



**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***  
Tuesday, April 12, 2016,  
Immediately after the Regular Planning & Zoning Commission Meeting  
City Hall Board Room

1. Call to Order
2. Work Session:
  - A. Parkville Zoning & Subdivision Regulations Project
3. Adjourn

Notes:

- \* This workshop is open to the public and all interested parties are welcome to attend. All agenda items are for discussion only. The Planning and Zoning Commission will not take any action on any workshop agenda item.



# ZONING & SUBDIVISION REGULATION UPDATE

## DOWNTOWN DESIGN

### PARKVILLE, MISSOURI

#### INTRODUCTION

The Parkville Master Plan (2009) identified preserving and enhancing the small town ambiance as a Guiding Principle of the plan. Specifically the Downtown was called out as an area for strategic investment due to the historic nature, human-scale qualities, and its value as one of the great “people places” in the metropolitan region. The Downtown Vision Plan (2014) followed up on this plan with a specific plan for how to capitalize on Downtown Parkville as a great asset for the community.

#### WHAT YOUR PLANS SAY

- Parkville’s distinct identity is the “small town ambiance”
- Improved public realm design (streetscapes, civic space and open spaces) are important to downtown’s distinct character.
- Planning a place for people (human scale design) improves commerce, economic activity and community interaction.
- Protect neighborhoods with effective transitions to residential areas.
- Promote compatible infill development.
- Strengthen downtown as a destination (local and regional)
- Capitalize on connections to parks and natural resources
- Change regulations to allow historic building patterns.
- Promote specific building form and design that relates to streets and civic spaces (commercial district design guidelines)
- Develop tree preservation and tree replacement plans, particularly for neighborhoods.



## WHAT YOUR REGULATIONS SAY

- OTD district does promote a mix of uses, but it does so generically and is silent to both the scale of uses and the range of complimentary mixes that are appropriate in downtown.
- The heavy emphasis on uses generally (absent scale and mix) obscures one of the most crucial aspects of downtown development – the relationship of buildings and sites to the public realm.
- The OTD district relies heavily on plan review for individual projects
- Although the height, area and bulk regulations could allow more compact, small-scale and urban patterns, they do not specify them.
- There are very few standards or guidelines for streetscapes and civic spaces in downtown and the surrounding neighborhoods.

- The design standards do a good job of initiating the analysis of how projects can better fit into the downtown context.
- The TND district has some approaches and building type standards that are more appropriate for downtown, but they are generic standards and would need to be more specifically tailored to the contexts that exist in Downtown Parkville.
- None of the residential district match the compact, walkable patterns that exist in the transitions and neighborhoods supporting downtown; the OTD-R district addresses some of these conflicts, but it is still difficult to see many of the existing and appropriate building patterns clearly enabled.



EXISTING LAND USE PLAN 2012  
VISION DOWNTOWN PARKVILLE (2014)

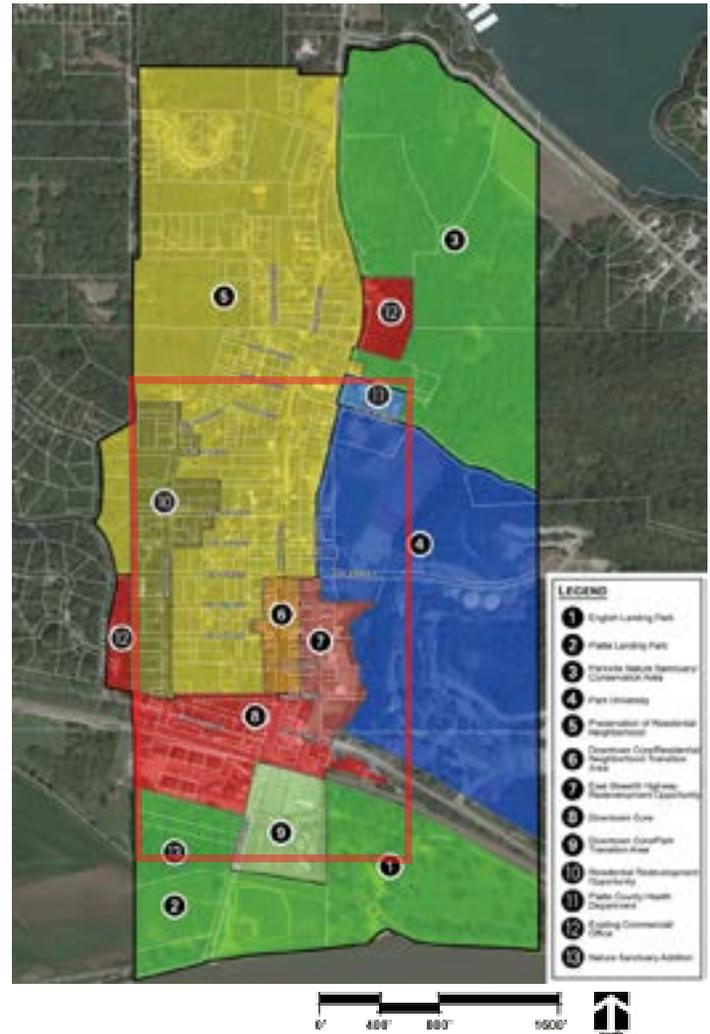


FIGURE 3.4 - FUTURE LAND USE ZONES DIAGRAM  
VISION DOWNTOWN PARKVILLE (2014)



## WHY IT'S IMPORTANT

Cities of all shapes and sizes are recognizing the value of planning places for people. Not just the “quality of life” value, but the economic value. Those that have historic downtowns that originated at a pedestrian scale are strengthening them by returning to planning principles that were abandoned in the era of conventional “land use” planning and zoning codes. Methods such as investment in a quality, human-scaled public realm design and regulations and guidelines that create simple but crucial relationships between buildings to these important public spaces are being returned to the cities’ tool boxes. Ultimately restoring a vibrant mix of complimentary uses in a compact connected pattern is what is driving valuable places and long-term investments in “places for people.”

## OPTIONS TO CONSIDER

- Develop a more specific development code for the Downtown Plan, based on the Downtown Specific Plan (Figure 3-4 Future Land Use Zones Diagram)
- Regulate specific building types by form and frontages (relationship of buildings to streetscape)
- Consider more flexible approach to land uses and/or regulate uses based on scale and intensity more than specific use types.
- Encourage urban housing types in Downtown and in neighborhoods adjacent to Downtown.
- Make off-street parking a secondary use to buildings frontage so that it does not interrupt the street wall and/or pedestrian activity.
- Create specific street types and civic space designs to be integrated into downtown, either through future Capital Improvements or through incremental development projects.
- Improve parking standards to manage parking at the district level; provide flexibility for site level parking (on-street, bike, etc.)
- Consider appropriate level of design review (guidance vs. regulations, basic elements vs. architectural styles.)
- Consider how to encourage preference for rehabilitation of existing buildings and historic preservation.

## USEFUL RESOURCES:

MARC Sustainable Development Navigator - Compact Walkable Centers

Ten Principles for Reinventing America’s Suburban Business Districts

EPA - Smart Growth

Urban Land Institute, Small Downtowns

Lincoln Institute - Visualizing Density

Form-Based Codes Institute



# ZONING & SUBDIVISION REGULATION UPDATE HOUSING CHOICE & NEIGHBORHOOD DESIGN PARKVILLE, MISSOURI

## INTRODUCTION

The Parkville Master Plan (2009) anticipates large amounts of new housing over the next 20 years. It also forecasts demographic, household, and market changes that can influence the types of housing that will be in demand. Further, the plan identifies a diverse range of physical contexts for housing.



# Density Comparison



## Suburban

- Zone A contains the entire area with 8 Acres and 1.75 dwelling units per acre (DU/A).
- Zone B contains 4 acres and yields 2 DU/A.
- The lot highlighted by C represents a 0.44 acre lot offering a 2.3 DU/A.



## Downtown

- Highlighted zone A encompasses the entire area with 8 acres and a 4.6 DU/A.
- Zone B contains 4 acres and yields 5.25 DU/A.
- C highlights a lot with 6 apartments yielding 31.5 DU/A
- D is a single dwelling unit however its compact lot yields 9.1 DU/A.



## Condominium

- Highlighted zone A encompasses the entire area with 8 acres and a 3.5 DU/A
- Zone B contains 4 acres and yields 4 DU/A.
- C highlights a lot with 3 condominiums yielding 6 DU/A

## WHAT YOUR PLANS SAY

- Distinct neighborhoods should respond to their context – from those emphasizing terrain and natural features to those integrating diverse uses in a compact, walkable district.
- A wider range of housing choices will be needed to accommodate the population in the future, included more attached housing and maintenance provided housing.
- Provide a range of quality housing choices and price levels that allow for a mix of residents with diverse ages, races and incomes.
- Provide a well designed and interconnected mix of vibrant neighborhoods, parks, and business centers.
- Promote strategic residential development creating a critical mass for downtown businesses.
- Promote cluster development neighborhoods in exchange for preserving large amounts of important natural amenities that would otherwise be developed.
- Provide pedestrian-friendly neighborhood design with a “sense of place”
- Include a mix of housing choices where no single housing type monopolizes a large area.

## WHAT YOUR REGULATIONS SAY

- There are 6 residential zoning districts
- 3 of the 6 districts are geared primarily to single-family subdivisions as the dominant housing type.
- Other housing options are broadly categorized as “multi-family”
- Some housing types (listed as “uses” in the districts) are obsolete (i.e. “apartment hotel” or “boarding house”).
- Multi-family types are regulated with “density” being the driving criteria.
- The density-based standards are prohibitively low for certain types of housing projects. (8 units / acre max)
- The regulations assume that the primary mitigating factor for more density is buffers or open space, resulting in any density being disjointed from other projects.
- Other housing options are enabled through planned development process, with discretionary procedures and few criteria.
- The scale of project needed to do different housing options is biased towards larger, more involved master plans.



## WHY IT'S IMPORTANT

The types of housing can range for large detached-house estates to small efficiency apartments or condominiums – and everything in between. The neighborhood context for different types of housing can range from the wooded country side to compact, walkable neighborhoods, and everything in between. A robust housing market counts on this range of choices. Parkville's planning contexts presents opportunities for this range of choices. The regulations should have options that account for these distinct and unique options.

## OPTIONS TO CONSIDER

- Consider regulation more specifically by building type, rather than use (“single family” or “multi-family) or rather than density (i.e. 8 units/acre). At least for certain zoning districts or in specific planning contexts such as neighborhoods near downtown.
- Consider combining and simplifying the concepts in the TND and OTD-R districts into a better “planned residential” option
- Borrow some of the “building type” approaches from the TND district for application in a basic small-scale, higher density housing district.



## USEFUL RESOURCES:

[MARC Sustainable Development Navigator - Housing Choice](#)

[Ten Principles for Reinventing America's Suburban Business Districts](#)

[EPA - Smart Growth](#)

[Urban Land Institute, Small Downtowns](#)

[Missing Middle Housing](#)

[Imagine KC - Expanding Housing Options in a Changing Market](#)

[Housingpolicy.org - Meeting the Housing Needs of Older Adults](#)



# ZONING & SUBDIVISION REGULATION UPDATE

## PLANNING AND ZONING PROCESS

### PARKVILLE, MISSOURI

#### INTRODUCTION

This Issue Paper provides an overview of Planning and Zoning processes, and gives basic background details on how regulations are related to plans and how regulations are administered and enforced.

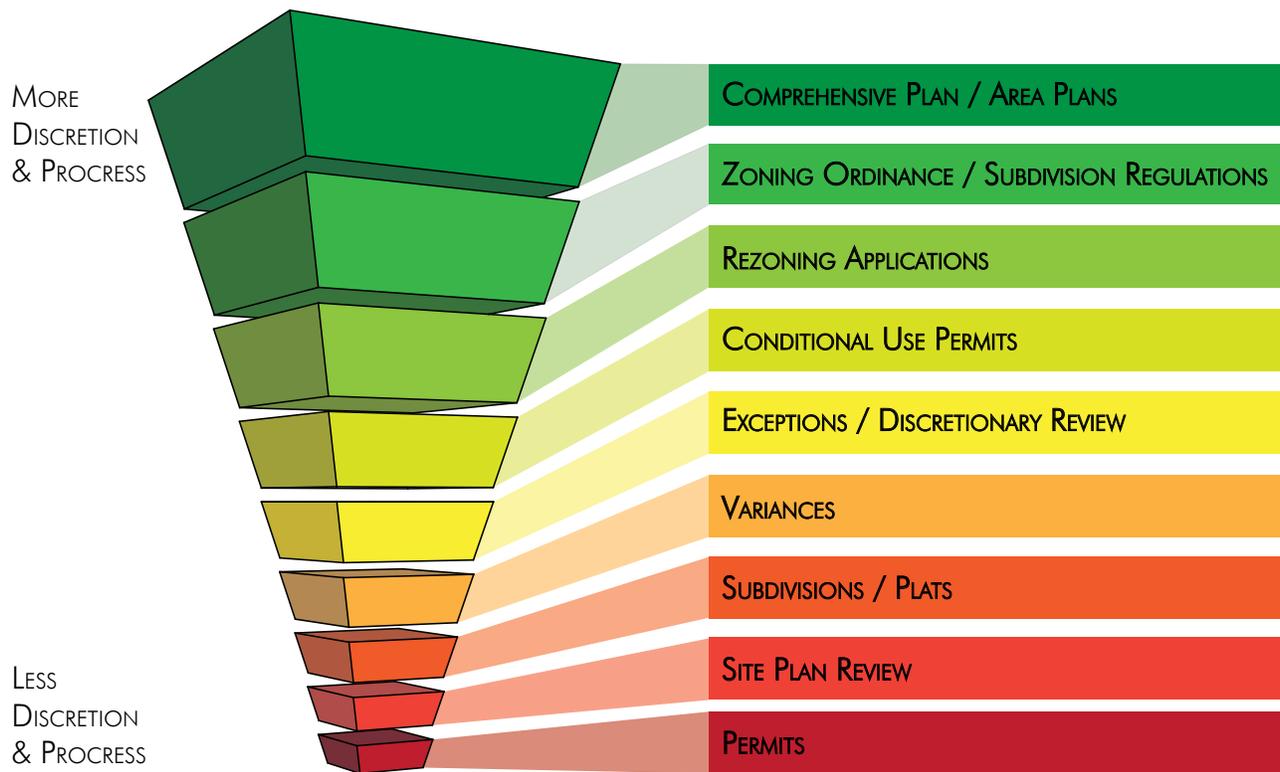
#### PLANS VS. REGULATIONS

Plans are documents that explain the overall goals or vision for the community. They can be either general or visionary and either technical and specific. They can range in scale from the entire city to a specific area or topic. Plans generally do not have the force of law, but are used as a guide to public or private decision-making, and are used to support adopting laws. However plans are often more significantly implemented by non-regulatory actions, such as: the prioritization, design and construction of public investments; establishing more specific administrative and economic policies; coordinating and guiding investments of private resources; and the cooperative areas where public, quasi-public and private entities invest in the community.

Regulations are used as one way to implement plans. They establish the basic requirements for all developments, but can also establish criteria and process for which applications are reviewed, including any parameters for discretionary or flexible application of laws. However, they are reactionary, and don't necessarily make any reforms occur. Regulations should be guided by, but generally not constrained to plans.

#### ROLES OF DIFFERENT BODIES IN THE PLANNING AND DEVELOPMENT PROCESS

- Board of Alderman – Legislative body: adopts laws, considers discretionary reviews, accepts public improvements, determines budgets and priorities
- Planning Commission – Advisory body: adopts plans; recommends laws and discretionary reviews; approves administrative reviews, approves plans.
- Board of Zoning Adjustments – Quasi-judicial body: grants variances, determines appeals, reviews any exceptions specifically referred to it.



## GOALS FOR IMPROVED PROCEDURES...

When updating development regulations, improved procedures are often part of the overall objectives. Through more detailed discussions it is often discovered that the mutual interests of the city, development community and citizens are to make the process more predictable, more efficient and more effective – that is coordinated with the city’s expressed development policies. Specific improvements often include the following:

- Clear application submittals deadlines, timelines and forms
- Better coordination of review with plans and policies
- Specific decision criteria for each application
- Proper degrees of notice
- Appropriate degrees of flexibility (flexibility, but with criteria and guidance)
- Clear effects of decisions – including routes for appeals or other relief.

## ACTIONS TO CONSIDER

- Create a “how to use” manual for the completed code.
- Create a user-friendly procedures brochure to orient all applicants.
- Formalize pre-application process and make the process clear and explicit for potential applicants
- Develop applicability statements, submittal forms, timelines, decision criteria, and pre-and post-application steps for all applications
- Consider removing application submittals from code sections; create forms administered by the departments and made available on-line; checklists...
- Consider more administrative approvals and reviews as well as create a documentation process for certain administrative approvals and interpretations, so they can be published and maintained for future applications.
- Create two levels of site plans – administrative = those that require only a check of basic and established standards already expressed in the regulations; major = those that have some discretionary element to be reviewed and determined by the Planning Commission.
- Log and schedule yearly reviews of all applications and administrative processes and adjust the code as necessary.