

Development at the Intersection of Interstate 435 and Missouri Route 45

The City of Parkville has received numerous questions and comments regarding the potential for development within Parkville's city limits on properties near the intersection of I-435 and Route 45. The following webpage was created to respond to questions and provide a single source of accurate information about development prospects for this area. This webpage will be periodically updated as new information becomes available.

Updated September 2, 2014

Why is the City interested in development in this area?

The Parkville corporate city limits extend west of I-435 and north of Route 152, so this area is part of the western entryway into Parkville. The City desires to accommodate appropriate development to support community growth and to aesthetically signify the entrance to Parkville.

What does the City plan to build in this area?

The City does not own property at the intersection, so the City cannot build anything there. That would be up to the property owners. In the event that a property owner wishes to build something on the property, an application would be made to the city. The application would be reviewed by staff for compliance with zoning and other applicable regulations. If rezoning is required, a public hearing would be conducted by the Planning and Zoning Commission, followed by a public meeting of the Board of Aldermen. Both are opportunities for all questions or concerns to be voiced in a public forum.

Are there any pending applications for development being considered in this area?

No. Although the City has participated in numerous informal discussions with property owners and developers regarding concepts, the City has received no formal applications for development in this area.

Why did the City issue debt related to properties in this area, and what is the City's current debt obligation related to the properties?

In 2006, the City of Parkville responded to petitions from private property owners and began the process to create two [Neighborhood Improvement Districts \(NIDs\)](#) in accordance with Sections 67.453 – 67.465 RSMo. [Click here](#) for a map of the NIDs. The City previously issued temporary notes to finance the construction of improvements, but upon completion of all the work, 20-year permanent financing was issued in June 2014, as follows:

1. Limited General Obligation Bonds – Brush Creek Drainage Neighborhood Improvement District – Series 2014A - \$4,935,000. The Brush Creek Drainage NID extended sanitary sewer utilities to all of the properties in the petition.

2. Limited General Obligation Bonds – Brink Meyer Road Neighborhood Improvement District – Series 2014B - \$3,675,000. The Brink Meyer Road NID financed the extension of Brink Meyer Road and a related retaining wall to serve the southeast quadrant of the intersection.

All of the City's General Obligation debt is held by private investors (bondholders), and the City does not owe money to the Platte County Regional Sewer District related to the Brush Creek sanitary sewer. The NID debt is backed by special assessments on all of the properties that benefit from the public road and sewer improvements that were constructed. Due to a variety of factors, including the recent economic recession, private development did not occur as envisioned or scheduled by the original owners. The majority of properties are now bank owned or controlled. If the properties are delinquent on assessments, the City must absorb the cost to make the annual debt payments on the bonds.

Due to the lack of development, there is some concern that assessments may not be paid on time and in full. The City has taken steps to guard against this possibility. The City has saved over \$1.3 million of emergency reserve funds in part to protect against the debt liability. In May 2014, [Standard & Poor's](#) upgraded the [City's credit rating](#) to AA, a very high rating that indicates a very strong capacity to meet financial commitments. Any property that is delinquent on assessments will face penalties, including but not limited to a tax sale. All delinquent assessments must be satisfied before a property may be acquired at tax sale.

Will new sewer/street assessments be applied to existing homeowners to cover the City's outstanding NID debt?

No. Under state and municipal finance law, the City cannot extend assessments for the Brush Creek and Brink Meyer improvements to properties outside of the NIDs.

Will the City consider apartments or other multi-family housing in this area?

Yes. A portion of the property is currently zoned "R-4" Multiple-Family Residential District. In 2006, [development plans](#) were approved (following public hearings) for approximately 500 residential units in a mix of single-family homes, row houses, condominiums, and apartments. Although those development plans were never implemented, the zoning is in place to accommodate multi-family development. It would be expected that plans for multi-family development could be submitted for other properties zoned for these uses in the future. Any development proposal must meet all applicable regulations for zoning, density, quality, character, etc.

Is multi-family housing a permitted use in this area?

Yes. A portion of the property is currently zoned "R-4" Multiple-Family Residential District. Portions of other properties are zoned "RMD" Residential Multiple Dwelling District – a county

zoning retained from the time of annexation. For those properties that retained county zoning, rezoning will need to be approved before development may proceed. Chapter 6 of the City's [Comprehensive Plan](#) designates the following future land uses in this area: office/business park; mixed use; mixed use residential neighborhood; moderate density residential mix; and parks and open spaces. Projected land uses include multi-family housing in planned neighborhood developments.

Is the City considering multi-family apartments as a way to retire the NID debt?

No. The City has a financial strategy in place to help guard against any potential delinquencies on the NID assessments. All development proposals will be considered on their merits in accordance with applicable city standards and development regulations. However, the City desires to see development in this area as evidenced by its numerous prior public actions to extend public infrastructure and approve development plans in the area.

Is there a better development concept for this area than multi-family housing?

Maybe. The City is willing to consider all development proposals in accordance with applicable zoning, land use and regulatory requirements. At this time, there is no application before the Board of Aldermen or the Planning & Zoning Commission.

Would the City consider large lot residential development or other uses in lieu of multi-family housing?

Yes. However, infrastructure was extended to support a higher density of commercial, office and residential development, and that investment may be too costly to support with some other lower density uses. The Brush Creek NID assessments are approximately \$1,200 per acre per year over the life of the bonds (20 years). The Brink Meyer NID assessments are approximately \$3,800 per acre per year. Developers, property owners, lenders, realtors and economic experts have communicated to the City that it is difficult to finance a project at a lower density due to the existing infrastructure costs that must be repaid through the NID assessments.

Did the City fund a study to evaluate apartment complexes?

No. The City recently completed a study to evaluate the feasibility of a sports complex and other viable uses in this area. Last year the Parkville Economic Development Council (EDC) appointed a task force to explore and promote development for the I-435/Route 45 intersection. The task force concluded that a soccer complex, or some similar youth sports facility, may potentially be a viable economic development project for the southeast quadrant of the intersection. The idea was to generate a customer base to support spin-off retail and commercial development. Based upon the recommendation of the EDC, and in consultation with the property owners, the City issued a Request for Proposals (RFP) for a market feasibility and economic impact study. The scope of the study was twofold: (1) to determine if a youth

sports facility was viable on the proposed site; and (2) if not, to determine the highest and best alternative use for the site. The \$40,000 cost of the study was shared by the City and the EDC.

The [final report](#) concluded that the best possible sports facility would be an 8-field (turf) soccer complex. The complex would serve recreational needs in the Kansas City northland, but it would not generate the level of associated economic development desired. Furthermore, the initial capital investment of \$12-14 million made the project infeasible. Instead, the study concluded that most likely successful development, based on current market demand and demographics, is upscale multi-family apartments.

Are there improvements planned for Route 45?

Yes. The Missouri Department of Transportation (MODOT) is partnering with Platte County and Parkville to complete the final stretch of widening and multi-modal improvements on Route 45 from Route K to Interstate 435. Route 45 has already been improved east of Route K to Interstate 29. Currently the project is in the preliminary design phase, and road construction is scheduled to begin in 2016. However, residents will see utility work as early as 2014 to prepare the site for road construction. [Click here](#) for additional information about the Widening Route 45 Project.

How can I stay informed about any future development proposals?

Please [click here](#) to sign up for news and information updates via email. Click on “Community Development” and “Aldermen Meeting Information” to receive future agendas for the Planning & Zoning Commission and Board of Aldermen and public meeting/public hearing notices regarding development applications. The City will also update this webpage as new information becomes available.