

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, November 30, 2015 at 5:30 p.m.
City Hall Boardroom**

1. CALL TO ORDER

Chairman Katerndahl called the meeting to order at 5:33 pm.

2. ROLL CALL

Commissioners Present:

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

Commissioners Absent with Prior Notice:

Bryant Lamer

A quorum of the Planning Commission was present.

Staff Present:

Sean Ackerson, Assistant City Administrator / Community Development Director
Alysen Abel, Public Works Director
Emily Crook, Department Assistant

3. GENERAL BUSINESS

A. Approval of Planning & Zoning Meeting Agenda.

Chairman Katerndahl called for any discussion of the proposed agenda.
Commissioner Delich moved to approve the agenda, Commissioner Lock seconded. Motion passed: 8-0.

B. Approve the minutes from the October 19, 2015 Planning and Zoning Commission meeting.

Chairman Katerndahl called for any discussion of the minutes. Commissioner Krtek noted that Commissioner Wright was incorrectly called Secretary Wright in Item 3B.
Secretary Wright moved to approve the minutes, Commissioner Scott seconded. Motion passed: 8-0.

4. PUBLIC HEARING

None.

5. REGULAR BUSINESS

- A. **Application for a final development plan for a QuikTrip gas and convenience store on 2.653 acres zoned "B-4" Planned Business District and located at the SE corner of 45 and 9 Highway.** *Case PZ15-35, QuikTrip Corporation applicant.*

Chairman Katerndahl introduced the application and then asked Community Development Director Ackerson to explain it.

Ackerson reminded the Planning and Zoning Commission that the preliminary development plan came before them in May. Since then, the applicants and their engineering consultants have proved that the preliminary plan works.

Commissioner Scott enters at 5:36 pm.

The site is currently a small hill and grading will have to be done to an elevation that is slightly below that of 9 and 45 Highway on the north end. On the south end the hill will be mostly retained to provide screening for the residents. They demonstrated that the stormwater detention erosion control and traffic elements will work.

Commissioner Lane arrived at 5:38 pm.

Referencing the drawings, Ackerson stated that the QuikTrip to be built on the site is a "QT Generation 3" store. It will have entrances on the north, east, and west sides.

There are no substantial changes between the Preliminary Development Plan and the Final Development Plan. The only difference is that the medallions on the front of the building have been removed. The site plan is substantially the same layout with only minor changes. Prior to being presented to the Planning and Zoning Commission, the plan considered a QuikTrip/McDonalds combination store. There was a lot of discussion at the meeting in May about circulation both internally and externally. A traffic study had been submitted prior to the May meeting demonstrating that the improvements included to the QuikTrip plan were adequate as it took into consideration the traffic that would be generated by the QuikTrip/McDonalds traffic volumes. The focus of discussion at the meeting was what improvements would be required at Julian Drive. The traffic study concluded that there was not a signal warranted at the intersection of 45 Highway and Julian Drive. One of the conditions that the Planning and Zoning Commission was to have the applicant re-evaluate the study. There were specific concerns about cut-through traffic and rights-of-way. They did address that. They referenced combined histories of accidents at the intersection. They concluded that the vast majority of the accidents were, primarily, conflicts with deer. The entrance off of 9 Highway was widened to accommodate for fire truck access. The internal drive was modified to include stop bars to make clear who has the right-of-way along the 9 Highway intersection. Beyond that, the plan is substantially the same. The only changes to the plan are minor. A condition was to reduce the size of the signage to enhance landscaping.

Commissioner Lane stated that the plan looks much more attractive than it did in the original plan. Community Development Director Ackerson stated that the façade most closely mirrors the QuikTrip in Riverside with the exception that this site has less overall gas islands.

Commissioner Lane asked about the monument signs. Community Development Director Ackerson stated that the conditions made at the last meeting were met. The monument signs were both decreased by several square feet.

Community Development Director Ackerson stated that the conditions for the preliminary plan approval were met: Rezoning the property to "B-4" Planned Business District; Concurrent with the submittal of construction plans, the developer's engineer shall provide a Final Stormwater Management Study that contains final design calculations for the stormwater system, including the analysis associated with the system draining to the PAC detention pond. The study shall be approved prior to issuance of a permit; the applicant's engineer shall submit detailed drawings and engineering calculations associated with the stormwater detention and stormwater treatment facilities. Drawings and calculations shall be approved prior to issuance of a grading permit; at the time of construction plan review, the Public Works staff will review the need for additional agreements, easements, and bonds associated with the construction of the stormwater detention and stormwater treatment facilities; at the time of construction plan review, the Public Works staff will review the construction plans associated with the Wastewater System Improvements, the developer's engineer shall provide erosion and sediment control plans in accordance with APWA 5100 design standards. Additional measures may be deemed necessary by City staff upon review. Practices such as a sediment basin or sediment trap may be evaluated at the time of construction plan review. Turn reinforcement mat shall be placed on any slopes of 3:1 or greater, increasing the radius of the entrance at 9 Highway and Lewis Street (entrance to Bank Liberty) in order to provide for a smoother flow in and out of the development; widen the side street entrance at 9 Highway and Lewis Street (entrance to Bank Liberty) as well to allow for easier movement in and out of the development; lengthen the left turn lane from westbound 45 Highway to Julian Drive to a minimum of 270 feet (including the taper, deceleration, and storage) to allow for zero slow down within the main line of 45 Highway; redesign the frontage road from Julian Dr. to the development to be more defined and make it stop controlled (add a stop sign for side traffic) at the right-in, right-out entrance to allow traffic entering the site from 45 Highway to have the right of way; verify that all access and internal drives can accommodate South Platte Fire Protection District's ladder truck and pumper trucks (specifications below). Adjust the site plan as necessary to accommodate these truck templates; stripe and sign the access at Julian Drive to provide storage for the northbound left turn vehicle queues and install traffic signs at the frontage road intersection telling drivers not to block access to and from the frontage road; final approval of the landscape and screening plan by the Community Development Director; approval of a development agreement in conjunction with the Final Development Plan approval to finalize agreements regarding participation in financing districts or other financial contributions to help fund traffic improvements in the 9 Highway Corridor, and to explore issues related to the intersection of Julian Drive with the frontage road; substantially reducing the monument sign height on 9 Highway; reducing the height of the monument sign on 45 Highway to 15 feet; removing the two

sign medallions proposed on the north building façade; and adding landscaping around the base of the proposed monuments signs.

Community Development Director Ackerson stated that the preliminary development plan works, that they met all or the conditions that were set with the preliminary development plan and that they are in compliance with the zoning and subdivision regulations. With that in mind, staff recommends approval subject to conditions: Approval of the final detention modification plans by the Public Works Director prior to construction; construction and acceptance of the modifications to the PAC detention pond prior to constructing the building or parking lot, unless otherwise approved by the Public Works Director following verification that off-site impacts, if any, are adequately addressed; prior to issuance of a certificate of occupancy and prior to acceptance of the detention pond improvements, the owner or contractor shall submit a bond in an amount equal to 50% of the cost of QuikTrip's required improvements to the PAC detention pond (shall not include that portion of the improvements which are the City's responsibility), guaranteeing against defects in construction for a period of two years, and the owner's engineer shall submit a signed and sealed certification statement (by an engineer licensed in the State of Missouri), certifying that the detention pond improvements were constructed as designed. Changes, if any, during construction shall be approved prior to completion and shall be documented in post-construction "as built" drawings; prior to issuance of a certificate of occupancy, the owner's engineer shall submit a signed and sealed certification statement (by an engineer licensed in the State of Missouri), certifying that the on-site storm water treatment improvements were constructed as designed. Changes, if any, during construction shall be approved prior to completion and shall be documented in post-construction "as built" drawings; prior to issuance of a certificate of occupancy, the owner shall submit verification of approval and acceptance of those improvements constructed in the Missouri Department of Transportation right-of-way.

Chairman Katerndahl asked if there were any questions from the Commissioners.

Commissioner Scott asked if MODOT was OK with the entry close to 9 and 45 Highway. Community Development Director Ackerson said that they did approve of it with the addition of a deceleration lane.

Chairman Katerndahl asked if there were any more questions.

Patricia Jensen (4510 Bellview) represented White Goss. She, first, wanted to dispel any rumors of QuikTrip pulling out of the project. She stated that they complied with all of the conditions and that the construction of the QuikTrip would bring more jobs to the Parkville community, decreasing unemployment.

Darla Holman (6734 Red Oak Drive) stated that when they started the project it immediately became clear that stormwater improvements were needed. They did a drainage study for the left side of 9 Highway to send water to the detention pond. They concluded that they would need to modify the outlet pipe and pond. They will dredge the pond and leave it in better condition than when it was created. She stated that QuikTrip will have an on-site underground detention pipe. She asked the Commissioners if they had any questions about stormwater.

Vice Chairman Cary asked what the size of the underground detention pipe would be. Ms. Holman replied that it would be a 25,000 ft³ pipe at 5 ft³/second.

Commissioner Wright asked if it would tie into the PAC site from QuikTrip. Ms. Holman said that it would.

Commissioner Wright asked how much of the pond they would be removing. Ms. Holman stated that it would amount to approximately 5 ft in depth.

Chairman Katerndahl asked if there were any other comments on stormwater.

Commissioner Delich said that if the Public Works Director is satisfied, he does not see any reason for concern.

Vice Chairman Cary asked how they planned to bore under a 15 ft pipe. Ms. Holman said that it would be done with an encasement bore.

Public Works Director Abel stated that that is the plan and she is satisfied with it. It is within the APWA standards and it works well with the calculations.

Tom Fulton (7301 w 103 St, Overland Park, KS) representing Olsen Associates stated that they looked at the safety of the intersection at 45 Highway and Julian Drive. With the low volume of traffic accidents at the intersection, they do not believe that a stop light is necessary. The suggestion was to widen the westbound left-turn lane on Julian Drive.

Commissioner Lock stated that the lane on Julian Drive will serve residents.

Commissioner Delich stated that the modifications that are being made do address the issue of the traffic signals. Mr. Fulton stated that, if a traffic signal were put in, it would only really be beneficial in the morning and at night when traffic flow is heavier.

Vice Chairman Cary asked if they would be taking the Pedestrian/Biking Trail into consideration. Ms. Holman stated that they will be putting up signs for vehicle traffic to be aware of pedestrians.

Ms. Jensen stated that they would like to start construction in the next couple of weeks.

Mike Talcott (9725 Foxridge Drive, Mission, KS) represented QuikTrip. He stated that he started the project at least 3 ½ years ago. They have put a lot of thought into it and he thinks that it is going to turn out well.

Commissioner Scott stated that at Burlington Creek there are Pedestrian/Bike Path signs. She thinks that pedestrians and bicyclists should also have signs to yield to traffic.

Chairman Katerndahl asked if there were any other comments or questions.

Commissioner Wright asked about the church and the Riss Lake Reserves residents, if they were satisfied with the changes. Community Development Director Ackerson stated that he did not think they would be. They are concerned about the traffic at Julian Drive and that the church was not concerned. He stated that the overall traffic is low and that there is already a mix of commercial and residential traffic. MODOT will not support the signal.

Chairman Katerndahl asked if there were any more questions. Seeing none, he called for a motion.

Commissioner Lane made a motion to approve the final development plan for the QuikTrip to be located at the southeast corner of 45 and 9 Highway subject to compliance with the modifications stipulated in the Agenda Item 5A revised as staff recommends and subject to addition of pedestrian-oriented signage, pedestrian and bike signage on the bike trail at [the] new access point. Commissioner Scott seconded. Motion passed: 8-0

6. UNFINISHED BUSINESS

None.

7. OTHER BUSINESS

A. Project Updates

1. Bella Vista: There have not been any further submissions and no projections as to when it will advance to the agenda. Community Development Director Ackerson will be reaching out to set up a meeting.
2. Route 9 Corridor Study: The last public meeting went well. There will be some improvements to the North- and South-bound lanes to add a controlled access lane. Community Development Director Ackerson stated that it will go to the Board of Aldermen in the next couple of months.
3. Thousand Oaks West: There have not been any further submissions.
4. Community Development Director Ackerson discussed the transition period after he leaves and before the new Director arrives. City Administrator Lauren Palmer and Building Official Paul Giarratana will be the primary contacts.

B. Upcoming meetings & dates of importance:

Upcoming meetings were listed on the agenda:

- Board of Aldermen Meetings: Tuesday, December 01, 2015 and Tuesday, December 15, 2015 at 7:00 pm.
- Planning & Zoning Commission Regular Meeting: Tuesday, December 8, 2015 at 5:30 pm. We currently do not have a quorum, so this meeting may be cancelled. A special meeting may be scheduled only if necessary.

8. ADJOURNMENT

Seeing no other discussion, Chairman Katerndahl called for a motion to adjourn. **Commissioner Scott moved to adjourn, Commissioner Kitek seconded. Motion passed: 8-0.** Meeting adjourned at 6:48 p.m.

Submitted by:



Emily Crook
Community Development Department Assistant

12/01/2015

Date

ADOPTED