



Planning & Zoning Commission
Regular Meeting Agenda
City of Parkville, Missouri
Tuesday June 14, 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 May 10, 2016 Regular Planning and Zoning Commission meeting.
4. Public Hearing
 - A. An application for a 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 one parcel containing 10.01 acres, more or less, located approximately 1 mile west of Main St. on NW FF Hwy and abutting NW FF Hwy. *Case #PZ16-02A; Missouri American Water, Applicant*
5. Regular Business
 - A. Application for a Preliminary Site Plan for a Water Treatment Facility at 10550 NW FF Highway, Parkville, MO, on one parcel containing 10.01 acres, more or less, located approximately 1 mile west of Main St. on NW FF Hwy and abutting NW FF Hwy. *Case #PZ16-02B; Missouri American Water, Applicant*
6. Unfinished Business
 - A. None
7. Other Business
 - A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, Tuesday, June 21st, 2016 and Tuesday July 5th, 2016 at 5:30 pm
 - Board of Zoning Adjustment Meeting: Tuesday, June 28th, 2016-Cancelled No Agenda Item
 - Planning & Zoning Commission Regular Meeting: Tuesday, July 12th, 2015 at 5:30 pm.
8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, May 10, 2016 at 5:30 p.m.
City Hall Boardroom**

1. CALL TO ORDER

Chairman Katerndahl called the meeting to order at 5:34 p.m.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman

Keith Cary, Vice Chairman

John Delich

Doug Krtek

Barbara Wassmer

Walt Lane-arrived and then left after discovering there was a full quorum.

Michael Wright

Kim Verhoeven

Shane Smeed.

A quorum of the Planning Commission was present.

Staff Present:

Stephen Lachky / Community Development Director

Alysen Abel / Public Works Director

4. GENERAL BUSINESS

Chairman Katerndahl made an announcement of the resignation of Pam Scott from the Planning & Zoning Commission and recognized her for her service as a Planning & Zoning Commissioner.

He also acknowledged and welcomed the two new commissioners Shane Smeed and Kim Verhoeven.

A. Approval of Planning & Zoning Meeting Agenda.

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

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

B. Approve the minutes from the April 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 Delich moved to approve the minutes, Vice Chairman Cary seconded. Motion passed: 8-0.

4. **PUBLIC HEARING**

- A. Text amendment to the Parkville Municipal Code Chapter 463 to add Section 463.065 "PLCD" Parkland and Conservation District Temporary Sign Permit and to add Section 463.180 "PLCD" Parkland and Conservation District, a new district within Chapter 463 regulating signs, in sizes, materials and length of time for display. *Case# 2016-07 City of Parkville, applicant*

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

Community Development Director Stephen Lachky began by recognizing Department Assistant Kelly Yulich for implementing and writing the proposed text amendment and new temporary sign permit application, he stated that she was unable to attend the meeting due to recovering from major surgery. He continued explaining that currently, the City does not allow temporary promotional signage in City Parks or Conservation areas during city approved events or activities and that the only available options were temporary promotional signs that must be displayed on private property, and with a time limit of thirty (30) days before needing to be removed. He explained that the applicants must also adhere to a maximum square footage for a temporary sign of sixteen (16) square feet in area with a fee currently being charged of \$10.00 per sign. And that each applicant/sponsor was only allowed to have a maximum of three (3) temporary sign permits annually.

Lachky explained that local organizers had indicated that these rules were inadequate for promoting events on event days and multiple special event organizers had requested the ability to have signage in the park during their event for promotion, sponsorship and indication to attendees that they were in the correct location in the Park.

Lachky stated the proposed text amendments created a new application for Temporary Sign Permits in "PLCD" Parkland and Conservation District's and that the Parkland and Conservation District temporary sign permit would allow administrative approval of various banners, flags and yard signs within City Parks and Conservation areas as part of an approved special event permit. The special event permits are issued in accordance with the Guidelines for Events in Parkville pursuant to Municipal Code Section 140.345 or other city approved Park activities as approved by the Board of Aldermen (such as a Board approved use of Vikings Field). He also explained that A Parkland and Conservation District Temporary Sign can only be displayed during event days and then must be removed, unless authorized throughout a season such as the Vikings Field Football season.

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

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

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

Chairman Katerndahl asked the Planning Commission for any additional comments or questions prior to asking for a motion. Discussion ensued over start and removal dates and sign sizes. The Chairman asked for a motion seeing no further questions or comments.

Commissioner Delich moved to recommend approval of the application subject to the conditions herein and stipulations added of not more than 24 hours prior to the start of an event for the temporary signs to be erected and that the C.L.A.R.B (Community Land and Recreation Board) have approval of the height and location of such temporary signage. Commissioner Krtek Seconded. Motion passed 8-0.

5. REGULAR BUSINESS

- A.** Application for Thousand Oaks – 20th Plat, Final Plat, a Subdivision in the City of Parkville, Platte County, Missouri #PZ16-06, *Forest Park Development Company LLC of Kansas City, applicant*

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

Community Development Director Stephen Lachky gave an overview of the applicant, Forest Park Development Company LLC of Kansas City, also recognized as David Barth proposed an application for the Thousand Oaks – 20th Plat, a final plat for 32 single-family lots and additional open space tracts consisting of 14.56 acres, more or less within 28.33 acres. The property located east of the southeast corner of the intersection of Brink-Myer Road (north/south alignment) with Brink-Myer Road (east/west alignment). The property is bound by the Thousand Oaks 12th Plat to the south and the Thousand Oaks 10th Plat and Thousand Oaks 11th Plat on the east. Lachky explained to the commission that the final plat proposed new lots on extensions of two existing cul-de-sacs – Meyers Circle in the Thousand Oaks 10th Plat and NW 66th Terrace in Thousand Oaks 11th Plat. The preliminary plat for Thousand Oaks 20th (Case PZ15-14) was approved by the Planning & Zoning Commission on June 9, 2015 subject to several staff conditions including an amenity to offset the loss of the cul-de-sac.

Lachky stated that the final plat included no substantial changes, only minor ones from the approved preliminary plat. The final plat proposed 32 lots which is two (2) less than shown on the preliminary plat. One, tract "A" along the north side will have a lower elevation compared to the rest of the property, and included a 10 ft. KCP&L easement.

Which, this easement would be vacated and Tract "A" would be dedicated to the City of Parkville for public uses. Tract "B" on Myers Circle and Tract "C" on the southern half of the plat would be reserved for private open space to be owned and maintained by the Homeowners Association. Most of the public improvements including public streets, utilities and stormwater treatment are projected to be completed with the construction of the Thousand Oaks – 20th Plat, Final Plat.

Community Development Director Lachky stated that based on review and analysis of the final plat application, with the supporting information submitted to date and with the exceptions noted above or stated during the Planning & Zoning Commission meeting, that his staff concluded the final plat meets all applicable zoning standards, subdivision regulations and requirements; with the exception of the drainage, stormwater and engineering standards which are pending final review of the engineering drawings. Accordingly, he and his staff recommended approval of the Thousand Oaks – 20th Plat, Final Plat subject to several conditions which were outlined in his staff report.

Lachky stated Public Works Director Alysén Abel, whom was present at the meeting for any questions, had reviewed the application and determined that the developer would need to execute a Right-of-Way Maintenance Agreement with the City of Parkville; placing the responsibility of maintenance of private improvements within the public right-of-way onto the developer and the home owners association. The agreement would need to be executed prior to recording of the final plat.

Abel reviewed with the submitted preliminary plat, the developer's engineer submission of a stormwater letter which included their preliminary plan for the stormwater detention and stormwater treatment for the new improvements. The plan showed a large pond which currently exists on the tract of land adjacent to the proposed residential development, her review stated that a small detention basin may be necessary in conjunction with the existing pond to meet the stormwater detention and stormwater treatment requirements. Also explained in the review is additional information would be needed for the preliminary design of the stormwater detention and stormwater treatment. Public Works Director Abel explained that the developer's engineer would need to submit a stormwater management study that included the design calculations of the stormwater detention and stormwater treatment facilities. The study would need to be reviewed and approved prior to issuance of a public improvement permit.

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

Abel's review stated that the sanitary sewer was not within the City's service boundary, and that this development was served by Platte County Regional Sewer District (PCRSB). She stated that the City would release the plat for final recording after all of the utilities had approved their utility design.

Public Works recommended approval of the Final Plat, with the conditions set forth in their staff report.

Staff concluded their presentation, and Chairman Katerndahl asked if the added extra amenities would be the trail. Community Development Director Lachky explained the amenities would be added extra landscaping along the edges leading into the new phase and added landscaping within the cul-de-sac island, not the trail. The trail would be a requirement needed within the subdivision standards. Commissioner Wright questioned the sidewalks, if they currently exist or if the trail existed and if so would this be tying into that, or if this would be adding new sidewalks and trails. Lachky stated the existing area is currently in the County and not the City, and if they would require the applicant to put in sidewalks and trails that there would not be anything to link them with currently since the County currently has no sidewalks or trails in that area. Commissioner Delich questioned the connection to the parkland tract and or trail if they do not exist yet. Lachky stated that parkland dedication or cash in lieu of is required per Parkville's Municipal Codes.

Chairman Katerndahl asked about the timeline for construction. Lachky stated the developer is ready to begin immediately. Chairman Katerndahl asked about the timeline for Phase 21 and the continuation of the trial. Additional questions ensued about the access to Phase 21 via Brink-Meyer and would it include sidewalks and trails. Commissioner Delich questioned the Tract "A" dedication for parkland, specifically how the City would be able to maintain the parkland, via funding or access. Lachky explained that area would be the only area that would be accessible. Delich questioned more the funding aspects to maintain the area and would want to see the topography of the area. He didn't believe that if the property could not be developed than wouldn't it be a detriment to the City to maintain it if it could not be maintained. He stated that he didn't believe that areas that can't be maintained should not be included as an amenity.

Chairman Katerndahl questioned if the Planning and Zoning Commission could approve the application on the condition that the property owner pay cash in lieu of the parkland dedication requirements. Lachky stated the City could require the property owner to maintain the parkland dedication because the City does not have the resources or funding to maintain it themselves. Commissioner Wright was still not satisfied with the sidewalk and trail issues, and wanted to know if they could postpone the application until they had more clarity. Chairman Katerndahl asked the applicant to come forward to answer some of the questions that staff could not answer.

David Barth with Forest Park Development came forward and explained that he wanted to work something out, possibly a regional trail connection that would tie in with Unincorporated Platte County and the City of Parkville when Phase 21 is developed. The trail would serve the residents of Thousand Oaks and Hidden Valley. Mr. Barth explained, in his experience, cities don't want greenways and pocket parks to maintain. He also said that the Thousand Oaks' development had an extensive trail system and he knew they were very expensive to maintain. Mr. Barth stated he could put a

sidewalk and trail in the 20th plat, but it would not be going anywhere or connecting to anything. He didn't believe that it would be a heavily used trail since there were only 32 lots in this plat, and two of the homes are for existing residents in the subdivision that seek to rebuild larger homes in this area. Mr. Barth said he would prefer to participate further down Brink-Meyer when Phase 21 ties it into the County's trail system. Chairman Katerndahl stated that he would prefer the connection to be a trail head for the Lake and eventually tie in to the County trail. Mr. Barth agreed, Commissioner Krtek questioned Mr. Barth if had, had any meetings with the residents around the area concerning the issues about the cul-de-sac removal as he had agreed upon doing at the Preliminary Plat approval. Mr. Barth talked about the improved landscaping around the lake and he explained about the work he had done already in improving the lake and the next steps in the landscaping around the lake with lighting and tree removal etc. Commissioner Krtek reiterated his question to Mr. Barth about if he had met with the County residents in the cul-de-sac. Mr. Barth stated he had not. Commissioner Wright stated he still questioned the parkland and the trail.

The Commissioners stated that their packet was not put together appropriately with the exhibits properly labeled. Community Development Director Lachky pulled the exhibit up on the laptop and Public Works Director Abel presented the laptop to the Commissioners to show them the conception drawings of the landscaping and monuments proposed.

Chairman Katerndahl agreed that the commission appeared to be okay with the extension of the cul-de-sac the concern for approval were the amenities, parkland, trail and sidewalks. The Commissioners agreed they can and would be able to re-visit the trailhead and sidewalk during Phase 21. The developer stepped forward and asked the Commission if he could provide a cash fee to the City of Parkville in lieu of the parkland dedication.

An individual in the audience spoke to the Commission but did not approach the podium. She had a question regarding existing trees on the open space tract dedication around 66th Terrace.

Mr. Barth stated that he would speak with her and do whatever he could to keep the trees that exist there within reason.

Chairman Katerndahl asked Community Development Director Lachky how the Commission should approve the trail alternative. Lachky stated, per Section 505.310 and 505.320 of Parkville's Municipal Codes, an affirmative vote of three-fourths (3/4) of the members of the Planning Commission is required to grant a variance, waiver or modification for the sidewalk requirement. Chairman Katerndahl asked if the Commission would entertain a motion to approve the trail.

Commissioner Wright moved to approve a trail alternative in lieu of the sidewalk. Commissioner Delich Seconded. Motion passed 8-0.

Chairman Katerndahl asked for a roll call vote:

Commissioner Wright-Aye
Commissioner Smeed-Aye
Commissioner Verhoeven-Aye

Vice Chairman Care-Aye
Chairman Katerndahl-Aye
Commissioner Delich-Aye
Commissioner Krtek-Aye
Commissioner Wassmer-Aye

Vice Chairman Cary moved to approve the final plat subject to the conditions as they appear on pages (7) & (8) of the staff analysis with the modification to bullet point #2 of the condition for payment in lieu of the Parkland dedication. Commissioner Delich Seconded. Motion passed 8-0.

6. UNFINISHED BUSINESS

A. Alex Igesias/Samsara Vintage Home-

Application for a Site Plan/Development Plan for Modifications on the front façade of 12 East Street Parkville, MO. Zoned "OTD" Old Town District

Dean Katerndahl stated that the applicant was not going to be going forward with the modifications on the front façade of 12 East Street.

7. OTHER BUSINESS

A. Missouri American Water Treatment Plant-

Community Development Director Lachky stated that they would be at the June 14, 2016 meeting. He explained that there was a working session held on April 20, 2016 and they are now coming forward for the public hearing meeting for the preliminary site plan and the conditional use permit.

B. Upcoming Meetings & Dates of Importance:

- Planning Commission Work Session-*immediately following this meeting.*
- Board of Aldermen Meetings: Tuesday, May 17, 2016 and Tuesday, June 7, 2016 at 7:00 pm
- Board of Zoning Adjustment Meeting: Tuesday May 24, 2016-Cancelled-No Agenda
- Planning & Zoning Commission Regular Meeting: Tuesday, June 14, 2015 at 5:30pm.

8. ADJOURNMENT

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

Commissioner Delich moved to adjourn, Commissioner Krtek seconded. Motion passed: 8-0. Meeting adjourned at 7:04pm.

Submitted by:

Stephen Lachky
Community Development Director

5-16-16
Date



Staff Analysis

- Agenda Item: **4.A**
- Proposal: An application for a 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 one parcel containing 10.01 acres, more or less, located approximately 1 mile west of Main St. on NW FF Hwy and abutting NW FF Hwy.
- Case No: PZ16-02A
- Applicant: Missouri American Water Company
- Owners: Missouri American Water Company
- Location 10550 NW FF Highway, Parkville, MO
- Zoning: “R-2” Single-Family Residential District
- Parcel #s: All of parcel 20-8.0-34-000-000-003.001
- Exhibits: A. This Staff Analysis
 B. Application for Conditional Use Permit
 C. Subject Area Property Map
 D. Survey of Property; survey prepared by Midland Surveying and dated May 3, 2016
 E. Preliminary Site Plan/Development Plan
 F. Conceptual images of site structures received on April 20, 2016
 G. Photos looking towards subject site
 H. Photos taken at street view from NW FF Highway
 I. Memo from Public Works Director Alysen Abel dated June 6, 2016
 • Attachment: Sanitary Sewer Map
 J. Utility Provider Correspondence
 K. Public Comment Received
 L. Map of proposed Missouri American Water pipelines
 M. 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.ecycle360.com/27902588>)
 B. Parkville Municipal Code, Title VI, Chapter 415: *“R-2” Single-Family Residential District Regulations* (<http://www.ecycle360.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. Notice of Public Hearing mailed certified mail to owners within 185 feet of the subject property
- G. Hearing notice published in the Platte County Landmark newspaper
- H. Summary of Public Hearing posted on Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)
- I. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/download/public-hearing-notices/PZHearingNotice_061416.pdf)
- J. Case No. PZ16-02B

Overview

The applicant, Missouri American Water, is proposing to construct and operate a drinking water treatment plant at 10550 NW FF Highway, Parkville, MO. The subject property contains one parcel (#20-8.0-34-000-000-003.001) containing 10.01 acres, more or less, is located approximately 1 mile west of Main St., and is currently within a City "R-2" Single-Family Residential District. Public utilities or public service uses, buildings, structures, or appurtenances thereto are permitted in City districts via a Conditional Use Permit (CUP), "when found to be in the interest of the public health, safety, morals, and general welfare of the community." The subject property is currently undeveloped and the applicant is seeking the CUP in conjunction with a proposed preliminary site plan application (Case No. PZ16-02B).

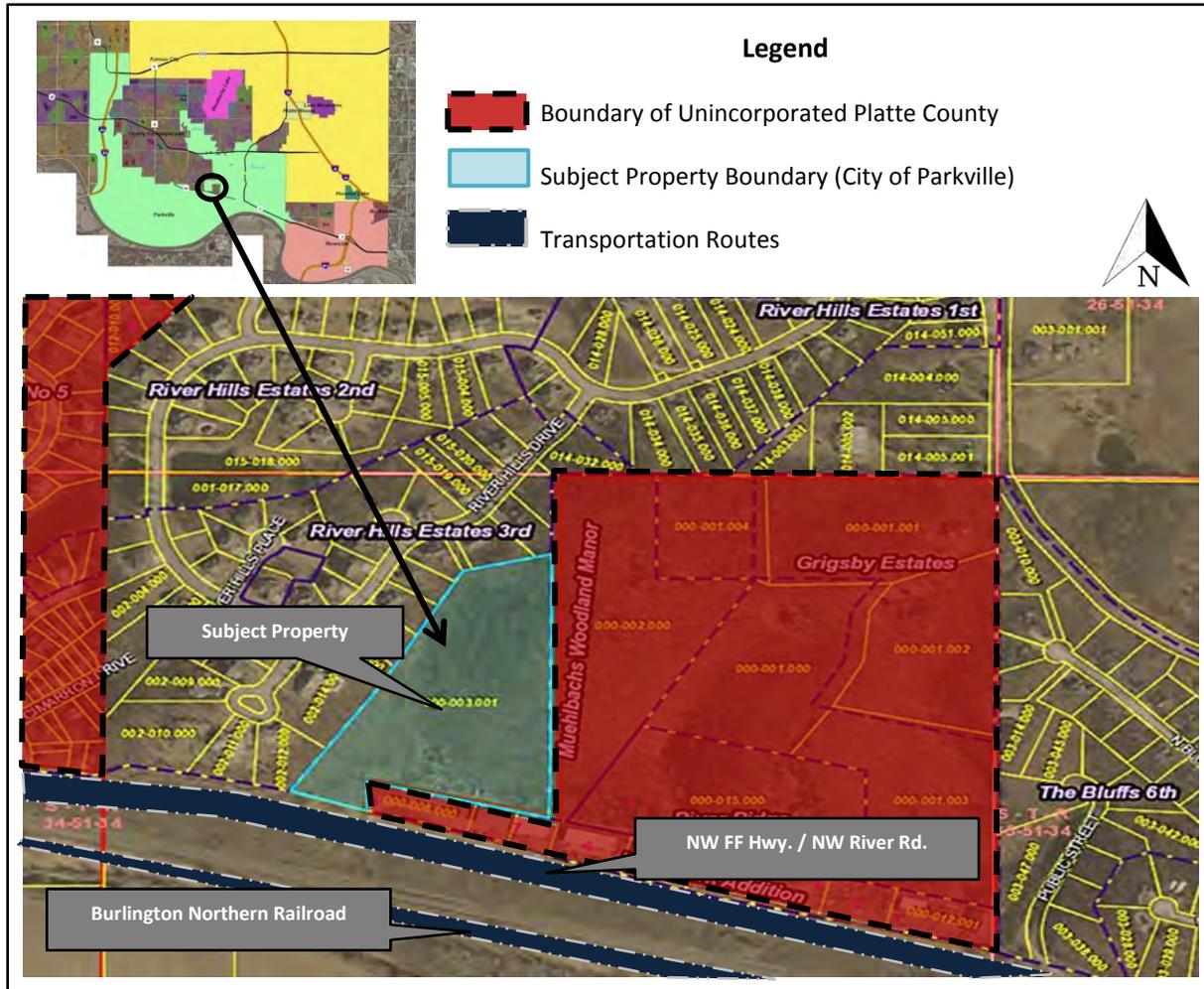


Exhibit C: Subject Area Property Map

Missouri American Water's current drinking water treatment plant is located at 101 E 1st St. in downtown Parkville and has been operating as a drinking water facility under various ownership for about 100 years. The current facility processes 3.1 million gallons of water per day for Parkville and Platte County residents. The existing facility in downtown Parkville is in need of renovation and upgrades and a new drinking water plant will help to facilitate the increased usage demand from area residents during peak hours. The current facility provides 24/7 service critical to public health, safety, and vitality of the community. A new treatment facility will provide

the applicant an opportunity to modernize and expand the area's drinking water treatment operations. The proposed facility can mitigate many of the plant's noise and visual impacts to neighboring residents through a context sensitive site planning process.

Abutting properties support a mix of residential and industrial development, and a public utility use could function as a transitional land use under the current "R-2" zoning district, similar to other public or civically purposed buildings. Development conditions for the subject site under the current zoning district may be challenging as steep elevation and limited access contribute to conditions unfeasible for residential development. The applicant is aware of abutting residential properties and proposes a site plan / development plan design that attempts to minimize visual and operational nuisances. Specifically, the site plan proposes an administration building, along with operational buildings, situated as close to the south and east property lines as possible. The preliminary site plan / development plan also indicates area for future clarifier expansion, which are situated east of the administration building to help buffer the plant's operations from abutting residences. As a necessary use for the growth and welfare of the community, the proposed drinking water treatment plan may achieve many elements suitable for the development character of the area reflected in the Parkville Master Plan.

General Review and Analysis

This application requires a Conditional Use Permit (CUP) per Parkville Municipal Code, Title IV, Chapter 470: *Supplementary Use Regulations – Conditional Uses*. Per Section 470.010, recognizing that certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district, certain conditional uses listed, when found to be in the interest of the public health, safety, morals, and general welfare of the community, may be permitted, except as otherwise specified, in any district from which they are prohibited. Before the location or establishment thereof, or before any change of use of the premises existing at the time of the effective date of the regulations or permitted as herein provided is made, 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.

The Commission shall hold a public hearing and shall review such plans and statements and shall, after a careful study thereof, and the effect that such buildings, structures, or uses will have upon the surrounding territory, submit a recommendation to the Board of Aldermen within thirty (30) days following said hearing. Following receipt of the Commission's report, the Board of Aldermen may, within the specification herein provided, permit such buildings, structures, or uses where requested, provided that the public health, safety, morals, and general welfare will not be adversely affected, that ample off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

Per Parkville Municipal Code, Title IV, Section 470.040, public utilities or public service uses, buildings, structures, or appurtenances thereto are permitted as a conditional use; however, they must be approved by the Board of Aldermen. The application has been reviewed against the City of Parkville's zoning code regulations, including the applicable CUP regulations and "R-2" district requirements, as well as against the Parkville Master Plan's adopted future land use projections. Per Section 483.030, a notice of public hearing was published in the newspaper, surrounding property owners within one hundred and eighty-five (185) feet from the boundaries of the subject property were notified via certified mail, and signs were posted — announcing the time, place and nature of the hearing — on the subject property in view from the public right-of-way. As of the date of this memo, the Community Development Department has received inquiries of the development via phone calls and at the Parkville City Hall front desk. No written

comments have been received as of completion of this staff analysis on 06/10/2016. Correspondence provided by email in response to phone call inquiries is documented in Exhibit K.

CUP Matters for Consideration

Parkville Municipal Code Section 470.010 defines the purpose of conditional uses and calls for the Planning and Zoning Commission and Board of Aldermen to find that a CUP is, “in the interest of the public health, safety, morals, and general welfare of the community.” Further, this section states that the Board may permit the CUP, “provided that the public health, safety, morals, and general welfare will not be adversely affected, that ample off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.”

As the standards for determining conditional use permits are quite broad (e.g., “in the general welfare or interest of public health, safety, and morals”), the Commission should refer to the code’s appropriate pre-defined conditional uses that have been legislatively endorsed by the Board of Alderman. Parkville Municipal Code Section 470.040 defines public utilities or public service uses, buildings, structures or appurtenances thereto as a pre-defined conditional use approved by the Board of Alderman.

Although the City Code does not define how the Commission shall determine if a proposed CUP is appropriate, the following matters are offered as a guide. The Commission has previously considered the following matters as a guide in determining rezoning applications which follow the same approval process as a CUP:

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

The subject property is located approximately 1 mile west of Main St. (in downtown Parkville) on NW FF Hwy and abutting NW FF Hwy. The subject site is currently undeveloped and the surrounding area would be considered industrial, residential, and generally undeveloped.

To the north and west is property zoned Parkville “R-2 CUP” Single-Family Residential District Community Unit Plan. This area consists of residential homes part of the River Hills Estates subdivision. To the east of the site is undeveloped Platte County Unincorporated property. The abutting property to the east is zoned County “AG” Agricultural District. Further east is property zoned County “RE” Rural Estates District and “R-25” Single-Family Large Lot District. To the south is County “PI” Planned Industrial District property, generally characterized as low intensity industrial uses intended primarily, “for the conduct of manufacturing, assembling, and fabrication and for warehousing, wholesale and service use.” Further south, across NW FF Hwy is property adjacent to Platte Landing Park in the floodplain, generally characterized as agricultural uses.

The proposed drinking water treatment plant is not out of character with the existing buildings to the south generally characterized as low intensity industrial uses of 1-1.5 stories. Furthermore, the preliminary site plan is expected to have minimal impact on the abutting residential properties to the north and west due to a steep elevation change of nearly 84’ of grade change from the west property line to the nearest residence in the River Hills Estates subdivision. Considerations for noise and smell have been indicated in the proposed site design (see Case No. PZ16-02B) and through physical and vegetative buffers. The Administration building of the site will contain a non-operational

program of offices and meeting rooms. Aside from removing trees and foliage for the treatment plant itself, all other vegetation on the 10.01 acre property will remain as it exists today. Additional landscaping to further screen views will be provided via City parking regulations that require a five (5) foot landscape buffer on the south property line of the site due to an adjacent parking lot and through additional tree plantings as required per Parkville Municipal Codes.

2. The suitability of the subject property for the uses to which it is restricted and the extent to which allowing the proposed use through a CUP may affect nearby properties.

The drinking water treatment plant will be restricted by the proposed CUP. The property will be suited to the uses and plan permitted by this CUP. Additionally, no changes to the proposed site plan will be permitted without an amendment to the CUP.

The effects of public utilities or public service uses, buildings, structures, or appurtenances thereto can be mitigated through the preliminary site planning process to protect surrounding property, persons and neighborhood values. The current drinking water treatment plant location (101 E 1st St.) is in a highly visible corridor in downtown Parkville; the proposed new plant location will be less visible from primary roadways due to its setbacks from NW FF Hwy (generally 105+ ft.) and being partially screened from the existing low intensity industrial buildings along NW FF Hwy. Additionally, the preliminary site plan was designed with the adjacent nearby residential properties to the north and west in mind, and proposes to place operational buildings along the south property line and towards the southeast corner of the parcel.

Considerations for building color, landscaping and other amenities to improve the overall appearance of the proposed drinking water treatment plant will be addressed during the preliminary and final site plan approval process. Beyond preserving the existing vegetation on undeveloped portions of the site, landscaping requirements will provide an additional buffer that can mitigate the adverse effects of the plant on nearby properties. The placement of structures, parking, and landscaping are proposed in a way to minimize the visual impact of development from existing residential uses to the north and west. Any conditions applied to the CUP should attempt to address the potential adverse impacts of the proposed development on adjacent properties.

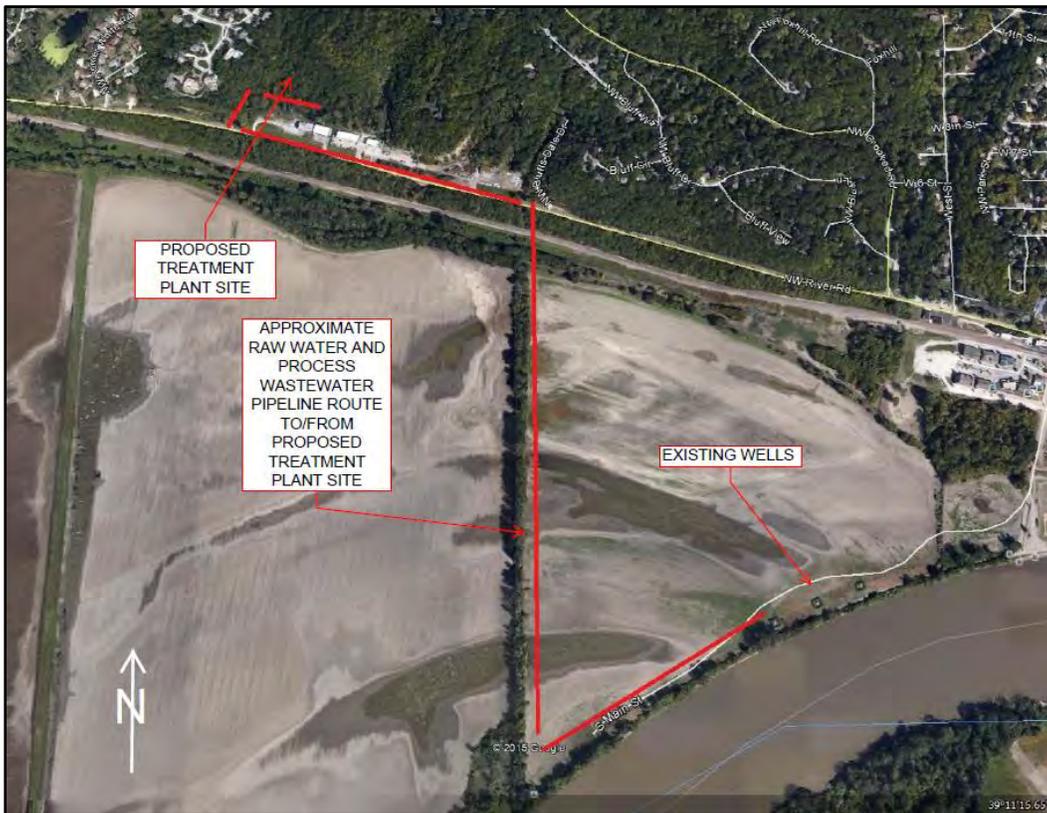
To address the concerns some residents may have, the applicant has indicated the proposed site plan is designed in a way to alleviate the noise generated by traffic from employees and delivery trucks. Missouri American Water anticipates a degree of noise will be produced when the plant receives deliveries of lime, however the preliminary site plan / development plan proposes a turnaround bay to mitigate the noise produced by vehicles reversing after a delivery. 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. Deliveries are anticipated to create minimal nuisance to adjacent properties as they will be completely contained through a pipe transfer as to prevent dust or debris being directly exposed to the air.

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.

The proposed Conditional Use Permit does not appear to have any impacts on other public health, safety and welfare considerations, including the ability to respond with public and emergency services including police and fire and the ability to maintain the

peace. Southern Platte Fire Protection District staff were present during a preliminary meeting with the applicant, and the applicant has structured the layout of buildings, roadway and turning widths, and circulation in a manner for the fire district to access and serve the subject site during an emergency. The subject property is no more remote or less accessible than other properties in the general area and along NW FF Hwy, and if developed further than it exists today, there appears to be no significant additional burden on emergency services.

The proposed site location at 10550 NW FF Hwy is in close proximity to Missouri American Water's existing underground wells along the Missouri River, adjacent to Platte Landing Park. The applicant has indicated that no other locations in Platte County or additional land in close proximity to these wells was for sale. Additionally, there was a hardship to get access to the existing underground wells from other potential locations throughout Platte County.



Proposed location of water pipelines from existing wells along the Missouri river to the subject site.

There appears to be no specific gain to the public health, safety and welfare by denying the application for Conditional Use Permit. Rather, it appears the community would benefit from the proposed drinking water treatment plan. 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. The current drinking water treatment plant at 101 E 1st St. has been providing drinking water to the area for over 100 years. Extensive additions occurred after the 1993 flood;

however, the current facility is in need of extensive renovations in addition to an expansion to handle water demand from area residents during peak hours.

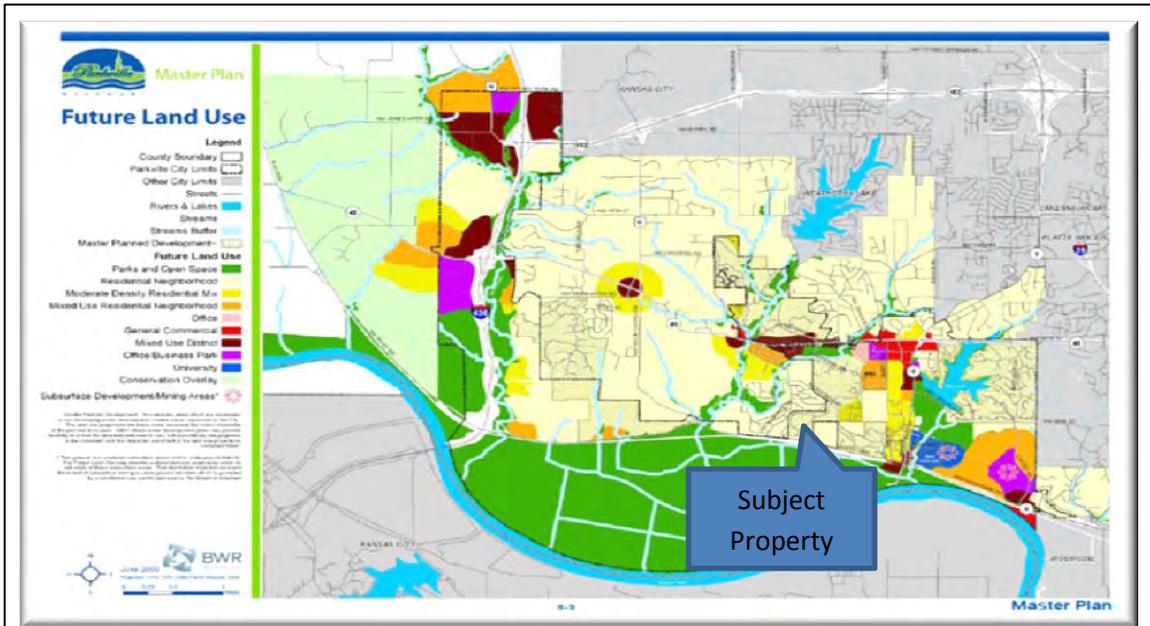
4. The adequacy of public utilities and other needed public services

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. Parkville Sewer District has confirmed that closest sewer service is located on site. The site survey indicates the general location of existing sanitary sewer lines based on the above ground structures and record drawings dated on 09/15/1999. The subject property contains 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 D. While parking and drive areas upon easement can be constructed over this easement, the proposed building 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 1656' of gas line connecting to an existing main in the River Hills subdivision (See Exhibit J). Approval of the Conditional Use Permit should be subject to approval of the service plans by area utility providers during the preliminary and final site plan approval process. In all cases, development beyond the drinking water treatment plant would warrant additional review as part of the site plan approval processes. Need for adequate public utilities and services would be addressed at that time. Meanwhile, the development of water treatment plant uses will not have a significant impact 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.



Excerpt from the adopted *Parkville Master Plan, Land Use Map*. The property's proposed Conditional Use 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 property's existing R-2 zoning is consistent with the Residential Zoning Districts overly projections (tan with cross hatchings).

Although public utilities or public service uses, buildings, structures, or appurtenances thereto are not specifically addressed in individual land use projection categories within the Master Plan, including the Residential Neighborhood land use projection, they [public utilities or public service uses] play an important role in providing needed services to the community. That said, the proposed drinking water treatment plant should consider the character of the existing neighborhood, adjacent properties, and surrounding uses and natural landscape to ensure the CUP and site plan are consistent with the intent of the Master Pan projection.

Staff Conclusion and Recommendation

Staff concludes that: With the exceptions noted above, the application meets or exceeds the minimum applicable standards and regulations; the preliminary site plan / development plan design is consistent with the character of existing development around the subject property; with vegetation preservation, landscaping and screening, the development will have no greater impact on the zoning, use or character of the surrounding properties than does the existing development; the property is suited to the proposed use via a Conditional Use Permit and little, if any, negative impact is anticipated on surrounding properties; impacts from the proposed use in an "R-2" Single-Family District can be mitigated by the Conditional Use Permit and preliminary site plan / development plan approval process; there appears to be no specific gain to the public's health, safety and welfare by denying the application; there does appear to be a hardship to the property owner if the subject property is not allowed to be developed as proposed; adequate public utilities and services can be provided to support the development of the proposed use; although public service uses, buildings, structures, or appurtenances thereto

are not specifically addressed in individual land use project categories within the Master Plan, they plan an important role in providing needed services to a community.

Following review, staff recommends approval of the Conditional Use Permit based on the merits of the application and the findings and conclusions in this report. Additionally, staff recommends approval of the Conditional Use Permit, subject to the following conditions:

- All conditions associated with the preliminary site plan / development plan (Case No. PZ16-02B).
- 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 Conditional Use Permit, proposed preliminary site plan, 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 July 5, 2016, in conjunction with the preliminary site plan / development plan application (Case No. PZ16-02B).

End of Memorandum

06-10-16

Stephen Lachky, AICP
Community Development Director

Date

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

Brady Brewster
Community Development Intern



Staff Analysis

Agenda Item: **5.A**

Proposal: Application for a Preliminary Site Plan / Development Plan for a Water Treatment Facility at 10550 NW FF Highway, Parkville, MO, on one parcel containing 10.01 acres, more or less, located approximately 1 mile west of Main St. on NW FF Hwy and abutting NW FF Hwy.

Case No: PZ16-02B

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. PZ16-02A – approval of a Conditional Use Permit)

Parcel #s: All of parcel 20-8.0-34-000-000-003.001

Exhibits:

- A. This Staff Analysis
- B. Application for Preliminary Site Plan / Development Plan
- C. Subject Property Area Map
- D. Survey of Property; survey prepared by Midland Surveying and dated May 3, 2016
- E. Preliminary Site Plan/Development Plan
- F. Conceptual images of site structures received on April 20, 2016
- G. Photos looking towards subject site
- H. Photos taken at street view from NW FF Highway.
- I. Memo from Public Works Director Alysen Abel dated June 6, 2016
 - Attachment: Sanitary Sewer Map
- J. Utility Provider Correspondence
- K. Public Comment Received
- L. Map of proposed Missouri American Water pipelines
- M. Additional exhibits as may be presented at the public hearing

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 V, Chapter 505: Subdivisions (<http://www.ecode360.com/27903031>)
- 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. Notice of Public Hearing mailed certified mail to owners within 185 feet of the subject property
- G. Hearing notice published in the Platte County Landmark newspaper
- H. Summary of Public Hearing posted on Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)
- I. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/download/public-hearing-notices/PZHearingNotice_061416.pdf)
- J. Case No. PZ16-02A

Comments

Received:

While the Community Development Department has received questions and inquiries via phone calls and at the Parkville City Hall front desk, no written comments have been received as of the completion of this staff analysis on 06/10/2016. E-mail correspondence is documented in Exhibit L.

Overview

The applicant is requesting approval of a preliminary site plan / development plan for a drinking water treatment facility at 10550 NW FF Highway, Parkville, MO. The subject property contains one parcel (#20-8.0-34-000-000-003.001) containing 10.01 acres, more or less, is located approximately 1 mile west of Main S., and is currently within a City "R-2" Single-Family Residential District.

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 9770 sq. ft. building, one (1) unenclosed water equalization basin, one (1) detention basin, two (2) silo structures generally 50ft. in height, 22 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 a right-in, right-out access point located just west of an existing point of access that services the abutting industrial uses to the south of the subject site.

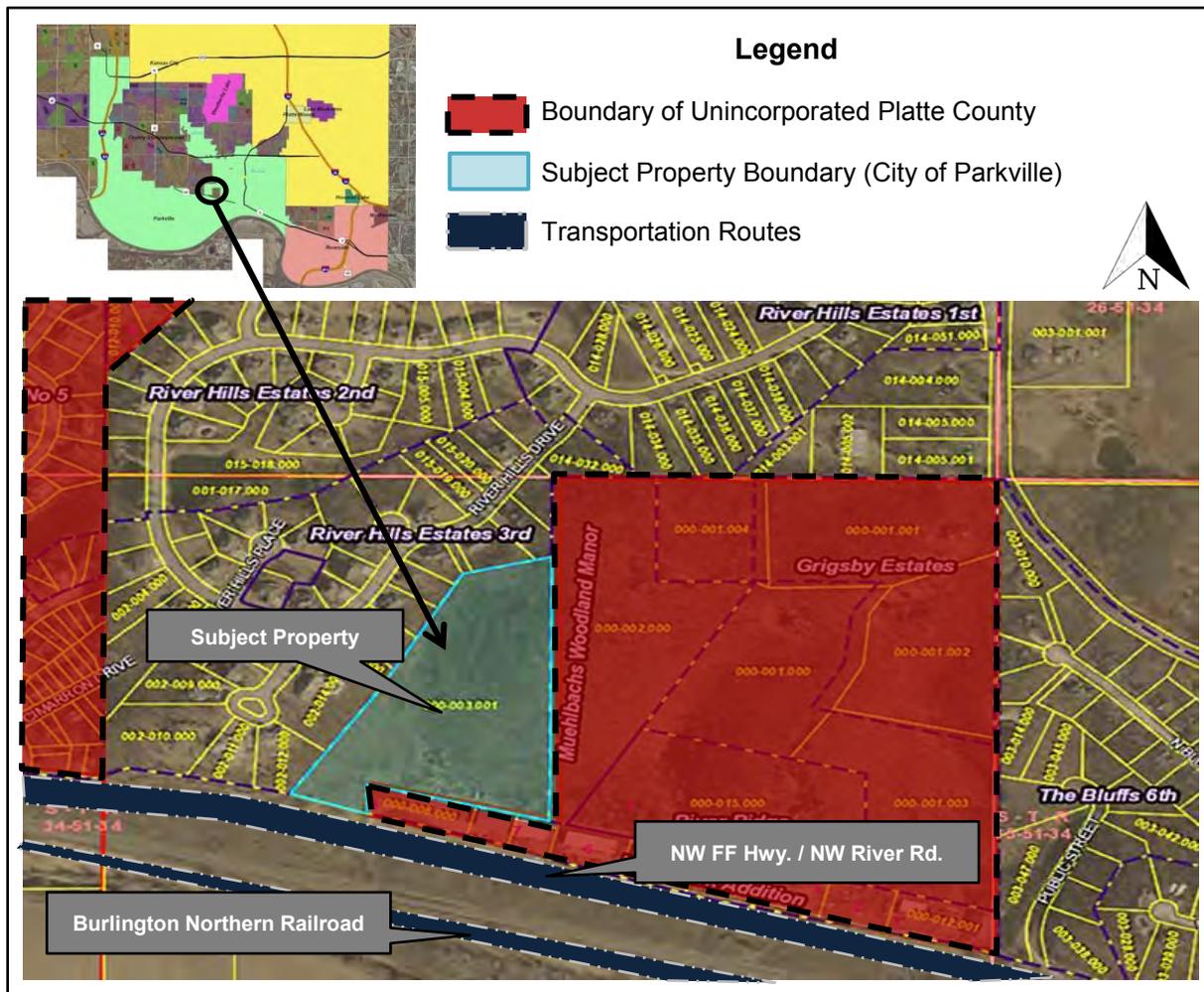


Exhibit C: Subject Area Property Map

The plans propose a stormwater detention basin however; no calculations have been completed at this date. The applicant anticipates that stormwater detention will consist of both the proposed basin and an in-line detention system. Curb and gutter will be installed along the circulation roads to minimize runoff onto abutting properties. Utility providers that service the subject site were contacted and have not indicated any issues in providing adequate service to the site (See Exhibit K). As a utility, Missouri American Water has proposed a route to run raw water pipelines from their existing underground wells along the Missouri river and then distribute through private service lines.

The site is currently within a City "R-2" Single-Family Residential District and the applicant is seeking a Conditional Use Permit in conjunction with this preliminary site plan application. Public utilities or public services uses, buildings, structures, or appurtenances thereto are permitted in City districts via a CUP "when found to be in the interest of the public health, safety, morals, and general welfare of the community". The subject property is currently undeveloped and will sit about 60 ft. below elevation from adjacent properties to the west. Additionally, there will be tree screening provided by preserving the existing vegetation break between the site and adjacent properties.

From the west elevation of the administration building to the westernmost property line of the site, an elevation change of 56' feet occurs within the subject site. From the property line to the nearest residences adjacent to the site, there is an additional 28' of elevation change. This creates nearly 84' of elevation change between the nearest residence and the proposed development. Existing grades are retained on all undeveloped portions of the site, screening a large portion of the water treatment plant from nearby uses. Preservation of existing vegetation around the property, intense elevation change, and additional landscaping provided by the applicant further help to screen the drinking water plant from adjacent uses.

Preliminary development plans indicate a parking lot to the south of the administration building parallel to the front lot line of the subject site. Additional parking areas are proposed to the west and north of the administration building. Physical or vegetative screening is not required for the south parking lot as it is proposed along the front lot line. The west and north parking lots are already screened from existing trees and vegetation on the property. A perimeter landscape area of at least five (5) feet shall be required by code between the parking area and southern property line and is indicated in the preliminary plans. In addition to this perimeter landscape area, a minimum of five (5%) of the interior parking lot must be landscaped. This is indicated in the site plan by the landscape islands adjacent to the west elevation of the administration building to meet this requirement.

The property that abuts the subject site to the south and east are within unincorporated Platte County boundaries. The property to the south is zoned County PI (Planned Industrial) and a variety of residential designations exist to the east, though it is mostly undeveloped. The Platte County Land Use Plan designates the property to the south as an Industrial area and the property to the east is designated as a planned Infill Residential area. County Industrial designations support uses such as warehousing, distribution, and light manufacturing and generally are less than three floors. Infill Residential designations promote new development that is compatible with the density of surrounding neighborhoods and support a physical or landscape buffer between transitioning densities. While these properties are eligible for voluntary annexation into Parkville city limits, the properties to the south and southeast of the subject site have indicated they are not interested in annexing into Parkville at this time.

Review and Analysis

The application has been reviewed against the City of Parkville Municipal Codes, including applicable zoning and subdivision regulations, and the City's adopted Master Plan. In addition, sound planning and engineering principles have been considered. Parkville Municipal Code, Title IV, Chapter 478: *Site Plan Review* provides standards of review and general guidance for how recommendations should be made by City staff when evaluating a preliminary site plan / development plan. This includes the following standards of review:

1. The extent to which the proposal conforms to the City's Zoning Code.

The proposed application has been reviewed against the City of Parkville's zoning codes, including the applicable CUP regulations and "R-2" zoning district requirements. City code provides no pre-determined standards for approving a conditional use within an "R-2" district. The proposed use will function as a public utility that includes a drinking water treatment plant essential for the growth and welfare of the community.

Zoning districts surrounding the subject site include a mix of residential and industrial designations. 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. Although projected for residential development, adjacent industrial uses and the steep grade change of the site's topography may prevent the feasibility of residential uses. Additionally, access is limited from NW Hwy FF at the southwest corner of the subject site.

In general, the plans and proposed building layouts are designed in ways that consider the existing residential neighborhood to the west, and are compatible with the surrounding development in the area. Building plans and concept drawings provide more detail than other public utilities in the area such as the existing Missouri American Water treatment plant located at 101 E 1st St. in downtown Parkville. Staff believes the preliminary plans have been submitted in a way that best integrates a public utility as a transitional use within the context of residential and industrial zoning districts existing in the City and County.

2. The extent to which the proposal conforms to the provisions of the City's subdivision regulations.

To the extent provided, the details of the preliminary site plan / development plan meet the City's applicable subdivision regulations. The subject property does not need to be subdivided further since the applicant intends on using the subject property for the sole purpose of a water plant public utility facility and leave the remainder of the property undeveloped. A final site plan / development plan will be required if the application is approved by the Planning Commission; additionally, permits will need to be obtained from the City's Public Works Director authorizing the construction proposed. All existing recorded utility easements have been identified on the survey of the subject property (See Exhibit D).

Per Parkville Municipal Code, Title IV, Chapter 460: *Vehicle Parking*, two (2) tree plantings will be required with additional landscaping provided via landscaping at the perimeter of the site and within planters adjacent to the administration building. The location of the tree plantings has not been finalized yet been finalized as the applicant has not yet determined where the facility will install pipelines essential to the drinking water plant's function. 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.

Since the Community Land and Recreation Board does not maintain an official street tree species list for the City of Parkville, staff also recommends the applicant coordinate with the City's Parks Superintendent to determine appropriate street tree species to plant for this requirement.

The proposed preliminary site plan indicates that parking lot lights will be designed to limit such lighting to no more than five (5) foot-candles on any parking area and will use light standards no taller than twenty (20) feet in height above grade per Parkville Municipal Code, Title IV, Chapter 460: *Vehicle Parking*. Additionally, plan indicates that building-mounted lighting fixtures for parking areas will use the same height restrictions, fixture design and shielding will limit the amount of light pollution shed onto adjacent properties, and prevent the direct visibility of light sources. Lighting for access and circulation drives will need to adhere to the same lighting standard and concepts. To minimize impacts from site-lighting, appropriate illumination standards or shielding should be implemented to minimize glare and light interfering onto abutting properties. The location and general fixture design of parking lot areas should be submitted for review prior to the approval of a final development plan.

3. The extent to which the proposal conforms to the goals and objectives of the City's adopted Master Plan.

The City's adopted Master Plan designates a "Residential Neighborhood" use for the subject site and surrounding city property to the west and north. The property abutting the subject site to the south and east is in unincorporated Platte County which projects industrial uses to the south and large-lot residential infill development to the east. The plan describes residential neighborhood uses as primarily intended for moderate-density residential land uses that can include small lot single-family homes, two-unit attached residential dwellings, multiplexes, apartment dwellings, and institutional and civic uses intermixed throughout a master planned design. Non-residential uses are intended to provide services to residents of the surrounding area and be placed in locations with a design character that is sensitive to 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. Although the drinking water plant will function as a public utility, the applicant has expressed consideration will be made in design and aesthetics of the building to reflect civic pride and character more acceptable to what would be found in a "Residential Neighborhood" land use designation. With these considerations, the proposed development can achieve many of the desired development characteristics approved for the area.

4. The extent to which the development would be compatible with the surrounding area.

The subject site abuts NW FF Highway to the south. The neighborhood and surrounding areas are a mix of industrial and residential uses. Industrial uses to the south are predominately warehouses of 1 to 1.5 stories and abut FF Highway with access provided by a frontage road. Residential is composed of single-family homes to the west and large-lot single-family residential homes to the east. Areas east of the subject site are largely undeveloped. Intense elevation change between the subject site and residential land uses make cross-access unfeasible and unsuitable.

The property is surrounded by:

- Single-family homes zoned “R-2” (River Hills Estates subdivision) to the north. Further north and northwest is a subdivision of single-family homes in unincorporated Platte County.
- To the west, the subject property is abutted by single-family homes zoned “R-2” also contained within the River Hills Estates subdivision.
- Aside from the access point proposed by the preliminary development plan that abuts FF Highway to the south, the southern property line is adjacent to various industrial uses in unincorporated Platte County zoned “County Industrial”, mainly metal shop – steel frame building structures with outdoor storage.
- The eastern boundary of the subject site abuts undeveloped land in unincorporated Platte County. Further east are residential uses of varying densities zoned “County Large-Lot Residential”

The surrounding zoning districts do not specifically address public utilities within a City “R-2” Single-Family Residential district; however, the proposed plan can be permitted as a Conditional Use Permit under the R-2 zoning. A drinking water treatment plant is essential for future growth of the city and adverse impacts from approval of a CUP could be mitigated through the site plan approval process to ensure development character that is compatible with the surrounding land use context.

The plans propose raising the developed portion of the site to bring the site just above the elevation of the access drive and NW FF Highway. The plans propose retaining the existing elevation of all undeveloped areas of the site to substantially screen the building from the west, north, and east. The proposed buildings are single-story and will sit at an elevation of roughly 825'. Elevation rise to the west, north, and east create a grade change of more than 56' between buildings and the westernmost property line. The plans do not disturb existing vegetation on the undeveloped areas of the site to provide additional screening of the proposed development. Additional landscaping is required along the site's south property line and plans indicate at least five (5%) of interior parking to be landscaped with plantings and landscape islands.

Beyond the natural elevation changes and the proposed elevation of development indicated in the preliminary plan, administrative buildings are oriented on the southeast portion of the subject site to limit the distance between residential uses to the west and activities necessary for the plant's function. These structures are oriented towards the south and east of the property adjacent to industrial uses and undeveloped land. To minimize impacts from site-lighting, appropriate shielding and illumination standards should be implemented to minimize glare and light trespass onto abutting properties.

Other potential impacts to the surrounding properties include noise and smell. The water clarifiers that are to be enclosed within a structure are approximately 150 horsepower and equal to or quieter to the ones currently in operation at the existing facility (101 E. 1st St.) Noise produced by delivery trucks has been addressed in the proposed plan by designing turnarounds for incoming vehicles. Full circulation is proposed around the site to minimize the beeping of reversing trucks by allowing pull-through traffic and facilitating deliveries to a turnaround designed at the east end of the site. This will eliminate the nuisance caused by reversing delivery trucks in addition to regulated delivery times occurring between the hours of 8:30 a.m. to 2:30 p.m., during the daylight. Odor from the treatment plant is not anticipated as facility will be a clean drinking water treatment plant with raw water being provided from underground wells and not directly from the river. The only anticipated smell is

that of chlorine from the underground wells. The smell of lime from deliveries is not anticipated as deliveries will be completely contained through a pipe transfer system exposing no dust or debris to the air.

5. The extent to which the proposal conforms to customary engineering standards used in the City.

Preliminary site plans for the Parkville District Water Treatment Plan were submitted by the Missouri American Water Engineering Department and Black & Veatch. The plans were reviewed by City staff including Public Works Director Alysen Abel, P.E., a registered engineer. Based on the preliminary engineering provided to date, the plans have been determined to be feasible.

With noted exceptions, preliminary plans conform to the customary engineering standards used in the City. Any approval of the preliminary development plans should be contingent on approval of the engineering and improvement plans by the Public Works Director, and should be subject to the following conditions (see Exhibit I, June 6, 2016 memo from Public Works Director Alysen Abel for additional details):

- Prior to approval of the Final Development Plan, submit a summary of the sanitary sewer impact to the existing public forcemain.
- Prior to approval of site construction plans, the developer's engineer shall verify the location of the public forcemain and associated easements.
- Prior to issuance of site construction permits, the developer shall prepare and execute any additional easements necessary for the existing forcemain.
- Prior to issuance of site construction permits, the developer shall remit payment to the City for the sewer connection fees. The amount of the fee will be calculated after the City has received the summary of usage from the developer.
- Concurrent with the issuance of site construction plans, the developer's engineer shall submit a separation set of construction plans showing the sanitary sewer service and connection at the forcemain. The plans shall be reviewed and approved prior to the issuance of any site construction permits.
- Concurrent with the issuance of site construction plans, the developer's engineer shall submit erosion and sediment controls. The plans shall be reviewed and approved prior to the issuance of any site construction permits.
- Concurrent with the issuance of site construction plans, the developer's engineer shall submit a stormwater management study that includes the details and calculations for the stormwater detention and stormwater treatment facilities associated with the proposed improvements.
- Concurrent with the issuance of site construction plans, the developer's engineer shall submit plans, details, and structural calculations for any retaining wall that exceeds a height of 4 feet. The plans shall be reviewed and approved prior to the issuance of any site construction permits.

Additionally, the proposed site plan / development plan meets the requirements of Parkville Municipal Code, Title IV, Chapter 460: *Vehicle Parking*. This includes the City's required number of spaces, parking space dimensions (9' by 12.88'), minimum aisle widths (24 ft. for 90° on one side; 16 ft. for 45° on one side), minimum distances to the entrance of the administration/operations building (500 ft.) and parking area entrance drive distance requirements to a primary arterial (200 ft.).

Chapter 460 contains Table 460.1 (Minimum Parking Requirements by Use) in order to determine the number of parking spaces to be provided. For uses not specifically identified, the chapter states the Director of Community Development can determine the number of spaces provided based upon similar uses in the table and industry standards. Since Table 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. This requires anywhere between 16 required parking spaces and up to 24 parking spaces. The applicant projects that on a typical day, seven (7) employees and five (5) company trucks will be reporting to the proposed water plant facility. The 22 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.

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.

The applicant projects that on a typical day, seven (7) employees and five (5) company trucks will be reporting to the proposed drinking water plant. A traffic impact study is not necessary given the proposed traffic generated by the development. The Missouri Department of Transportation (MoDOT) regulates traffic improvements and access on NW FF Highway and has responded that their staff will need to perform a sight distance study to ensure the proposed ingress / egress access meets their standards/requirements.

Internal drives maintain a minimum 20' width, as well as 23' inside turning radius, and provide pull-through circulation around the Administrative building. A turnaround bay is proposed at the east end of the site providing accessibility for the south parking lot as well as delivery trucks utilizing the delivery bay just south of the proposed silos. Turning radii and roadway widths provide adequate circulation within the site and maintain or exceed minimum safety standards. Disruptions caused by traffic impact are minimized through the use of a turnaround bay and full circulation around the administration building. This design helps to minimize the noise produced by reversing delivery trucks and provides a smooth flow of traffic navigating the proposed parking areas of the site. Southern Platte Fire Protection District staff were present during a preliminary meeting with the applicant, and they have indicated the preliminary site plan / development plan meets their access and circulation requirements. (See Exhibit K). Additionally, their staff stated that installation of a Knox® box and padlock(s) will be necessary as necessary in order for the Southern Platte Fire Protection District to access and serve all buildings and accessory structures on the subject property during an emergency.

Two gates are proposed to segregate the publically accessible areas of the development from where operations of the drinking water plant will take place. A gate is proposed adjacent to the north parking lot to limit access to the employee parking and entrance of the

administration building. An additional gate is indicated at the south of the administration building that controls access to the operational features of the site such as the pumping station and water clarifiers. Staff believes the implementation of these gates will maintain safety and security to the public while the drinking water treatment facility is in operation.

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 recommends 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.
- 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 to the existing public forcemain to be completed prior to the approval of the final Site Plan / Development Plan.
- Verification of the location of the public forcemain and associated easements conducted by the developer's engineer and completed before the approval of construction plans.
- Preparation of any additional easements necessary for the existing forcemain and executed prior to the issuance of any site construction permits.
- 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 applicant. This shall be completed before the issuance of any site construction permits.
- Submission of a separate set of construction plans showing the sanitary sewer service and connection at the forcemain. The plans shall be reviewed and approved prior to the issuance of any site construction permits and submitted concurrently with site construction plans.
- Submission of erosion and sediment controls reviewed and approved prior to the issuance of any site construction 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.
- Submission of plans, details, and structural calculations for any retaining wall that exceeds a height of four (4) feet. The plans shall be reviewed and approved prior to the issuance of any site construction permits and submitted concurrently with site construction plans.
- 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.

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 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 preliminary site plan / development plan and supporting materials, associated exhibits, factors discussed above and any testimony presented during the public hearing, 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 July 5, 2016 for final action, in conjunction with the application for Conditional Use Permit (Case No. PZ16-02A).

End of Memorandum

	<u>6-10-16</u>
Stephen Lachky, AICP	Date
Community Development Director	

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

Brady Brewster
Community Development Intern

EXHIBIT B



Application #: P216-02
Date Submitted: 4-28-16
Public Hearing: _____
Date Approved: 6-14-16

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

Application for Conditional Use Permit (CUP)

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

Owner(s), if different from applicant

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

Contact Person

Name: Kenneth E. Stecher
Address: 727 Craig Road
City, State: Creve Coeur, Missouri
Phone: 314-996-2307 Fax: 314-569-3972
E-mail: Kenneth.Stecher@amwater.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that 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) [Signature] Date: 4-28-16
Property Owner's Signature (Required) [Signature] Date: 4-28-16

2. Proposed Conditional Use (see also Checklist of required submittals)

Proposed use: Drinking Water Treatment Plant Requested length of permit Indefinite

Description: Processes (Aeration, Clarification, Filtration and Chemical Injection) to treat groundwater for resident consumption

Proposed days and hours of operation: Manned Operation 7 AM - 5 PM; Remotely Operated remaining time of Day

3. Property Information (see also Checklist of required submittals)

Property address / general location: 10550 NW FF HWY, Parkville, MO. Approximately 1 mile West of Downtown Parkville, along Highway FF.

Parcel ID Number: 000-00.3.001 Zoning: Residential R-2

Present use of the property: None

Length of use (or vacancy): Unknown

Application #: PZ16-00

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>Trees / Wooded Area - Use Unknown</u>	<u>Unknown</u>
South: <u>Hwy FF</u>	<u>ROW</u>
East: <u>Bluff up to Subdivision</u>	<u>Residential</u>
West: <u>Industrial</u>	<u>Industrial</u>

Attach a narrative addressing: the general character of the surrounding properties; the effects of the proposed use on nearby property; the suitability of the site for the proposed use; adequacy of area roads, public utilities and public services necessary to serve the use; consistency with the City's adopted Master Plan; and any other information relevant to the application.

5. Checklist of required submittals

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication and certified notice to adjacent property owners.
- List of names and addresses of all property owners within 185' of the property.
- Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- A site plan showing property boundaries, existing and proposed topography, structures, parking utilities, landscaping, signage, facades and other site features related to the proposed CUP.
- Authorized signature of the applicant and property owner.

For City Use Only

Application accepted as complete by: Kelly Yulich - CO ASST 4/29/16
Name/Title Date

Application fee payment: Check # Visa M.O. Cash \$ 300.00
 Final reimbursable costs paid (if applicable). Date of Action: _____

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

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

City of Parkville, Missouri
(816) 741-7676

REC#: ~~00052714~~ 4/29/2016 3:01 PM
OPER: SC TERM: 002
REF#: Visa

TRAN: 27.0000 PLATS
P216-02 Mo Amer Water
Hearing Date 6/14/2016
Subdivision Permit 300.00CR

TRAN: 25.0000 Development Permit
P216-02 Mo American Water
Hearing Date 6/14/2016
Development Permit 300.00CR

TRAN: 29.0000 Conditional Use Perm
P216-02 Mo Amer Water
Hearing 6/14/2016
Conditional Use Per 300.00CR

TRAN: 57.1112 Convenience Fee >200
Convenience Fee
Convenience Fees Ov 25.00CR

TENDERED:	300.00	CREDIT CARD
	300.00	CREDIT CARD
	300.00	CREDIT CARD
	25.00	CREDIT CARD
APPLIED:	925.00-	
CHANGE:	<u>0.00</u>	

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: Kelly Kulich - CO Ass't 4/29/16
Name/Title Date

Application fee payment: Check # 1186 M.O. Cash Received from: _____

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

Planning Commission Action Approved Approved with Conditions Denied Date of Action: _____

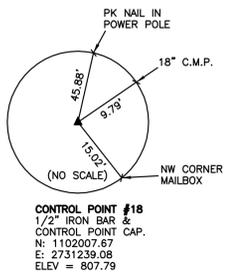
Conditions if any: _____

Board of Aldermen Action Approved Approved with Conditions Denied Date of Action: _____

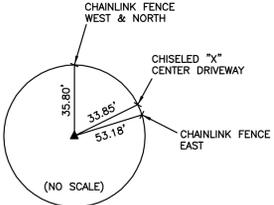
Conditions if any: _____

EXHIBIT D

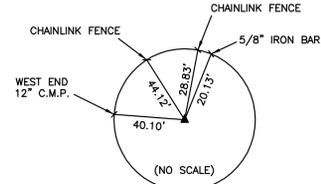
TOPOGRAPHIC SURVEY



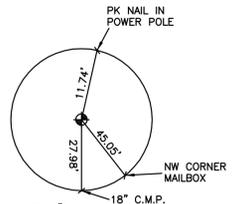
CONTROL POINT #18
1/2" IRON BAR &
CONTROL POINT CAP.
N: 1102007.67
E: 2731239.08
ELEV = 807.79



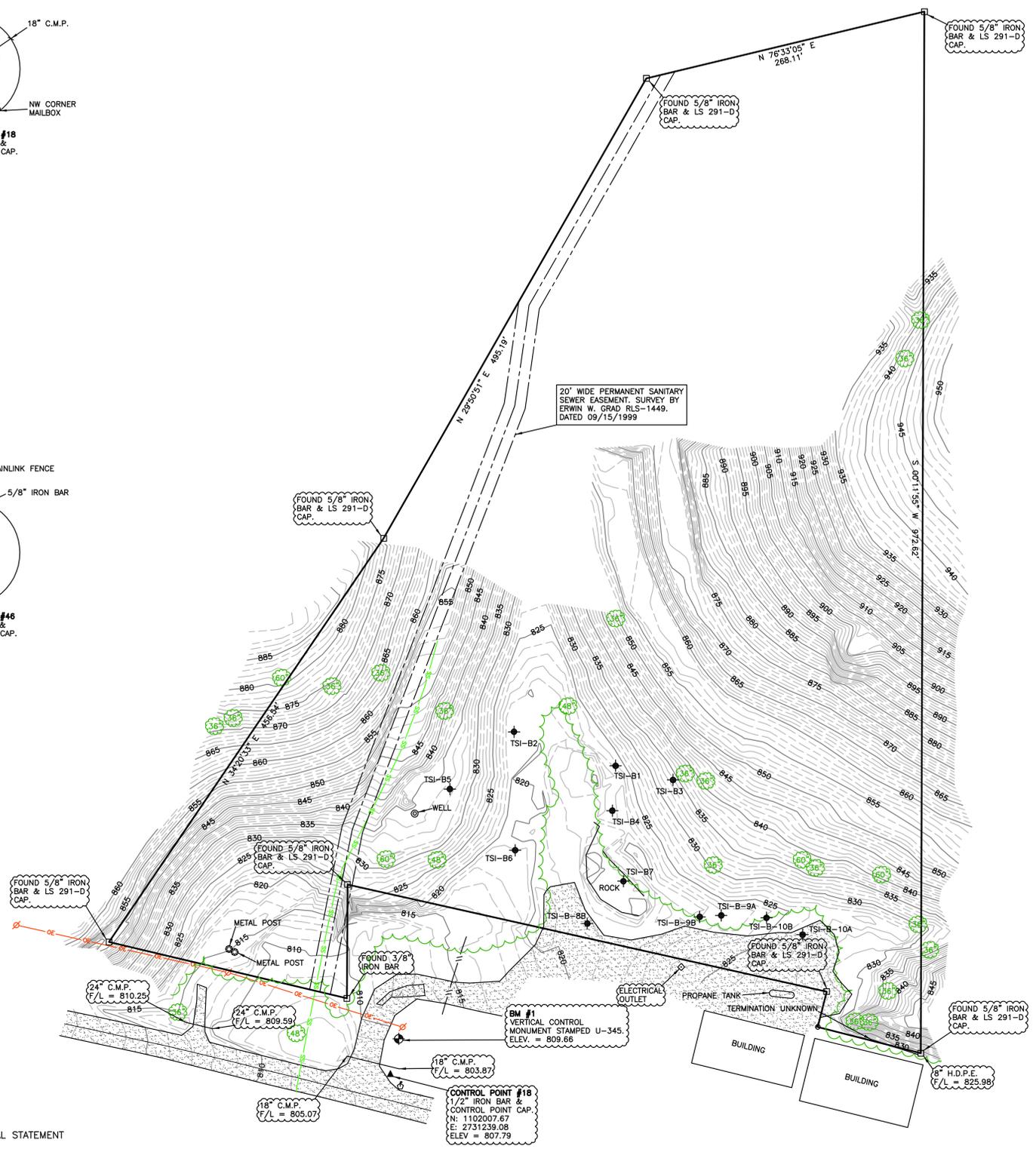
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CONTROL POINT CAP.
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E: 2731908.43
ELEV = 819.89



CONTROL POINT #46
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CONTROL POINT CAP.
N: 1101875.46
E: 2731720.96
ELEV = 819.74



BM #1
VERTICAL CONTROL
MONUMENT STAMPED U-345.
ELEV. = 809.66
(NO SCALE)



CERTIFICATION:

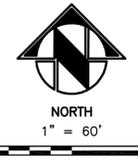
I HEREBY CERTIFY that the attached survey was completed by me or under my direct personnel supervision in accordance with the information furnished to the surveyor by the client and his agents, and that I am a duly Registered Land Surveyor under the laws of the State of Missouri.

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

Richard L. Mattson
Missouri P.L.S. 2674

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 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.
- 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 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, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The word "certify" or "certificate" 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. 160823094, 160823095, 160823092, 160823094, 160823089, 160823093, 160823091, 160823088 and 160823090. Utilities notified include: ATT Transmission, ATT Distribution, Missouri Gas Energy, Missouri American Water Company, City of Parkville, Platte County Regional Sewer, Kansas City Power & Light and Magellan Midstream Partners.



LEGEND

- = DENOTES 1/2" BAR & LC 000120 CAP SET
- = DENOTES CALCULATED CORNER
- = DENOTES FOUND MONUMENT
- M = MEASURED DISTANCE
- R = RECORDED DISTANCE
- ⊗ = POWER POLE
- ⊕ = BORE HOLE LOCATION
- Ⓜ = MAILBOX
- ⊙ = TREE
- C.M.P. = CORRUGATED METAL PIPE
- H.P.P.E. = CORRUGATED PLASTIC PIPE
- F/L = FLOW LINE
- SS = SANITARY SEWER LINE
- OE = OVERHEAD ELECTRIC LINE
- |—|— = FENCE
- |—|— = TREE LINE
- ▨ = ASPHALT
- ▨ = GRAVEL



MISSOURI ONE-CALL SYSTEM, INC.

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 as 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.

REVISED ON 05/03/2016 TO ADD ADDITIONAL BORING LOCATIONS

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



Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

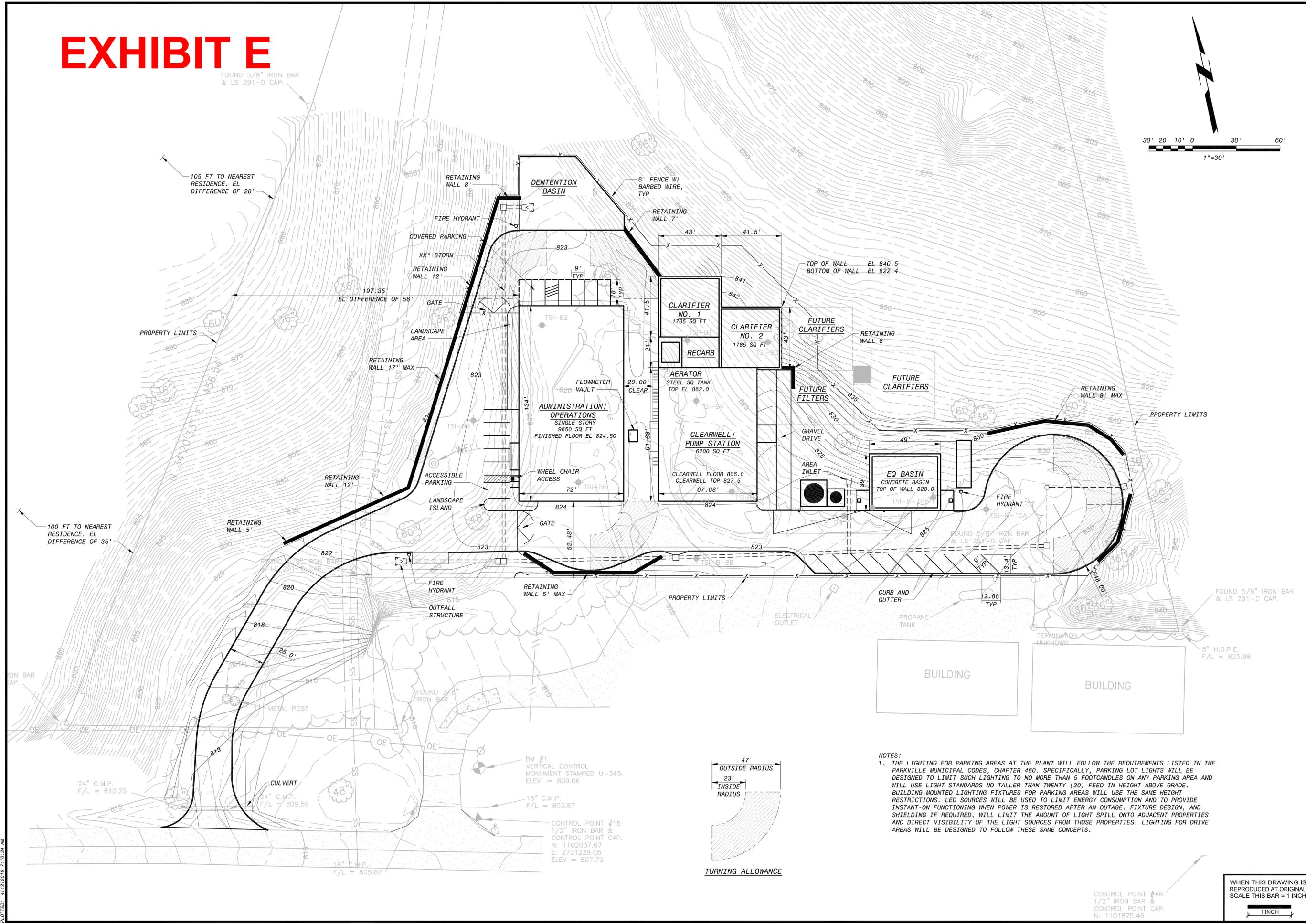
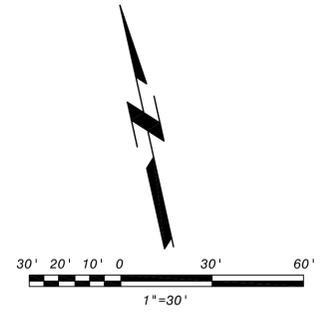
FILE: MOAM-PARKVILLE-TOPO	DATE: APRIL 25, 2016	SCALE: 1" = 60'	REVISED:	SHEET NO. 1 OF 1
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EXHIBIT E

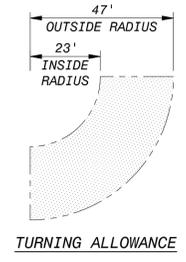
FOUND 5/8" IRON BAR & LS 291-D CAP.

105 FT TO NEAREST RESIDENCE. EL DIFFERENCE OF 28'

100 FT TO NEAREST RESIDENCE. EL DIFFERENCE OF 35'



NOTES:
 1. THE LIGHTING FOR PARKING AREAS AT THE PLANT WILL FOLLOW THE REQUIREMENTS LISTED IN THE PARKVILLE MUNICIPAL CODES, CHAPTER 460. SPECIFICALLY, PARKING LOT LIGHTS WILL BE DESIGNED TO LIMIT SUCH LIGHTING TO NO MORE THAN 5 FOOTCANDLES ON ANY PARKING AREA AND WILL USE LIGHT STANDARDS NO TALLER THAN TWENTY (20) FEET IN HEIGHT ABOVE GRADE. BUILDING-MOUNTED LIGHTING FIXTURES FOR PARKING AREAS WILL USE THE SAME HEIGHT RESTRICTIONS. LED SOURCES WILL BE USED TO LIMIT ENERGY CONSUMPTION AND TO PROVIDE INSTANT-ON FUNCTIONING WHEN POWER IS RESTORED AFTER AN OUTAGE. FIXTURE DESIGN, AND SHIELDING IF REQUIRED, WILL LIMIT THE AMOUNT OF LIGHT SPILL ONTO ADJACENT PROPERTIES AND DIRECT VISIBILITY OF THE LIGHT SOURCES FROM THOSE PROPERTIES. LIGHTING FOR DRIVE AREAS WILL BE DESIGNED TO FOLLOW THESE SAME CONCEPTS.



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

BLACK & VEATCH
 Building a world of difference.
 Black & Veatch Corporation
 16305 Swinford Road, Suite 230, Chesterfield, MO 63017
 Engineering License No. 166

MISSOURI AMERICAN WATER
 MISSOURI AMERICAN WATER DISTRICT
 727 CRAIG ROAD, ST. LOUIS, MISSOURI 63141

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

PRELIMINARY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY
 AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI
 LICENSE NO. 166
 EXPIRATION:

REVISIONS:

NO.	DATE	DESCRIPTION

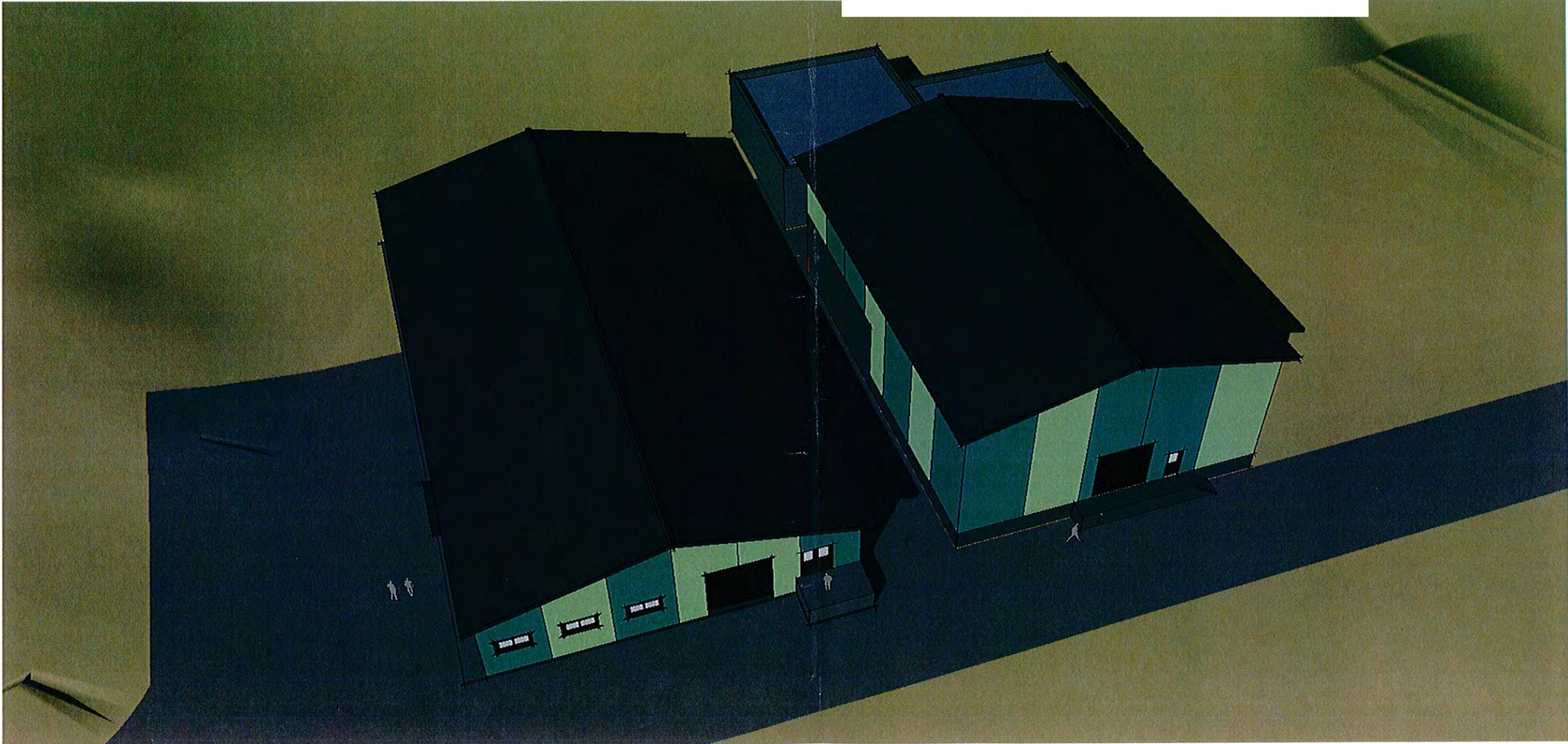
DRAWN BY:
 CHECKED BY:
 FILE NO.:
 PROJ. NO.:
 ISSUE DATE: 06/01/2016
 DRAWING TITLE:
 CIVIL
 CONDITIONAL USE
 SITE PLAN

DRAWING NO.:
CC01

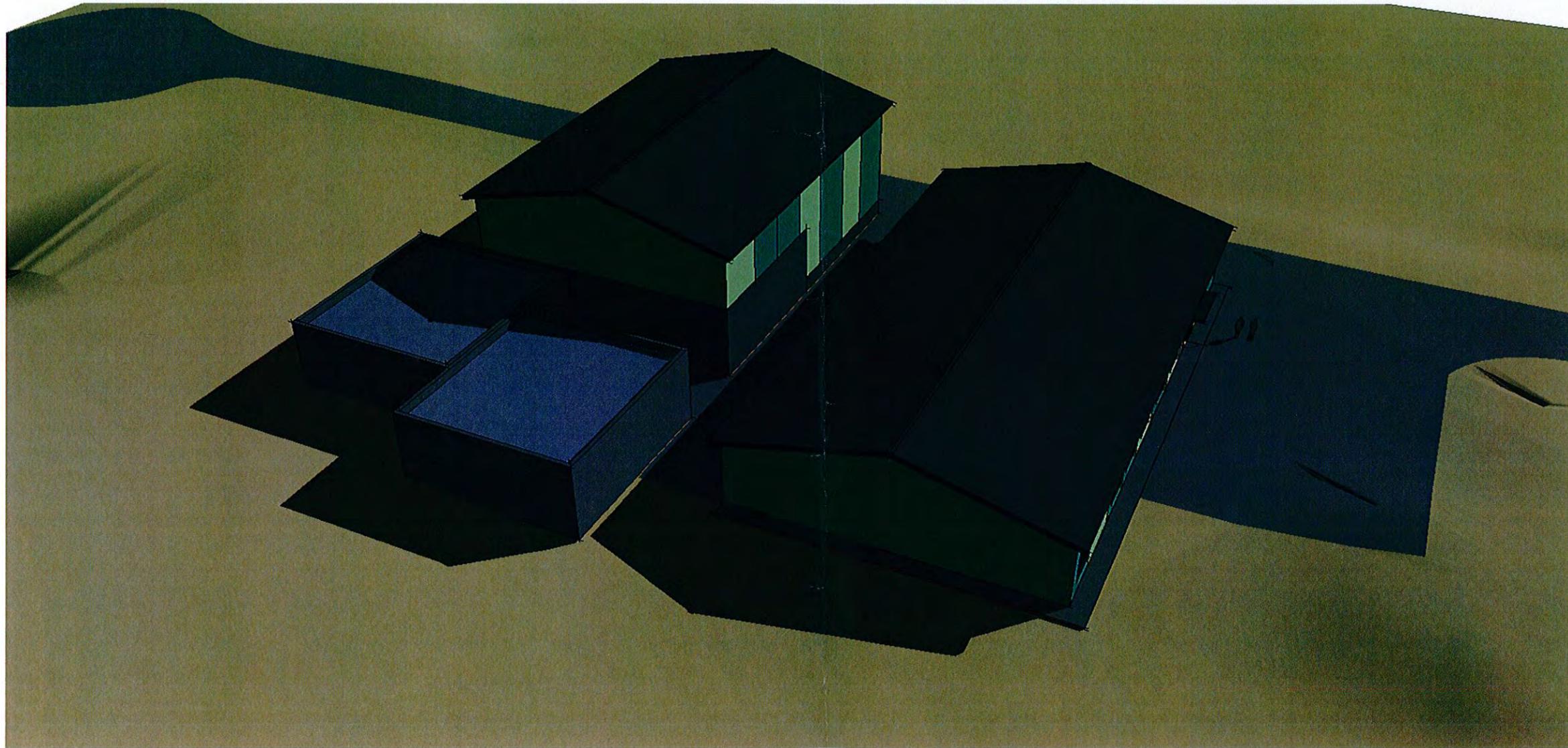
5/19/16 4/12/2016 7:10:34 AM

EXHIBIT F

Concept Images of Site Structures



Parkville WTP - Preliminary Site Perspective



Parkville WTP - Preliminary Site Perspective

Concept Images of Site Structures

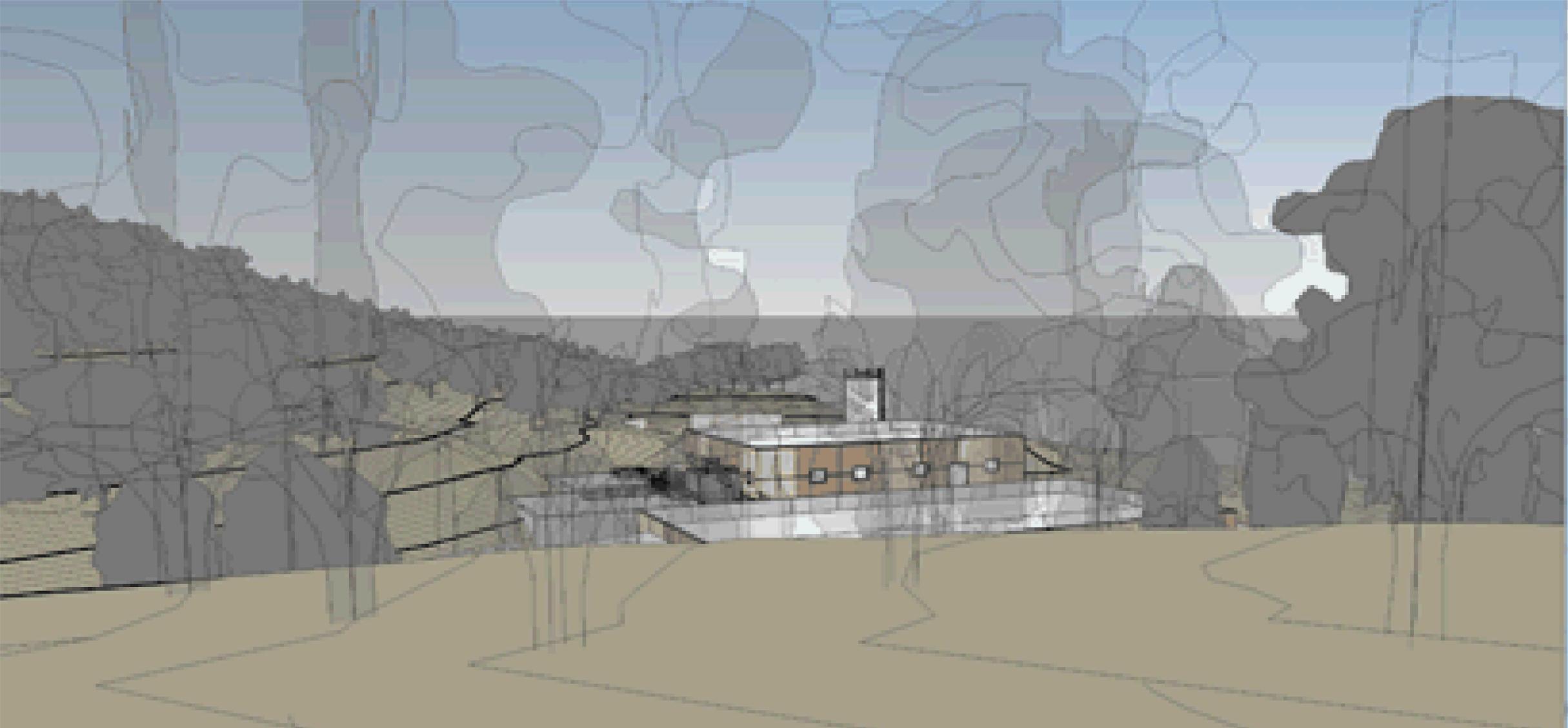


EXHIBIT G

Photo taken at Joe Miller Residence; 10500 River View Point looking east/southeast towards the subject site



06 06 2016

EXHIBIT G

Photo taken at Joe Miller Residence; 10500 River View Point looking east towards the subject site



06 06 2016

EXHIBIT H

Photos taken from street view

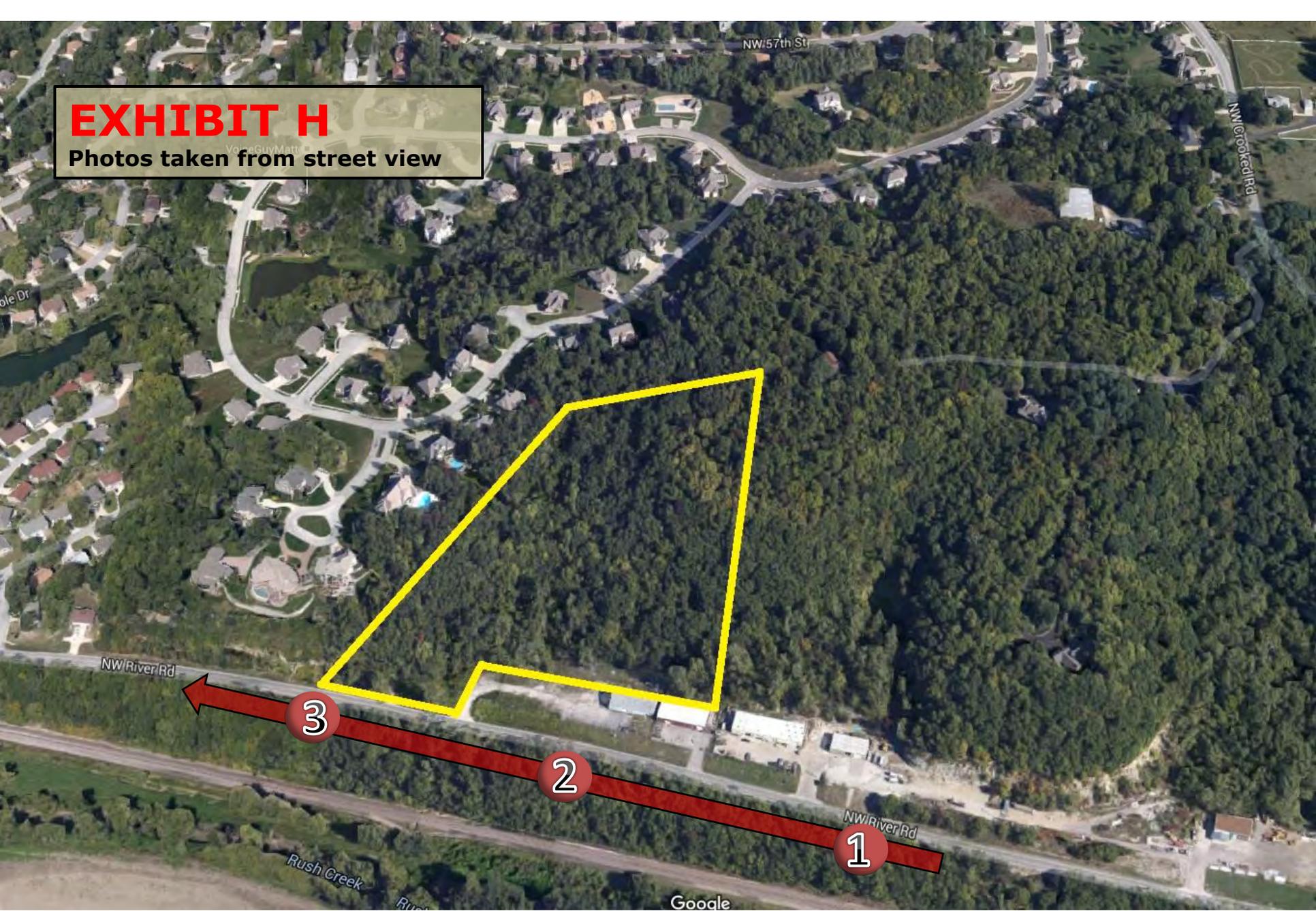


EXHIBIT H

Photo taken from NW FF Highway looking northwest towards subject site. Industrial uses pictured are within Platte County boundaries.



EXHIBIT H

Photo taken from NW FF Highway looking north towards subject site. The proposed plant will be constructed in the general area north of this access road pictured.



EXHIBIT H

Photo taken from NW FF Highway looking east/northeast towards subject site. Access to the plant is generally proposed in the indicated area.





Staff Analysis

Date: June 3, 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
Kelly Yulich – Assistant to the Community Development Director

RE: Missouri American Water – Preliminary Plan

The property located along FF Hwy is the proposed location of the new facility for Missouri American Water. Preliminary site plans were submitted to the City for review. Additional details will be needed at the time of construction plan submittal for the site improvements

Sanitary Sewer:

Sanitary sewer service is available to the site through the City's forcemain main located along the west side of the site. When the forcemain was constructed along with the River Hills development, the location of the forcemain 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 needed, those easements will need to be prepared and executed prior to approval of any site construction permits.

The City requests information about the impact to the existing sanitary sewer system for the proposed facility prior to approval of the final development plans. The developer's engineers will need to submit a brief summary of the type and quantity of the wastewater flows. The City will use this information to verify the capacity of the line and to establish the connection fees.

The developer's engineer will need to submit plans showing the detail of the sewer service connection to the forcemain. At the connection to the forcemain, the physical connection will include the installation of a concrete pit enclosing the tee and valve assemblies. The plans for the sanitary sewer service and connection will need to be reviewed by Public Works and approved prior to issuance of any site construction permits.

Erosion Control:

The proposed development is located just north of existing properties. The proposed site is located higher than the existing buildings and parking lots. The developer will need to provide erosion and sediment controls along the southern property line to prevent any



transport of sediment to the adjacent properties. The type and location of the erosion controls will need to be included in the construction plans, submitted to Public Works for review and approval prior to construction permit issuance.

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. However, no calculations have been submitted to the City for review. The developer is taking a risk that the footprint for the detention is sufficient. If additional changes are needed to accommodate the stormwater detention and stormwater treatment facilities, the developer may be required to resubmit a preliminary plan.

A stormwater management study will need to be submitted, which includes the detailed engineering design and calculations for the stormwater detention and stormwater treatment facilities. The stormwater study will need to be reviewed and approved by Public Works prior to issuance of any site construction permits.

Retaining Walls:

There are several retaining walls throughout the site. Any walls exceeding 4 feet in height will require structural calculations. The retaining wall plans, details, and structural calculations will be submitted with the rest of the construction plans for the site improvements. The wall plans and calculations shall be reviewed and approved by Public Works prior to issuance of any site construction permits.

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

1. Prior to approval of the Final Development Plan, submission of a summary for the sanitary sewer impact to the existing public forcemain.
2. Prior to approval of site construction plans, the developer's engineer shall verify the location of the public forcemain and associated easements.
3. Prior to issuance of site construction permits, the developer shall prepare and execute any additional easements necessary for the existing forcemain.
4. Prior to issuance of site construction permits, the developer shall remit payment to the City for the sewer connection fees. The amount of the fee will be calculated after the City has received the summary of usage from the developer.
5. Concurrent with the issuance of site construction plans, the developer's engineer shall submit a separation set of construction plans showing the sanitary sewer



- service and connection at the forcemain. The plans shall be reviewed and approved prior to the issuance of any site construction permits.
6. Concurrent with the issuance of site construction plans, the developer's engineer shall submit erosion and sediment controls. The plans shall be reviewed and approved prior to the issuance of any site construction permits.
 7. Concurrent with the issuance of site construction plans, the developer's engineer shall submit a stormwater management study that includes the details and calculations for the stormwater detention and stormwater treatment facilities associated with the proposed improvements.
 8. Concurrent with the issuance of site construction plans, the developer's engineer shall submit plans, details, and structural calculations for any retaining wall that exceeds a height of 4 feet. The plans shall be reviewed and approved prior to the issuance of any site construction permits.



Location is approximate. Contractor shall pothole, and notify City of location.

Air/Vac valve at high point, line flows as gravity forcemain downhill from this point.

Location is approximate. Contractor shall pothole, and notify City of location.

8" River Hills Forcemain connects to 12" PVC McAffee Forcemain

- Legend**
- Sanitarylines
 - San Manholes
 - PlatteParcels-I2016
 - Pkv City Limits



1 inch = 200 feet

PARKVILLE SAN SEWER MAP
River Hills Forcemain.

EXHIBIT J

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) 741-0013

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:

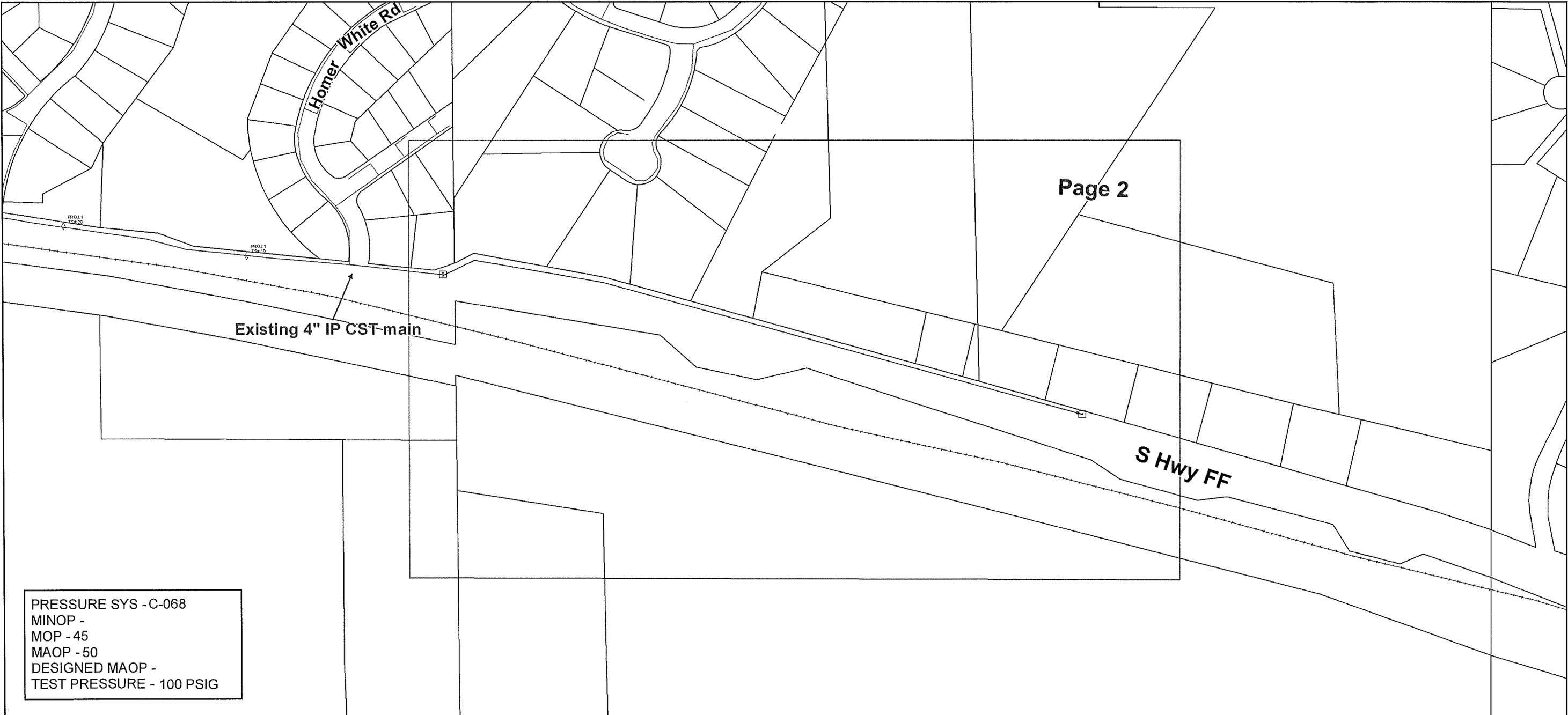
Stephen Lachky, AICP
Community Development Director
8880 Clark Ave
Parkville, MO 64152
slachky@parkvillemo.gov

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
If limitations, please explain
3. Are the utilities and easements shown on the plans adequate? [] Yes [x] No
If not, please explain See attached drawing to see proposed main extension for adjacent property.
4. Are there any other issues that need to be addressed? [] Yes [x] No
If so, please describe

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



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

- | | | | | | |
|-----------------------|---------------------------|------------------|--------------------------------|------------------|---------------------------|
| ○ Drip | × Service Tee | Flange | == Gas Pipe Casing | Gas Valve | Main & Service |
| ■ Station Structure | ⊗ Stopper / Bottom Outlet | Insulated Flange | — Exposed Pipe | ⊗ Ball | — Existing |
| [R] Regulator Station | ∩ Coupling | + Cross | /// Abandoned Gas Pipe | ⊗ Butterfly | — Install |
| [M] Meter Setting | Insulated Coupling | ∇ Reducer | RCP - Reinforced Concrete Pipe | ⊗ Gate | — Remove |
| ○ Marker Post | □ Trace Wire Box | ┴ Tee | CMP - Corrugated Metal Pipe | ⊗ Plug | /// Abandon |
| △ Electronic Marker | • End Cap | ∩ Vertical Ell | | ⊗ Blow Down | |



Check for
 Work Order Authorization

Designer: Erica Murren	Revision Date(s): _____
Original Date: 04/28/2016	_____

1
4" 3-Way Tee
4" Transition Fitting
4" PE 90° Ell
Test Station/Anode

FEED →

A
Install ~ 1656 Ft of 4" PL IP main

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

S Hwy FF

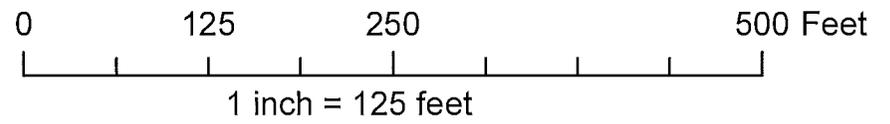


EXHIBIT K

Public Comment

Missouri American Water Company
Preliminary Development/Site Plan

RE: Telephone conversation from Rich Gallimore

Community Development Response:

Rich,

It was a pleasure speaking with you on the phone. Missouri American Water has recently submitted applications to the City of Parkville to construct a new water plant at 10550 NW FF Hwy. Attached is a memo provided to our Planning & Zoning Commission with more information. We anticipate holding a public hearing at Parkville City Hall in our Board Room / Court Room the evening of Tuesday, June 14, 2016 (5:30 p.m.-). You're welcome to attend and provide any comments, or provide me comments beforehand which I can attach in our agenda packet to our Planning & Zoning Commission.

As required by Parkville Municipal Code, Section 483.030 (Public Hearing) we're required to do the following:

- A. The Planning Commission shall hold a public hearing thereon, before submitting its report to the Board of Aldermen. Notice of public hearings before the Commission shall be given by publishing the time, place, and nature of the hearing not more than thirty (30) nor less than fifteen (15) days before the hearing at least once in one (1) or more newspapers in general circulation in the City.
- B. The applicant shall provide the names and addresses of all owners of record of all property within lines drawn parallel to and one hundred eighty-five (185) feet distant from the boundaries of the subject property. At the expense of the applicant, the Community Development Director shall cause notice of the time, place and nature of the hearing to be sent by certified mail to the said property owners.
- C. The Community Development Director shall also cause a sign announcing the time, place and nature of the hearing to be placed on the subject property in view from the public right-of-way not less than fifteen (15) days before the hearing date.

The Planning & Zoning Commission had an initial working session with Missouri American Water last month to gain more preliminary information before the public hearing next month. The minutes are posted on our webpage and are available for viewing:

<http://parkvillemo.gov/download/pz-minutes/PZWorkshopMinutes042016.pdf>

In the meantime, let me know if you have additional questions.

Stephen Lachky, AICP
Community Development Director

RE: Telephone conversation from Joe Miller

Community Development Response:

Sue,

I spoke with your husband Joe Miller on the phone today and am providing him information related to an upcoming project in Parkville. Missouri American Water has recently submitted applications to the City of Parkville to construct a new water plant at 10550 NW FF Hwy. Attached is a memo provided to our Planning & Zoning Commission with more information. We anticipate holding a public hearing at Parkville City Hall in our Board Room / Court Room the evening of Tuesday, June 14, 2016 (5:30 p.m.-). You're welcome to attend and provide any comments, or provide me comments beforehand which I can attach in our agenda packet to our Planning & Zoning Commission.

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In the meantime, let me know if you have additional questions.

Stephen Lachky, AICP
Community Development Director

(Below is the Planning & Zoning Commission memo sent as a response to both inquiries of information)



Memorandum

To: Planning & Zoning Commission
From: Stephen Lachky, Community Development Director
Date: Tuesday, April 12, 2016
RE: Missouri American Water Company Relocation

Background

Missouri American Water Company (MOAW) recently purchased property off of FF Hwy near the River Hills Estates subdivision (see Site Overview below). MOAW plans to decommission the water treatment plant downtown and construct a new facility on the southeast corner of the subject property. The plan is to have the new plant operational by December 31, 2017. The property is currently zoned "R-2" (Single-Family Residential District). It was originally platted as part of the River Hills Estates and later re-platted in 1999 as a large single-family lot, although it is adjacent to industrial uses in neighboring unincorporated Platte County. The zoning regulations allow for public utility uses, buildings and structures in residential zones through a conditional use permit (CUP). Staff is working with MOAW on the CUP application and associated conditions. The Community Development Department is planning to schedule an informal work session with the Planning & Zoning Commission about this project in the next couple of months before scheduling the public hearing for the CUP (probably later this summer).

Meanwhile, staff has asked MOAW to keep us informed of its plans for the current site downtown. The company is working with the EDC on possible redevelopment scenarios, and the EDC is courting developers for this site and other areas of downtown identified in Vision Downtown Parkville.

Site Overview

The subject property is generally located north of FF Hwy and southeast of River Hills Estates subdivision in Parkville, and contains one lot totaling 10.0136 acres more or less. As it exists today, the subject property is vacant land.

- **Property Description** – ALL THAT LYING IN THE W 1/2 OF NE 1/4 OF SEC 34, BEG AT NW COR OF THE E 1/2 OF NE 1/4 OF SEC 34, THENCE S 509.9' TO POB
- **Parcel Number** – # 20-8.0-34-000-000-003.001



Analysis

A more detailed staff analysis of the subject property will be completed later of time in conjunction with an Application for a Conditional Use Permit (CUP) once an application has been submitted. In the meantime, I am available for any questions.

EXHIBIT L

Map of proposed Missouri American Water pipelines

