

AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE CHAPTER 442, SECTION 442.050 DESIGN GUIDELINES, TO CLARIFY THE REGULATION OF ARCHITECTURAL STYLES, DESIGN FEATURES, BUILDING MATERIALS AND TO CLARIFY REGULATION OF PAINT COLORS IN IN THE "OTD" OLD TOWN DISTRICT

WHEREAS, new construction and exterior alterations in the "OTD" Old Town District are permitted only upon the review of the Planning Commission and approval of the Board of Aldermen in each specific instance, after consideration of the location of such use with relation to the adjacent residential area, traffic burden, noise, lights and other factors in keeping with Chapter 442;

WHEREAS, Section 442.050, Design Guidelines, requires the Commission and Board to determine the compatibility of the proposed development and modifications with adjacent buildings, structures and uses;

WHEREAS, Subsection A, 2, of the design guidelines calls for architectural styles, design features, building materials and colors to be complimentary to those used in surrounding buildings;

WHEREAS, subsection A, 2 does not provide clear direction regarding preferred or required colors or materials or other design objectives, making it difficult to implement the guideline consistently;

WHEREAS, staff recommended amendments to Subsection A, 2 and the addition of a new Subjection A, 13 to clarify the guidelines and what would be considered;

WHEREAS, amendments to the zoning code require a public hearing before the Planning and Zoning Commission in accordance with RSMo 89.050 and Parkville Municipal Code Chapter 483 and accordingly all public hearing notices were posted and published as required;

WHEREAS, at its June 9, 2015 regular meeting, the Planning & Zoning Commission held the required public hearing, concurred with conclusions and recommendations in staff's June 4, 2015 report and following consideration unanimously recommended approval by a vote of 6-0;

WHEREAS, the Board of Aldermen hereby concurs with the Planning Commission's conclusions and accepts their recommendation;

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

SECTION 1. Parkville Municipal Code, Title IV, Chapter 442, Section 442.050, subsection A, 2 is hereby repealed and replaced as follows:

2. For new construction, a building must incorporate architectural styles, design features, building materials and accents that are compatible with original materials used throughout the surrounding block. For alterations or expansions, the materials and design should be consistent with the original building elements and characteristic of the building period, and should not cover, destroy or otherwise minimize original architectural elements.

SECTION 2. Parkville Municipal Code, Title IV, Chapter 442, Section 442.050, subsection A, is hereby amended to create a new subsection 13 as follows:

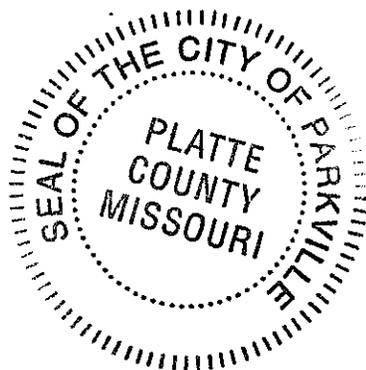
13. With the exception of the following, paint color is considered to be a matter of choice, and has no bearing on the preservation of structures.
 - a. Owners are encouraged to use historically appropriate colors schemes and contrasts, including use of primary building colors with trim, doors, awnings and other accents in complimentary colors.
 - b. Only traditionally painted materials, such as wood, should be painted.
 - c. Original materials such as brick and stone that are traditionally left unpainted shall only be painted when already painted prior to the effective date of Ordinance No. 2815 (June 16, 2015), or when expressly approved by the Planning and Zoning Commission, as necessary, to unify disparate parts of a building that have been altered or expanded over time.
 - d. Inclusion of logos, images, or patterns, including but not limited to stripes, dots, waves, and similar patterns, used primarily to attract attention to a structure shall not be permitted unless approved as signage in accordance with Section 442.055.

SECTION 3. This ordinance shall be effective immediately upon its passage and approval.

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

ATTESTED:

Melissa McChesney
City Clerk Melissa McChesney



Nanette K. Johnston
Mayor Nanette K. Johnston