

AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE SECTION 407.020, SUBSECTION F ESTABLISHING STANDARDS FOR STEEP SLOPE PRESERVATION TO HELP PREVENT EROSION AND STORMWATER RUNOFF, REDUCE THE RISK OF DANGEROUS LANDSLIDES AND PRESERVE NATURAL TOPOGRAPHY AND SCENIC HILLSIDES

WHEREAS, On May 11, 2021, the Planning and Zoning Commission adopted the *Parkville 2040 Master Plan* as the official public policy and comprehensive plan for the City of Parkville, which serves as the official public policy and comprehensive plan for the physical development and redevelopment of a community; and assists in decision-making as it relates to issues such as land use and zoning, housing, commercial and industrial development, sustainability and the environment, transportation and mobility, parks and recreation, and community facilities and services; and

WHEREAS, Section 5. Implementation of the *Parkville 2040 Master Plan* incorporates these goals and action items together into a specific recommendation for which the City should pursue in the future; one of which is adoption of a slope preservation ordinance; and

WHEREAS, there are a number of issues associated with development on steep slopes, hillsides and ridgelines; this includes health, safety and environmental impacts; as well as aesthetic impacts; thus, protecting hillsides and steep slopes from development can positively benefit a community; 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 Section 407.020, Subsection F is hereby amended to read as follows:

Section 407.020 Landscape Design.


F. Design and Performance Criteria. In addition to the above planting requirements, all landscape plans shall be designed according to the following performance criteria, and in individual cases additional plantings may be warranted in order to meet these criteria:

1. Existing natural features of the site, such as groves of trees, extreme slopes, areas intended to serve as buffers and areas not intended for development, shall be retained and incorporated into the design to the maximum extent practical.
 - a. Extreme or steep slopes are defined as having a grade of 25 percent or greater, meaning that the elevation increases by 25 ft. over a horizontal distance of 100 ft.

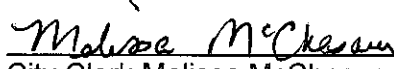
- b. Extreme or steep slopes shall be identified on all development plans.
 - c. For instances where extreme or steep slope areas are disturbed or graded, the Director of Public Works may require rock, rip-rap, trees, sod or other vegetative materials be placed or planted in these areas to protect the hillside.
 - d. The Director of Public Works may request an engineering, soil conditions or other related studies — prepared by an engineer certified in the State of Missouri — for development within extreme or steep slope areas.
- 2. Landscape areas shall be utilized to the maximum extent possible for natural stormwater mitigation practices and to satisfy stormwater management criteria. Examples of natural stormwater mitigation practices include filter strips, vegetative swales, pervious pavement systems and sand filters.
 - 3. Native plants and vegetation shall be utilized to the maximum extent reasonable, i.e., drought tolerant plants should be planted in landscape islands and water-resistant plants should be planted near stormwater retention facilities.
 - 4. All required landscape and open space areas shall remain free of debris and refuse and be appropriately maintained.
 - 5. Designs shall best integrate sites and projects into their surroundings, or promote any distinct characteristics of the area identified in the Master Plan or any specific plans.
 - 6. Designs should emphasize any focal points of an area or project, and pay particular attention to the relationship with the streetscapes.

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

PASSED and APPROVED this 2nd day of May 2023.


Mayor Dean Katerndahl

ATTESTED:


City Clerk Melissa McChesney

