

**Parkville Planning & Zoning Commission  
Tuesday, November 13, 2007, 5:30 p.m.  
City Hall Boardroom**

**Minutes**

**ITEM 1. CALL TO ORDER**

Chairman McCormick called meeting to order at 5:35 pm

**ITEM 2. ROLL CALL**

Members present:

Chairman Al McCormick  
Harold Brown  
Marvin Ferguson  
Bryant Lamer

Judy McRuer  
Dean Katerndahl  
Greg Knauer  
John Haggard

Also present:

Sean Ackerson, Community Development Director  
Joe Turner, City Administrator  
7 persons in the audience

**ITEM 3. GENERAL BUSINESS**

Item 3(A) Approve Planning & Zoning Commission meeting agenda.

**Chairman McCormick moved to remove item 7A and accept the remainder of the agenda as proposed. Commissioner Brown seconded. Motion passed 8-0.**

Item 3(B) Approval of the October 9, 2007 meeting minutes.

**Commissioner Katerndahl moved to table approval of the October 9, 2007 minutes. Commissioner Haggard seconded the motion. Motion passed 8-0.**

**ITEM 4. PUBLIC HEARING**

Item 4(A) Application for text amendment to the Parkville Municipal Code, Chapter 425, to allow condominiums as a permitted use in the "R-4" Multiple-Family Residential District.  
*Case No. PZ07-25.*

Director Ackerson reviewed the application and the proposed text amendment. He explained that there had been miscommunication between he and the applicant and that the amendment may not accomplish what the applicant intended. He stated that the applicant requested the ability to split an existing duplex on a single lot into two lots. She desired to create "halfplexes" versus duplexes.

The applicant Sarah Recker, 16247 Buck Creek, Parkville, Missouri confirmed that the amendment as proposed would not meet her needs and suggested it be tabled at this time.

**Commissioner Lamer motioned to table the application. Commissioner Brown seconded. Motion passed by voice vote 8-0.**

Item 4(B) Application for rezoning 2.72 acres, more or less, from "R-25" Single-Family Large Lot District to "B-4" Planned Business District. *Case No. PZ07-22.*

Director Ackerson suggested that for convenience the next two applications (4B and 6A) be considered together due to the first being a proposed rezoning and the second being a preliminary development plan. Director Ackerson stated that the application was for Lot 1, Box Acres in unincorporated Platte County. The property is generally located on the west side of Crooked Road 1/8 mile north of 45 Highway. He stated the property was owned by Garland Slavens, 6413 Colony Circle, Parkville, Missouri, who intended to annex the property into the City in conjunction with rezoning and approval of development plans.

He explained that all actions on the application would need to be contingent on such annexation, as well as subject to Public Works approval pending a traffic study regarding a heavy influx of traffic. Issues of concern include, but are not limited to, Annexation, Pedestrian Connection, Landscape and Tree Preservation, Offsite Easement, Transformer Location, Details of the Signage as well as approval of the materials used for enclosure of Mailboxes and Trash.

Chairman McCormick called on the applicant. Jim Marshall, applicant, reviewed the application. He stated that the plans included two single-story office buildings constructed with a single-family character and intended to house his practice and other uses. He stated the intent to make the development an office condominium style development with tenants potentially owning their building or space.

Mr. Marshall provided an overview of the development plans, circulation, screening and other plan components. He explained that the building may have to be raised 2' to 3' higher than shown to accommodate the sewer, but assured the Commission that the same screening could be achieved.

Mr. Marshall stated he had met with surrounding neighbors, and held a formal presentation with neighbors Saturday, November 10, 2007. He provided copies of minutes taken, and stated that general concerns and preferences included the desire to use all evergreens versus a mix of deciduous and evergreen trees, and the desire for additional landscaping along the west/north property lines.

The Commission discussed questions including the overall height of the buildings, transformer locations, lighting, phasing and relation to parking, proposed and permitted uses, safety of the detention area, traffic on Crooked Road. Commissioner Katerndahl questioned whether restrictions could be placed on the uses permitted. Director Ackerson called attention to an exhibit submitted listing desired uses, and explained that the Commission could restrict uses through the B-4 district plan approval. Commissioner Katerndahl suggested that if the plan were approved, approval should include line items, such as a resolution of any implied traffic issues as well as documented declaration of use.

Trent Robinett, Trekk Design, 1441 East 104<sup>th</sup> St, Kansas City, Missouri, summarized the traffic study and required traffic improvements. He stated the project would now include a southbound left-turn lane from Crooked Road to 45 Highway. This improvement was not previously included in the report due to an error. He stated the traffic study had not taken into account build out of surrounding property, and that when they accounted for full development the turn lane was needed and would improve safety and access to the area. He stated that a signal was ultimately

desired, but wasn't warranted at this time and was not included in MoDOT's 45 Highway widening plans.

Chairman McCormick opened the public hearing at 6:30 p.m. Seeing no public comment, Chairman McCormick closed the hearing at 6:30 p.m.

Chairman suggested that a recommendation to approve should include resolution of any implied traffic issues and documentation of declaration of use. The Commission discussed the ability to approve both applications with one motion.

**Commissioner Katerndahl moved to recommend approval of both the change of zoning and preliminary development plan subject to staff recommendation as amended to include resolution of any implied traffic issues and documentation of declaration of use, subject to approval of annexation by the Board of Aldermen. Vice-Chairman Ferguson seconded. Motion passed 8 to 0.**

#### **ITEM 5. UNFINISHED BUSINESS**

No unfinished business was considered.

#### **ITEM 6. REGULAR BUSINESS**

Item 6(A) Application for the preliminary development plan of the Fairways including two office buildings. *Case No. PZ07-21.*

The application was discussed and considered in conjunction with the proposed rezoning. For minutes see Item 4A above.

Motion to approve was made in conjunction with the application for rezoning. The motion passed. See Item 4A above.

Item 6(B) Application for site plan to accommodate building expansion and site modification for Graden Elementary School. *Case No. PZ07-19.*

Staff quickly summarized the application as a "re-skinning" of the building, modification of parking and circulation, addition of new administrative space and improved safety features. Staff recommended approval and suggested a presentation by the application.

Greg Hasselwander, Kevin Cowan Architects, 9840 Conser, Overland Park, Kansas, representing the applicant gave a detailed overview of the application. He discussed changes in drop off and drop-off activities proposed to improve safety and access. He stated the plans will greatly improve existing parking problems and greatly resolve traffic conflicts during morning drop-off and afternoon pick up peaks.

Mr. Hasselwander summarized changes to the building addition and façade changes. He felt the project would greatly improve the overall appearance and safety of the building. The new administrative addition would serve as the new point of public access, and would require check in prior to entering the building. The design also provides visibility to the parking and entrance. The plan will greatly improve safety for the children and staff.

The Commission discussed issues including impact to existing playground area, and project signage. See no further discussion, Chairman McCormick called for a motion.

**Commissioner Lamer moved to accept the application for the site to accommodate the expansion at Graden Elementary School subject to staff recommendations. Commissioner Brown seconded. Motion passed 8-0.**

Item 6(C) Application for change in use the "OTD" Old Town District to accommodate an apartment. <i>Case No. PZ07-23.</i>
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Director Ackerson stated that the applicant was not in attendance. Chairman McCormick questioned whether he planned to attend. Director Ackerson stated he did not know and proceeded with a summary of the proposed change in use.

180 English Landing, Suite 220, which had been originally approved for office uses. It had previously been used as a showroom designed to appear as an apartment. The proposed change would allow it to be converted to an actual apartment. No exterior changes are proposed. Staff noted that the original use was approved subject to conditions summarized in the staff report.

Director Ackerson stated that primary considerations are ability to meet the zoning district regulations, suitability of the site to the proposed use, the conditions of prior approval and permits, and impacts on the previously approved plan. He summarized findings with regard to each consideration. He stated that impacts considered included railroad noise, limited access by emergency services, and concerns about the safety of residents south of the railroad tracks. He stated that the applicant had stated at the October work session that these were not concerns and would not be making application if they were.

Director Ackerson summarized the outstanding conditions of prior approvals and permits. He also noted the deferral of pavement of those areas behind the building.

Following review staff recommended approval of the change of use subject to conditions listed in the staff report.

Planning Commission ensued. Commissioner McGruer stated she may have a conflict of interest because her husband leases storage space in the basement of one of Mr. Hustler's other buildings in English Landing. Director Ackerson stated that he had consulted with Commissioner McGruer and no conflict existed. Following brief discussion, Chairman McCormick stated that it was time for prior conditions to be met, and called for a motion.

**Chairman McCormick moved to approve the change of use in the Old Town District to allow an apartment subject to all prior conditions of approval being resolved and all staff recommended conditions being met. Commissioner Brown seconded the motion. Motion passed 8-0.**

## **ITEM 7. OTHER BUSINESS**

Chairman McCormick called attention to upcoming meetings. No action taken.

## **ITEM 8. ADJOURNMENT**

**Chairman McCormick moved to adjourn. Commissioner Haggard seconded. Motion passed by voice vote 8-0.**

**Meeting adjourned at 7:05 p.m.**

Submitted by: \_\_\_\_\_  
Sean Ackerson, AICP, Community Development Dir.      Date \_\_\_\_\_

*Information on these items is maintained at Parkville City Hall and is available for viewing during normal office hours. Planning Commission decisions are recommendations forwarded to the Parkville Board of Aldermen meeting unless otherwise noted. Inquiries on items contained herein can be made by visiting Parkville City Hall at 8880 Clark Avenue, Parkville, or by calling the Community Development Department at (816) 741-9313.*