

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, March 13, 2018 at 5:30pm
City Hall Boardroom**

1. CALL TO ORDER

Chairman Katerndahl called the meeting to order at 5:30 p.m.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman
Keith Cary, Vice Chairman (absent with prior notice)
John Delich
Walt Lane
Barbara Wassmer (absent with prior notice)
Doug Krtek
Shane Smeed (absent with prior notice)
Kim Verhoeven (absent)
Michael Wright

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky / Community Development Director
Shakedra Knight /Assistant to Director of Community Development

3. GENERAL BUSINESS

A. Approval of March 13, 2018 Planning & Zoning Commission meeting

Agenda.

Chairman Katerndahl called for discussion. Seeing none he called for a motion to approve the agenda.

Commissioner Delich moved to approve the agenda, Commissioner Krtek seconded. Motion passed: 5-0.

B. Approval of the minutes from the January 9, 2017 Planning & Zoning Commission meeting.

Chairman Katerndahl called for discussion of the minutes or changes needed. Seeing none he called for a motion to approve the minutes.

Commissioner Krtek moved to approve the minutes, Commissioner Lane seconded. Motion passed: 5-0.

4. UNFINISHED BUISNESS

A. None

5. PUBLIC HEARING

- A. Application for Zoning Map Amendment for six parcels of land — #20-7.0-35-100-027-002.000 (0.15 acres, more or less), #20-7.0-35-100-027-003.000 (0.18 acres, more or less), #20-7.0-35-100-027-011.000 (1.06 acres, more or less), #20-7.0-35-100-027-004.000 (0.11 acres, more or less), #20-7.0-35-100-027-005.000 (0.26 acres, more or less), and #20-7.0-35-100-027-005.001 (0.88 acres, more or less) — generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6th St., from “P-EC” Planned Educational Campus District and “OTD” Old Town District to “B-2-P” General Business District.

Chairman Katerndahl introduced the item and turned the meeting over to Director Lachky. Lachky said the applicant submitted two application for the Commission to address, one for rezoning and another for preliminary development. He said the proposed property was a little over two (2) acres and show an aerial image. Lachky explained it was a 54,000 sq. ft. class- A for commercial office use and at capacity it would hold up to 130 employees and then detailed some the features. He said the project was delayed and explained Park University was the land owner and its Board had to approve the lease. He provided a background of the property and showed images. Lachky pointed out a representative from Foutch was present and then continued to present. He addressed the Master Plan and Vision Downtown Parkville and the intended vision to develop the proposed property. He referenced the Campus Master Plan and pointed out its intended use for a future business school or commercial in coordination with private use. The University Board of Trustees identified another location for the business school. The Route 9 Corridor Study was addressed and concepts images were illustrated. Lachky explained how the application was in line with the intent of the improvements. Director Lachky went over the building plans in exhibit D including the location/façade, building footprint, and parking spaces.

Commissioner Delich asked whether the south access point was egress only. Lachky said it was exit only.

Lachky went over the review criteria. He said the proposal met the city civic and open space requirement by implementing the pedestrian enhanced streetscape typology. Lachky said a part of the review criteria included preserving White Alloe Creek and a detailed stormwater management study. He explained alterations the applicant made with parking in support of minimal disturbance to White Alloe Creek.

Discussion ensued regarding parking space width.

Director Lachky continued with landscape and design and stated the applicant met the requirements. He pointed out the lack of access across Highway 9 and that there was current discussion regarding the matter. He addressed lighting and said the intent was to remain consistent and install the decorative street lights.

Discussion ensued regarding lighting, installation, and requirements per code.

Lachky said a traffic study was done by GBA. It concluded that the proposed Six at Park no significant impact the adjacent intersection based on the estimate trip

generation levels and recommended that staff coordinated with Missouri Department of Transportation regarding additional right of way or turn improvements. Lachky said this was an added condition of the applicant. He said staff would ensure any required improvement were included with final development to prevent road work in the near future. Lachky explained the proposed rezoning to "B-2-P" versus the "B-4-P" was to allow for mixed-use residential in addition to commercial use in consideration of future development. He said the application was consistent with the Parkville Master Plan, was compliant with the preliminary development plan, and it did not appear to significantly impact the ability for public or emergency services response. Lachky referenced the preliminary development plan and said it also accomplished the goals of the Parkville Master Plan along with the other plans highlighted. He said the flexibility that came with the "B-2-P" was the ability to use the Planned District approach for front setbacks, parking aisle width, and building height. He said the plan met and exceeded all development code requirements including landscape design and that staff recommended approval of both the rezoning application and preliminary development application with conditions. Lachky said he was available for questions.

Chairman Katerndahl said he suggested the Commission addressed the rezoning application before getting into the details of the development plan.

Discussion ensued regarding building height/story, allowable land use with the requested zoning, and difference in standards for "B-2-P" versus "B-4-P".

Chairman Katerndahl invited the applicant to speak. Applicant Caleb Bulin generally spoke about the intent to promote walkability and bringing jobs to downtown. Katerndahl called for questions of the applicant. Seeing none, he invited the public to speak.

Business Owner, Annette Hagen generally spoke about concerns with bright street lights, traffic, and bike lanes.

Katerndahl called for additional questions. Seeing none he called for a motion.

Commissioner Lane moved to approve the Application for Zoning Map Amendment for six parcels of land — #20-7.0-35-100-027-002.000 (0.15 acres, more or less), #20-7.0-35-100-027-003.000 (0.18 acres, more or less), #20-7.0-35-100-027-011.000 (1.06 acres, more or less), #20-7.0-35-100-027-004.000 (0.11 acres, more or less), #20-7.0-35-100-027-005.000 (0.26 acres, more or less), and #20-7.0-35-100-027-005.001 (0.88 acres, more or less) — generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6th St., from "P-EC" Planned Educational Campus District and "OTD" Old Town District to "B-2-P" General Business District. Commissioner Delich seconded. Motion passed 5-0.

- B. Application for Preliminary Development Plan for Six At Park, a planned development for office/service uses on six parcels of property (2.63 acres, more

or less) at 105 East 6th St. generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6th St.

Director Lachky clarified the final development plan would not come before the Commission for approval.

Chairman Katerndahl asked whether an entrance from Highway 9 was possible. Applicant Tyler Asby said entrances could be added as needed. Katerndahl whether there was enough adjacent space for landscaping. Lachky said there would be a buffer.

Commissioner Delich said it was confusing and not acceptable to receive plans and renderings that were not in agreement. Director Lachky illustrated the plans closest to what was proposed.

Discussion ensued regarding the site plan landscape and setbacks.

Further discussion addressed the parking requirements, proposed widths and angled parking. Commissioner Delich suggested widening the project 4 to 10 feet and adding a retaining wall to relieve the parking irregularity. Commissioner Wright suggested the applicant consider additional alternatives to the proposed parking lot.

Chairman Katerndahl because of the design concerns could it be a requirement for the applicant to come before the Commission for final development.

Asby explained the discrepancies between plans and renderings was due to the uncertainty with Route 9 Corridor project. He said the intent was consistency.

Chairman Katerndahl called for public comments.

Business Owner Annette Hagen generally spoke about her concerns for grass.

Chairman Katerndahl called for additional questions. Seeing none he called for a motion.

- C. **Commissioner Wright moved to approve the Application for Preliminary Development Plan for Six At Park, a planned development for office/service uses on six parcels of property (2.63 acres, more or less) at 105 East 6th St. generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6th St. with the added conditions including that the applicant come before the Commission for final development plans. Commissioner Delich seconded. Motion passed 5-0.**

6. **REGULAR BUSINESS**

- A. None.

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, March 20 & April 3, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: March 27, 2018 - Canceled No Agenda Items
- Planning & Zoning Commission Regular Meeting: Tuesday, April 10, 2018 at 5:30 p.m.

8. ADJOURNMENT

Chairman Katerndahl called further discussion. Seeing none he called for a motion to adjourn.

Commissioner Delich moved to adjourn, Commissioner Lane seconded. Motion passed: 5-0. Meeting adjourned at 7:08 p.m.

Submitted by:



Stephen Lachky
Community Development Director

3-13-18
Date



Shakedra Knight
Community Development Assistant

3-13-18
Date