



Public Hearing Summary For June 9, 2015 Hearing

Application to amend Parkville Municipal Code Section 442.050, Design Guidelines, to amend subsection 2 to clarify the regulation of architectural styles, design features, building materials and to add a new subsection 13 to clarify regulation of paint colors in the “OTD” Old Town District. Case PZ15-19, City of Parkville, applicant.

The Planning and Zoning Commission of Parkville, Missouri will hold a public hearing on Tuesday, June 9, 2015 at 5:30 pm in the Boardroom at Parkville City Hall, 8880 Clark Avenue, Parkville, Missouri 64152, to consider a proposed amendment to Parkville Municipal Code Section 442.050, Design Guidelines, to amend subsection 2 to clarify the regulation of architectural styles, design features, building materials and to add a new subsection 13 to clarify regulation of paint colors in in the “OTD” Old Town District.

The amendment is proposed by Community Development Department to temporarily address ongoing issues with the existing regulations. A more detailed solution is expected to result from the comprehensive zoning code update which will be undertaken starting this summer and which expected to be completed and adopted in 2016. Meanwhile, the amendment is proposed to clarify the existing regulations and set achievable objectives that can be consistently implemented.

The current zoning regulations for the “OTD” Old Town Zoning District require the City to consider architectural styles, design features, building materials and colors. The existing regulation calls for these elements to be “complimentary to those used in surrounding buildings” but provides no guidance on how to make that determination. In many cases, the elements of the surrounding buildings vary greatly and may not be elements that should be replicated. No palette of appropriate elements or colors has been adopted, making approval difficult and subjective. Staff proposes amendments to remove the requirement for approval of color changes except where original materials would be covered. The amendment also proposes to clarify the intent for architectural styles, design features, and building materials for new buildings calling for these elements to be compatible with original materials used throughout the surrounding block. For existing buildings the amendment calls for these elements to be consistent with the original building elements and characteristic of the building period, and should not cover, destroy or otherwise minimize original architectural elements.

Following is the current and proposed text:

Existing

1. A building must incorporate architectural styles, design features, building materials and colors that are complimentary to those used in surrounding buildings.

Proposed

1. For new construction, a building must incorporate architectural styles, design features, building materials and accents that are compatible with original materials used throughout the surrounding block. For alterations or expansions, the materials and design should be

consistent with the original building elements and characteristic of the building period, and should not cover, destroy or otherwise minimize original architectural elements.

2. With the exception of the following, paint color is considered to be a matter of choice, and has no bearing on the preservation of structures.
 - a. Owners are encouraged to use historically appropriate colors schemes and contrasts, including use of primary building colors with trim, doors, awnings and other accents in complimentary colors.
 - b. Only traditionally painted materials, such as wood, should be painted.
 - c. Original materials such as brick and stone that are traditionally left unpainted shall only be painted when already painted prior to the effective date of this ordinance, or when expressly approved by the Planning and Zoning Commission as necessary to unify disparate parts of a building that has been altered or expanded over time.
 - d. Inclusion of logos, images, or patterns, including but not limited to stripes, dots, waves, and similar patterns, used primarily to attract attention to a structure shall not be permitted unless approved as signage in accordance with Section 442.055.

The public hearing is open to the public and all interested parties are welcome to attend and express opinions before the Planning and Zoning Commission during the public hearings. Written comments received by the Community Development Department on or before 5:00 p.m. Wednesday, June 3, 2015 will be distributed to the Planning and Zoning Commission prior to the meeting. Comments may be mailed to 8880 Clark Avenue, Parkville, MO, 64152, faxed to 816-741-0013 or emailed to sackerson@parkvillemo.gov. Comments received after that date will be handed out the night of the meeting.

Following consideration of the proposed text amendment, the Planning and Zoning Commission will recommend action to the Board of Aldermen or postpone the application for further consideration. Unless postponed or withdrawn by the applicant, the Board of Aldermen will consider final action on the application at their regularly scheduled meeting on Tuesday, June 16, 2015 at 7:00 p.m.

For questions, please call the Parkville Community Development Department at 816-741-7676.

Additional online resources:

1. "OTD" Old Town District Regulations - <http://ecode360.com/27901759>
2. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
3. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
4. Vision Downtown Parkville - <http://parkvillemo.gov/vision-downtown-parkville/>