



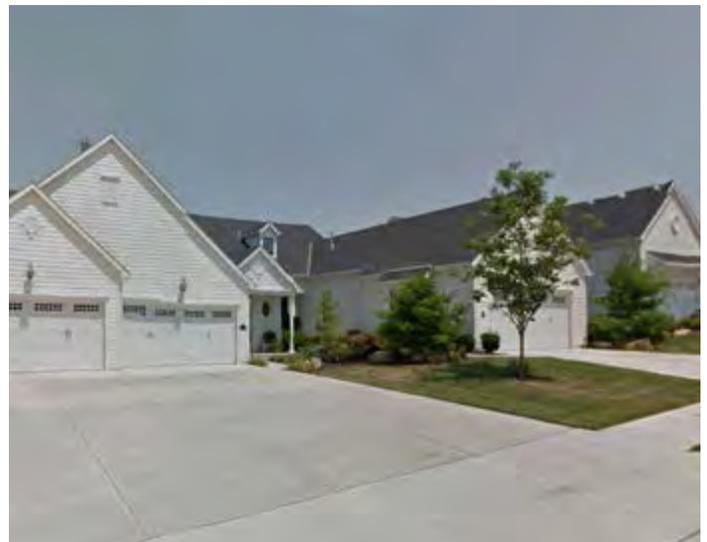
ZONING & SUBDIVISION REGULATION UPDATE HOUSING CHOICE & NEIGHBORHOOD DESIGN PARKVILLE, MISSOURI

INTRODUCTION

The Parkville Master Plan (2009) anticipates a large amount of new housing over the next 20 years. It also forecasts demographic, household and market changes that can influence the types of houses that will be in demand. Further, the plan identifies a diverse range of physical contexts for housing.

WHAT YOUR PLANS SAY

- Distinct neighborhoods should respond to their context – from those emphasizing terrain and natural features to those integrating diverse uses in a compact, walkable district.
- A wider range of housing choices will be needed to accommodate the population in the future, included more attached housing and maintenance provided housing.
- Provide a range of quality housing choices and price levels that allow for a mix of residents with diverse ages, races and incomes.
- Promote strategic residential development creating a critical mass for downtown businesses.
- Promote cluster development neighborhoods in exchange for preserving large amounts of important natural amenities that would otherwise be developed.
- Provide pedestrian-friendly neighborhood design with a “sense of place.”
- Include a mix of housing choices where no single housing type monopolizes a large area.



EXISTING DENSITY COMPARISON



SUBURBAN

- A** 8 Acres
14 Housing Units
1.75 Dwelling Units / Acre
- B** 4 Acres
6 Housing Units
1.5 Dwelling Units / Acre
- C** 0.44 Acres
1 Housing Unit
2.3 Dwelling Units / Acre



DOWNTOWN

- A** 8 Acres
37 Housing Units
4.6 Dwelling Units / Acre
- B** 4 Acres
21 Housing Units
5.25 Dwelling Units / Acre
- C** 0.19 Acres
6 Housing Unit
31.5 Dwelling Units / Acre
- D** 0.11 Acres
1 Housing Unit
9.1 Dwelling Units / Acre



CONDOMINIUM

- A** 8 Acres
28 Housing Units
3.5 Dwelling Units / Acre
- B** 4 Acres
16 Housing Units
4 Dwelling Units / Acre
- C** 0.5 Acres
4 Housing Unit
8 Dwelling Units / Acre



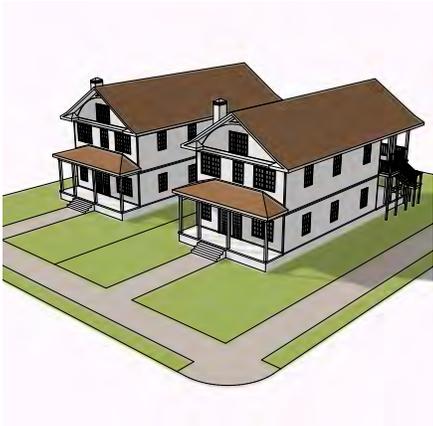
SUBURBAN

0.18 acres minimum
1 Housing Unit
5.5 or less Dwelling Units / Acre



NEIGHBORHOOD

0.14 acres minimum
1 Housing Unit
7.1 or less Dwelling Units / Acre



COMPACT DUPLEX

0.14 - 0.23 acres
2 Housing Units
8.7 - 14 Dwelling Units / Acre



WALK-UP APARTMENT

0.14 - 0.23 acres
4 - 6 Housing Units
17 - 42 Dwelling Units / Acre

WHAT YOUR REGULATIONS SAY

- There are 6 residential zoning districts.
- 3 of the 6 districts are geared primarily to single-family subdivisions as the dominant housing type.
- Other housing options are broadly categorized as “multi-family”.
- Some housing types (listed as “uses” in the districts) are obsolete (i.e. “apartment hotel” or “boarding house”).
- Multi-family types are regulated with “density” being the driving criteria.
- The density-based standards are prohibitively low for certain types of housing projects. (8 units / acre max)
- The regulations assume that the best mitigating factor for more density is buffers or open space, resulting in any density being disjointed from other projects.
- Other housing options are enabled through planned development process, with discretionary procedures and few criteria.
- The development standards create a bias towards larger, more involved development plans in order to do non-single-family projects, making it difficult to integrate different housing types.

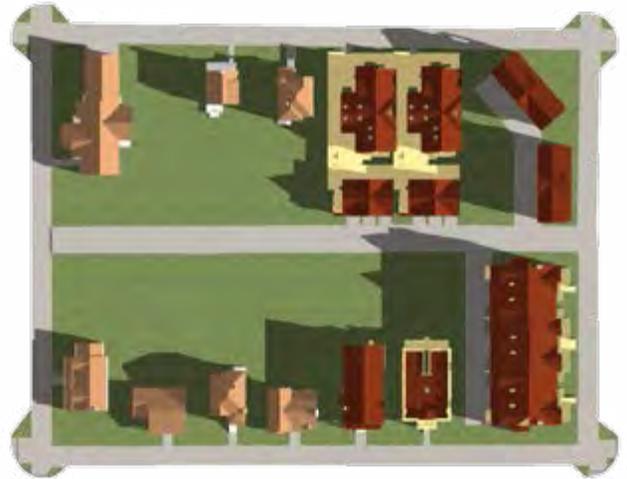
WHY IT'S IMPORTANT

Housing types can range from large detached-house estates to small efficiency apartments or condominiums – and everything in between. The neighborhood context for housing can range from the wooded countryside to compact, walkable neighborhoods, and everything in between. A robust housing market counts on this range of choices. Parkville’s planning contexts presents opportunities for this range of choices. The regulations should have options that account for these distinct and unique options.



OPTIONS TO CONSIDER

- Regulate by specific building type (detached house, row house, small apartment, etc.), rather than use (“single family” or “multi-family) or rather than density (i.e. 8 units/acre).
- Consider combining and simplifying the concepts in the TND and OTD-R districts into a better “planned residential” option.
- Borrow some of the “building type” approaches from the TND district for application in a basic small-scale, higher density housing district.
- Target more specific strategies in certain planning contexts such as neighborhoods near downtown.



Single-Family Houses
(3 - 10 DU / Acre)



Townhouses & Row Housing
(15 - 40 DU / Acre)

USEFUL RESOURCES:

MARC SUSTAINABLE DEVELOPMENT NAVIGATOR - HOUSING CHOICE

MISSING MIDDLE HOUSING

IMAGINE KC - EXPANDING HOUSING OPTIONS IN A CHANGING MARKET

HOUSINGPOLICY.ORG - MEETING THE HOUSING NEEDS OF OLDER ADULTS

LINCOLN INSTITUTE - VISUALIZING DENSITY