

**Minutes of the
Planning & Zoning Commission Meeting
City of Parkville, Missouri
Tuesday May 12, 2015 at 5:30 p.m.
City Hall Boardroom**

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman
Keith Cary, Vice Chairman
John Delich
Michael Wright
Bob Lock
Bryant Lamer
Walt Lane
Doug Krtek

Absent with prior notice:

Pam Scott

A quorum of the Planning Commission was present.

Staff Present:

Sean Ackerson, Assistant City Administrator / Community Development Director
Alysen Abel, PE, 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 Krtek seconded. Motion passed 8-0.

B. Approve the minutes from the April 14, 2015 Planning and Zoning Commission Work Session and the April 28, 2015 Planning and Zoning Commission meeting.

Chairman Katerndahl called for any discussion of the minutes. Katerndahl asked for a motion to approve the minutes. **Vice Chairman Cary moved to approve the minutes, Commissioner Delich seconded. Motion passed 8-0.**

4. PUBLIC HEARING

Chairman Katerndahl introduced the public hearing items. Prior to starting the public hearing Chairman Katerndahl explained ground rules for public discussion and required conduct during the public hearing.

A. Application for Bella Vista at the National apartments, a preliminary development plan in an “R-5” Planned Multi-Family Residential District. Case PZ15-11, J3-Pandi, LLC, applicant

Community Development Director Ackerson stated that the applicant was requesting approval of the preliminary development plan for Bella Vista at the National. He continued to give a brief overview of the plan – where the property would be located, the amenities that would be provided, and noted changes from the previous version of the plan and that the applicant had made additional revisions to the drawings since submittal to the Commission. He summarized the approval of Tract CC for multifamily development and prior plan approvals, including approval of similar plan with portions of buildings that were five stories tall.

Chairman Katerndahl called for questions from the Commissioners. Commissioner Krtek asked about the comments related to annexation on page 4 of the staff report (1.a. Zoning / Annexation). Director Ackerson stated that Lake Crest Lane had not been annexed into Parkville. Commissioner Krtek clarified that, even though the area in question is a part of unincorporated Platte County, it is still surrounded by Parkville. Director Ackerson agreed, but said that a petition could be made to change that, if so desired.

Chairman Katerndahl asked the Commissioners if they had any more questions and seeing none, he asked for the applicant to come forward. Dale Brouk, Steve Warger, and David Pence were in attendance. Mr. Brouk stated that all of the developers are local residents. He stated he had lived in the area for some time, that he had a background in accounting and real estate, and that he has been the COO at the National since 2003. He stated that Tract CC was always envisioned to be apartments.

Mr. Pence stated he was with J. Price Architecture, Inc. He summarized the proposed apartment buildings and amenities. He stated that the apartment complex would consist of three buildings with four stories each (four residential stories over a parking garage). He noted that there was a 120 foot change in elevation across the site. He presented the color rendering of the entry way. Steve Warger, project engineer with Warger Associates L.L.C., stated that the entryway to the apartment complex is to be widened to approximately 50-55 feet.

Pence stated that the building materials that would be used are Hardy Board lap siding, stone accents, and other high quality materials. There would be a bridge from the parking lot to the second floor. The first floor would be recessed. The amenities proposed for the second floor common spaces were summarized. A description of the first floor and the pool were also given. In addition, they presented the floor plans for

one-, two-, and three-bedroom units. The amenities under consideration in those units were outlined. It was suggested that a two-bedroom unit with a den could be used as either an office or as a three bedroom unit.

Commissioner Lane asked if the building design meets the National's standards. Brouk responded that, yes, it would subject to the National Architectural Review.

Warger presented the site plan showing Lots 1 and 2. He stated that the hope is for Lot 2 to become the new home of the VFW. They intend for Lake Crest to be vacated and to become a private street. He summarized the intent of the grading and how it works on-site. The drive's grade would range from two to ten percent. There would be emergency access from the south from Lime Stone Court. This access will be restricted to outside access by a gate. Warger stated that there are plans for a trail within the existing grade and that every effort to preserve the trees will be made. Not only would the trees contribute to the scenery, they would also minimize noise from 45 Highway. Commissioner Delich inquired as to what the material of the trail path would be. Warger said that they were considering wood chips.

A need for vacation on a portion of the 45 Highway right-of-way in order to accommodate for signage was discussed. The traffic study and associate conclusions were presented. It was stated that there would be a need for a right turn lane on 45 Highway to access the apartment complex and it was suggested that there may be a need for a signal and a speed limit reduction. They summarized their plans for the storm water runoff and their plans for detention in the floodplain.

Commissioner Wright asked for clarification in regards to Buildings 1, 2, and 3 with reference to Buildings A, B, and C. Mr. Pence clarified by saying that the numbers denoted the order in which the buildings would be built. Building C would be built first, then A, then B. There would not be a delay from the construction of one building to the next. Commissioner Wright then asked what the parking ratio for the apartment complex would be. Mr. Pence responded that there would be 550 parking spots for the complex, averaging 1.82 spaces per unit. Only 488 spots are required to meet code. The number of parking spots reported does not include the current VFW lot.

Commissioner Delich asked Director Ackerson if the parking would accommodate business use. Director Ackerson responded that their parking exceeds the City of Parkville's requirements.

Commissioner Krtek questioned whether home occupations would be permitted and what impact that might have on parking. Director Ackerson stated that home occupations were allowed, but that occupations were restricted to uses that did not generate much traffic and that no advertising is allowed minimizing traffic to the site. He stated he did not believe home occupations would impact parking.

Chairman Katerndahl opened the public hearing at 6:47 pm.

Byron Pendleton (6100 NW Bell Road) had a question about Bella Vista's proximity to the building on Bell Road.

Susan Daily (6114 Double Eagle Court) wanted to know if the apartment complex residents would have access to the Home Owner's Association's amenities. Mr. Brouk stated that it would be considered.

Rick and Betty Kennedy (9536 Limestone Road) do not want through traffic on Limestone Road. It was clarified that only emergency vehicles would have access from Limestone Road.

Robert Eckerle (8110 NW Roberts Road) said that the VFW members were in favor of moving to the new location. Related discussion ensued.

Commissioner Lane moved to approve the application for Bella Vista. Commissioner Lamer seconded. Motion passed 8-0.

Director Ackerson stated that the item would be taken to the Board of Alderman on 06-02-2015.

B. An application for Townhomes at the National 3rd, an amended final development plan in an "R-5" Planned Multi-Family Residential District. Case PZ15-13, Continental Consulting Engineers, Inc on behalf of Five Star Lifestyles, owners

Community Development Director Ackerson discussed the Townhomes at the National 3rd Phase. It had been previously approved in Phase 1 as two-, three-, and four-unit townhomes. The proposed change is to build maintenance-provided single-family homes instead. He stated that the changes would still fit into the character of the National while being compatible with the units surrounding them which is consistent with the previously approved plan.

Commissioner Delich asked about the proposed parking facility. Dale Brouk replied that they were still working out the number of spots that the residents would need but that their aim is to also provide enough parking spots for residents' guests.

Chairman Katerndahl opened the public hearing at 7:05 pm.

Dale Brouk reiterated that, with the changes, the lots would match the character of the townhomes around them. They would be of the same Cape Cod design and they would meet the existing standards.

Susan Daily (6114 Double Eagle Court) approved of the plans, but she had a question about the grading. Brouk told her that they were grading for walkouts and that they would be similar to the walkouts in the currently constructed townhomes. She was also interested in the intentions for landscaping. Brouk responded that they would be landscaping the parking lots to make them more attractive and that they were actively considering connecting the walking trails between Bella Vista and The Townhomes at the National to each other, but that they had not yet come to a conclusion.

Bill Gaffey (9549 Limestone Road) would like the speed limit to be reduced on Limestone Road. He supports the use of speed bumps as the speed limit signs do not seem to be making an impact. He asked about the price range on the townhomes that are being sold and the market. He was informed that the townhomes are selling for

around \$400,000 and that they are being sold to middle-aged couples without children. The population in the area is not expected to change much. Public Works Director Aysen Abel stated that the concern about speed limits on Lime Stone Road had previously been raised and that the desires would be noted.

Rick and Betty Kennedy (9536 Limestone Road) are in favor of extra parking for the neighborhood. The street becomes a one-lane road when there is a party at a house because cars have to park on the street due to lack of park spaces.

Commissioner Lane moved to approve the application for Townhomes at the National 3rd. Commissioner Lamer seconded. Motion passed 8-0.

Director Ackerson stated that the item would be taken to the Board of Alderman on 05-19-2015.

5. REGULAR BUSINESS

- A. An application for the Final Plat, Townhomes at the National – 3rd Plat, a Replat of Lots 6 through 12 and Tracts C and D, Townhomes at the National 1st Plat.**
Case PZ15-12, Continental Consulting Engineers, Inc. on behalf of Five Star Lifestyles, owners

Commissioner Delich moved to approve the application for the Final Plat, Townhomes at the National – 3rd Plat. Commissioner Lock seconded. Motion passed 8-0.

6. UNFINISHED BUSINESS

7. OTHER BUSINESS

- A. Upcoming meetings & dates of importance:**

Chairman Katerndahl acknowledged the following upcoming meetings:

- Board of Aldermen Meetings: Tuesday, May 19 and Tuesday, June 2, 2015 at 7:00 pm
- Planning & Zoning Commission Regular meeting Tuesday, June 9, 2015 at 5:30 pm
- The Tuesday, July 14, 2015 meeting has been canceled. If applications are received for that meeting an alternative date will be scheduled.

8. ADJOURNMENT

Seeing no other discussion, Chairman Katerndahl called for a motion to adjourn.
Commissioner Delich moved to adjourn. Commissioner Cary seconded. Motion to adjourn passed 8-0. Meeting adjourned at 7:17 p.m.

Submitted by:

Emily Crook
Community Development Department Assistant

5/15/15