

CITY OF PARKVILLE **Policy Report**

DATE: Thursday, October 25, 2018

PREPARED BY:
Stephen Lachky
Community Development Director

REVIEWED BY:
Joe Parente
City Administrator

ISSUE:

Approve the first reading of an ordinance approving a preliminary development plan for The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres (more or less) and 25.74 acres (more or less) respectively, generally located on the northwest quadrant of the intersection of I-435 and Highway 45. Case No. PZ18-17B; Brian Mertz, Parkville Development 140, LLC, applicant.

BACKGROUND:

The application proposes The Woods At Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres (more or less) and 25.74 acres (more or less) respectively, generally located on the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. The plan proposes re-platting the subject property and creating internal circulation, public streets, private drives, and access via the adjacent Creekside Commons preliminary development plan (Case No. PZ18-17F).

The subject property was annexed into Parkville city limits on May 2, 2000 via ordinance no. 1874. Based on interviews with former staff and elected officials, the City desired to annex the area to have control over future development around the I-435 and Hwy 45, and I-435 and Hwy 152 corridors, as increased growth would impact the traffic through Parkville along MO-Hwy 45, MO-Hwy 9 and MO-FF Hwy. In 2006, to coordinate with development plans at three quadrants of the intersection of 45 Highway and Interstate 435, the City of Parkville responded to petitions and began the process to create two Neighborhood Improvement Districts (NIDs) in accordance with Sections 67.453 – 67.465 RSMo. The NIDs were undertaken for a public sewer, the Brush Creek NID, and a road project, the Brink Meyer NID. Due to a variety of factors, including the economic recession, private development did not occur according to the original schedule and vision. The majority of the NID properties were recently owned or controlled by banks or the City of Parkville, and are no longer owned by the original landowners at the time of the NID creations.

On December 2, 2014 the Board of Aldermen conducted a work session to review the zoning, land use projections, development plans, and development challenges for all properties in the Brush Creek Drainage NID. The City and Parkville EDC participated in numerous meetings with property owners and prospective developers to evaluate potential development options for the area; however, many of the development concepts only involved small portions of the property (less than 5 acres) and didn't address development challenges for common areas. On September 9, 2015 the Board of Aldermen adopted a Resolution of Intent to use economic development incentives to promote appropriate development in the Brush Creek and Brink Meyer NIDs. The resolution affirms the Board's willingness to support appropriate multi-family housing in the area and affirms the City's willingness to use public incentives to offset the impact of the NID assessments on the development.

Due to delinquent assessments, a petition for judicial foreclosure was filed against the property owner in December 2015, and the Bank of Blue Valley subsequently took ownership of the

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subject property thereafter. Since that time, the City and Parkville EDC have sought development partnerships to develop the property and generate economic activity in the area. In the summer of 2016, the City issued an RFP for development of the subject property. The City asked respondents to propose development concepts appropriate for the area compatible with the city's development objectives and adopted *Parkville Master Plan*. Pre-proposal conferences with prospective developers were held at Parkville City Hall, and following a 90-day response period for RFPs, the City did not receive any responses for the subject property. However, it was recommended that the Board of Aldermen keep the RFP solicitation open and continue to work with the Parkville EDC and Platte County EDC in marketing the property, evaluating alternatives and pursuing other development teams.

Staff reviewed the Application for Preliminary Development Plan against the Parkville Development Code's preliminary development plan review criteria, "R-4-P" Mixed-Density Residential district regulations and use standards, subdivision standards, site and landscape design standards and access and parking regulations (see Attachments 6-9). Staff concluded the preliminary development plan accomplishes goals of the *Parkville Master Plan*, promotes the general public health, safety and welfare of the community as a result of flexibility from the "R-4-P" Mixed-Density Residential standards; are better able to meet or exceed the intent statement of the base zoning districts as a result of flexibility from the "R-4-P" standards; reflect generally accepted and sound planning and urban design principles with respect to applying the adopted *Parkville Master Plan*; meet all review criteria for a zoning map amendment; and meet the City's applicable subdivision regulations and standards, site and landscape design standards, access and parking, sign standards, and minimum standards thereof.

BUDGET IMPACT:

With the exception of application and permit fees collected, there is no immediate budget impact. Long-term impacts would be realized from changes in property taxes and sales taxes collected from the site and proposed development, and impacts to the same for area properties and other businesses.

PUBLIC COMMENTS:

Prior to the September 11, 2018 and October 9, 2018 regular meetings of the Planning and Zoning Commission, the Community Development Department received 58 public comments via letter or e-mail (See Attachments 11). A public hearing was opened at the September 11, 2018 regular meeting of the Planning and Zoning Commission, and continued to the October 9, 2018 and October 10, 2018 meetings of the Planning and Zoning Commission. See Attachment 12 for a summary of public comments provided at the September 11, 2018 meeting of the Planning and Zoning Commission. At the continued public hearing on October 10, 2018, members of the public attended and stated their concerns of the size and scale of the development, cutting the existing topography on the northwest quadrant of I-435 and MO-Hwy 45, chemical compounds in turf field material vs. natural grass, preservation of existing topography and tree foliage, and asked questions regarding whether the proposed baseball fields would be for private use or open to members of the public.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission considered the application during a public hearing held on September 11, 2018 and again on October 9, 2018 and October 10, 2018. The Commission asked the applicant to provide more information on the users of the proposed baseball fields and whether or not they'd be intended for public use or private use. The applicant also clarified concerns regarding chemical compounds in turf materials and noted the environmental benefits of using turf material vs. natural grass. The Commission asked additional questions regarding grading, cutting and filling; and the applicant stated how they would follow natural contours and preserve as many existing trees as possible as they add to the value of homes.

The Commission recommended approval of the preliminary development plan, subject to conditions, by a vote of 9-0.

STAFF RECOMMENDATION:

Staff recommends approval of the preliminary development plan, subject to the following conditions:

- Re-plat of the subject property area, prior to construction permits being issued, to ensure the subject property area is properly subdivided to allow for the proposed preliminary development plan.
- Submittal of a Final Stormwater Drainage Study with revised/updated best management practices (BMP) calculations. This study shall be reviewed and approved by the Public Works Department.
- Submittal of a Traffic Impact Study detailing existing traffic counts, trip generation estimates, and any other necessary traffic data required to MoDOT for MoDOT's Traffic Engineering Department to review; and implementation of required roadway improvements, and/or dedicated right-of-way for future roadway improvements, as required by City staff or MoDOT as part of the project.
- Submittal of a detailed landscape plan and landscape site data for The Woods At Creekside & Creekside Village planned residential development. Staff will review these plans against the requirements of Section 407.020. Additionally, staff will review these plans to determine whether buffering, screening and/or fencing needs to be provided along Homer Parkway, and determine whether or not this needs to be a condition for Final Development Plan approval.
- Names be provided for all private streets / private drives (per 911 MSAG address range requirements) as necessary. The requirement will be reviewed by the City's Building Official prior to Final Development Plan approval.
- Any comments or details in the preliminary development plan not addressed per the City of Parkville staff, City Engineer, or On-Call City Engineer review comments (see Exhibits L, M and N), be addressed and reflected in the Final Development Plan (Ex: Topographic contours labels, line symbols, dimensions/specifications, site data, site labeling).
- Any subsequent Applications for Final Development Plan or Major Site Plan — for the Creekside Commons planned commercial development in its entirety or its individual lots — go before the Planning and Zoning Commission for approval; with the Planning and Zoning Commission as the "Decision Making Authority" and Board of Aldermen as having "Appeal of Decision" authority per Table 403-1: Procedures Summary of the City's Title IV – Development Code.

POLICY:

Per Parkville Municipal Code, Title IV, Table 403-1, a public hearing is required (distinguished from a public meeting generally open to the public) to consider preliminary development plan applications by the Planning and Zoning Commission review body, with the Board of Aldermen as the "decision making authority" for such applications following review and recommending authority by the Planning and Zoning Commission.

Per Table 403-1: Procedures Summary, a Protest Petition is permitted for Applications for Preliminary Development Plan.

The Board of Aldermen must approve two readings of the ordinance to become effective. Rule 5, *Agendas*, of the Board's adopted Rules of Order, states "*The first reading of an ordinance will be read on the action agenda and the second and final reading will be read the next subsequent*

meeting on the consent agenda, unless the item is a time-sensitive matter in which it may be approved during the same meeting.”

PROTEST PETITIONS:

As of the date of the completion of this policy report, staff received a submission of protest petition (see Attachment 17) and is working to determine if the submission is valid based on our Development Code requirements and area calculations.

ALTERNATIVES:

1. Approve the first reading of an ordinance approving a preliminary development plan, and postpone the second reading to the next regular meeting of the Board of Aldermen on November 6, 2018.
2. Approve the first reading of an ordinance, subject to changes directed by the Board of Aldermen.
3. Deny the application.
4. Postpone the item.

SUGGESTED MOTIONS:

I move to approve Bill No. 3004, an ordinance approving a preliminary development plan for The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres (more or less) and 25.74 acres (more or less) respectively; generally located on the northwest quadrant of the intersection of I-435 and Highway 45, on first reading and postpone the second reading to November 6, 2018.

ATTACHMENTS:

1. Proposed Ordinance
2. Application for Preliminary Development Plan (Case No. PZ18-17B)
3. I-435 Corridor Reference Maps (see Agenda Item 4A)
4. The Woods At Creekside & Creekside Village, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan – Conditional Use (prepared by Renaissance Infrastructure Consulting; dated September 5, 2018; see Agenda Item 2E)
 - a. Sheet 1 of 17 (Cover Sheet)
 - b. Sheet 2 of 17 (Existing Conditions)
 - c. Sheet 3 of 17 (Property Subdivision Plan)
 - d. Sheet 4 of 17 (Development Plan)
 - e. Sheet 5 of 17 (Typical Street Sections)
 - f. Sheet 6 of 17 (Building Setback Plan North)
 - g. Sheet 7 of 17 (Building Setback Plan North)
 - h. Sheet 8 of 17 (Site Data)
 - i. Sheet 9 of 17 (Site Utility Plan)
 - j. Sheet 10 of 17 (Pedestrian Linkage Plan)
 - k. Sheet 11 of 17 (Preliminary Plat)
 - l. Sheet 12 of 17 (Visionaire Lighting Photometric Study Pg. 1)
 - m. Sheet 13 of 17 (Visionaire Lighting Photometric Study Pg. 2)
 - n. Sheet 14 of 17 (Visionaire Lighting Photometric Study Pg. 3)
 - o. Sheet 15 of 17 (Visionaire Lighting Photometric Study Pg. 4)
 - p. Sheet 16 of 17 (Visionaire Lighting Photometric Study Pg. 5)
 - q. Sheet 17 of 17 (Visionaire Lighting Photometric Study Pg. 6)
5. Creekside Development Applicant Presentation (provided at September 11, 2018 public hearing; prepared by Parkville Development 70, LLC; Parkville Development 38, LLC; Parkville Development 140, LLC; Parkville Development 50, LLC; see Agenda Item 4A)
6. Staff Analysis report presented to the Planning and Zoning Commission at their October 9, 2018 regular meeting (see Agenda Item 2E).

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7. City of Parkville staff review comments (dated August 16, 2018; see Agenda Item 2E)
8. City Engineer review comments (dated August 9, 2018; see Agenda Item 2E)
9. On-Call City Engineer review comments (dated September 5, 2018; see Agenda Item 4A)
10. Utility Provider Verification Correspondence (see Agenda Item 4A)
 - a. Platte County Regional Sewer District (PCRSB; dated August 21, 2018)
 - b. Missouri Gas Energy (dba Spire Energy; dated August 24, 2018)
 - c. Consolidated Public Water Supply District No. 1 of Platte County (dated August 27, 2018)
 - d. Missouri Department of Transportation (MoDOT; dated August 22, 2018)
 - e. Platte County Planning and Zoning Department (dated August 28, 2018)
 - f. Park Hill School District (PHSD; dated August 21, 2018)
11. Public Comments (see Agenda Item 4A)
 - a. E-mail – Dean Katerndahl (404 Main St., Parkville, MO)
 - b. E-mail – Kristy Greathouse (14785 NW 66th St., Unincorporated Platte County, MO)
 - c. E-mail – Jeff Foster (14230 NW 60th St., Unincorporated Platte County, MO)
 - d. E-mail – David Price (6460 N Nevada Ave, Unincorporated Platte County, MO)
 - e. E-mail – Dan Baumchen (14275 NW 64th St., Unincorporated Platte County, MO)
 - f. E-mail – Lynet Baumchen (14275 NW 64th St., Unincorporated Platte County, MO; and PO Box 901526, Kansas City, MO 64190)
 - g. E-mail and Letter – Mistry Snodgrass (14050 NW 64th Ter, Unincorporated Platte County, MO)
 - h. E-mail – Adam Snodgrass (14050 NW 64th Ter, Unincorporated Platte County, MO)
 - i. E-mail and Letter – Jason Maki (6955 NW Scenic Dr., Unincorporated Platte County, MO)
 - j. E-mail – Victor and Betsy Ferlaino (7065 NW Scenic Dr., Unincorporated Platte County, MO)
 - k. E-mail – Melissa Metheny (6519 NW Sioux Dr., Unincorporated Platte County, MO)
 - l. E-mail – Jeffrey Foot (Unknown Address)
 - m. E-mail – Matthew Roberts (14625 NW 45 Hwy, Unincorporated Platte County, MO)
 - n. E-mail – Rachel Leistad (14815 NW 61st St., Parkville, MO)
 - o. E-mail – Erin Maslowski (6945 White Pine Circle, Unincorporated Platte County, MO)
 - p. Letter – Jerry and Nancy Saulsbury (7050 NW Scenic Dr., Unincorporated Platte County, MO)
 - q. E-mail – Jacqueline Maiserouille (5906 NW Whispering Oaks Ln., Unincorporated Platte County, MO)
 - r. E-mail – Matthew Roberts (14625 NW 45 Hwy, Unincorporated Platte County, MO)
 - s. E-mail – Rhonda Smallwood (13105 NW Custer Dr., Unincorporated Platte County, MO)
 - t. E-mail – Karen Eagle (14705 NW MO-45 Hwy, Unincorporated Platte County, MO)
 - u. E-mail – Jason Maki (6955 NW Scenic Dr., Unincorporated Platte County, MO)
 - v. Letter – Barbara Wassmer (18 W 5th St., Parkville, MO)
 - w. E-mail – Jon Appino (14670 NW 66th St., Unincorporated Platte County, MO)
 - x. Letter – Matthew Roberts (14625 NW 45 Hwy, Unincorporated Platte County, MO)
 - y. E-mail – Catherine Kolkoski (7209 N Nevada Ave, Unincorporated Platte County)
 - z. E-mail – Jason Strohm (6690 NW Hickory Dr., Unincorporated Platte County, MO)
 - aa. E-mail – Josh Dixon (6488 NW Morell Dr., Unincorporated Platte County, MO)
 - bb. E-mail – Teresa Donnici (6293 N Whitetail Way, Parkville, MO)
 - cc. E-mail – Kyle and Mary Williams (14480 Summit Ridge, Parkville, MO)
 - dd. E-mail – Eric Lueders (14525 Summit Ridge, Parkville, MO)
 - ee. Letter – Dean Katerndahl (404 Main St., Parkville, MO)
 - ff. E-mail – Teresa Donnici (6293 N Whitetail Way, Parkville, MO)
 - gg. E-mail – Jeff Kelley (6685 NW Meyers Cir, Unincorporated Platte County, MO)
 - hh. E-mail – Danae Spresser (14095 NW 60th Court, Parkville, MO)

- ii. E-mail – Rick Murphy (Unknown Address)
 - jj. E-mail – Kyle and Mary Williams (14480 Summit Ridge, Parkville, MO)
 - kk. E-mail – Teresa Donnici (6293 N Whitetail Way, Parkville, MO)
 - ll. E-mail – Concerned Citizens for Parkville (no address)
 - mm. E-mail – Joe Spirk (8302 NW Lakeview Dr., Parkville, MO)
 - nn. Letter – Andrew P. Alexander (1100 Main St., Suite 2700, Kansas City, MO)
 - oo. Letter – Peter Gose (14530 NW 63rd St., Unincorporated Platte County, MO)
 - pp. E-mail – Adam & Mercedes Fletcher (13405 NW Brink-Myer Road, Unincorporated Platte County, MO)
 - qq. E-mail – Debra & James Johnson (5915 N Nevada Ave, Parkville, MO)
 - rr. Letter – Peter Gose (14530 NW 63rd St., Unincorporated Platte County, MO)
 - ss. E-mail – Molly Coble (14435 Summit Circle, Parkville, MO)
 - tt. E-mail – Stacy Walter (14805 NW 66th Ter, Parkville, MO)
 - uu. E-mail – Brian Votava (5641 Cedar Ct., Parkville, MO)
 - vv. E-mail – Brian Smith (Unknown Address)
 - ww. E-mail – Josh Kollmeyer (6752 NW Meyers Cir, Parkville, MO)
 - xx. E-mail – Allyson Berberich (14035 Trail Creek Court, Parkville, MO)
 - yy. E-mail – Jamie Watkins (14265 NW 60th Ct, Unincorporated Platte County, MO)
 - zz. E-mail – Joshua Webber (14310 NW 63rd St, Unincorporated Platte County, MO)
 - aaa. E-mail – Michael Younghanz (3030 NW 57th Ter, Kansas City, MO)
 - bbb. E-mail – Teryle Wilder (7025 NW Scenic Dr., Unincorporated Platte County, MO)
 - ccc. E-mail – Maureen Reese (6009 N Cosby Ct, Kansas City, MO)
 - ddd. Letter – Travis Holthouse (Unknown Address)
 - eee. E-mail – Teryle Wilder (7025 NW Scenic Dr., Unincorporated Platte County, MO)
 - fff. Letter – Clarence House & Jean Bradshaw (15201 NW Brink-Myer Road, Parkville, MO)
 - ggg. Email – Cinda Walsh
 - hhh. Email – Jim Dollins
12. Summary of public hearing comments (see Agenda Item 4A)
- a. Provided at September 11, 2018 Planning and Zoning Commission public hearing
 - b. Provided at October 9, 2018 Planning and Zoning Commission public hearing
 - c. Provided at October 10, 2018 Planning and Zoning Commission public hearing
13. Notes from September 21, 2018 meeting with Neighborhood Representatives (See Agenda Item 4A)
14. Density Comparison Research (prepared by Brad Stanton, Planning Intern; see Agenda Item 4A)
15. Aerial Imagery of I-435 Corridor (see Agenda Item 4A)

ADDITIONAL EXHIBITS BY REFERENCE:*

1. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 - a. Section 403.030 Zoning Map Amendment
 - b. Section 403.040 Master Planned Development
 - c. Chapter 404 Subdivision Regulations
 - d. Section 405.010 Zoning Districts Established
 - e. Section 405.020 Districts & Uses
 - f. Section 405.030 Standards Applicable to All Districts
 - g. Appendix B. Great Trees for the Kansas City Region
2. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
3. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property.
4. Hearing notice published in The Platte County Citizen newspaper on August 22, 2018.

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5. Hearing notice published on the Parkville City webpage (<https://parkvillemo.gov/download/CreeksideHearingSummary.pdf>)
6. Preliminary Macro-Stormwater Drainage Study Lakeside, Brush Creek Watershed (prepared by Renaissance Infrastructure Consulting; dated August 3, 2018)
7. Ordinance No. 1874 – Providing for the extension of the city limits by embracing and including unincorporated real property located in Platte county lying west of the present city limits line of the City (annex Thousand Oaks)
8. Resolution No. 09-04-15 – A Resolution of Intent to use Economic Development Incentives to promote appropriate development in the Brush Creek Drainage and Brink Meyer Road Neighborhood Improvement Districts
9. Case No. PZ18-15A – The Meadows At Creekside – Preliminary Development Plan
10. Case No. PZ18-15B – The Meadows At Creekside – Conditional Use Permit
11. Case No. PZ18-16A – Old Town At Creekside – Zoning Map Amendment
12. Case No. PZ18-16B – Old Town At Creekside - Preliminary Development Plan
13. Case No. PZ18-17A – The Woods At Creekside - Zoning Map Amendment
14. Case No. PZ18-17B – The Woods At Creekside - Preliminary Development Plan
15. Case No. PZ18-17C – The Woods At Creekside - Conditional Use Permit
16. Case No. PZ18-17E – Creekside Commons - Zoning Map Amendment
17. Case No. PZ18-17F – Creekside Commons - Preliminary Development Plan
18. Case No. PZ18-18A – Creekside Industrial - Zoning Map Amendment
19. Case No. PZ18-18B – Creekside Industrial - Preliminary Development Plan
20. Professional Resume – Stephen Lachky, Community Development Director
21. Professional Resume – Alysén Abel, Public Works Director
22. Professional Resume – Nathan Hladky, City On-Call Engineer, Phelps Engineering, Inc.
23. Planning and Zoning Commission (September 11, 2018) Regular Meeting Minutes
24. Planning and Zoning Commission (September 11, 2018) Regular Meeting Video Recording, Part 1 (<https://vimeo.com/289405189>)
25. Planning and Zoning Commission (September 11, 2018) Regular Meeting Video Recording, Part 2 (<https://vimeo.com/289404155>)
26. Planning and Zoning Commission (September 11, 2018) Regular Meeting Video Recording, Part 3 (<https://vimeo.com/289404863>)
27. Exhibits presented to Planning and Zoning Commission at September 11, 2018 public hearing
28. Planning and Zoning Commission (October 9, 2018) Regular Meeting Minutes
29. Planning and Zoning Commission (October 9, 2018) Regular Meeting Video Recording (<https://vimeo.com/parkvillemo>)
30. Planning and Zoning Commission (October 10, 2018) Regular Meeting Minutes
31. Planning and Zoning Commission (October 10, 2018) Regular Meeting Video Recording (<https://vimeo.com/parkvillemo>)
32. Exhibits presented to Planning and Zoning Commission at October 10, 2018 public hearing

*Printed copies of referenced materials may be provided on request. Original materials are available for viewing at Parkville City Hall.

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE WOODS AT CREEKSIDE & CREEKSIDE VILLAGE, A PLANNED RESIDENTIAL DEVELOPMENT CONSISTING OF SINGLE-FAMILY HOMES AND TOWNHOMES ON 34.65 ACRES (MORE OR LESS) AND 25.74 ACRES (MORE OR LESS) RESPECTIVELY, GENERALLY LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION OF I-435 AND HIGHWAY 45

WHEREAS, the subject property area proposed for preliminary development plan contains one parcel — Platte County parcel ##20-4.0-18-000-000-010.000 (128.77 acres, more or less) — all of which is depicted in Exhibit A and attached hereto and incorporated herein by reference; and

WHEREAS, Brian Mertz, Parkville Development 140, LLC submitted an application for Preliminary Development Plan (Case No. PZ18-17B) for The Woods At Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres (more or less) and 25.74 acres (more or less) respectively, generally located on the northwest quadrant of the intersection of I-435 and Highway 45 in Parkville, MO 64152; and

WHEREAS, City staff reviewed the application according to Parkville Municipal Code Title IV – Development Code, Section 403.040 and determined their findings and conclusions; and

WHEREAS, notice of a public hearing on September 11, 2018, was published, mailed and posted in accordance with Parkville Municipal Code Title IV – Development Code, Section 403.010; and

WHEREAS, on September 11, 2018, the Parkville Planning and Zoning Commission held a public hearing to consider the Application for Preliminary Development Plan and continued the public hearing to their next regular meeting on October 9, 2018; and

WHEREAS, on October 9, 2018, the Parkville Planning and Zoning Commission re-opened the continued public hearing to consider the Application for Preliminary Development Plan and continued the public hearing to a meeting of the Planning and Zoning Commission on October 10, 2018; and

WHEREAS, on October 10, 2018, the Parkville Planning and Zoning Commission re-opened the continued public hearing to consider the Application for Preliminary Development Plan and, following the conclusion of the hearing, recommended approval, subject to conditions, by a vote of 9-0; and

WHEREAS, the Board of Aldermen has reviewed and considered staff’s conclusions and recommendation, the information provided to the Planning and Zoning Commission, the Planning and Zoning Commission’s recommendation and information presented to the Board of Aldermen, and desires to approve the application with conditions as stated herein.

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

SECTION 1. The application for preliminary development plan for The Woods At Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres (more or less) and 25.74 acres (more or less) respectively, generally located on the northwest quadrant of the intersection of I-435 and Highway 45 (Case No. PZ18-17B) is hereby approved, subject to conditions by the Board of Aldermen, including:

- Re-plat of the subject property area, prior to construction permits being issued, to ensure the subject property area is properly subdivided to allow for the proposed preliminary development plan.
- Submittal of a final stormwater drainage study with revised/updated best management practices (BMP) calculations. This study shall be reviewed and approved by the Public Works Department.
- Submittal of a traffic impact study detailing existing traffic counts, trip generation estimates, and any other necessary traffic data required to the Missouri Department of Transportation (MoDOT) for MoDOT's Traffic Engineering Department to review; and implementation of required roadway improvements, and/or dedicated right-of-way for future roadway improvements, as required by City staff or MoDOT as part of the project.
- Submittal of a detailed landscape plan and landscape site data for The Woods At Creekside & Creekside Village planned residential development. Staff will review these plans against the requirements of Section 407.020. Additionally, staff will review these plans to determine whether buffering, screening and/or fencing needs to be provided along Homer Parkway, and determine whether or not this needs to be a condition for final development plan approval.
- Names be provided for all private streets / private drives (per 911 Master Street Address Guide address range requirements) as necessary. The requirement will be reviewed by the City's Building Official prior to final development plan approval.
- Any comments or details in the preliminary development plan not addressed per the City staff, City Engineer, or On-Call City Engineer review comments (see Exhibits L, M and N), be addressed and reflected in the Final Development Plan (Ex: Topographic contours labels, line symbols, dimensions/specifications, site data, site labeling).
- Any subsequent Applications for Final Development Plan or Major Site Plan — for the Creekside Commons planned commercial development in its entirety or its individual lots — go before the Planning and Zoning Commission for approval; with the Planning and Zoning Commission as the "Decision Making Authority" and Board of Aldermen as having "Appeal of Decision" authority per Table 403-1: Procedures Summary of the City's Title IV – Development Code.

SECTION 2. The preliminary development plan shall be effective immediately upon its passage and approval.

SECTION 3. This ordinance shall be effective immediately upon its passage and approval.

PASSED and APPROVED this 6th day of November 2018.

Mayor Nanette K. Johnston

ATTESTED:

City Clerk Melissa McChesney

Exhibit C

Tract VI - Residential - Plan



Application #: PZ18-17B
Date Submitted: August 3, 2018
Public Hearing: September 11, 2018
Date Approved: _____

CITY OF PARKVILLE • 8980 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Preliminary Development Plan
Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)
Name: Parkville Development 140, LLC
Company: c/o Brian Mertz
Address: 7607 NW John Anders Road
City, State: Kansas City, MO 64152
Phone: _____ Fax: _____
E-mail: bmertz1@kc.rr.com

Owner(s), if different from applicant
Name: _____
Company: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Engineer/Surveyor(s) preparing plans & legal desc.
Name: Steve Warger
Company: Renaissance Infrastructure Consulting
Address: 5015 NW Canal Street, Suite 100
City, State: Riverside, MO 64150
Phone: (816) 800-0950 Fax: _____
E-mail: swarger@ric-consult.com

Contact Person, if different from applicant
Name: Patricia R. Jensen, Esq.
Company: White Goss, a Professional Corporation
Address: 4510 Belleview Avenue, Suite 300
City, State: Kansas City, MO 64111
Phone: (816) 502-4723 Fax: _____
E-mail: pjensen@whitegoss.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) [Signature] Date: 8/3/18

Property Owner's Signature (Required) [Signature] Date: 8/3/18

2. Property Information

Property address and general location: Northwest corner of 45 Highway and I-435 (about 55 acres)

Legal description (may be attached): _____

Description of proposed use(s): Residential

SEE ATTACHED CHART

Zoning district: R-4-P

Lot coverage: _____

Gross acreage of lot: 54.98

Density/Intensity: _____

Open space acreage: _____

Net acreage of lot: _____

Proposed block and lot pattern: _____

Building types/scale: _____

3. Factors affecting the project

Are any public improvements required for this project? Yes

Explain (may be attached): Road, Sewer and Water improvements

4. Public Realm

> All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.

Functions of proposed new roadways: Serve residential development

Proposed surface material: Asphalt Maximum grade: 10

General design characteristics, open spaces, civic spaces and circulation network:

Treed area next to creeks/boundary detention

Are area streets and utilities sufficient to serve the property once developed? _____

(Note: a traffic study may be required in order to adequately address this question)

Explain: _____

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Attach a narrative addressing:

1. How the plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.
2. How the benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, in particular areas immediately near or within the proposed project, and not strictly to benefit the applicant or single project.
3. How the benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.
4. How the plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.
5. How the plan meets all of the review criteria for a zoning map amendment.

5. Checklist of required submittals

- Completed application, including site plans with all required details and supporting data.
- Nonrefundable application fee of \$300.00. Will provide check once Stephen Lackey reviews and determines total costs.
- Six (6) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan and elevations for staff and service providers to review.
- Authorization signature of the applicant and owner of record of the property.
- If subject to covenants and/or deed restrictions, signed approval of the association/entity/enforcing such.

For City Use Only

Application accepted as complete by: Stephen Lackey, Community Development Director August 3, 2018
Name/Title Date

Application fee payment: Check # _____ AA Amount \$ _____

Final reimbursable costs paid (if applicable). Date of Action: _____

Planning Commission Action: Approved Approved with Conditions Denied Date of Action: _____

Conditions if any: _____

Board of Aldermen Action: Approved Approved with Conditions Denied Date of Action: _____

Conditions if any: _____

Application Narrative

Tract VI (Residential)

The requested zoning is R-4-P to allow for Mixed-Density Residential. This application is in conjunction with a master planned development that has been discussed with City of Parkville staff. The surrounding parcels are large acreage parcels.

Tract VI TOTAL LAND AREA **143.15**
Residential Land Area **54.98**

SINGLE FAMILY
Residential areas

Areas and density
Gross area 36.94
Area of right of way 6.10
Net area 30.84
Number of units Lots 100
Density in Units per acre 2.71

TOWNHOMES
Residential areas

Areas and density
Gross area 18.04
Area of right of way 5.13
Net area 12.92
Number of units Lots 160
Density in Units per acre 8.87

Lots All shown are minimums

Front lot width at Building line 55
Depth of lot 100
Square footage of lot 6000
Front Yard Setback 25
Side Yard Setback 6
Corner lot side yard setback 9
Rear Yard setback 20

Parking Per unit
On site 4
with garage
Off site 0
Total Parking 400

Streets Public
Width of Right of way 50
Width of street 28
Sidewalk width 4
Street horizontal radius 150
culdesac radius
Right of way 50
Back of curb 39
Design speed 25 mph

Lots All shown are minimums

Front lot width at Building line 100
Depth of lot 50
Square footage of lot 9500
Front Yard Setback 25
Side Yard Setback 5
Corner lot side yard setback 10
Rear Yard setback 20

Parking Per unit
On site 2
with garage
Off site 0
Total Parking 320

Streets Public
Width of Right of way 50
Width of street 28
Sidewalk width 4
Street horizontal radius 150
culdesac radius
Right of way 50
Back of curb 39
Design speed 25 mph

PROPERTY DESCRIPTION (NORTHWEST) Residential
CONTAINING 2,394,991 SQUARE FEET OR 54.98 ACRES

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S89°56'10"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1208.69 FEET; THENCE S34°09'28"E, A DISTANCE OF 293.51 FEET; THENCE S36°49'44"E, A DISTANCE OF 125.97 FEET; THENCE EASTERLY, SOUTHERLY, AND WESTERLY, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N53°10'15"E, A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 148.09 FEET; THENCE S36°49'44"E, A DISTANCE OF 128.81 FEET; THENCE S66°36'06"W, A DISTANCE OF 102.81 FEET; THENCE S53°10'16"W, A DISTANCE OF 200.00 FEET; THENCE S69°29'43"W, A DISTANCE OF 122.36 FEET; THENCE S39°18'26"E, A DISTANCE OF 162.52 FEET; THENCE S01°55'58"W, A DISTANCE OF 146.36 FEET; THENCE S39°17'52"W, A DISTANCE OF 149.58 FEET; THENCE N80°39'57"W, A DISTANCE OF 125.95 FEET; THENCE N69°13'18"W, A DISTANCE OF 53.55 FEET; THENCE S30°21'40"W, A DISTANCE OF 197.80 FEET; THENCE S58°50'35"W, A DISTANCE OF 126.51 FEET; THENCE S62°03'11"E, A DISTANCE OF 299.84 FEET; THENCE S00°10'28"E, A DISTANCE OF 315.27 FEET; THENCE EASTERLY, SOUTHERLY, AND WESTERLY, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S88°22'58"E, A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 189.90 FEET; THENCE NORTHWESTERLY, ALONG A CURVE TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 41.26 FEET; THENCE S89°49'32"W, A DISTANCE OF 304.71 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 675.00 FEET, AN ARC DISTANCE OF 160.01 FEET; THENCE S75°48'54"W, A DISTANCE OF 78.01 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1025.00 FEET, AN ARC DISTANCE OF 68.10 FEET; THENCE S09°17'14"E, A DISTANCE OF 101.40 FEET; THENCE S66°07'27"W, A DISTANCE OF 83.00 FEET; THENCE N89°14'45"W, A DISTANCE OF 400.95 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE N00°45'15"E, ALONG SAID LINE, A DISTANCE OF 2023.69 FEET TO THE POINT OF BEGINNING.