



**Planning & Zoning Commission
Regular Meeting Agenda
City of Parkville, Missouri
Tuesday April 12th, 2016 @ 5:30pm
City Hall Boardroom**

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the Agenda.
 - B. Approve the minutes from the March 8th, 2016 Regular Planning and Zoning Commission meeting.
4. Public Hearing
 - A. Application to rezone two parcels containing 30.82 acres, more or less, located approximately 3/4 mile north of 45 Highway on NW 76th Street and abutting I-435, from County "RMD" Residential Multiple Dwelling District to City "R-1" Single-Family Residential District. *Case# 2016-04 Michael E. Pedley, Regina M. & Charles K. Moore, applicant*
5. Regular Business
 - A. Application for a Site Plan/Development Plan for 12 East Street Parkville, MO. *Case #PZ16-03 Samsara Vintage Home, applicant*
6. Unfinished Business
 - A. None
7. Other Business
 - A. Missouri American Water Treatment Plant – Future Work Session-
 - B. Upcoming meetings & dates of importance:
 - Planning Commission Work Session-*immediately following this meeting.*
 - Board of Zoning Adjustment Meeting: Tuesday, April 26th, 2016 at 5:30 pm
 - Board of Aldermen Meetings: Tuesday, April 19, 2016 and Tuesday, May 3rd, 2016 at 7:00 pm
 - Planning & Zoning Commission Regular Meeting: Tuesday, May 10th, 2015 at 5:30 pm.
8. Adjournment

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, March 8, 2016 at 5:30 p.m.
City Hall Boardroom**

1. CALL TO ORDER

Chairman Katerndahl called the meeting to order at 5:30 pm.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman
Keith Cary, Vice Chairman
John Delich
Doug Krtek
Robert Lock
Walt Lane

Commissioners Absent with prior notification:

Michael Wright
Pam Scott
Barbara Wassmer

A quorum of the Planning Commission was present.

Staff Present:

Stephen Lachky / Community Development Director
Kelly Yulich / Department Assistant

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 Delich moved to approve the agenda, Commissioner Lock seconded. Motion passed: 6-0.

B. Approve the minutes from the February 9, 2016 Regular Planning and Zoning Commission meeting.

Chairman Katerndahl called for any discussion of the minutes or changes needed.
Commissioner Delich requested to have an addendum added to the minutes stating the reasoning and conclusions from the Norrington Hall egress stairway. Chairman Katerndahl called for a motion to approve the minutes with said addendum added. **Vice Chairman Cary moved to approve the minutes, Commissioner Delich seconded. Motion passed: 6-0.**

4. PUBLIC HEARING

None.

5. REGULAR BUSINESS

Application for Final Plat of Re-plat of Lot 11, Cider Mill Ridge, Fourth Plat Case PZ16-01, RP Golf LLC, applicant.

Community Development Director, Stephen Lachky, gave an overview of the application requesting a re-platting of Lot 11, Cider Mill Ridge, Fourth Plat and a portion of the abutting un-platted property to the east and south, changing Lot 11-A to Tract H and adding new Tract G as a median on Barn Hill Road at the intersection of National Drive. Tract H retained the same dimensions and was not changing other than removing the lot designation and creating a tract designation. The addition of Tract G consisted of 2,561 square feet or 0.06 acres. Both tracts would be maintained by the Home Owners Association of the National Cider Mill Ridge.

Lachky stated that the application had been reviewed against the City of Parkville's Municipal Codes, including the subdivision regulations, the R-2 district regulations, and the height, area and bulk requirements. The application had also been reviewed against the previously approved Cider Mill Ridge Fourth Plat. The primary consideration for approval of the plat was the ability to meet the minimum applicable subdivision regulations and standards for permitted uses, area, width, depth, setbacks, adequate utilities, grading and drainage and parkland donation.

Staff concluded that based on the final plat and supporting information submitted, all applicable standards and requirements had been met, with the exception of a right-of-way maintenance agreement, which outlines the responsibilities of the developer for the maintenance of landscaping on the median island. Accordingly, staff recommended approval of the proposed Re-plat of Lot 11, Cider Mill Ridge – Fourth Plat subject to conditions:

- Completion of the Public Works Department punch list which included repair of a sidewalk ramp.
- Right-of-Way maintenance agreement which outlined the responsibilities of the developer for the maintenance of the landscape island, approved by the Public Works Director.

Chairman Katerndahl asked if there were any questions or discussion from the planning commission. Seeing none he requested a motion.

Commissioner Lane moved to recommend approval of the application subject to the conditions herein. Commissioner Delich Seconded. Motion passed 6-0.

6. UNFINISHED BUSINESS

None.

7. OTHER BUSINESS

A. Parkville Zoning & Subdivision Regulations Project

Chris Brewster, a consultant with Gould Evans, gave a presentation and update on the Parkville Zoning Code & Subdivision Regulations Update project. Brewster went over the project goals and showed how the consultant team is working on linking regulations to plans and policies and making Parkville's regulations more user-friendly. The initial draft had been started and the consultant team is currently working on reorganizing application procedures; this includes the removal of multiple sections with overlapping procedures, removing repeated language, and eliminating confusion through better organization. The current regulations have conflicts and lacks clear criteria. Brewster noted the need for discretionary vs. administrative roles appeared mixed.

Brewster noted that charts could be used for pre-application steps, miscellaneous technical studies, appeals and successive applications. Applications, fees, notice, timeline and review cycles are all common procedures which could easily be created into charts. More specific review procedures — including platting, zoning map amendments, planned developments, conditional uses, site plans, appeals and variances and text amendments — could all be placed in a specific "procedures" section. Additionally, reviews could be deemed "minor" or "major".

Brewster then talked about next steps for the Zoning Code & Subdivision Regulations Update project. The Steering Committee will look at draft issue paper for housing choice, downtown, and the planning and zoning process, at their April work session. In May, the Steering Committee will look at draft issue papers for streetscapes, open space and civic spaces. The first public open house meeting will be held in the Board Room at Parkville City Hall the evening of May 23, 2016. An initial draft of the revised zoning code and subdivision regulations will be made available to the Steering Committee in June or July. Another public open house meeting will be held in September or October; following this meeting, a final draft will be available for the Steering Committee to review. The goal is to have an adoptable document available in October or November.

Vice Chairman Cary questions who at the City would be deciding between a "major" or "minor" projects that would warrant either approval at the staff level, or items that would need to go before the Planning & Zoning Commission. Chairman Katerndahl suggested items approved administratively could be added as "Other Business" on each month's agenda so staff could provide the Planning & Zoning Commission an update on what had been approved each month at the staff level. Brewster said items could be approved in the form of a consent agenda type of approval.

B. Upcoming Meetings & Dates of Importance:

- Board of Zoning Adjustment Meeting: Tuesday March 22, 2016 at 5:30pm
- Board of Aldermen Meetings: Tuesday, March 15, 2016 and Tuesday, and Tuesday April 5, 2016 at 7:00 pm.

- Planning & Zoning Commission Regular Meeting: Tuesday, April 12, 2016 at 5:30 pm.

8. ADJOURNMENT

Seeing no other discussion, Chairman Katerndahl called for a motion to adjourn. **Commissioner Lane moved to adjourn, Commissioner Krtek seconded. Motion passed: 6-0.** Meeting adjourned at 6:30 p.m.

Submitted by:

Kelly Yulich
Community Development Department Assistant

3-11-16
Date

DRAFT



Staff Analysis

Agenda Item: 4.A

Proposal: Application to rezone two parcels containing 30.82 acres, more or less, located approximately 3/4 mile north of 45 Highway on NW 76th Street and abutting I-435, from County “RMD” Residential Multiple Dwelling District to City “R-1” Single-Family Residential District.

Case No: PZ16-04

Applicant: Michael E. Pedley, Regina M. & Charles K. Moore

Owners: Michael E. Pedley, Regina M. & Charles K. Moore

Existing Zoning: County “RMD” Residential Multiple Dwelling District

Proposed Zoning: City “R-1” Single-Family District

Parcel #s: 20-4.0-18-000-000-001.000 & 20-4.0-18-000-000-001.002

Exhibits:

- A. This staff report
- B. Application for Zoning Map Revisions (Rezoning)
- C. Affidavit of Ownership
- D. Legal description for the subject property
- E. Area map
- F. Utilities Availability

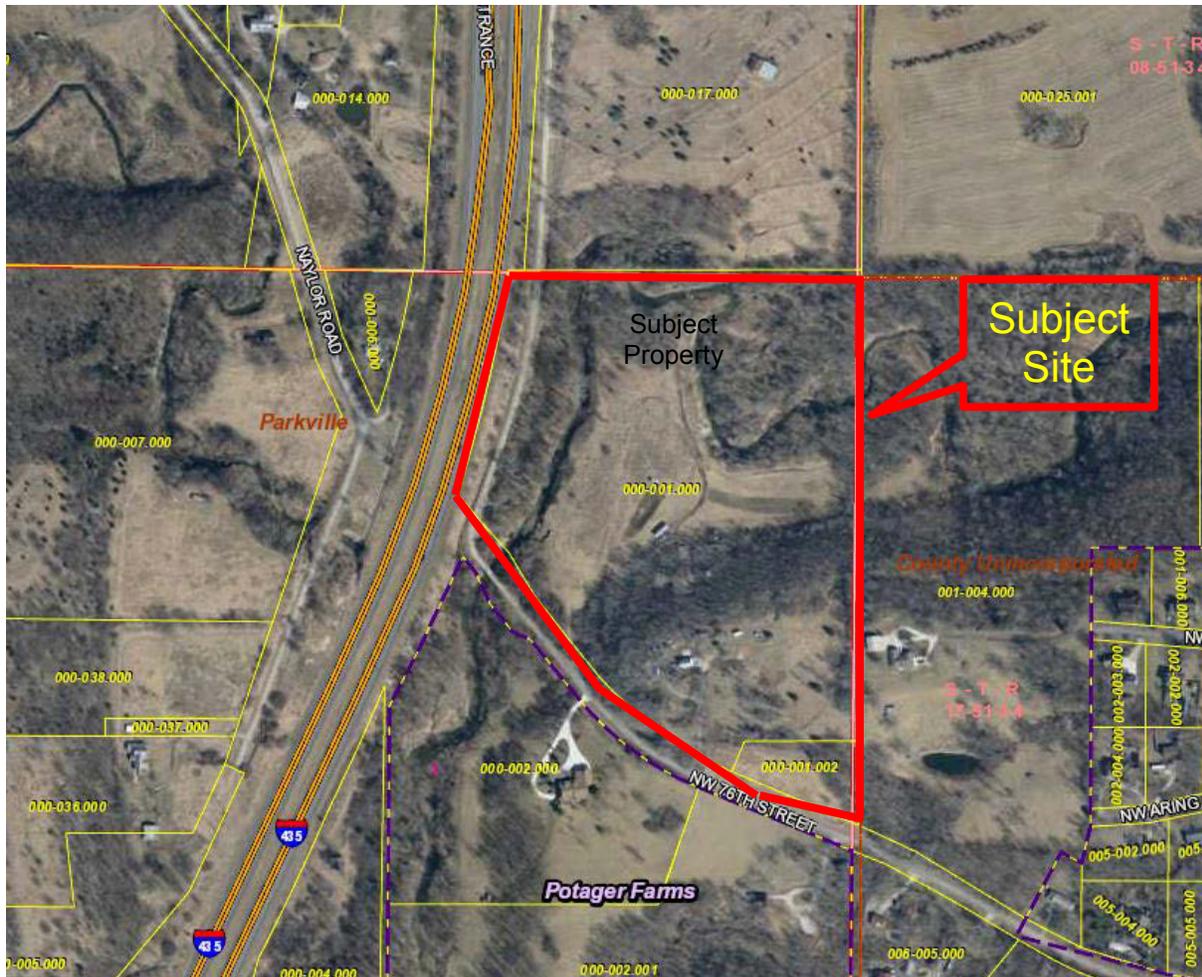
By Reference:*

- A. Parkville Municipal Code Chapter 410, “R-1” Single-Family Residential District Regulations - <http://ecode360.com/27901196>
- B. Parkville Zoning Code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
- C. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
- D. Public Hearing announcement & Summary - <http://parkvillemo.gov/public-hearings/>
- E. Notice of Public Hearing mailed to owners within 185 feet of the subject property-

* Copies on file at Parkville City Hall and available on request

Overview

The application proposes to rezone 30.82 acres, more or less, from County “RMD” Residential Multiple Dwelling District to City “R-1” Single-Family Residential District. The property contains two parcels - Platte County parcel numbers 20-4.0-18-000-000-001.000 and 20-4.0-18-000-000-001.002. A full legal description is attached.



The property retained its County “RMD” zoning designation after being annexed into Parkville in the early 2000s, and has since not been rezoned. The owners’ desire is to construct a farm building and future single-family home on the property; this requires the property to be rezoned to a Parkville zoning district. Staff proposes to rezone the land to an “R-1” Single-Family District. See Parkville Municipal Code, Title IV, Chapter 410, “R-1” Single-Family Residential District Regulations, for additional information.

Review and Analysis

The application has been reviewed against the City of Parkville’s Code, including the applicable R-1 zoning district regulations, the Parkville Master Plan and its adopted Future Land Use map. Per Parkville Municipal Code, a notice of public hearing has been published, surrounding property owners were notified via certified mail and signs were posted, as required. As of the date of this memo, no public comments have been submitted for the Commission’s consideration.

The City Codes do not define how the Planning & Zoning Commission shall determine if a proposed zoning district change is appropriate. Instead, the Planning & Zoning Commission has previously considered the following matters as a guide, as advised by staff and legal counsel. The following are staff’s findings and conclusions.

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

The property is located approximately 3/4 mile north of 45 Highway on NW 76th Street and abutting the east side I-435. Although the property abuts the interstate and is in close proximity to 45 Highway, the property and surrounding area is considered rural, undeveloped, or developed for low density uses.

The property is surrounded by:

- To the north - property zoned County “RMD” Residential Multiple Dwelling District; this property is also undeveloped and has not yet been rezoned.
- To the west – Interstate 435;
- To the south – County “RE” Rural Estate
- To the east- County “R-15” Single Family Low Density District.

The proposed “R-1” single-family residential district zoning would allow uses that would be considered generally compatible with uses on the surrounding properties. This includes farm and garden uses, single-family dwellings and other permitted uses, subject to specific requirements.

2. The suitability of the subject property for the uses to which it is restricted and the extent to which removal of restrictions imposed by the current zoning district may affect nearby property.

The subject property is currently zoned County “RMD” (Residential Multiple Dwelling) District. The property was annexed in the early 2000s. Per City policy at the time of annexation, the property retained its existing County zoning with the intent that zoning would remain in place until development was desired. In this case, the owners desire to build a single family home on the proposed Lot 2 and a barn on the proposed Lot 1. Although the current County RMD zoning district allows for residential uses as desired, rezoning to a City district is required in order to obtain a City building permit. Unless rezoned, building permits cannot be issued. Therefore, the property is not suitable to the uses to which it is restricted under the current County RMD zoning.

The City does not have an RMD zoning district. Instead, the applicant proposes to rezone the property to an equivalent zoning district: “R-1” Single-Family District. This district is the city’s most compatible district to existing and surrounding development, future land use projections in the Parkville Master Plan, and allows farm and garden uses, single-family dwellings and other permitted uses, subject to specific requirements. The R-1 zoning district is also the City’s most restrictive residential zoning district in terms of allowable uses. See Parkville Municipal Code, Title IV, Chapter 410, “R-1” Single-Family Residential District Regulations, for additional information.

Removal of the restrictions imposed by the current zoning district could affect the nearby uses if the property were to be developed with more intensive uses permitted under the R-1 district such as colleges, primary schools, churches or other permitted uses. However, in order to be further developed for these higher intensity uses, alternative access would be required.

3. The relative gain to the public’s health, safety and welfare as compared to the hardship of the individual property owner of the subject property.

There appears to be no specific gain to the public health, safety and welfare by denying the application for rezoning. Primary public health, safety and welfare considerations focus on the ability to respond with public and emergency services including police and fire and the

ability to maintain the peace. The proposed zoning does not appear to have any impact on the ability to provide these services. The property is no less accessible compared to other nearby properties, and if developed further, the property would provide no significant or additional burden on emergency services. If developed further than the extent anticipated through this rezoning, the impact(s) would need to be considered further; this could be addressed through the plan and/or plat approval process. Additionally, no significant increases in vehicular traffic are expected to be generated as a result of the rezoning to an R-1 District.

Other public health, safety and welfare considerations include potential impacts to surrounding properties and uses, public utilities and services and future development. These issues are addressed in items 1, 2, 4 and 5.

Although it is staff's opinion that denial is not warranted to protect the public health, safety and welfare, there does appear to be a hardship to the property owner if the property is not allowed to be rezoned to a City district. As discussed in item 2 above, the site cannot be developed under the existing County RMD zoning. Instead, the property must be rezoned to a City district before building or development permits are approved. The parcels do achieve the City's projected land use for the property as indicated in the Parkville Master Plan via its Future Land Use map. Disallowing the property to be zoned as requested or to another City district will effectively prevent construction and development creating a hardship on the property owner.

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

Development of the site would require extension of public services or in some cases approval of private services. The site is served by the Platte County Regional Sewer District (PCRSB). PCRSB has confirmed that closest sewer service is located approximately ¼ mile away and that a private septic system would be allowed in lieu of requiring extension of a public sewer line. However, if the property were to develop further, the line extension may be required. Furthermore, if a septic system is approved, an agreement to connect to the public sewer system at such time (as the line can be reasonably accessed) will be required. Other utilities including water, gas and electricity will have to be approved by the perspective service providers.

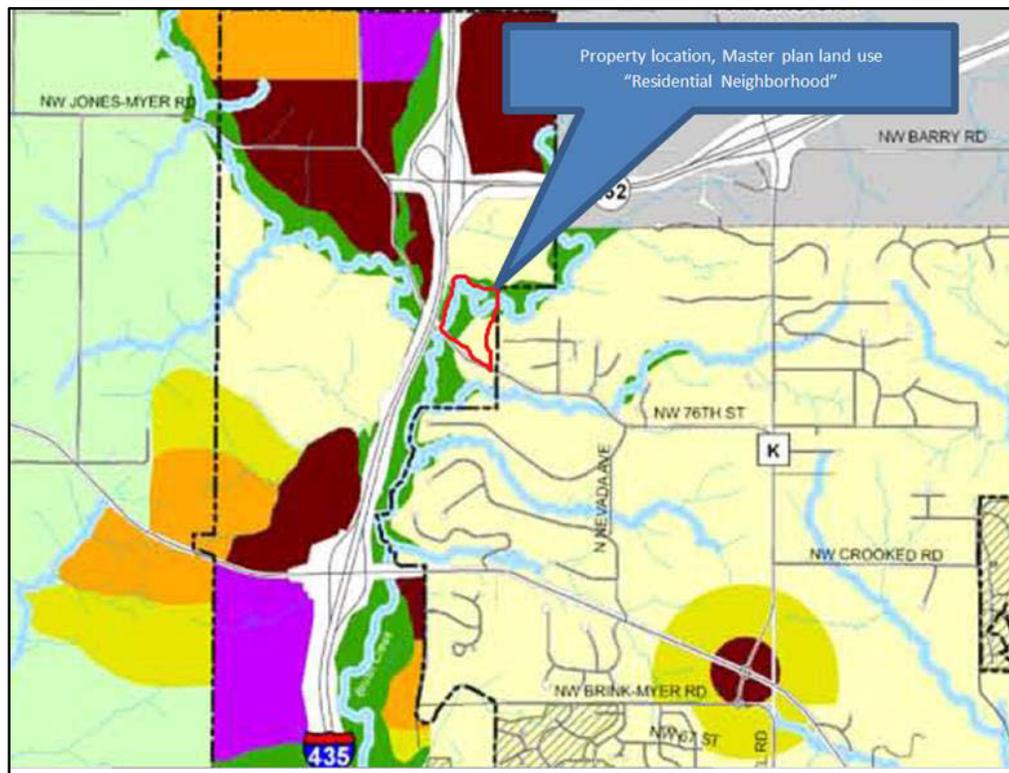
Public street improvements would also be required for any development beyond farm and garden and rural residential uses with limited traffic. The site has access from a public street designed and maintained to provide limited residential access. The street is not suited to handle substantial increases in traffic volume. See additional detail in item 2 above.

Beyond basic utilities, the site would be serviced by emergency services; this includes police, fire and ambulance service. The site is no more remote or difficult to serve than other surrounding properties in this area. If the property were to develop further, additional and improved access points would be required to ensure that emergency services could quickly and easily access and maneuver through the site.

In all cases, development beyond single-family homes would warrant additional review as part of the plan and/or plat approval processes. Need for adequate public utilities and services would be addressed at that time. Meanwhile, the development of farm and garden uses and a single-family homes will not have a significant impact on public utilities or services.

5. Consistency with the City's adopted master plan.

The adopted Parkville Master Plan projects the property for *Residential Neighborhood* uses. This projection is primarily intended to accommodate single-family detached residential development, but also may include a variety of supporting residential building types such as clustered or attached single-family units, and townhomes designed to function as a neighborhood, mater planned in accordance with the Neighborhood Design Policies and Design Expectations. The uses permitted in the R-1 zoning district would accomplish the intent of this projection.



Excerpt from the adopted *Parkville Master Plan, Land Use Map*. The property proposed to be rezoned is outlined in red. The tan color in the subject area represents Residential Neighborhood land use projection and the green color represents a Park and Open Space land use projection. The blue color in the subject area represents Streams and the light blue color represents Streams Buffer.

Staff Conclusion and Recommendation

Staff concludes that: The proposed "R-1" Single-Family Residential District zoning is not out of character with the surrounding zoning and would not significantly impact the zoning or character of the area; impacts from development permitted under the R-1 zoning could be mitigated through the plan and/or plat approval process; the site is suited to the existing zoning, but cannot be developed under that zoning; there appears to be no specific gain to the public health, safety and welfare by denying the application for rezoning; there does appear to be a hardship to the property owner if the property is not allowed to be rezoned to a City district since the property cannot be developed under the existing County zoning; the requested R-1 zoning is the City's closest equivalent zoning district to the existing County "RMD" Residential Multiple Dwelling District; the site does not have adequate public utilities necessary to develop many of the uses permitted in the R-1 zoning, requiring extension of services or approval of private

improvements; the area is currently served by emergency services; development beyond farm and garden and rural residential uses would require improvements to ensure adequate emergency access and services; the proposed R-1 zoning would accomplish the City's projected Residential Neighborhood land uses.

Following review, staff recommends approving the proposed zoning district change to "R-1" Single-Family Residential District based on the merits of the application and the findings and conclusions in this report.

It should be noted that the recommendation contained in this report is made without the benefit of being able to consider public comments to be shared during the public hearing. Staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the proposed rezoning application, associated exhibits and any testimony presented during the public hearing the Planning and Zoning Commission, must recommend approval or denial to the Board of Aldermen, unless action is otherwise postponed.

End of Memorandum

3/9/2016

Stephen Lachky, AICP
Community Development Director

Date

cc: Paul W Giarratana, CBO, CBI, CFM-Building Official
Kelly Yulich-Community Development Assistant



Application #: P216-
 Date Submitted: 3-4-16
 Public Hearing: 4-12-16
 Date Approved: _____

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

Application for Zoning Map Revision (Rezoning)

1. Applicant / Contact Information

Applicant(s)
 Name: MIKE PEDLEY
 Address: P.O. Box 29006
 City, State: PARKVILLE MO 64152
 Phone: 816-289-0196 Fax: _____
 E-mail: M:KE.PEDLEY@ATT.NET

Owner(s), if different from applicant
 Name: M:KE PEDLEY
 Address: P.O. Box 29006
 City, State: PARKVILLE MO 64152
 Phone: 816-289-0196 Fax: _____
 E-mail: M:KE.PEDLEY@ATT.NET

Engineer / surveyor(s) preparing legal desc.
 Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

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

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that rezoning in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) [Signature] Date: 03/04/16
Property Owner's Signature (Required) [Signature] Date: 03/04/16

2. Property Information

Legal description: Attach a separate sheet with complete writing and graphical legal description of the subject property.

Property address or general description of location: 3/4 mile north of Highway on 76th St. & abutting I 435

Parcel ID Number: 20-40-18-000-001-000 & 20-40-18-000-001-002

Present zoning: county RMO Proposed zoning: R1 Single Family District

Present use of the property: _____

Length of use: _____

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>Vacant</u>	<u>County RMO</u>
South:	<u>Single Family</u>	<u>County RMO</u>
East:	<u>Single Family Home</u>	<u>County RMO</u>
West:	<u>I-435</u>	

Attach a summary of the general character of the surrounding properties, the effects of the proposed rezoning on nearby property, the suitability of the site for development under the current zoning, adequacy of area roads, public utilities and public services necessary to serve development permitted in the proposed zoning district, consistency of the proposed zoning with the City's adopted Master Plan, and any other relevant information relating to this rezoning request.

4. Checklist of required submittals

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$300.00. Applicant will be billed to recover costs for required publication and certified notice to adjacent property owners.
- Complete written and graphical legal description of subject property in paper and electronic formats, and 8.5" x 11" area map showing the subject property and surrounding major features including roads.
- List of names and addresses of all property owners within 185' of the property to be rezoned (certified or as obtained from the Platte County Assessors Office and verified in the Platte County Recorder's Office.
- If proposed rezoning is for a "planned" district (i.e. R-5, B-4, B-P, OTD, Community Unit Plan), a complete site plan/development plan including all features as required by Municipal Code.
- Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

For City Use Only

Application accepted as complete by: Kelly Welch CO ASSISTANT 3/4/16
Name/Title Date

Application fee payment: Check # 1306 M.O. Cash
 Final reimbursable costs paid (if applicable). Date of Action: _____

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

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

CITY OF PARKVILLE
OWNERSHIP AFFIDAVIT

STATE OF MISSOURI

Project: P216-04 Rezone

COUNTY OF PLATTE

Before me, the undersigned authority, personally appeared _____

hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

1. Affiant(s) is the owner of the property, which is the location of the easement(s).
2. The subject property is legally described as:

* SEE ATTACHED

3. Affiant(s) hereby certifies that all information provided herein is true and correct, and understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any approvals based on the information herein provided.

Affiant(s):

[Signature]
Affiant's Signature

MIKE PEDLEY
Print Name

[Signature]
Affiant's Signature

Regina Moore
Print Name

[Signature]
Affiant's Signature

[Blank]
Print Name

[Signature]
Affiant's signature

Charles Moore
Print Name

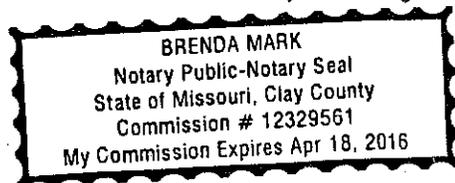
State of Missouri

County of Platte

Sworn to and subscribed before me on the 8th day of March, 2016. Affiant(s) is personally known to me or has produced MO Drivers Licenses as identification.

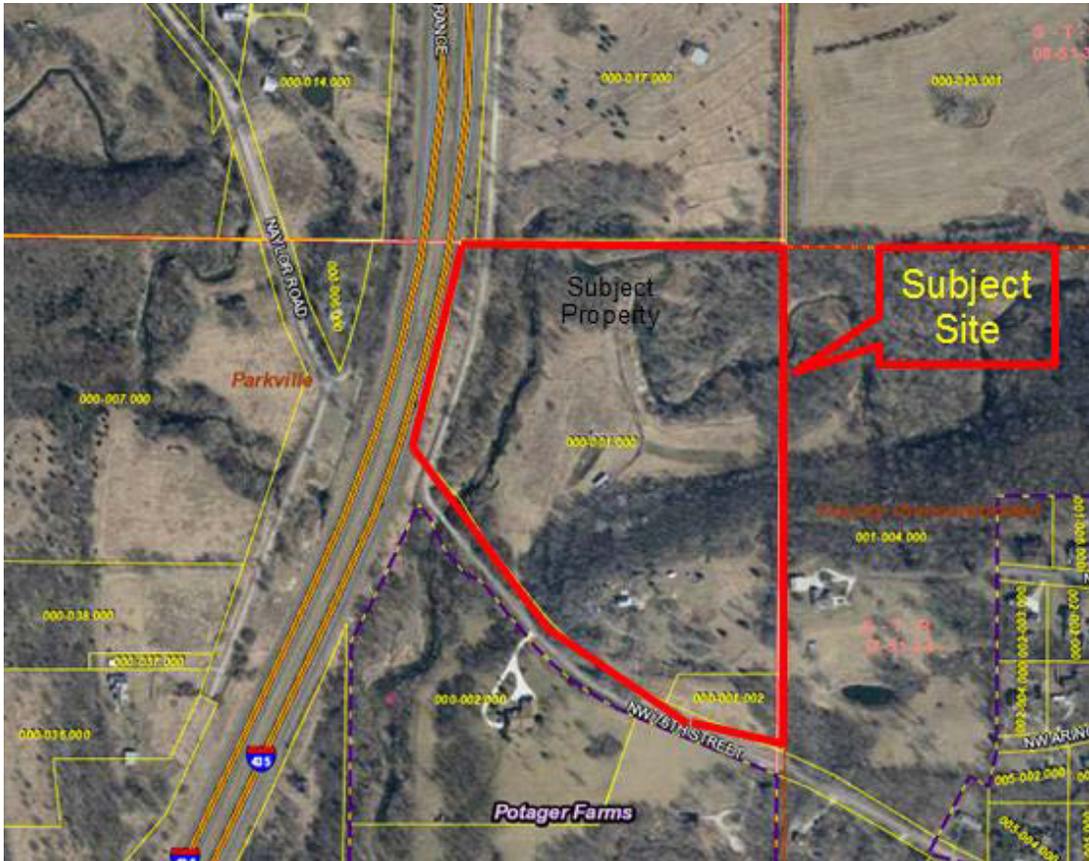
My Commission Expires: 4-18-16

[Signature]
Notary Public Signature



PROPERTY DESCRIPTION:

All that part of the Northeast Quarter of Section 18, Township 51, Range 34, Parkville, Platte County, Missouri, described as follows: Beginning at the Northeast corner of the Northeast Quarter of said Section 18; thence South 00 degrees 16 minutes 59 seconds West, along the East line of the Northeast Quarter of the Northeast Quarter of said Section 18, a distance of 1310.33 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 00 degrees 03 minutes 54 seconds West, along the East line of the Southeast Quarter of the Northeast Quarter, a distance of 254.83 feet to the Northerly Right of way line of NW 76th Street; thence North 67 degrees 35 minutes 20 seconds West, along said Right of way line, a distance of 396.89 feet; thence continuing along said Right of way line North 21 degrees 45 minutes 41 seconds East, a distance of 112.49 feet; thence continuing along said Right of way line North 89 degrees 49 minutes 51 seconds West, a distance of 246.35 feet; thence continuing along said Right of way line Northwesterly along a curve to the Right, having an initial tangent bearing of North 54 degrees 52 minutes 03 seconds West, a radius of 783.51 feet, an arc distance of 213.64 feet; thence continuing along said Right of way line North 39 degrees 14 minutes 42 seconds West, a distance of 262.87 feet; thence continuing along said Right of way line North 03 degrees 25 minutes 25 seconds West, a distance of 59.80 feet; thence continuing along said Right of way line North 39 degrees 14 minutes 42 seconds West, a distance of 100.00 feet; thence continuing along said Right of way line North 72 degrees 47 minutes 24 seconds West, a distance of 63.34 feet; thence continuing along said Right of way line North 39 degrees 14 minutes 42 seconds West, a distance of 36.33 feet to the Easterly Right of way line of Interstate Route 435; thence North 20 degrees 55 minutes 06 seconds East, along said Right of way line, a distance of 581.71 feet; thence continuing along said Right of way line North 10 degrees 53 minutes 26 seconds East, a distance of 233.98 feet to the North line of the Northeast Quarter of said Section 18; thence South 89 degrees 54 minutes 38 seconds East, along said line a distance of 835.44 feet to the Point of Beginning.





March, 17, 2016

Kelly Yulich, City of Parkville

Re: Property titled to Michael E. Pedley and Charles K. and Regina M. Moore
Two parcels containing 30.82 acres, more or less, located approximately $\frac{3}{4}$ mile
North of 45 Hwy. on NW 76th Street and abutting I-435.

Dear Kelly,

This letter is to inform you that electric service is available to serve the above referenced property. Kansas City Power & Light Company will provide electric service to this project in accordance with our Standard Practices, Rules and Regulations, as filed with the Missouri Public Service Commission.

If I may be of further assistance, please call me at 816-420-4717.

Sincerely,

Gwen Wyant
Kansas City Power & Light



March 9, 2016

City of Parkville
Attn: Kelly Yulich
8880 Clark Ave
Parkville, MO 64152

**Re: Two parcels containing 30.82 acres, more or less, located
approximately 3/4 mile north of 45 Highway on NW 76th Street and
abutting I-435
Parkville, MO 64152**

To Whom It May Concern:

Natural gas will be made available to the above referenced property in accordance with our Extension of Distribution Facilities on file with the Missouri Public Service Commission.

A previous review of this site indicated that an adequate supply of natural gas was available to serve this area. A firm review can be conducted after we receive a Record Plat of the proposal.

We look forward to serving this project. Should you have any questions, please call me at (314) 575-4812.

Sincerely,

Chris Proctor

Christopher K. Proctor
Business Development Representative

Consolidated Public Water Supply District No. 1
of Platte County, Missouri.
P.O. Box 5 Waldron, Mo. 64092
Phone: (816) 891-3457 Fax: (816) 891-0625

March 9, 2016

RE: Water Service Availability

Consolidated Public Water Supply District #1 of Platte County can provide water for
The two parcels Lot's 1 and 2 owned by Charles & Regina Moore and Michael Pedley
located $\frac{3}{4}$ mile North of 45 Highway on NW 76th St.

Mr. Moore currently has service for Lot 2 at 14950 NW 76th St.

Any questions may be directed to my attention at the telephone number listed above.

Sincerely,



Jodie Lindsay, Clerk

cc: Board of Directors
Jodie Lindsay, Clerk
File



Staff Analysis

- Agenda Item:** 5.A
- Application:** Application for a Site Plan/Development Plan for Modifications on the front façade of 12 East Street Parkville, MO. Zoned “OTD” Old Town District.
- Case No:** PZ16-03
- Applicant:** Alex Iglesias/Samsara Vintage Home
- Owners:** Michael Harding/MD Squared LLC
- Location:** 12 East Street, Parkville, MO 64152
- Zoning:** “OTD” Old Town District
- Parcel #:** 20-7.0-35-400-003-005.000
- Exhibits:**
 - A. This staff report
 - B. Application
 - C. Drawings
 - D. Area Map
 - E. Additional exhibits as may be presented during the meeting
- By reference:**
 - A. The Parkville Municipal Code including Title IV, Zoning Code, including but not limited to Chapters 442, “OTD” Old Town District Regulations - <http://ecode360.com/27901759>
 - B. The adopted Vision Downtown Parkville - <http://parkvillemo.gov/vision-downtown-parkville/>
 - C. A Preliminary Commercial Rehabilitation Design Guideline (advisory study) - <http://parkvillemo.gov/download/community-development/Appendix-F%20.pdf>

Overview

The application proposes modifications to the front façade at 12 East Street in the “OTD” Old Town District in Parkville, MO. The original structure was built in the 1940’s and has recently been used as two separate store front units. The applicant proposes to restore and enhance the exterior with cosmetic changes to the front by enhancing the plain painted brick with stucco and decorative columns, fresh paint and streetscape landscaping. A new double door entry will also be added. Interior modifications planned and approved by the City’s Building Official involve removing a no-structural dividing wall, which now separates the buildings two units, combining the two existing suites into one. The applicant’s desire is to return the building to a more historic character, remove materials that aren’t consistent with the building’s age, and restore the architectural details to those more appropriate for the building’s architectural period.

The Parkville Municipal Code Section 442.050 sets out design guidelines which need to be met for new construction and exterior modifications. Primary considerations are the ability of the proposed exterior changes to meet the “OTD” Old Town District’s design guidelines, goals and objectives from the adopted Vision Downtown Parkville Master Plan.

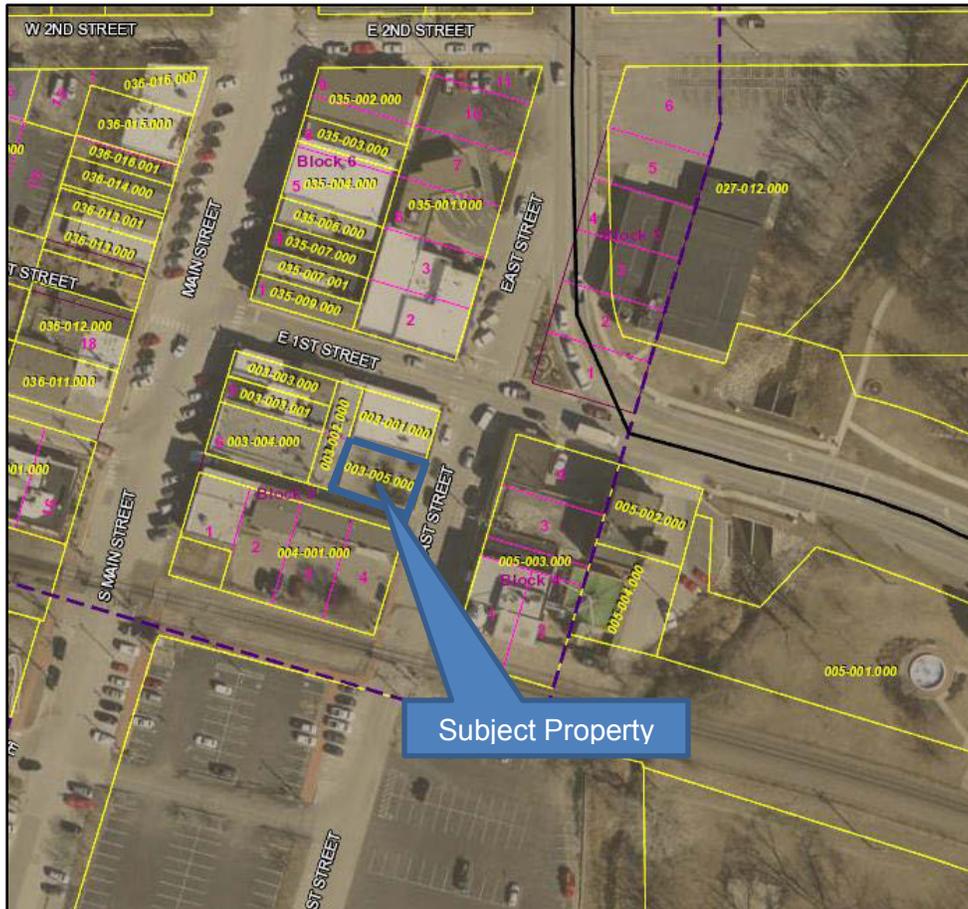


Exhibit D

Analysis and Comments

The application has been reviewed against the Parkville Municipal Code, including Chapter 442 “OTD” Old Town District regulations, and compared to other development in the “OTD” Old Town District. The application has also been reviewed against the goals and objectives from the adopted *Vision Downtown Parkville Master Plan* and the separate advisory study, *A Preliminary Commercial Rehabilitation Design Guideline*.

Per the Parkville Municipal Code, Chapter 442, “OTD” Old Town District, Section 442.015, Permitted Uses, Subsection C, *“New construction, exterior alterations and uses that would substantially increase the need for parking are permitted only upon the review of the Planning Commission and approval of the Board of Aldermen in each specific instance, after consideration of the location of such use with relation to the adjacent residential area, traffic burden, noise, lights and other factors in keeping with Chapter 442.”*

Parkville Municipal Code, Section 442.050, Design Guidelines, requires the Planning & Zoning Commission and the Board of Aldermen to, *“determine the compatibility of the proposed development or modifications with adjacent buildings, structures and uses.”* Modifications generally are to be consistent with the character of the subject and surrounding buildings, to visually break up monotonous facades and to create visual interest, particularly at the street level. Specifically, the following sections would apply to this application:

1. As a general rule, building setbacks must include consideration of already established setbacks of adjacent buildings.
2. A building must incorporate architectural styles, design features, building materials and colors complimentary to those used in surrounding buildings.

3. As a general rule, buildings must maintain similar base courses, cornice lines and horizontal lines of windows complementary to those used in surrounding buildings.
5. Buildings should be located to front towards and relate to public streets and public ways. Buildings should not be oriented to front toward a parking lot
6. As a general rule, buildings must be designed to create street level interest and pedestrian activity. Doorways, covered walkways, windows, and other street level ornamentation should be incorporated to create pedestrian scale and inviting spaces.
7. Buildings must not have long, monotonous, uninterrupted walls or roof planes visible from the street or other public rights-of-way. Building walls more than fifteen (15) feet in length must include elements that add architectural interest and variety such as projections, recesses, offsets, windows, painted features or blank window openings trimmed with frames, sills or lintels.
8. Facades visible from the public right-of-way should be architecturally emphasized through the arrangement of windows, entrance treatments and details.
9. Building entrances and storefronts must face the street and/or public ways. All entrances must be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, or other elements as appropriate. Public right-of-way shall be unobstructed to a height of seven (7) feet.
11. All mechanical equipment and trash enclosures must be thoroughly screened from view from the public right-of-way and adjacent properties by the use of walls or landscaping. If landscaping is used, it shall hide the mechanical equipment completely and should consist of evergreen varieties.
12. Walls and fences should be architecturally compatible with the style, materials and colors of the principal building on the same lot. Fence types may include: wood, wrought iron, brick, stone or other similar material. Chain link, woven wire or other similar metal fences are not appropriate.

Following review and consideration, staff concludes that the intent of these guidelines are met by the application, and the proposed modifications will not only preserve Downtown Parkville's small town ambiance, but enhance the streetscape. The proposed modifications and improvements will focus attention on the front of the building, increasing the aesthetic visualization.

When an original or significant storefront no longer exists and there is no evidence existing that documents its original appearance, it's generally acceptable to undertake a contemporary commercial design, but still retaining the feel of the historic Old Town District. The new storefront design should not draw attention away from the historic architectural period with its detailing; rather, the storefront should respect the existing historic character of the overall building. Although the original building did not have a single set of double doors on the east side of the building, this improvement will provide an updated, fresh look without diminishing the historic character of the building.

Staff Conclusion and Recommendation

Staff concludes that the proposed exterior modifications are generally consistent and compatible with other improvements in the "OTD" Old Town District, are consistent with the adopted "OTD" Old Town District guidelines and will return the building to a more historic architectural period in character. Staff recommends approval as submitted subject to any additional conditions the Planning & Zoning Commission recommends.

It should be noted that this recommendation is made without the knowledge or benefit of any additional details and information that may be provided or presented during the Planning & Zoning Commission meeting. For this reason, the conclusions herein are subject to change as a result of evaluating any additional information.

Necessary Action

Following consideration of the Site Plan/Development Plan application and supporting materials, the factors discussed above and any testimony or information presented during the meeting, the Planning & Zoning Commission should recommend approval (with or without conditions), denial of the application, or postponement of the application. Unless postponed, the Planning & Zoning Commission's action will be forwarded to the Board of Aldermen, along with any explanation thereof, for final action at their April 19th, 2016 meeting.

End of Memorandum

	<u>3-28-16</u>
Stephen Lachky, AICP	Date
Community Development Director	



Application #: P216-03
 Date Submitted: 2-29-16
 Meeting Date: 4-12-16
 Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0018

Site Plan / Development Plan Application

1. Applicant / Contact Information

Applicant(s)

Name: Alex Iglesias
 Company: Samsara Vintage Home
 Address: 12 East Street
 City, State: Parkville, MO, 64152
 Phone: 913-219-7094 Fax: _____
 E-mail: samsaravintagehome@gmail.com

Person(s) preparing plans

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

Owner(s), if different from applicant

Name: Michael Harding
 Company: MD Squared LLC
 Address: P.O. Box 1852
 City, State: Platte City, MO, 64079
 Phone: 816-532-4750 Fax: _____
 E-mail: _____

Contact Person, if different from applicant

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

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 development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) [Signature] Date: 2/26/16

Property Owner's Signature (Required) [Signature] Date: 2-11-16

2. Property Information

Zoning district: Old Downtown District
 Address and general location: 12 East Street, Parkville, MO, 64152
 Legal description (may be attached): (Attached)

Description of proposed use(s): Cosmetic front changes (fresh paint, landscaping), new paint and a double door addition.

Gross acreage of lot: _____ Net acreage of lot: _____
 Open space acreage: _____ Lot coverage: _____

Is proposal an alteration to an existing building or new construction? alteration new construction

3. Factors affecting the project

Are any public improvements required for this project? No

Explain (may be attached): _____

Does the proposed site / development plan meet the following criteria? Attach a separate Yes No sheet explaining how / why.

Does the proposal conform to the provisions of the City's Zoning Code?

Does the proposal conform to the provisions of the City's subdivision regulations?

Does the proposal conform to the goals and objectives of the City's Master Plan?

Is the proposed development compatible with the surrounding area?

Does the proposal conform to customary engineering standards used in the City?

Are the streets, paths, walkways and driveways located so as to enhance connectivity, circulation and safety and minimize any adverse traffic impact on the surrounding area?

Please note below other comments or factors relating to the proposed development (may be attached):

4. Checklist of required submittals

- Completed application, including site plan with all required details and supporting data.
- Nonrefundable application fee of \$300.00.
- Five (5) copies 24" x 36" size, or larger sets, one (1) 11 x 17 size set, and one (1) electronic set (pdf format) of the development plan and elevations for staff and service providers review. Please note additional copies will be required for submittal to the Planning Commission, and Board of Aldermen.
- Five (5) paper copies and one (1), electronic copy (pdf format) of any supporting documentation for staff and service providers review. Please note additional copies will be required for submittal to the Planning Commission, and Board of Aldermen.
- Authorization signature of the applicant and owner of record of the property.
- If subject to covenants and/or deed restrictions, signed approval of the association/entity enforcing such.

For City Use Only

Application accepted as complete by: Telly Velich CD ASSIST 2/29/18
Name/Title Date

Application fee payment: Check # 1287 M.O. Cash Received from: \$300.00

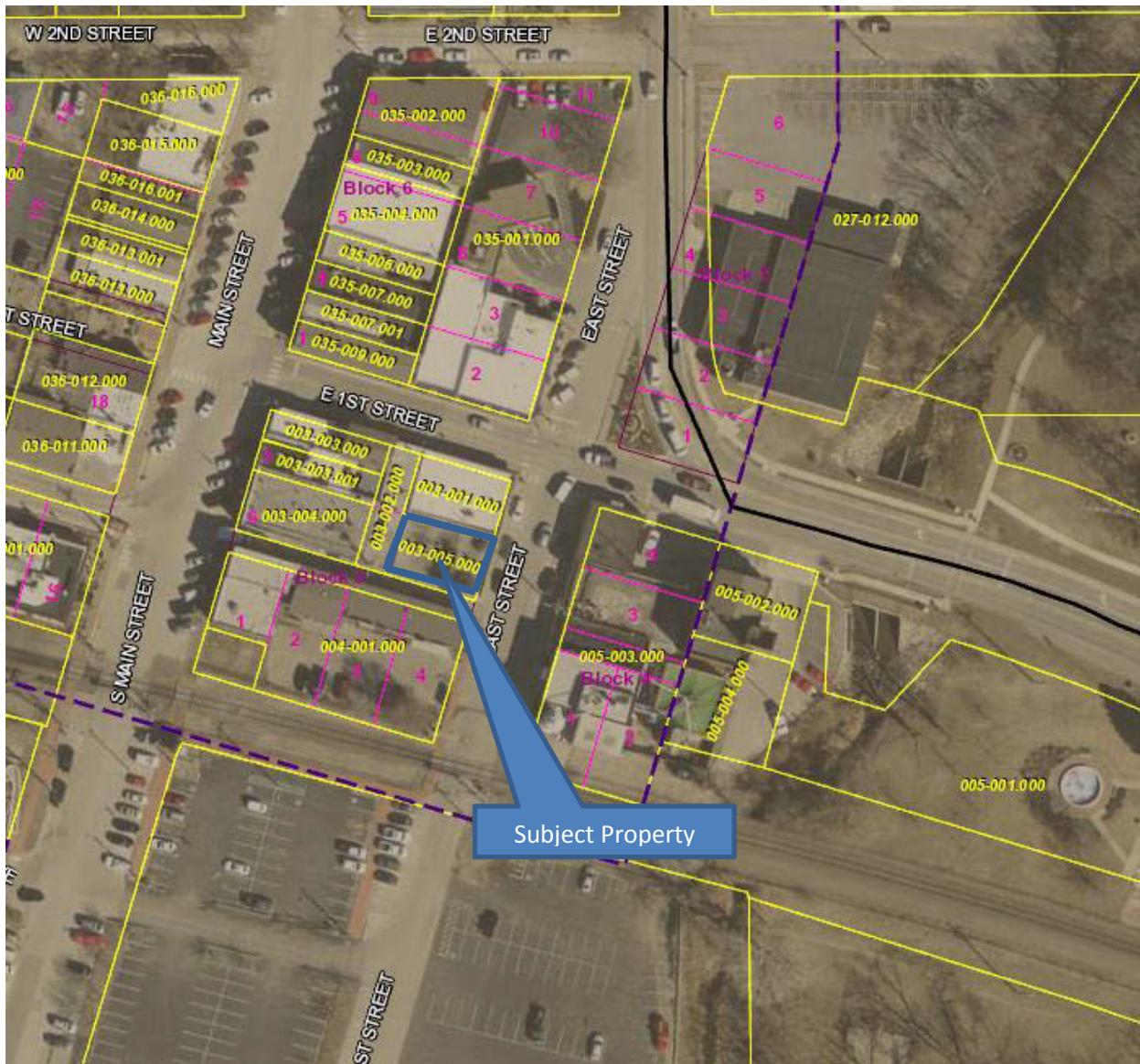
Final reimbursable costs paid (if applicable). Date of Action: _____

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: _____



130'



Samsara Vintage Home 12 East Street



Existing front façade
Looking North towards property



Existing Front Façade
Looking South towards property



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.