

AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE SECTION 405.020 DISTRICTS & USES, TABLE 405-2: USE TABLE, TO ALLOW EDUCATION – NEIGHBORHOOD SCHOOL (<10 ACRES) USES IN THE “R-4” MIXED-DENSITY RESIDENTIAL DISTRICT AS A PERMITTED USE (P) AND TO ALLOW EDUCATION – CAMPUS (>10 ACRES) USES IN THE “R-4” DISTRICT AS A CONDITIONAL USE (C)

WHEREAS, in August 2021 the Park Hill School District (PHSD) purchased approximately 29 acres of land (zoned “R-4” Mixed-Density Residential) at the southwest corner of the intersection of NW Brink-Myer Rd and NW Brush Creek Pkwy, with plans to develop the vacant property and construct a future elementary school; and

WHEREAS, the Title IV – Development Code does not allow education civic/institutional uses in the “R-4” district; however, an amendment to allow said uses in the “R-4” district would generally benefit the residents in the City of Parkville, make the Title IV – Development Code conform more closely with the *Parkville 2040 Master Plan*, and improve public health, safety and general welfare of the community; and

WHEREAS, neighborhood schools are generally viewed as compatible uses in residential districts; attract families and businesses boosting the local economy and driving population growth; and

WHEREAS, research has shown that families nearby schools also build more and better relationships with other families in their community, building neighborhood cohesion and trust; and

WHEREAS, when students attend a school near their home, families can more easily connect with teachers and contribute as school volunteers and leaders; and are generally healthier physically, socially and emotionally; and

WHEREAS, one of the guiding principles of the *Parkville 2040 Master Plan* is “Integrated Land Uses”, which provides a thoughtful mix of vibrant neighborhoods, parks and greenspace, schools and civic institutions; and

WHEREAS, on March 14, 2023, a public hearing was held at the regular meeting of the Planning and Zoning Commission where staff presented information to the Commission and members of the Commission provided comments and questions to staff; the Commission then recommended (by a vote of 6-0) to approve the text amendment; and

WHEREAS, the Board of Aldermen concurs with the conclusions of the Planning and Zoning Commission and accepts their recommendation.

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

SECTION 1. Parkville Municipal Code, Title IV, Section 405.020 Districts & Uses, Table 405-2: Use Table is hereby amended as shown in Exhibit A.

SECTION 2. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 4th day of April 2023.


Mayor Dean Katerndahl

ATTESTED:

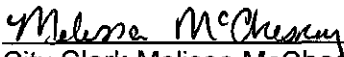

City Clerk Melissa McChesney





Table 405-2: Use Table

	R-1	R-2	R-3	R-4	R-5	OTD	B-1	B-2	B-4-P	BP	P-EC	I-1	I-2	I-3	PLCD	U-1
Residential Uses																
<i>Detached house</i>	P	P	P	P			P	P								
<i>Duplex</i>				P			P	P								
<i>3- / 4-Plex</i>				C	P		P	P								
<i>Row House (3-8 units; 2- to 3-story)</i>				C	P		P	P								
<i>Walk-up Apartment (3- 12 units; 2- to 3-story)</i>				C	P		P	P								
<i>Apartment Complex (garden apartment – density based)</i>					P		P	P								
<i>Mixed-use (residential above or behind street level commercial)</i>						P	P	P								
<i>Accessory Dwelling</i>	C	C	C	C			C	C								
Civic / Institutional Uses																
<i>Assembly – Limited (under 250)</i>	P	P	P	P		P	P	P								
<i>Assembly – Small (251- 500)</i>	C	C	C	C		C	P	P								
<i>Assembly – Large (501- 1000)</i>							C	P	P	P		P				
<i>Assembly – Event Venue (1,000 +)</i>								C	P	P		P				
<i>Education – Neighborhood School (<10 acres)</i>	P	P	P	P	P											
<i>Education - Campus (> 10 acres)</i>	C	C	C	C	C				C	C	P					
<i>Education – Extension</i>						P	P	P	P	P		P	P			P
<i>Library, museum or art gallery</i>	C	C	C		C	P	P	P	P	P	P				P	
<i>Open / Civic Space (various types - see design standards 404.020)</i>	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
<i>Community and Public Service (post office, fire, police, rec center)</i>	P	P	P	P		P	P	P	P	P	P	P	P		P	P
Retail																
<i>Retail – Small (2.5K - 8K)</i>							P	P	P	P						