

Mayor Nanette K. Johnston opened the work session at 5:37 p.m. on December 2, 2014. In attendance were aldermen Greg Plumb, Kendall Welch, Jim Werner, Diane Driver, Kari Lamer, Dave Rittman and Marc Sportsman.

The following staff was also present:

Lauren Palmer, City Administrator
Sean Ackerson, Assistant City Administrator/Community Development Director
Kevin Chrisman, Police Chief
Melissa McChesney, City Clerk
Stephen Chinn, City Attorney

1. GENERAL AGENDA

A. Brush Creek & Brink Meyer Neighborhood Improvement District properties and expectations review

Assistant City Administrator/Community Development Director Sean Ackerson provided a history of the Neighborhood Improvement District (NID) in the area of Interstate 435 and Highway 45, summarized the properties included in the NID, and highlighted potential development. A copy of the presentation is appended hereto as Exhibit A. The NIDs included approximately 340 acres and ten tracts, part of the Brush Creek sewer assessment, and noted Tract 9 was subject to additional assessments for improvements to Brink Myers Road including the retaining wall. The total assessments due annually were approximately \$670,000 for 20 years, the life of the NID. Ackerson noted there were three properties with the largest amounts of assessments due.

Ackerson discussed the different zonings for each of the properties, noting the area was annexed in 2000 with existing zoning but some parcels were rezoned based on petitions submitted. He added the existing zoning did not match the City's plan for zoning of the area.

Ackerson explained that the land use projections focused on broader objectives and master plan projects and that high quality development was consistent with what the City identified as the vision, matched the mission statement and had the highest density development potential in the city.

Alderman Lamer joined the meeting at 5:47 p.m.

Ackerson reviewed the original NID concept, envisioned prior to 2004, for each of the ten tracts. He also summarized the applications and plans submitted to-date on several of the tracts. Staff was concerned that it would be harder to develop the remaining land if smaller portions were developed first.

City Administrator Lauren Palmer outlined the challenges, noting staff was reviewing options and was working with the Parkville Economic Development Council (PEDC) to determine the best option for the City. Options included issuing a Request for Proposals (RFP) for a master developer to determine the best proposal for the City, negotiating with banks for a joint RFP to give the City authorization on their behalf, and working with the property owners to submit proposals for a sale price. Palmer added staff continued to work with the property owners and the development community on workable proposals.

Greg Foss, PEDC Executive Director, stated he was involved in meetings with the banks and different developers interested in the properties. He said several brought proposals to the City, but because of low sewer usage for the businesses it would not help pay the assessments. He added a potential developer was interested in being the master developer for the southeast portion of the property.

WORK SESSION MINUTES OF THE BOARD OF ALDERMEN OF DECEMBER 2, 2014

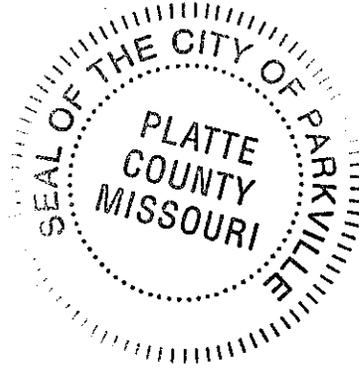
Page 2 of 2

The work session ended at 7:01 p.m.

The work session minutes for December 2, 2014, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the sixteenth day of December 2014.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney



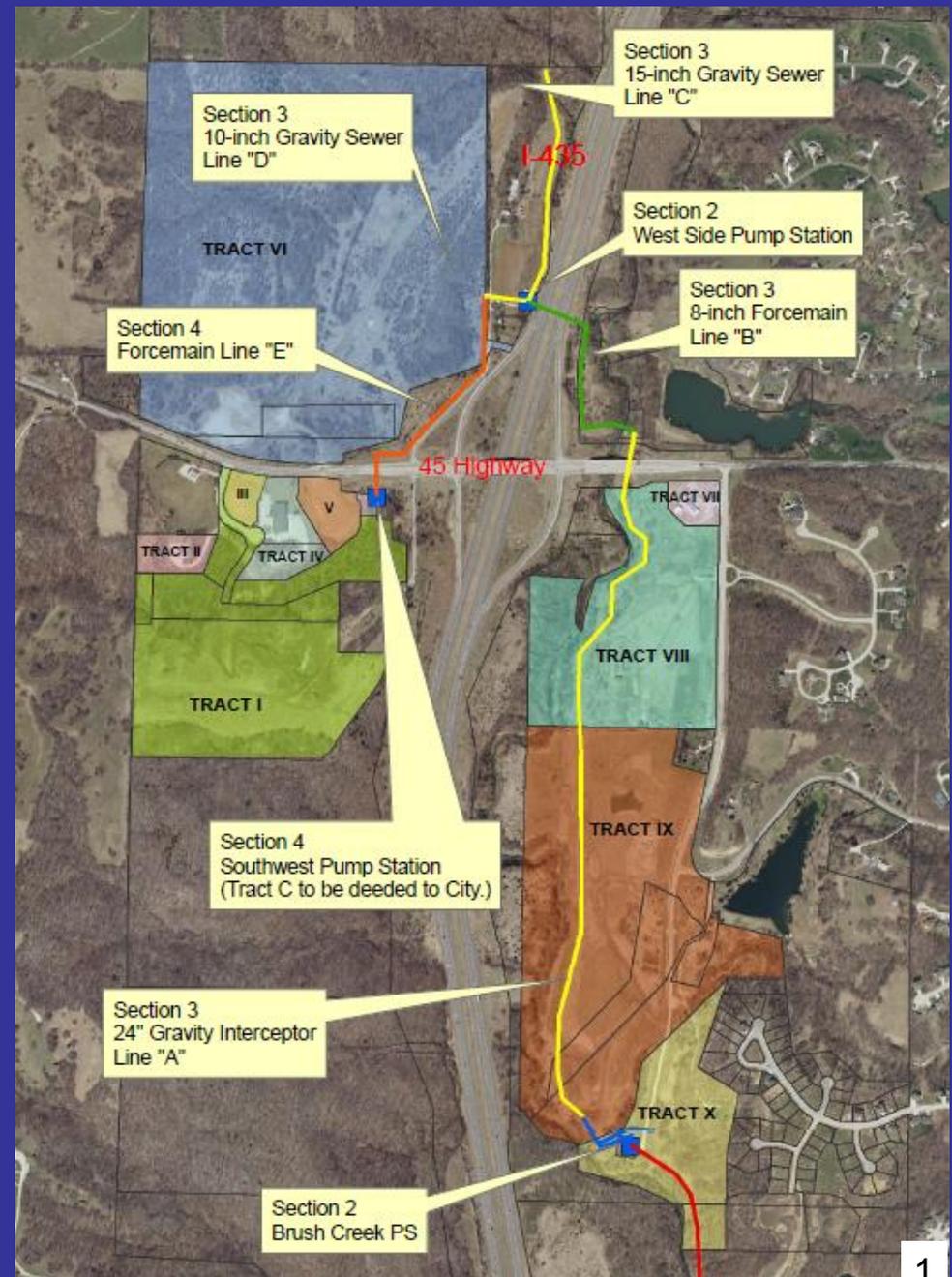
Brush Creek & Brink Meyer NID properties review

337.77 acres

All tracts are subject to a Brush Creek NID annual assessment

Tract IX (45 Park Place) is also subject to the Brink Meyer NID assessment

\$669,894.74 due annually



Annual Assessments

Tract	Owner	Acres	Annual Assessments
Tract I	Blue Valley Investment Corporation	49.89	\$57,887.85
Tract II	SBA Towers III LLC	3.19	\$3,701.69
Tract III	Blue Valley Investment Corporation	1.80	\$2,088.73
Tract IV	FAB Central States LLC	5.97	\$6,927.61
Tract V	Blue Valley Investment Corporation	3.48	\$4,038.20
Tract VI	Blue Valley Investment Corporation	141.17	\$163,814.11
Tract VII	Hoambrecker Properties, LLC	2.30	\$2,668.93
Tract VIII	Brinkmeyer Investors, LLC	38.57	\$44,756.75
Tract IX	45 Park Place, LLC*	70.63	\$359,909.32
Tract X	Agnes June Otjen Trust	20.77	\$24,101.57
Total		337.77	\$669,894.74

One tract represents nearly 54% of the assessments due.
 Three tracts represent nearly 87% (\$581,611.27).

Considerations for Development

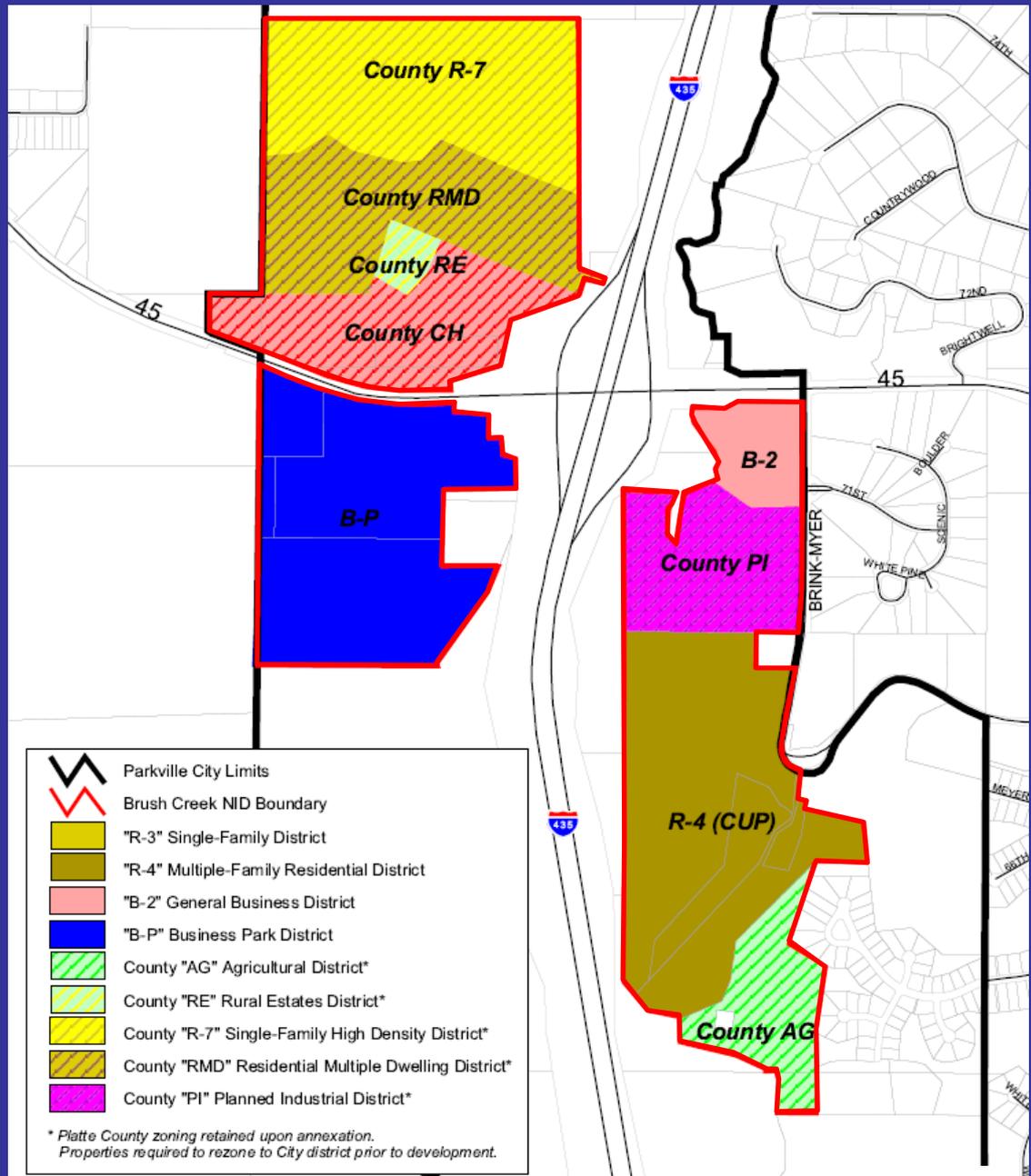
- Existing zoning / need to rezone
- Compliance with Parkville Master Plan projections, zoning code, development plans and standards
- Need to complete or prepare new development plans, plats and engineering plans
- Utilities and common improvements
- City's best interest versus interest of individual owners

Zoning

Properties can't develop under county zoning.

Owners not previously interested in rezoning to aid marketing.

Zoning does not match projected / desired development in many cases.

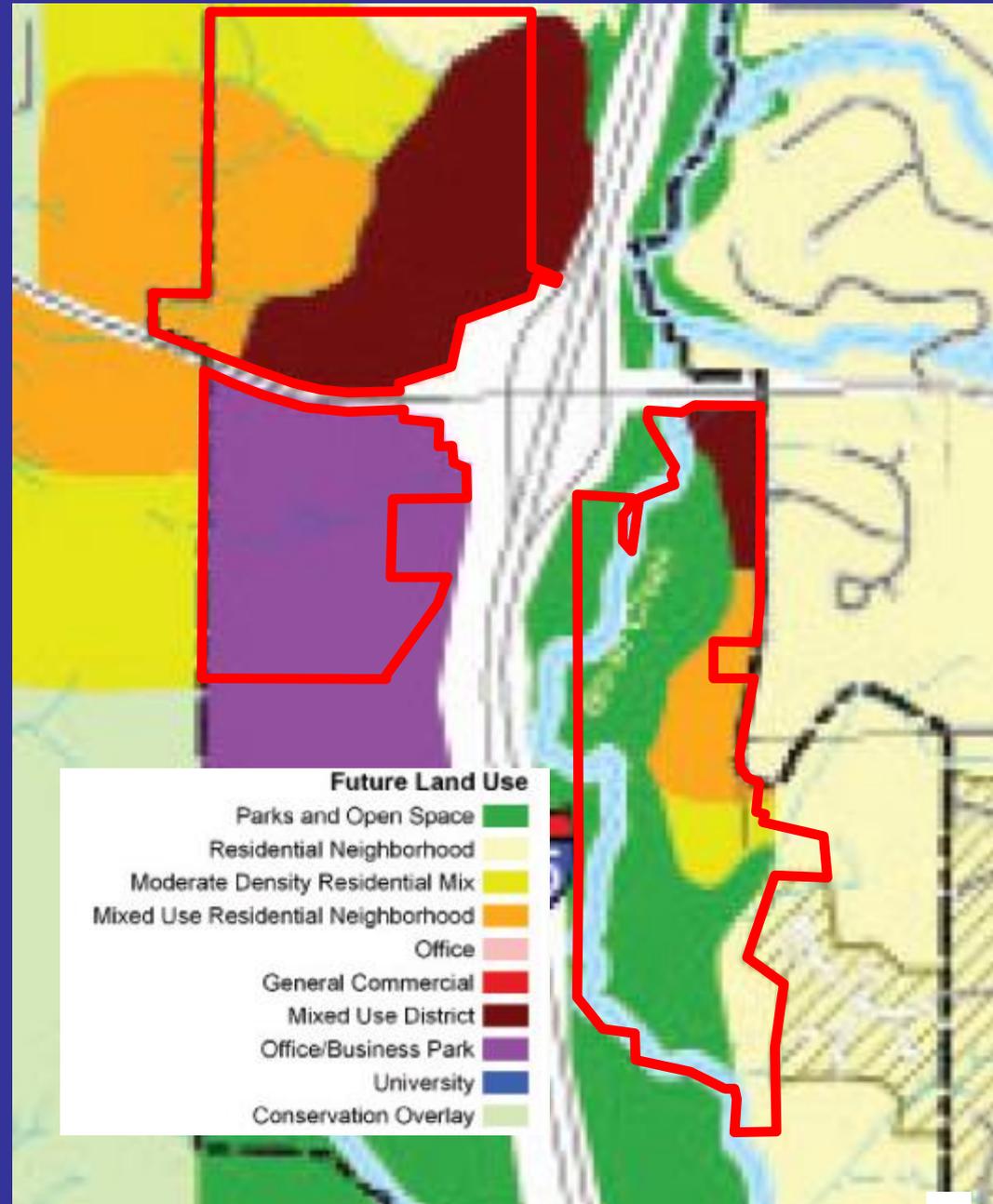


Land Use

Master Plan projects high-quality development consistent with the City's Mission Statement.

Plan projects a mix of commercial, office and residential uses.

Plan calls for highest density development near the interchange.

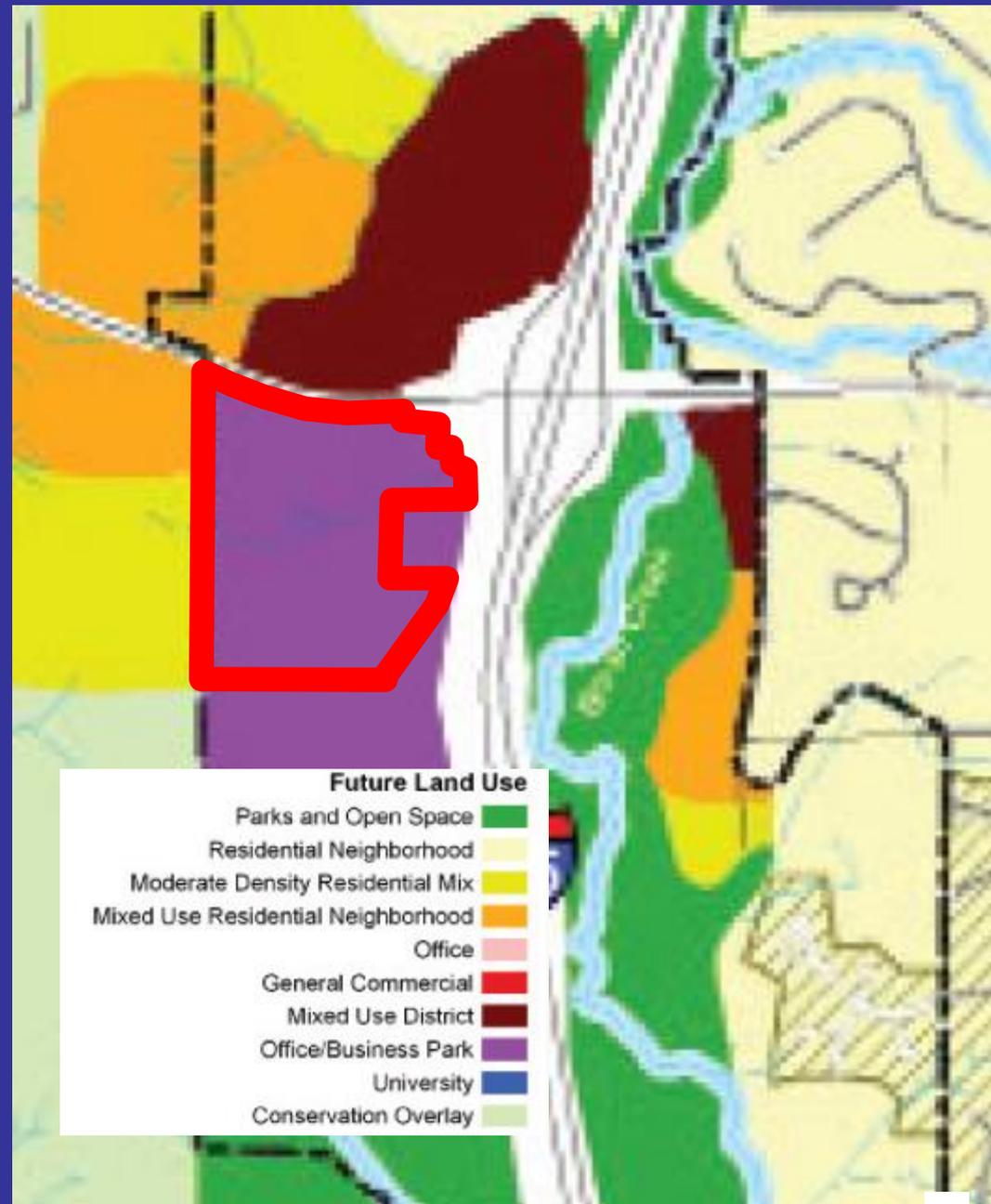


Land Use

Tracts I through V
(Vertical Ventures III):

Office / Business Park –
Office, research, flex-
tech industrial and
limited retail in an office
park setting.

Architectural standards
similar to commercial
districts. No butler
building or similar
construction allowed.

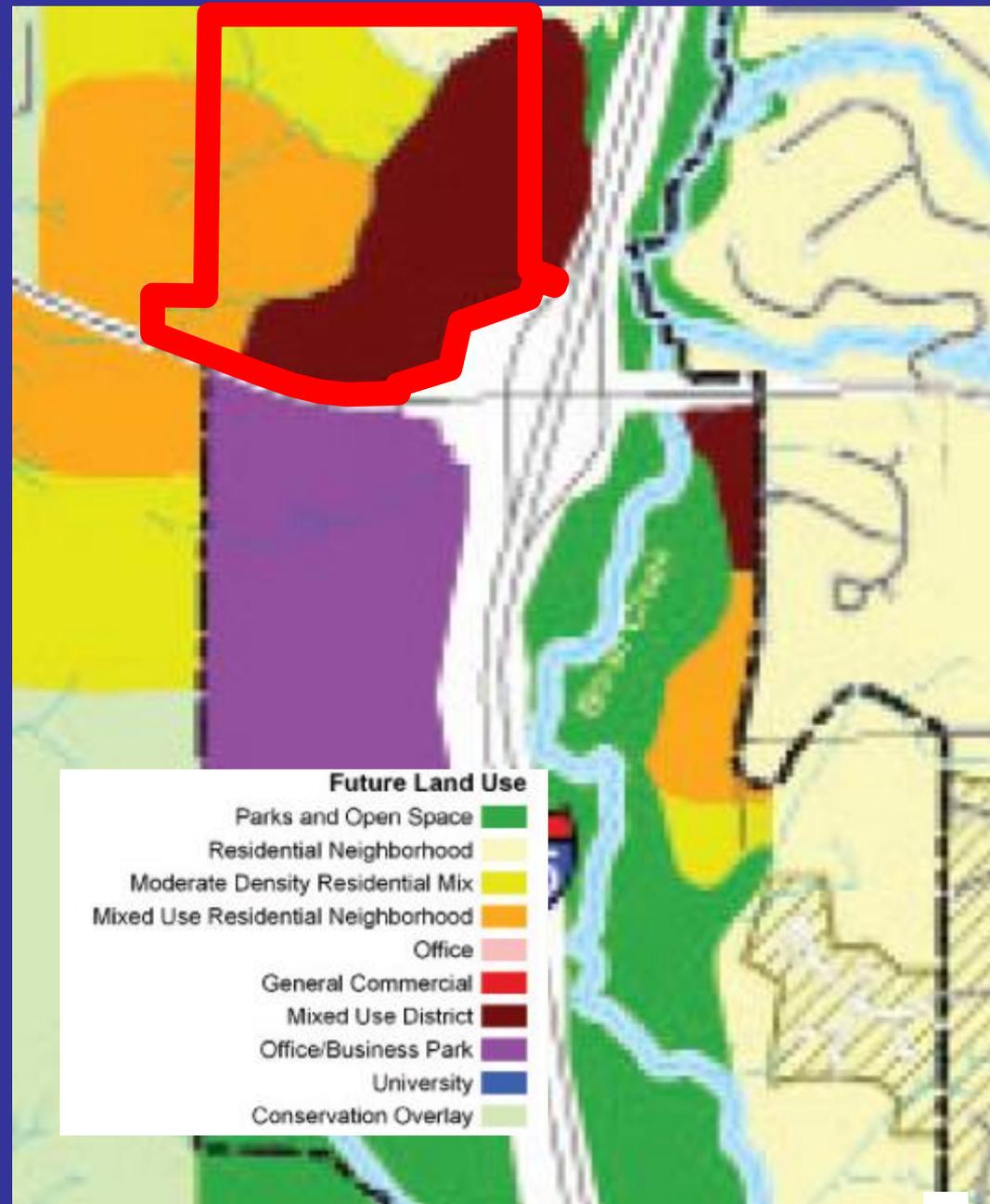


Land Use

Tract VI (Bank of Blue Valley):

Mixed Use – Master planned mix of non-residential uses with supporting residential uses. Highest density.

Mixed Use Residential Neighborhood – Similar to mixed use but emphasis on residential uses. Density greater than 8 units per acre.

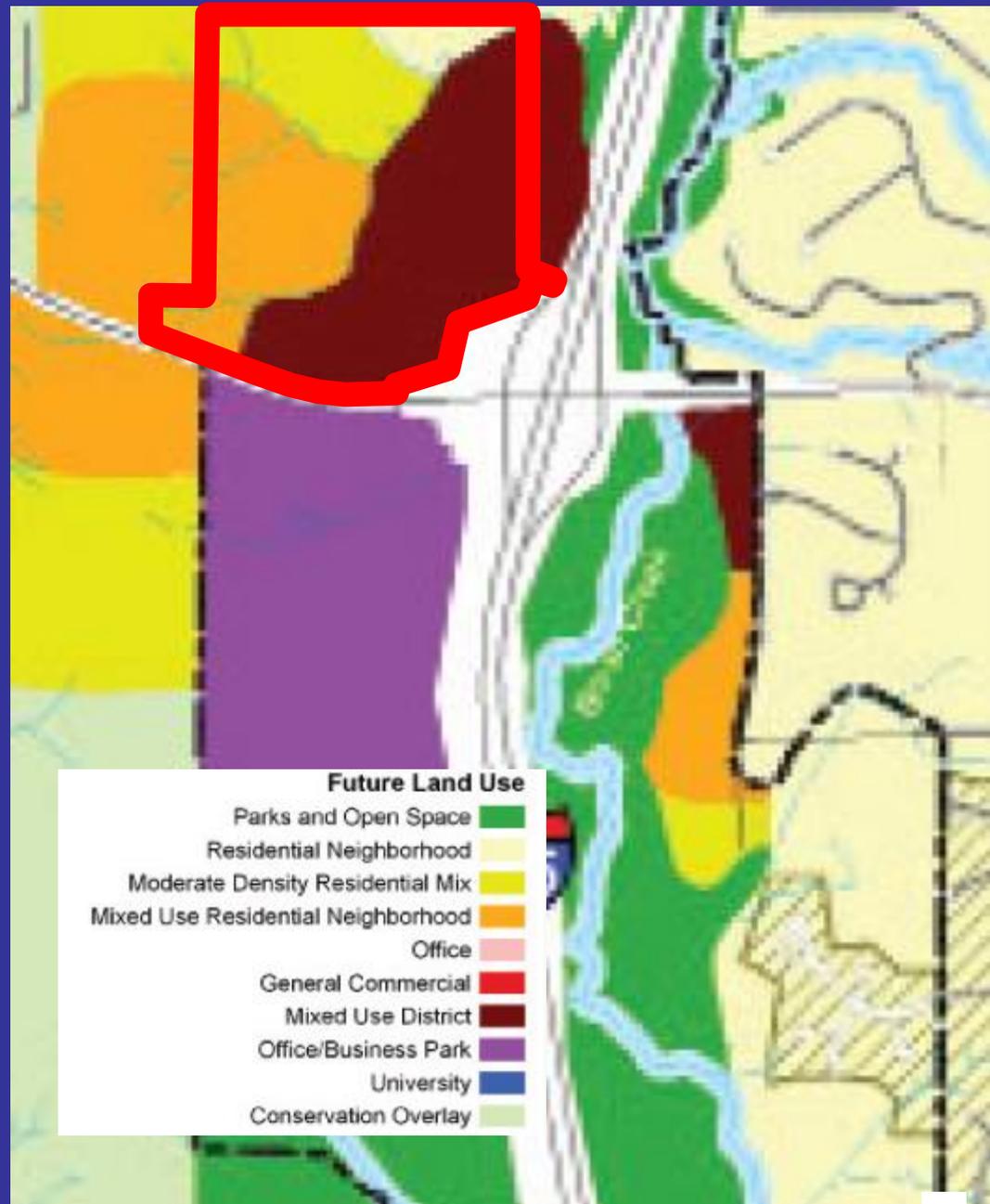


Land Use

Tract VI (continued):

Moderate Density Residential Mix – Master planned residential mix with single-family emphasis. 8 units per acre. No non-residential.

All development with strict architectural controls and to follow neighborhood and mixed use design principals.



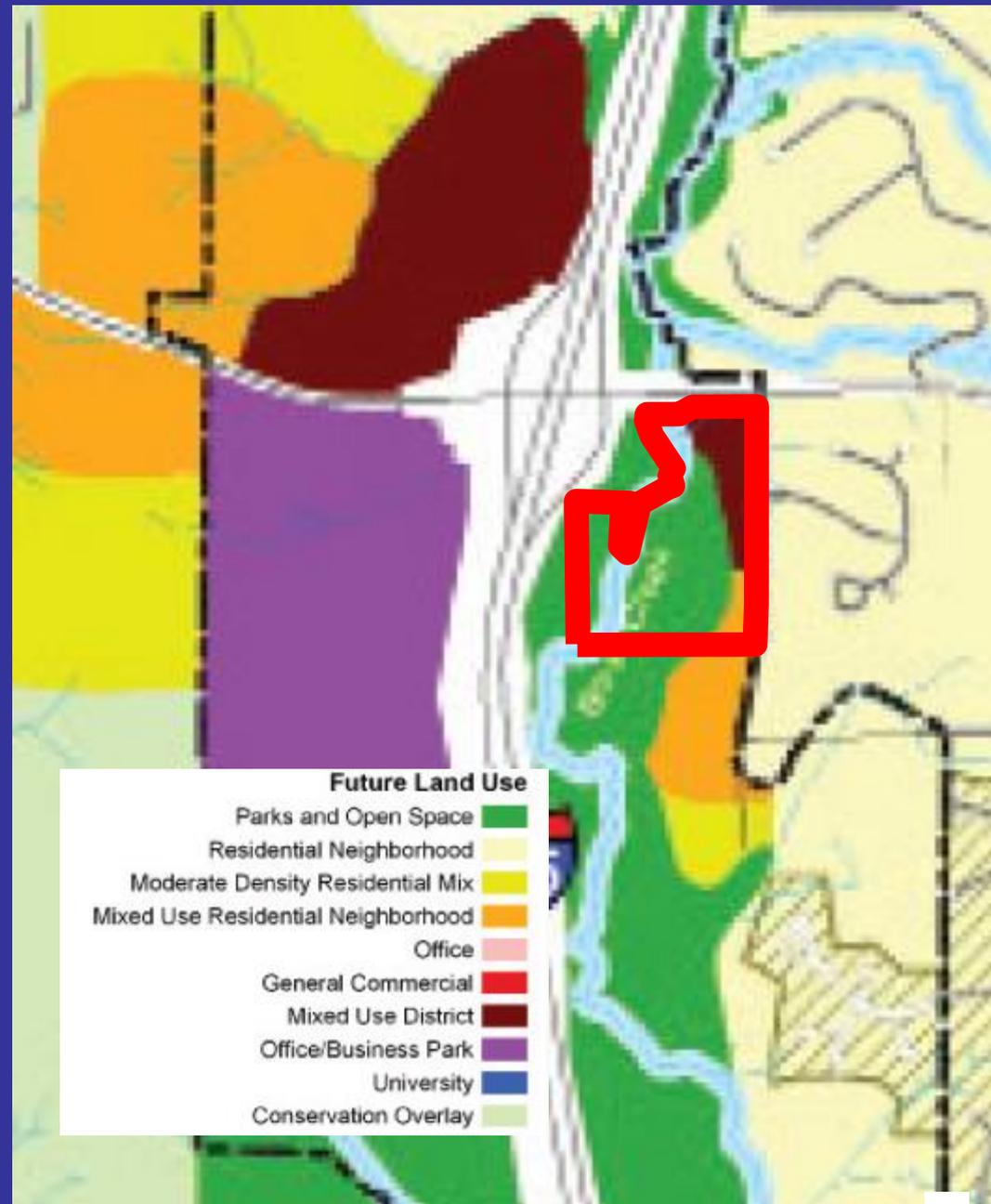
Land Use

Tracts VII and VIII
(Hoambrecker &
BrinkMyer Investors):

Mixed Use – Northern
3/4

Mixed Use Residential
Neighborhood – south
1/4

Setbacks apply along
Brush Creek to minimize
flooding and ensure
stable banks.

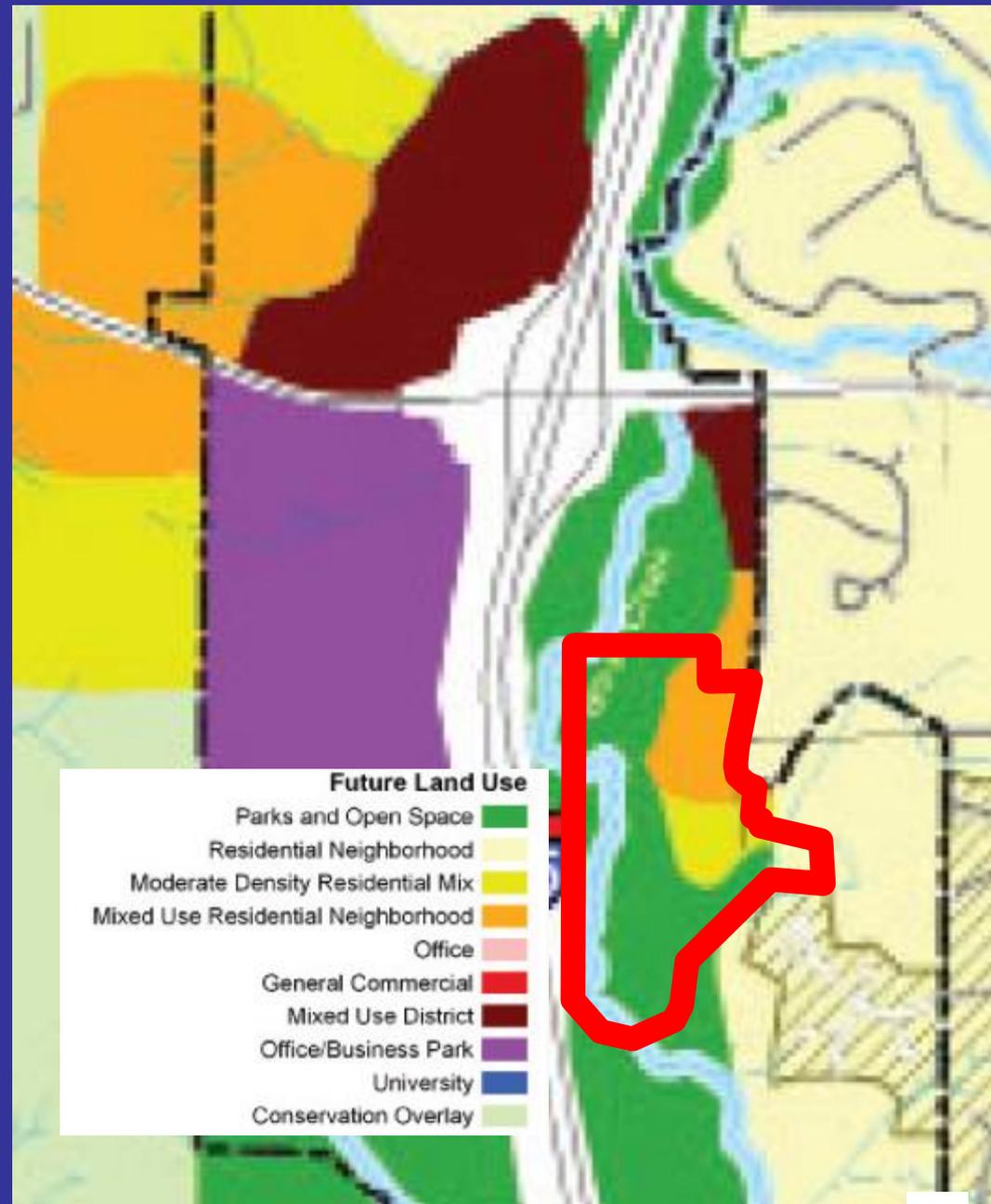


Land Use

Tract IX (45 Park Place):

Moderate Density Residential Mix –
Master planned residential mix with single-family emphasis. 8 units per acre. No non-residential.

Setbacks apply along Brush Creek to minimize flooding and ensure stable banks.



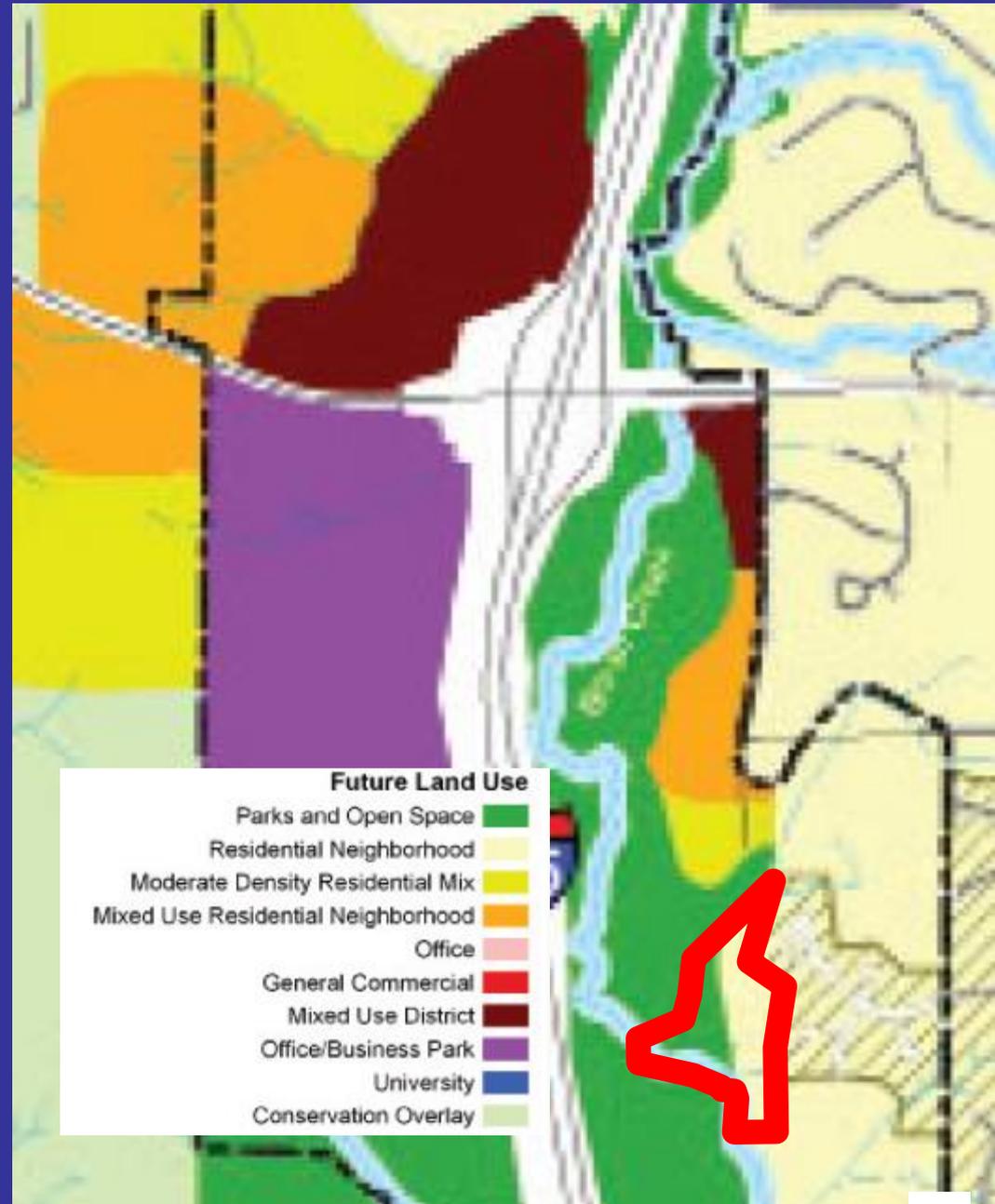
Land Use

Tract X (Otjen):

Residential Neighborhood –

Development projected to be reminiscent of existing single-family neighborhoods. Allows attached single-family (townhomes). Up to 4 units per acre.

Creek setbacks apply.



Examples from the Master Plan



Original NID Development Concept



Business park (SW corner), 10 acre rezoning / preliminary plat & 45 Park Place (SE corner) approved.

Only building constructed to date is the convenience store.

Plan was dependent on managing cut / fill across all sites. Now limited with changes in ownership.

Tracts I through V - Vertical Ventures III



Preliminary plans and engineering approved.

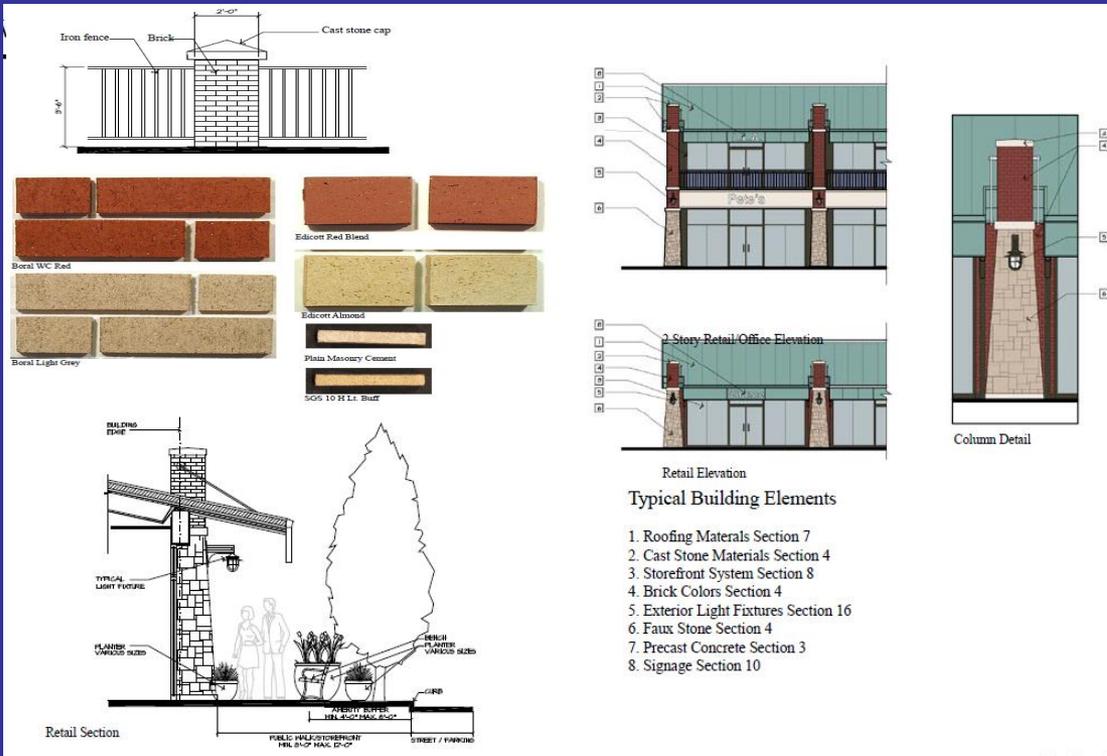
Tracts I through IV and part of V (front third) platted. Remainder unplatted.

Subject to design standards, common utilities, stormwater improvements, open space, etc., and business association management.

Tracts I through V - Vertical Ventures III



High interest in tracts with frontage on 45, but not in sharing proportionate costs or meeting development or zoning standards.



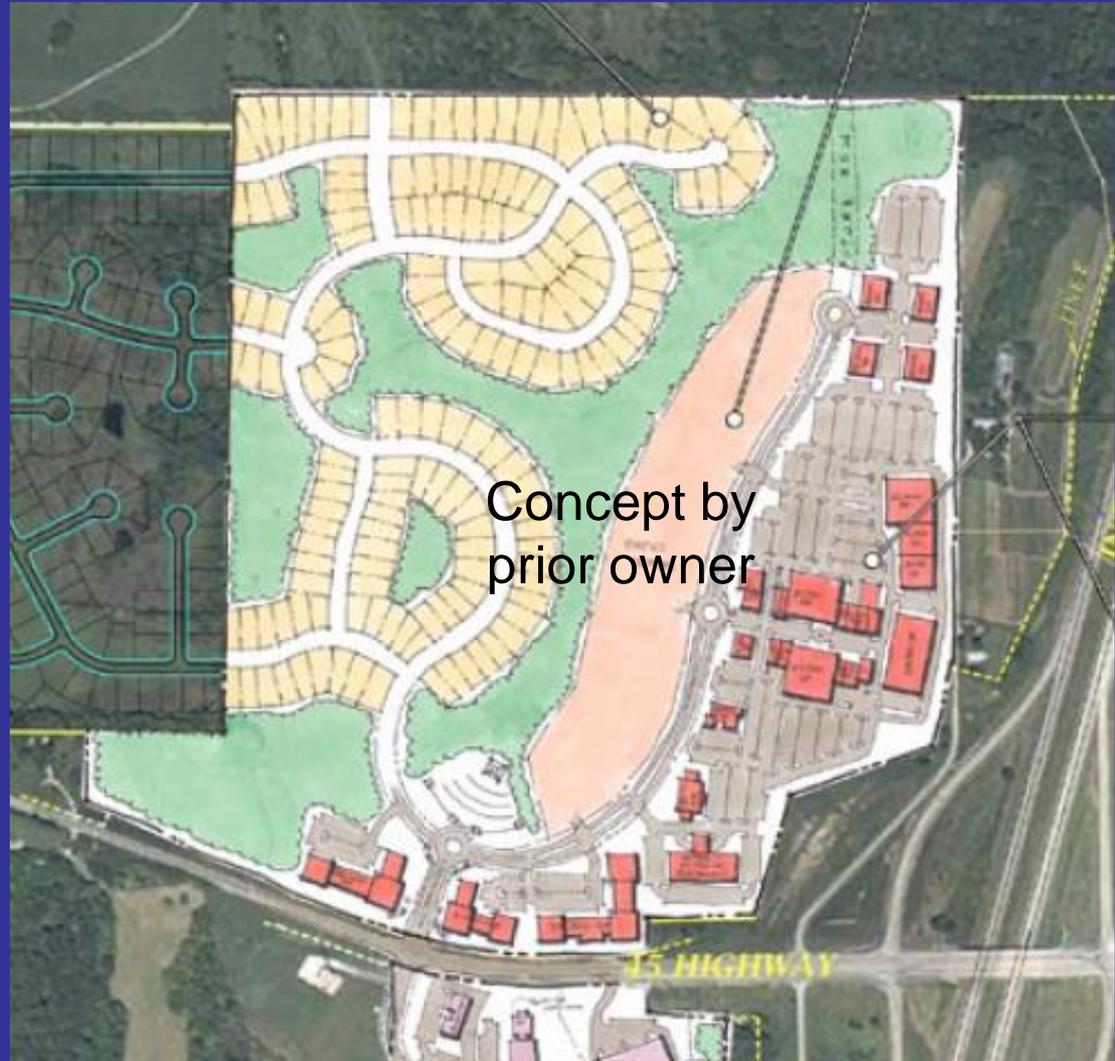
Risks include higher development costs for balance of property and quality impeding or detracting future area development.

Tract VI – Bank of Blue Valley

Projected for a mix of commercial and residential uses.

Prior concepts graded the site down, focused commercial uses along 45 and I-435 with maintenance provided multi-family and single family to the west.

No plans approved, but included in design standards for VVIII.



Tract VI – Bank of Blue Valley



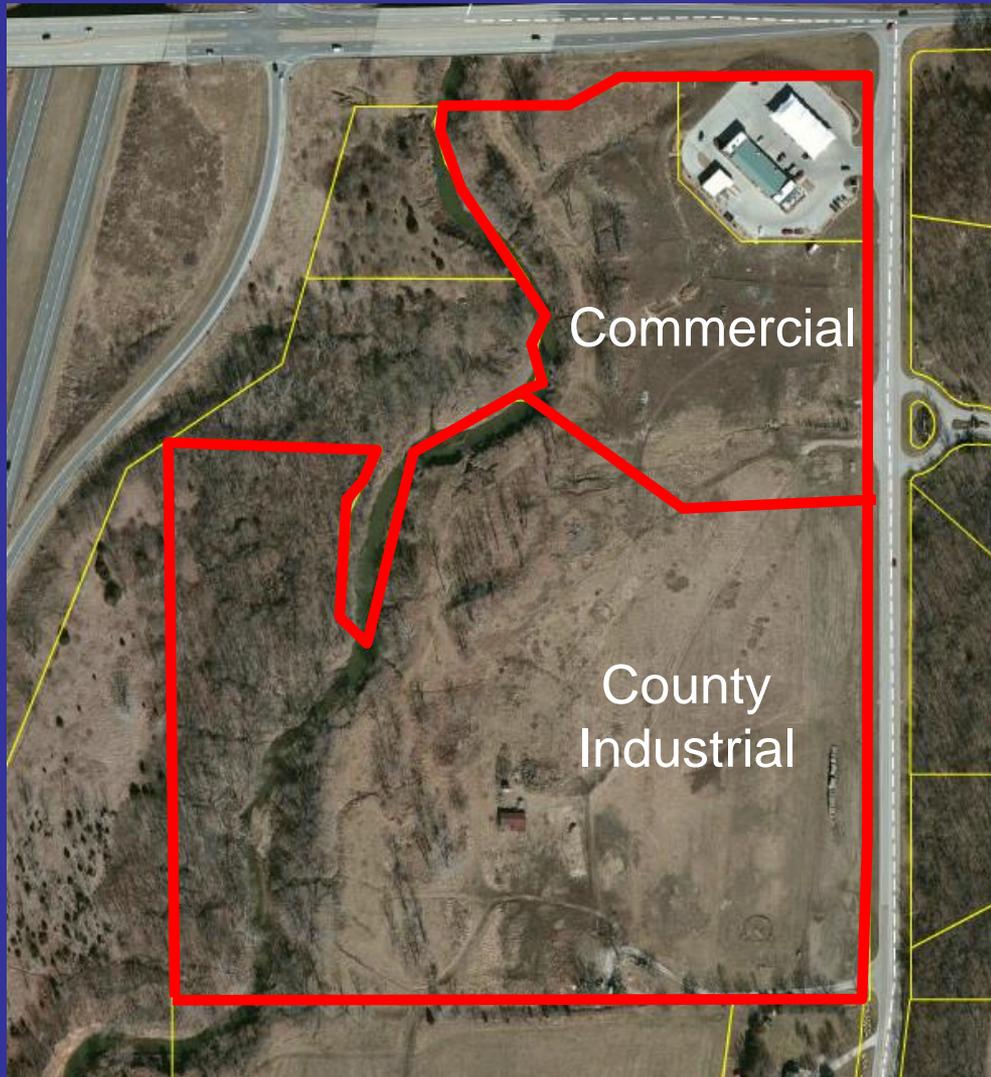
Concept for use of existing grades

Existing grades make development difficult.

Responsible for nearly 25% of assessments.

Risks include: piecemeal development; obstructions to further development; higher development costs for balance of property; and character / uses that impact market.

Tract VIII – BrinkMyer Investors



High interest in development of apartments and mini-storage.

10 acres have previously been zoned for B-2 commercial, but the Station is the only development.

Remainder of property is zoned County Planned Industrial.

Tract VIII – BrinkMyer Investors



With the exception of the Station c-store, no other development plans have been submitted.

Concepts have been discussed in the last 10-years, but none have made application.

Risks include: absorbing high-density market at detriment to 45 Park Place / Tract IX; eliminating / reducing opportunity for revenue / commercial uses; and character / uses that impact market for surrounding properties.



Tract IX – 45 Park Place



Zoned R-4 CUP.
Previously approved for approximately 500 residential units - mix of apartments, townhomes condominiums and single-family homes.

Responsible for 53% of annual assessments.

Primary risks are not developing and character / uses that impact market for surrounding parcels.

Tract X – Otjen property

Contains an existing home. Approximately 1/3 of the property is in the floodplain.

Projected for single-family (detached with supporting attached) up to four units to the acre. Portion of property developable for homes is on an uphill slope.

Risks include impact on immediate development.



Prior Plans

Some properties have approved preliminary plans / plats. To proceed, the plans need to be completed (final development plans, grading and drainage, utility and construction plans) or repealed with new plans submitted. Some plans encompass more than one parcel with development of individual parcels creating challenges for development of remaining parcels.

Utilities, Infrastructure and Access

Utility requirements are not expected to be known until more detailed development plans are known. Based on prior plans, development is likely to be subject to on- and off-site utility and infrastructure improvements. Widening of 45 Highway will address many traffic improvements previously required of development east of I-435. Limited direct access west of I-435 is expected.

Steps Require for Development

- Master Plan updates (if not consistent with plan)
- Development plan and engineering plan approval
- Rezoning approval (in most cases)
- Plat approval (in most cases)
- Separate utility plan approvals
- Incentive approval and district creation
- Other

Expectations and Incentives

- Staff has made it known that we are willing to consider incentives to spur development and help offset costs. Incentives up to revenues generated would be recommended. Others beyond revenues would have to be evaluated based on their merits.
- Platte County projects a trail along Brush Creek east of I-435. They have tentatively offered to construct the trail in conjunction with development of the abutting properties which will improve development amenities and reduce costs.

Expectations and Incentives

- Economic consultants have identified an immediate market for residential uses, ranging from single-family to high-end multi-family uses. They have also projected a limited market for retail uses which improves with additional residential development.
- Development, economic and financial experts have stated expectations that successful development will include public / private amenities to create immediate and long-term demand, meet market needs and be competitive. Amenities discussed include attractive streetscapes, transportation alternatives, access to food, services and entertainment, gathering spaces, recreational opportunities, ample parking and other amenities.

Expectations and Incentives

- Staff has made it known that due to the significant assessments and the difficulty of standalone development, that incentives will not be considered for development of SE corner (Tracts VIII and X) without development of the 45 Park Place property (Tract IX).
- Staff has discussed options to develop piecemeal portions of other properties, but has made it known that staff recommendation will be to develop properties as a whole due to increased cost of development for balances.

Areas where direction is needed

- Expectations supported / stay the course?
- Additional expectations?
- Support for incentives?
- Other direction?

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