

CITY OF PARKVILLE

Policy Report

DATE: Friday, August 12, 2016

PREPARED BY:
Stephen Lachky
Community Development Director

REVIEWED BY:
Lauren Palmer
City Administrator

ISSUE:

Adopt an ordinance to approve 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 three parcels containing 11.10 acres, more or less, located approximately 1 mile west of Main St. on NW FF Hwy and abutting NW FF Hwy. Case PZ16-02A; Missouri American Water Company, applicant.

BACKGROUND:

Missouri American Water currently operates a drinking water treatment plant at 101 E 1st St. in downtown Parkville. The location has been operating as a drinking water facility under various ownerships for about 100 years and the facility currently 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 the applicant proposes a new modernized drinking water plant to help facilitate increased usage from area residents during peak hour demand. The applicant looked at upgrading the current facility at 101 E 1st St.; however, costs for modernizing the current location were substantially greater than the proposed location.

Missouri American Water is proposing to construct and operate its new drinking water treatment plant at 10550 NW FF Hwy on three parcels of property totaling 11.10 acres, more or less, approximately 1 mile west of Main St. (See Attachment 2). This location was selected due to its 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. Per Parkville Municipal Codes, a CUP is required to operate a drinking water treatment plant within city limits.

On April 20, 2016, the Planning and Zoning Commission held a special workshop with the applicant to address initial questions by the applicant and questions the Commission had pertaining to topography, landscaping, site orientation & traffic circulation, hours of operation, security and potential impacts on adjacent properties, including noise and smell concerns. Meeting minutes from the special workshop are included as Attachment 3.

On June 14, 2016, the Planning and Zoning Commission held a public hearing to consider the application (See Attachment 4) for CUP in conjunction with a preliminary site plan / development plan (See Attachment 5). 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 6,200 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 (right-in, right-out) off of NW FF Highway/NW River Rd. The Commission discussed the merits of the proposed development, design aesthetics, site location, relocating vs. retrofitting the current plant located at 101 E 1st St. in downtown Parkville,

topography and existing vegetation, land disturbance, height elevations and distances to nearby residences, noise concerns, hours of operation, truck deliveries, and ability for emergency responders to access the site. Members of the public commented at the hearing as well. Meeting minutes from the June 14, 2016, Planning and Zoning Commission regular meeting are included as Attachment 6.

Following the meeting, the applicant made revisions to its site design to reduce construction costs and incorporate feedback from the public hearing. On August 9, 2016, the Planning and Zoning Commission held a public hearing to consider the application for CUP in conjunction with a revised preliminary site plan / development plan (See Attachment 7). The Commission discussed the merits of the proposed development again, specifically addressing the substantial changes from the previous plan. In summary, the revised plan includes a smaller overall site footprint, positions the operations and process buildings farther away from the River Hills Estates subdivision and closer to the existing industrial use buildings in unincorporated Platte County, provides better noise shielding from delivery trucks, and preserves more existing trees and vegetation which provides a better visual buffer from adjacent properties. Staff analysis documents presented to the Planning Commission at the August 9, 2016, public hearing for the CUP and revised preliminary site plan / development plan / development plan are included as Attachments 8 and 9. Exhibits presented to the Planning Commission are included as Attachment 10.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Commission concluded the proposed use was in the interest of the public health, safety, morals, and general welfare of the community; determined concerns expressed at the public hearing could be adequately addressed by the final site plan / development plan approval; concurred with staff's conclusions and recommendation; and unanimously voted (8 to 0) to recommend the Board of Aldermen approve the CUP, subject to all conditions associated with the accompanying revised preliminary site plan / development plan (Case No. PZ16-02D); this includes:

- Annexation approval of parcels #20-8.0-34-000-000-006.000 and #20-8.0-34-000-000-006.001 by the Governing Body (Board of Aldermen) prior to approval of a final site plan / development plan, or issuance of a site development or higher permit.
- Rezoning of the annexed parcels #20-8.0-34-000-000-006.000 and #20-8.0-34-000-000-006.001 to a City district prior to approval of a final site plan / development plan, or issuance of a site development or higher permit.
- 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 force main to be completed prior to the approval of the final site plan / development plan.
- Verification of the location of the public force main and associated sewer easements conducted by the developer's engineer prior to the issuance of a site development permit.
- Preparation of any additional easements necessary for the existing force main and executed prior to the issuance of any site development permits.
- *The applicant entering into an agreement with the City for the subject property's general sewer needs.*
- Remittance of payment to the City for sewer connection fees. The amount of the fee will be calculated after the City has received the summary of usage from the developer's engineer. This shall be completed before the issuance of any site development permits.

ITEM 5E
For 09-06-16
Board of Aldermen Meeting

- Submission of sanitary sewer plans for improvements to the sewer main and associated service connections by the developer's engineer, concurrent with the issuance of site construction plans. The plans shall be reviewed and approved by Public Works prior to the issuance of any site development permits.
- Submission of erosion and sediment controls by the developer's engineer; reviewed and approved prior to the issuance of any site development permits and submitted concurrently with site construction plans.
- Submission of a stormwater management study that includes the details and calculations for stormwater detention and stormwater treatment facilities associated with the proposed improvements by the developer's engineer, concurrent with the issuance of site construction plans. The study shall be reviewed and approved by Public Works prior to issuance of any site development permits.
- The location, and general fixture design, of lighting for parking areas submitted for review prior to approval of a final site plan / development plan.
- Installation of a Knox® box and padlock(s) as necessary for the Southern Platte Fire Protection District to access and serve all buildings and accessory structures on the subject property during an emergency.
- *All bulk purchases of water from a pay station be accommodated by finding a mutually acceptable site in a centrally-located location in the City of Parkville; with the failure of such to happen, bulk water sales being restricted at the subject site.*

Conditions shown in italics are additional conditions recommended by staff and the Planning and Zoning Commission at the August 9, 2016, public hearing. The applicant has stated this item is time sensitive due to the fact they will be presenting final site plans / development plans to the Planning and Zoning Commission on September 13, 2016 and wish to have a CUP approved by that time.

STAFF RECOMMENDATION:

Staff recommends the Board of Aldermen approve the first and second readings of the ordinance for a CUP to construct and operate a drinking water treatment plant at 10550 NW FF Highway, Parkville, MO as recommended by the Planning and Zoning Commission and subject to their and staff's conditions.

BUDGET IMPACT:

With the exception of application and permit fees collected, there is no immediate budget impact. Long-term impacts would be realized from changes in property taxes and sales taxes collected from the site and proposed development, and impacts to the same for area properties and other businesses.

ALTERNATIVES:

1. Adopt an ordinance approving the CUP as submitted, recommended by the Planning and Zoning Commission and subject to staff conditions.
2. Approve an ordinance, subject to changes directed by the Board of Aldermen.
3. Approve first reading of the ordinance approving the CUP as submitted, recommended by the Planning and Zoning Commission and subject staff conditions and postpone the second reading to September 20, 2016.
4. Deny the application for CUP.
5. Postpone the item.

POLICY:

Per Parkville Municipal Code, Section 470.010 and Chapter 483, the Conditional Use Permit is to be approved by the Board of Aldermen by ordinance, after the Planning and Zoning

Commission considers the amendment at a public hearing and forwards their recommendation. The Board of Aldermen must approve two readings of the ordinance to become effective. Rule 5, *Agendas*, of the Board's adopted Rules of Order, states "*The first reading of an ordinance will be read on the action agenda and the second and final reading will be read the next subsequent meeting on the consent agenda, unless the item is a time-sensitive matter in which it may be approved during the same meeting.*"

"Public utilities or public service 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." Before a CUP can be approved, 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 as provided in Parkville Municipal Codes, Title IV, Chapter 483 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 specifications 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.

SUGGESTED MOTION:

I move to approve Bill No. 2886, an ordinance approving the conditional use permit to construct and operate a Drinking Water Treatment Plant at 10550 NW FF Highway, subject to conditions by staff and the Planning and Zoning Commission, on first reading.

I move to approve Bill No. 2886 on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Proposed Ordinance
2. Subject Area Map
3. Planning Commission Special Workshop Minutes 04-20-16
4. Application for CUP
5. Original Preliminary Site Plan / Development Plan, prepared by Black & Veatch and dated 06-01-16
6. Planning Commission Regular Meeting Minutes 06-14-16
7. Revised Preliminary Site Plan / Development Plan, prepared by Black & Veatch and dated 07-05-16
8. Staff Analysis for application for CUP, presented to Planning and Zoning Commission at August 9, 2016 public hearing
9. Staff Analysis for application for revised Preliminary Site Plan / Development Plan, presented to Planning and Zoning Commission at August 9, 2016 public hearing
10. Exhibits presented to Planning and Zoning Commission at August 9, 2016 public hearing
11. Approval flow chart for Missouri American Water project

PUBLIC COMMENTS RECEIVED:

While the Community Development Department has received questions and inquiries of the development at the Parkville City Hall front desk, no written comments have been received as of the August 9, 2016 public hearing. E-mail correspondence from staff to the public, explaining the City's public hearing requirements, is documented on Exhibit K in Attachment 9.

ADDITIONAL EXHIBITS BY REFERENCE:*

1. Parkville Municipal Code, Title IV, Chapter 415: "R-2" Single-Family Residential District Regulations (<http://ecode360.com/27901710>)
2. Parkville Municipal Code, Title IV: Zoning Code in its entirety (<http://www.ecode360.com/PA3395-DIV-05>)
3. Parkville Municipal Code, Title V, Chapter 505: Subdivisions (<http://www.ecode360.com/27903031>)
4. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
5. Notice of Public Hearing mailed certified mail to owners within 185 feet of the subject property
6. Hearing notice published in the Platte County Landmark newspaper
7. Hearing notice published on Parkville City webpage (http://parkvillemo.gov/download/public-hearing-notices/PublicHearing_RevisedMOAmericanCUP.pdf)
8. Summary of Public Hearing posted on Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)
9. Planning Commission Regular Meeting Minutes (DRAFT) 08-09-16
10. Case No. PZ16-02B - Application for Preliminary Site Plan / Development Plan
11. Case No. PZ16-02C - Application for Final Plat
12. Case No. PZ16-02D - Application for revised Preliminary Site Plan / Development Plan
13. Case No. PZ16-02E - Application for Annexation
14. Case No. PZ16-02F - Application for Zoning Map Revision (Rezoning)
15. Case No. PZ16-02G - Application for Final Site Plan / Development Plan

*Printed copies of referenced materials may be provided on request. Original materials are available for viewing at Parkville City Hall.

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR MISSOURI AMERICAN WATER COMPANY TO CONSTRUCT AND OPERATE A DRINKING WATER TREATMENT PLANT AT 10550 NW FF HWY

WHEREAS, Kenneth Stecher of Missouri American Water Company submitted an application for Conditional Use Permit (CUP) to construct and operate a drinking water treatment plant, generally located at 10550 NW FF Highway in the City of Parkville, Missouri (Case No. PZ16-02A); and

WHEREAS, the Parkville Municipal Code permits public utilities or public service uses, buildings, structures, or appurtenances thereto 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; and

WHEREAS, the drinking water treatment plant is proposed on property totaling 11.10 acres, more or less, and plans to contain enclosed structures consisting of an administrative office, water clarifiers and a pumping station enclosed within a building, an unenclosed water equalization basin, detention basin, silo structures, parking spaces and internal circulation for the process (aeration, clarification, filtration and chemical injection) to treat groundwater for resident consumption; and

WHEREAS, the drinking water treatment plant is proposed to be manually operated between the hours of 7:00 a.m. and 5:00 p.m. and remotely operated 24 hours a day; and

WHEREAS, a special workshop with the Planning and Zoning Commission was held on April 20, 2016, to address initial questions by the applicant and Commissioners and a public hearing was held on June 14, 2016, at Parkville City Hall to consider the CUP in conjunction with a preliminary site plan / development plan (Case No. PZ16-02B), and all public notices required by the Parkville Municipal Code were published, mailed and posted as required prior to the meeting; and

WHEREAS, following a second public hearing on August 9, 2016, at Parkville City Hall, the Planning and Zoning Commission recommended unanimous approval of the application for CUP (Case No. PZ16-02A), in conjunction with the revised preliminary site plan / development plan (Case No. PZ16-02D), subject to conditions, by a vote of 8-0; and

WHEREAS, the revised preliminary site plan / development plan (Case No. PZ16-02D) is attached hereto and incorporated herein by reference as Exhibit A; and

WHEREAS, the CUP and associated preliminary site plans / development plans were reviewed against the Parkville Municipal Code, including the subdivision regulations, "R-2" Single-Family Residential District regulations, the Parkville Master Plan and its adopted Future Land Use map, and the proposed CUP meets all applicable requirements; and

WHEREAS, additional conditions associated with the accompanying revised preliminary site plan / development plan (Case No. PZ16-02D), including approval of annexation and rezoning of parcel Nos. 20-8.0-34-000-000-006.000 and 20-8.0-34-000-000-006.001 prior to approval of a final site plan / development plan, need to occur; and

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

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

SECTION 1. The application for a Conditional Use Permit to construct and operate a drinking water treatment plant, generally at the location of 10550 NW FF Highway in the City of Parkville, MO (Case No. PZ16-02A), is hereby approved, subject conditions by the Board of Aldermen, including all conditions associated with the accompanying revised preliminary site plan / development plan (Case No. PZ16-02D), including:

- Annexation approval of parcel Nos. 20-8.0-34-000-000-006.000 and 20-8.0-34-000-000-006.001 by the Governing Body (Board of Aldermen) prior to approval of a final site plan / development plan, or issuance of a site development or higher permit.
- Rezoning of the annexed parcel Nos. 20-8.0-34-000-000-006.000 and 20-8.0-34-000-000-006.001 to a City district prior to approval of a final site plan / development plan, or issuance of a site development or higher permit.
- 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 force main to be completed prior to the approval of the final site plan / development plan.
- Verification of the location of the public force main and associated sewer easements conducted by the developer's engineer prior to the issuance of a site development permit.
- Preparation of any additional easements necessary for the existing force main and executed prior to the issuance of any site development permits.
- The applicant entering into an agreement with the City for the subject property's general sewer needs.
- Remittance of payment to the City for sewer connection fees. The amount of the fee will be calculated after the City has received the summary of usage from the developer's engineer. This shall be completed before the issuance of any site development permits.
- Submission of sanitary sewer plans for improvements to the sewer main and associated service connections by the developer's engineer, concurrent with the issuance of site construction plans. The plans shall be reviewed and approved by Public Works prior to issuance of any site development permits.
- Submission of erosion and sediment controls by the developer's engineer; reviewed and approved prior to the issuance of any site development permits and submitted concurrently with site construction plans.
- Submission of a stormwater management study that includes the details and calculations for stormwater detention and stormwater treatment facilities associated with the proposed improvements by the developer's engineer, concurrent with the issuance of site construction plans. The study shall be reviewed and approved by Public Works prior to issuance of any site development permits.
- The location, and general fixture design, of lighting for parking areas submitted for review prior to approval of a final site plan / development plan.
- Installation of a Knox® box and padlock(s) as necessary for the Southern Platte Fire Protection District to access and serve all buildings and accessory structures on the subject property during an emergency.
- All bulk purchases of water from a pay station accommodated by finding a mutually acceptable site in a centrally-located location in the City of Parkville; with the failure of such to happen, bulk water sales being restricted at the subject site.

SECTION 2. The CUP shall be effective from the effective date indefinitely.

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

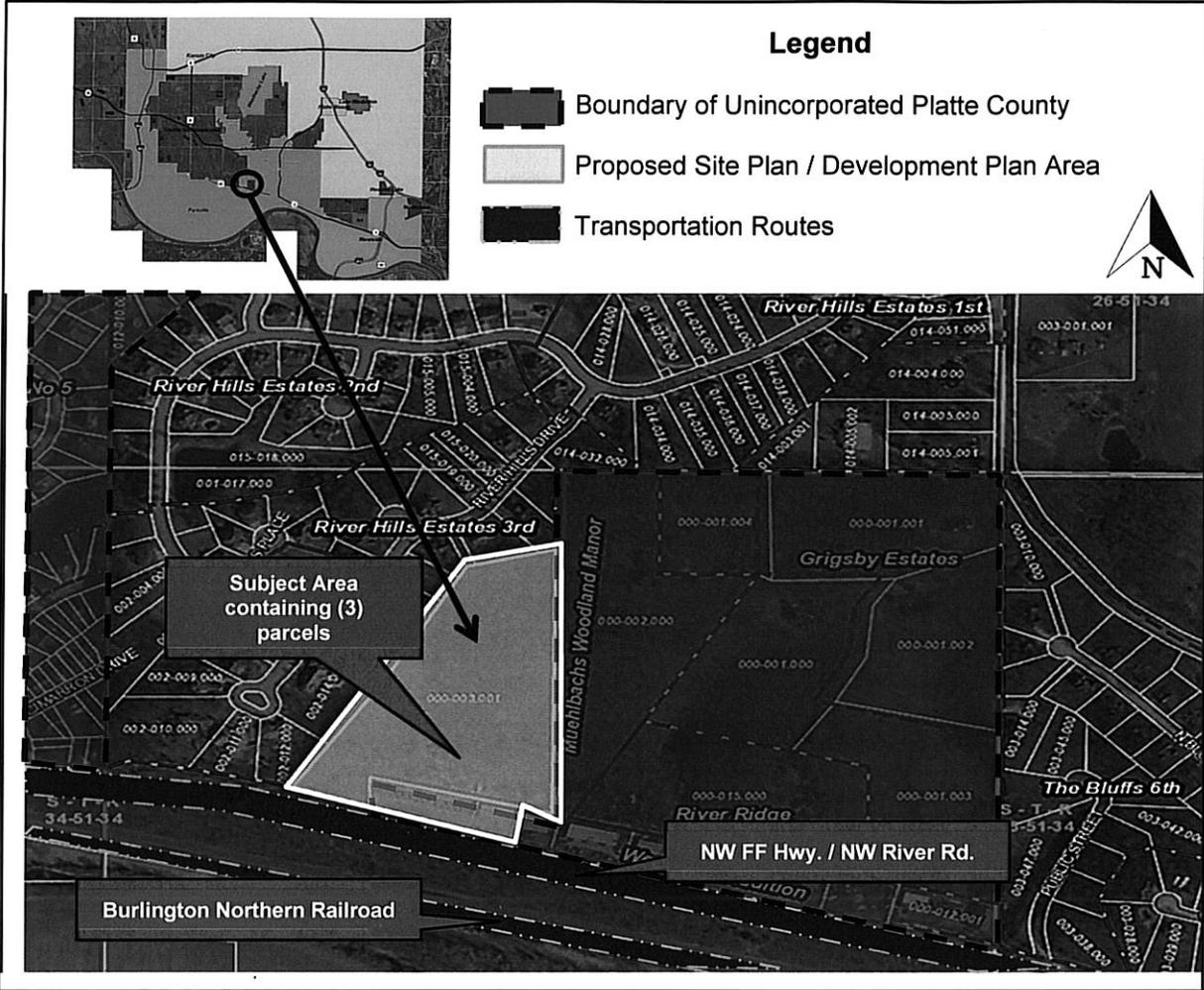
PASSED and APPROVED this 6th day of September 2016.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

Attachment 2: Subject Area Property Map



**Minutes of the
Planning & Zoning Commission Special Workshop
City of Parkville, Missouri
Wednesday, April 20, 2016 at 6:00 p.m.
City Hall Boardroom**

1. CALL TO ORDER

Chairman Katerndahl called the meeting to order at 6:00 p.m.

Commissioners Present:

Dean Katerndahl, Chairman
Keith Cary, Vice Chairman
John Delich
Doug Krtek
Pam Scott
Walt Lane
Michael Wright

Staff Present:

Stephen Lachky, Community Development Director

Missouri American Water Staff Present:

Kenneth Stecher, Senior Engineer
Scott Keith, Operations Superintendent II
Jody Carlson, Senior Manager Field Services and Production Northwest Operation

Note: This workshop was made open to the public and all interested parties were welcome to attend. All items were for discussion only. The Planning & Zoning Commission did not take any action on any workshop agenda item.

2. WORKING SESSION

A. Mo American Water Company

Chairman Katerndahl called the meeting to order and Community Development Director Lachky welcomed the commissioners and Missouri American Water (MoAW) staff to the working session.

Background

Senior Manager Carlson gave a background on the MoAW company and their services provided to residents in the general region. He explained how MoAW has approached the Mayor and City Administrator about their plans, and coordinated with Parkville City staff and the Parkville Economic Development Council (EDC) to tour the existing facility at 101 E 1st St. to find potential uses for the site once their company vacates to the new location. Senior Engineer Stecher explained the purpose of the new water plant to serve the community's growing water needs and demands. He added that MoAW isn't constructing a new water plant for a light reason; rehabbing the existing facility is not cost-beneficial.

Noise/Smell Concerns

The Planning Commission if there'd be any substantial noise or smell concerns. MoAW staff said their clarifiers are not that noisy. They said the pumps on the interior of the building are approximately 150 horsepower and are equal to or quieter than the existing facility at 101 E 1st St. since they'll have premium efficient motors. Additionally, the plant would not smell like a wastewater treatment plant, and the water has a clean smell since the water is from underground wells and not directly from the river. MoAW staff said the closest smell is of chlorine, though no chlorine is added. They staff said the plant retrieves water from an aquifer about 150 ft. below ground surface — about 75 ft. below the Missouri River. Commissioner Delich asked if the new plant will help prevent lime buildup. Stecher responded the new plat will have a CO₂ system to solve lime buildup.

Site Plan

MoAW staff then showed the preliminary plat and preliminary site plans, and identified the administration building and two silos. They stated the silos will be slightly higher than the building it's next to, roughly 50 ft. tall, but will have to double-check on that figure for the Planning Commission. The facility will also have a coin-operated dispenser for residents outside of the fences area. Senior Engineer Stecher added that the consultant Black & Veatch is helping them out with their site plan design, and that the plan is about 30% complete. Commissioner Scott suggested to have their architects look into the bow trusses on both the operations & engineering building and the process building.

Truck Deliveries

MoAW staff added they've designed the site plan to alleviate noise created by delivery trucks since there will be noise when the plant receives lime deliveries. They've designed the road access to the trucks will pull up on the east side of the building, and designed a turnaround so adjacent properties will not hear any "beeping" noises from the trucks moving in reverse. Lastly, lime deliveries will only occur about every 10-14 days and be between the hours of 8:30 a.m.-2:30 p.m. during the daytime. MoAW staff added that the lime deliveries will be completely contained through a pipe transfer so there will be no dust or debris being exposed to the air.

Topography

MoAW staff then discussed the subject property's topography. The building will sit about 60 ft. below elevation from adjacent properties to the west; additionally, there will be tree screening from the existing trees. Senior Engineer Stecher said they will keep the existing trees and leave the remainder of the land on the subject property (to the north) undeveloped. Additionally, their staff has planned room for future expansion within the fenced area on-site.

Retaining Wall

Members of the Planning Commission asked about the retaining wall shown on the site plan and MoAW staff responded that it'll roughly be about 10 ft. tall, but it isn't designed yet. The Planning Commission recommended checking into requirements from Parkville's Public Works Department.

Elevations

Commissioner Wright asked MoAW staff about the elevation calculations and what height the roof would be above FF Hwy. Going off the plan sheets; he said it appears to be about 50 ft. above the roadway. Additionally, he noted some discrepancies of the height listed on the plan sheets so asked MoAW staff to look into their calculations.

Commission Wright added that the difference in elevation from the adjacent residential properties to the west and the water plant roof is only 21 ft. so suggested MoAW staff consider this and aesthetics in their designs.

Adjacent Properties

Commissioner Scott asked about the adjacent industrial properties to the east and south of the subject property and asked if they were in Platte County boundaries. Community Development Director Lachky responded they are outside of Parkville boundaries and zoned County PI (Planned Industrial) to the south and a variety of residential to the east, though it remains mostly undeveloped. Commissioner Scott asked what considerations would be given to those properties in case they are annexed into the City in the future. Community Development Director Lachky responded that staff has already looked into this scenario and will provide a memo to the Planning Commission regarding it.

Commissioner Scott also said it would be helpful on the plans to see the nearest distance (ft.) from the edge of the water plant building to residential property backyards to the west. She also added that photos showing views — looking from these properties to the proposed water plant location — would be helpful. Community Development Director Lachky stated that City staff plans to do this as part of their staff report analysis and can provide photos for the Planning Commission.

Trees / Landscaping

Commissioner Krtek noted open space / green space in-between the east-west access road on the subject property and the property line to the south. He noted for MoAW staff that there's an opportunity to do landscaping / tree plantings as a buffer between the buildings. Commissioner Delich added there may be difficulty in finding trees tall enough, but with the girth to survive along a steep slope. Commissioner Scott suggested inventorying the existing trees already on the subject property.

Highway Access

The Planning Commission asked MoAW staff if they've coordinated the proposed access off of FF Hwy with the Missouri Department of Transportation (MoDOT). MoAW staff responded they have scheduled to meet with MoDOT staff shortly.

Design/Aesthetics

Commissioners Scott and Wright then talked about the design of the buildings. Even though the water plant will function as an industrial use, they said they see the new plant (similar to the existing facility at 101 E 1st St.) as a civic building. They suggested having the completed design reflect civic pride, something that Parkville residents can be proud of. The commissioners noted Kansas City, Mo.'s water plants having a water theme and paint theme of blue with neon around their gates. Commissioner Katerndahl noted that this could be done along the entryway at the new water plant to save on costs.

Security

Commissioner Delich asked MoAW if there are any security concerns or if the plant has to comply with Homeland Security requirements. Senior Manager Carlson explained the new plant will have fencing, protected gates, clear signage, video surveillance and will be serviced by either Countrywide or ADT Security Services.

Timeframe

MoAW staff said they plan to have a full site plan/design completed by the end of June or July 2016. Soil and earthwork testing will commence over the summer of 2016. They noted an environmental audit of the site found a potential bat habitat in the area; as a result, construction will not be able to take place during the mating season. MoAW staff said their goal is to begin construction of the new plant in September or October 2016, and have the water plant completed by the end of 2017.

3. ADJOURN

The Special Workshop was adjourned at 7:05 p.m.

Submitted by:

Stephen Lachky, AICP
Community Development Director

4-27-16
Date



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) Kenneth Stecher Date: 4-28-16
Property Owner's Signature (Required) Kenneth Stecher 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 Gulich - 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: _____

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, June 14, 2016 at 5:30 p.m.
City Hall Boardroom**

1. CALL TO ORDER

Chairman Katerndahl called the meeting to order at 5:35 p.m.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman

John Delich

Walt Lane

Barbara Wassmer

Doug Krtek

Kim Verhoeven

Michael Wright

Commissioners Absent:

Keith Cary, Vice Chairman

Shane Smeed

A quorum of the Planning Commission was present.

Staff Present:

Stephen Lachky / Community Development Director

Alysen Abel / Public Works Director

Brady Brewster / Community Development Intern

4. GENERAL BUSINESS

A. Approval of Planning & Zoning Meeting Agenda.

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

Commissioner Krtek moved to approve the agenda, Commissioner Wright 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. Commissioner Delich brought attention to page 5, paragraph 4 of the minutes and requested to clarify a statement brought forth at the April 12th meeting regarding the funding aspects of a proposed parkland area. The revised statement shall now read beginning at line 7, "He believed if the property was of marginal use topographically, the city should not accept it as parkland since its value as an amenity was marginal."

Seeing no other questions, Chairman Katerndahl called for a motion to approve the minutes as proposed. **Commissioner Delich moved to approve the minutes, Commissioner Verhoeven seconded. Motion passed: 8-0.**

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 Highway.

Chairman Katerndahl explained the public hearing process to the audience and addressed the City of Parkville Staff for a presentation of the staff analysis.

The applicant, Missouri American Water, requested to make a presentation regarding the background and overview of the project to members of the audience and the commission. Jody Carlson, the Regional Manager of Missouri American Water – Northwest Missouri Region, addressed the commission. Carlson began by explaining the service area of the existing drinking water treatment plant in downtown Parkville. In addition to serving Parkville, the plant provides drinking water to numerous other communities including Platte Woods, Lake Waukomis, Riverside, and areas of unincorporated Platte County. He continued by explaining the historical context of the current plant in downtown Parkville that has been maintained and operated as a drinking water treatment plant for over 100 years. Carlson added that the financial obligations of maintaining an aging site prompted the decision to find a new location that was within reasonable access to the company's wells along the Missouri river.

Carlson provided photographs from FF Hwy that he intended to show the elevation change from the proposed site to neighboring properties. Additionally, he noted the dense vegetation and indicated that the company did not plan to remove any vegetation on the site aside from what would be needed for the building footprints and access drives. Elevations of the buildings were presented that indicated the layout of the treatment structures and general design of the buildings. Carlson again noted the dense vegetation that would remain and a rendering of a retaining wall near the western property line. Carlson then introduced Scott Keith, the plant manager for the Parkville plant and Kenneth Stecker, a company engineer from St. Louis.

Community Development Director Stephen Lachky began the presentation of staff findings by indicating that two (2) applications pertained to the approval of the drinking water treatment plant. The first was an application for a Conditional Use Permit and the second was an application for a Preliminary Site Plan / Development Plan. He then provided a context map explaining the general location of the site and adjacent properties, indicating that property to the east of

the site is within unincorporated Platte County boundaries. He then provided additional exhibits that indicated the original Community Unit Plan for River Hills Estates, the subdivision west of the subject property. The Community Unit Plan indicated the subject property was originally intended to be phase 5 of the subdivision, however, the City later received a request to remove phase 5 from the Community Unit Plan. Lachky explained that despite the removal of phase 5 from the Community Unit Plan, the subject property retained its residential zoning designation.

Lachky noted the future land use projection for the area was noted as "Residential Neighborhood" and conveyed that the designations are general forecasts based on existing and desired development character. He also noted that the uses that are permitted in an area designated as Residential Neighborhood are diverse and contain a variety of residential, mixed-use, and public service uses. Regarding the application for a Conditional Use Permit, Lachky noted that public utilities or public service uses, buildings, structures, or appurtenances unto are permitted when found to be in the interest of public health, safety, morals, and general welfare of the community. Lachky also noted that the reason that both applications were being submitted concurrently was so that the commission had enough detail from the Preliminary Site / Development Plan to make a decision on the Conditional Use Permit.

Given an application for a Conditional Use Permit, a public hearing was required. Lachky provided the measures the City had taken to ensure compliance with city codes. Notice of the time, place, and nature of the public hearing was provided in the Landmark Newspaper and appeared in general circulation no more than thirty (30) nor less than fifteen (15) days before the hearing. A certified mail notification was provided to property owners within a one hundred eighty-five (185) ft. distance from the boundaries of the subject property. Additionally, a sign announcing the time, place, and nature of the hearing was placed on the subject property and was viewable from the public right-of-way.

The standards of review for a Conditional Use Permit were then presented by Stephen Lachky and offered to the Commission as a guide for determining approval. He then provided information from the Planning and Zoning Working Session on April 20, 2016. The elements brought up at the working session included site orientation, adjacent uses, concern over noise and smell, nature of truck deliveries, and the nature of topography and vegetation change. Highway access and design aesthetics were also considered during the working session. Lachky exhibited the site plan and indicated that access would generally be placed west of the existing driveway at the site. He then exhibited a map of the proposed water lines that would connect the subject property to the applicant's existing wells along the Missouri river. Commissioner Delich requested a point of information and asked how large the proposed pipes would be. The applicant responded that they would be no larger than 12" in diameter and would be underground.

Lachky then exhibited photographs that provided an overview of the site and perspectives from abutting properties at River Hills Estates. These photographs indicated the general location of development and Lachky noted the dense tree cover visible from the vantage point of the photographs. Photos from street view were then displayed. Lachky indicated the existing industrial buildings that exist in unincorporated Platte County and indicated the general location of where the subject site's structures and access would be provided.

Plans indicated the changes Southern Platte Fire Protection District requested for the purpose of public health safety, and welfare were then exhibited. Lachky pointed out that the applicant willingly complied with site design changes to increase the width of circulation drives and provide a turnaround bay to provide adequate access for fire trucks. Lachky noted that the applicant has provided adequate parking and explained the criteria used to determine the parking standard. Lachky walked the Commission through the site plan design noting the administrative and operational buildings. The two (2) silos proposed on the site plan did not have an elevation indicated on the site plan but discussion from the working session indicated that they would be roughly 55' tall.

The character of topography was then presented. Lachky indicated that more than 84' of grade change would exist between the western property line and the administration building. Lachky noted that from the property line to the nearest residence, more than 100' of grade change would separate the subject site and residential areas. He then provided the Commission the standards for review of site plans.

- **The extent to which the proposal conforms to the City's zoning code** (Lachky explained the zoning districts to the west and north are primarily residential while the zoning district to the south on County land are primarily industrial)
- **The extent to which the proposal conforms to the provisions of the City's subdivision regulations.** (Lachky noted that all surveys and site plans required by code were provided by the applicant in addition to the required landscape plantings. Lachky requested that the applicant work with the City of Parkville Parks Director to find suitable tree species for the required plantings.)
- **The extent to which the proposal conforms to the goals and objectives of the City's adopted Master Plan.** (Lachky referred to the Future Land Use Plan and indicated that the subject site is primarily designated for residential uses but public service uses such as civic structures can be permitted when found to fit in the context of the neighborhood and existing development. Lachky noted that with considerations of the site plan, the development could meet the desired elements of the future land use plan projection for the area.)
- **The extent to which the development would be compatible with the surrounding area.** (Lachky provided context of neighboring properties

and uses. Uses range from residential uses to the north and west to industrial uses to the south. Undeveloped land exists to the east. Lachky addressed the elements of the working session and indicated how the applicant has clarified or provided for any adverse conditions.

- The extent to which the development conforms to customary engineering standards and practices. (Public Works Director Alysen Abel P.E. began by addressing the sanitary sewer system proposed for the site. She indicated that there will need to be some modifications to connect to the forcemain near the subject site which the applicant would be eligible to seek upon approval of the two applications. She then expressed concern for the industrial properties to the south and below the subject site and indicated that increased erosion controls be explored to ensure that sediment does not leave the site. Abel then discussed stormwater detention and treatment and indicated that the applicant had not provided calculations and such will be required. Regarding stormwater treatment, various options were presented to the Commission and audience such as rain gardens, vegetated swales, and other sustainable options. Abel discussed the height of retaining walls and indicated that structural calculations and plans will need to be submitted. Chairman Katerndahl asked if the Commission had any immediate questions from the Public Works director. No questions were presented and the Stephen Lachky returned to his presentation.)
- The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance connectivity, circulation, an safety and minimize any adverse traffic impact on the surrounding area. (Lachky indicated that all parking and circulation drive calculations were reviewed with no issues. Additionally, a response from the Missouri Department of Transportation was provided that indicated the proposed access drive and expected levels of traffic would not be a concern.)

Given the standards of review, Community Development Director Lachky indicated that the proposed site plan / development plan did conform to the criteria of the review and recommended approval of a conditional use permit. In addition, he also recommended that the staff indicate the location of the two (2) required tree plantings on the final site plan / development plan. Regarding the tree plantings, he recommended that the applicant coordinate with the City's Parks Superintendent to determine appropriate street tree species to be planted as part of the two (2) required plantings. Regarding engineering and based upon analysis by Public Works Director Alysen Abel, Lachky recommended 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. Additional presentation of staff recommendations ensued and that can be referenced in agenda item 5a. Staff Analysis – Preliminary Site Plan/Development Plan.

Lachky then conveyed the standards of review for a Conditional Use Permit to the Commission. The standards of review for a CUP included

- **The character of the neighborhood, and zoning and uses of nearby properties.** (Lachky noted that the site plan was adequate enough in terms of the existing development character to be approved due to the elevation of the site and presence of industrial uses to the south.)
- **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.** (Lachky indicated the applicant's desire to preserve much of the existing vegetation but conferred to the Commission if any additional restrictions should be applied to the subject property such as hours of deliveries, hours of operation, etc.)
- 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. (Lachky referenced the information provided by the applicant and indicated that an alternative location of the water plant may have created a hardship to the property.
- The adequacy of public utilities and other public services. (Lachky noted that utility providers have responded and no issues were brought up regarding serviceability)
- Consistency with the City's adopted master plans and applicable City code. (Lachky provided an overview of Conditional Use Permits and mentioned the code's vague language in determining the approval of a CUP.

Staff Recommendations and conditions for the Conditional Use Permit application were that all conditions associated with the preliminary site plan / development plan (Case No. PZ16-02B) be weighed in tandem with the application for the CUP. Additionally, it was found that any other conditions the Planning and Zoning Commission deemed necessary along with staff recommendations warranted the approval of a conditional use permit.

Commissioner Katerndahl then asked if the Commission had any questions for Community Development Director Stephen Lachky before recalling the applicant for questions and opening the forum for public comment. Commissioner Verhoeven questioned the proposal's cosmetic appearance and asked what type of building materials the structures would be made of. She stressed the structures should be of an appearance that is prideful and reflective of other structures in the City of Parkville that citizens have worked hard to maintain. Jody Carlson of Missouri American Water responded that the structures would be constructed out of tilt-up concrete to create a more professional appearance for the building. Commissioner Verhoeven questioned the difference in appearance between the preliminary concept drawings provided and the new concept drawings presented. Jody Carlson responded that the company had just got

started on the design but was complying with the request from the working session to create a building “of respectable appearance”.

Commissioner Katerndahl asked if Jody Carlson, on behalf of the applicant, had any additional comments to add to Stephen Lachky’s staff presentation. Carlson responded that the company has looked at many sites and the location of the subject site is most preferred due to the location of existing Missouri American Water wells. He continued that a new plant at the subject site would help keep water costs lower and would be in the interest of Parkville residents.

Commissioner Lane asked Carlson why the company could not retrofit the current treatment plant located in downtown Parkville. Carlson responded with concern that the existing site is turn of the century and a complete rebuild is not preferable due to the small footprint of the site. He added that a rebuild would also take the plant completely offline and could negatively impact the community. A new plant would provide additional capacity and room to grow.

Commissioner Delich questioned the applicant if the cost of producing drinking water at a new treatment plant was more cost effective than purchasing water from Kansas City, Missouri’s water system. The applicant responded that producing water at a new company owned plant would be cheaper.

Commissioner Wassmer questioned the vegetation at the site and noted both the staff and applicant’s presentations provided photos and renderings of the subject site in warm weather months. She questioned what the visual impact of the site would be on abutting residents in winter months when deciduous tree cover would not be as dense. She asked if it would be possible for the applicant to provide evergreen trees if tree cover was not adequate. Carlson responded that he did not have photos of what the site would look like during the winter months but stated again that as much vegetation as possible would be preserved.

Commissioner Delich stated that she did not believe the bulk of development would be visible from the neighboring residences due to the topography and tree cover based on the exhibits and renderings provided. Carlson agreed and reiterated that there is more than 87’ of separation between the properties. Commissioner Wassmer asked if it would be possible for the applicant to provide evergreen plantings at the high point of elevation near the residences. Carlson responded that it would be possible. Chairman Katerndahl asked if the company had reached out to neighboring residents regarding the project before addressing the Commission. Carlson responded that he had not personally or officially reached out to the neighborhood. Chairman Katerndahl took a moment to encourage developers to communicate with their neighbors before bringing action to the Planning & Zoning Commission.

Commissioner Krtek asked what the total size of the site was. Carlson responded that the site was about 10.01 acres. Krtek then asked what land area the applicant was disturbing to build the footprint and structures of the plant. Carlson conferred to the company engineer and responded that approximately three (3)

acres would be disturbed. Commissioner Wassmer questioned if there was any estimate on how long the project would take to construct. Carlson responded that the company would like to see the new plant operational by January of 2018. Commissioner Lane readdressed the issues of noise and smell from the working session and reminded the applicant that they had previously stated there would be no odor produced from the site. The applicant agreed and stated that odors would be minimal as the site is not a wastewater plant.

Commissioner Lane then addressed the issue of noise and asked if the plant would be audible at all to neighboring residents. Carlson responded that the site was laid out to minimize noise with the Administration building acting as a buffer from the clarifiers. Chairman Katerndahl asked if the clarifiers would be enclosed. Carlson responded that they would be. Katerndahl stated that at the existing plant downtown there are structures visible to the public and asked if this would be the case at the new plant. Kenneth Stecher, an engineer for Missouri American Water approached the Commission and responded that the clear well and filtration system for the plant would be contained in the structure just east of the Administration building. He added that the primary noise would come from deliveries of lime which would be contained between the hours of 8:30 a.m. and 2:30 p.m. during the day.

Commissioner Krtek confirmed with the applicant that the delivery of lime would be through a closed loop system. Carlson and Stecher responded that it would and buildings were sited to bounce sound away from nearby residences. Chairman Katerndahl asked if lighting would be provided in a way that would not spill off the site to neighboring properties. Carlson responded that lighting would be minimal as not to attract attention to the site for security purposes but would be provided to employees as they come and go. Katerndahl also asked if the facility would be manned 24 hours a day. Carlson responded that it would not.

Commissioner Lane asked Carlson and Stecher if they had any estimate of how much noise would be produced by the blowers of delivery trucks. He added if the decibel level was unknown, the applicant could provide a generally comparable sound. Company engineer Stecher stated that the delivery trucks would be generally louder than an idling semi-truck. Carlson added that these noises would only come from delivery trucks that take place once every two weeks approximately. Stecher stated that through testing at other plants with neighbors approximately 30-50' away, the decibel level was only about 50 decibels. Commissioner Lane expressed relief that the decibel level would be minimal and Commissioner Delich concurred.

General discussion ensued over the nearest resident and amount of noise that would be generated by delivery trucks. The Commission was in general agreement that the nearest resident was hundreds of feet away from where deliveries would be taking place. Commissioner Michael Wright asked if the turnaround bay had been engineered in a way that fire trucks could easily

navigate the bay, even with parked cars. Carlson responded that cars could be moved if absolutely needed to provide more room for incoming trucks, however it is not anticipated that the parking area will be used frequently. Community Development Director Lachky confirmed that the fire district and other utility providers confirmed their ability to safely and adequately service the site.

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

Judy Gahagen of 10510 River Hills Drive addressed the Commission. She agreed with the applicants that there was a need for a new water plant as she had been the victim of awful water in Parkville as a longtime resident. She expressed concern over a comment in item 4A, the staff analysis for a Conditional Use Permit for the site. On page 9, Gahagen disagreed with the comment a comment the applicant would encounter a hardship if they could not develop the intended site as proposed. Chairman Katerndahl responded that the particular condition is just one of many conditions that staff used to analyze the preliminary plans. Gahagen responded that it seemed like an unreasonable condition. Stephen Lachky clarified that the condition was used to weigh the appropriateness of the CUP because the City zoning code does not address approval criteria. He added that as a default, the City utilized Missouri case law to determine appropriate criteria, which included the comment in question by Gahagen. Katerndahl asked Gahagen if the existing industrial buildings were visible from her property in the winter. She responded that they were not because they are low lying and minimal but expressed concern that the water plant would be more intrusive due to its size.

Rick Simon of 10502 Riverview Point addressed the Commission. Simon referred to Exhibit G, a photo taken from resident Joe Miller's residence and indicated that he was the homeowner of a deck visible in the foreground of the photo. The photo indicated that Simon's deck is the closest affected residential property to the proposed site. Simon stated his primary concern was over the removal of trees necessitated by the retaining walls proposed at the site. Additionally he questioned if there would be 24 hour access or additional noise from customers purchasing water from a pay station. He added that he had concern over the effect of the plant on his property value and general enjoyment and comfort if living adjacent to a water plant.

Joe Miller of 10500 Riverview Point addressed the Commission and stated he was the co-developer of the River Hills subdivision, and an affected property owner. He agreed with the previous two property owners that addressed the Commission but realized that he may not be able to stop the development. He was sympathetic to the property owners he sold and developed lots to. He added that they bought the lots due to the dense tree cover and expressed concern over the ability of retaining walls to block sound. He stressed that dense tree

cover blocks the noise of nearby trains on Burlington Northern Railroad tracks and expressed his desire to protect the property owners that he has lived and worked with.

Jack Miller, 10506 Riverview Point then addressed the Commission and stated he was the other co-developer of the subdivision. He stated that phase 5 was sold off earlier as it was not needed for the subdivision and it was his belief that a single-family home would be developed on the property. He stated he has one of the most predominant views if the subject property. He added that he has a view of the existing industrial buildings but if enough tree cover could be preserved or added, he would be agreeable to the proposed development.

Chairman Katerndahl addressed the applicant and asked if he could respond to the concerns over displaced vegetation and 24 hour access for consumers to purchase water at a pay station. Jody Carlson of Missouri American Water stated that removing more vegetation than necessary would only add additional cost and would not be explored. Chairman Delich added explained the steep elevation change and confirmed with the applicant that the placement of the facility would be tucked in at the bottom of the slope. The applicant confirmed. Delich added that retaining walls help to ameliorate sound and provided an example of interstate sound wall buffers. Additionally, Delich added that sound would be a minimal nuisance due to the way the site was designed and believed the applicant did an adequate job at being context sensitive to the adjacent properties.

Regarding 24 hour access, Carlson responded that the plant would not be manned 24 hours a day and would only be accessed if there was a water emergency. Chairman Katerndahl asked the applicant about consumer water trucks that may access the site to use a pay station. Carlson responded he had been working with the city manager to propose a consumer pay station in a more centrally located area. Commissioner Delich asked if the applicant would continue to back feed the existing pay station downtown and Carlson responded they are looking into other locations. Scott Keith, the plant manager of the existing Parkville drinking water plant for Missouri American Water added that 3-6 vehicles generally use the pay station each day.

Commissioner Lane questioned the feasibility of planting evergreens tall enough to provide a substantial visual break. Commissioner Delich added that given the desired height of trees, evergreen trees would be unfeasible for the applicant to provide. Additionally, Delich believed that the existing density of the trees would be adequate. Commissioner Wright asked how tall the Administration building would be. Carlson believed it was roughly 20-23'. Commissioner Wright pointed out the distance between residential properties and the buildings and did not see any major concerns.

Todd Kobayashi of 10433 River Hills Place then approached the Commission. He believed that any type of tree plantings would be more effective if planted closer to the buildings and would provide a break for sight and sound. Commissioner Delich added that trees added to the top of the retaining wall would add an additional 14' of height to the trees and would be a more effective placement.

Rick Simon of 10502 Riverview Point re-approached the Commission. He questioned the expansion potential of the water plant and wondered how future production may impact the community. Jody Carlson responded that future expansion is indicated on the site plan which would provide the ability of 10 million gallons if necessitated by demand. Carlson did not believe there would be a significant increase in employees, noise, or activity if the expansion plans were fully realized.

Joe Miller of 10500 Riverview Point re-approached the commission. He asked if the plant decided to expand outside of what was indicated if the board had any control over the restriction of such. Chairman Katerndahl responded that any changes to the final development plan or additional development would require the applicant to revisit the Planning & Zoning Commission for a review.

Mary Simon 10502 Riverview Point approached the Commission. She reiterated Jack Simon's concern over being the closest residential property to the subject site. She was concerned that she had a home of significant valuation and was concerned over what the plant would do to the value of her home along with her neighbors.

Seeing no other members of the audience that wished to speak, Chairman Katerndahl closed the public hearing at 6:55pm.

Chairman Katerndahl entertained a motion for approval of a Conditional Use Permit. Chairman Wright moved to recommend approval of a Conditional Use Permit based on staff recommendation of approval. Commissioner Delich seconded. A roll call vote ensued.

Commissioner Lane-Aye
Commissioner Wassmer-Aye
Commissioner Krtek-Aye
Commissioner Delich-Aye
Chairman Katerndahl-Aye
Commissioner Verhoeven-Aye
Commissioner Wright-Aye

Motion passed 8-0.

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*

Discussion ensued concerning any conditions or amendments that may be applied for the approval of the Preliminary Site Plan / Development Plan. Commissioner Delich requested a cross section from the applicant that indicates the existing residences, trees, retaining walls, and buildings. Such a drawing would indicate any problems with vegetation and necessitate any screening.

Commissioner Delich moved to approve the Preliminary Site Plan / Development Plan according to compliance with staff conditions and a stipulation that all bulk purchases of water be accommodated by finding a mutually acceptable site in a centrally located location and with the failure of such to happen, bulk water sales being restricted at the subject site. Commissioner Wright seconded. Motion passed 7-0.

Chairman Katerndahl confirmed that a final development plan would go before the Commission for approval. Stephen Lachky confirmed that it would. Commissioner Delich stated that any elevations the applicant could provide showing improvements to the building façade would be considered appropriately at the meeting for final approval of the development plan.

6. UNFINISHED BUSINESS

- A. Stephen Lachky provided an update on the city's zoning code update. An open house took place on Monday May 23, 2016 with 12-15 attendees. The consultant has been reviewing the city code line by line with a projected adoption deadline by October.

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:

- The working session following the June 14, 2016 Planning & Zoning Commission meeting was cancelled
- Board of Alderman Meeting: June 21, 2016
- Board of Zoning Adjustment Meeting: Tuesday June 28, 2016-Cancelled-No Agenda
- Planning & Zoning Commission Regular Meeting: Tuesday, July 12, 2016 at 5:30pm.

8. ADJOURNMENT

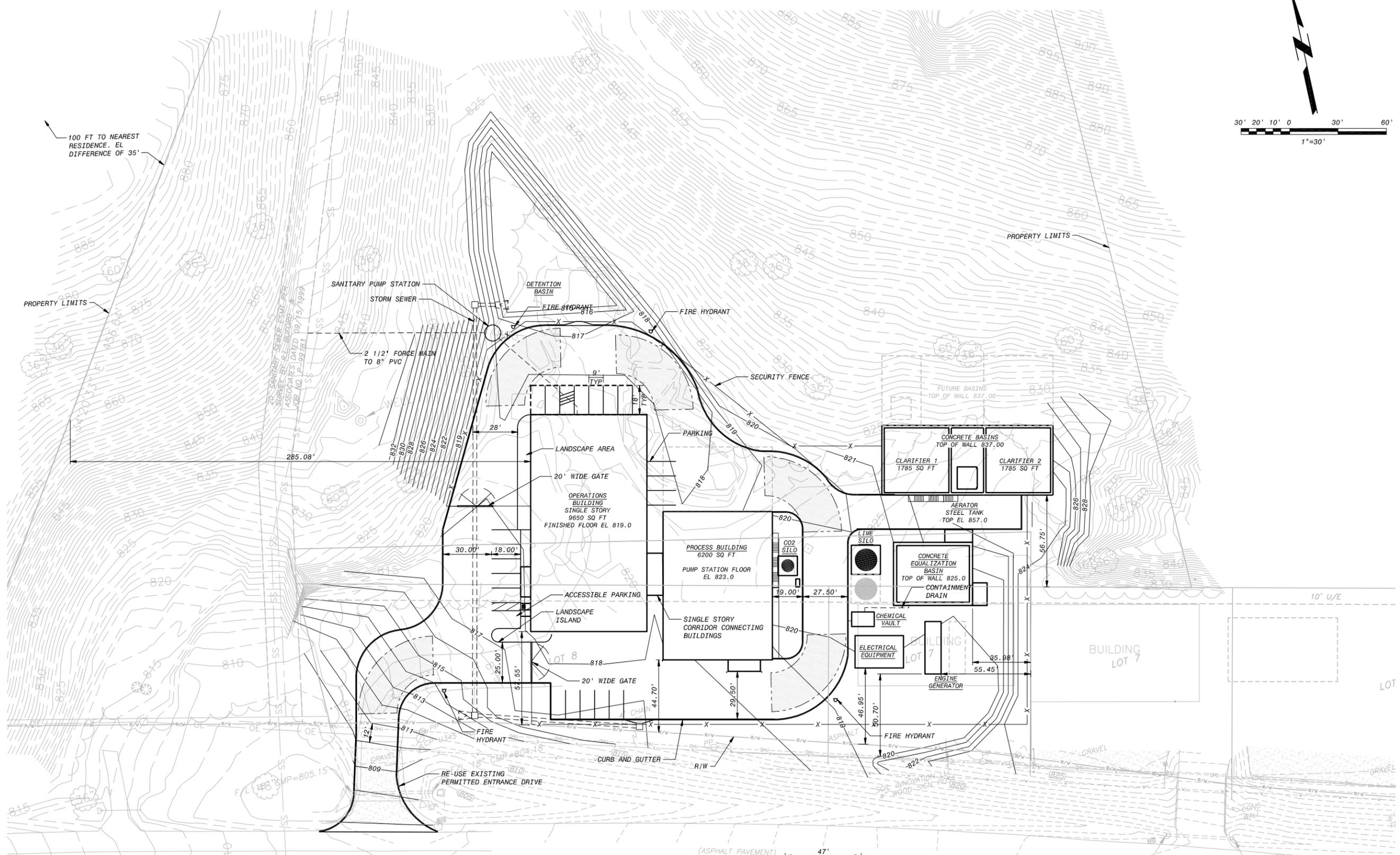
Seeing no further discussion, Chairman Katerndahl called for a motion to adjourn.
Commissioner Delich moved to adjourn, Commissioner Verhoeven seconded.
Motion passed: 8-0. Meeting adjourned at 7:39pm.

Submitted by:

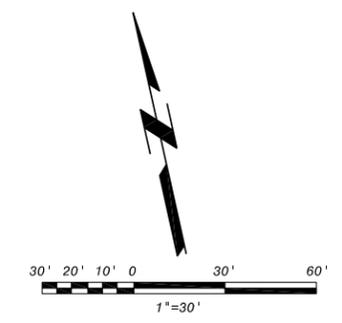
Stephen Lachky
Community Development Director

8-10-16
Date

4/12/2016 7:10:54 AM



100 FT TO NEAREST RESIDENCE. EL DIFFERENCE OF 35'



BLACK & VEATCH
Building a world of difference.
16305 SW 40th Road, Suite 200, Overland Park, MO 66117
913.556.5800

MISSOURI AMERICAN WATER
ENGINEERING DEPARTMENT
727 GRAND 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.:
EXPIRATION:

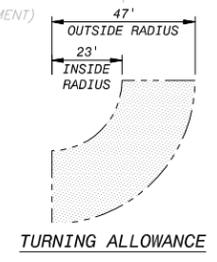
REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
FILE NO.:
PROJ. NO.:
ISSUE DATE: 7/5/2016
DRAWING TITLE:
CIVIL
CONDITIONAL USE
SITE PLAN

DRAWING NO.:
FIGURE 1

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.



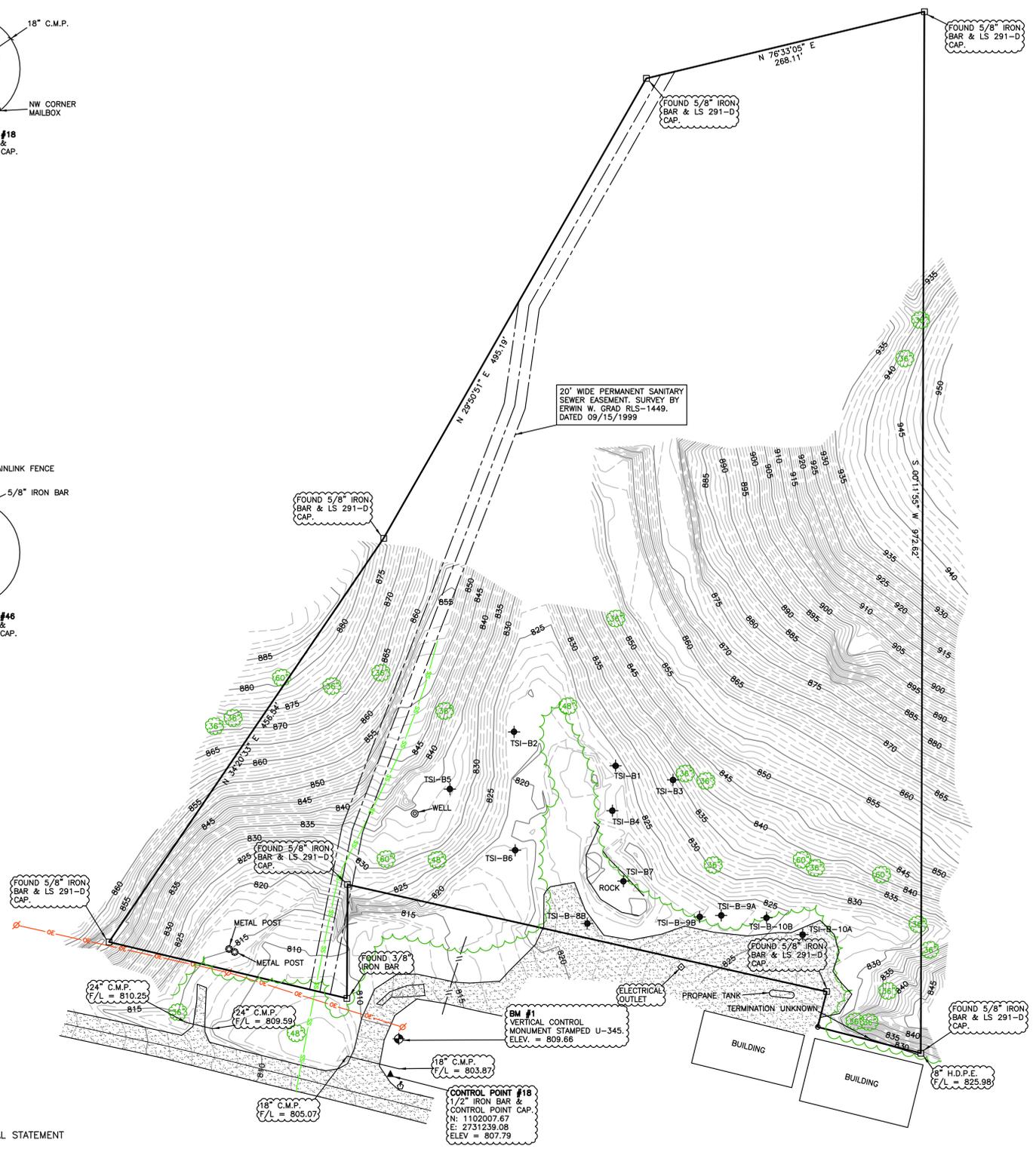
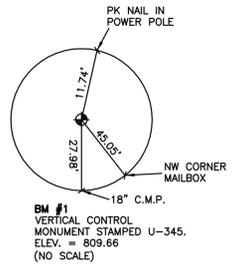
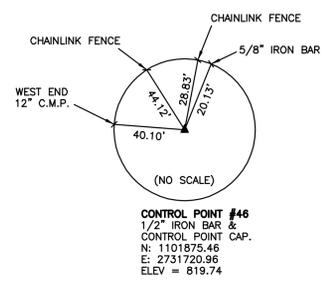
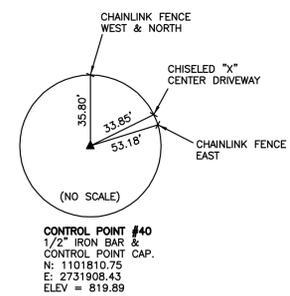
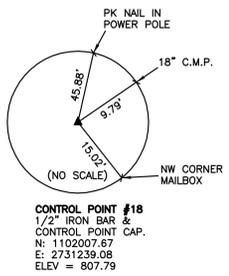
WHEN THIS DRAWING IS REPRODUCED AT ORIGINAL SCALE THIS BAR = 1 INCH

Agenda Item Notes

Item 5E Staff Analysis 6/14/16 and Staff Analysis 8/9/16 are the same attachments as the staff analyses in item 5D.

EXHIBIT D

TOPOGRAPHIC SURVEY



CERTIFICATION:

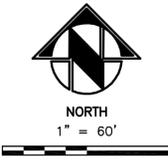
I HEREBY CERTIFY that the attached survey was completed by me or under my direct personnel supervision in accordance with the information furnished to the surveyor by the client and his agents, and that I am a duly Registered Land Surveyor under the laws of the State of Missouri.

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



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

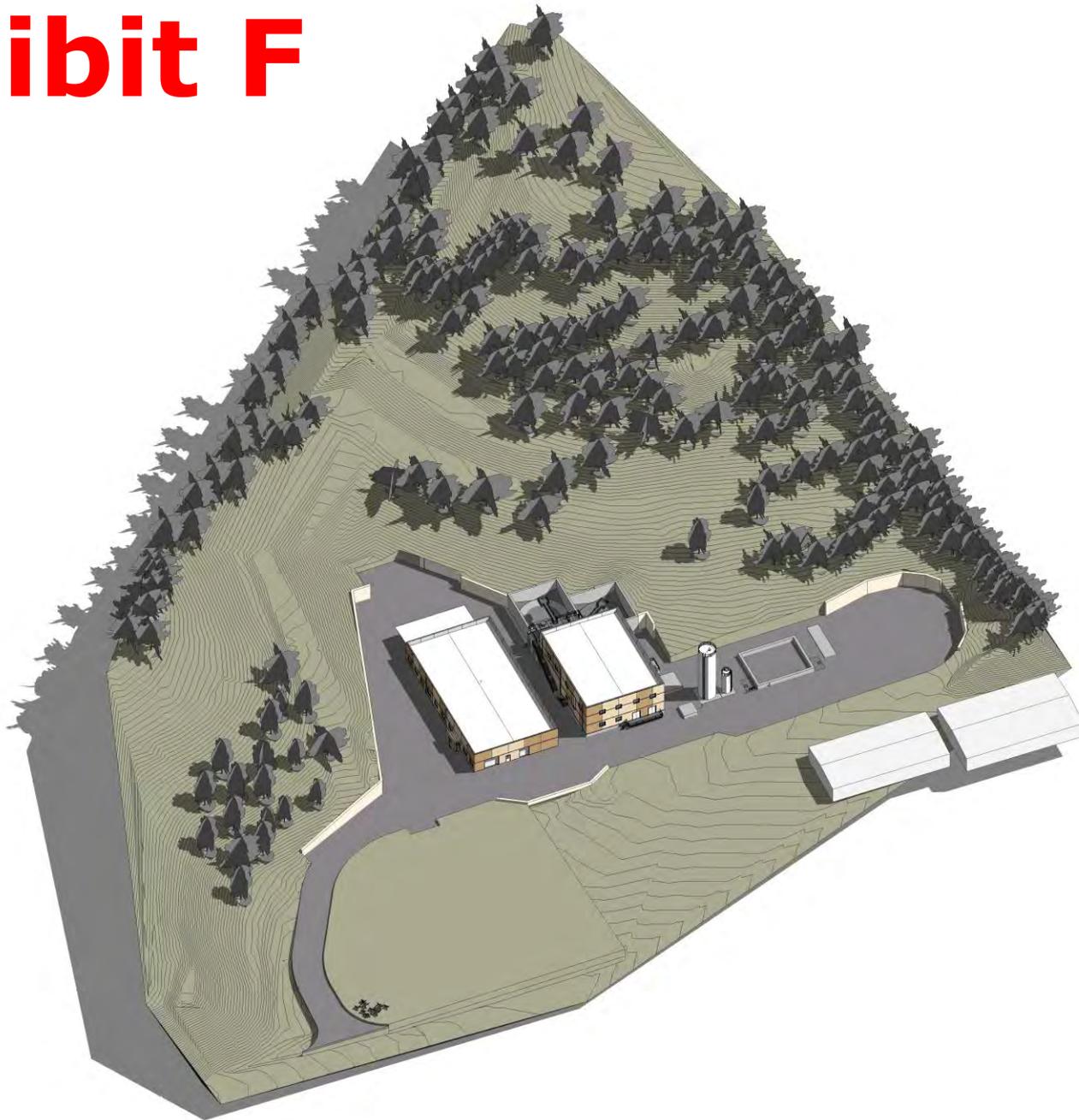
PREPARED FOR:
BLACK & VEATCH
SECTION 34, T-51; R-34W
PLATTE COUNTY, MISSOURI

MIDLAND SURVEYING
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
------------------------------	-------------------------	--------------------	----------	---------------------

Exhibit F













GROUND EL 905 +/-

TOP OF SILO EL 880 +/-

LIMITS OF DISTURBANCE

GROUND EL 820 +/-

Exhibit G

Photo taken at Joe Miller Residence; 10500 Riverview Point looking east/southeast



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: July 29, 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
Brady Brewster – Community Development Intern

RE: Missouri American Water – Revised Preliminary Plan

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

Sanitary Sewer:

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

The City requests information about the impact to the existing sanitary sewer system for the proposed facility prior to the approval of the final development plans. The developer's engineer 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 connection fees.

An adjacent property owner, in the industrial area to the east of the site, is currently finalizing the design and plans for a sanitary sewer main that will connect into the City's force main within the FF Hwy right-of-way. The sewer main will be owned and maintained by Platte County Regional Sewer District (PCRSD). It is recommended that Missouri American Water negotiate with the adjacent property owner and PCRSD to connect to the sewer main, in lieu of making another connection to the City's force main. Additional agreements may be necessary between the City and PCRSD to serve the property.

Erosion Control:

The proposed development was shifted to the frontage of FF Hwy. The concerns associated with sediment transported to the adjacent properties have been alleviated since the site plan has changed. The developer's engineer will need to provide construction plans for the erosion and sediment control practices, 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, the developer may be required to submit a revised 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.

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

1. Prior to approval of the Final Development Plan, the developer's engineer shall submit a summary for the sanitary sewer impact to the existing public force main.
2. Prior to issuance of a site development or higher permit, the annexation of the two lots, currently in Unincorporated Platte County, shall be annexed into the City of Parkville.
3. Prior to issuance of a site development permit, the developer's engineer shall verify the location of the public force main and associated sewer easements.
4. Prior to issuance of a site development permit, the developer shall prepare and execute any additional easements necessary for the existing force main.
5. Prior to issuance of a site development permit, the City and Platte County Regional Sewer District shall enter into an agreement to serve the subject property.
6. Prior to issuance of a site development permit, 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's engineer.
7. Concurrent with the issuance of site construction plans, the developer's engineer shall submit sanitary sewer plans for any improvements to the sewer main and associated sewer service connections. The plans shall be reviewed and approved by Public Works prior to the issuance of any site development permits.
8. Concurrent with the issuance of site construction plans, the developer's engineer shall submit erosion and sediment control plans. The plans shall be reviewed and approved by Public Works prior to the issuance of any site development permits.
9. 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. The study shall be reviewed and approved by Public Works prior to issuance of any site development 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 McAfee Forcemain

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



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:

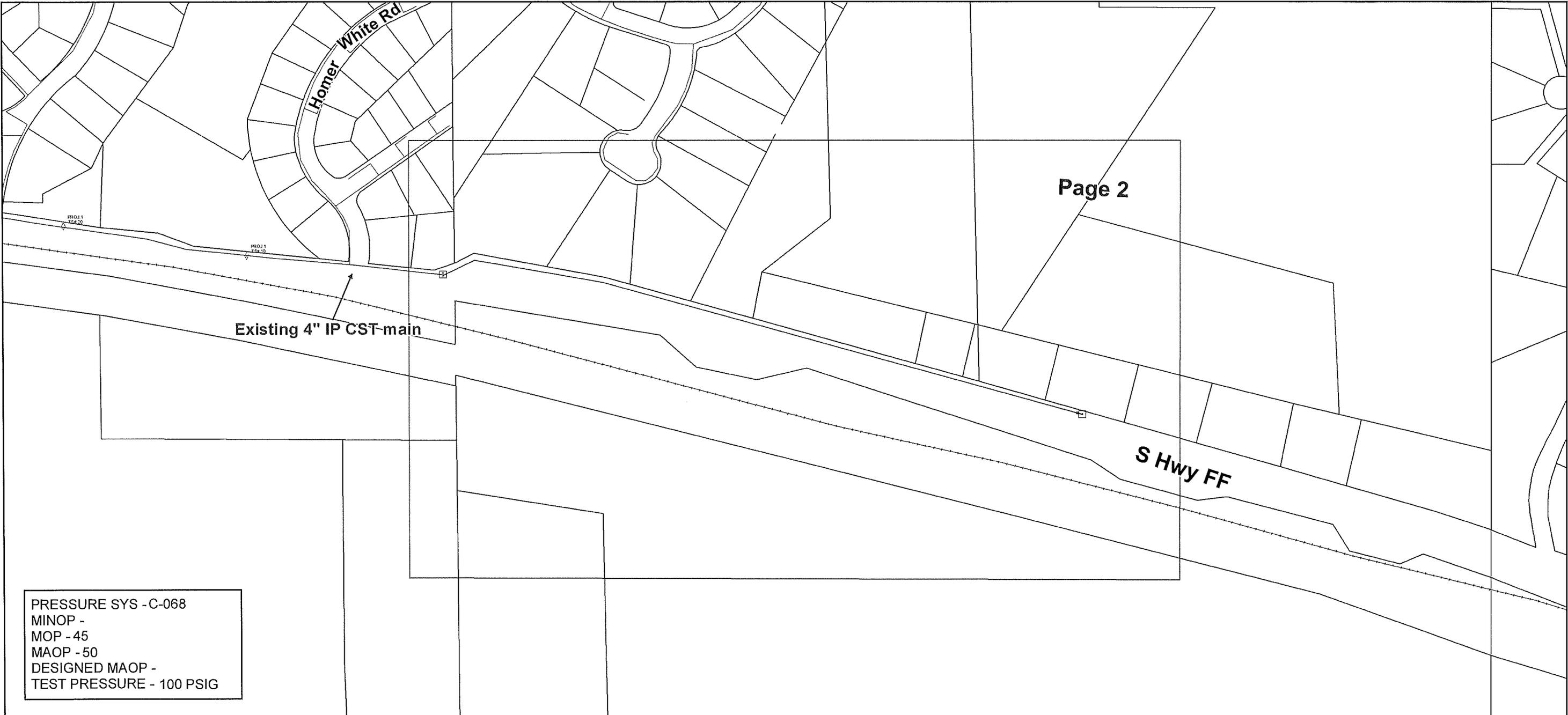
Stephen Lachky, AICP
Community Development Director
8880 Clark Ave
Parkville, MO 64152
slachky@parkvillemo.gov

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
3. Are the utilities and easements shown on the plans adequate? [] Yes [x] No
4. Are there any other issues that need to be addressed? [] Yes [x] No

Additional comments may be included on a separate sheet

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



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

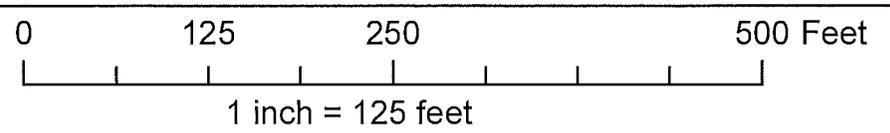


EXHIBIT K

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



Agenda Item Notes

Approval Flow Chart in Item 5E is the same as in Item 5D.