



Action Summary
CITY OF PARKVILLE, MISSOURI
October 30, 2018
City Hall Board Room

1. CALL TO ORDER

It was moved by Alderman Sportsman and seconded by Alderman Rittman to suspend Rule 5 regarding the order of the agenda and Rule 7 regarding public comment on action agenda items to allow the staff and the developer to make presentations and the public to provide comments on all agenda items collectively rather than on an item-by-item basis. All ayes; motion passed 8-0.

2. CITIZEN INPUT

3. CONSENT AGENDA

4. ACTION AGENDA

- A. Approve the first reading of an ordinance to approve a preliminary development plan for The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on approximately 43.42 acres generally located at the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road – Case No. PZ18-15A; Brian Mertz, Parkville Development 70, LLC, applicant (Community Development)**

It was moved by Alderman Sportsman and seconded by Alderman Rittman to approve Bill No. 2999, an ordinance approving an application for preliminary development plan for The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on 43.42 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road, including removal of conditions already completed in revised plans: a) improved pedestrian connection between Meadows and Old Town; b) increase single-family designs by 3 to 4; c) provide stronger north to south connection with Old Town; and d) provide two or more connections west to the trail; and removal of the last condition for the final development plan for residential to return to the Planning and Zoning Commission, on first reading and postpone the second reading to November 6, 2018. All ayes, motion passed 8-0.

- B. Approve the first reading of an ordinance to approve a conditional use permit to allow townhome uses, multi-family apartment uses and a police substation in conjunction with The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on approximately 43.42 acres generally located at the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road – Case No. PZ18-15B; Brian Mertz, Parkville Development 70, LLC, applicant (Community Development)**

It was moved by Alderman Sportsman and seconded by Alderman Rittman to approve Bill No. 3000, an ordinance approving a conditional use permit for The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on 43.42 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and Missouri Highway 45 along Brink-Myer Road, including removal of condition limiting multi-family housing to 12 units, on first reading and postpone the second reading to November 6, 2018. All ayes, motion passed 8-0.

- C. Approve the first reading of an ordinance to rezone one parcel of land, approximately 38.12 acres, generally located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road from Platte County “PI” Planned Industrial to Parkville City “B-2-P” General**

Business District – Case No. PZ18-16A; Brian Mertz, Parkville Development 38, LLC, applicant (Community Development)

It was moved by Alderman Sportsman and seconded by Alderman Rittman to approve Bill No. 3001, an ordinance rezoning one parcel of land (38.12 acres, more or less), generally located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road, from Platte County “PI” Planned Industrial to Parkville City “B-2-P” General Business District, on first reading and postpone the second reading to November 6, 2018. All ayes, motion passed 8-0.

D. Approve the first reading of an ordinance to approve a preliminary development plan for Old Town at Creekside, a planned commercial development consisting of retail, mixed-use, restaurant and other commercial uses on approximately 38.12 acres generally located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road – Case No. PZ18-16B; Brian Mertz, Parkville Development 38, LLC, applicant (Community Development)

It was moved by Alderman Sportsman and seconded by Alderman Rittman to approve Bill No. 3002, an ordinance approving an application for preliminary development plan for Old Town at Creekside, a planned commercial development consisting of retail, mixed-use, restaurant and other commercial uses on 38.12 acres, more or less, generally located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road, including removal of conditions already completed in the revised plans: a) 45 foot buffer along Brink-Myer to include a raised berm; b) consider elimination of streets between mixed-use buildings; and c) hotel be limited to internal corridors; and removal of two conditions requiring increased parking space size and a trail head in the open space adjacent to the hotel, on first reading and postpone the second reading to November 6, 2018. All ayes, motion passed 8-0.

E. Approve the first reading of an ordinance to rezone a portion of one parcel of land, approximately 60.4 acres generally located at the northwest quadrant of the intersection of I-435 and Highway 45, from Platte County “R-7” Single-Family High Density District, Platte County “RMD” Residential Multiple Dwelling District and Platte County “RE” Rural Estates District to Parkville City “R-4-P” Mixed-Density Residential – Case No. PZ18-17A; Brian Mertz, Parkville Development 140, LLC, applicant (Community Development)

It was moved by Alderman Sportsman and seconded by Alderman Rittman to approve Bill No. 3003, an ordinance rezoning a portion of one parcel land (60.4 acres, more or less, of the total 128.77 acres, more or less), generally located on the northwest quadrant of the intersection of I-435 and Highway 45, from Platte County “R-7” Single-Family High Density District, Platte County “RMD” Residential Multiple Dwelling District and Platte County “RE” Rural Estates District to Parkville City “R-4-P” Mixed-Density Residential, on first reading and postpone the second reading to November 6, 2018. All ayes, motion passed 8-0.

F. Approve the first reading of an ordinance to approve a preliminary development plan for The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on approximately 34.65 acres and approximately 25.74 acres 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 (Community Development)

It was moved by Alderman Sportsman and seconded by Alderman Rittman 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, including the removal of the condition for the final

development plan for residential to return to the Planning and Zoning Commission, on first reading and postpone the second reading to November 6, 2018. All ayes, motion passed 8-0.

- G. Approve the first reading of an ordinance to approve a conditional use permit to allow townhome uses in conjunction with The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on approximately 34.65 acres and approximately 25.74 acres respectively, generally located on the northwest quadrant of the intersection of I-435 and Highway 45 – Case No. PZ18-17C; Brian Mertz, Parkville Development 140, LLC, applicant (Community Development)**

It was moved by Alderman Sportsman and seconded by Alderman Rittman to approve Bill No. 3005, an ordinance approving a conditional use permit for The Woods at Creekside & Village at Creekside, 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. All ayes, motion passed 8-0.

- H. Approve the first reading of an ordinance to rezone three parcels of land, approximately 11.60 acres, and a portion of one parcel of land, approximately 82.75 acres of the total 128.77 acres, generally located at the northwest quadrant of the intersection of I-435 and Highway 45 from Platte County “R-7” Single-Family High Density District, Platte County “RMD” Residential Multiple Dwelling District, Platte County “RE” Rural Estates District and Platte County “CH” Commercial Highway District to Parkville City “B-2-P” General Business District – Case No. PZ18-17E; Brian Mertz, Parkville Development 140, LLC, applicant (Community Development)**

It was moved by Alderman Sportsman and seconded by Alderman Rittman to approve Bill No. 3006, an ordinance rezoning three parcels of land (11.60 acres, more or less) and a portion of one parcel of land (82.75 acres, more or less, of the total 128.77 acres, more or less), generally located at the northwest quadrant of the intersection of I-435 and MO- Highway 45 from Platte County “R-7” Single-Family High Density District, Platte County “RMD” Residential Multiple Dwelling District, Platte County “RE” Rural Estates District and Platte County “CH” Commercial Highway District to Parkville City “B-2-P” General Business District, on first reading and postpone the second reading to November 6, 2018. All ayes, motion passed 8-0.

- I. Approve the first reading of an ordinance to approve a preliminary development plan for Creekside Commons, a planned commercial development consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail, outdoor recreation and cemetery uses on approximately 82.75 acres, generally located at the northwest quadrant of the intersection of I-435 and Highway 45 – Case No. PZ18-17F; Brian Mertz, Parkville Development 140, LLC, applicant (Community Development)**

It was moved by Alderman Sportsman and seconded by Alderman Rittman to approve Bill No. 3007, an ordinance approving a preliminary development plan for Creekside Commons, a planned commercial development consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail, outdoor recreation and cemetery uses on 82.75 acres, more or less, generally located on the northwest quadrant of the intersection of I-435 and Highway 45, including removal of conditions already completed in the revised plans: a) hotels limited to interior corridors; b) axial park extension with pavilion and playground equipment; and c) consider vehicle circulation; and removal of the condition requiring increased parking space sizes, on first reading and postpone the second reading to November 6, 2018. All ayes, motion passed 8-0.

5. STAFF UPDATES ON ACTIVITIES

6. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

7. ADJOURN