

AN ORDINANCE REPEALING PARKVILLE MUNICIPAL CODE CHAPTERS 840 AND 850 AND AMENDING CHAPTER 800 REGARDING ZONING AND BUILDING/CONSTRUCTION FEES

WHEREAS, various sections of the Municipal Code of the City of Parkville include fees for services provided by the City related to development, zoning and construction and building; and

WHEREAS, the Schedule of Fees was adopted by Resolution No. 08-01-14 on August 5, 2014, to consolidate the fees into a single document that can be amended by resolution; and

WHEREAS, the Schedule of Fees will be amended to reflect the changes approved by the Board of Aldermen to specific sections of the Municipal Code that reference a fee; and

WHEREAS, with the approval of revised Public Works-related development fees in Chapter 850 and for convenience, City staff wanted to take the opportunity to also move the fees listed in Chapter 840 and Chapter 850 to the Schedule of Fees.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI AS FOLLOWS:

Section 1. Parkville Municipal Code Title VIII, Chapter 840 *Zoning Fees* is hereby repealed.

Section 2. Parkville Municipal Code Title VIII, Chapter 850, Section 850.010 *Building and Construction Fees* is hereby repealed.

Section 3. Parkville Municipal Code Title VIII, Chapter 800 *Fee Ordinance* is hereby amended to add the following:

Section 800.030. Zoning Fees.

- A. Unless otherwise provided by Title IV *Development Code*, zoning, planning, sign, development plan, site plan, conditional use filing and permit fees shall be set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Section 800.010 of the Municipal Code.
- B. The terms minor changes in use, minor exterior modifications to an existing building, or minor modifications to a previously approved plan shall be defined as follows:
 1. *Minor change in use.* A change from a current approved use to another approved use that Community Development Director determines is minor in nature and does not alter the intent or conditions of approval of the current use and does not require additional parking, exterior building changes or site changes to accommodate said use.
 2. *Minor exterior modification to an existing building.* Exterior modification to an existing building that the Community Development Director determines is minor in nature and consistent with the intent or conditions of any applicable prior approval, can meet all applicable City codes, and does not alter more than twenty-five percent (25%) of any given facade.

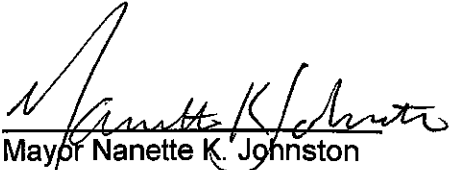
3. *Minor modification to a site requiring a plan.* Modifications, including changes in landscaping, lot configuration, setback, building location, site amenities, circulation or similar details that the Community Development Director determines is minor in nature and consistent with the intent or conditions of any applicable prior approval, can meet all applicable City codes, and does not require engineering review and approval.
- C. Where applicable, the fee shall include the expense of initial engineering review, plus the expense of reviewing one (1) resubmittal. All other expenses, including, but not limited to, publication costs, consulting fees, attorney fees, reproduction costs, mailing costs, and other expenses resulting from the necessary review, notification, processing, filing, recording and action on said applications or permits, shall be borne by the applicant based on actual costs.
 - D. Where Title IV of the Parkville Municipal Code allows preliminary development plans and preliminary plats to be combined, only one (1) filing fee shall be required for said application.
 - E. Signs.
 1. The permit fee for sign permits required by Title IV of the Parkville Municipal Code shall be based on sign type and sign structure area as outlined below, plus the cost of real expenses resulting from said review. All expenses including, but not limited to, attorney fees, reproduction costs, mailing costs and other expenses resulting from the necessary review, processing, filing, recording and action on said permits, shall be borne by the applicant based on actual costs.
 2. Sign permit fees shall be remitted prior to the issuance of any sign permit. Reconstruction, extension or relocation of an existing sign shall require the full permit fee outlined in Subsection (c) below. When work has begun on sign installation prior to the issuance of a permit, the permit fee shall be doubled.
 3. Sign permit fees shall be set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Section 800.010 of the Municipal Code.
 4. All filing and permit fees shall be paid to the City of Parkville by cash, check or money order at the time of application.
 5. No approval of any application required by Title IV of the Parkville Municipal Code shall become effective until all user fees and expenses related to such have been paid in full.
 6. Expenses and user fees will be owed by the applicant regardless of final action, including approval or denial of any application.

Section 800.040. Building and Construction Fees.

Unless otherwise provided by the Municipal Code, application and permit fees shall be set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Section 800.010 of the Municipal Code.

Section 4. This ordinance is effective upon its passage and approval.

PASSED and APPROVED this 21st day of March 2017.



Mayor Nanette K. Johnston

ATTESTED:



City Clerk Melissa McChesney

