

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, September 11, 2018 at 5:30pm
City Hall Boardroom**

1. CALL TO ORDER

Vice Chair Cary called the meeting to order at 5:30 p.m. He stated that the meeting would be long due to the number of applications and explained the order of business.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman (absent with prior notice)

Keith Cary, Vice Chairman

John Delich (absent with prior notice)

Walt Lane (absent with prior notice)

Barbara Wassmer

Doug Krtek

Shane Smeed

Kim Verhoeven

Michael Wright

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky /Community Development Director

Chris Williams/City Attorney

Alysen Abel/Public Works Director

Nathan Hadley/City On-Call Engineer, Phelps Engineering, Inc.

Shakedra Knight /Management Analyst/Community Development Assistant

3. GENERAL BUSINESS

A. Approval of September 11, 2018 Planning & Zoning Commission meeting Agenda.

Vice Chair Cary called for questions. Seeing none he called for a motion to approve the agenda.

Commissioner Wright moved to approve the agenda, Commissioner Verhoeven seconded. Motion passed: 6-0.

B. Approval of the minutes from the August 14, 2018 Planning & Zoning Commission meeting.

Vice Chair Cary called for questions. Seeing none he called for a motion to approve the minutes.

Commissioner Krtek moved to approve the agenda, Commissioner Wassmer seconded. Motion passed: 6-0.

4. UNFINISHED BUISNESS

A. None.

5. PUBLIC HEARING

- A. 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 MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-15A, *Brian Mertz, Parkville Development 70, LLC, Applicant*

Director Lachky illustrated each proposed property and explained that the applications would be addressed separately. He presented agenda item 5A beginning with a detailed background including the annexation, NID, and previously proposed and/or approved developments. He answered FAQ's regarding the proposed project and provided a timeline for the process in the event the project was recommended for approval. Lachky turned the meeting over to the developer.

Patricia Jensen with White Goss law firm distributed PowerPoint copies to the Commission and gave a general overview of the proposed development. She referenced the Parkville Master Plan, pointed out that the proposal aligned with its goals, and said that the Commission was guided by its principles when making decisions. Jensen explained proposed development by quadrant and then asked the Commission how she should proceed.

Community Development Assistant Shakedra Knight swore in all members who planned to give testimony. Vice Chair Cary opened the public hearing and invited the applicant to present.

Patricia Jensen presented on item 5A and 5B. She referenced the Future Land Use Plan and pointed out how the applications met those standards. Jensen showed photos of the street view of the properties and a drone video to illustrate grade elevations. Brian Mertz narrated the video. Jensen compared the density in units per acre of the Meadows to those of the currently approved plan and pointed out the Meadows was less dense. She addressed grade elevation changes and provided illustrations. Jensen invited Mertz to address marketing. Mertz said he was developing workforce housing. He said that including all costs the proposed homes were about \$300,000.00. He said that the intent was for all residential properties to be controlled by a master home owner's association. Mertz said that rental rates for the 800-1100 sq. ft. apartments were \$980 for a one bedroom to well over \$1150 for a two bedroom. He provided averages for the proposed townhomes starting at \$1495 for a one-car garage and approximately \$1695 for a two-car garage. Patricia Jensen spoke about why the southeast and northwest corner were related and invited project engineer, Steve Merger to explain.

Merger said the proposed commercial development would be raised about seven to eight feet and the proposed residential would be three to four feet and dirt from the northwest quadrant would be used. He said that they were working with FEMA to address floodplain concerns.

Jensen resumed presenting. She showed the plans and stated that the developer included a trail to help the city with its trail plan. Commissioner Wassmer asked who would maintain the trail. Jensen said that detail had not been worked out. Jensen stated that the applicant agreed with the condition and asked for a recommendation for approval.

Director Lachky presented Future Land Use projections from the Parkville Master Plan and said the applicant met the intent of the projections. He also referenced Parks and Open Space and said the applicant met the intent. Lachky explained how staff met with the applicant several times and the applicant addressed all of staff's concerns in a timely manner. Lachky explained how the land was rezoned and that the proposed development met the standards. He reviewed staff criteria. He said staff recommended CLARB to suggest what should be included in the southeast quadrant open space. Lachky stated SPFPD reviewed the preliminary application and found no issues. He stated that the last Traffic Impact Study was done in 2006, it predicted out to 2030, and that the applicant was required to get an updated TIS. The applicant met parking and setback requirements. The applicant requested deviations in setbacks and the size allowance for a monument sign. Lachky reviewed the conditions that needed to be met for the preliminary plan application and the conditional use permit.

Vice Chair Cary called for questions from the Commission.

Commissioner Wright the status of street parking. Public Works Director Alysen Abel said parking was allowed where there was not a no parking sign and that was within standards. Wright asked if Brush Creek was flood controlled. Director Lachky said it was identified as a FEMA special flood hazard area; he explained the criteria that allowed building was one foot above base flood elevation (BFE).

Commissioner Smeed asked the average lot size and setbacks for the single-family homes. Steve Merger said the front yard setback was 25 feet and the lot size averaged 50 feet wide and 100 feet deep.

Vice Chair Cary called for additional questions from the Commission seeing none he opened up for public comments.

- Misty Snodgrass (14050 NW 64th Terr, Unincorporated Platte County) commented that there was a lack of transparency, public input, and the FAQs were inconsistent. She was concerned about a lack of traffic study. She stated the proposal differed from the Master Plan, did not uphold community character, visual ambiance, or small town feel. She was concerned about the size of the development (2/3 the acreage of Legends). She felt the Parkhill School District (PHSD) would become overcrowded. Ms. Snodgrass said she was also concerned about incentives for the development. She questioned how baseball fields were feasible when Market Feasibility Study said soccer fields weren't.
- Sandra Knoernschild (7610 NW Fox Rd, Unincorporated Platte County) was in favor of the development and noted that developers invest time and money and that the commission should give greater weight to developers who have met requirements.
- Tim Albright (18011 NW Jade Ct, Unincorporated Platte County) expressed worry about removal of trees and natural beauty. He stated the development was too "cookie cutter."
- Deborah Gleason (6244 N Whitetail Way, Parkville) said she did not think the development reflected Parkville.
- Clarence Housh (15201 Brink Myer Rd, Parkville) said he owned the house that will be surrounded on three sides by this development. He wanted development to be "high quality." Mr. Housh said the developer surrounded his house without talking to him and he worried there would be too much activity with the hotel and police station. He expressed concern with building setbacks relative to his property.

- Sherri Privitera (6215 NW Kimberly Downs, Unincorporated Platte County) said she would like more green development and expressed her support for nature, trees, and outdoor space. She said she was concerned about overcrowding of the school system and the transient nature of the commercial development (hotel & fast food). She suggested a new Market Feasibility Study and a Typology study. She does not like “cookie cutter” nature of homes or restaurants and banks.
- Jason Maki (6955 NW Scenic Dr, Unincorporated Platte County) presented a petition with >500 signatures. He said he wanted engagement with community and expressed concern about the rent and housing prices being fiscally sound. He did not feel a level of service C was satisfactory for Brink Myer Rd. and was concerned about overcrowding of school district.
- Jerry Saulsbury (7050 NW Scenic Dr, Unincorporated Platte County) stated that Brink Myer was visible from Stonegate in winter. He said he did not want a motel in the area. He felt traffic on Brink Myer would double or triple. He was concerned about a lack of green space.
- Jessica Holtz (14840 NW 61st St, Parkville) was worried about transient residents and increased crime. She noted that other apartment complexes in the area (Burlington Creek) were not at capacity. She felt there was overlap between potential commercial in this development and Zona Rosa and Legends. She believed it would be hard to sell houses in a floodplain. She said she was pleased that there was a Police Substation included in the plan. She expressed a need for senior housing.
- Nori Burdiss (16901 NW 76th St, Unincorporated Platte County) echoed the concerns of other commenters.
- David Price (6460 N Nevada Ave, Unincorporated Platte County) felt traffic east and west along Brink Myer needed to be studied. He wanted to get a definition of moderate density. He was concerned about signage. He expressed concern about noise pollution from 435 with tree removal and light pollution from the development.
- Jessica Rauth (9805 Red Oak Ln, Unincorporated Platte County) stated that her neighborhood was different than the development. She said she did not like the location of the trail near shops, felt it should be behind trees.
- Lawrence Wilson (6045 N Forest Dr, Unincorporated Platte County) concerned about business decision making of developer, does not feel houses were priced appropriately.
- John Morris (6205 N Nevada Ave, Unincorporated Platte County) wanted parkland and trees preserved. Noted The Woodlands near Houston, TX as a model community. Expressed concern over retail vacancy, would like to see coffee shop, museum, etc.
- Amanda Dobbins (14715 NW 67th St, Unincorporated Platte County) stated the applications should be continued for 30 days.

Discussion ensued regarding whether to proceed or table the meeting.

Commissioner Smeed moved to continue the public hearing for items 5A & 5B to October 9, 2018 at 5:30p.m. in the Municipal Board Room, Commissioner Wassmer seconded. Motion passed: 5-1.

Vice Chair opened up the public hearing on agenda items C through K. He continued the hearing on all items to October 9, 2018 at 5:30p.m. in the Municipal Board Room without objection.

- B. Application for 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 MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-15B; *Brian Mertz, Parkville Development 70, LLC, Applicant*
- C. Application for Zoning Map Amendment for Old Town at Creekside, a planned development for commercial uses on 38.12 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-16A, *Brian Mertz, Parkville Development 38, LLC, Applicant*
- D. Application for Preliminary Development Plan for Old Town at Creekside, a planned development for commercial uses on 38.12 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-16B, *Brian Mertz, Parkville Development 38, LLC, Applicant*
- E. Application for Zoning Map Amendment for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17A, *Brian Mertz, Parkville Development 140, LLC, Applicant*
- F. Application for Preliminary Development Plan for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17B, *Brian Mertz, Parkville Development 140, LLC, Applicant*
- G. Application for Conditional Use Permit for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17C, *Brian Mertz, Parkville Development 140, LLC, Applicant*
- H. Application for Zoning Map Amendment for Creekside Commons, a planned commercial development (consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail and outdoor recreation uses) on 143.15 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17E, *Brian Mertz, Parkville Development 140, LLC, Applicant*
- I. Application for Preliminary Development Plan for Creekside Commons, a planned commercial development (consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail and outdoor recreation uses) on 143.15 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17F, *Brian Mertz, Parkville Development 140, LLC, Applicant*
- J. Application for Zoning Map Amendment for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on 48.95 acres,

more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-18A, Brian Mertz, Parkville Development 50, LLC, Applicant

- K. Application for Preliminary Development Plan for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on 48.95 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-18B, Brian Mertz, Parkville Development 50, LLC, Applicant

6. REGULAR BUSINESS

A. None

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, September 18, and October 2, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: September 25, 2018 (canceled)
- Planning & Zoning Commission Regular Meeting: Tuesday, October 9, 2018 at 5:30 p.m.

8. ADJOURNMENT

Vice Chair Cary called further discussion. Seeing none he called for a motion to adjourn.

Commissioner Wright moved to adjourn, Commissioner Smeed seconded. Motion passed: 6-0. Meeting adjourned at 9:48 p.m.

Submitted by:


 Stephen Lachky
 Community Development Director

9-11-18
Date


 Shakedra Knight
 Community Development Assistant

9-11-18
Date