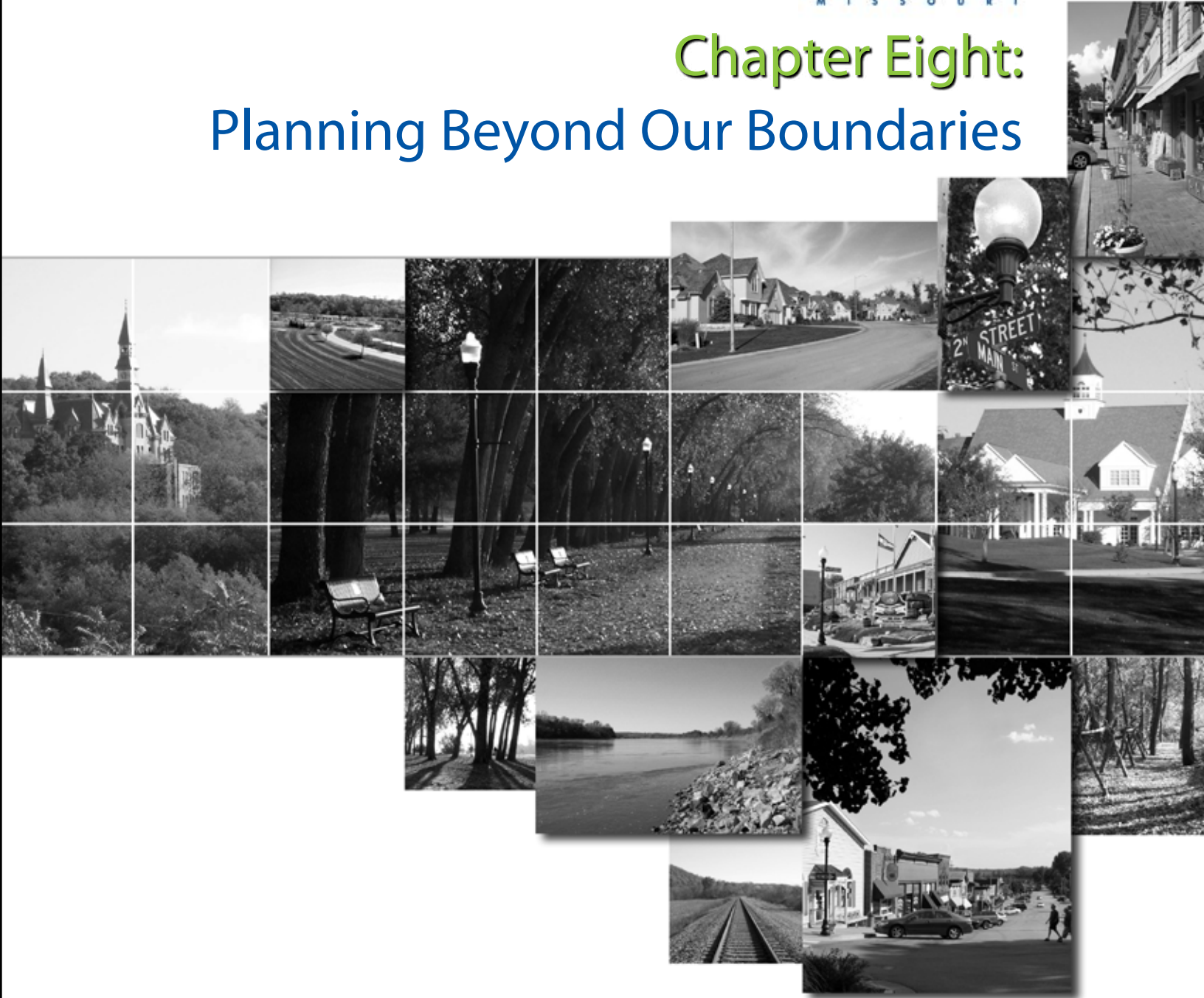




Chapter Eight: Planning Beyond Our Boundaries





Introduction

Future growth in the Parkville planning area will include land areas both within the existing city limits and in areas outside the current city limits. Planning for future growth and a sustainable community of the future will involve close coordination and collaboration with multiple area jurisdictions.

Platte County Planning and Land Use Policies

The Land Use Plan for unincorporated Platte County, adopted by the Board of County Commissioners in October 2002, identifies three policy areas within Parkville or the Parkville planning area. The policy areas were developed as a guide for future development within the unincorporated portion of the County. A majority of the unincorporated Parkville planning area is identified by the County's Plan as the "Suburban Policy Area" or as part of the Brush Creek Focus Plan. Projections for these areas include a mix of single-family, multi-family and limited commercial-retail and office uses developed to densities similar to those of Parkville and served by centralized water and sewer systems, paved streets and other improvements consistent with those required by the City.



Annexation of the transportation corridors should take place with the land abutting them, such as this area along 45 Highway from Graden Road to N. Crooked Road.

The projections and policies contained in the County Plan are greatly consistent with the City's Master Plan. The County Plan clearly recognizes municipalities' need to logically grow and the potential impact of development in the unincorporated areas on this growth. The Plan appropriately calls for appropriate considerations by the County and coordination with the nearby jurisdictions. Specifically, The County's Land Use Plan includes the following principles:

- Subdivisions within the county should only be allowed when connected to central water and sanitary sewer systems.
- Urban style development is only appropriate immediately adjacent to cities and towns.
- Discourage County land use policies that will keep local cities from annexing adjacent lands to their municipal boundaries.
- Explore partnerships and joint policies with area cities to allow for the orderly annexation of suitable land into local communities.
- Promote the development of areas adjacent to existing cities and communities as higher-density, urban style developments.

In addition, the County Plan contains many other similar principles like preservation of key resources, development of urban infrastructure and prohibiting development within environmentally sensitive areas including areas with slopes over 15% grade, wetlands, within the 100-year floodplain and areas directly adjacent to creeks and streams to name a few.

Although the County Plan will be updated and amended over time, the City anticipates these important understandings will remain true. To that extent, the City and citizens of Parkville should continue to actively participate in and coordinate with land use and development planning in and around Parkville.



Annexation Priorities and Expectations

Since the late 1990's, the City has grown through logical and strategic annexation from a mere approximately five square miles to over 15 square miles. These annexations were necessary to provide for logical growth, to protect interest in key resources, to coordinate services, to plan for expansion of the City's urban development and to appropriately ensure input in development along major corridors. Over the next 20 years it is anticipated that additional annexation will not only be desirable but absolutely necessary. Future annexations by the City of Parkville within the City's planning area may include a combination of undeveloped, developing and developed properties. This Plan establishes land use and planning priorities and polices related to this future annexation. The Annexation Priorities Map identifies anticipated policies for City expansion and annexation into the unincorporated areas around Parkville.

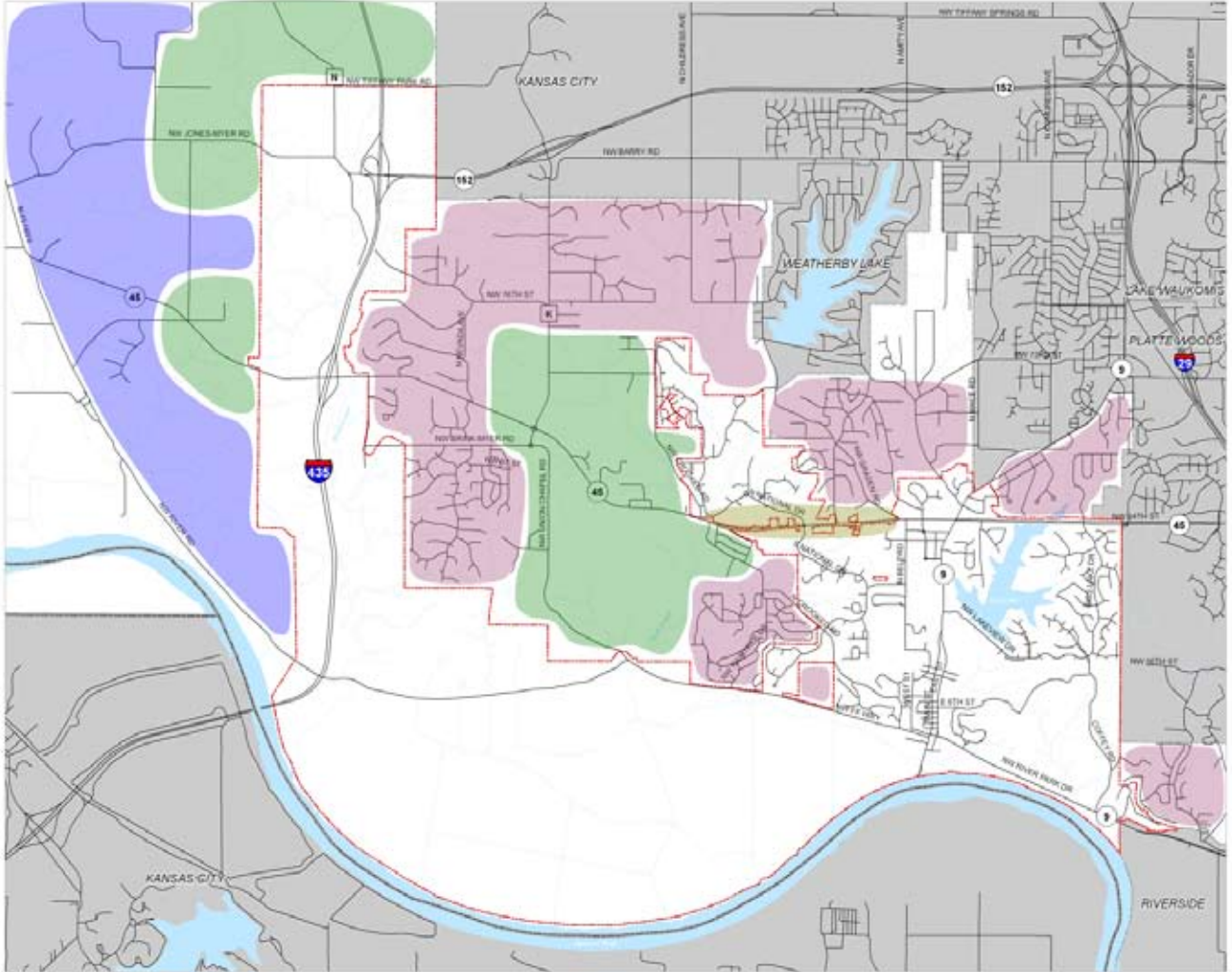


Residents of subdivisions such as Thousand Oaks function as residents of the community. In the future sub urban developments like this should be developed after annexation into Parkville.

Policy Areas

- **Near-term Annexation Area** - The City should proceed with near-term to clarify service boundaries, improve logical jurisdiction boundaries or serve logical expansion of near-term growth.
- **Priority Annexation Area** - These areas are projected for urban or suburban density development consistent with development patterns in Parkville. In some cases, this development may already exist. If these areas are to develop or redevelop in urban or suburban patterns they should first be annexed.
- **Annexation by Petition Area** - These areas predominantly include long established residential neighborhoods which should only be annexed as a result of voluntary petition by the neighborhood. In many cases residents of these neighborhoods identify with Parkville and function as members of the Parkville Community. However, many of these areas were not developed with infrastructure and utilities that meet modern City standards. These areas should be carefully evaluated for the financial impact of needed infrastructure maintenance and improvements and the impact to the citizens of greater Parkville. If annexed, it is anticipated that development agreements and other tools may be necessary to adequately address identified infrastructure limitations where they exist.
- **Conservation Area** - Annexation is not anticipated for these areas. They are not projected to develop in suburban and urban development patterns until well in the future as infrastructure and utilities are available. These areas are generally isolated from necessary services and should not be encouraged to develop in suburban or urban patterns as remote islands served by temporary or rural utility improvements. As utilities are made available to these areas, the City should reevaluate annexation.

Annexation Priority Areas Map



- Near-term Annexation Area
- Priority Annexation Area
- Annexation by Petition Area
- Conservation Area

As southern Platte County grows it is crucial to protect undeveloped areas outside of Parkville from quasi-rural development (e.g. large lot 1-20-acre parcels) that force future growth into areas that should remain rural.

When considering potential annexation of properties to the City, the following and other relevant factors should be examined.

- Ability to provide or extend major municipal services to the area while maintaining adequate services to current residents. Such services may include, police, public safety services, parks and recreation, streets, storm water management, building safety, planning and zoning, code enforcement and other basic services.
- Ability for the City to protect undeveloped areas from premature or low-density development which limits logical growth and efficient provision of services.
- Ability to require and manage quality urban development and land uses in a manner consistent with the recommendations of the City's Master Plan.
- Ability to improve the valuation of the community at-large without creating a financial burden upon current residents.
- Ability to ensure quality development consistent with the existing or desired character of the City.
- Ability to help further any identified goals/policies/objectives of the City (e.g. provide a broad range of housing/employment options, preserve natural or historic amenities, etc.)



Over time, rural developments like the Heartland Presbyterian Church Camp may redevelop. If so, these areas should be annexed into Parkville prior to redevelopment.

Planning Expectations Prior to Annexation

In accordance with recommendations outlined in Chapter Six, Land Use, it is essential for the City and County to cooperatively carry out the long-term vision and ongoing planning for unincorporated land within the Parkville planning area. Planning and development management in the County's Suburban Policy Area should occur in accordance with the recommendations of the City of Parkville Master Plan, including land use, subarea planning recommendations, and transportation and infrastructure recommendations (Chapter Six, Chapter Eight). The following implementation recommendations from Chapter Six, Future Land Use are recommended to ensure proper planning in the unincorporated area until such time that annexation occurs to the City of Parkville:

- Conduct a joint City-County Corridor Plan and an intergovernmental agreement for the continued development of the 45 Highway Corridor, including, establishing uniform design standards and criteria, more detailed land use projections and access management standards.
- Adopt an intergovernmental agreement between the City of Parkville and Platte County to manage land use and development decisions in the unincorporated land around Parkville (Suburban Policy areas including unincorporated area south of the 45 Highway corridor, properties west of I-435, properties north of M-152). The agreement and planning activities should ensure such areas are not prematurely developed with rural low density uses (i.e., residential large lots) before logical annexation and higher intensity development can occur in the City of Parkville.
- Adopt an intergovernmental agreement between the City of Parkville and Platte County to require any development in the unincorporated area surrounding Parkville to construct urban infrastructure (e.g. streets with curb-and-gutter, sidewalks, street lighting, storm water management and municipal water and sanitary sewer utilities to city standards), and include local and collector street connectivity between development areas.

- Jointly prohibit development within environmentally sensitive areas, including areas with slopes over 15% grade, wetlands, within the 100-year floodplain and areas directly adjacent to creeks and streams.

Other Planning Expectations Beyond Our Borders

Decisions made by other jurisdictions beyond the borders of Parkville will impact the quality of life in Parkville and the long-term growth opportunities around the City's fringe. It is important for the City of Parkville to maintain ongoing and proactive coordination and interlocal agreements with Platte County and each surrounding community (e.g., Riverside, Kansas City, MO, and Kansas City, KS) and the area service districts and providers. Actions taken by these other jurisdictions related to issues such as land use, infrastructure, storm water management, transportation and the Missouri riverfront will play a role in Parkville's ability to provide a sustainable community in the future.

Specifically, Parkville should maintain interlocal agreements and ongoing planning efforts with other jurisdictions addressing the following:

- Storm water management and water quality from developments located upstream and within the drainage basins shared with Parkville.
- Regional highway and arterial / collector roadway improvements, street network expansion and maintenance for streets extending through multiple jurisdictions.
- Opportunities to implement county or regional mass transportation services such as fixed rail, bus rapid transit, local bus services and alternative-fuel or low-emission vehicles.
- Missouri riverfront recreational enhancements and flood control.
- Preservation of local and regional open spaces and natural resources.
- County and regional trails, bicycle and pedestrian facilities connecting local neighborhoods and regional activity centers. ■



Coordination with surrounding communities and Platte Co. is needed to manage storm water runoff and protect the health of streams.



Expand the recreational opportunities along the Missouri Riverfront, such as new ball fields.



The development of regional trails, bicycle and pedestrian facilities will require coordination with Platte County and other jurisdictions.

