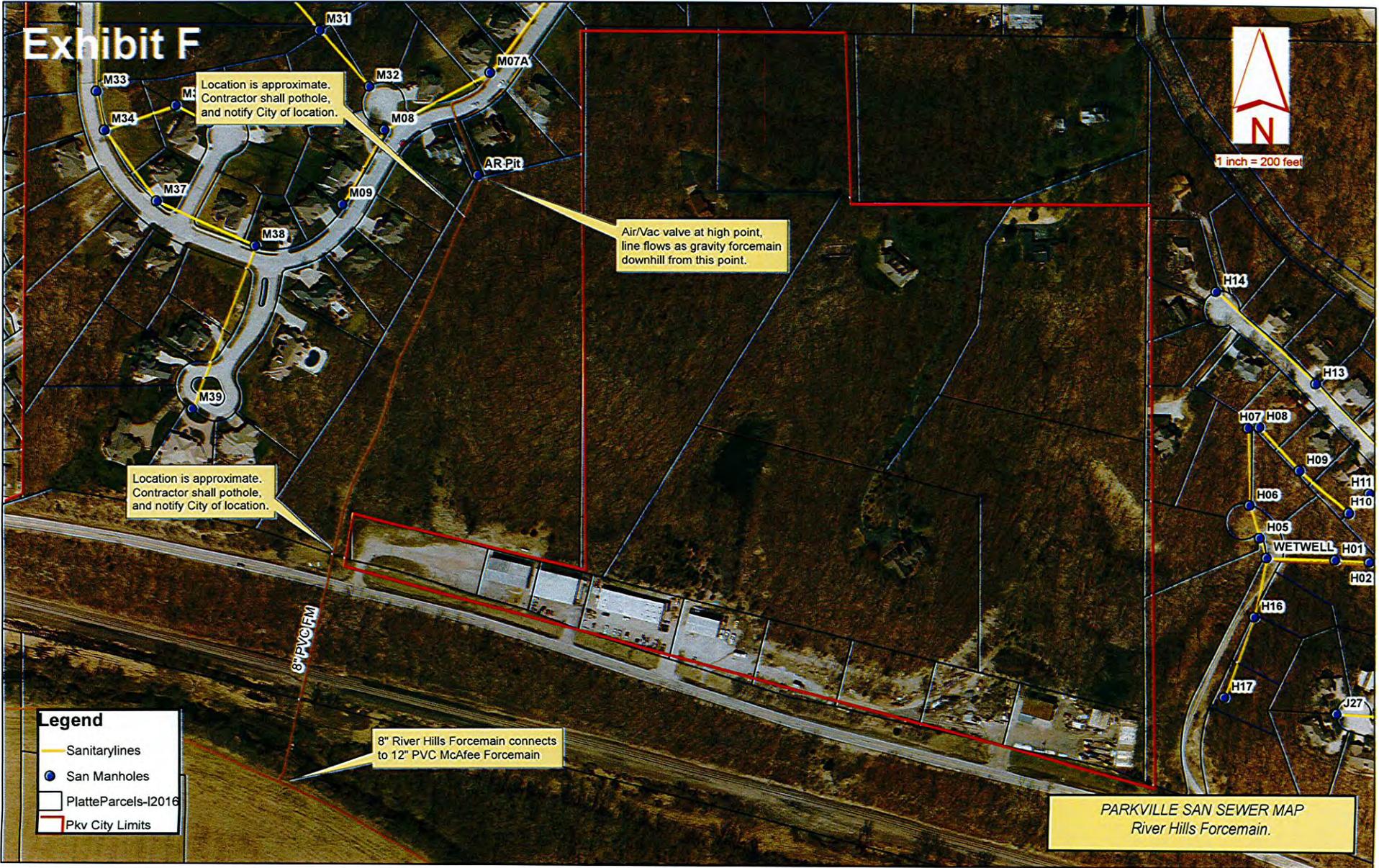


EXHIBIT G

Utility Provider Correspondence
Missouri American Water Company
Preliminary Development/Site Plan

Dear Utility Providers,

The City of Parkville has received applications from Missouri American Water Company (MoAW) for a preliminary development/site plan, and a conditional use permit for a new water plant facility at 10550 State Hwy FF, Parkville, MO 64152. Enclosed are:

- Memorandum from Parkville staff
- Site Plan / Development Plan Application
- Conditional Use Permit (CUP) Application
- Survey of Property
- Preliminary Site Plan (04-08-16)
- Planning & Zoning Commission Special Workshop Minutes (DRAFT 04-20-16)
- Utility Provider Comment Sheet

These applications are scheduled to be considered by the Parkville Planning & Zoning Commission on Tuesday, June 14, 2016 at 5:30 p.m. **Please review the enclosed documents and return the enclosed *Utility Provider Comment Sheet* identifying:**

- Your awareness of the project
- Your ability to serve the project and any potential limitations
- Adequacy of the proposed easements; and
- Any other issues you feel need to be addressed

Please return any comments by **Tuesday, May 17, 2016**, if possible. If not, please let us know when comments might be expected. If you have any questions, please feel free to reach me at (816) 741-7676 or slachky@parkvillemo.gov. Thank you for your cooperation and coordination with the City of Parkville.

Stephen Lachky, AICP
Community Development Director

Utility Provider Responses

*With the exception of Missouri Gas Energy, the following utility providers did not return a *utility provider comment sheet*. The correspondence below provides each provider's response to this project.

Missouri Department of Transportation (MoDOT)

RE: Utility Provider Response

I will have to perform a sight distance study to ensure that the proposed location will meet our current standards and requirements. Have they marked out the location yet? If so I could do the sight distance study either tomorrow or Friday.

Nathan Juliana
Senior Traffic Specialist, MoDOT

South Platte Fire Protection District

RE: Utility Provider Response

Deal Cull, 06/06/2016

I will fill out your sheet. Do you have a copy I can type on? Also what happened to the access road from the turn around to behind the admin. building. I will be able to come in and turn past the Administrative building and into the 20 ft "alley" and then turn left and go behind building and then hit a dead end once I turn left go on the west side of the Admin. Building. It doesn't show the road leading to the west customer parking lot does it? I will not be able to back out of all that.

Stephen Lachky, 06/06/2016

Here's a version you can fill out. It looks like they decided to get rid of the access road / turnaround behind the administration building, and instead create a drive all the way around the administration/operations building, so it appears you do not have to back out. There will just be a gate on the northwest side of the building. I can verify with Kenneth at MoAW.

Dean Cull, 06/06/2016

Ok so the drive goes all the way around? I am good with that. I am not worried about a gate. They will have to get a Knox padlock for that.

Platte County Regional Sewer District

RE: Utility Provider Response

Good morning. It was nice to meet you Tuesday evening. The Sewer District does not have any comments regarding the MoAm plant given my assumption they are connecting to the pressure line of the City of Parkville.

Dan Koch
Executive Director
Platte County Regional Sewer District



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

To: Utility Providers
From: Stephen Lachky, Community Development Director
Date: Tuesday, May 3, 2016
Re: Utility Provider Verification - MoAW Plant (10550 State Hwy FF, Parkville, MO 64152)

Enclosed for your review and comment is a survey of the subject property and accompanying preliminary site plan for the Missouri American Water Plant at 10550 State Hwy FF, Parkville, MO 64152. Please take a moment to answer the following questions pertaining to your awareness of the project, potential service limitations, adequacy of proposed easements and additional issues. Please mail or email your responses by Tuesday, May 17, 2016 to:

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

Thank you for your time and attention to this matter.

- 1. Have you met with the applicant to review the proposed site plan? [] Yes [x] No
2. Can you provide adequate service to the proposed development? [x] Yes [] No
3. Are the utilities and easements shown on the plans adequate? [] Yes [x] No
4. Are there any other issues that need to be addressed? [] Yes [x] No

Additional comments may be included on a separate sheet

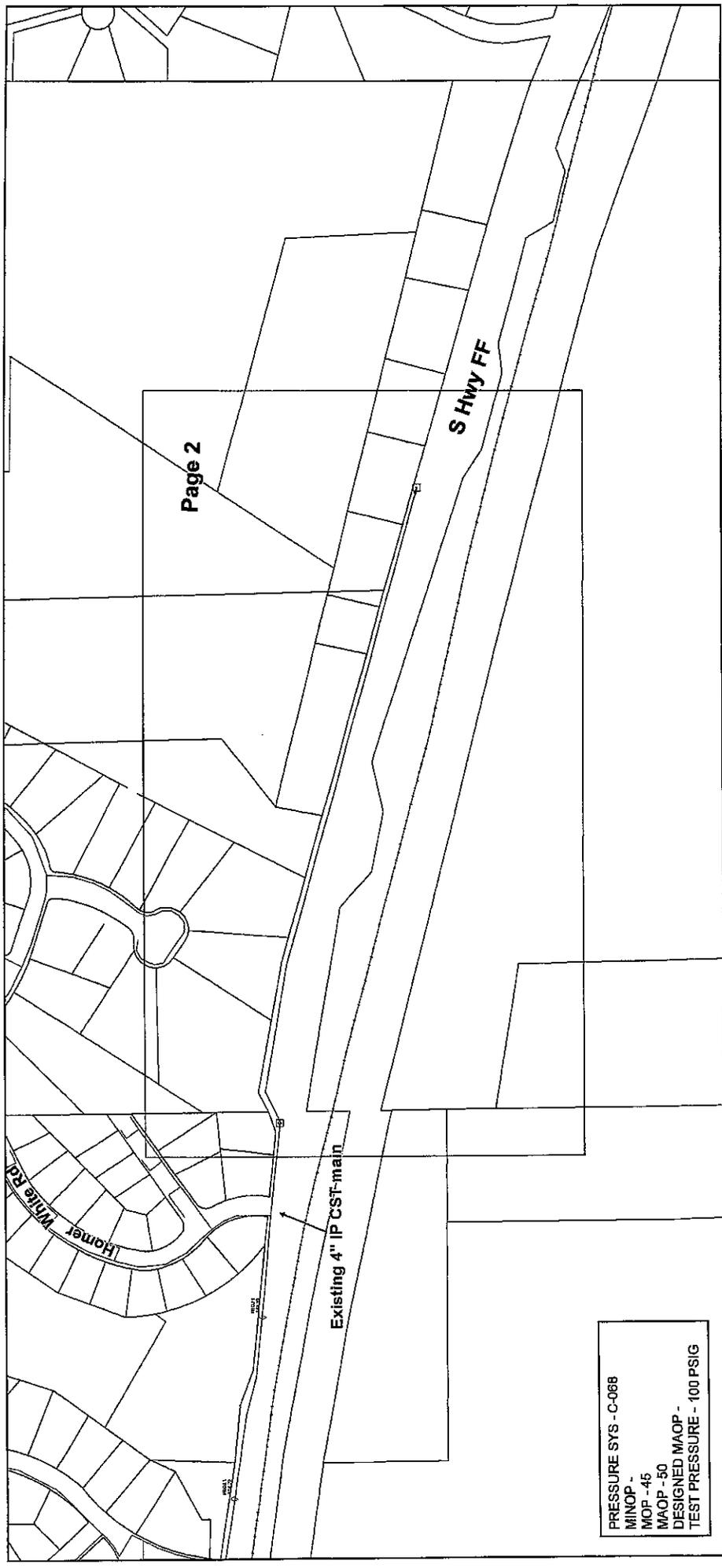
Name: Peggy Burns-Yocum
Title: Construction Engineer III
Agency: MGE
Date: 6/3/16
Signature: Peggy Burns-Yocum



Job Description: NW RIVER RD MAIN EXT IUI BAP
 Maximo Work Order: 15121349

Region: North
 TownCode: 1261

Sector: 7502
 Project #: 800547



PRESSURE SYS - C-068
 MINOP -
 MOP - 45
 MAOP - 50
 DESIGNED MAOP -
 TEST PRESSURE - 100 PSIG

Check for Work Order Authorization

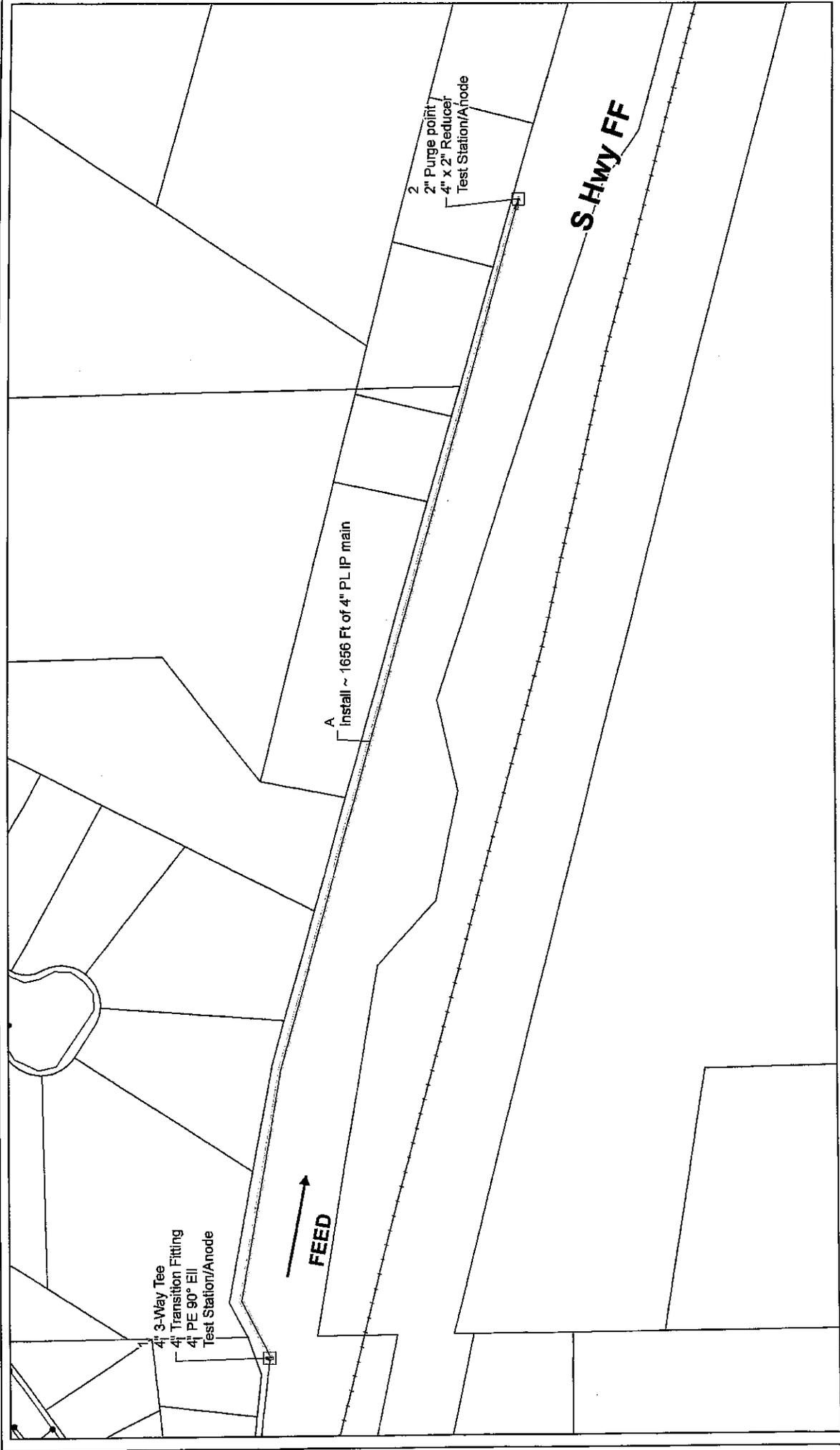
Designer: Erica Murren
 Original Date: 04/28/2016

Revision Date(s):



- o Drip
- o Station Structure
- o Regulator Station
- o Meter Setting
- o Marker Post
- o Electronic Marker
- x Service Tee
- x Stopper / Bottom Outlet
- o Coupling
- o Insulated Coupling
- o Trace Wire Box
- o End Cap
- || Flange
- o Insulated Flange
- + Cross
- o Reducer
- o Tee
- o Vertical Ell
- == Gas Pipe Casing
- o Exposed Pipe
- o Abandoned Gas Pipe
- o Gas Valve
- o Ball
- o Butterfly
- o Gate
- o Plug
- o Blow Down
- o Main & Service
- o Existing
- o Install
- o Remove
- o Abandon

PAGE 1 OF 2



A
Install ~ 1656 Ft of 4" PL IP main

4" 3-Way Tee
4" Transition Fitting
4" PE 90° Ell
Test Station/Anode

FEED →

2" Purge point
4" x 2" Reducer
Test Station/Anode

S HWY FF

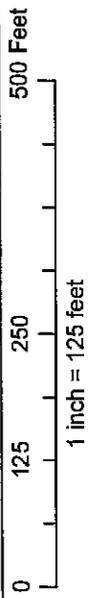


Exhibit A



Planning Commission Meeting
September 13, 2016

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

Staff Analysis

Agenda Item: 5.A

Proposal: Application for Final Plat of the Parkville Plant Subdivision, Final Plat, a Subdivision in the City of Parkville, Platte County, Missouri.

Case No: PZ16-02C

Applicant: Missouri American Water Company

Owner: Missouri American Water Company

Location: 10550 and 10530 NW FF Highway, Parkville, MO

Zoning: "R-2" Single-Family Residential District (contingent on Case No. PZ16-02F – approval of Zoning Map Revision [Rezoning])

Parcel #: All of parcel 20-8.0-34-000-000-003.001, 20-8.0-34-000-000-006.000, and 20-8.0-34-000-000-006.001

Exhibits:

- A. This staff report
- B. Application for Final Plat
- C. Parkville Plant Subdivision, Final Plat, a Subdivision in the City of Parkville, Platte County, Missouri; prepared by Midland Surveying, Inc. (dated September 9, 2016)
- D. Final Site Plan / Development Plan; prepared by Black & Veatch Corporation (dated September 9, 2016)
- E. Additional information as may be submitted during the meeting

By Reference:

- A. Parkville Municipal Code, Title IV, Chapter 415: "R-2" Single-Family Residential District Regulations (<http://ecode360.com/27901710>)
- B. Parkville Municipal Code, Title IV: Zoning Code in its entirety (<http://www.ecode360.com/PA3395-DIV-05>)
- C. Parkville Municipal Code, Title IV, Chapter 467: Height, Area, and Bulk Requirements (<http://www.ecode360.com/27902586>)
- D. Parkville Municipal Code, Title V, Chapter 505: Subdivisions (<http://www.ecode360.com/27903031>)
- E. Planning and Zoning Commission Special Workshop (04/20/16) Meeting Minutes (<http://parkvillemo.gov/download/pz-minutes/PZWorkshopMinutes042016.pdf>)
- F. Planning and Zoning Commission (06/14/16) Regular Meeting Minutes (<http://parkvillemo.gov/download/pz-minutes/PZMinutes061416.pdf>)
- G. Planning and Zoning Commission (08/09/16) Regular Meeting Minutes (draft minutes attached in this meeting packet)
- H. Exhibits presented to Planning and Zoning Commission at June 14, 2016 public hearing
- I. Exhibits presented to Planning and Zoning Commission at August 9, 2016 public hearing

- J. Case No. PZ16-02A - Application for Conditional Use Permit
 - K. Case No. PZ16-02B - Application for Preliminary Site Plan / Development Plan
 - L. Case No. PZ16-02D - Application for Revised Preliminary Site Plan / Development Plan
 - M. Case No. PZ16-02E - Application for Annexation
 - N. Case No. PZ16-02F - Application for Zoning Map Revision (Rezoning)
 - O. Case No. PZ16-02G - Application for Final Site Plan / Development Plan
 - P. Ordinance No. 2854
 - Q. Ordinance No. 2855
-

Overview

The applicant, Missouri American Water, proposes to re-plat three (3) parcels — #20-8.0-34-000-000-003.001 (10.0136 acres, more or less), #20-8.0-34-000-000-006.000 (0.7646 acres, more or less) and #20-8.0-34-000-000-006.001 (0.3255 acres, more or less) — into one (1) 11.1037 acre, more or less, parcel in conjunction with a proposed drinking water treatment plant site plan / development plan (Case No. PZ16-02G). The final site plan / development plan (see Exhibit D) shows the proposed operations building and process building crossing over parcel boundaries. Staff cannot issue building permits for structures that cross over property boundaries; as a result, the three parcels will need to be re-platted into a single parcel, as shown on the proposed final plat (see Exhibit C), before construction can occur. This proposed re-plat is in conjunction with an application for Zoning Map Revision (Rezoning; Case No. PZ16-02F) and application for Final Site Plan / Development Plan to construct and operate a drinking water treatment plant (Case No. PZ16-02G).

Review and Analysis

The application was reviewed against the City of Parkville's Municipal Codes, including the "R-2" Single-Family Residential District regulations (Chapter 415), height, area and bulk requirements (Chapter 467) and subdivision regulations (Chapter 505), and meets all applicable standards and requirements. 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, etc. The proposed plat combines the three (3) subject property parcels owned by the applicant into one (1) parcel and doesn't include any new streets or easements of access. The proposed final plat does not affect the existing 20' wide sanitary sewer easement from the River Hills Estates 3rd Plat subdivision that runs north-south along the western edge of the Parkville Plant Subdivision plat. Additionally, no new public improvements are proposed or required as part of the final plat. The following is a summary of our review:

1. **Area, Width, Depth and Setbacks** – The proposed re-platted area meets the minimum area, width, depth and setback requirements for the R-2 district. Per Parkville Municipal Code Chapter 467, the minimum lot area for the R-2 district is 10,000 square feet and there is no additional area requirement for the non-residential use. The proposed parcel area is 479,467 square feet. The minimum required width is 75 feet, the minimum required depth is 100 ft. The proposed parcel area exceeds this minimum. Lastly, the district requires a minimum 25 foot front setback, 30 foot rear setback and 10 foot side setback. The layout proposed exceeds these setbacks.
2. **Utilities** – The proposed plat shows the existing 20' wide sanitary sewer easement from the River Hills Estates 3rd Plat subdivision that runs north-south along the western edge of the proposed final plat. Further, the applicant has provided a 15' utility easement (designated as "U/E" on Exhibit C) for the purpose the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage including but not limited to, underground pipes and conduits, pad mounted transformers, and service pedestals; if needed in the future.
3. **Parkland Dedication** – No parkland dedication is required as part of this application since there are no single-family, duplex, or multi-family units in the proposed subdivision.

Staff Conclusion and Recommendation

Based on the final plat and supporting information submitted to date, Staff concludes that all applicable standards and requirements have been met. Accordingly, staff recommends approval of the proposed *Parkville Plant Subdivision, Final Plat, a Subdivision in the City of Parkville, Platte County, Missouri* subject to the following conditions:

- Any other conditions deemed necessary by the Planning Commission.

Necessary Action

Following consideration of the final plat and supporting materials, associated exhibits, factors discussed above and any testimony presented during the regular meeting, the Planning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen on September 20, 2016, in conjunction with the application for zoning map revision (rezoning; Case No. PZ16-02F) and application for final site plan / development plan (Case No. PZ16-02G), for final action.

End of Memorandum

09-09-16

Stephen Lachky, AICP
Community Development Director

Exhibit B



Application #: 16-02C
Date Submitted: 08-12-16
Public Hearing: 09-13-16
Date Approved: _____

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

Application for Final Plat

1. Applicant / Contact information

Applicant(s)

Name: Kenneth E. Stecher
Address: Missouri American Water Company
727 Crab Road, Creve Coeur, MI 63001
City, State: _____
Phone: 314-996-2307 Fax: 314-569-3972
E-mail: Kenneth.Stecher@amwater.com

Engineer and/or surveyor(s) preparing plat

Name: MIDLAND SURVEYING, INC
Address: 4784 FREDERICK BLVD.
City, State: St. Joe, MO
Phone: 816-233-7900 Fax: 816-233-4852
E-mail: RMATTSON@MIDLANDSURVEYING.com

Owner(s), if different from applicant

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

Contact Person

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

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

Applicant's Signature (Required) Kenneth E. Stecher Date: 8-12-16
Property Owner's Signature (Required) Kenneth E. Stecher Date: 8-12-16

2. Property information

Name and phase of plat: _____

Final plat in substantial conformance with approved preliminary plat? _____

If not, explain: _____

Zoning district: "R-2" Single-Family Residential Anticipated uses: Water Treatment Facility

Acreage of this phase: 11.1 Number of lots: 1

Minimum lot size: 11.1 Density of development: 0

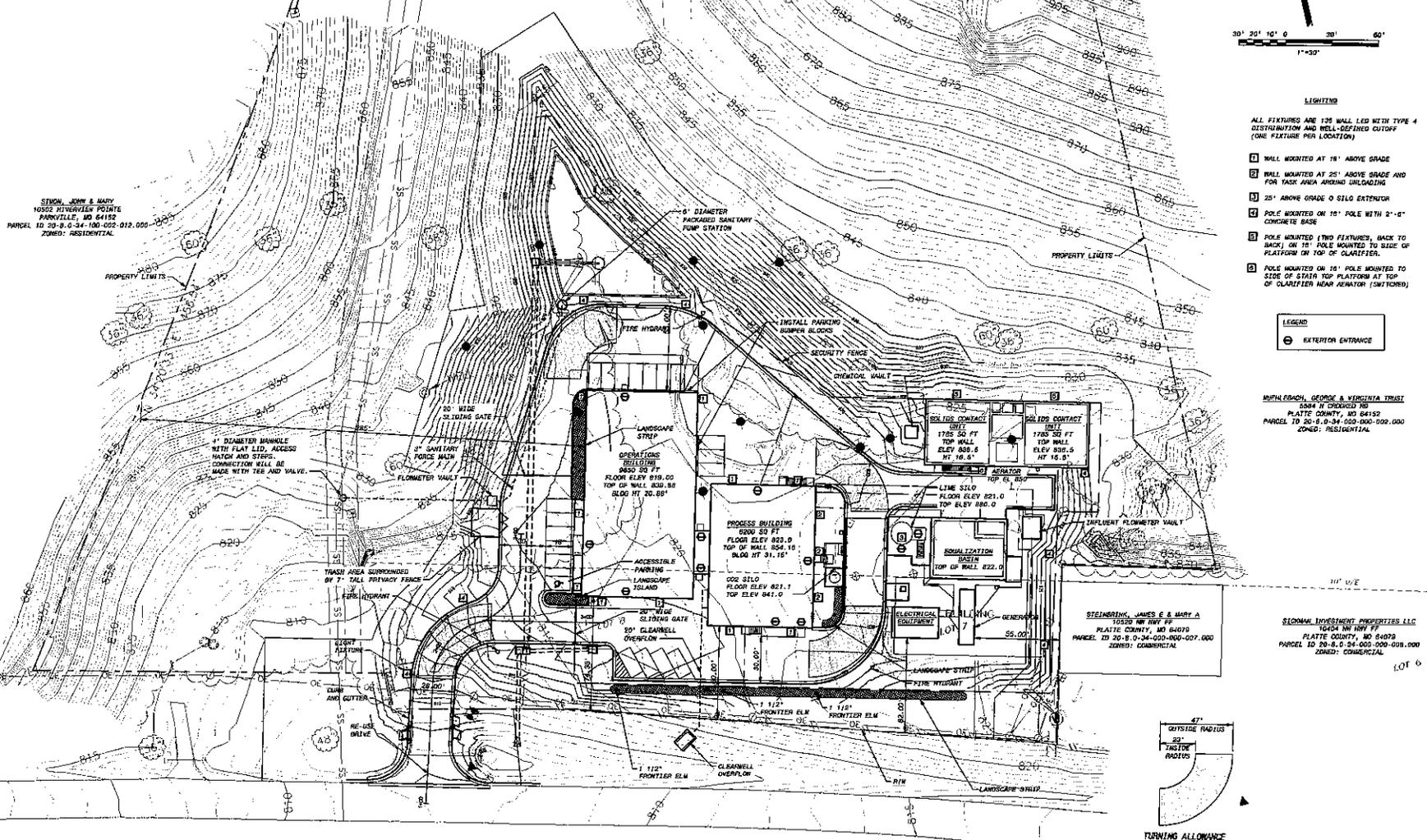
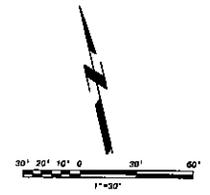
3. Additional Factors affecting the project

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

Exhibit D

WILLIAMS, JACK C. & HARNEY, II
 10500 RIVERVIEW POINTE
 PARKVILLE, MO 64152
 PARCEL ID 20-8-0-34-100-002-014-000
 ZONED: RESIDENTIAL

STIMON, JOHN & MARY
 10522 RIVERVIEW POINTE
 PARKVILLE, MO 64152
 PARCEL ID 20-8-0-34-100-002-012-000
 ZONED: RESIDENTIAL



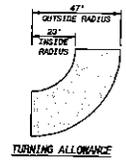
- LIGHTING**
- ALL FIXTURES ARE 135 WALL LED WITH TYPE 4 DISTRIBUTION AND WELL-DEFINED CUTOFF (ONE FIXTURE PER LOCATION)
- 1 WALL MOUNTED AT 18" ABOVE GRADE
 - 2 WALL MOUNTED AT 25" ABOVE GRADE AND FOR TASK AREA AROUND UNLOADING
 - 3 25" ABOVE GRADE 0 SILO EXTENSOR
 - 4 POLE MOUNTED ON 10" POLE WITH 2'-6" CONCRETE BASE
 - 5 POLE MOUNTED 170 FIXTURES, BACK TO BACK, ON 15" POLE MOUNTED TO SIDE OF PLATFORM ON TOP OF CLARIFIER
 - 6 POLE MOUNTED ON 18" POLE MOUNTED TO SIDE OF STAIR TOP PLATFORM AT TOP OF CLARIFIER NEAR REINATOR (SWITCHED)



SMITH, GEORGE & VIRGINIA TRUST
 5804 N CROOKED RD
 PLATE COUNTY, MO 64152
 PARCEL ID 20-8-0-34-100-000-002-000
 ZONED: RESIDENTIAL

STEINBRINK, JAMES E & MARY A
 10528 NW HWY FF
 PLATE COUNTY, MO 64078
 PARCEL ID 20-8-0-34-200-000-007-000
 ZONED: COMMERCIAL

SLOMAN INVESTMENT PROPERTIES LLC
 10424 NW HWY FF
 PLATE COUNTY, MO 64078
 PARCEL ID 20-8-0-34-000-000-008-000
 ZONED: COMMERCIAL



SITE ADDRESS: 10550 NW HIGHWAY FF, 10530 NW HIGHWAY FF
 ACREAGE: 11.10 ACRES

BLACK & VEATCH
 Building a world of excellence

Black & Veatch Corporation
 1401 North Lincoln Street
 Kansas City, MO 64108

MISSOURI AMERICAN WATER
 WATER DISTRICT
 PARKVILLE, MO

MISSOURI-AMERICAN WATER CO.
 WATER TREATMENT PLANT
 PARKVILLE, MO

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A QUALIFIED ENGINEER OR ARCHITECT AS REQUIRED BY THE STATE OF MISSOURI.

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: [blank]
 CHECKED BY: [blank]
 PLOT NO: [blank]
 PROJECT: [blank]
 SCALE: 9-2-18
 DRAWING TITLE: [blank]

CIVIL
 CONDITIONAL USE
 SITE PLAN

WHEN THIS DRAWING IS REPRODUCED AT ORIGINAL SCALE THE BAR IS 1" = 1" INCH

FIGURE 1

Exhibit A



Planning Commission Meeting
September 13, 2016

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

Staff Analysis

Agenda Item: 5.B

Proposal: Application for Final Site Plan / Development Plan to construct and operate a Water Treatment Facility at 10550 NW FF Highway, Parkville, MO, in a City "R-2" Single-Family Residential District, on three parcels containing 11.10 acres, more or less, located approximately 1 mile west of Main St. on NW FF Hwy (River Road) and abutting NW FF Hwy.

Case No: PZ16-02G

Applicant: Missouri American Water Company

Owners: Missouri American Water Company

Location: 10550 NW FF Highway, Parkville, MO

Zoning: "R-2" Single-Family Residential District (contingent on Case No. PZ16-02F – approval of Zoning Map Revision [Rezoning])

Parcel #s: All of parcel 20-8.0-34-000-000-003.001, 20-8.0-34-000-000-006.000, and 20-8.0-34-000-000-006.001

Exhibits:

- A. This Staff Analysis
- B. Application for Final Site Plan / Development Plan
- C. Subject Area Property Map
- D. Survey of Property; survey prepared by Midland Surveying Inc. (dated May 3, 2016)
- E. Final Site Plan/Development Plan; prepared by Black & Veatch Corporation (dated September 2, 2016)
- F. 1st submission review comments from Community Development Director, Stephen Lachky (dated August 18, 2016)
- G. Memorandum from Ken Stecher addressing 1st submission review comments (dated September 1, 2016)
- H. Memo from Public Works Director Alysen Abel (dated September 6, 2016)
- I. Conceptual imagery of proposed facility
- J. Colors and architectural details
- K. Exterior lighting information
- L. Pavement type and joint plans
- M. Approval flow chart
- N. Additional exhibits as may be presented at the regular meeting

By Reference: A. Parkville Municipal Code, Title IV, Chapter 470: *Supplementary Use Regulations – Conditional Uses* (<http://www.ecode360.com/27902588>)

- B. Parkville Municipal Code, Title IV, Chapter 415: *"R-2" Single Family Residential District Regulations* (<http://www.unicode360.com/27901225>)
- C. Parkville Municipal Code, Title IV: *Zoning Code* in its entirety (<http://www.unicode360.com/PA3395-DIV-05>)
- D. Parkville Municipal Code, Title V, Chapter 505: *Subdivisions* (<http://www.unicode360.com/27903031>)
- E. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- F. Planning and Zoning Commission Special Workshop (04/20/16) Meeting Minutes (<http://parkvillemo.gov/download/pz-minutes/PZWorkshopMinutes042016.pdf>)
- G. Planning and Zoning Commission (06/14/16) Regular Meeting Minutes (<http://parkvillemo.gov/download/pz-minutes/PZMinutes061416.pdf>)
- H. Planning and Zoning Commission (08/09/16) Regular Meeting Minutes (draft minutes attached in this meeting packet)
- I. Exhibits presented to Planning and Zoning Commission at June 14, 2016 public hearing
- J. Exhibits presented to Planning and Zoning Commission at August 9, 2016 public hearing
- K. Storm Water Drainage Study prepared by TREKK Design Group, LLC (dated August 19, 2016)
- L. Case No. PZ16-02A - Application for Conditional Use Permit
- M. Case No. PZ16-02B - Application for Preliminary Site Plan / Development Plan
- N. Case No. PZ16-02C - Application for Final Plat
- O. Case No. PZ16-02D - Application for Revised Preliminary Site Plan / Development Plan
- P. Case No. PZ16-02E - Application for Annexation
- Q. Case No. PZ16-02F - Application for Zoning Map Revision (Rezoning)
- R.
- S. Ordinance No. 2854
- T. Ordinance No. 2855

Overview

At the regular meeting of the Parkville Planning & Zoning Commission on August 9, 2016, the Commission held a public hearing to consider an application for revised preliminary site plan / development plan (Case No. PZ16-02D), in conjunction with an application for Conditional Use Permit (Case No. PZ16-02A), to construct and operate a drinking water treatment plant at 10550 NW State FF Highway (River Road) within a City “R-2” Single-Family Residential District. The subject property contains three parcels (#20-8.0-34-000-000-003.001, 20-8.0-34-000-000-006.000, and 20-8.0-34-000-000-006.001) containing 11.10 acres, more or less, and is located approximately 1 mile west of Main St.

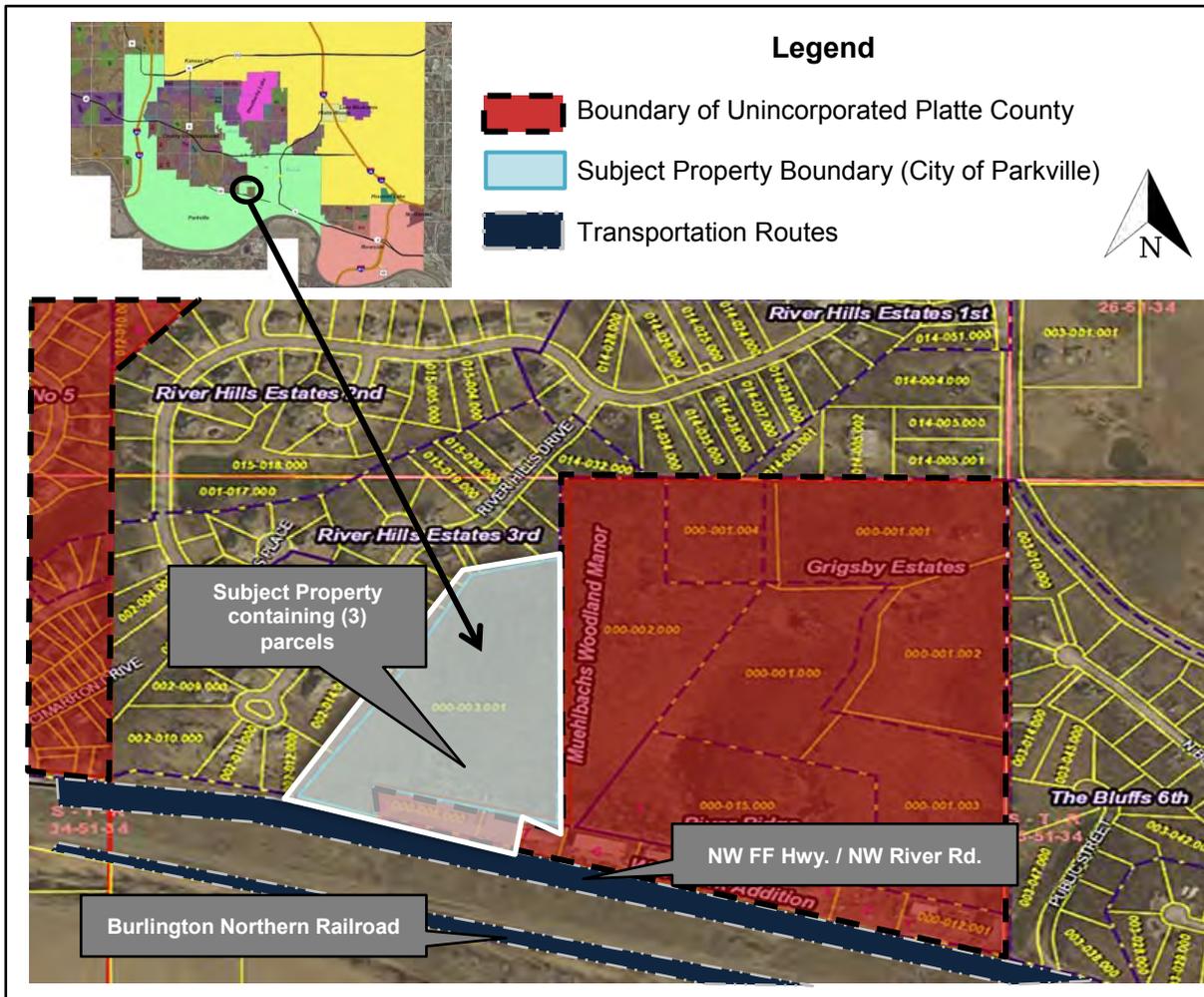


Exhibit C: Subject Area Property Map

The revised preliminary development plan was unanimously approved by the Commission at the public hearing on August 9, 2016, subject to specified conditions. The revised preliminary plan proposes propose two (2) enclosed structures consisting of a 9,650 sq. ft. Administrative office, two (2) water clarifiers and a pumping station enclosed within a 6,200 sq. ft. building, one (1) unenclosed water equalization basin, one (1) detention basin, two (2) silo structures generally 50ft. in height, 21 parking spaces (including one [1] required accessible parking space), internal circulation drives around the site, and one (1) point of access. Access is indicated at NW FF Highway/NW River Rd via an existing right-in, right-out access point that services an existing

industrial building located on parcel #20-8.0-34-000-000-006.001 just south of the original subject site of 10550 NW FF Highway. The proposed color scheme is a one-tone, red brick scheme of applied paint, with aluminum finishes on all exterior doors, tops of walls, metal scuppers and downspouts. The paint color of the aluminum finishes, dark bronze, will blend with the final building paint colors.

Prior to the August 9, 2016 public hearing, the Commission held a special workshop with the applicant on April 20, 2016 to address initial questions by the applicant, and questions the Commission had pertaining to topography, landscaping, site orientation & traffic circulation, hours of operation, security and potential impacts on adjacent properties, including noise and smell concerns. Further, on June 14, 2016 the Commission held a public hearing to consider the original preliminary site plan / development plan (Case No. PZ16-02B), discussed the merits of the proposed development, design aesthetics, site location, relocating vs. retrofitting the current plant located at 101 E 1st St. in downtown Parkville, topography and existing vegetation, land disturbance, height elevations and distances to nearby residences, noise concerns, hours of operation, truck deliveries, and ability for emergency responders to access the site. Members of the public commented at the hearing as well. At the August 9, 2016 public hearing for the revised plans, the Commission discussed the merits of the proposed development again, specifically addressing the substantial changes from the previous plan. In summary, the revised plan includes a smaller overall site footprint, positions the operations and process buildings further away from the River Hills Estates subdivision and closer to the existing industrial use buildings in unincorporated Platte County, provides better noise shielding from delivery trucks, and preserves more existing trees and vegetation which provides a better visual buffer from adjacent properties.

Following approval of the revised preliminary site plan / development plan, Missouri American Water Company submitted: Final site plan / development plan (See Exhibit E), conceptual imagery of the proposed facility (See Exhibit H), colors and architectural details (see Exhibit I), exterior lighting information (See Exhibit J), pavement type and joint plans (See Exhibit K), and a stormwater study that includes engineering calculations for the stormwater detention and stormwater treatment facilities. The location of lighting fixtures, height and bulb type is indicated on the final site plans, along with landscape information as well showing the location of all landscaping, buffering and screening materials.

Staff reviewed the final site plan / development plan and provided comments in a memo dated August 18, 2016 (See Exhibit F) to the applicant; additionally, our Public Works Director, Alysen Abel, reviewed the plan and provided comments in a memo dated September 6, 2016 (See Exhibit G). The applicant addressed these comments in their revised their final site plan / development plan dated September 2, 2016 (See Exhibit E). All have been accepted as completed and approved by the Community Development Department, and approved by the Public Works Department subject to conditions. These plans demonstrate that the final site plan / development plan is substantially consistent with the approved preliminary plans. A summary of how conditions are met is included in the analysis below.

Review and Analysis

The application for preliminary site plan / development plan (Case No. PZ16-02D), was reviewed against the City of Parkville Municipal Codes, including applicable zoning and subdivision regulations, City's adopted Master Plan, and against sound planning and engineering principle. Parkville Municipal Code, Title IV, Chapter 478: *Site Plan Review* provides standards of review and general guidance for how recommendations should be made, for which staff used when evaluating the preliminary site plan / development plan. This includes:

1. The extent to which the proposal conforms to the City's Zoning Code.
2. The extent to which the proposal conforms to the provisions of the City's subdivision regulations.
3. The extent to which the proposal conforms to the goals and objectives of the City's adopted Master Plan.
4. The extent to which the development would be compatible with the surrounding area.
5. The extent to which the proposal conforms to customary engineering standards used in the City.
6. The extent to which the location of streets, paths, walkways and driveways are located so as to enhance connectivity, circulation and safety and minimize any adverse traffic impact on the surrounding area.

Staff considered these standards of review for evaluating the preliminary site plan / development plan and determining its conclusions and recommendation. Since the final site plan / development plan does not include any significant changes from the approved preliminary plan, staff has not re-evaluated these considerations, and finds that these fundamental conclusions are still the same. See staff's August 9, 2016 report to the Commission and all associated exhibits previously submitted for preliminary plan consideration (see link in references above).

Instead, primary considerations are: Consistency with the previously approved preliminary plans; the ability to meet minimum applicable zoning and development standards and conditions of prior approval; and the ability to address other issues or concerns previously expressed.

Consistent with previously approved plans

With the exception of minor changes necessary to meet the conditions of revised preliminary site plan / development plan approval, no major changes have been made. The final site plan / development plan is substantially consistent with the revised preliminary plans approved by the Planning and Zoning Commission on August 9, 2016, and presented to the Board of Aldermen on September 6, 2016 for consideration of the application for Conditional Use Permit (Case No. PZ16-02A). Further, all changes are consistent with the intent of the revised preliminary plan approval. See "conditions of preliminary plan approval below" for additional details about plan changes.

Ability to meet minimum applicable standards

With noted exceptions, it was concluded with the approval of the revised preliminary site plan / development plan that the plans conform to the City's applicable zoning code and subdivision regulations, and the minimum standards thereof. Staff concludes that the use and plans are compatible with the general projections, goals and objectives of the City's adopted Master Plan. Since revised preliminary plan approval, the applicant has submitted final site plans dated August 12, 2016, revised final site plans dated September 2, 2016 addressing staff's comments (see Exhibit F), and a stormwater study that includes engineering calculations for the stormwater detention and stormwater treatment facilities.

Conditions of Preliminary Plan approval

The revised preliminary site plan / development plan (Case No. PZ16-02D) was approved, subject to the following conditions. The status of each is noted following each item.

- **Annexation approval of parcels #20-8.0-34-000-000-006.000 and #20-8.0-34-000-000-006.001 by the Governing Body (Board of Aldermen) prior to approval of a final site plan / development plan, or issuance of a site development or higher permit.**
 This condition has been met. The Board of Aldermen considered a voluntary annexation petition (Case No. PZ16-02E) and adopted an ordinance (Bill No. 2885), extending the limits of the City of Parkville to include the described real estate at a public hearing on September 6, 2016. The board unanimously approved (by a vote of 9-0) the ordinance.
- **Rezoning of the annexed parcels #20-8.0-34-000-000-006.000 and #20-8.0-34-000-000-006.001 to a City district prior to approval of a final site plan / development plan, or issuance of a site development or higher permit.**
 This condition is pending approval of item 4.A (Case No. PZ16-02F), an application to rezone two parcels of land — #20-8.0-34-000-000-006.000 (0.7646 acres, more or less) and parcel #20-8.0-34-000-000-006.001 (0.3255 acres, more or less) — generally located at 10530 Highway FF, from County "PI" Planned Industrial District to City "R-2" Single-Family Residential District.
- **The applicant indicating the location of the two (2) required tree plantings on the final site plan / development plan.**
 This condition has been met. The applicant proposes three (3) tree plantings and has indicated their location on the final site plan.
- **Coordination with the City's Parks Superintendent to determine appropriate street tree species to be planted as part of the two (2) required tree plantings.**
 This condition has been met. The applicant has coordinated with the City's Parks Superintendent, Tom Barnard, to determine appropriate street tree species to be planted. Tom recommended the following tree species: Frontier Elm, Swamp White Oak, Bald Cypress, Shumard Oak, Silver Linden's and Kentucky Coffee. These recommendations are based on tree species currently on the subject property, as well as trees recently planted around the Parkville community by staff.
- **A summary of the sanitary sewer impact to the existing public force main to be completed prior to the approval of the final site plan / development plan.**
 This condition has not been met; however, staff is comfortable approving the final site plan / development plan, if this requirement is included as a condition for approval. Staff is currently reviewing these plans in accordance with City standards. This condition must be met prior to construction permit issuance.
- **Verification of the location of the public force main and associated sewer easements conducted by the developer's engineer prior to the issuance of a site development permit.**
 This condition has not been met; however, staff is comfortable approving the final site plan / development plan, if this requirement is included as a condition for approval. Prior to the issuance of a site development permit, the developer's engineer will be required to verify the location of the public force main and associated sewer easements.
- **Preparation of any additional easements necessary for the existing force main and executed prior to the issuance of any site development permits.**
 This condition has not been met; however, staff is comfortable approving the final site plan / development plan, if this requirement is included as a condition for approval. Prior to the

issuance of a site development permit, the developer shall prepare and execute any additional easements necessary for the existing force main.

- ***The applicant entering into an agreement with the City for the subject property's general sewer needs.***
This condition has not been met; however, staff is comfortable approving the final site plan / development plan, if this requirement is included as a condition for approval. The applicant will be required to pay the sewer tap and sewer impact fees in accordance with the City's ordinance. An agreement between the City and the applicant will be required to establish the fee structure relationship.
- **Remittance of payment to the City for sewer connection fees. The amount of the fee will be calculated after the City has received the summary of usage from the developer's engineer. This shall be completed before the issuance of any site development permits.**
This condition has not been met; however, staff is comfortable approving the final site plan / development plan, if this requirement is included as a condition for approval. The applicant will be required to pay the sewer tap and sewer impact fees in accordance with the City's ordinance. Further, staff has requested that a meter be placed on the sewer service line with a mission control unit to allow the City to monitor the sewer usage rates for monthly billing.
- **Submission of sanitary sewer plans for improvements to the sewer main and associated service connections by the developer's engineer, concurrent with the issuance of site construction plans. The plans shall be reviewed and approved by Public Works prior to the issuance of any site development permits.**
This condition has not been met; however, staff is comfortable approving the final site plan / development plan, if this requirement is included as a condition for approval. The developer's engineer has submitted sanitary sewer plans. Staff is currently reviewing these plans in accordance with City standards. This condition must be met prior to construction permit issuance.
- **Submission of erosion and sediment controls by the developer's engineer; reviewed and approved prior to the issuance of any site development permits and submitted concurrently with site construction plans.**
This condition has not been met; however, staff is comfortable approving the final site plan / development plan, if this requirement is included as a condition for approval. The developer's engineer has submitted erosion control plans. Staff is currently reviewing these plans in accordance with City standards. This condition must be met prior to construction permit issuance.
- **Submission of a stormwater management study that includes the details and calculations for stormwater detention and stormwater treatment facilities associated with the proposed improvements by the developer's engineer, concurrent with the issuance of site construction plans. The study shall be reviewed and approved by Public Works prior to issuance of any site development permits.**
The developer's engineer submitted a stormwater study that includes the engineering calculations for the stormwater detention and stormwater treatment facilities. Staff is comfortable with the level of detail provided in the stormwater study for approval of the final development plan. Staff will work with the developer's engineer to provide additional details

associated with the stormwater detention and stormwater treatment facilities prior to construction permit issuance.

- **The location, and general fixture design, of lighting for parking areas submitted for review prior to approval of a final site plan / development plan.**
This condition has been met. The applicant has indicated all locations of lighting fixtures to be installed on the final site plan, as well as heights above grade to be mounted/installed. Additionally, the applicant has described the type of lights to be installed — 135 Wall LED with Type 4 distribution and well-defined cutoff (See Exhibit J for more detail).
- **Installation of a Knox® box and padlock(s) as necessary for the Southern Platte Fire Protection District to access and serve all buildings and accessory structures on the subject property during an emergency.**
This condition has been met. The applicant has indicated the installation of a Knox® box and padlock on building permit sets submitted to the City's Building Official, Paul Giarratana.
- ***All bulk purchases of water from a pay station be accommodated by finding a mutually acceptable site in a centrally-located location in the City of Parkville; with the failure of such to happen, bulk water sales being restricted at the subject site.***
This condition has been met. The applicant is still deciding on the location in the City of Parkville for their pay station; however, if located on the subject site property, bulk water sales will be restricted to the hours of operation (i.e., daylight hours between 7:00 a.m. and 5:00 p.m.).

Staff Conclusion and Recommendation

Staff concludes, that with the exceptions noted above, the proposed plans: Conform to the City's applicable zoning code and subdivision regulations and the minimum standards thereof; conform to or are compatible with the general projections, goals and objectives of the City's adopted Master Plan; are generally compatible with existing and projected development on the surrounding properties and include screening, buffering, grading and other design features to minimize the impacts on surrounding residential properties; conform with the City's adopted engineering requirements and customary engineering standards used in the City; and provide streets, paths, walkways and driveways located so as to enhance connectivity, circulation and safety and minimize any adverse traffic impact on the surrounding area.

Staff also concludes: The final site plan / development plan demonstrates that concepts approved with the revised preliminary site plan / development plan work as designed; the final plans are substantially consistent with the approved preliminary plans; and that all conditions of preliminary plan approval have been met with noted exceptions.

Staff recommends approval of the final site plan / development plan for Missouri American Water Company, subject to the following conditions:

- Prior to issuance of a site development permit, the developer's engineer shall verify the location of the public force main and associated sewer easements.
- Prior to issuance of a site development permit, the developer shall prepare and execute any additional easements necessary for the existing force main.
- Prior to issuance of a site development permit, the developer and City shall enter into an agreement to serve the subject property.

- Prior to issuance of a site development permit, the developer shall remit payment to the City for the sewer connection fees.
- Concurrent with the issuance of site construction plans, the developer's engineer shall submit sanitary sewer plans for any improvements to the sewer main and associated sewer service connections. The plans shall be reviewed and approved by Public Works prior to the issuance of any site development permits.
- Concurrent with the issuance of site construction plans, the developer's engineer shall submit erosion and sediment control plans. The plans shall be reviewed and approved by Public Works prior to the issuance of any site development permits.
- Concurrent with the issuance of site construction plans, the developer's engineer shall submit a final stormwater management study that includes the details and calculations for the stormwater detention and stormwater treatment facilities associated with the proposed improvements. The study shall be reviewed and approved by Public Works prior to issuance of any site development permits.
- Any other conditions the Planning and Zoning Commission determines are necessary.

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

Necessary Action

Following consideration of the final site plan / development plan and supporting materials, associated exhibits, factors discussed above and any testimony presented during the regular meeting, the Planning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning Commission's action will be forwarded to the Board of Aldermen on September 20, 2016, in conjunction with the application for zoning map revision (rezoning; Case No. PZ16-02F) and application for final plat (Case No. PZ16-02C), for final action.

End of Memorandum

	09-07-16
Stephen Lachky, AICP	Date
Community Development Director	

Exhibit B



Application #: 16-02G
Date Submitted: 08-12-16
Meeting Date: 09-13-16
Date Approved: _____

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

Site Plan / Development Plan Application

1. Applicant / Contact Information

Applicant(s)

Name: Kenneth E. Stecher
Company: Missouri American Water Company
Address: 727 Craig Road
City, State: Creve Coeur, Missouri
Phone: 314-998-2307 Fax: 314-569-3972
E-mail: Kenneth.Stecher@amwater.com

Person(s) preparing plans

Name: Ben Freese
Company: Black & Veatch
Address: 16305 Swingly Ridge Road, Ste. 230
City, State: Chesterfield, Missouri 63017
Phone: 636-536-5822 Fax: 636-536-1123
E-mail: freesebp@bv.com

Owner(s), if different from applicant

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

Contact Person, if different from applicant

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

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

Applicant's Signature (Required) Kenneth Stecher Date: 8-11-16

Property Owner's Signature (Required) Kenneth Stecher Date: 8-11-16

2. Property Information

Zoning district: "R-2" Single-Family Residential
Address and general location: 10550 Hwy FF
Legal description (may be attached): _____

Description of proposed use(s): Water Treatment Facility

Gross acreage of lot: 11.1 Net acreage of lot: _____

Open space acreage: _____ Lot coverage: _____

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

3. Factors affecting the project

Are any public improvements required for this project? Yes

Explain (may be attached): Access off of Hwy FF. New Water Mains along Hwy FF

Does the proposed site / development plan meet the following criteria? Attach a separate Yes No sheet explaining how / why.

Does the proposal conform to the provisions of the City's Zoning Code?

Does the proposal conform to the provisions of the City's subdivision regulations?

Does the proposal conform to the goals and objectives of the City's Master Plan?

Is the proposed development compatible with the surrounding area?

Does the proposal conform to customary engineering standards used in the City?

Are the streets, paths, walkways and driveways located so as to enhance connectivity, circulation and safety and minimize any adverse traffic impact on the surrounding area?

Please note below other comments or factors relating to the proposed development (may be attached):

4. Checklist of required submittals

- Completed application, including site plan with all required details and supporting data.
- Nonrefundable application fee of \$300.00.
- Five (5) copies 24" x 36" size, or larger sets, one (1) 11 x 17 size set, and one (1) electronic set (pdf format) of the development plan and elevations for staff and service providers review. Please note additional copies will be required for submittal to the Planning Commission, and Board of Aldermen.
- Five (5) paper copies and one (1), electronic copy (pdf format) of any supporting documentation for staff and service providers review. Please note additional copies will be required for submittal to the Planning Commission, and Board of Aldermen.
- Authorization signature of the applicant and owner of record of the property.
- If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

For City Use Only

Application accepted as complete by: Stephen Lachky, Community Development Director 08-12-16
Name/Title Date

Application fee payment: Check # M.O. Cash Received from: CC-VISA
Scott Keith
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: _____

Exhibit C

Subject Area Property Map

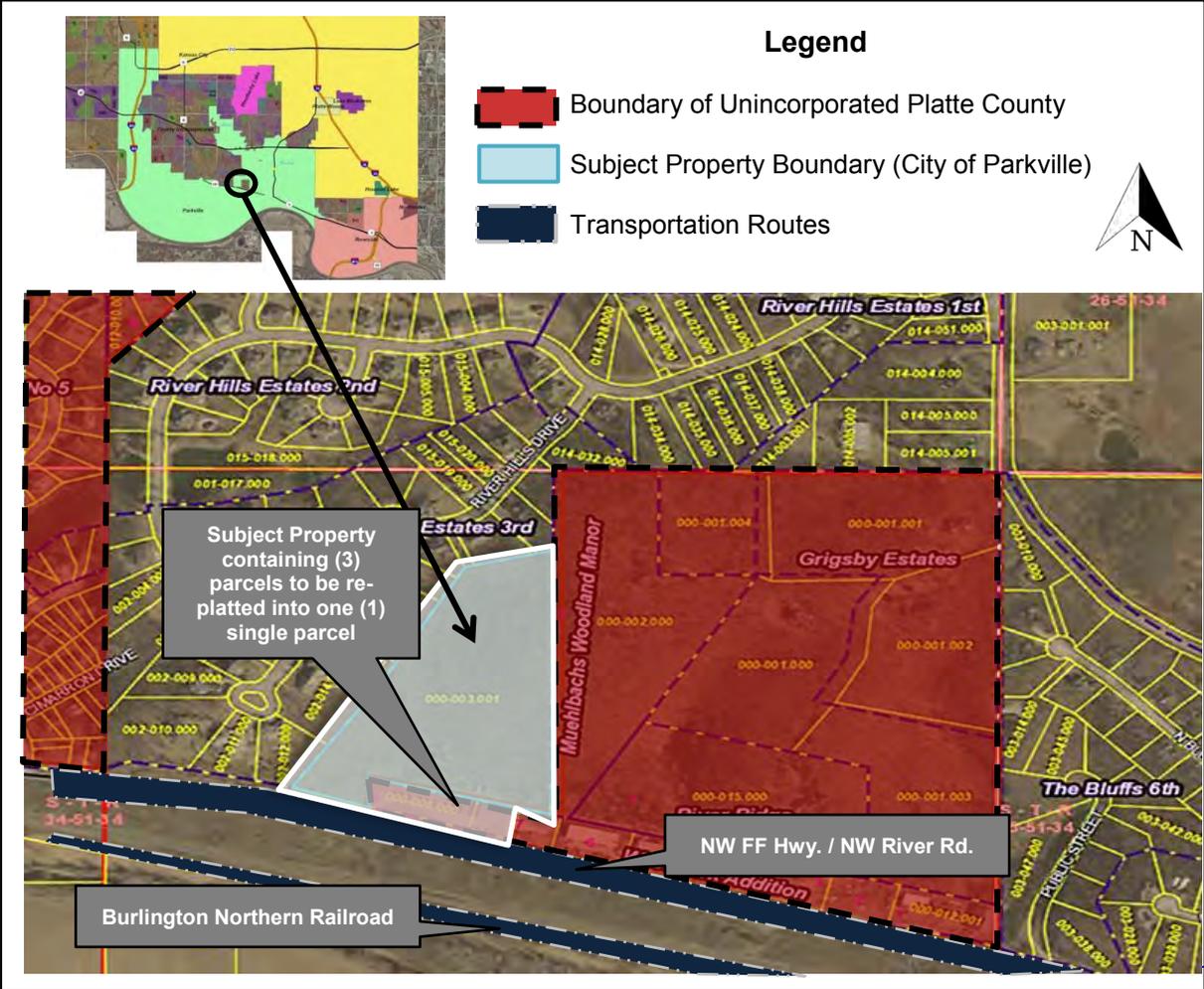
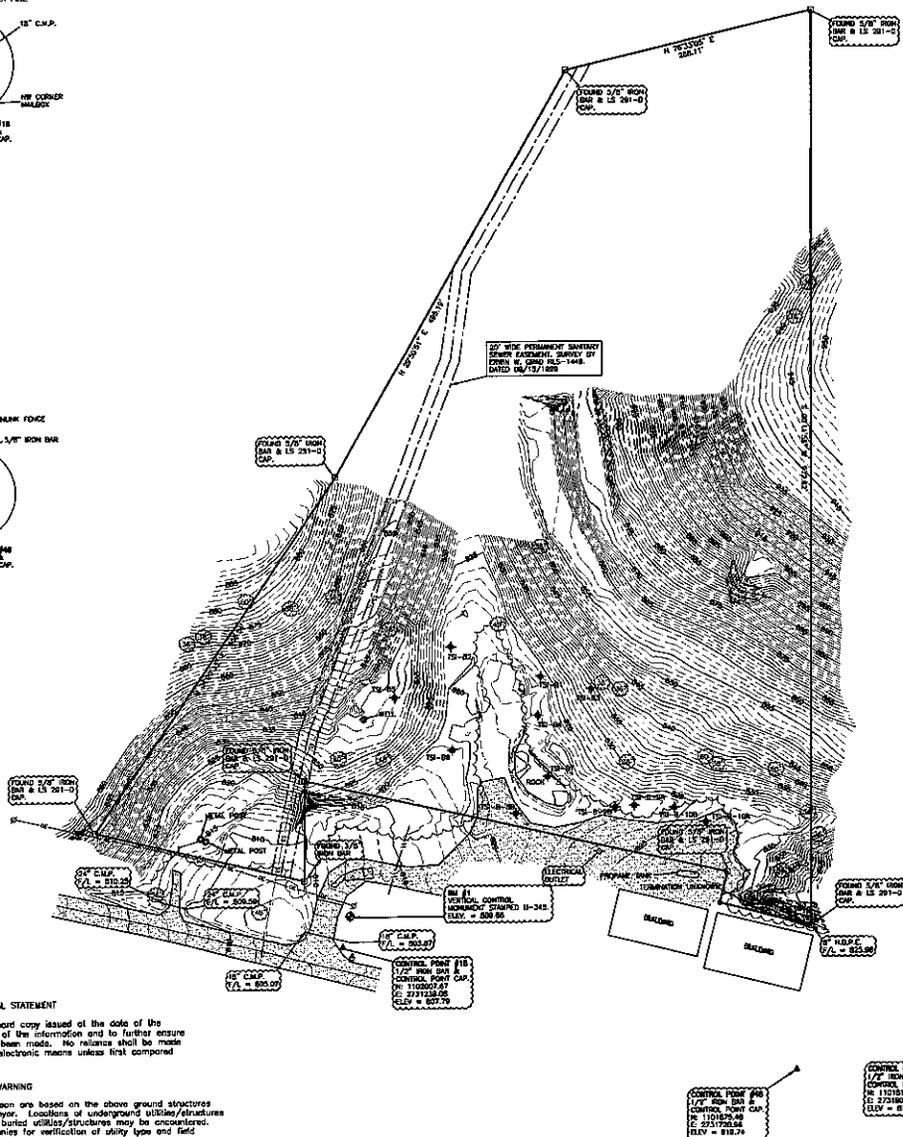
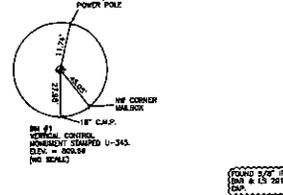
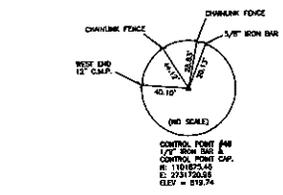
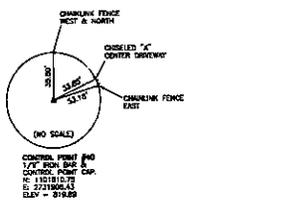
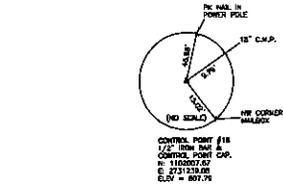


EXHIBIT D

TOPOGRAPHIC SURVEY



CERTIFICATION

I HEREBY CERTIFY that the attached survey was completed by me or under my direct personal supervision in accordance with the information furnished to the surveyor by the client and his agents, and that I am a duly Registered Land Surveyor under the laws of the State of Missouri.

WITNESS hand and seal this Twenty-fifth (25th) day of April, 2016.

Richard L. Hiltison
Missouri P.L.S. 2874

SURVEYOR'S NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- Survey is valid only if print has original seal and signature of surveyor.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were suggested by the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The word "easement" or "easements" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Utilities notified by Missouri ONE CALL Ticket Nos. 160823084, 160823085, 160823086, 160823087, 160823088, 160823089, 160823090, 160823091, 160823092 and 160823093. Utilities notified include: AT&T Transmission, AT&T Distribution, Missouri Gas Energy, Missouri American Motor Company, City of Parkville, Platte County Regional Sewer, Kansas City Power & Light and Megalyn Midstream Partners.



LEGEND	
+	DOTSIES 1/4" DIA & U2 000150 CAP 32
o	DOTSIES CALCULATED CORNER
□	DOTSIES FOUND MOVEMENT
M	MEASURED DISTANCE
R	RECORDED DISTANCE
IP	IRON PIPE
+	BORE HOLE LOCATION
○	MALIBOX
○	TREE
C.M.P.	CORRUGATED METAL PIPE
H.P.P.	CORRUGATED PLASTIC PIPE
F.A.	FLOW LINE
—	UNDERGROUND LINE
—	OVERHEAD ELECTRIC LINE
—	FENCE
—	TREE LINE
▨	ASPHALT
▨	GRAVEL



ELECTRONIC TRANSMITTAL STATEMENT

This document must be compared to the original hard copy issued at the date of the original signature and seal to ensure the accuracy of the information and to further ensure that no changes, alterations or modifications have been made. No reliance shall be made on a document transmitted by computer or other electronic means unless first compared to the original sealed document.

UTILITY WARNING

The locations of underground utilities or structures hereon are based on the above ground structures and record drawings provided to the Engineer/Surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. Before excavations are begun, contact utility companies for verification of utility type and field locations.

REVISED ON 03/03/2016 TO ADD ADDITIONAL BORING LOCATIONS

PREPARED FOR:
BLACK & VEATCH
SECTION 34, T-51; R-34W
PLATTE COUNTY, MISSOURI

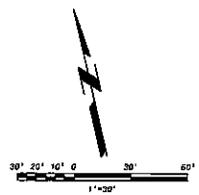
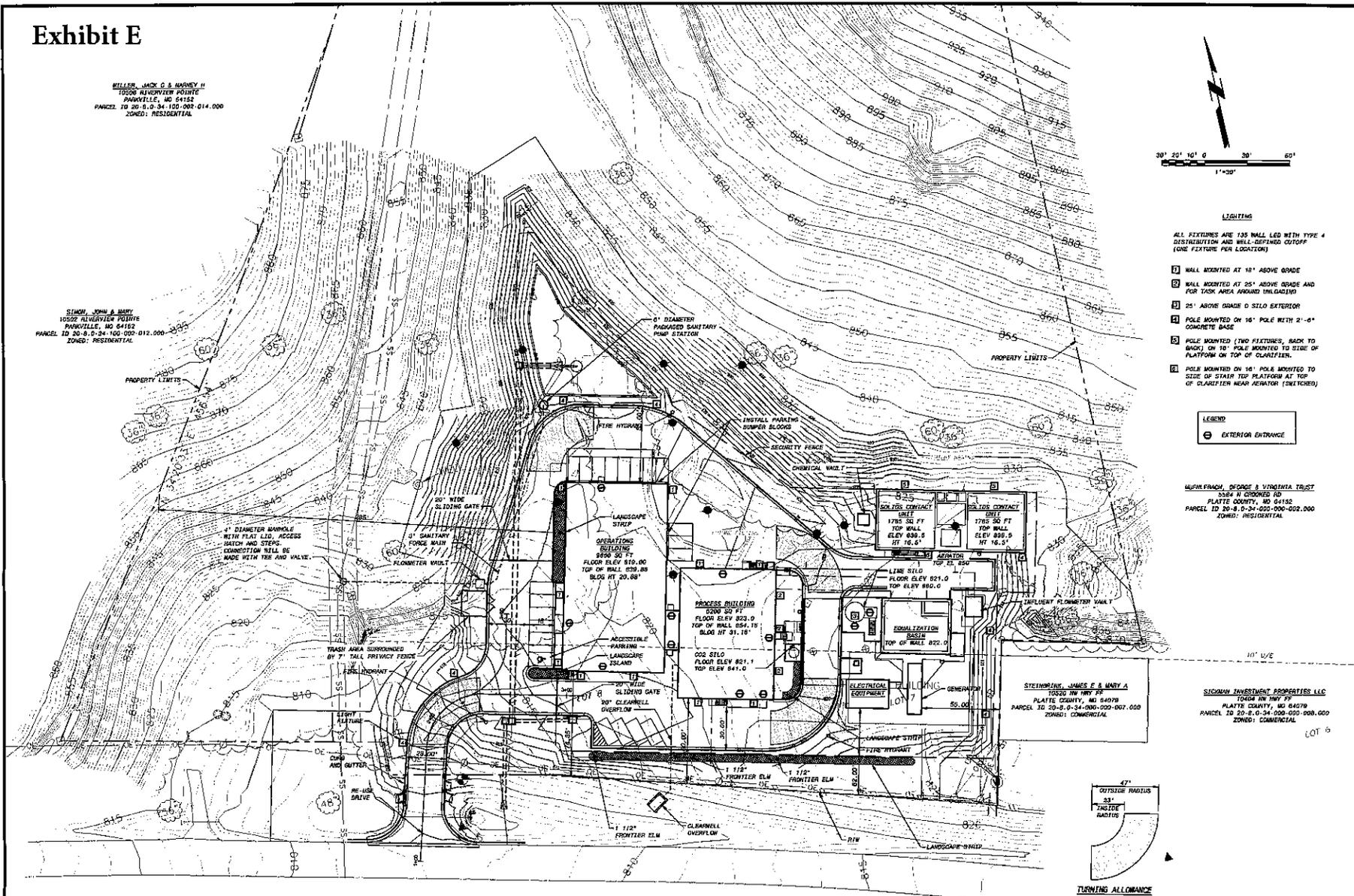
	LAND SURVEYORS - PLANNERS 50 North Market, Henry, MO 64646 PH (417) 634-8611 FAX (417) 634-8111 4784 Brookside Blvd., Joplin, MO 64508 PH (816) 242-7900 FAX (816) 233-6832
	Missouri State Certificate of Authority #00012

FILE: MOAM-PARKVILLE-TOPE	DATE: APRIL 25, 2016	SCALE: 1" = 60'	REVISED:	SHEET NO. 1 OF 1
------------------------------	-------------------------	--------------------	----------	---------------------

Exhibit E

MILLER, JACK C. & HARVEY II
 10500 ALVERNEN POINTE
 PARKVILLE, MO 64152
 PARCEL ID 20-8-0-34-100-000-014.000
 ZONED: RESIDENTIAL

SIMON, JOHN & MARY
 10502 ALVERNEN POINTE
 PARKVILLE, MO 64152
 PARCEL ID 20-8-0-34-100-000-012.000
 ZONED: RESIDENTIAL



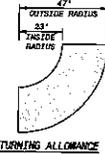
- LIGHTING**
- ALL FIXTURES ARE 135 WALL LED WITH TYPE 4 DISTRIBUTION AND WELL-DEFINED CUTOFF (ONE FIXTURE PER LOCATION)
- 1) WALL MOUNTED AT 10' ABOVE GRADE
 - 2) WALL MOUNTED AT 25' ABOVE GRADE AND FOR TASK AREA AROUND DRUGS/STAFF
 - 3) 25' ABOVE GRADE 0 SLO EXTERIOR
 - 4) POLE MOUNTED ON 16' POLE WITH 2'-6" CONCRETE BASE
 - 5) POLE MOUNTED (TWO FIXTURES, BACK TO BACK) ON 16' POLE MOUNTED TO SIZE OF PLATFORM ON TOP OF CLARIFIER.
 - 6) POLE MOUNTED ON 16' POLE MOUNTED TO SIZE OF STAIR TOP PLATFORM AT TOP OF CLARIFIER NEAR GENERATOR (SWITCHES)



MURPHY, GEORGE & VIRGINIA TRUST
 3388 W. CROWDER RD
 PLATTE COUNTY, MO 64152
 PARCEL ID 20-8-0-34-000-000-000.000
 ZONED: RESIDENTIAL

STEINBRUNN, JAMES F. & MARY A.
 10520 NW HWY FF
 PLATTE COUNTY, MO 64078
 PARCEL ID 20-8-0-34-000-000-007.000
 ZONED: COMMERCIAL

SICKMAN INVESTMENT PROPERTIES LLC
 10520 NW HWY FF
 PLATTE COUNTY, MO 64078
 PARCEL ID 20-8-0-34-000-000-008.000
 ZONED: COMMERCIAL



SITE ADDRESS: 10550 NR HIGHWAY FF, 10530 NW HIGHWAY FF
 ACREAGE: 11.10 ACRES

BLACK & VEATCH
 ENGINEERS ARCHITECTS PLANNERS
 1515 S. W. 10th Street, Suite 200
 Oklahoma City, Oklahoma 73106
 TEL: 405.233.1000 FAX: 405.233.1001
 WWW.BLACKANDVEATCH.COM

MISSOURI AMERICAN WATER
 WATER DISTRICT
 1700 W. STATE ST. SUITE 200
 ST. LOUIS, MO 63103
 TEL: 314.241.1000 FAX: 314.241.1001
 WWW.MAWATER.COM

MISSOURI-AMERICAN WATER CO.
 PARKVILLE DISTRICT
 WATER TREATMENT PLANT
 PARKVILLE, MO

PROFESSIONAL CORPORATION
 LICENSED UNDER THE STATE OF MISSOURI
 APPROVED:

ADD THIS DRAWING TO THE PROJECT FILE IN THE STATE OF MISSOURI
 EXPIRES:

NO.	DATE	DESCRIPTION

DESIGNED BY: _____
 CHECKED BY: _____
 TITLE: _____
 DRAWN BY: _____
 DATE: 9-2-18
 DRAWN TITLE: _____

CIVIL
 CONDITIONAL USE
 SITE PLAN

WHEN THIS DRAWING IS
 REPRODUCED AT ORIGINAL
 SCALE THIS LINE = 1 INCH

FIGURE 1

Exhibit F



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

Thursday, August 18, 2016

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

RE: Staff Review – Final Site Plan / Development Plan (drawings prepared 8-12-16) 1st submission comments

Dear Kenneth,

The following is a compilation of all Parkville staff review comments received to date regarding the Final Site Plan / Development Plan for Missouri American Water's proposed drinking water treatment facility, generally located at 10550 and 10530 NW Highway FF in Parkville, MO. Review comments are provided by myself, Alysen Abel (Public Works Director), Paul Giarratana (Building Official) and Brady Brewster (Community Development Intern). Please distribute these comments to your team, revise the plan sheets and provide us an updated paper and electronic copies of the plan sheets by **noon of Tuesday, September 6, 2016**. Thank you.

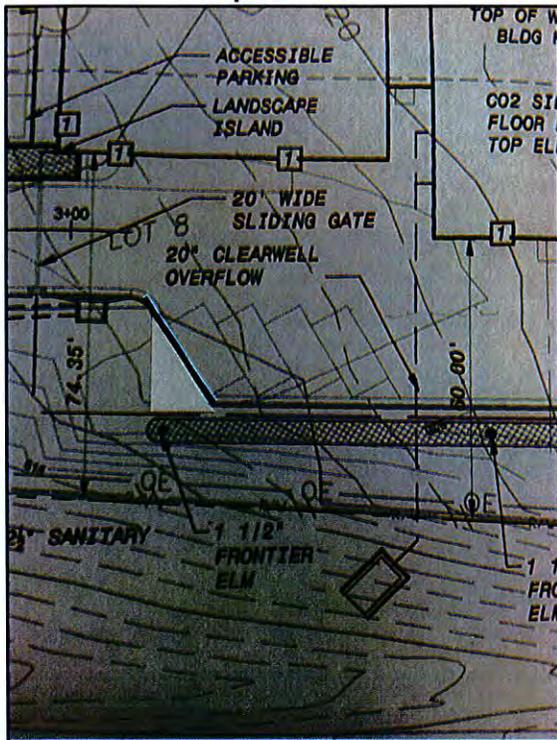
Site Plan Sheet

1. Please identify the **site address** (e.g., 10550 NW Highway FF, 10530 NW Highway FF) to the best of your ability in the site plan sheet notes. While this may be subject to change when the subject area is re-platted, it's helpful to know for staff purposes.
2. Please include the approximate **acreage** of the subject site (11.10 acres) in the site plan sheet notes.
3. Please include the **name and address** of all owners of record of abutting parcels shown on the drawing, as well as the **existing zoning** on the abutting properties. This information can be found using Platte County, Missouri Assessor webpage at (<http://www.co.platte.mo.us/#intro>) and includes:
 - a. To the west in River Hills Estates 3rd Plat
 - i. Simon, John R & Mary, 10502 Riverview Pointe, Parkville, MO 64152 (City "R-2" Single-Family Residential District, Community Unit Plan)
 - ii. Miller, Jack C & Marney H, 10506 Riverview Pointe, Parkville, MO 64152 (City "R-2" Single-Family Residential District, Community Unity Plan)
 - b. To the east in Muehlebachs Woodland Manor
 - i. Muehlebach, George & Virginia Trust, 5584 N Crooked Rd, Platte County, MO 64152
 - c. To the southwest in-between Lot 7 and Lot 6 of West Park Addition
 - i. Steinbrink, James E & Mary A, 10520 NW Hwy FF, Platte County, MO 64079 (County "P-I" Planned Industrial District)
 - d. To the southwest in Lot 6 of West Park Addition

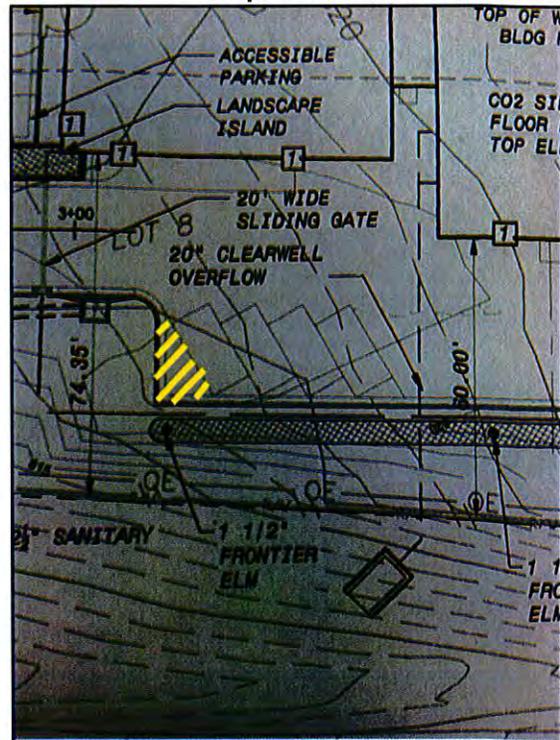
i. Sickman Investment Properties LLC, 10404 NW Hwy FF, Platte County, MO
(County "P-I" Planned Industrial District)

4. Please indicate all **exterior entrances** for proposed structures on the site plan (this can be done using a symbol and indication on a legend). Staff sees square boxes indicated along the building exteriors; however, they're not identified on the site plan so it's hard to tell if they're exterior entrances or not. Whether they're exterior entrances or not, please indicate on the site plan what they are.
5. Please indicate the **surface material type** (e.g., concrete, asphalt, gravel) for the driveways, parking lot area, and other thoroughfares throughout the site.
6. What is the **rectangular box**, shown in MoDOT right-of-way just south of the southern parking lot and landscape strip? Is the box related to clear well overflow or stormwater overflow being discharged into the ditch? Please indicate on the site plan drawing what this is.
7. Please revise the location of the **2 1/2" sanitary line** to reflect its new orientation and associated connection with the existing sewer main. Please contact Alysen Abel (aabel@parkvillemo.gov) if you have any questions.
8. Please provide detail on the **Trash Area** to the west of the Operations Building. Is this area to be enclosed (by durable materials including masonry, steel, hard wood, and other durable materials) or fenced? Our code requires any trash and recycling containers / dumpsters be screened from public view using an enclosure, landscaping, or combination of the two. If the trash receptacles are to be fenced, it needs to be an opaque gate, compatible with the design and materials of the surrounding buildings.
9. For the **parking lot** to the south of the Operations Building, please either extend the curbing along the westernmost angled parking stall (see Option 1 below) or include hashed stripping in this spot to designate the area as no parking (see Option 2 below).

Option 1



Option 2



10. For the parking stalls that do not have landscaping or a sidewalk buffering between the stalls and the Operations Building (specifically the parking lot along the north of the building and parking lot along the east of the building), please include/indicate parking **bumper blocks** on the site plan. This ensures the building is protected from motor vehicles parking.
11. There appears to be **drainage chutes/flumes** in the curb and gutter along the entrance drive from NW Highway FF, just south of the monument sign for drainage/stormwater discharge into the ditch. Is this correct or not? Please indicate on the site plan if you can.

Community Development Notes

12. Please provide staff more information and/or conceptual imagery on the **colors and architectural details** of the Operations Building and Process Building. I know Missouri American Water plans to use tilt up concrete for the wall material, but the color and architectural details would be beneficial for staff and the Planning and Zoning Commission to know as well.
13. The **lighting** information/detail on the site plan is sufficient; however, if you can provide staff photos, or conceptual imagery (can be from an online search engine) of similar wall-mounted and pole-mounted LED lighting with Type 4 distribution, it would be helpful information to show the Planning and Zoning Commission.
14. I noticed a **monument sign** is indicated on the site plan near the entrance off NW Highway FF. Do you want to include the proposed sign plan with your building permit, or process separately at a later time as its own sign permit? If you'd like to include it with your building permit document, staff will need to see information including the height, size, materials, color / image of the proposed sign.

Public Works Notes

Alysen Abel is still awaiting the following items, including but not limited to:

15. Submission of **sanitary sewer plans** for improvements to the sewer main and associated service connections.
16. Submission of a **summary of sanitary sewer impact** to the existing force main
17. Submission of a **stormwater management study** that includes the details and calculations for stormwater detention and stormwater treatment facilities associated with the proposed improvements.
18. Review and approval of **easements** shown on the Final Plat prior to being recorded.

Note: Alysen Abel is still awaiting these items, including the final stormwater management plan / study from TREKK Design Group LLC for review. The deadline submission for these items is **Friday, August 19, 2016**. If received by that deadline, Alysen will try to provide comments by Friday, August 26, 2016; and those comments will need to be addressed by **noon of Tuesday, September 6, 2016**. Failure to meet these deadlines could result in postponing staff's review and consideration at the September 13, 2016 Planning and Zoning Commission meeting; and require a later special meeting of the Commission, or postponement to the following regular meeting of the Commission on October 11, 2016.

Again, please distribute these comments to your team, revise the plan sheets and provide us updated paper and electronic copies of the site plan sheet by **noon of Tuesday, September 6, 2016**. We are also happy to meet or conference to discuss these comments in more detail if necessary. Please let us know if you have any questions. Thank you.

Sincerely,

CITY OF PARKVILLE



Stephen Lachky, AICP
Community Development Director

CC: Alysén Abel, Public Works Director
Paul Giarratana, Jr., Building Official
Brady Brewster, Community Development Intern

Exhibit G

MEMORANDUM

Stephen Lachky, AICP

Missouri American Water – Parkville Water Treatment Plant

September 1, 2016

RE: RE: Staff Review – Final Site Plan / Development Plan (drawings prepared 8-12-16) 1st submission comments

To: Stephen Lachky

From: Ken Stecher

Please see below for responses to Parkville staff review comments regarding the Final Site Plan / Development Plan for Missouri American Water's proposed drinking water treatment facility, located at 10550 NW Highway FF in Parkville, MO.

Site Plan Sheet

1. The site address has been added to the Final Site Plan / Development Plan (Site Plan) and is listed as 10550 NW Highway FF, Parkville, MO.
2. The approximate acreage, 11.10 acres, has been added to the Site Plan.
3. Appropriate names and address of all owners of record of abutting parcels shown on the Site Plan, as well as existing zoning have been added.
4. Exterior entrances have been indicated on the site plan using a symbol and key.
5. Please reference Attachment A, sheet CC17 "Civil Sitework Pavement Plan" of the submitted plan sheets for surface material types. This was excluded from the Site Plan for readability.
6. The rectangular box has been labeled as "Clearwell Outfall" on the Site Plan.
7. The location, layout and description of the 2- $\frac{1}{2}$ " 3" sanitary line has been revised on the Site Plan in accordance with suggestions made by the Alysén Abel and the City Engineer.
8. The Trash Area, as now described on the Site Plan, will be surrounded by a 7' tall privacy fence.
9. The parking lot with the angled parking spaces to the south of the Operations Building now displays hashed stripping in the area designated for no parking.
10. For the parking stalls that do not have landscaping or a sidewalk buffering between the stalls and building, a bumper have been indicated for installation.
11. On the original submittal flumes were shown. With the development of the drainage design and emergency spillway, these flumes have been changed to inlets.

Community Development Notes

12. Information and conceptual imagery for the color and architectural details of the Operations and Process buildings have been included with this submittal as Attachment B. The buildings are to be one-toned, red brick structures.
13. Refer to Attachment C for applicable lighting information including two photos of exterior lighting fixtures and a cut sheet.
14. The mounted sign has been eliminated. Signage will be provided on the buildings. Please see Attachment D for example of the building signage.

Public Works Notes

15. An updated sanitary sewer layout has been included on the Site Plan. The new layout includes a self-contained single cell packaged pump station including the following:
 - a. Two 120 gpm grinder pumps and associated valving,
 - b. 3" sanitary force main,
 - c. meter vault as requested by the City located along the western edge of the operations building parking lot and south of the trash area,
 - d. and a 4-foot diameter manhole with flat lid, access hatch and steps containing the tee and valve at the connection point. .
16. A summary of sanitary sewer impacts to the existing force main include peak design plumbing flows of 114 gpm and average plumbing flows of 30 gpm.
17. The stormwater management study has been submitted on August 19, 2016.
18. No easements currently included on the property. The revised Plat documents are being prepared.

Thank you,

Ken Stecher

CC: David Bunch, Black & Veatch

Exhibit H



ITEM 5B
For 9-13-2016
Planning Commission

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

Staff Analysis

Date: September 6, 2016

To: Planning Commission

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

CC: Stephen Lachky, AICP – Community Development Director
Paul Giarratana, CBO, CBI, CFM – Building Official

RE: Missouri American Water – Final Development Plan

The property located along FF Hwy is the proposed location of the new facility for the Missouri American Water plant. Revisions to the Preliminary Plan were submitted to the City for review, with the location of the building shift to the south. It is staffs understanding that two lots along FF Hwy will be purchased by Missouri American Water and will be annexed into the City. Prior to issuance of a site development or higher permit, the annexation shall be completed.

Sanitary Sewer:

Sanitary sewer service is available to the site through the City's force main located along the west side of the proposed site. When the force main was constructed with the River Hills subdivision, the location of the sewer main was shifted. With the submission of the construction plans, the developer's engineer will need to verify the location of the sanitary sewer lines and associated permanent sewer easements. If additional easements are necessary, those easements will need to be prepared and executed prior to approval of a site development permit.

The applicant estimates their usage of approximately 40,000 gallons per day. The applicant will be required to pay the sewer tap and sewer impact fees in accordance with the City's ordinance. Further, staff has requested that a meter be placed on the sewer service line with a mission control unit to allow the City to monitor the sewer usage rates for monthly billing. An agreement between the City and the applicant will be required to establish the fee structure relationship.

The developer's engineer has submitted sanitary sewer plans. Staff will review the plans in accordance with City standards prior to construction permit issuance.

Erosion Control:

The proposed development was shifted to the frontage of FF Hwy. The concerns associated with sediment transported to the adjacent properties have been alleviated since the site plan has changed.

The developer's engineer has submitted erosion control plans. Staff will review the plans in accordance with City standards prior to construction permit issuance.



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Storm Sewer:

The developer is required to provide stormwater detention and stormwater treatment with the proposed site improvements. The developer intends to include a detention area and has preliminarily included a footprint of the proposed detention facility. Also, the developer plans to preserve a large majority of the native vegetation for the stormwater treatment requirements.

The developer's engineer submitted a stormwater study that includes the engineering calculations for the stormwater detention and stormwater treatment facilities. Staff is comfortable with the level of detail provided in the stormwater study for approval of the final development plan. Staff will work with the developer's engineer to provide additional details associated with the stormwater detention and stormwater treatment facilities prior to construction permit issuance.

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

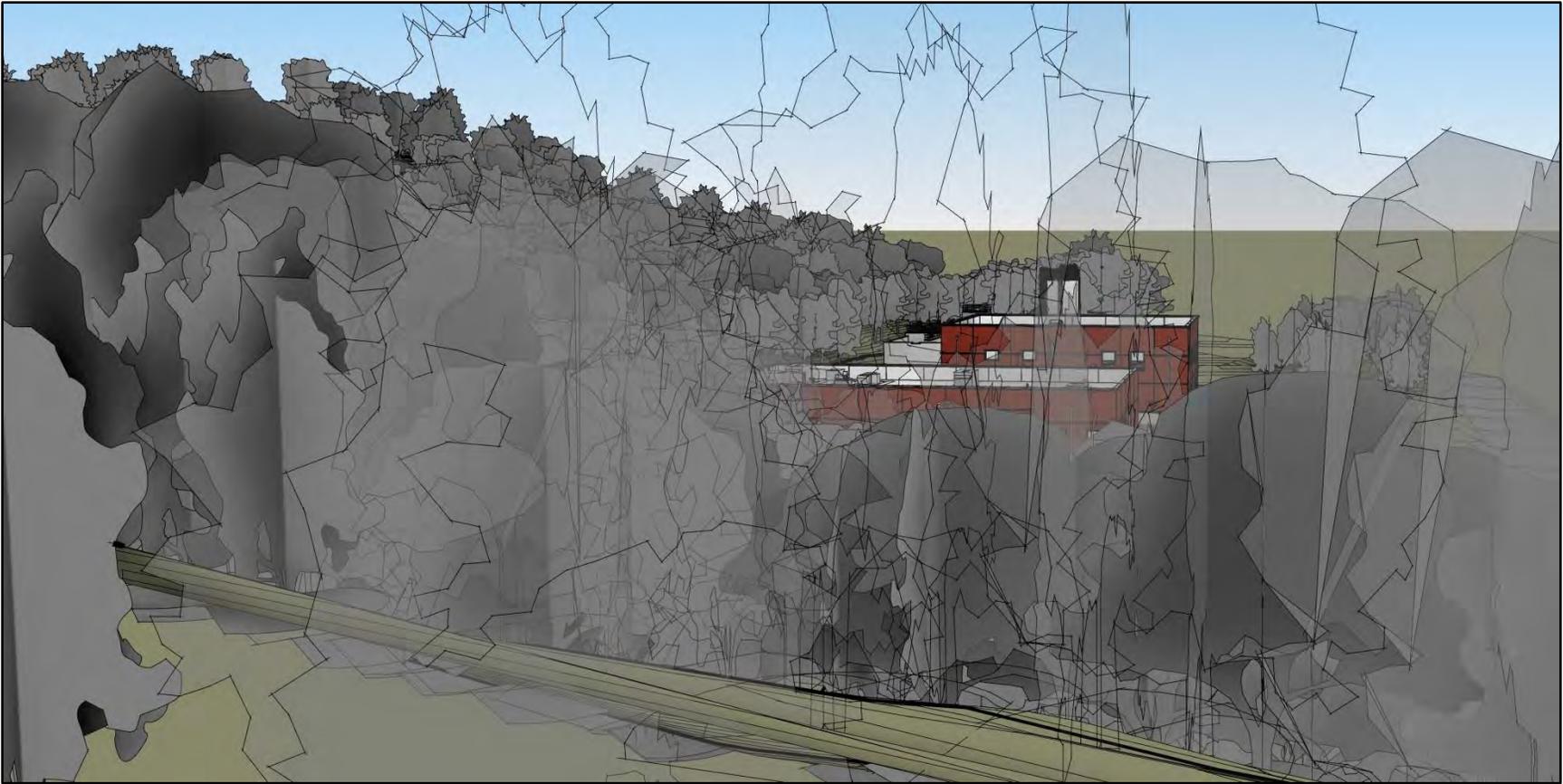
1. Prior to issuance of a site development permit, the developer's engineer shall verify the location of the public force main and associated sewer easements.
 2. Prior to issuance of a site development permit, the developer shall prepare and execute any additional easements necessary for the existing force main.
 3. Prior to issuance of a site development permit, the developer and City shall enter into an agreement to serve the subject property.
 4. Prior to issuance of a site development permit, the developer shall remit payment to the City for the sewer connection fees.
 5. Concurrent with the issuance of site construction plans, the developer's engineer shall submit sanitary sewer plans for any improvements to the sewer main and associated sewer service connections. The plans shall be reviewed and approved by Public Works prior to the issuance of any site development permits.
 6. Concurrent with the issuance of site construction plans, the developer's engineer shall submit erosion and sediment control plans. The plans shall be reviewed and approved by Public Works prior to the issuance of any site development permits.
 7. Concurrent with the issuance of site construction plans, the developer's engineer shall submit a final stormwater management study that includes the details and calculations for the stormwater detention and stormwater treatment facilities associated with the proposed improvements. The study shall be reviewed and approved by Public Works prior to issuance of any site development permits.
-

Exhibit I

Conceptual Imagery of Proposed Facility



View looking towards the northeast from NW Hwy FF



View looking towards the east from hilltop in River Hills Estates subdivision

Exhibit J

The concrete tilt-up panels are currently proposed to have a one-tone color scheme. All color will be field applied paint. Final color selection has not been determined yet. The proposed color scheme will be red brick.

The concrete tilt-up panels will also have a pattern formed into the concrete. The final pattern has not been determined yet. See below for a formliner example pattern.



All exterior doors will be prefinished aluminum or FRP. Colors will be selected to blend with final building paint colors. (Dark bronze is a typical color selection).

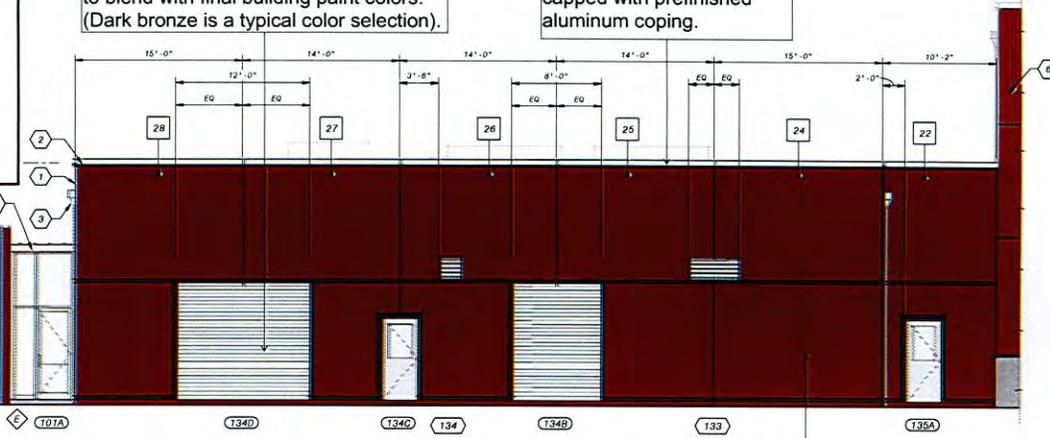
The top of all walls will be capped with prefinished aluminum coping.

GENERAL SHEET NOTES

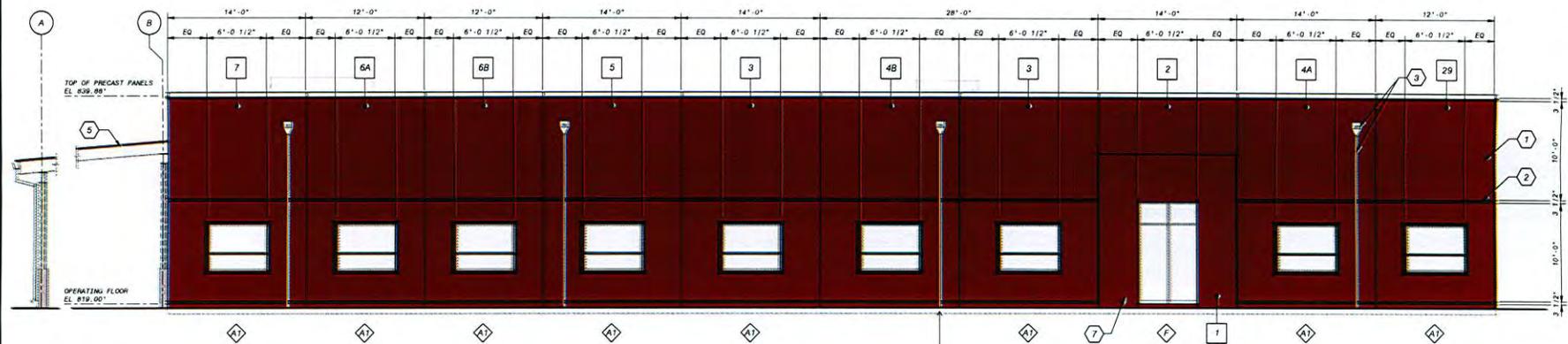
1. SEE SHEET FA12 AND FA13 FOR TILT-UP PANEL ELEVATIONS.

SHEET KEYNOTES

1. INSULATED TILT-UP CONCRETE PANEL.
2. PANEL ACCENT REVEAL, TYPICAL.
3. PREFINISHED METAL SCUPPER COLLECTOR HEAD & DOWNSPOUT.
4. PREFINISHED METAL ROOF SYSTEM OVER INSULATION AND STRUCTURAL METAL DECKING.
5. PRE-ENGINEERED PARKING CANOPY WITH PREFINISHED METAL ROOF SYSTEM, SEE SHEET FA08.
6. PROCESS BUILDING, SEE EA SHEETS.
7. TILT-UP CONCRETE PANEL.

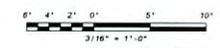


SOUTH ELEVATION
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"

Metal scuppers and downspouts will be prefinished aluminum and color will match the coping and door/window frames. (Dark bronze is a typical color selection).



WHEN THIS DRAWING IS REPRODUCED AT ORIGINAL SCALE THIS BAR = 1 INCH

Blisk & Veatch Architects, LLC
Blisk & Veatch Corporation
13105 Sanger Road, Suite 230
Gardner, MO 64557
1-816-333-8800

MISSOURI
AMERICAN WATER

MISSOURI-AMERICAN WATER CO.
PARKVILLE DISTRICT
WATER TREATMENT PLANT
PARKVILLE, MO

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THIS DOCUMENT
WAS PREPARED OR APPROVED BY
ME OR UNDER MY CLOSE PERSONAL
SUPERVISION AND THAT I AM A LICENSED
ARCHITECT IN THE STATE OF MISSOURI
EXPIRES 08/31/2016

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: EAB
CHECKED BY: CSJ
DATE PLOTTED: 10/14/16
PLOT DATE: 10/14/16
DRAWING NO: 08/775/2016
PROJECT: ARCHITECTURAL
SOUTH & WEST BUILDING
ELEVATIONS

FA09

VIPER L SERIES ENHANCED LARGE VIPER LUMINAIRE	Cat.#	Type	
	Job		

SPECIFICATIONS

Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

LED/Optics:

- LED driver accepts 100V through 277V, 50 Hz to 60 Hz (UNV), or a driver that accepts 347V or 480V input.
- Power factor is .92 at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
- Dimming drivers are standard with connections for external dimming equipment available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

Electrical:

- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Ambient operating temperature -40°C to 40°C
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Surge protection - 20KA; Shuts off at end of life.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the Wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full Wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energen for optional set dimming, timed dimming with simple delay, or timed dimming based on hours of operation or time of night (see www.beaconproducts.com/products/energen).
- Also available with **Beaconnect** Wireless Control System (see **Beaconnect** product page for more details www.beaconproducts.com/products/beaconnect).

Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:

- Beacote V polyester powder-coat electrostatically applied and thermocured.
- Beacote V finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Listed to UL1598 and CSA22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- IDA approved

Warranty:

Five year limited warranty (for more information visit: www.hubbellingighting.com/resources/warranty).

PRODUCT IMAGE(S)

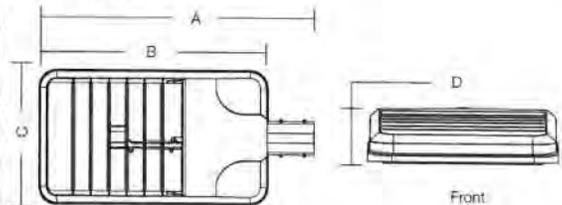


rectangular arm



decorative arm

DIMENSIONS



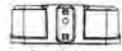
A	B	C	D	Weight:	EPA
29.12"	24.19"	14.25"	4.13"	25.0 lbs	1.0 ft ²
(704 mm)	(614 mm)	(362 mm)	(105 mm)	(11.3 kg)	

MOUNTING OPTIONS



Side View

RA Rectangular Arm



Back View



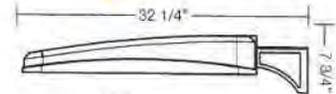
Side View

Accepts 2 3/8" OD tenon, min 4" long.

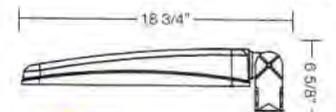
SF2 2-3/8" OD Slip Fitter



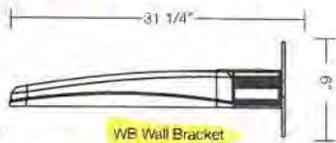
Back View



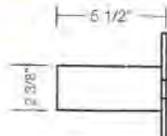
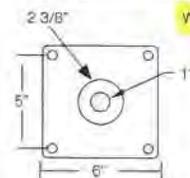
AD Decorative Arm



PK2 2-3/8" Adjustable Knuckle



WB Wall Bracket



CERTIFICATIONS/LISTINGS



*3000K and warmer CCTs only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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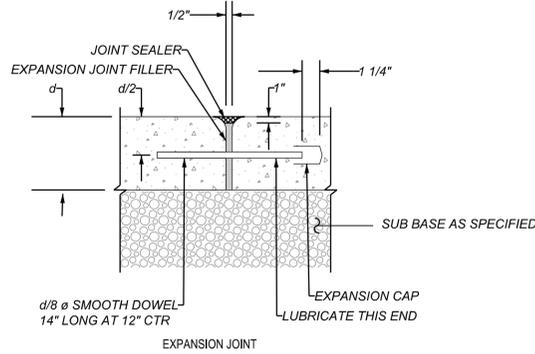




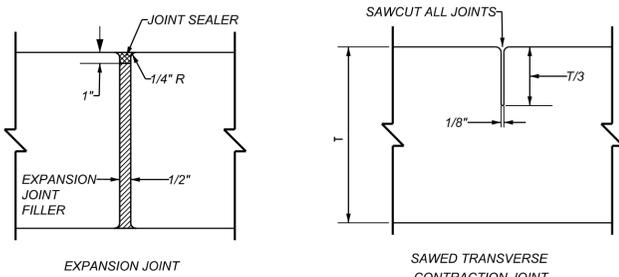


PAVEMENT JOINT PLAN NOTES:

1. LONGITUDINAL JOINT SPACING SHALL NOT EXCEED 14 FEET.
2. TRANSVERSE JOINT SPACING SHALL NOT EXCEED 15 FEET.
3. CONTRACTION JOINTS SHALL BE CONTINUOUS THROUGH THE CURB AND HAVE A DEPTH TO 1/3 OF THE PAVEMENT THICKNESS. EXPANSION JOINT FILLER SHALL BE FULL DEPTH AND EXTEND THROUGH THE CURB.
4. MINOR ADJUSTMENTS IN JOINT LOCATION MAY BE MADE BY SKEWING OR SHIFTING TO MEET BOXED CUTS FOR UTILITY APPURTENANCES.
5. ALL UTILITY APPURTENANCES SHALL BE BOXED OUT AND ISOLATED USING EXPANSION JOINT FILLER.
6. DETAIL A OR DETAIL D APPLY TO COLD JOINTS.
7. DETAIL B SHALL BE USED AROUND THE PERIMETER OF THE PROPOSED CONCRETE PAVEMENT AND AT THE ASPHALT/ CONCRETE PAVEMENT INTERFACE.

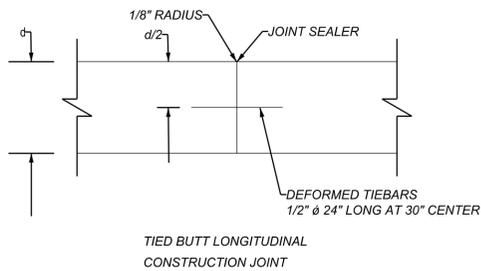


DETAIL B NOT TO SCALE



DETAIL C NOT TO SCALE

DETAIL D NOT TO SCALE

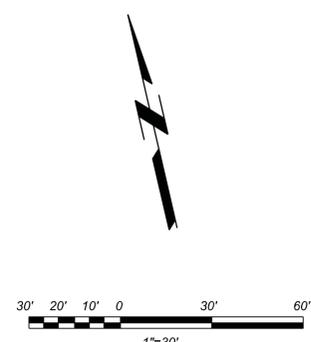
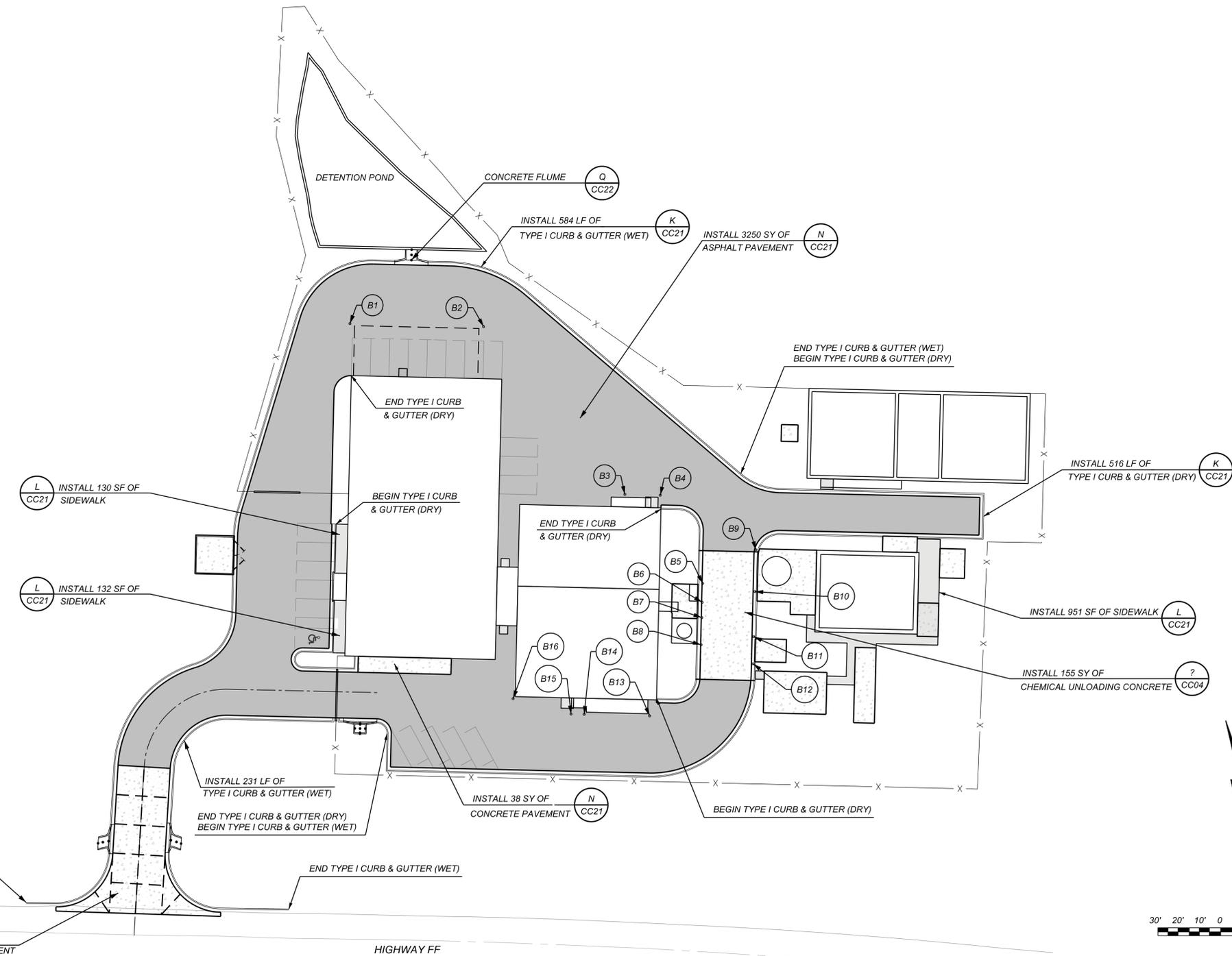


DETAIL E NOT TO SCALE

BOLLARDS ID	NORTH COORDINATES	EAST COORDINATES
B1	1102254.01	2731369.67
B2	1102238.65	2731431.80
B3	1102145.75	2731480.38
B4	1102141.68	2731496.85
B5	1102096.13	2731507.48
B6	1102087.40	2731505.32
B7	1102080.28	2731503.56
B8	1102067.66	2731500.44
B9	1102106.31	2731535.83
B10	1102086.90	2731531.03
B11	1102065.99	2731525.86
B12	1102053.36	2731522.75
B13	1102039.89	2731468.98
B14	1102047.41	2731438.57
B15	1102048.92	2731432.44
B16	1102062.09	2731406.96

LEGEND:

- LIMITS OF DISTURBANCE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- BOLLARD



BLACK & VEATCH
Building a world of difference.
TREKK
1411 East 104th St., Missouri 64131 816.877.4485
Professional Engineering Corporation License No. 2002010390

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT
727 CRAIG ROAD, ST. LOUIS, MISSOURI 63141

MISSOURI-AMERICAN WATER CO.
PARKVILLE DISTRICT
WATER TREATMENT PLANT
PARKVILLE, MO

STATE OF MISSOURI
JUSTIN W. LIKES
NUMBER PE-2010025271
PROFESSIONAL ENGINEER
JUSTIN W. LIKES - ENGINEER
MISSOURI P.E. NO. 2010025271
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY JUSTIN W. LIKES AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI
LICENSE NO. 2010025271
EXPIRATION: 12-31-2016

REVISIONS:

NO.	DATE	DESCRIPTION
-	8/15/2016	MDNR SUBMITTAL

DRAWN BY: MBT
CHECKED BY: JW/LMS
FILE NO: CC17 Pavement Plan.dgn
PROJ. NO.: 191489
ISSUE DATE: 08/15/2016
DRAWING TITLE: CIVIL SITEWORK PAVEMENT PLAN

DRAWING NO.: CC17

Exhibit M

PLANNING AND ZONING COMMISSION ACTION

Revised Conditional Use Permit

- *Requires Public Hearing at P&Z Commission
- *Approved in conjunction with Preliminary Site/Development Plan
- *At-Risk Application: conditions required

PLANNING AND ZONING COMMISSION ACTION

Preliminary Site / Development Plan

- *Requires Public Hearing at P&Z Commission
- *Conditional upon incorporation and rezoning of County parcels into City district.
- *At-Risk Application: conditions required

BOARD OF ALDERMAN ACTION

Annexation of County Parcels

- *Requires Public Hearing at BOA
- *Action independent from P&Z Commission

Requires independent action by Board of Alderman before proceeding.

PLANNING AND ZONING COMMISSION ACTION

Rezoning to "R-2"

- *Requires Public Hearing at P&Z Commission
- *Can be approved concurrently with a the Final Site/Development Plan

PLANNING AND ZONING COMMISSION ACTION

Final Site / Development Plan

- *Required before building permits can be issued

Final Plat

- *Final Site/Development Plan requires re-platting the annexed parcels

BOARD OF ALDERMAN ACTION

Proceeds to Board of Alderman for Approval