



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, May 14, 2024 5:30 PM
City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the May 14, 2024, regular meeting agenda.
- B. Approve the minutes for the January 9, 2024, regular meeting

4. Unfinished Business

5. Public Hearing

6. Regular Business

- A. Application for Major Site Plan for Exploring Minds Academy. (Case No. PZ24-11); *Pamela Piekarski, Applicant.*
- B. Application for Major Site Plan for CODES Dispensary. (Case No. PZ24-12); *William Mullen, Highway 45 Parkville Holdings, LLC, Applicant.*
- C. Amendment to a previously-approved Application for Sign Permit for Old Town At Creekside. (Case No. SPA19-18); *Brian Mertz, Parkville Development 38, LLC, Applicant.*
- D. Request for mural to be painted on the wall of The American Legion Post 318 building in the downtown alleyway between Main St. and East St. (Case No. PZ24-08); *The American Legion, Applicant.*

7. Other Business

- A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, May 21 and June 4 at 7:00 p.m.
 - Board of Zoning Adjustments Meeting: Tuesday, May 28 at 5:30 p.m.
 - Planning & Zoning Commission Regular Meeting: Tuesday, June 11 at 5:30 p.m.

8. Adjournment

Posted Date & Time: May 10, 2024 4:00 p.m. By: BS

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, January 9, 2024 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Chair Wright called the meeting to order at 05:32 PM.

2. Roll Call

Commissioners Present:

Barbara Wassmer
R. Douglas Krtek
Walt Lane
Spencer Keese
Andrew Barchers
Gareld Butler
Jackson Kutey
Michael Wright

Absent:

Timothy Cahill

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner

3. General Business

A. Approval of the January 9, 2024, regular meeting agenda.

Add Architectural Standards Review as item 7B

ACTION: Barbara Wassmer moved to approve, R. Douglas Krtek seconded. Motion Passed: 8-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keese, Andrew Barchers, Gareld Butler, Jackson Kutey

NOES: None

ABSTAIN: None

B. Approve the minutes for the October 10, 2023, regular meeting

ACTION: R. Douglas Krtek moved to approve, Barbara Wassmer seconded. Motion Passed: 8-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keese, Andrew Barchers, Gareld Butler, Jackson Kutey

NOES: None

ABSTAIN: None

4. Unfinished Business

5. Public Hearing

Carlos Iglesias, Grand Prairie, TX,

Eduardo Zambrano stated there will be a rooftop depression to hide the HVAC.

Commissioner Barchers had concerns regarding losing retail space, Commissioner Wassmer agreed.

Director Lachky stated that we've received public comment regarding the landscaping. The development code does not specify species of landscaping, it only requires types (tree, shrub, etc.). Members of the CLARB provided suggestions of Missouri native plants.

Chair Wright had concerns regarding the east facade as it faces Melody Lane.

Commissioner Lane had concerns regarding the right in, right out to Melody Lane

- A. Application for Preliminary Development Plan for Chase Bank, a financial institution on Lot 4 of APEX Plaza, generally located at the northwest corner of Highway 45 and Melody Lane. (Case No. PZ23-36); *Carlos Iglesias, Cumulus Design, Applicant*.

Brad Stanton, Planner, provided an overview of the project. Discussion centered on the architecture of the building and its relationship to 45 Highway and Melody Lane.

No public comment.

ACTION: Andrew Barchers moved to approve, R. Douglas Krtek seconded. Motion Passed: 7-1.

AYES: Michael Wright, R. Douglas Krtek, Walt Lane, Spencer Keesee, Andrew Barchers, Gareld Butler, Jackson Kutey

NOES: Barbara Wassmer

ABSTAIN: None

6. Regular Business

7. Other Business

Chris Shires and Chris Cline, Confluence, provided an overview of the draft Architectural Standards. They are proposing that the City establish an overlay district for the older housing downtown. They are proposing Chapter 411 - Architectural Design Standards. Any modification of greater than 20% of floor area will need to meet the requirements. Timeline: one more informal presentation/review then formal public hearing and

presentation to the Board.

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, January 16 and February 6 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, January 23 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, February 13 at 5:30 p.m.

8. Adjournment

ACTION: R. Douglas Krtek moved to adjourn, Barbara Wassmer seconded. Motion Passed: 8-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keesee, Andrew Barchers, Gareld Butler, Jackson Kutey

NOES: None

ABSTAIN: None

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

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

Date



Staff Analysis

<u>Agenda Item:</u>	6.A
<u>Proposal:</u>	Application for Major Site Plan for Exploring Minds Academy, a daycare center generally located at the end of Old Town Drive in Old Town at Creekside in Parkville, MO 64152.
<u>Staff Recommendation:</u>	Approval (with conditions)
<u>Case No:</u>	PZ 2024-11
<u>Applicant:</u>	Pamela Piekarski, PIEZREI-Creekside, LLC
<u>Owners:</u>	Pamela Piekarski
<u>Location:</u>	No address assigned, Lot 1 Old Town at Creekside, 9 th Plat
<u>Zoning:</u>	"B-2-P" Business Park District
<u>Parcel #s:</u>	Platte County parcel no. 20-4.0-19-000-000-008.017
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Major Site Plan C. Subject Property Area Map D. Major Site Plan for Exploring Minds Academy (prepared by RL Buford & Associates; dated March, 2024) E. Project Narrative (Submitted by Applicant) F. Additional exhibits as may be presented during the meeting
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://www.ecode360.com/PA3395-DIV-05) 1. Chapter 404 Subdivision Regulations 2. Section 405.010 Zoning Districts Established 3. Section 405.020 Districts & Uses 4. Section 405.030 Standards Applicable to All Districts 5. Appendix B. Great Trees for the Kansas City Region B. Parkville Master Plan (http://parkvillemo.gov/government/city-plans-studies/master-plan/)

Overview

The application proposes a major site plan for Exploring Minds Academy, a daycare located at the end of Old Town Drive in Old Town at Creekside. The project area is approximately 0.57 acres (more or less) and resides within Platte County parcel no. 20-4.0-19-000-000-008.017.

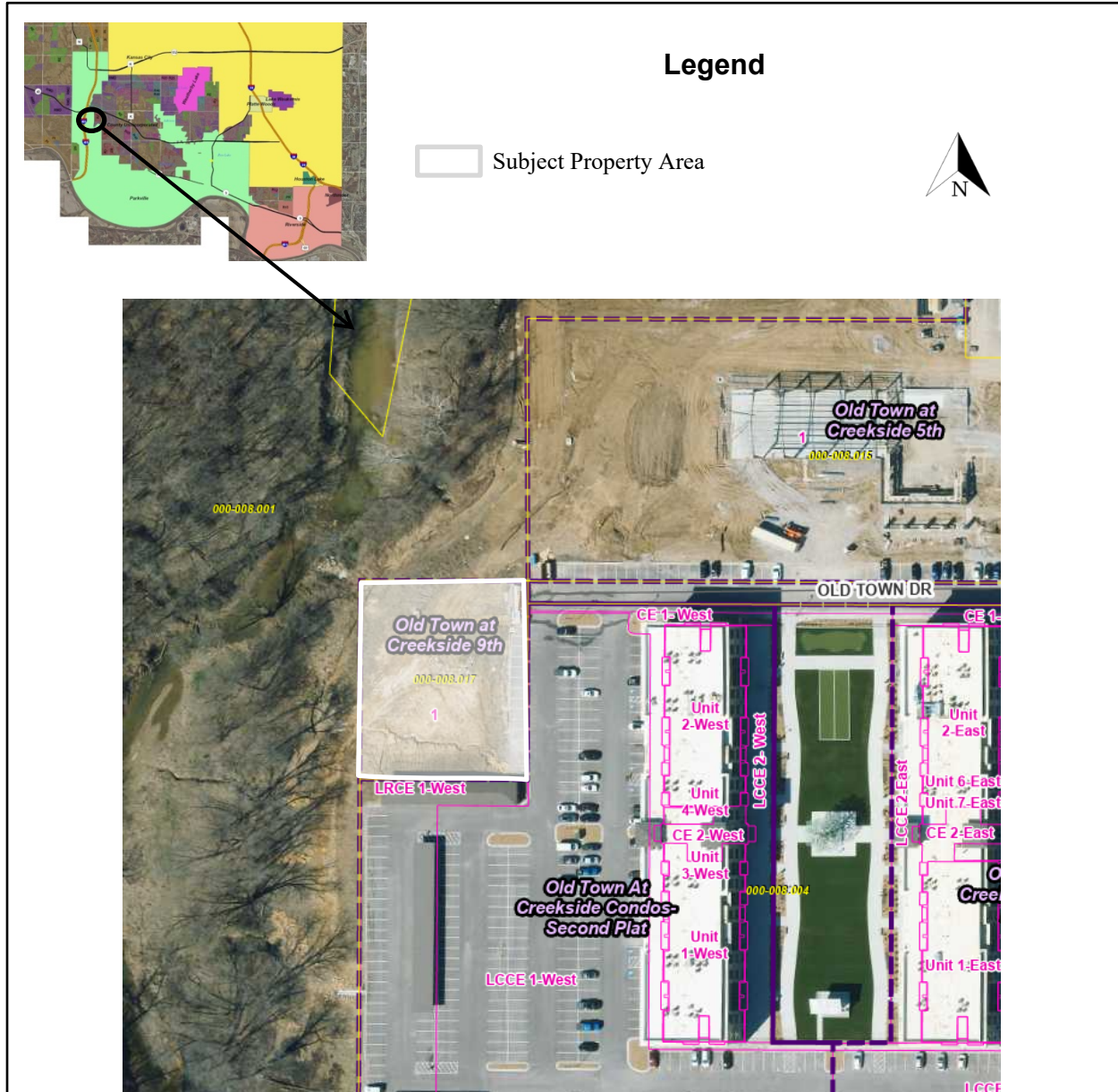


Exhibit C: Subject Property Area Map

Background

The subject property was platted as Lot 1 of the Old Town at Creekside, 9th Plat. The property is zoned "B-2-P" Planned General Business District. The applicant is now proposing to construct a two-story, 10,000 sq. ft. daycare center.

Review and Analysis

The major site plan process coordinates development projects with the public realm and with adjacent sites, and specifically demonstrates how new projects meet development and design standards of this code regarding compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting and landscaping. Parkville Municipal Code, Section 403.060, Subsection B. provides criteria for how the Planning and Zoning Commission shall determine if a major site plan is appropriate. The following are staff's findings and conclusions for the major site plan (Case No. PZ 2024-11).

1. In general, any site plan in compliance with all requirements of this code shall be approved.

Staff concludes the site plan conforms to use allowances permitted in the "B-2-P" Planned General Business District. In addition, the site plan is generally in compliance with the City's site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, parking counts, and parking specifications).

2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:

- a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.**

"B-2-P" Height, Area and Bulk Standards

The subject property is currently zoned "B-2-P" Planned General Business District. Development standards for the "B-2-P" Planned General Business District are established in Section 403.030. Staff compared the proposed height, area and bulk standards to those in the "B-2-P" Planned General Business District and the proposed height of 12 ft. and two stories are below the "B-2-P" district standards for maximum building height, which are 45 ft. and 3 stories.

The site plan does not meet the setback requirements of the base "B-2" zoning district. However, through the "-P" planned district process, the Planning & Zoning Commission may approve variance to the district development standards. The Code requirement and proposed plan dimensions are below.

Requirement	Code (feet)	Proposed (feet)	Variance (feet)
Front Setback	25	23	-2
Side Setback (north)	20	32.2	+12.2
Side Setback (South)	20	15.1	-4.9
Rear Setback	20	26.1	+6.1

“B-2-P” Use Standards

The proposed *Service – general* use is allowed by right in the “B-2-P” Planned General Business District. *Service - general* uses are “A service use where the gross leasable area is at least two thousand five hundred (2,500) square feet. Examples include a large spa or beauty complex, child-care center, large bank, equipment repair shop, tattoo shop, a copy center, large post office or mail center, or laundry mat.”

Access

The site is proposed to be accessed from the internal drives of the Old Town at Creekside development. Old Town Drive ends in front of the proposed development. The site plan proposes utilizing existing access infrastructure. Staff has concerns with the sidewalks providing pedestrian access to the building. Table 408-4 provides for the minimum widths of internal sidewalks. It notes a minimum width of 8 feet for sidewalks along any parking with vehicle overhangs, along any building façade abutting a parking area, and for the primary route between the parking area and the building entrance. The applicant has provided a sidewalk as narrow as 5 feet along the eastern building façade.

Parking Requirements

Section 408.030 requires one (1) parking spaces for every 400 sq. ft. of building. The applicant has met this requirement through a combination of on-site and shared parking.

Parking Layout Design

The provided parking layout does not meet the parking layout design requirements of Table 408-10: Parking Dimensions. Due to the nature of a daycare use, staff must require the parking layout to meet the design requirements.

Signage

The applicant has not indicated the location of any freestanding signage. **All proposed signage will require approval of an Application for Sign Permit in accordance with the City’s “B-2-P” Planned General Business District signage standards for size, height and area allowance as listed on Table 409-2: Sign Allowances.**

Outdoor Lighting

The applicant is proposing to utilize existing lighting in the development.

- b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.**

Building Location

The building is arranged on the property to provide enough space for vehicle traffic on the east, while maintaining distance from the stream to the west.

Landscape Design

The applicant has submitted a landscape plan that meets the requirements of Section 407.020.

Stormwater Management

Per our Development Code requirements, the Public Works Department can require a Stormwater Management Analysis study be submitted for review and approval. Prior to building permit issuance, Public Works must approve site improvement plans.

- c. **The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.**

Architectural Design, Materials and Style

The exterior is proposed to be generally EIFS product, stone veneer, and a standing seam metal roof. The playgrounds are proposed to be surrounded by metal fencing.

Proportion, Massing and Scale

In terms of proportion, massing and scale, the proposed 10,000 sq. ft. daycare center building is appropriate considering the context of the subject property, surrounding development, and allowances per the “B-2-P” Planned General Business District.

- d. **The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.**

Location Compatibility

The subject property is within the Old Town at Creekside development. The proposed building is compatible with the surrounding location.

Open Spaces and Natural Features

The subject property is undeveloped. The stream to the west must be buffered and protected during development.

- e. **Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.**

Unless detailed in the in the review criteria above, the major site plan will meet all of the applicable “B-2-P” requirements of the Development Code.

- 3. **The application meets the criteria for all other reviews needed to build the project as proposed.**

Staff finds the application able to meet the criteria for all other reviews needed to build the project.

- 4. **The recommendations of professional staff**

Staff recommends approval of the application as presented, with the conditions noted below.

Staff Conclusion and Recommendation

Staff concludes that the proposed major site plan: Conforms to the applicable requirements of the Development Code, including those of the “B-2-P” Planned General Business District; the site is capable of accommodating the buildings, proposed use, access and other site elements

required by the Development Code and will not negatively impact the function and design of rights-of-way or adjacent property; the design and arrangement of buildings and open spaces is consistent with good planning and site engineering principles and practices; the architecture and building uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building; the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements; the application meets the criteria for all other reviews needed to build the project as proposed; and can meet the recommendations of professional staff. Staff recommends approval of the major site plan for Exploring Minds Academy, subject to the following conditions:

1. Approval is based on the representations of the drawings presented as part of this application and does not waive any requirement or development standard contained within the Municipal Code.
2. All signage requires an approved Sign Permit.
3. The sidewalk along the eastern building façade must meet a minimum width of 8 foot.
4. All new parking spaces provided on site must meet the parking layout design requirements of Table 408-10.
5. Prior to building permit issuance, Public Works must approve site improvement plans.
6. Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

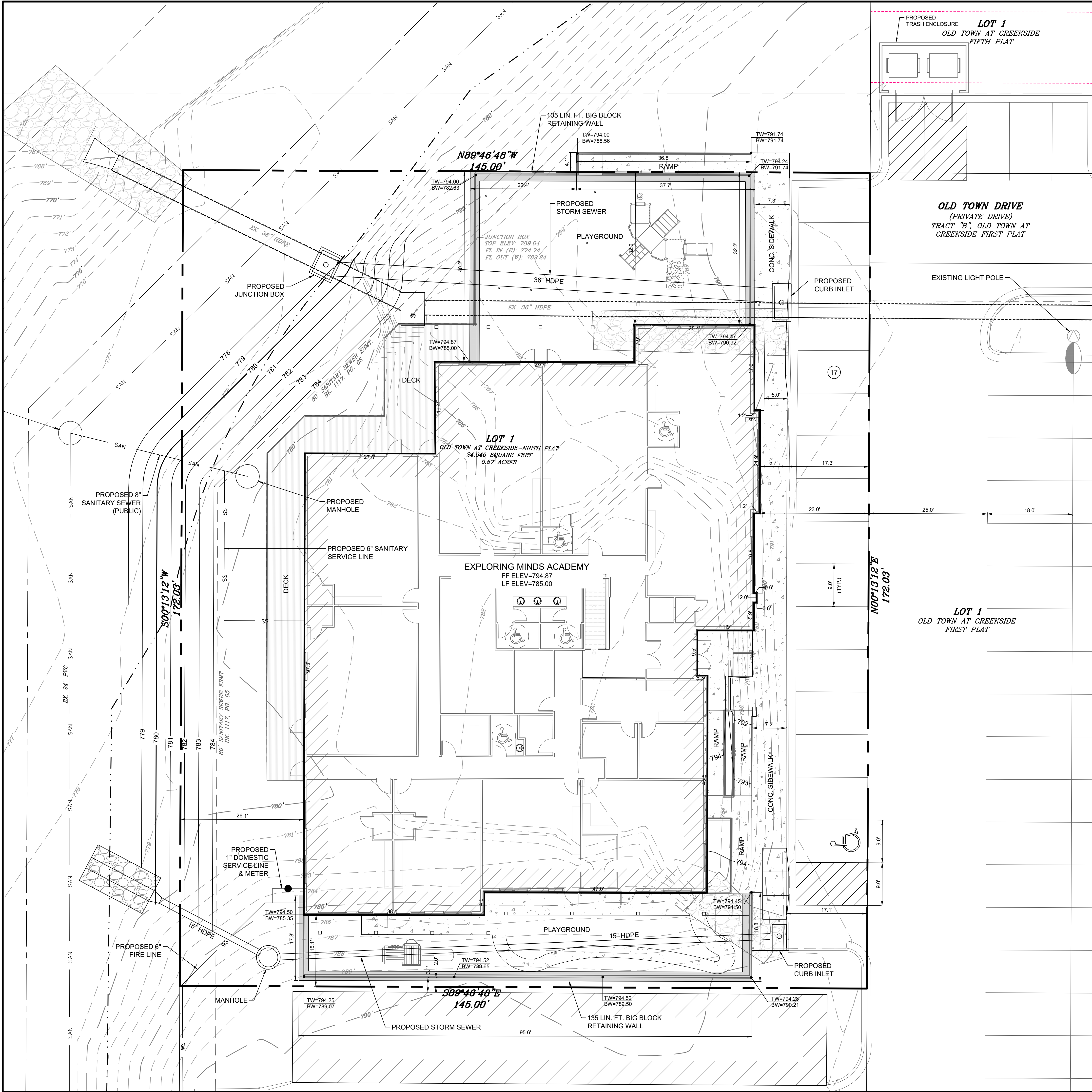
Necessary Action

Following consideration of the Application for Major Site Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will serve as the final action.

Note: Approval of a major site plan and fulfillment of staff conditions shall authorize the applicant to apply for a building permit and other applicable permits. The Community Development Director may approve minor amendments to approved major site plan without the refile of a new application, but in no event shall the Director approve any change that does not qualify for an administrative adjustment, or any change that is different from any condition of approval of the major site plan. An approved major site plan shall expire and be of no further effect if an application for building permit for one or more buildings shown on the site plan is not filed within two years of approval. The Planning and Zoning Commission may grant an extension for up to one additional year.

End of Memorandum

<u>/s/ Brad Stanton</u>	<u>05-10-2024</u>
Brad Stanton	Date
Planner	

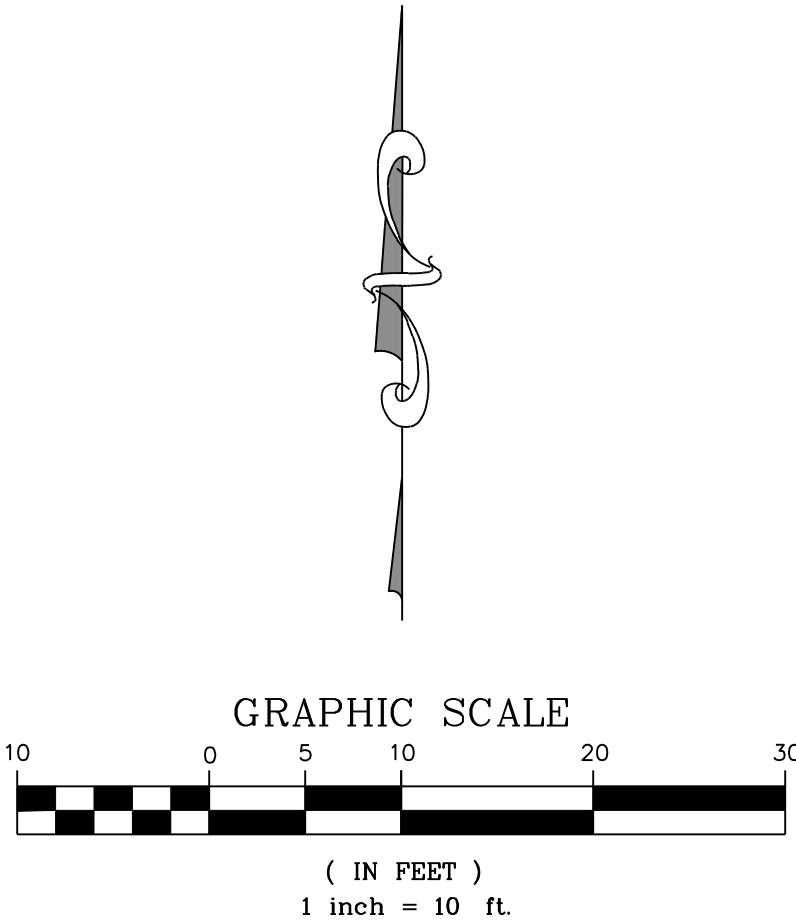


MAJOR SITE PLAN
EXPLORING MINDS ACADEMY

PART OF THE NORTHEAST QUARTER OF
SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI

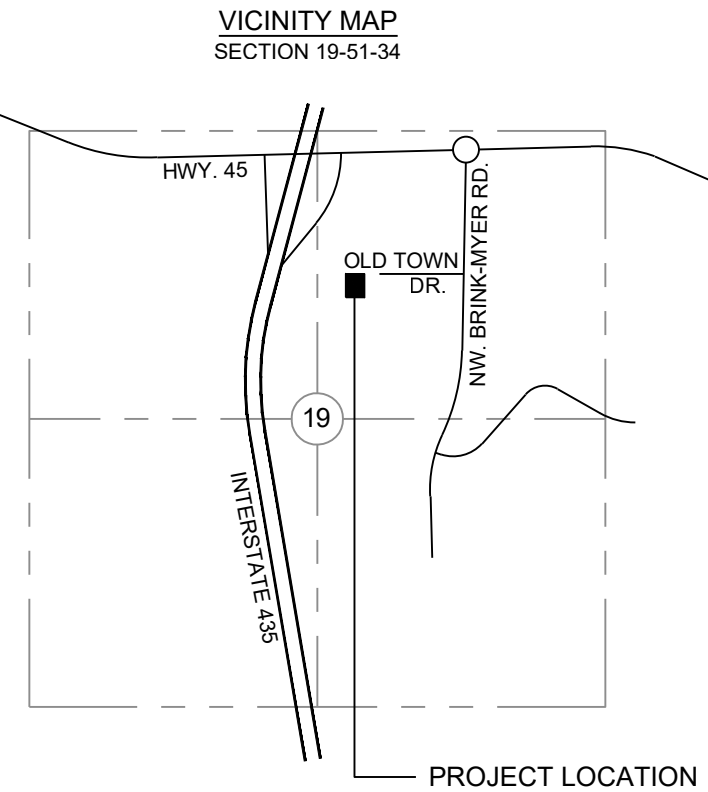
PROPERTY DESCRIPTION:
CONTAINING 24,945 SQUARE FEET OR 0.57 ACRES

LOT 1, OLD TOWN AT CREEKSIDE NINTH PLAT, A SUBDIVISION OF LAND IN PARKVILLE, PLATTE COUNTY,
MISSOURI.



COMMERCIAL DEVELOPMENT DATA — EXISTING ZONING B-2P									
LOT NO	AREA (AC.)	AREA S.F.	STORY	PROPOSED BUILDING CONST.	BUILDING SQ. FT.	LAND USE	PARKING CALCULATION	PARKING REQUIRED	PARKING PROVIDED
1	0.57	24,945	1	2024-25	10,000	DAY CARE	1 PER 400 S.F.	25	25*

* 17 STALLS PROVIDED IN FRONT OF BUILDING. 8 SHARED PARKING STALLS WITH ADJACENT LOT



REVISIONS		NO.	DATE	DESCRIPTION	REVISD BY:	CHECKED BY:
		1				
		2				
		3				
		4				
		5				
		6				
		7				

EXPLORING MINDS ACADEMY
PARKVILLE, PLATTE COUNTY, MISSOURI
MAJOR SITE PLAN



R.L. Buford & Associates Engineering, LLC

LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS

R.L. BUFORD & ASSOCIATES, LLC

3030 BRINKMEYER RD.

P.O. BOX 14069, PARKVILLE, MO. 64152

(816) 741-6152

FOR

EXPLORING MINDS ACADEMY

SEC. 19-51-34

COUNTY

PLATTE

PLAN DATE

CHECKED BY

MARCH 2024

JOB NO.

PLAT NO.

DATE

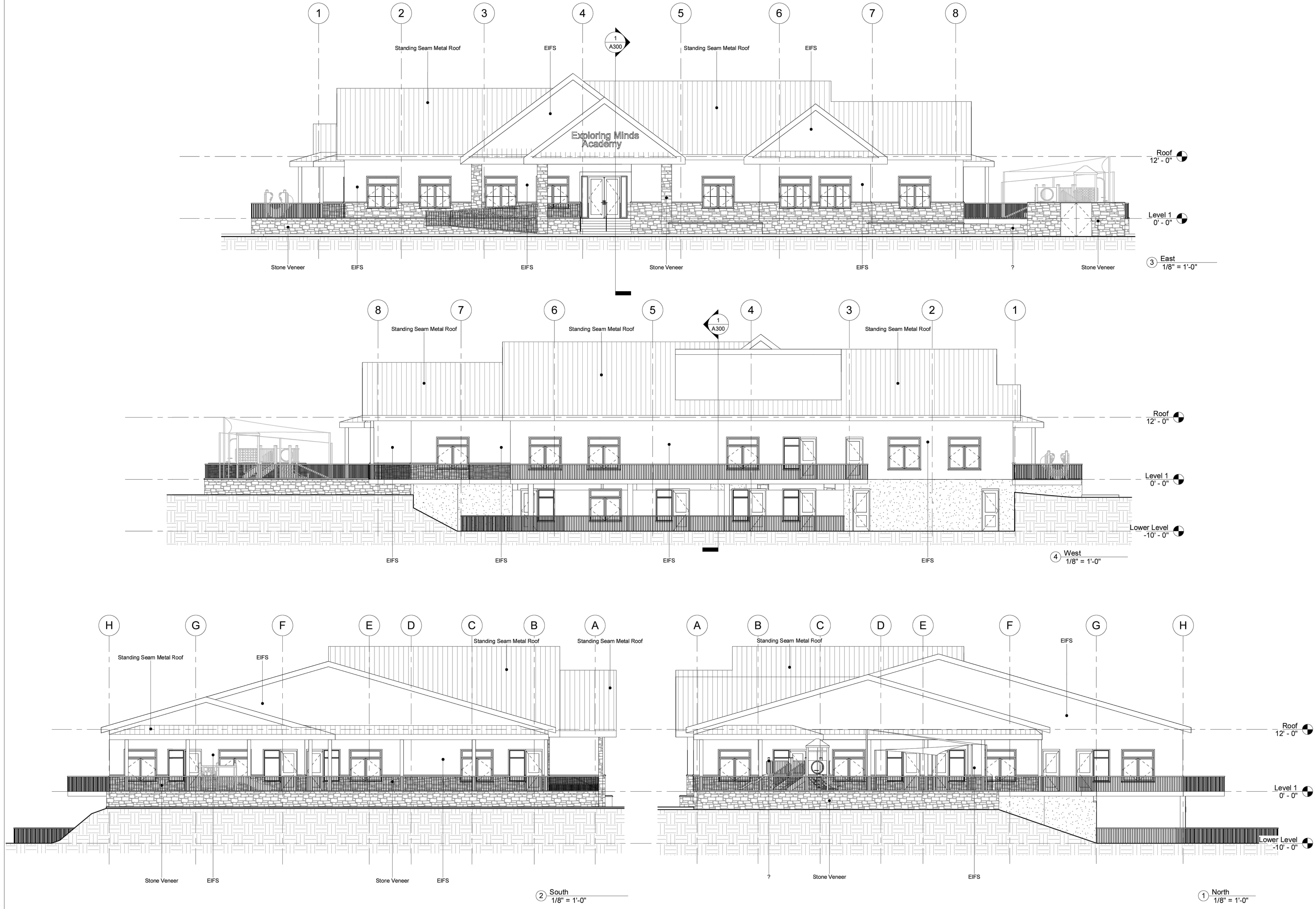
DRAWN BY

24-03

SHEET NO.

C1

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Exploring Minds Academy



SHAW HOFSTRA + ASSOCIATES
1800 CENTRAL STREET, SUITE 203
KANSAS CITY, MISSOURI 64108
P: 816.421.0505
ARCHITECTURAL CORPORATION
Certificate of Authority No. 00111130
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JOB NO.	
DRAWN BY:	
ISSUE	DATE

A200
Elevations
36 x 24 SHEET



Application # _____
Date Submitted _____
Public Hearing _____
Date Approved _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0015

Application for Major Site Plan

Pre-application meeting required per Parkville Municipal Code, Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: Pamela Perkanatu
Company: P1E2R E1-Creoside, LLC
Address: █
City, State: _____
Phone: _____ Fax: _____
E-mail: _____
Engineer/Surveyor(s) preparing plans & legal desc.
Name: Lindsay Vogt
Company: RLBUNFORD ASSOCIATES
Address: PO BOX 14069
City, State: Parkville MO 64152
Phone: 816 741 6152 Fax: _____
E-mail: lindsaye@rbunford.com

Owner(s), if different from applicant

Name: Pamela Perkanatu
Company: _____
Address: 31516 W 217th St
City, State: Spokane Hill KS 66083
Phone: 720 303-1913 Fax: _____
E-mail: pamela@daycareungmindsacademy.com
Contact Person, if different from applicant

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) Pamela Perkanatu Date: 4/3/24

Property Owner's Signature (Required) Pamela Perkanatu Date: 4/3/24

2. Property Information

Zoning district: B-2-P

Property address and general location: Old Town at Creekside

Legal description (may be attached):

Lot 1, Old Town at Creekside - Ninth Plat, a subdivision in
Parkville, Platte County, Missouri. See Attached.

Description of proposed use(s):

Daycare / School

Gross acreage of lot: 0.51 Net acreage of lot: _____

Open space acreage: _____ Lot coverage: Building = 9,116 sq. ft.

Is proposal an alteration to an existing building or new construction? ☐ alteration ☒ new construction

3. Factors affecting the projectAre any public improvements required for this project? yes

Explain (may be attached):

water, storm sewer, sanitary sewer extensions**Attach a narrative addressing:**

1. How the site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.
2. How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
3. How the architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
4. How the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.
5. Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.
6. Any other information relevant to the application.

4. Checklist of required submittals

- ☐ Completed application, including site plan with all required details and supporting data.
- ☐ Nonrefundable application fee of \$300.00.
- ☐ Five (5) 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 Office Use OnlyApplication accepted as complete by: _____ Date _____
Name/TitleApplication Fee (25,000): \$ _____ By: ☐ Check # _____ ☐ MO# _____Date Paid: _____ ☐ Credit Card _____ ☐ Cash _____

Payment by: _____ Received by: _____

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: _____



R.L. Buford & Associates Engineering, LLC

LAND SURVEYORS – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS

OFFICE: 201 MAIN STREET, SUITE 6, PARKVILLE, MO 64152

MAILING: PO BOX 14069, PARKVILLE, MO 64152

(816) 741-6152

April 4, 2024

Exploring Minds Academy
Major Site Plan Narrative

The proposed Exploring Minds Academy will be a highly desirable addition to the Old Town at Creekside development in Parkville, Missouri. Exploring Minds Academy is a preschool that fosters intellectual and emotional development in a learning environment that is both fun and secure. Their highly qualified teachers take pride in providing top quality early education experiences that will set children for a lifelong love of learning. They are committed to providing a place that encourages children to explore the world around them.

The school will be nestled into the southwest corner of the development, abutting the creek and the trail that runs alongside. The building will be constructed of high-quality materials to complement the existing buildings within the Creekside development. Additionally, the development has already accommodated and addressed the need for landscaping, lighting, and stormwater management. Sidewalks and parking will be added adjacent to the school building, and the required additional parking will be considered shared among the existing spaces in the development.



Staff Analysis

<u>Agenda Item:</u>	6.B
<u>Proposal:</u>	Application for Major Site Plan for CODES Dispensary, a marijuana dispensary generally located at the southeast corner of Highway 45 and Ensign Drive in Parkville, MO 64152.
<u>Staff Recommendation:</u>	Approval (with conditions)
<u>Case No:</u>	PZ 2024-12
<u>Applicant:</u>	William Mullen, Highway 45 Parkville Holdings, LLC
<u>Owners:</u>	Highway 45 Parkville Holdings, LLC
<u>Location:</u>	16209 NW Highway 45, Generally at the southeast corner of Highway 45 and Ensign Drive
<u>Zoning:</u>	“BP” Business Park District
<u>Parcel #s:</u>	Platte County parcel no. 20-4.0-19-000-000-025.000
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Major Site Plan C. Subject Property Area Map D. Major Site Plan for CODES Dispensary (prepared by Stock and Associates; dated April 4, 2024) E. Project Narrative (Submitted by Applicant) F. Additional exhibits as may be presented during the meeting
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://www.ecode360.com/PA3395-DIV-05) 1. Chapter 404 Subdivision Regulations 2. Section 405.010 Zoning Districts Established 3. Section 405.020 Districts & Uses 4. Section 405.030 Standards Applicable to All Districts 5. Appendix B. Great Trees for the Kansas City Region B. Parkville Master Plan (http://parkvillemo.gov/government/city-plans-studies/master-plan/) C. Highway 45 Corridor Plan (http://parkvillemo.gov/download/Highway45CorridorPlan.pdf)

Overview

The application proposes a major site plan for CODES Dispensary, a marijuana dispensary located at the southeast corner of the intersection of NW Highway 45 and Ensign Drive. The project area is approximately 1.80 acres (more or less), is addressed as 16209 NW Highway 45, and resides within Platte County parcel no. 20-4.0-19-000-000-025.000.



Exhibit C: Subject Property Area Map

Background

The subject property was platted as part of the Vertical Ventures III 1st Plat. The applicant is now proposing to construct a one-story, 3,200 sq. ft. marijuana dispensary with accompanying drive-through, parking, landscaping, and site improvements. The City adopted regulations for

medical marijuana dispensaries and uses in January 2020. Updated regulations for comprehensive marijuana dispensaries were adopted by the City in March 2023.

Review and Analysis

The major site plan process coordinates development projects with the public realm and with adjacent sites, and specifically demonstrates how new projects meet development and design standards of this code regarding compatible arrangement of buildings, pedestrian and vehicle access, site design, lighting and landscaping. Parkville Municipal Code, Section 403.060, Subsection B. provides criteria for how the Planning and Zoning Commission shall determine if a major site plan is appropriate. The following are staff's findings and conclusions for the major site plan (Case No. PZ 2024-12).

1. In general, any site plan in compliance with all requirements of this code shall be approved.

Staff concludes the site plan conforms to use allowances permitted in the "BP" Business Park District. In addition, the site plan is in compliance with the City's site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards and parking specifications).

The applicant has provided thirty-nine (39) parking spaces, whereas the required parking count is sixteen (16) spaces. Section 408.030 provides for a parking maximum of fifteen percent (15%) more than the minimum required parking. The parking maximum in this instance would be nineteen (19) spaces. **The applicant must either be deemed to provide documented evidence of actual parking demand or reduce the provided parking spaces to no more than nineteen (19) spaces.**

2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:

- a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.**

"BP" Height, Area and Bulk Standards

The subject property is currently zoned "BP" Business Park District. Development standards for the "BP" General Business District are established in Section 406.030. Staff compared the proposed height, area and bulk standards to those in the "BP" Business Park District and the proposed height of 24 ft. and one story are below the "BP" district standards for maximum building height, which are 45 ft. and 3 stories.

"BP" Use Standards

The proposed *Marijuana dispensary* use is allowed by right in the "BP" Business Park District. *Marijuana dispensary* uses are "A medical marijuana dispensary facility, a comprehensive marijuana dispensary facility, or a micro-business as those terms are defined herein or in Art. XIV of the Missouri Constitution."

Access

Access is provided for the site off of Ensign Drive. No direct access is allowed to NW 45 Highway by MoDOT. Exhibit D contains AutoTURN movements for a Pierce

Velocity fire truck (110 ft. ladder), showing the proposed layout can service fire emergency access.

The applicant has not provided an internal access sidewalk along Ensign Drive as required by Table 408-4. Staff recommends the installation of a sidewalk along the length of Ensign Drive along the western property line to connect to a future crosswalk at the signalized intersection at Ensign Drive and NW Highway 45.

Parking Requirements

Section 408.030 requires five (5) parking spaces for every 1000 sq. ft. of building. The applicant has exceeded this requirement of sixteen (16) spaces, providing a total of thirty-nine (39) parking spaces. This exceeds the parking space maximum. The Planning & Zoning Commission must determine that the extra parking spaces are necessary or the applicant must reduce the provided parking spaces to no more than nineteen (19). Additionally, drive-through uses are required 5 car-lengths of stacking spaces for the drive-through service area. The applicant has met this requirement.

Parking Layout Design

The provided parking layout meets the parking layout design requirements of Table 408-10: Parking Dimensions.

Signage

The applicant has not indicated the location of any freestanding signage. **All proposed signage will require approval of an Application for Sign Permit in accordance with the City's "BP" Business Park District signage standards for size, height and area allowance as listed on Table 409-2: Sign Allowances.**

Outdoor Lighting

The applicant has included photometric site lighting plan (see Exhibit D). The outdoor light fixtures meet the mounting, height, shielding, and design and performance criteria per Section 407.040 Outdoor Lighting of the City's Title IV – Development Code.

- b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.**

Building Location

The building is arranged on the property to provide enough space for one-way traffic through the site and ample stacking spaces for a drive-through restaurant use.

Landscape Design

The applicant has submitted a landscape plan that meets the requirements of Section 407.020.

Stormwater Management

Per our Development Code requirements, the Public Works Department can require a Stormwater Management Analysis study be submitted for review and approval. Prior to building permit issuance, Public Works must approve site improvement plans.

- c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

Architectural Design, Materials and Style

The exterior is proposed to be generally white EIFS product and architectural metal paneling.



Architectural Rendering (Submitted by Applicant)

Proportion, Massing and Scale

In terms of proportion, massing and scale, the proposed 3,200 sq. ft. dispensary building is appropriate considering the context of the subject property and allowances per the "BP" Business Park District.

- d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

Location Compatibility

The subject property lies in an area of the Highway 45 corridor that is developing, currently low density, and semi-industrial in character. The proposed site layout and architecture for CODES Dispensary is compatible with the context.

Open Spaces and Natural Features

The subject property is not developed at this time, but has few existing natural features. The submitted landscape plan provides detailing for the natural areas of the site. The southern portion of the site is proposed to be used for stormwater management.

- e. Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.

As detailed in the in the review criteria above, the final development plan will meet all of the applicable “BP” requirements of the Development Code.

3. The application meets the criteria for all other reviews needed to build the project as proposed.

Staff finds the application able to meet the criteria for all other reviews needed to build the project.

4. The recommendations of professional staff

Staff recommends approval of the application as presented, with the conditions noted below.

Staff Conclusion and Recommendation

Staff concludes that the proposed major site plan: Conforms to the applicable requirements of the Development Code, including those of the “BP” Business Park District; the site is capable of accommodating the buildings, proposed use, access and other site elements required by the Development Code and will not negatively impact the function and design of rights-of-way or adjacent property; the design and arrangement of buildings and open spaces is consistent with good planning and site engineering principles and practices; the architecture and building uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building; the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements; the application meets the criteria for all other reviews needed to build the project as proposed; and can meet the recommendations of professional staff. Staff recommends approval of the major site plan for CODES Dispensary, subject to the following conditions:

1. Approval is based on the representations of the drawings presented as part of this application and does not waive any requirement or development standard contained within the Municipal Code.
2. All signage requires an approved Sign Permit.
3. Pursuant to Section 408.030, the Planning & Zoning Commission must either deem the provided thirty-nine (39) parking spaces as necessary or the applicant must reduce the parking spaces provided to no more than nineteen (19).
4. Provide an internal access sidewalk and accompanying marked crosswalks along Ensign Drive on the western edge of the site.
5. Prior to building permit issuance, Public Works must approve site improvement plans.
6. Any other conditions the Planning and Zoning Commission determines are necessary.

It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Major Site Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions,

the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will serve as the final action.

Note: Approval of a major site plan and fulfillment of staff conditions shall authorize the applicant to apply for a building permit and other applicable permits. The Community Development Director may approve minor amendments to approved major site plan without the refiling of a new application, but in no event shall the Director approve any change that does not qualify for an administrative adjustment, or any change that is different from any condition of approval of the major site plan. An approved major site plan shall expire and be of no further effect if an application for building permit for one or more buildings shown on the site plan is not filed within two years of approval. The Planning and Zoning Commission may grant an extension for up to one additional year.

End of Memorandum

<u>/s/ Brad Stanton</u>	<u>05-10-2024</u>
Brad Stanton	Date
Planner	

CODES - PARKVILLE

16209 NW MO-45 HWY

A TRACT OF LAND BEING LOT 1 OF VERTICAL VENTURES III AS
RECORDED IN PLAT BOOK 20, PAGE 375, LOCATED IN NORTHWEST
QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST OF
THE 5TH PRINCIPAL MERIDIAN CITY OF PARKVILLE, PLATTE
COUNTY, MISSOURI

MAJOR SITE PLAN



LOCATION MAP

SHEET INDEX

- C1.0 SITE PLAN
- C2.0 FIRE TRUCK AUTOTURN
- C3.0 SITE CROSS SECTIONS
- C4.0 LIGHTING PLAN
- L1.01 LANDSCAPE PLAN

PERTINENT DATA

TRACT AREA:	1,800± AC. (78,397 SQ. FT.)
CURRENT OWNER:	CITY OF PARKVILLE MISSOURI
SITE ADDRESS:	HIGHWAY 45, 63121
PARCEL NO:	20-4.0-19-000-000-025.00
FEMA FLOOD MAP:	29165003600 (REVISED APRIL 2, 2015)
EXISTING ZONING:	BP - BUSINESS PARK DISTRICT
PROPOSED ZONING:	BP - BUSINESS PARK DISTRICT
PROPOSED USE:	MARIJUANA DISPENSARY
FLOOR AREA RATIO:	3,200 / 78,397 = 0.041
BUILDING COVERAGE:	0.041
FIRE DISTRICT:	SOUTHERN PLATTE FIRE PROTECTION DISTRICT (SPFPD)
SCHOOL DISTRICT:	PARK HILL SCHOOL DISTRICT
SEWER DISTRICT:	PLATTE COUNTY REGIONAL SEWER DISTRICT
WATER SHED:	BRUSH CREEK
WATER SERVICE:	CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT #1 OF PLATTE COUNTY
GAS SERVICE:	SPIRE INC.
ELECTRIC SERVICE:	EVERGY
PHONE SERVICE:	---
CABLE SERVICE:	---

PARKING CALCULATIONS

GENERAL RETAIL (2,001 TO 25,000 SQUARE FEET):
5 SPACE PER 1,000 SQUARE FEET
5 * (3,200 S.F. / 1,000 S.F.) = 16
16 SPACES MIN. REQUIRED

TOTAL REQUIRED = 16 SPACES MIN. (INCLUDING 1 H.C. SPACES)
TOTAL PROVIDED = 39 SPACES (INCLUDING 2 H.C. SPACES)

OPEN SPACE CALC.

BUILDING AREA: 3,200 S.F.
PAVEMENT AREA: 25,045 S.F.
GREEN SPACE AREA: 52,647 S.F.

SITE COVERAGE CALCULATION:
(OPEN SPACE AREA) / (TOTAL AREA)
= (50,152 S.F.) / (78,397 S.F.) = 64.0%

MINIMUM OPEN SPACE = 20%

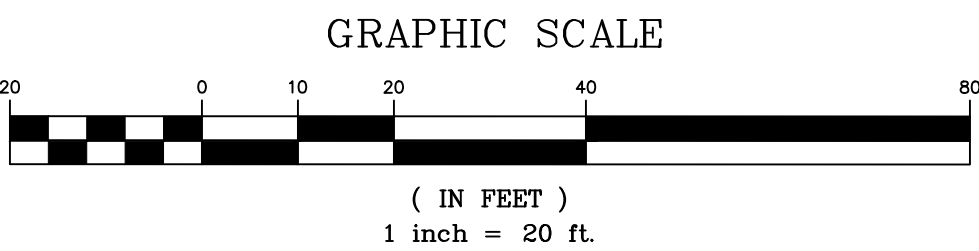
SHEET NOTES

- ALL STORM SEWER IMPROVEMENTS SHALL CONFORM TO LATEST CONSECUTIVE EDITION OF THE KC APWA STANDARD SPECIFICATIONS AND DESIGN CRITERIA.
- SANITARY SERVICE SHALL BE 4 INCH SDR26 PVC AT 2.0% SLOPE MINIMUM. CONNECTION AT THE EXISTING MAIN SHALL BE A PVC SADDLE TIE WITH TWO STAINLESS STEEL STRAPS. THE ANGLE OF THE TIE CONNECTION MUST BE BETWEEN 0 DEGREES (HORIZONTAL) AND 45 DEGREES. SERVICE LINE AND CONNECTION MUST BE BEDED IN CLEAN ROCK, EXTENDING FULL TRENCH WIDTH AND 6 INCHES ABOVE THE TOP OF PIPE. THE CONNECTION WILL NEED TO BE INSPECTED BY PERIOD START.

STORMWATER MANAGEMENT

Peak Discharge - Post-Developed Conditions			
Flood Frequency	Allowable Discharge (cfs)	Basin WSEL (feet)	Basin Freeboard (feet)
2 Year	2.38	909.41	1.02
5 Year	4.16	909.41	1.45
10 Year	5.51	909.41	1.55
25 Year	7.35	910.23	6.07
50 Year	8.86	910.34	8.74
100 Year	10.64	910.51	10.03
100 Year w/ LFB	10.64		

Stormwater Detention Summary			
Flood Frequency	Basin Discharge (cfs)	Basin WSEL (feet)	Basin Freeboard (feet)
2 Year	1.02	908.57	3.43
5 Year	1.45	909.41	2.59
10 Year	1.55	909.98	2.02
25 Year	6.07	910.23	1.77
50 Year	8.74	910.34	1.66
100 Year	10.03	910.51	1.49
100 Year w/ LFB			912.00



LEGEND	
EXISTING SANITARY SEWER	==
EXISTING STORM SEWER	==
EXISTING TREE	+
EXISTING BUILDING	▨
EXISTING CONTOUR	- - -
SPOT ELEVATION	•
EXISTING UTILITIES	- - -
FOUND 1/2" IRON PIPE	—
SET IRON PIPE	—
FOUND CROSS	+
FOUND STONE	+
PLAT BOOK	+
FIRE HYDRANT	+
LIGHT STANDARD	+
BUSH	+
SIGN	+
NOTES PARKING SPACES	+
GUY WIRE	+
POWER POLE	+
WATER VALVE	+
DENOTES RECORD INFORMATION	+
HANDICAPPED PARKING	+

ABBREVIATIONS

C.O.	— CLEANOUT
DB.	— DEED BOOK
E.	— ELECTRIC
FL.	— FLOWLINE
FT.	— FEET
FND.	— FOUND
G.	— GAS
M.H.	— MANHOLE
N/F.	— NOW OR FORMERLY
P.B.	— PLAT BOOK
P.G.	— PAGE
P.O.B.	— POINT OF BEGINNING
P.O.C.	— POINT OF COMMENCEMENT
P.V.C.	— POLYVINYL CHLORIDE PIPE
R.C.P.	— REINFORCED CONCRETE PIPE
SQ.	— SQUARE
T.	— TELEPHONE CABLE
V.C.P.	— VITRIFIED CLAY PIPE
W.	— WATER
(86°W)	— RIGHT-OF-WAY WIDTH

PREPARED BY:
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
257 CHESTERFIELD BUSINESS PARKWAY
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PREPARED FOR:
GOOD DAY FARM
C/O MS. REGAN ETHERIDGE
STORE DEVELOPMENT PROJECT MANAGER
425 WEST CAPITOL AVE.
1350 LITTLE ROCK, ARKANSAS, 72201

MODOT NETWORK BENCHMARK

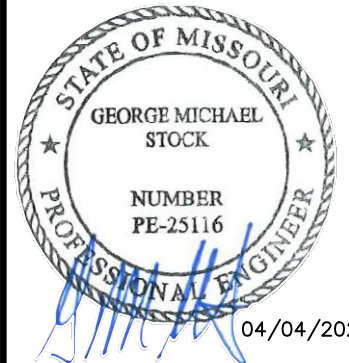
The bearings shown hereon are grid bearings based on the Missouri Coordinate System of 1983, East Zone. Bearings were determined from project horizontal control points established in the project using Trimble GPS receivers utilizing real time kinematic GPS methods in reliance on the MoDOT GNSS RTK Network operated by the Missouri Department of Transportation. Elevations as provided by the MoDOT Network are in the datum of NAVD83.

PREPARED BY:

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MAJOR SITE PLAN FOR:

CODES - PARKVILLE
ENGISGN DRIVE & MISSOURI STATE ROUTE 45
PARKVILLE, PLATTE COUNTY MISSOURI



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1 4/4/24 WALKER SITE PLAN SUBMITTAL #1

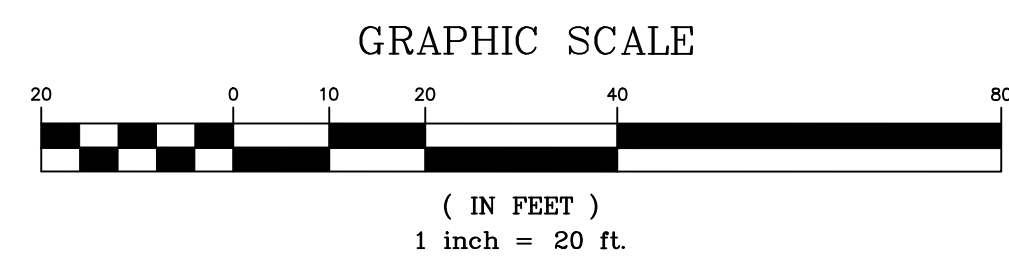
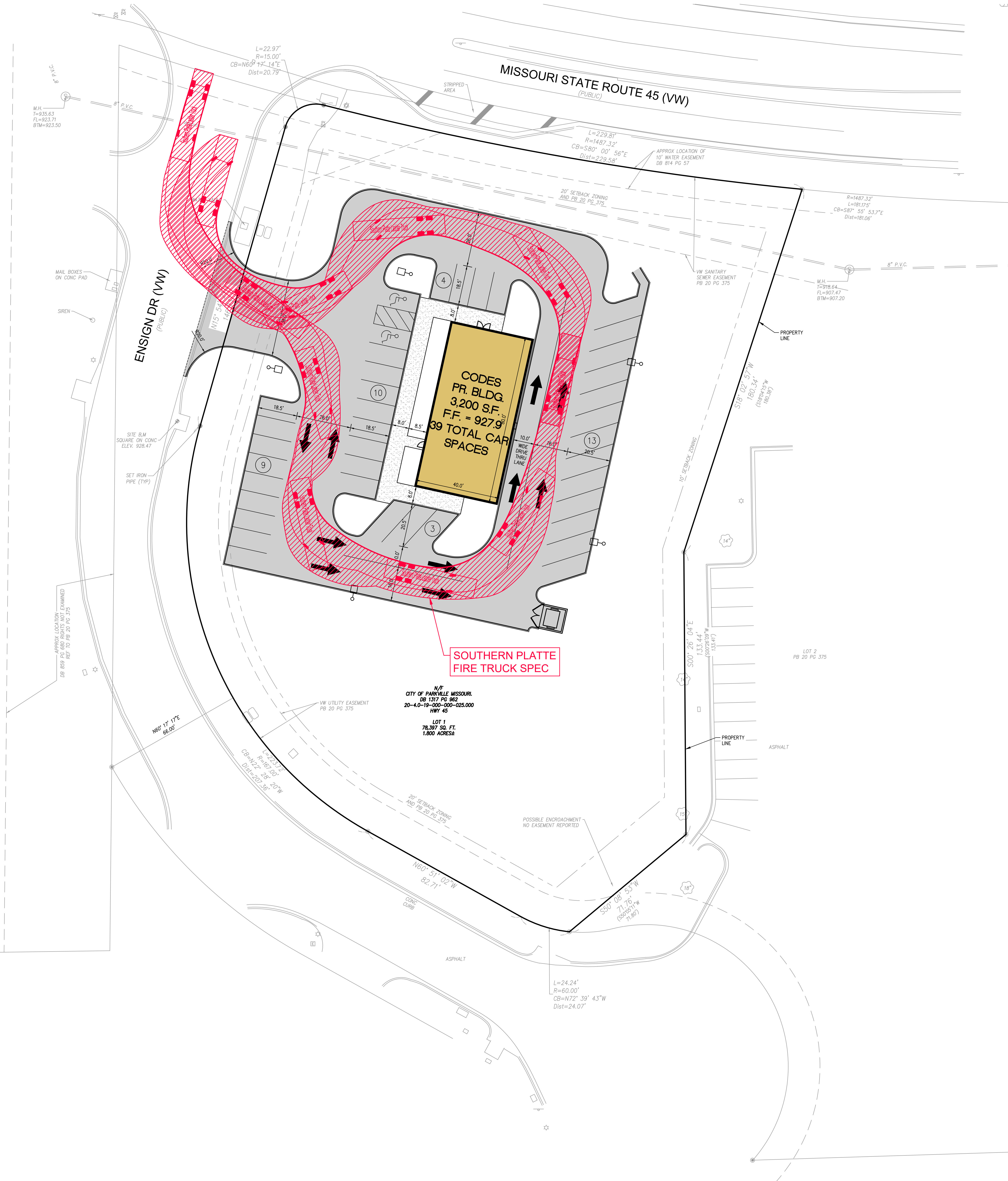
DRAWN BY: T.P.G. CHECKED BY: G.M.S.
DATE: 04-04-2024 JOB NO: 2024-7571
WORK #

SHEET TITLE:

SITE PLAN

SHEET NO: C1.0

EXISTING
EVERGY WALDON
SUBSTATION (111)

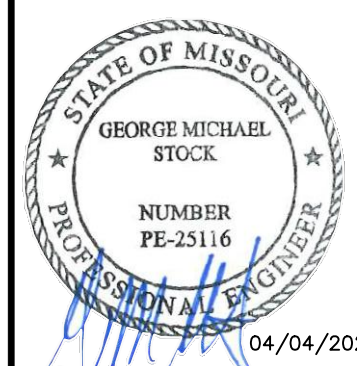


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MAJOR SITE PLAN FOR:

CODES - PARKVILLE
ENSIGN DRIVE & MISSOURI STATE ROUTE 45
PARKVILLE, PLATTE COUNTY MISSOURI



GEORGE W. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000986

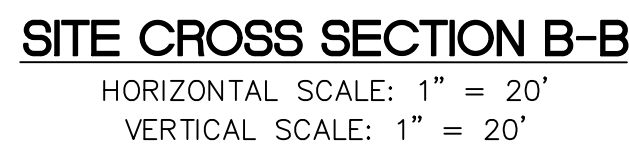
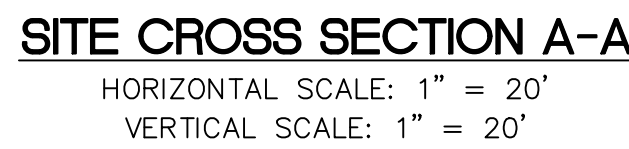
REVISIONS:

1 4/4/24 WALKER SITE PLAN SUBMITTAL #1

DRAWN BY: T.P.G. CHECKED BY: G.M.S.
DATE: 04-04-2024 JOB NO: 2024-7571
MOORE #

SHEET TITLE:
FIRE TRUCK
AUTOTURN

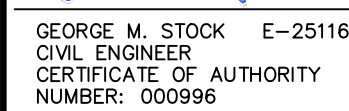
SHEET NO.:
C2.0



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CODES - PARKVILLE

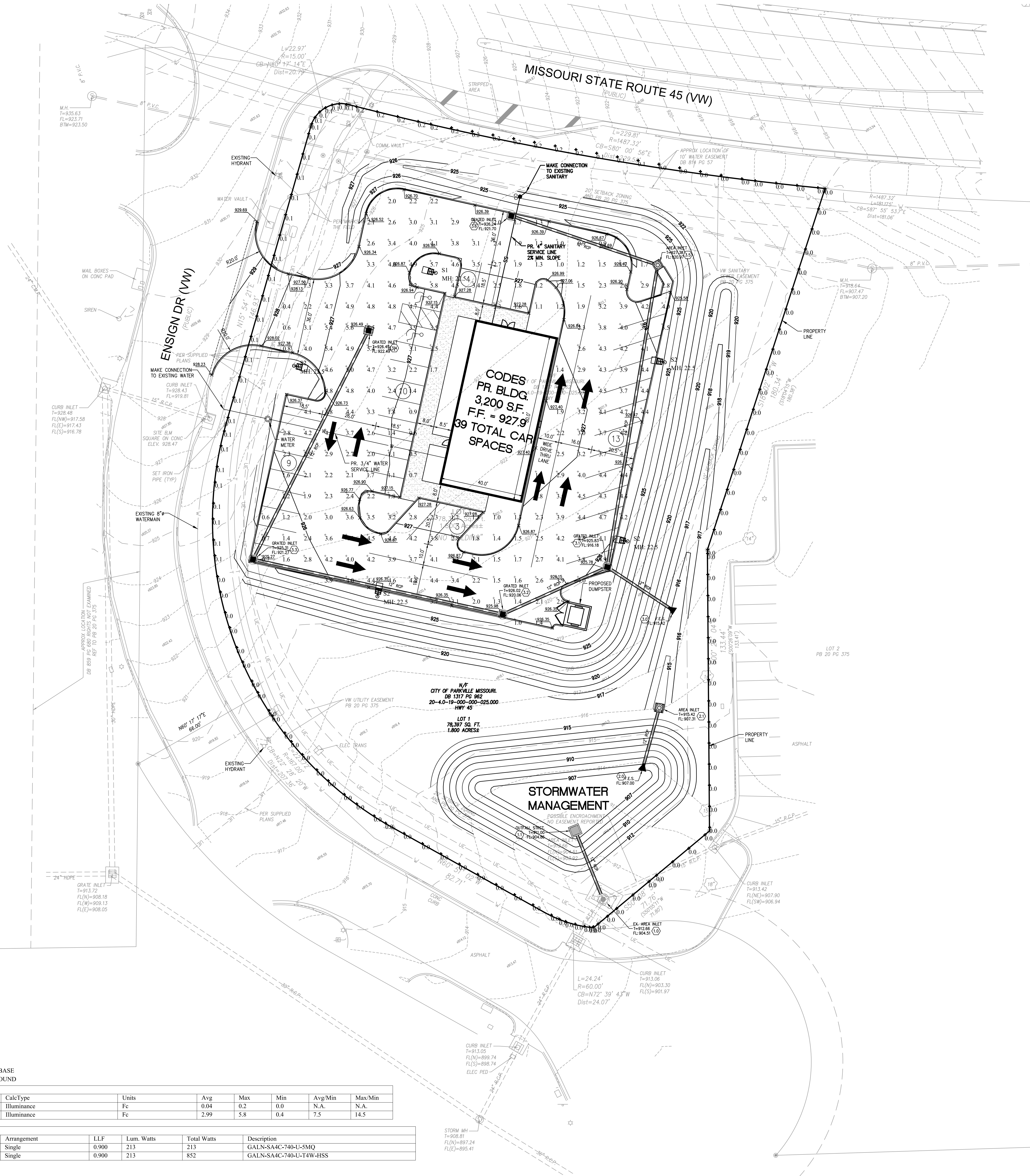
ENGISGN DRIVE & MISSOURI STATE ROUTE 45
PARKVILLE, PIATTE COUNTY, MISSOURI



1	4/4/24 MAJOR SITE PLAN SUBMITTAL
2	4/19/24 UPDATED BUILDING HEIGHT

C3.0

EXISTING
EVERGY WALDON
SUBSTATION (111)

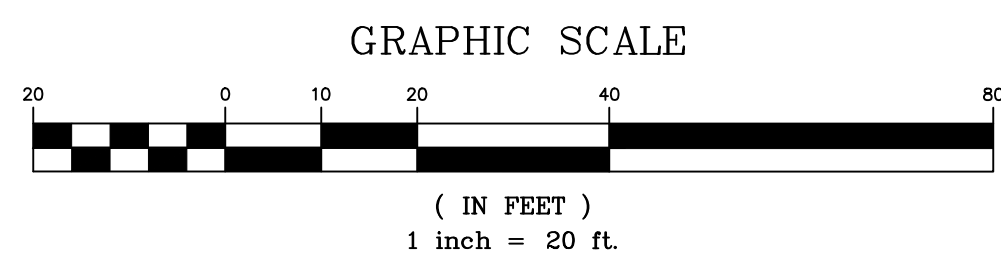


FIXTURES MOUNTED ON 20' POLE & 2.5' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary						
Label	Calc Type	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	Illuminance	Fc	0.04	0.2	0.0	N.A.
SITE	Illuminance	Fc	2.99	5.8	0.4	7.5

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLP	Lum. Watts	Total Watts
	1	S1	Single	0.900	213	213
	4	S2	Single	0.900	213	852

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES TO EXISTING OR PROPOSED INFRASTRUCTURE, LAND, MATERIAL, LAND TYPE, AND
EXISTING FIELD CONDITIONS, SHALL BE THE RESPONSIBILITY OF THE CLIENT. ANY CHANGES WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RE-CALCULATION.

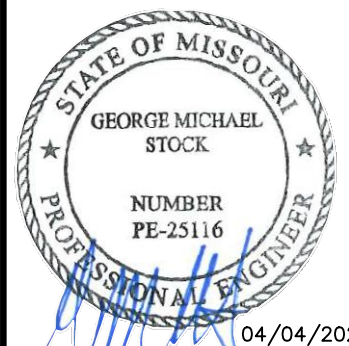


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MAJOR SITE PLAN FOR:

CODES - PARKVILLE
ENSGN DRIVE & MISSOURI STATE ROUTE 45
PARKVILLE, PLATTE COUNTY MISSOURI



GEORGE W. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1 4/4/24 WALKER SITE PLAN SUBMITTAL #1

DRAWN BY: T.P.G. CHECKED BY: G.M.S.
DATE: 04-04-2024 JOB NO: 2024-7571
MOORE #

SHEET TITLE:

LIGHTING PLAN

SHEET NO.: C4.0

CODES - Parkville
Engsign Drive and Missouri State Route 45
Parkville, Platte County, Missouri

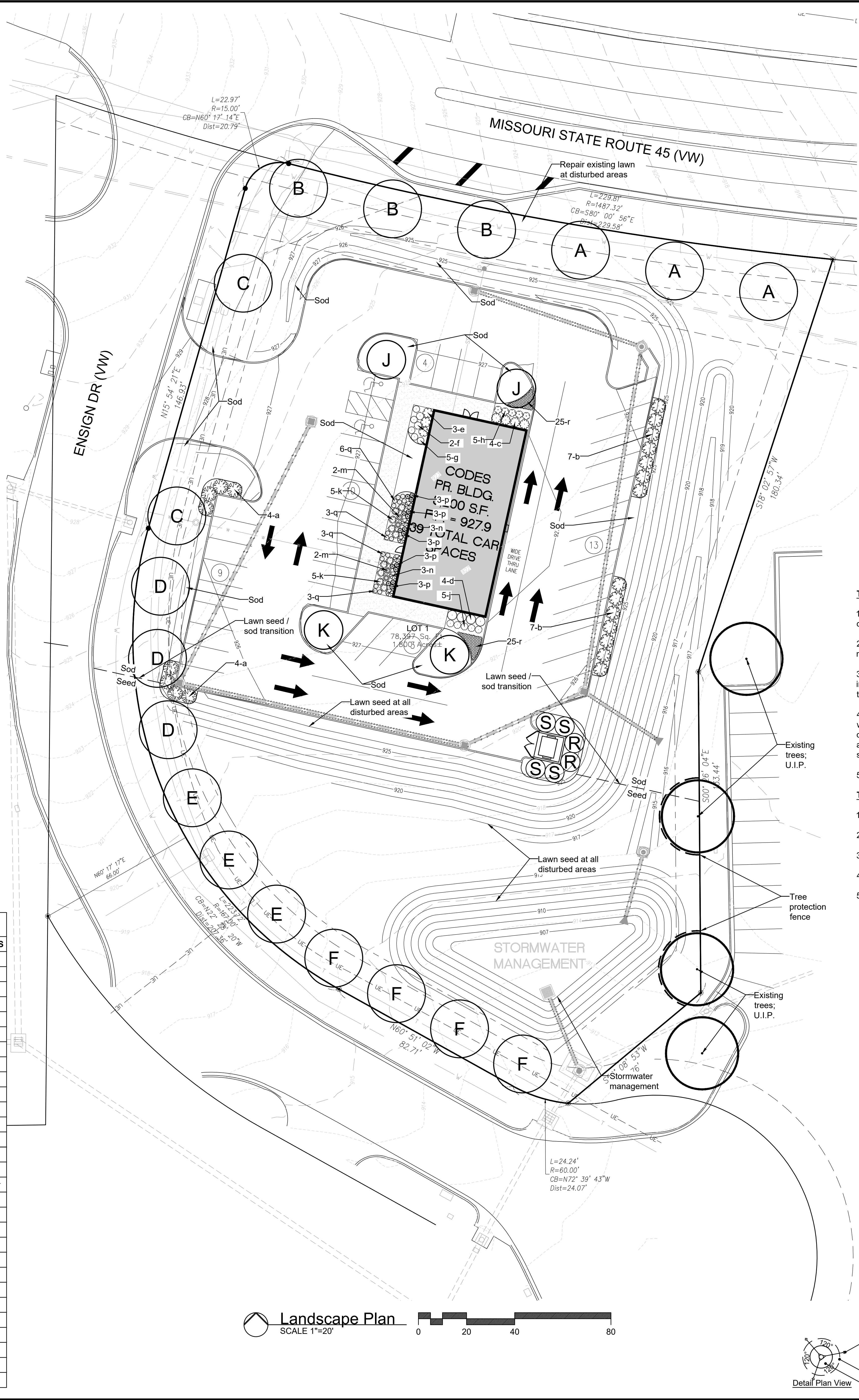
Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
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Missouri State Certificate of Authority # LAG #000193

Sheet Title:	Landscape Plan
Sheet No:	L1.01
Date:	3/27/24
Job #:	813.136

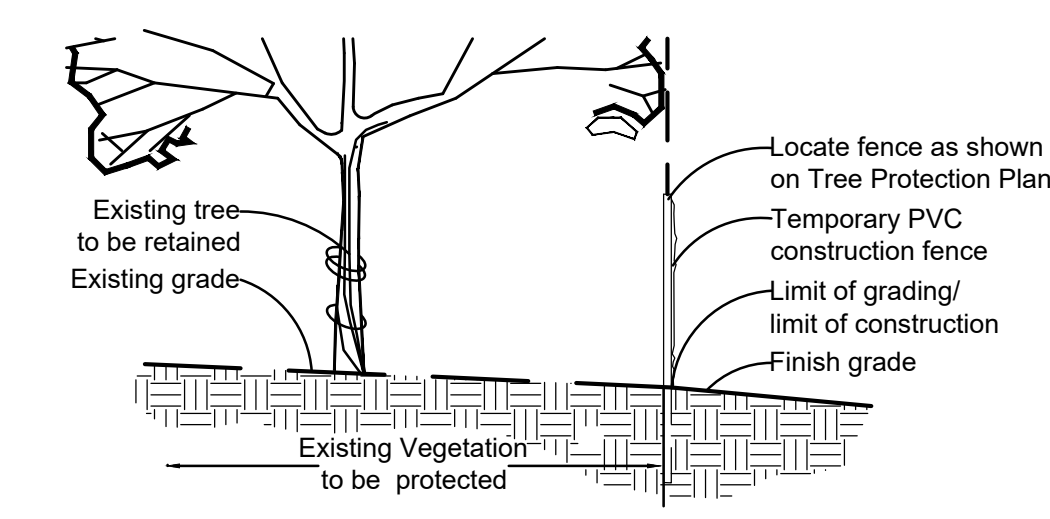


- Landscape Notes:**
- 1) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent
 - 2) All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket
 - 3) Topsoil in all disturbed lawn areas at 6" depth
 - 4) Soil mix in all shrub beds at 8" depth
 - 5) All mulch to be double ground bark mulch
 - 6) Bed edges to be spade cut

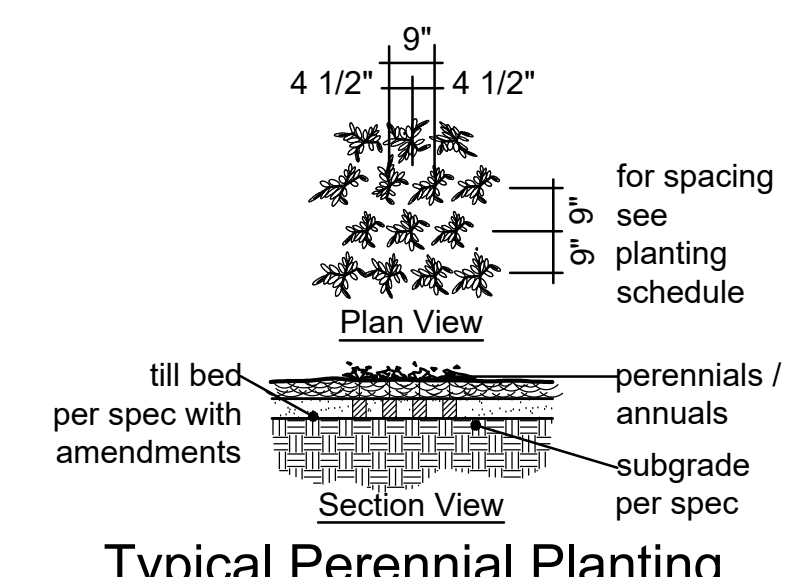
PLANTING SCHEDULE					
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREE					
A	3	Acer saccharum 'Baista'	Fall Fiesta Sugar Maple	2" caliper	B & B
B	3	Acer saccharum 'Legacy'	Legacy Sugar Maple	2" caliper	B & B
C	2	Acer truncatum x A. platanoides 'Warrenred'	Pacific Sunset Maple	2" caliper	B & B
D	3	Quercus shumardii	Shumard Oak	2" caliper	B & B
E	3	Quercus alba	White Oak	2" caliper	B & B
F	4	Quercus bicolor	Swamp White Oak	2" caliper	B & B
UNDERSTORY-ORNAMENTAL TREE					
J	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" caliper	B & B
K	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5" caliper	B & B
EVERGREEN TREE					
R	2	Juniperus virginiana 'Canaertii'	Canaertii Juniper	6' tall	B & B
S	4	Juniperus chinensis 'Blue Point'	Blue Point Juniper	6' tall	B & B
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	8	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18" tall	72" o.c.
b	14	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18" tall	Container
c	4	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	18" tall	48" o.c.
d	4	Hydrangea paniculata 'Jane'	Little Lime Hardy Hydrangea	18" tall	48" o.c.
e	3	Fothergilla gardenii	Dwarf Fothergilla	18" tall	48" o.c.
f	2	Juniperus squamata 'Blue Star'	Blue Star Juniper	18" tall	36" o.c.
g	5	Spiraea media 'SMSMBK'	Double Play Blue Kazoo Spirea	18" tall	36" o.c.
h	5	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	18" tall	36" o.c.
j	5	Buddleja davidii 'SMNDBBT'	Pugster Blue Butterfly Bush	18" tall	36" o.c.
k	10	Amsonia hybrid 'String Theory'	String Theory Blue Star	1 quart	36" o.c.
m	4	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 quart	36" o.c.
n	6	Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass	1 quart	36" o.c.
p	15	Schizachyrium scoparium 'Smoke Signal'	Smoke Signal Little Bluestem	1 quart	24" o.c.
q	15	Pennisetum messiacum 'Red Bunny Tails'	Red Bunny Tails Fountain Grass	1 quart	24" o.c.
r	50	Sedum album	White Stonecrop	2" cell plug	18" o.c.

Landscape Plan
SCALE 1"=20'

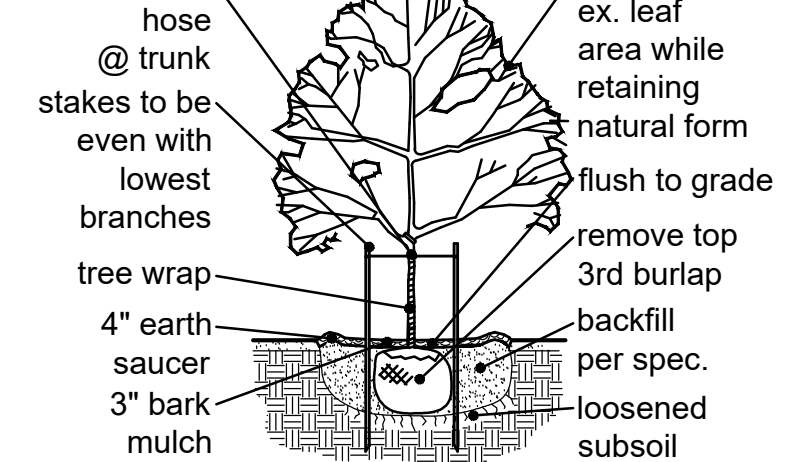
- Tree Protection Notes:**
- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
 - 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
 - 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
 - 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
 - 5) Tree protection measures to be maintained throughout construction sequence.
- Tree Protection Action Key Sequence:**
- 1) Survey limit of disturbance.
 - 2) Perform root pruning.
 - 3) Install tree protection fencing.
 - 4) Post tree protection signage on fence (No signs will be posted on trees).
 - 5) Maintain tree protection area as an off-limits zone.



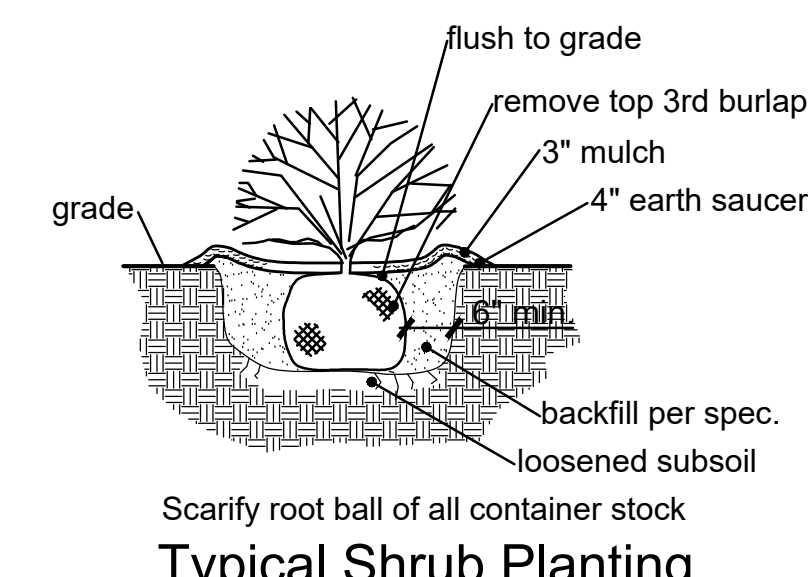
Tree Protection Detail



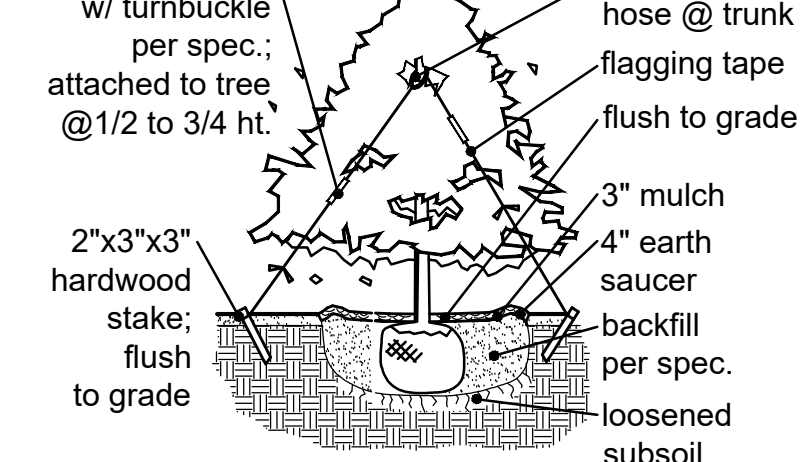
Typical Perennial Planting



Typical Canopy Tree Planting



Typical Shrub Planting

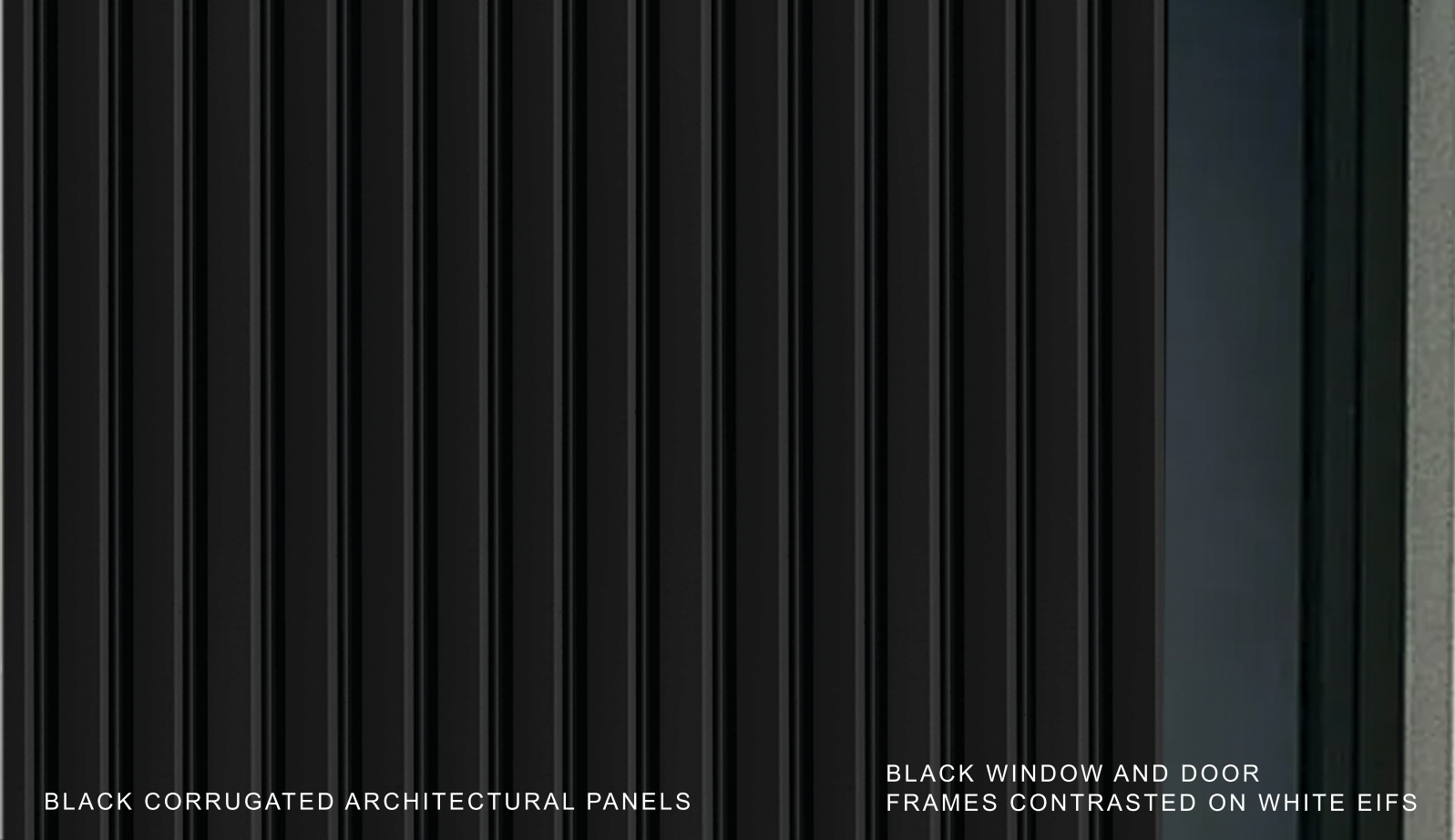


Typical Evergreen Planting





PROTRUDING WINDOW FRAME DETAIL



BLACK CORRUGATED ARCHITECTURAL PANELS

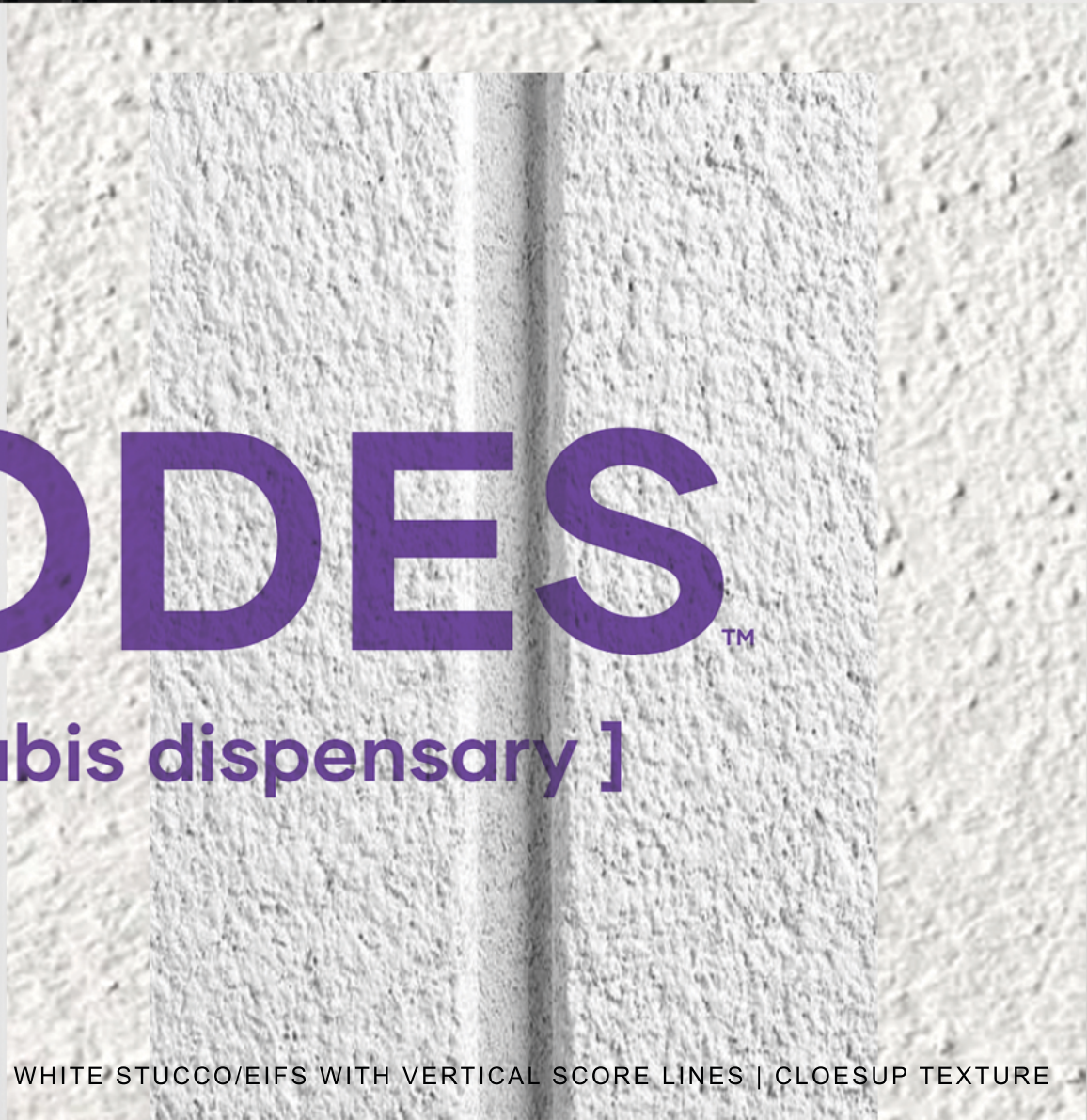
BLACK WINDOW AND DOOR
FRAMES CONTRASTED ON WHITE EIFS



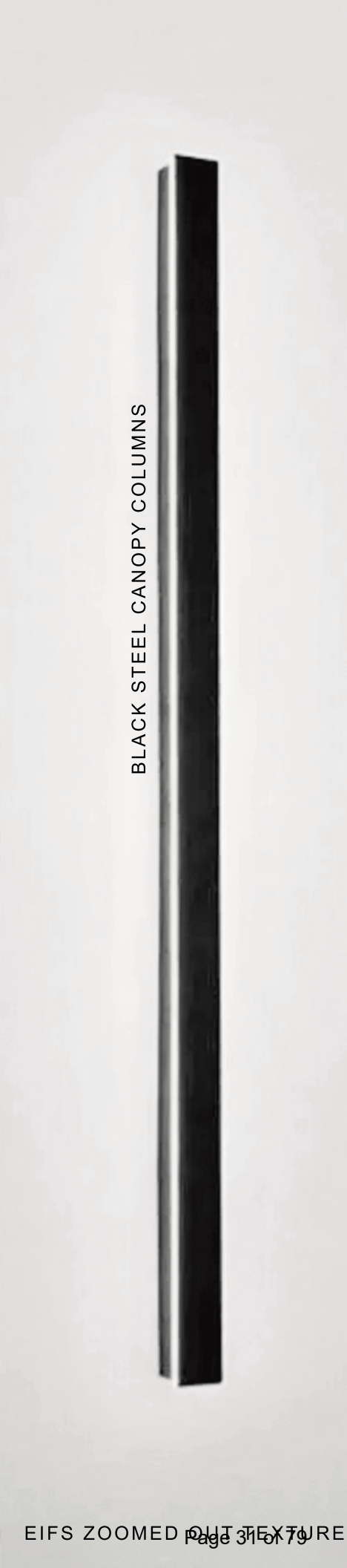
COLOR ADJUSTABLE LED LLINEAR SCONCES



WHITE CORRUGATED ARCHITECTURAL PANELS



WHITE STUCCO/EIFS WITH VERTICAL SCORE LINES | CLOESUP TEXTURE



EIFS ZOOMED OUT TEXTURE

BLACK STEEL CANOPY COLUMNS

CODES™

[cannabis dispensary]



Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Major Site Plan

Pre-application meeting required per Parkville Municipal Code, Title IV, Section 403.010, Subsection C.

1. Applicant/Contact Information

Applicant(s)

Name: William Mullen
Company: Highway 45 Parkville Holdings, LLC
Address: 425 W. Capitol Ave. Suite 1400
City, State: Little Rock, Arkansas
Phone: _____ Fax: _____
E-mail: Wmullen@gooddayfarm.com

Engineer/Surveyor(s) preparing plans & legal desc.

Name: George Stock
Company: Stock & Associates Consulting Engineers, Inc.
Address: 257 Chesterfield Business Parkway
City, State: Chesterfield, MO
Phone: (636) 530-9100 Fax: _____
E-mail: george.stock@stockassoc.com

Owner(s), if different from applicant

Name: Alex Gray (OWNER UNDER CONTRACT)
Company: Highway 45 Parkville Holdings, LLC
Address: 425 W. Capitol Ave., Suite 1400
City, State: Little Rock, Arkansas
Phone: _____ Fax: _____
E-mail: alex@gooddayfarm.com

Contact Person, if different from applicant

Name: Regan Etheridge
Company: Highway 45 Parkville Holdings, LLC
Address: 425 W. Capitol Ave., Suite 1400
City, State: Little Rock, Arkansas
Phone: (501)551-0502 Fax: _____
E-mail: retheridge@gooddayfarm.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: 4/3/2024

Property Owner's Signature (Required) Alex T. Gray Date: 3.28.2024

2. Property Information

Zoning district: BP: Business Park District

Parcel No. 20-4.0-19-000-000-025-000, generally located at the southeast corner of NW Highway 45 and Ensign Drive

Property address and general location: _____

Legal description (may be attached): _____

Description of proposed use(s): Comprehensive Dispensary

Gross acreage of lot: 1.800 ACRES

Net acreage of lot: _____

Open space acreage: 1.151 ACRES

Lot coverage: 64.0%

Is proposal an alteration to an existing building or new construction? ☐ alteration ☒ new construction

3. Factors affecting the projectAre any public improvements required for this project? No

Explain (may be attached):

Attach a narrative addressing:

1. *How the site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.*
2. *How the design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.*
3. *How the architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.*
4. *How the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.*
5. *Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.*
6. *Any other information relevant to the application.*

4. Checklist of required submittals

- ☐ Completed application, including site plan with all required details and supporting data.
- ☐ Nonrefundable application fee of \$300.00.
- ☐ Five (5) 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 Office Use OnlyApplication accepted as complete by: _____
Name/Title _____ Date _____Application Fee (25.0000): \$ _____ By: ☐ Check # _____ ☐ MO# _____Date Paid: _____ ☐ Credit Card _____ ☐ Cash _____

Payment by: _____ Received by: _____

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: _____

5. Major Site Plan checklist for staff review

1. Basic Information

- a. Name of the development
- b. Name, address, contact information of person or firm that prepared the plan
- c. Date plan was prepared, including any revision dates
- d. Graphic, engineering scale
- e. North arrow
- f. Vicinity map identifying boundaries and location of property in relation to City

2. Development Summary Table | *Provided on site plan in chart format*

- a. Existing zoning and proposed zoning if applicable
- b. Total land area in square feet and acres
- c. Proposed use or uses of each building and/or structure
- d. Height above grade of buildings and structures and number of stories of each building and/or structure
- e. Gross floor area per floor and total for each building/structure
- f. Residential buildings shall also include residential building type and total number of dwelling units. Residential development shall identify gross and net density
- g. Building coverage and floor area ratio
- h. Ratio of required number of parking spaces for each use and amount of proposed parking spaces

3. Plan Drawing

- a. Property lines and lot dimensions
- b. Proposed building footprint with lines
- c. Building(s) with dimensions and distance to property lines
- d. Cross-sections of the site detailing the height of buildings/structures, distances, and relationship to existing topography, and if applicable, proposed topography
- e. Existing and proposed rights-of-way improvements (curb/gutter/sidewalk/driveways, etc.) and easements
- f. All radii, acres, points of tangency, central angles and lengths of curves
- g. Existing and proposed topography, with major contour lines at intervals of 10 feet, and minor contour lines at an interval of 2 feet
- h. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable
- i. Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, existing mature trees, and other pertinent site features
- j. Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, utility entrances and screening to them, trash enclosures if applicable, outdoor storage and sales areas, and other paved areas.
- k. Architectural renderings of the completed project be provided, including elevations of each side of each structure and delineation of building materials.

4. Parking and Circulation

- a. Location and dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property
- b. Location of proposed or existing parking spaces, aisles, and drives with setback dimensions from proposed streets right-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking and drive aisles
- c. Illustration of AutoTURN vehicular movements for emergency vehicle access to development, specifically a Pierce Velocity fire truck (duel axle type w/ 110 ft. ladder; vehicle specifications are 43.3 ft. length X 8 ft. width)
- d. Location of proposed trash enclosures if applicable
- e. Identification of all public and private existing and proposed sidewalks, trails, bicycle facilities, and/or open space areas (Tracts A, B, C, etc.)
- f. Indication of compliance with access and parking standards per City Code ([Chapter 408](#))

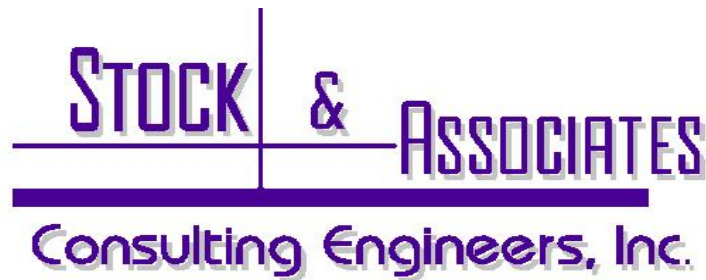
5. Landscaping and Screening

- a. A plan for landscaping design and screening in conformance with City Code ([Section 407.020](#) and [407.030](#))
- b. A lighting plan in conformance with City Code ([Section 407.040](#))
- c. A stormwater management plan in conformance with City Code ([Section 407.050](#))
- d. A landscape schedule showing compliance with City Code ([Chapter 407](#))

6. Other Requirements

- a. All survey monuments and benchmarks, together with their description
- b. Show windows and entrances
- c. Label all materials
- d. Show canopies and awnings if proposed
- e. Information regarding signage if proposed, in compliance with City Code ([Chapter 409](#))

Note: Submissions of major site plans to the Planning and Zoning Commission that do not conform to the above checklist may, at the discretion of the Planning and Zoning Commission, be subject to delay until unfulfilled items are complied with.



DESIGN NARRATIVE

CODES – PARKVILLE

PARKVILLE, MO

APRIL 4, 2024

1. *How the site is capable of accommodate the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.*

Response: The building is situated on the site so not to encroach upon any setbacks and/or easements. The proposed use is a Marijuana Dispensary which is currently permitted under Chapter 405 for the existing zoning district, "BP" Business Park District. The site will have one access from Ensign Drive which is a public street. The site pavement will drain to a proposed underground storm system and routed to a proposed detention basin near the southeast corner of the site. Most of the surrounding area will surface drain towards the detention basin which is designed to accommodate a 100-year storm event. Most of the site has been designed to collect/design storm drainage and keep drainage from bypassing offsite onto adjacent properties. Temporary erosion control should be installed to alleviate any negative impacts downstream and on adjacent properties.

2. *How the design and arrangement of buildings and open space is consistent with good planning, landscape design and site engineering principles and practices.*

Response: The building/parking lot is situated on the site near the northwest corner in order to keep the building finished floor elevation near the existing road elevation along Ensign Drive. Open space is approximately 64% which meets the 20% minimum open space requirement. All grading and storm improvements shall be designed to meet or exceed City and APWA requirements. The site plan and planting plan utilize the exposure on US 45 and Ensign Dr. to become the "public face" of this facility. Street trees are located on each of these frontages which are the north, west and south perimeters of the site. A diversity of tree species is utilized to provide both shade and structure to the street canopy and to ameliorate against monocultures of trees. The building and parking plateau is set somewhat lower than US 45 and compatible with the single access point on Ensign drive. Upright flowering trees are used in the parking lots where customers can enjoy the form and beauty of the trees as they come and go from the facility. Foundation plantings around the building are primarily located on the western elevation of the building where they will be noticed and appreciated by the customers and public. Shrub masses are used along the eastern edge of the parking lot to break-up the views of parked cars and the cars using the drive through. Trash enclosure is landscaped with columnar evergreens to provide year-round screening.

3. *How the architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.*

Response:

- The use of composite/alloy architectural panels and scored white stucco indicates a focus on quality materials with a modern aesthetic.
- The white color scheme provides a clean and potentially timeless look.
- Offering stucco as an alternative respects the town's traditional textures, demonstrating contextual sensitivity.
- The inclusion of a front canopy, parapet, and window frame details adds visual interest and depth, mimicking older construction and avoiding a flat appearance.
- Individual windows create a more refined look compared to large storefronts.
- "Halo lit" or back-lit lighting minimizes light pollution, showcasing the building itself without being visually intrusive.

257 CHESTERFIELD BUSINESS PARKWAY • ST. LOUIS, MO 63005 • (636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com

4. *How the overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.*

Response:

- The building's height (22') aligns with surrounding structures, promoting a sense of belonging within the streetscape.
- The use of stucco as an option reflects the town's predominant textures, creating visual cohesion.
- The inclusion of architectural details like the canopy and window frames references traditional styles, achieving a "modernized take" that respects the context.
- The landscaping plan adhering to local regulations demonstrates a commitment to integrating seamlessly with the existing environment.
- The hierarchy created using islands and vegetation helps the building fit well within the site.

5. *Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.*

Response: None

6. *Any other information relevant to the application.*

Response: Overall, the design shows a strong focus on using quality materials and achieving a style that complements the context. The considerations for scale, proportion, and details create a modern building that respects the town's traditional character.



FOREST GREEN



HARTFORD GREEN



▲ MILITARY BLUE



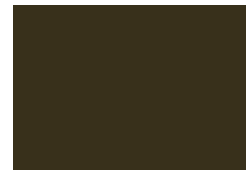
BERKSHIRE BLUE



▲ PACIFIC BLUE
(FKA Slate Blue)



AWARD BLUE



▲ AGED BRONZE



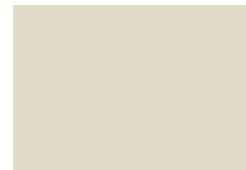
▲ MEDIUM BRONZE



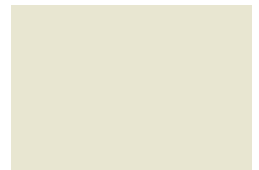
▲ CARDINAL RED



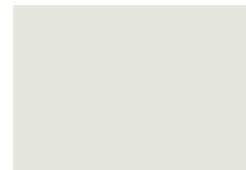
▲ COLONIAL RED



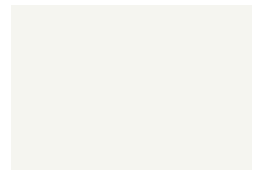
▲ SANDSTONE



▲ ALMOND



▲ STONE WHITE

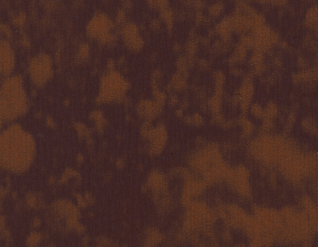
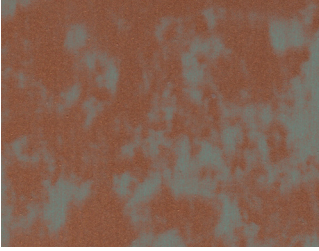


▲ BONE WHITE

Color Guide

PAC-CLAD.COM

Premium Colors

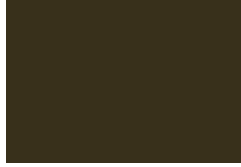
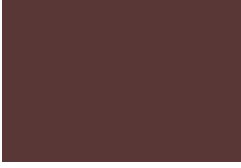
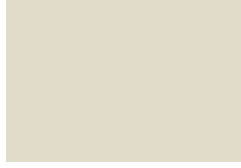
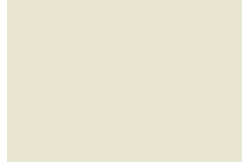
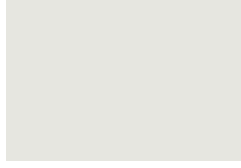
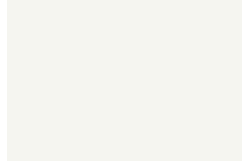
 ●▲👑\$\$ ANODIC CLEAR	 ●▲👑\$\$\$ SILVERSMITH
 ●▲👑\$ SILVER	 ●▲👑\$ CHAMPAGNE
 ●▲👑\$ ZINC	 ●▲👑\$ WEATHERED ZINC
 ●▲👑\$ COPPER PENNY	 ●▲👑\$ AGED COPPER
 👑\$\$ WEATHERED STEEL	 👑\$\$ WEATHERED COPPER

Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

● Metallic Colors \$ Pricing ▲ Cool Colors 👑 Premium Colors

See back for color availability chart.

Standard Colors

 ▲ PATINA GREEN	 ▲ TEAL	 ▲ HEMLOCK GREEN	 FOREST GREEN	 HARTFORD GREEN
 ▲ EVERGREEN	 ▲ HUNTER GREEN	 ▲ ARCADIA GREEN	 ▲ MILITARY BLUE	 BERKSHIRE BLUE
 ▲ GRAPHITE	 ▲ CHARCOAL	 INTERSTATE BLUE	 ▲ PACIFIC BLUE (fka Slate Blue)	 AWARD BLUE
 MATTE BLACK STEEL	 BLACK ALUMINUM	 ▲ DARK BRONZE	 ▲ BURNISHED SLATE	 ▲ AGED BRONZE
 ▲ MANSARD BROWN	 BURGUNDY	 ▲ TERRA COTTA	 ▲ CARDINAL RED	 ▲ COLONIAL RED
 MIDNIGHT BRONZE	 ▲ MUSKET GRAY	 ▲ SIERRA TAN	 ▲ SANDSTONE	 ▲ ALMOND
 ▲ SLATE GRAY	 ▲ CITYSCAPE	 ▲ GRANITE	 ▲ STONE WHITE	 ▲ BONE WHITE



PAC-CLAD®

P E T E R S E N

A CARLISLE COMPANY

IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4482 WA: 253 501 2450

PAC-CLAD.COM

PAC-CLAD® Color Availability

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSIONITY	3 YEAR EXPOSURE	SRI	STEEL		ALUMINUM				20-IN. COIL	
					24 GA.	22 GA.	.032	.040	.050	.063	24 GA.	.032
AGED BRONZE	0.29	0.87	0.27	29	✓							
ALMOND	0.56	0.86	0.55	65	✓	✓	✓	✓	✓		✓	
ARCADIA GREEN	0.29	0.87	0.29	29	✓		✓					
AWARD BLUE***	0.24	0.86	0.23	22	✓		✓		✓			
BERKSHIRE BLUE*	0.30	0.87	0.27	31	✓							
BLACK ALUMINUM**	0.04	0.89	0.04	-2			✓	✓	✓	✓		
BONE WHITE	0.70	0.86	0.69	85	✓	✓	✓	✓	✓	✓	✓	✓
BURGUNDY	0.14	0.85	0.13	9	✓		✓		✓			
BURNISHED SLATE	0.32	0.87	0.31	33	✓							
CARDINAL RED***	0.44	0.86	0.44	49	✓		✓		✓			
CHARCOAL	0.30	0.86	0.30	30	✓		✓	✓	✓		✓	✓
CITYSCAPE	0.49	0.86	0.50	56	✓	✓	✓	✓	✓		✓	✓
COLONIAL RED	0.31	0.86	0.31	31	✓		✓	✓	✓			
DARK BRONZE	0.29	0.86	0.29	29	✓	✓	✓	✓	✓	✓	✓	✓
EVERGREEN	0.28	0.86	0.26	27	✓		✓					
FOREST GREEN	0.10	0.86	0.10	4	✓	✓	✓	✓	✓			
GRANITE*	0.33	0.87	0.33	34	✓	✓	✓	✓	✓			
GRAPHITE	0.29	0.87	0.28	29	✓							
HARTFORD GREEN	0.08	0.88	0.08	3	✓		✓	✓	✓			
HEMLOCK GREEN	0.31	0.87	0.30	32	✓		✓		✓			
HUNTER GREEN	0.28	0.86	0.27	27	✓		✓					
INTERSTATE BLUE	0.16	0.87	0.15	12	✓		✓		✓			
MANSARD BROWN	0.31	0.86	0.31	31	✓	✓	✓	✓	✓			
MATTE BLACK STEEL**	0.26	0.86	0.25	25	✓	✓					✓	
MEDIUM BRONZE	0.30	0.87	0.29	31	✓	✓	✓	✓	✓	✓	✓	✓
MIDNIGHT BRONZE	0.06	0.87	0.06	0	✓			✓				
MILITARY BLUE	0.31	0.86	0.30	31	✓		✓					
MUSKET GRAY	0.32	0.86	0.31	33	✓	✓	✓		✓			
PACIFIC BLUE	0.28	0.86	0.27	27	✓		✓					
PATINA GREEN	0.33	0.86	0.32	34	✓		✓					
SANDSTONE	0.48	0.86	0.48	54	✓	✓	✓	✓	✓	✓	✓	✓
SIERRA TAN	0.32	0.82	0.31	31	✓	✓	✓	✓	✓		✓	
SLATE GRAY	0.38	0.86	0.37	41	✓	✓	✓	✓	✓		✓	✓
STONE WHITE	0.69	0.86	0.67	84	✓	✓	✓	✓	✓	✓	✓	✓
TEAL	0.32	0.86	0.32	33	✓		✓					
TERRA COTTA	0.34	0.87	0.33	36	✓		✓		✓		✓	✓
PAC-CLAD PREMIUM COLORS												
AGED COPPER	0.55	0.80	0.53	62	✓		✓					
ANODIC CLEAR	0.32	0.83	0.31	31				✓				
CHAMPAGNE	0.50	0.85	0.49	57	✓		✓	✓	✓			
COPPER PENNY	0.52	0.81	0.52	58	✓		✓	✓	✓		✓	
SILVER	0.47	0.87	0.46	53	✓	✓	✓	✓	✓		✓	✓
SILVERSMITH	0.32	0.88	0.32	34				✓				
WEATHERED COPPER	0.45	0.88	N/A	51	✓							
WEATHERED STEEL	0.32	0.89	N/A	34	✓							
WEATHERED ZINC	0.48	0.82	0.46	53	✓	✓	✓		✓			
ZINC	0.42	0.82	0.38	45	✓		✓	✓	✓			
CLEAR-COAT ACRYLIC FINISH (NON-KYNAR)												
GALVALUME PLUS	0.68	0.14	0.55	57	✓	✓					✓	

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980.

*Low Gloss/Low Sheen, 70% PVDF finish ** Appearance differs for Black Aluminum and Matte Black Steel *** 10-year finish warranty

TECHNICAL DATA FOR KYNAR 500/HYLAR 5000 COATING:

- ▶ South Florida Exposure: Color (ASTM D 2244) - No more than 5ΔE Hunter units at 20 years; Chalk (ASTM D 4214) - Rating no less than 8 at 20 years; Film integrity - 20 years.
- ▶ Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.
- ▶ Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours - No field blisters; Aluminum, 100% RH,

- 3000 hours - No field blisters
- ▶ Salt Spray Resistance (ASTM B 117): Aluminum: 3000 hours, creep from scribe no more than 1/16" (2mm), no field blisters. Galvalume or HDG: 2000 hours, creep from scribe no more than 1/8" (4mm), no field blisters
- ▶ Chemical/Acid Pollution Resistance (ASTM D 1308): Pass
- ▶ T-Bend (ASTM D 4145): 1T - 3T with no loss of adhesion
- ▶ Pencil hardness (ASTM D 3363): HB - 2H
- ▶ Specular Gloss (ASTM D 523) @ 60 degrees: Typical - 20 - 35
- ▶ Abrasion Resistance (ASTM D 968): 80 Liters/Mil +/- 5 Liters

- ▶ Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion
- ▶ Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.5x metal thickness inch-pounds, no loss of adhesion
- ▶ Flame Test (ASTM E 84): Class A Coating

PRECISION SERIES WALL PANELS

MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel
.050 aluminum	

SPECS

12" or 16" Wide 7/8" High



AVAILABLE WITH OR WITHOUT CLIP



PRODUCT FEATURES

- ▶ No-clip panel, or clip installation for expansion/contraction
- ▶ Panel depth of 7/8"
- ▶ Cost-effective installation
- ▶ Horizontal or vertical installation
- ▶ Panel lengths:
30' maximum for steel;
22' maximum for aluminum on the thru-fastened leg; longer lengths available on clip panels

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ 29 stocked colors (.050 aluminum)
- ▶ Galvalume Plus available

TESTS

- ▶ ASTM E330
- ▶ ASTM E283
- ▶ ASTM E331
- ▶ ASTM 1592

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Precision Series panels.

Note: Line drawings may not be to scale.

FLUSH WALL PANELS

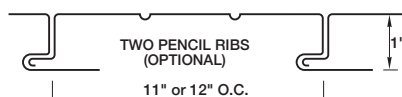
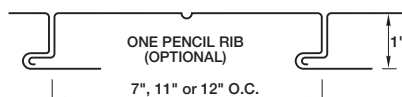
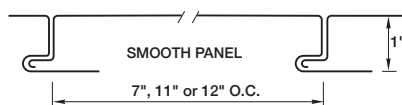
MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum*	22 gauge steel*

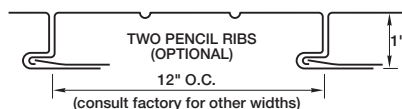
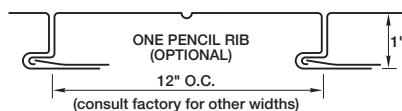
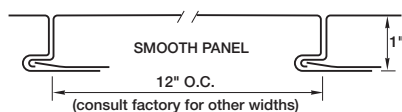
SPECS

7", 11" or 12" O.C. 1" High

FLUSH PANEL

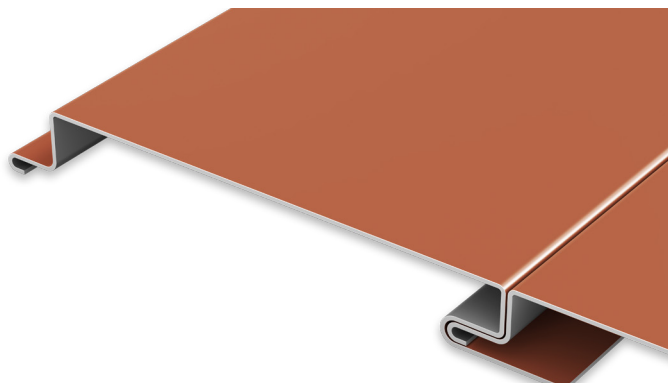


FLUSH PANEL W/ CLIP (OPTIONAL)

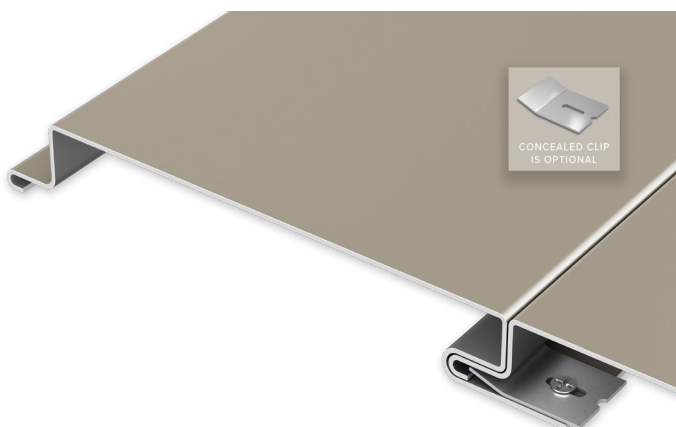


*Limited color availability. 12" O.C. has reduced fastening flange. A complete specification is available online at pac-clad.com.

**Optional concealed clips are available for added wind resistance when needed.



FLUSH PANEL



FLUSH PANEL W / CLIP (OPTIONAL)**

PRODUCT FEATURES

- ▶ Levelled for flatness
- ▶ Available with up to two pencil ribs
- ▶ Rounded interlock leg provides improved flush fit
- ▶ 30-year non-prorated finish warranty
- ▶ Panel lengths from 4' to 25'

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
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- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Galvalume Plus available

ASTM TESTS - FLUSH

- ▶ ASTM E330 tested - 12" only
- ▶ ASTM 1592
- ▶ ASTM E283
- ▶ ASTM E331
- ▶ AAMA 501.1-05

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Flush panels.



Staff Analysis

<u>Agenda Item:</u>	6.B
<u>Proposal:</u>	Amendment to a previously-approved Application for Sign Permit 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.
<u>Staff Recommendation:</u>	Approval (with conditions)
<u>Case No:</u>	SPA19-18
<u>Applicant:</u>	Brian Mertz, Parkville Development 38, LLC
<u>Owners:</u>	Parkville Development 38, LLC
<u>Location:</u>	Old Town At Creekside, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.
<u>Zoning:</u>	"B-2-P" General Business District
<u>Parcel #s:</u>	Platte County parcel no. 20-4.0-19-000-000-008.001
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Sign Permit (approved December 16, 2019) C. Old Town At Creekside – Foundation Sign Locations and Plan (prepared by Renaissance Infrastructure Consulting; dated December 11, 2019) 1. Sheet C01 (Cover Sheet) 2. Sheet C02 (Overall Layout) 3. Sheet C03 (Sign Area Locations) 4. Sheet C04 (Foundation and Oversized Pole Sign Elevations) 5. Sheet L01 (Typical Foundation Sign Landscape) D. Proposed Amendment to SPA 2019-18 E. Additional exhibits as may be presented during the meeting
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://www.ecode360.com/PA3395-DIV-05) 1. Section 403.040 Master Planned Development 2. Chapter 404 Subdivision Regulations 3. Section 405.010 Zoning Districts Established 4. Section 405.020 Districts & Uses 5. Section 405.030 Standards Applicable to All Districts' 6. Appendix B. Great Trees for the Kansas City Region

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- C. Highway 45 Corridor Plan (<http://parkvillemo.gov/download/Highway45CorridorPlan.pdf>)
- F. Old Town At Creekside, A Subdivision in Parkville, Platte County, Missouri, Preliminary Development Plan (prepared by Renaissance Infrastructure Consulting; dated September 5, 2018)
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- I. Public comments provided for Case No. PZ18-16A and PZ18-16B
- J. 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)
- K. Aerial Imagery of I-435 Corridor
- L. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property.
- M. Hearing notice published in The Platte County Citizen newspaper on August 22, 2018
- N. Hearing notice published on the Parkville City webpage (<https://parkvillemo.gov/download/CreeksideHearingSummary.pdf>)
- O. Case No. PZ18-16A – Old Town At Creekside – Zoning Map Amendment
- P. Case No. PZ18-16B – Old Town At Creekside – Preliminary Development Plan
- Q. Case No. PZ18-16D – Final Plat, Old Town At Creekside – First Plat – Administrative Plat
- R. Professional Resume – Stephen Lachky, Community Development Director
- S. Professional Resume – Alysén Abel, Public Works Director
- T. Professional Resume – Nathan Hladky, City On-Call Engineer, Phelps Engineering, Inc.
- U. Staff analyses, exhibits and comments presented at the September 11, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/289405189>; <https://vimeo.com/289404155>; <https://vimeo.com/289404863>) and meeting minutes.
- V. Staff analyses, exhibits and comments presented at the October 9, 2019 Planning and Zoning Commission public hearing (<https://vimeo.com/parkvillemo>)
- W. Staff analyses, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (<https://vimeo.com/298093890>) and meeting minutes
- X. Staff analyses, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (<https://vimeo.com/299350151>) and meeting minutes
- Y. Summary of comments provided at the September 11, 2018 and October 9, 2019 public hearings; October 30, 2018 and November 6, 2018 Board of Aldermen meetings
- Z. Ordinance No. 2968 (approved November 6, 2018) Rezoning one parcel containing approximately 38.12 acres 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
- AA. Ordinance No. 2969 (approved November 6, 2018) Approving 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

Overview

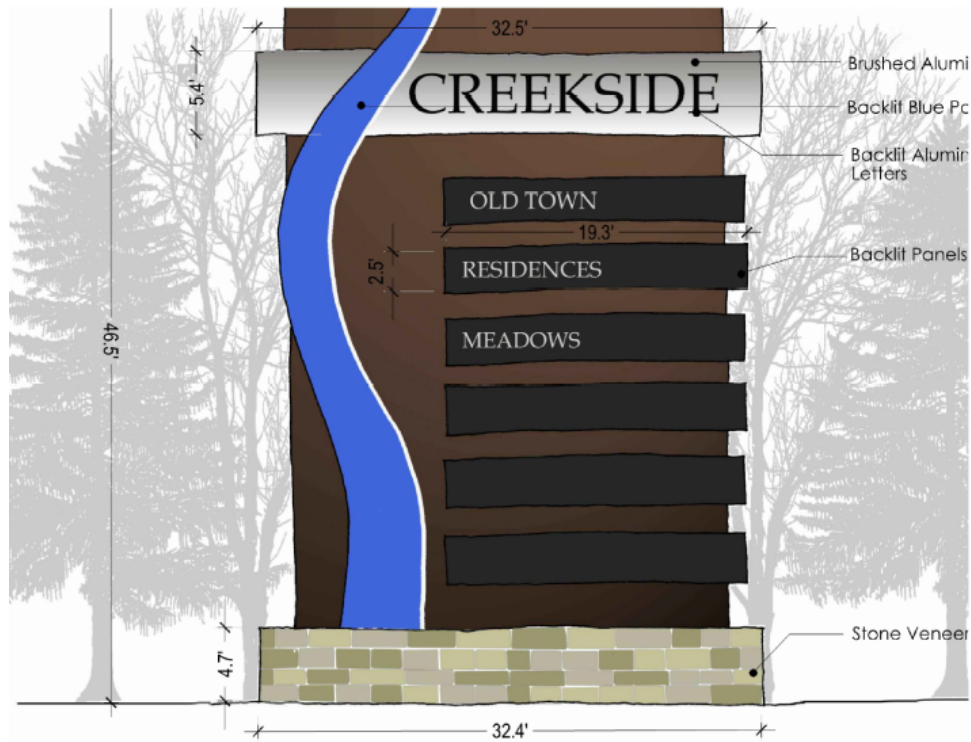
On December 16, 2019 the Planning and Zoning Commission approved an Application for Sign Permit (Case No. SPA 2019-18) for a series of foundation signs throughout Old Town At Creekside, a planned development for commercial uses on 38.12 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152 (see Exhibits B and C).

Background

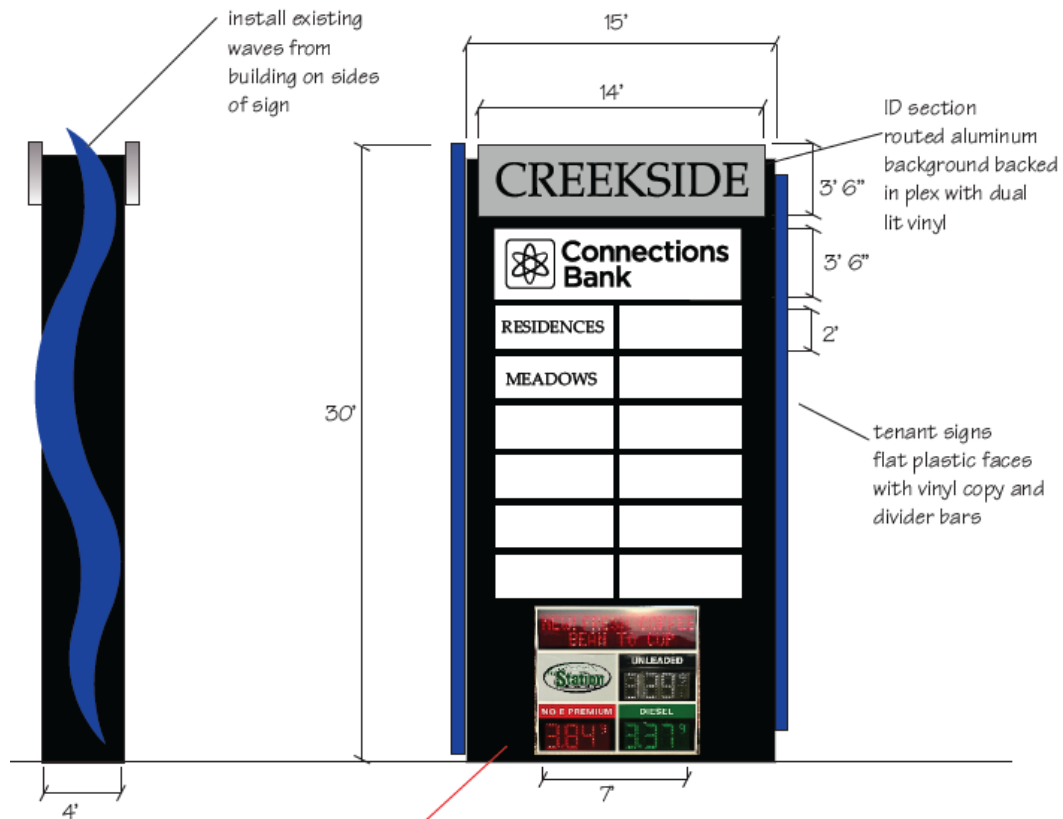
On September 11, 2018 and on October 9, 2018 the Planning and Zoning Commission held public hearings for an Application for Zoning Map Amendment in conjunction with an Application for Preliminary Development Plan for Old Town At Creekside, a planned commercial development consisting of 13 lots for six restaurants, two mixed-use retail buildings with 2-story residential, one quick-serve café, one grocery/market, one hotel, and one bank on 38.12 acres, more or less, generally located on the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. The plan proposes re-platting the subject property and creating internal circulation, private drives and access off of Brink-Myers Rd. to serve the development. The plan also contained locations for proposed oversized foundation (i.e., monument) and pole signage. The Planning and Zoning Commission recommended approval by a vote of 7-2, subject to conditions; and on November 6, 2018 the Board of Aldermen approved the preliminary development plan via Ordinance No. 2969.

While illustrations and renderings of the proposed signage for Old Town At Creekside was presented before the Board of Aldermen on October 30, 2018, they were not yet available and presented before the Planning and Zoning Commission on September 11, 2018 or on October 9, 2018. Although staff has decision making authority for final development plans (per Table 403-1: Procedures Summary) and applications for sign permits, and there are no significant deviations from the approved preliminary development plan, staff requested the applicant prepare a sign package plan for Old Town At Creekside (see Exhibit C) to present before the Planning and Zoning Commission for approval, in conjunction with their Application for Sign Permit (see Exhibit B). This was done and subsequently approved at the December 16, 2019 meeting of the Planning and Zoning Commission.

Since this time, many of the foundation signs have been installed; however, the applicant is requesting to amend the Old Town At Creekside entry foundation sign along the south side of Missouri Hwy 45 near Connections Bank (7143 Elizabeth St.). The previously approved sign was a 32 ft. wide by 46 ft. tall freestanding sign, containing aluminum lettering, backlit panels with the "Creekside" branding and blue waves, and a stone veneer along the bottom. The applicant feels this look is now outdated, and proposes installing a smaller, 15 ft. wide by 30 ft. tall freestanding sign, containing aluminum lettering, backlit panels with the "Creekside" branding and blue waves, and plastic faces (w/ divider bars) to allow interchangeable tenant signs within. The sign also proposes utilizing the existing Electronic Messaging Center (EMC) monument sign for The Station gas station & convenience store (15399 NW Brink-Myer Rd).



Original foundation sign along Missouri Hwy 45 (approved)



Amended entry foundation sign along Missouri Hwy 45 (proposed)



Existing EMC sign at The Station Gas Station & Convenience Store (15399 NW Brink-Myer Rd)

Review and Analysis

Per Section 409.070, projects proposed and approved through the planned district process may propose a specific sign package. The sign package shall be based on the intent, types of signs, and standards of Chapter 409, but the City may approve deviations to these standards through the review process and criteria of planned districts in Chapter 403. The following were staff's findings and conclusions for the application for sign permit (Case No. SPA19-18); furthermore, this analysis applies to the proposed sign amendment as well.

1. In general, any site plan in compliance with all requirements of this code shall be approved.

Per Ordinance No. 2969, staff concluded that the preliminary development plan for Old Town At Creekside conformed to the use allowances permitted in a "B-2-P" General Business District. In addition, staff concluded that the site plan was in compliance with the City's subdivision regulations (i.e., block and lot arrangement), site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications). The sign package plan for Old Town At Creekside (see Exhibit C) is in conformance with the proposed sign locations contained on the approved preliminary development plan; in addition, there are no significant deviations from the approved preliminary development plan (see Exhibit F by Reference).

2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:

- a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.

Although the proposed locations for the foundation (i.e., monument) and pole signs are close to the edge of property lines, they abut public right-of-way, specifically Brink Myer Rd., MO-Hwy 45 and I-435. Based on the proposed locations and context to MO-Hwy 45 and I-435, staff does not see any issues that would negatively impact the function and design of these rights-of-way. MO-Hwy 45 was recently expanded to four lanes in October 2017 and as of this time, there are no future plans for expansion that would impact the location of the foundation sign along the south side of MO-Hwy 45. In terms of the pole sign, there is enough right-of-way along the northbound off-ramp of I-435 in case of future expansion, but the sign itself is well setback from the northbound lanes of the interstate.

- b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

The design and arrangement of the proposed foundation (i.e., monument) and pole signage) are arranged in a planned manner, utilizing a consistent architectural design scheme and style. The foundation signs along MO-Hwy 45 and Brink-Myer Rd. utilize the same colored stone veneer and blue water waves as the City of Parkville's entrance monument sign at the northwest corner of the intersection of MO-Hwy 9 and Coffey Rd. in Parkville, Mo. The signs will also utilize brushed aluminum cabinets with backlit LED lighting.



*City of Parkville monument entrance sign at the northwest corner of MO-Hwy 9 and Coffey Rd.
(32 ft. width by 10 ft. height)*

In terms of landscape design, there will be at least 3 ft. of foundation planting around all portions of the sign base (planted with low shrubs, ornamental plants and perennial ground cover to accent the sign) per Section 409.060 (see Exhibit C.3 and C.5) for each foundation sign.

c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

See review criteria 2.B above regarding the architectural style and quality of materials. In terms of scale, Section 409.060 prefers monument signs to have a base at least 75 percent of the width of the widest part of the sign; however, staff is not opposed to the vertical design orientation of the proposed foundation signs based on their context considering the proportion, massing, and scale compared to the overall Old Town At Creekside planned commercial development.

d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

In terms of location compatibility, the location of the foundation signs along Brink-Myer Road. Are good locations as they are primary entrances into Old Town At Creekside off of the arterial roadway (see Exhibits C.2 and C.3). The location of the MO-Hwy 45 foundation sign and pole sign adjacent to I-435 are positioned in a manner complimentary to traffic in terms of wayfinding, and are oriented in a manner to provide information to motorists traveling through Parkville. Although the height of the pole sign is 60 ft. high (with the lowest part of the box being 38.5 ft. high), per the topography shown on Exhibit C.2 there is approximately 20-22 ft. difference between the grade of the I-435 northbound off-ramp and the base of the pole sign. This will allow trees along I-435 to grow as high as 16.5-18.5 ft. in height without obstructing the view of the sign.

e. Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.

As detailed in the in the review criteria above, the application for sign permit will meet all of the applicable "B-2-P" requirements of the Development Code, with the exception of flexibility needed for the oversized foundation and pole signs. Table 409-2: Sign Allowances allows a maximum height of 7 ft. for monument signs. Staff does not have an issue with the proposed 10 ft. height of the foundation signs along Brink-Myer Road considering their vertical design orientation. While the proposed 46.5 ft. foundation sign along the south side of MO-Hwy 45 seems large at first glance, in context to the City of Parkville's existing entrance sign at the northwest corner of MO-Hwy 9 and Coffey Rd., they are similar in scale. Moreover, this sign serves as a gateway sign to eastbound travelers along MO-Hwy 45. Traditionally, pole signs are 35 ft. in height, so an exception through the planned district's sign package would be needed for the pole sign proposed for Old Town At Creekside.

3. The application meets the criteria for all other reviews needed to build the project as proposed.

While illustrations and renderings of the proposed signage for Old Town At Creekside was presented before the Board of Aldermen on October 30, 2018, they were not yet available and presented before the Planning and Zoning Commission on September 11, 2018 or on October 9, 2018. Although staff has decision making authority for final development plans (per Table 403-1: Procedures Summary) and applications for sign permits, and there are no significant deviations from the approved preliminary development plan, staff has requested the applicant prepare a sign package plan for Old Town At Creekside (see Exhibit C) to present before the Planning and Zoning Commission for approval, in conjunction with their Application for Sign Permit (see Exhibit B).

4. The recommendations of professional staff

As noted in staff's analysis report to the Planning and Zoning Commission (dated October 5, 2018) for the preliminary development plan for Old Town At Creekside (Case No. PZ18-16B), staff does not see an issues with allowing the proposed oversized monument signs or pole signs, based on their location on the subject property, context and proximity to I-435, MO-Hwy 45 and the Old Town At Creekside planned commercial development; as the proposed signage package utilizes a consistent architectural design scheme and style, utilizes quality materials, would assist in wayfinding, provide information to motorists traveling through Parkville, and influence visitors to stop in Parkville.

Staff Conclusion and Recommendation

Staff concludes that with the exceptions noted above, the application for sign permit and its proposed sign package are in compliance with the approved preliminary development plan for Old Town At Creekside; the site is capable of accommodating the proposed signs and staff does not foresee the site design elements having any negative impacts on the function and design of rights-of-way or adjacent property; the design and arrangement of the signs are consistent with good planning, landscape design and site engineering principles and practices; the architecture and signage design uses quality materials and is appropriate for the context considering the proportion, massing, and scale of different elements of the sign; the overall design of the signs are compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements; the application meets the criteria for all other reviews needed to build the project as proposed; and can meet the recommendations of professional staff. Staff recommends approval of the application for sign permit for Old Town At Creekside, subject to the following conditions:

- The base of the proposed/amended sign contain the stone veneer element, which was present in the original freestanding sign design.
 - Ref: Section 409.060, A.3 – The base and sign shall include ornamental architectural details and materials that complement the overall design of the site and building, such as brick, natural stone or other primary or accent materials on the building.
- The total area for interchangeable tenant signs not exceed more than 50 percent of the sign face.
 - Ref: Section 409.060, D. – Any sign may be designed with a manual changeable message portion, provided the changeable portion is limited to no more than 50 percent of the sign area.

It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting.

For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Sign Permit, supporting information, associated exhibits, factors discussed above and any testimony presented during the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will serve as the final action.

Note: Approval of the application for sign permit shall authorize the applicant to apply for a building permit and other applicable permits. The Community Development Director may approve minor amendments to approved sign package without the refiling of a new application, but in no event shall the Director approve any change that does not qualify for an administrative adjustment, or any change that is different from any condition of approval of the application for sign permit.

Note: The Board of Aldermen has the ability to consider the application if an "Appeal of Decision" is filed with the Community Development Director within 15 days of the decision by the appellate body designated in Table 403-1. For applications for final development plan, the Board of Aldermen is designated as the appellate body.

End of Memorandum



04-29-2024

Stephen Lachky, AICP, CPM, CFM
Community Development Director

Date



Staff Analysis

<u>Agenda Item:</u>	6.B
<u>Proposal:</u>	Amendment to a previously-approved Application for Sign Permit 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.
<u>Staff Recommendation:</u>	Approval (with conditions)
<u>Case No:</u>	SPA19-18
<u>Applicant:</u>	Brian Mertz, Parkville Development 38, LLC
<u>Owners:</u>	Parkville Development 38, LLC
<u>Location:</u>	Old Town At Creekside, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152.
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- I. Public comments provided for Case No. PZ18-16A and PZ18-16B
- J. 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)
- K. Aerial Imagery of I-435 Corridor
- L. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property.
- M. Hearing notice published in The Platte County Citizen newspaper on August 22, 2018
- N. Hearing notice published on the Parkville City webpage (<https://parkvillemo.gov/download/CreeksideHearingSummary.pdf>)
- O. Case No. PZ18-16A – Old Town At Creekside – Zoning Map Amendment
- P. Case No. PZ18-16B – Old Town At Creekside – Preliminary Development Plan
- Q. Case No. PZ18-16D – Final Plat, Old Town At Creekside – First Plat – Administrative Plat
- R. Professional Resume – Stephen Lachky, Community Development Director
- S. Professional Resume – Alysén Abel, Public Works Director
- T. Professional Resume – Nathan Hladky, City On-Call Engineer, Phelps Engineering, Inc.
- U. Staff analyses, exhibits and comments presented at the September 11, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/289405189>; <https://vimeo.com/289404155>; <https://vimeo.com/289404863>) and meeting minutes.
- V. Staff analyses, exhibits and comments presented at the October 9, 2019 Planning and Zoning Commission public hearing (<https://vimeo.com/parkvillemo>)
- W. Staff analyses, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (<https://vimeo.com/298093890>) and meeting minutes
- X. Staff analyses, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (<https://vimeo.com/299350151>) and meeting minutes
- Y. Summary of comments provided at the September 11, 2018 and October 9, 2019 public hearings; October 30, 2018 and November 6, 2018 Board of Aldermen meetings
- Z. Ordinance No. 2968 (approved November 6, 2018) Rezoning one parcel containing approximately 38.12 acres 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
- AA. Ordinance No. 2969 (approved November 6, 2018) Approving 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

Overview

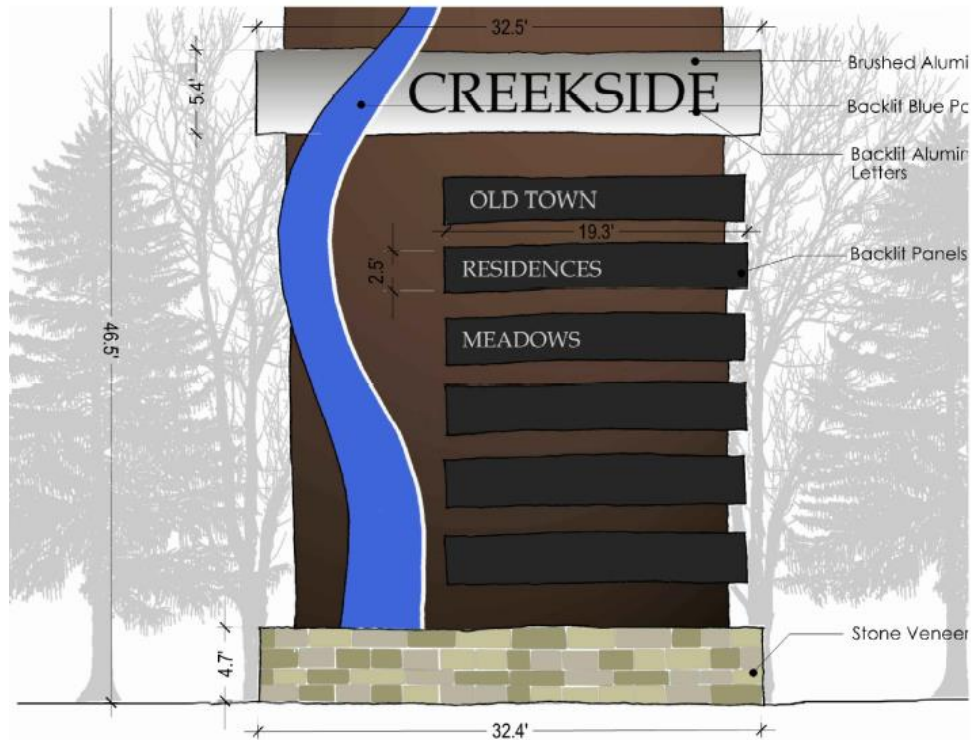
On December 16, 2019 the Planning and Zoning Commission approved an Application for Sign Permit (Case No. SPA 2019-18) for a series of foundation signs throughout Old Town At Creekside, a planned development for commercial uses on 38.12 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152 (see Exhibits B and C).

Background

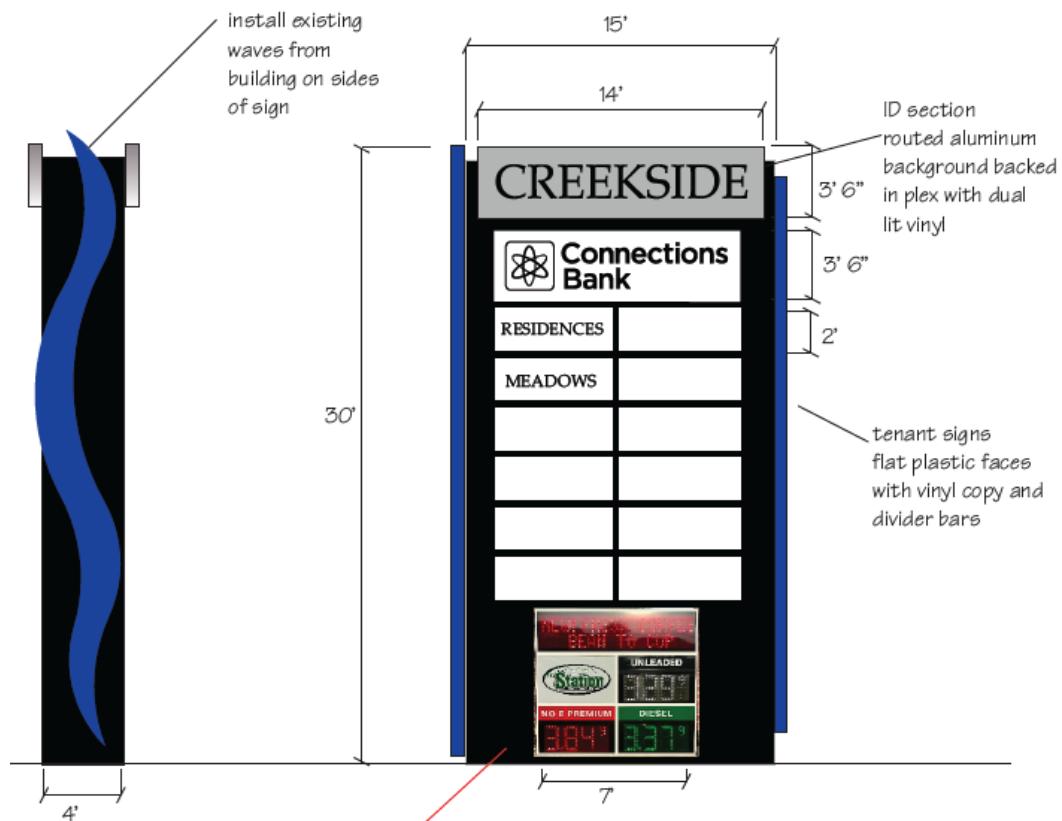
On September 11, 2018 and on October 9, 2018 the Planning and Zoning Commission held public hearings for an Application for Zoning Map Amendment in conjunction with an Application for Preliminary Development Plan for Old Town At Creekside, a planned commercial development consisting of 13 lots for six restaurants, two mixed-use retail buildings with 2-story residential, one quick-serve café, one grocery/market, one hotel, and one bank on 38.12 acres, more or less, generally located on the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. The plan proposes re-platting the subject property and creating internal circulation, private drives and access off of Brink-Myers Rd. to serve the development. The plan also contained locations for proposed oversized foundation (i.e., monument) and pole signage. The Planning and Zoning Commission recommended approval by a vote of 7-2, subject to conditions; and on November 6, 2018 the Board of Aldermen approved the preliminary development plan via Ordinance No. 2969.

While illustrations and renderings of the proposed signage for Old Town At Creekside was presented before the Board of Aldermen on October 30, 2018, they were not yet available and presented before the Planning and Zoning Commission on September 11, 2018 or on October 9, 2018. Although staff has decision making authority for final development plans (per Table 403-1: Procedures Summary) and applications for sign permits, and there are no significant deviations from the approved preliminary development plan, staff requested the applicant prepare a sign package plan for Old Town At Creekside (see Exhibit C) to present before the Planning and Zoning Commission for approval, in conjunction with their Application for Sign Permit (see Exhibit B). This was done and subsequently approved at the December 16, 2019 meeting of the Planning and Zoning Commission.

Since this time, many of the foundation signs have been installed; however, the applicant is requesting to amend the Old Town At Creekside entry foundation sign along the south side of Missouri Hwy 45 near Connections Bank (7143 Elizabeth St.). The previously approved sign was a 32 ft. wide by 46 ft. tall freestanding sign, containing aluminum lettering, backlit panels with the "Creekside" branding and blue waves, and a stone veneer along the bottom. The applicant feels this look is now outdated, and proposes installing a smaller, 15 ft. wide by 30 ft. tall freestanding sign, containing aluminum lettering, backlit panels with the "Creekside" branding and blue waves, and plastic faces (w/ divider bars) to allow interchangeable tenant signs within. The sign also proposes utilizing the existing Electronic Messaging Center (EMC) monument sign for The Station gas station & convenience store (15399 NW Brink-Myer Rd).



Original foundation sign along Missouri Hwy 45 (approved)



Amended entry foundation sign along Missouri Hwy 45 (proposed)



Existing EMC sign at The Station Gas Station & Convenience Store (15399 NW Brink-Myer Rd)

Review and Analysis

Per Section 409.070, projects proposed and approved through the planned district process may propose a specific sign package. The sign package shall be based on the intent, types of signs, and standards of Chapter 409, but the City may approve deviations to these standards through the review process and criteria of planned districts in Chapter 403. The following were staff's findings and conclusions for the application for sign permit (Case No. SPA19-18); furthermore, this analysis applies to the proposed sign amendment as well.

1. In general, any site plan in compliance with all requirements of this code shall be approved.

Per Ordinance No. 2969, staff concluded that the preliminary development plan for Old Town At Creekside conformed to the use allowances permitted in a "B-2-P" General Business District. In addition, staff concluded that the site plan was in compliance with the City's subdivision regulations (i.e., block and lot arrangement), site and landscape design standards (i.e., planting requirements, buffer/screening requirements, outdoor lighting, and stormwater management), and access and parking regulations (i.e., access and circulation standards, required parking counts, and parking specifications). The sign package plan for Old Town At Creekside (see Exhibit C) is in conformance with the proposed sign locations contained on the approved preliminary development plan; in addition, there are no significant deviations from the approved preliminary development plan (see Exhibit F by Reference).

2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:

a. The site is capable of accommodating the buildings, proposed use, access and other site design elements required by this code and will not negatively impact the function and design of rights-of-way or adjacent property.

Although the proposed locations for the foundation (i.e., monument) and pole signs are close to the edge of property lines, they abut public right-of-way, specifically Brink Myer Rd., MO-Hwy 45 and I-435. Based on the proposed locations and context to MO-Hwy 45 and I-435, staff does not see any issues that would negatively impact the function and design of these rights-of-way. MO-Hwy 45 was recently expanded to four lanes in October 2017 and as of this time, there are no future plans for expansion that would impact the location of the foundation sign along the south side of MO-Hwy 45. In terms of the pole sign, there is enough right-of-way along the northbound off-ramp of I-435 in case of future expansion, but the sign itself is well setback from the northbound lanes of the interstate.

b. The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.

The design and arrangement of the proposed foundation (i.e., monument) and pole signage) are arranged in a planned manner, utilizing a consistent architectural design scheme and style. The foundation signs along MO-Hwy 45 and Brink-Myer Rd. utilize the same colored stone veneer and blue water waves as the City of Parkville's entrance monument sign at the northwest corner of the intersection of MO-Hwy 9 and Coffey Rd. in Parkville, Mo. The signs will also utilize brushed aluminum cabinets with backlit LED lighting.



*City of Parkville monument entrance sign at the northwest corner of MO-Hwy 9 and Coffey Rd.
(32 ft. width by 10 ft. height)*

In terms of landscape design, there will be at least 3 ft. of foundation planting around all portions of the sign base (planted with low shrubs, ornamental plants and perennial ground cover to accent the sign) per Section 409.060 (see Exhibit C.3 and C.5) for each foundation sign.

c. The architecture and building design uses quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.

See review criteria 2.B above regarding the architectural style and quality of materials. In terms of scale, Section 409.060 prefers monument signs to have a base at least 75 percent of the width of the widest part of the sign; however, staff is not opposed to the vertical design orientation of the proposed foundation signs based on their context considering the proportion, massing, and scale compared to the overall Old Town At Creekside planned commercial development.

d. The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements.

In terms of location compatibility, the location of the foundation signs along Brink-Myer Road. Are good locations as they are primary entrances into Old Town At Creekside off of the arterial roadway (see Exhibits C.2 and C.3). The location of the MO-Hwy 45 foundation sign and pole sign adjacent to I-435 are positioned in a manner complimentary to traffic in terms of wayfinding, and are oriented in a manner to provide information to motorists traveling through Parkville. Although the height of the pole sign is 60 ft. high (with the lowest part of the box being 38.5 ft. high), per the topography shown on Exhibit C.2 there is approximately 20-22 ft. difference between the grade of the I-435 northbound off-ramp and the base of the pole sign. This will allow trees along I-435 to grow as high as 16.5-18.5 ft. in height without obstructing the view of the sign.

e. Whether any additional site-specific conditions are necessary to meet the intent of the zoning district or the intent and design objectives of any of the applicable development standards.

As detailed in the in the review criteria above, the application for sign permit will meet all of the applicable "B-2-P" requirements of the Development Code, with the exception of flexibility needed for the oversized foundation and pole signs. Table 409-2: Sign Allowances allows a maximum height of 7 ft. for monument signs. Staff does not have an issue with the proposed 10 ft. height of the foundation signs along Brink-Myer Road considering their vertical design orientation. While the proposed 46.5 ft. foundation sign along the south side of MO-Hwy 45 seems large at first glance, in context to the City of Parkville's existing entrance sign at the northwest corner of MO-Hwy 9 and Coffey Rd., they are similar in scale. Moreover, this sign serves as a gateway sign to eastbound travelers along MO-Hwy 45. Traditionally, pole signs are 35 ft. in height, so an exception through the planned district's sign package would be needed for the pole sign proposed for Old Town At Creekside.

3. The application meets the criteria for all other reviews needed to build the project as proposed.

While illustrations and renderings of the proposed signage for Old Town At Creekside was presented before the Board of Aldermen on October 30, 2018, they were not yet available and presented before the Planning and Zoning Commission on September 11, 2018 or on October 9, 2018. Although staff has decision making authority for final development plans (per Table 403-1: Procedures Summary) and applications for sign permits, and there are no significant deviations from the approved preliminary development plan, staff has requested the applicant prepare a sign package plan for Old Town At Creekside (see Exhibit C) to present before the Planning and Zoning Commission for approval, in conjunction with their Application for Sign Permit (see Exhibit B).

4. The recommendations of professional staff

As noted in staff's analysis report to the Planning and Zoning Commission (dated October 5, 2018) for the preliminary development plan for Old Town At Creekside (Case No. PZ18-16B), staff does not see an issues with allowing the proposed oversized monument signs or pole signs, based on their location on the subject property, context and proximity to I-435, MO-Hwy 45 and the Old Town At Creekside planned commercial development; as the proposed signage package utilizes a consistent architectural design scheme and style, utilizes quality materials, would assist in wayfinding, provide information to motorists traveling through Parkville, and influence visitors to stop in Parkville.

Staff Conclusion and Recommendation

Staff concludes that with the exceptions noted above, the application for sign permit and its proposed sign package are in compliance with the approved preliminary development plan for Old Town At Creekside; the site is capable of accommodating the proposed signs and staff does not foresee the site design elements having any negative impacts on the function and design of rights-of-way or adjacent property; the design and arrangement of the signs are consistent with good planning, landscape design and site engineering principles and practices; the architecture and signage design uses quality materials and is appropriate for the context considering the proportion, massing, and scale of different elements of the sign; the overall design of the signs are compatible to the context considering the location and relationships of other buildings, open spaces, natural features or site design elements; the application meets the criteria for all other reviews needed to build the project as proposed; and can meet the recommendations of professional staff. Staff recommends approval of the application for sign permit for Old Town At Creekside, subject to the following conditions:

- The base of the proposed/amended sign contain the stone veneer element, which was present in the original freestanding sign design.
 - Ref: Section 409.060, A.3 – *The base and sign shall include ornamental architectural details and materials that complement the overall design of the site and building, such as brick, natural stone or other primary or accent materials on the building.*
- The total area for interchangeable tenant signs not exceed more than 50 percent of the sign face.
 - Ref: Section 409.060, D. – *Any sign may be designed with a manual changeable message portion, provided the changeable portion is limited to no more than 50 percent of the sign area.*

It should be noted that the recommendation contained in this report is made without knowledge of facts, comments or any additional information which may be presented during the meeting.

For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Sign Permit, supporting information, associated exhibits, factors discussed above and any testimony presented during the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will serve as the final action.

Note: Approval of the application for sign permit shall authorize the applicant to apply for a building permit and other applicable permits. The Community Development Director may approve minor amendments to approved sign package without the refiling of a new application, but in no event shall the Director approve any change that does not qualify for an administrative adjustment, or any change that is different from any condition of approval of the application for sign permit.

Note: The Board of Aldermen has the ability to consider the application if an "Appeal of Decision" is filed with the Community Development Director within 15 days of the decision by the appellate body designated in Table 403-1. For applications for final development plan, the Board of Aldermen is designated as the appellate body.

End of Memorandum



04-29-2024

Stephen Lachky, AICP, CPM, CFM
Community Development Director

Date



Date Submitted: 12-12-19
Application #: SPA19-18
Date Approved: 12-16-19
Permit #: SPA19-18

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Sign Permit

1. Property Information

Name of business/entity for which the sign is requested: Parkville Development 38, LLC

Property Address and/or general location: Southeast corner of Missouri Highway 45 and
Brinkmeyer Road

Zoning District: B-2-P

Current Use: Mixed-use

Do any covenants and/or deed restrictions apply to this site: ☐ Yes ☒ No

Note: If yes, this application must be accompanied by signed approval of the association/entity enforcing such.

2. Contact Information

Applicant(s):

Name: Parkville Development 38, LLC
Address: c/o Brian Mertz
7607 John Anders Rd. Kansas City, MO 64152
Phone: 816-616-9016
Fax number: _____
Email: bmertz1@kc.rr.com

Property owner(s), if other than applicant:

Name: _____
Address: _____
Phone: _____
Fax number: _____
Email: _____

Company designing the sign:

Name: Schurle Signs
Address: 1837 E 1450 Rd
PO Box 514 Lawrence, KS 66044
Phone: 785-485-2885
Fax number: _____
Email: rgolder@schurlesigns.com

Company installing the sign:

Name: Schurle Signs
Address: 1837 E 1450 Rd
PO Box 514 Lawrence, KS 66044
Phone: 785-485-2885
Fax number: _____
Email: rgolder@schurlesigns.com

Contact(s) for correspondence: ☒ applicant ☐ owner ☐ designer ☐ installer ☒ other pjensen@row

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 no sign shall hereafter be erected, re-erected, constructed, altered or maintained except in conformance with the Parkville City Code. We acknowledge that the design, materials, and methods of construction of signs, shall comply with the applicable sections of the International Building Code and Electrical Code as adopted by 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 the retraction of this permit. We acknowledge that this permit is invalid if work is not completed within 180 days from the date of issuance, unless otherwise approved by the Community Development Director.

Applicant's Signature (Required) Brian Mertz by: CA

Date: 12/11/19

Property Owner's Signature (Required) Brian Mertz by: CA

Date: 12/11/19

Application #: SPA19-18

3. Sign Information

Sign Type: ☐awning ☐building directory ☐door ☐directional ☐menu ☒monument
☐projecting ☐sandwich board ☐wall (painted) ☐wall (mounted) ☐window
☒other: Oversized pole sign

Proposed location: See attached sign plan

Sign face dimensions/area: Height multiple Width multiple Projection Area: multiple

Sign face material: See attached sign plan

Sign structure dimen./area: Height multiple Width multiple Projection Area: multiple

Sign structure material: See attached sign plan

Text height: See attached sign plan

If attached to or painted on a building: area of façade to which the sign is attached:

And percent of façade covered by sign:

If attached to or painted on a window or door, area of such:

And percent of surface covered by sign:

If attached to or painted on a building, the sign height above grade: Top Bottom

Is the sign proposed to be lit? ☒Yes ☐No If yes, how? Internally illuminated

If yes, business hours and hours of illumination?

4. Checklist of required submittals

- ☒ Completed application.
- ☒ A drawn elevation or photo of the building showing the proposed sign face and sign structure, with dimensions, text and graphics, lettering heights, colors, materials, and method of attachment and/or construction. If attached to or painted on a building (including window or door signs), show the façade with dimensions and sign location. If the sign is free standing, include a site plan showing the sign location, building footprint, property lines, and abutting street rights-of-way and centerlines.
- ☒ Authorization signature of the applicant and property owner.
- ☐ 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: S Knight 12/19/19
Name / Title Date

Action Taken: ☒Approved ☐Approved with Conditions ☐Denied

Date of Action: 12-16-19 Name / Title: S Knight

Signature:

Special conditions if any:

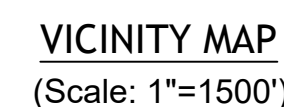
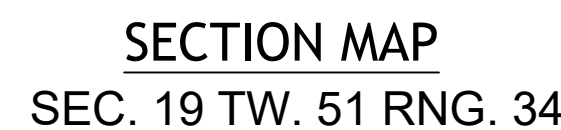
Permit Fee:

Payment: ☐Check # ☐M.O. ☐Cash Amt.

Old Town at Creekside

A SUBDIVISION IN PLATTE COUNTY, MISSOURI

FOUNDATION SIGN LOCATIONS AND PLAN



- C01. Cover Sheet
- C02. Overall Layout
- C03. Sign Area Locations
- C04. Elevations
- L01. Typical Foundation Sign Landscape

Cover Sheet

2.	JMM	SNW	12/16/19	Revised Large Foundation Sign Location
1.	JMM	SNW	12/11/19	Original Submittal

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
W/L	Existing Waterline	A	Proposed Fire Hydrant
GAS	Existing Gas Main	W/L	Proposed Waterline
SAN	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor

City of Parkville	(816)741-7676
CPWSD #1 of Platte County	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2052
Missouri Gas Energy	(800) 562-0000
Kansas City Power & Light	(800) 544-4852
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Time Warner Cable	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457
Missouri State Highway Department	(816) 622-6500
Park Hill School District	(816) 359-5000

Parkville Development 38, LLC
C/O: Brian Mertz
7607 NW John Anders Rd.
Kansas City, MO 64152

Renaissance Infrastructure Consulting, LLC
5015 NW Canal Street, Suite 100
Riverside, MO. 64150
(816) 800-0950

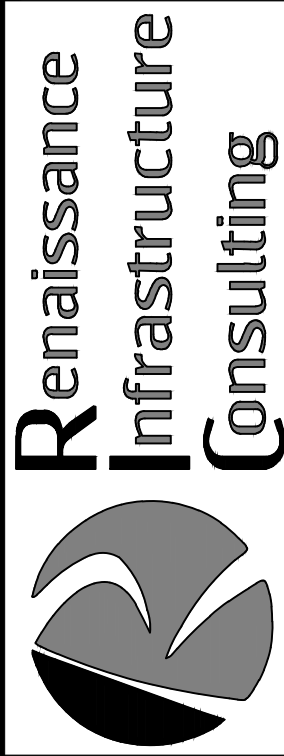
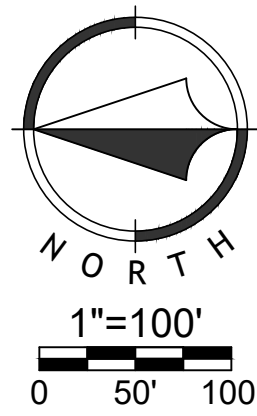
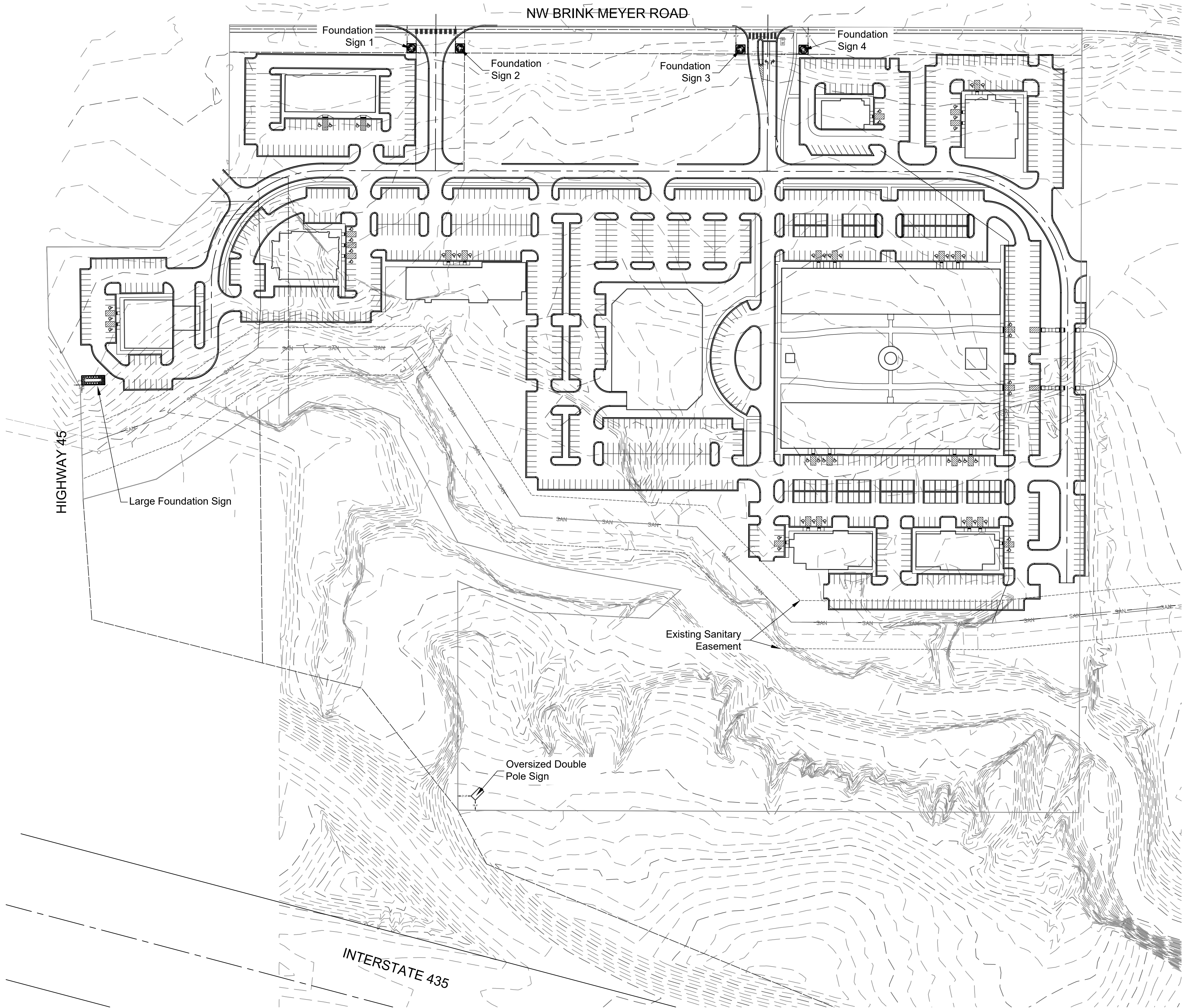
CPWSD #1 of Platte County
18502 Hwy 45
Kansas City, MO 64152
(816) 891-3457

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has been field verified by this company. These locations are not to be constructed as accurate or exact.



Know what's below.
Call before you dig.

Dec 16, 2019 12:32pm
Z:\RIC Design\2018\18-0211 Creekside Commercial\Drawg\18-0211 Overall Sign Locations.dwg



5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

816.800.0950
WWW.RIC-CONSULT.COM

NO.		BY	DATE	REVISION
2	JMW/SMW	12/16/19		Revised Large Foundation Sign Location
1	JMW/SMW	12/11/19		Original Submittal

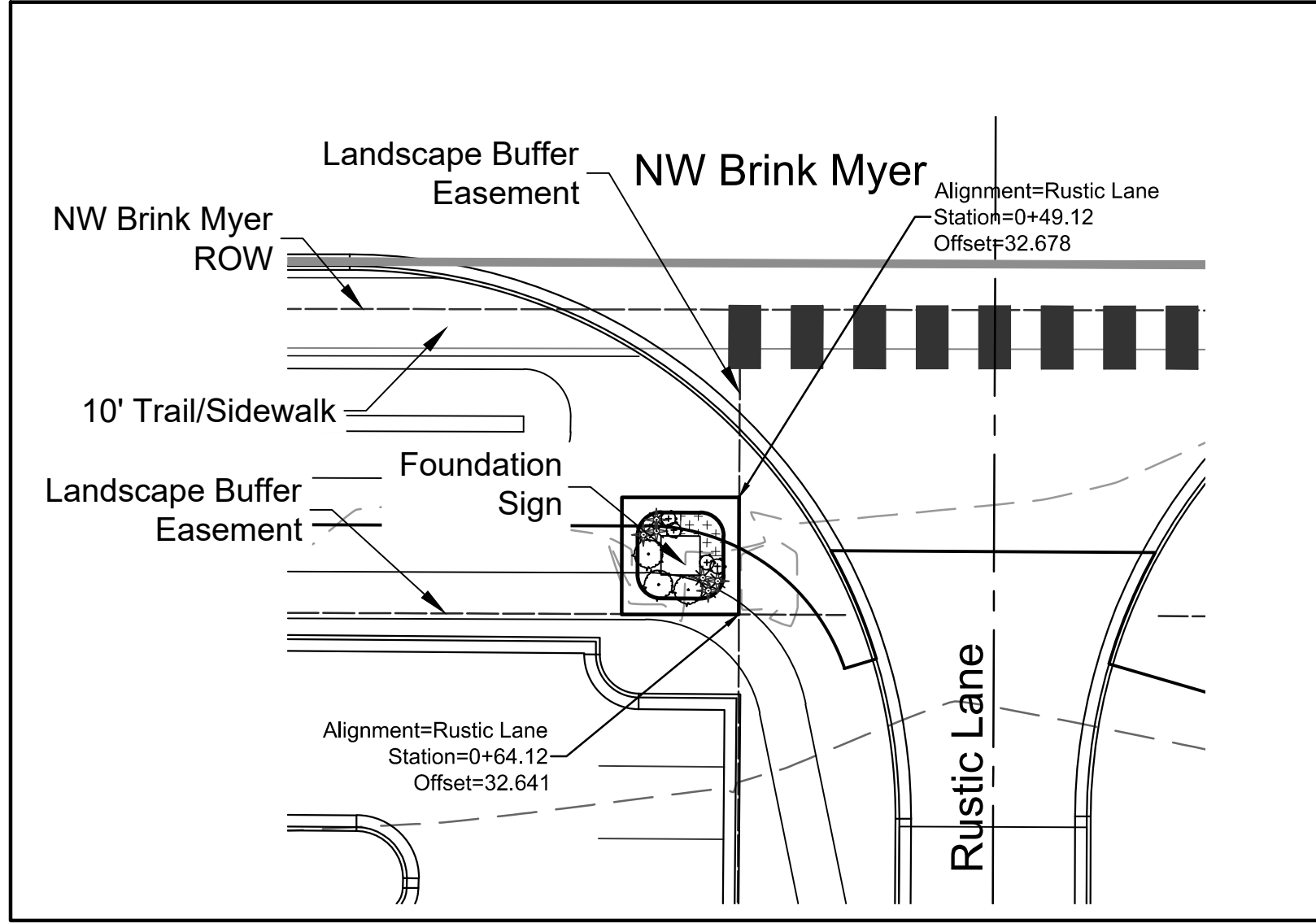
Overall Layout

Foundation Sign Locations

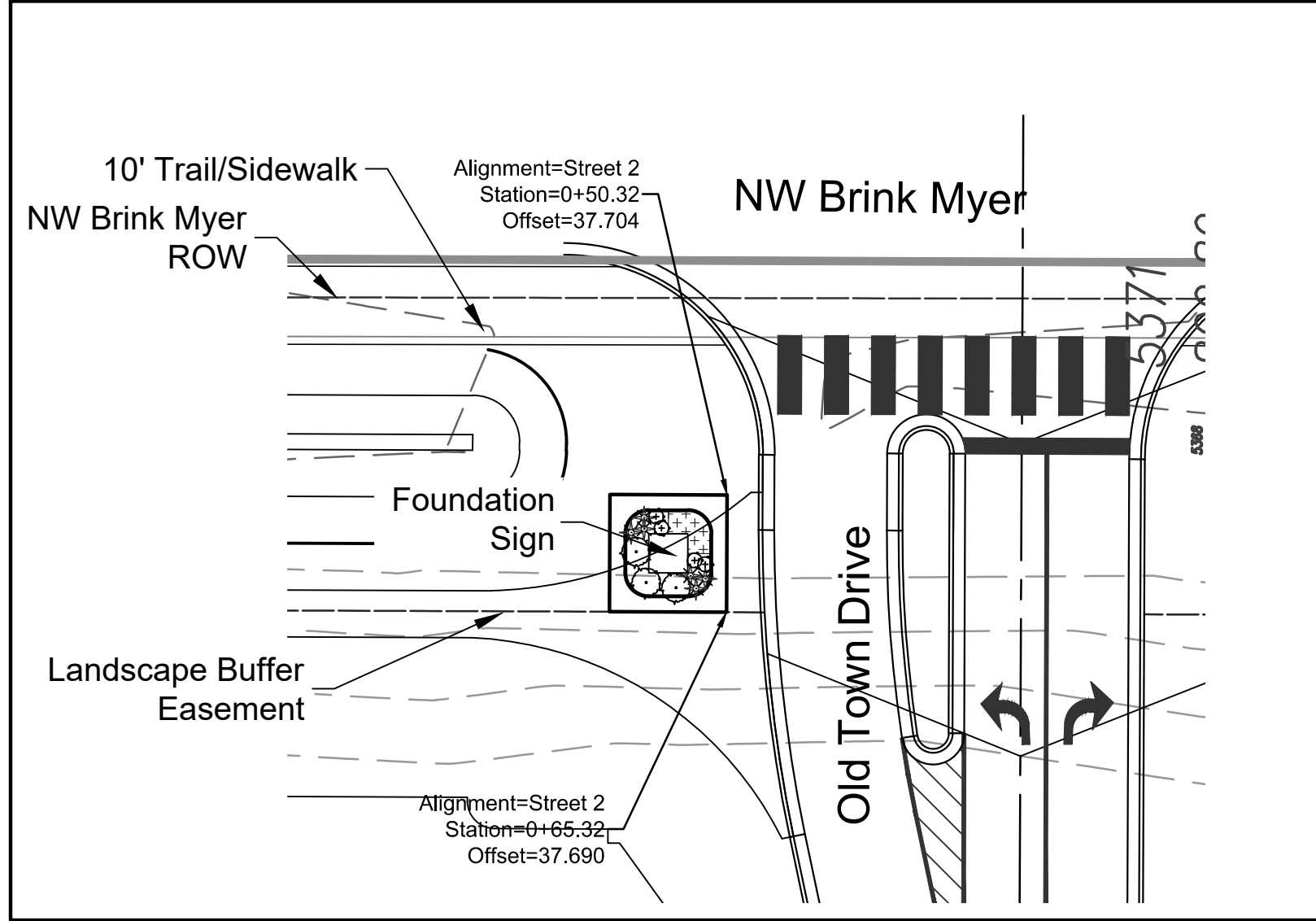
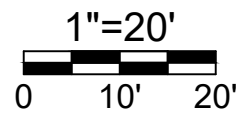
18-0211
Old Town at Creekside

Sheet
C02

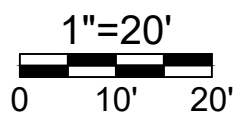
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Foundation Sign 1

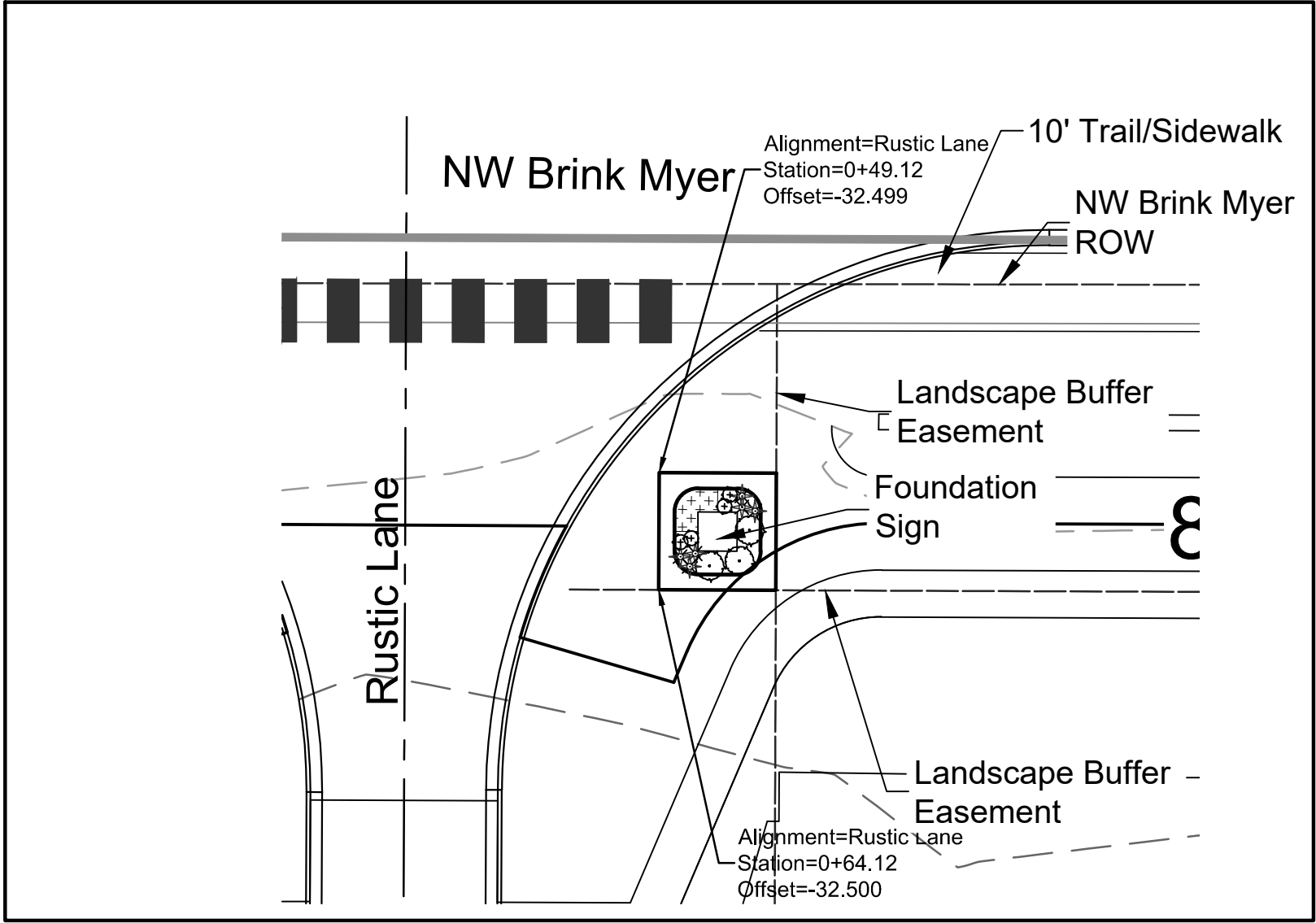


Foundation Sign 3

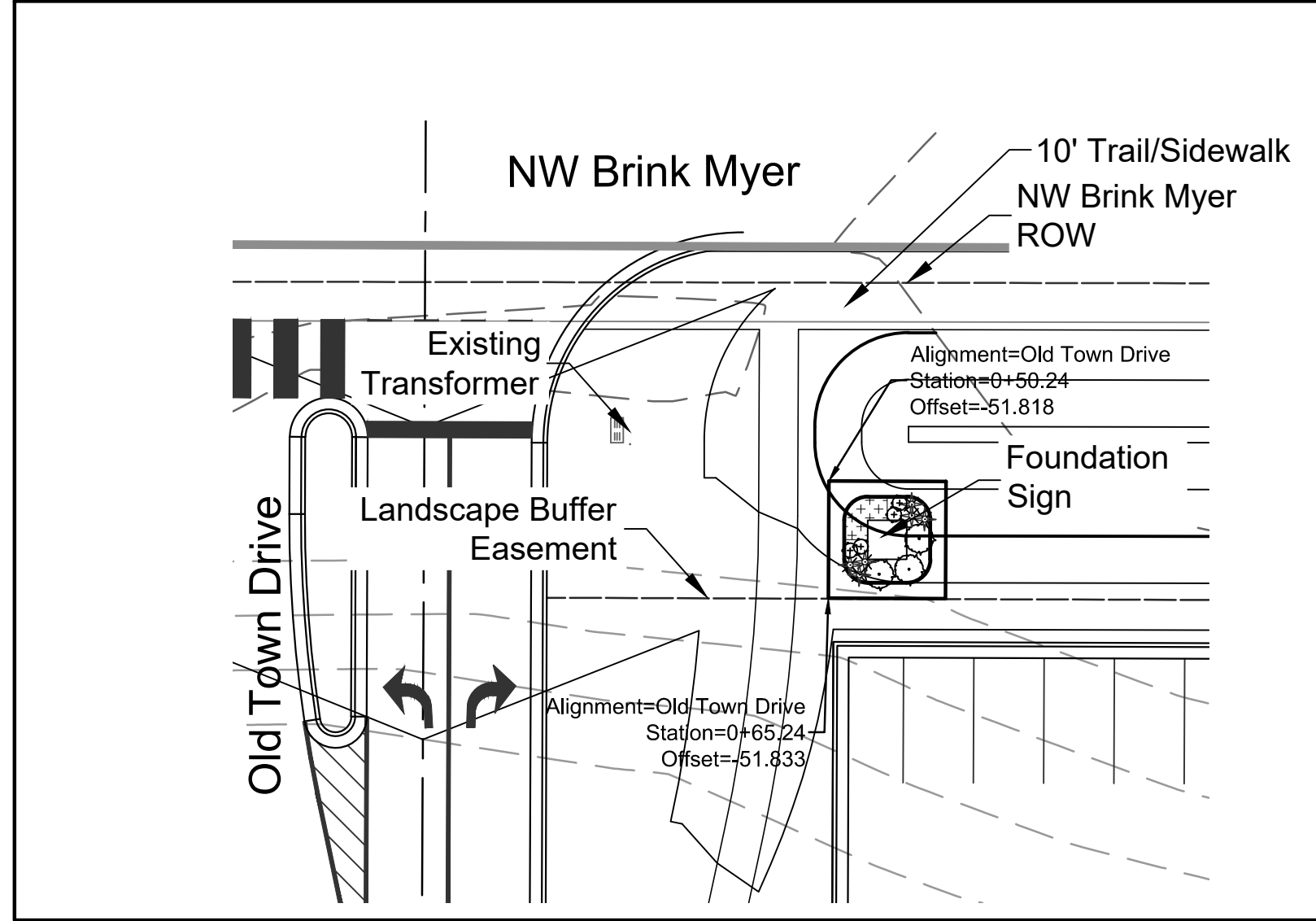
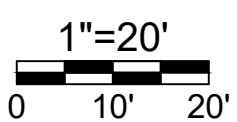


NOTE

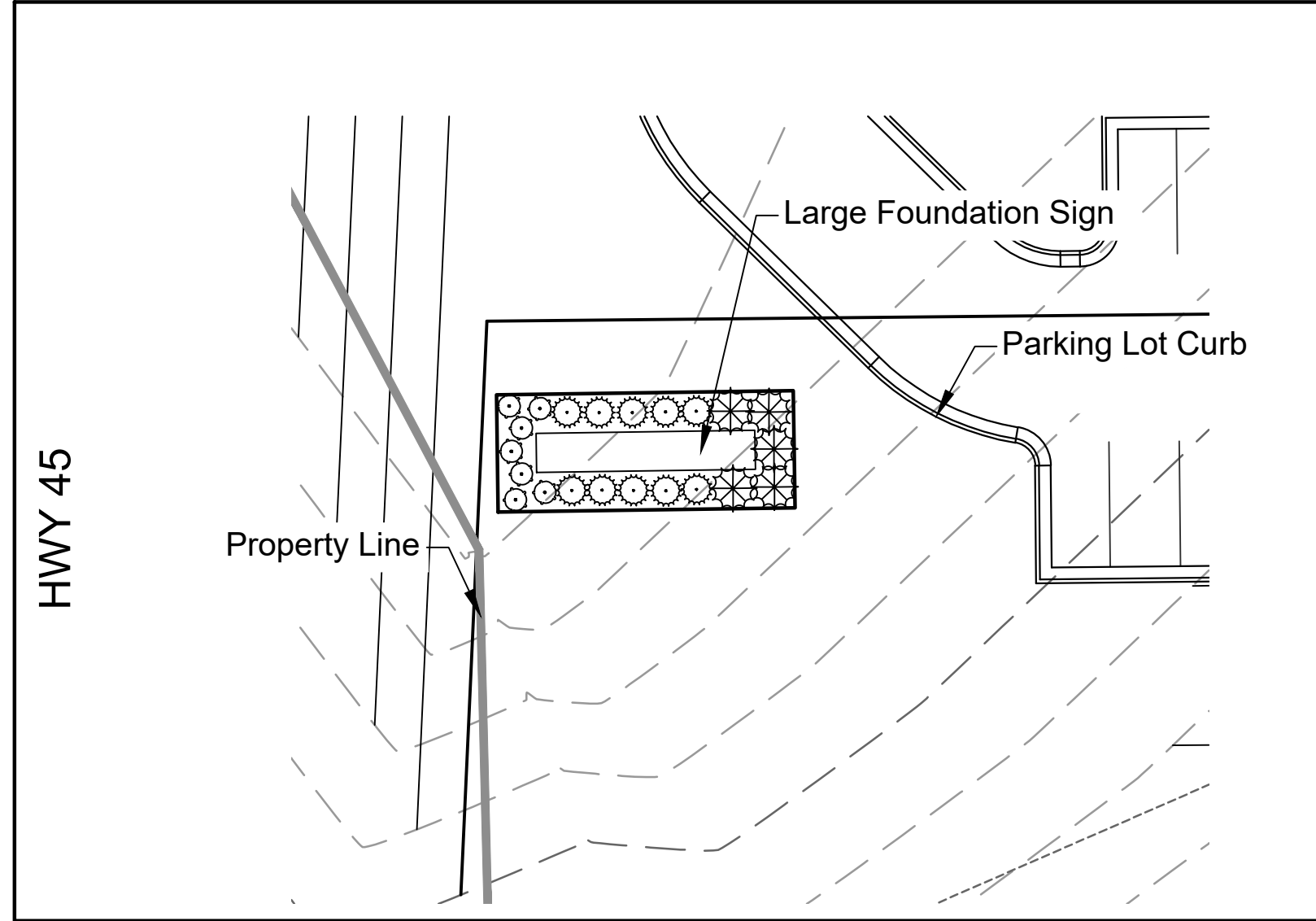
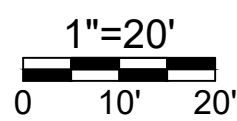
See Sheet L01 for typical Foundation Sign Landscaping to be installed at the base of each Foundation Sign.



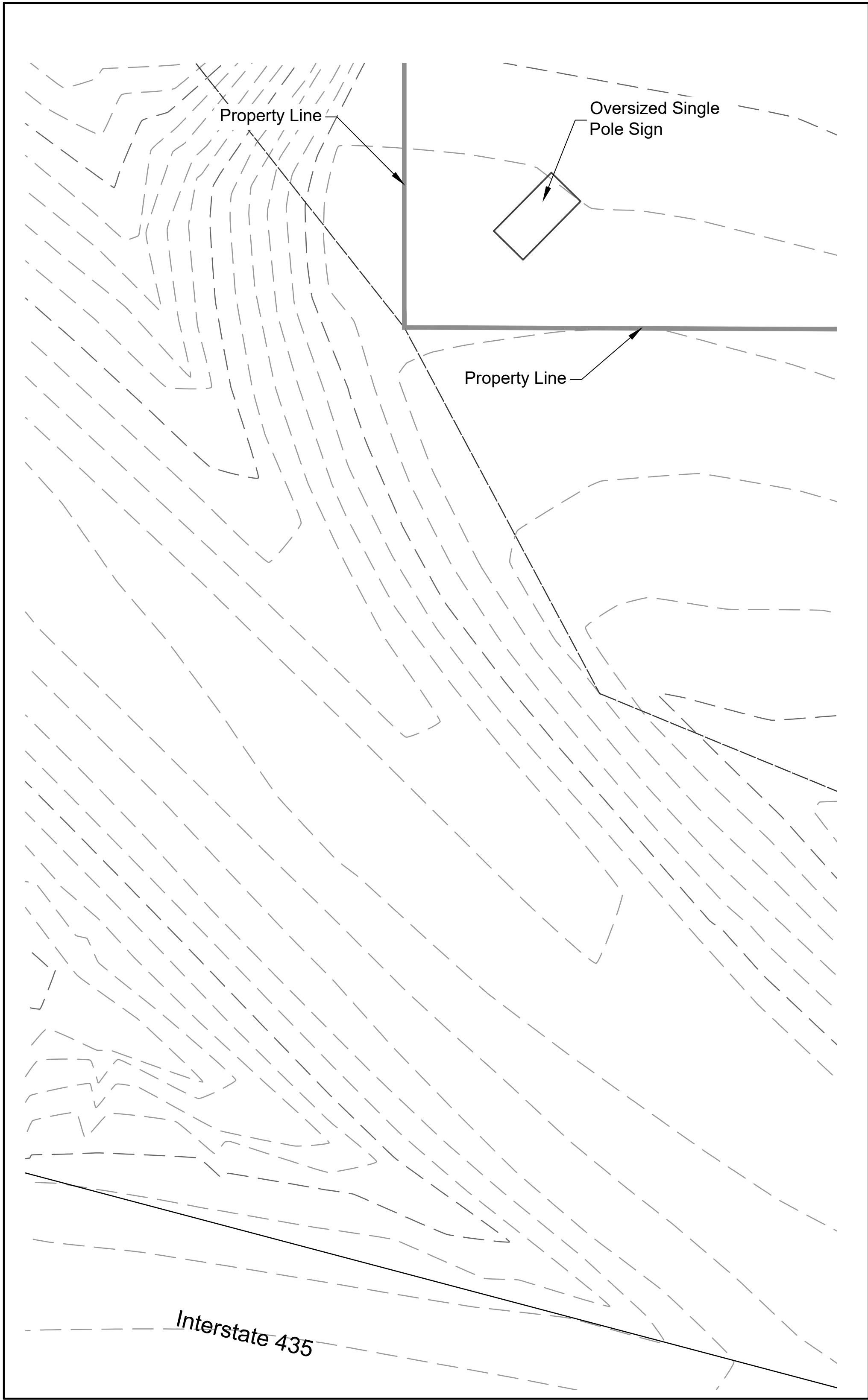
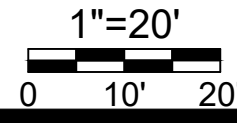
Foundation Sign 2



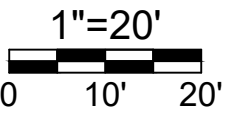
Foundation Sign 4



Foundation Sign 2



Oversized Double Pole Sign



Sheet
C03

Foundation Sign Locations

18-0211
Old Town at Creekside

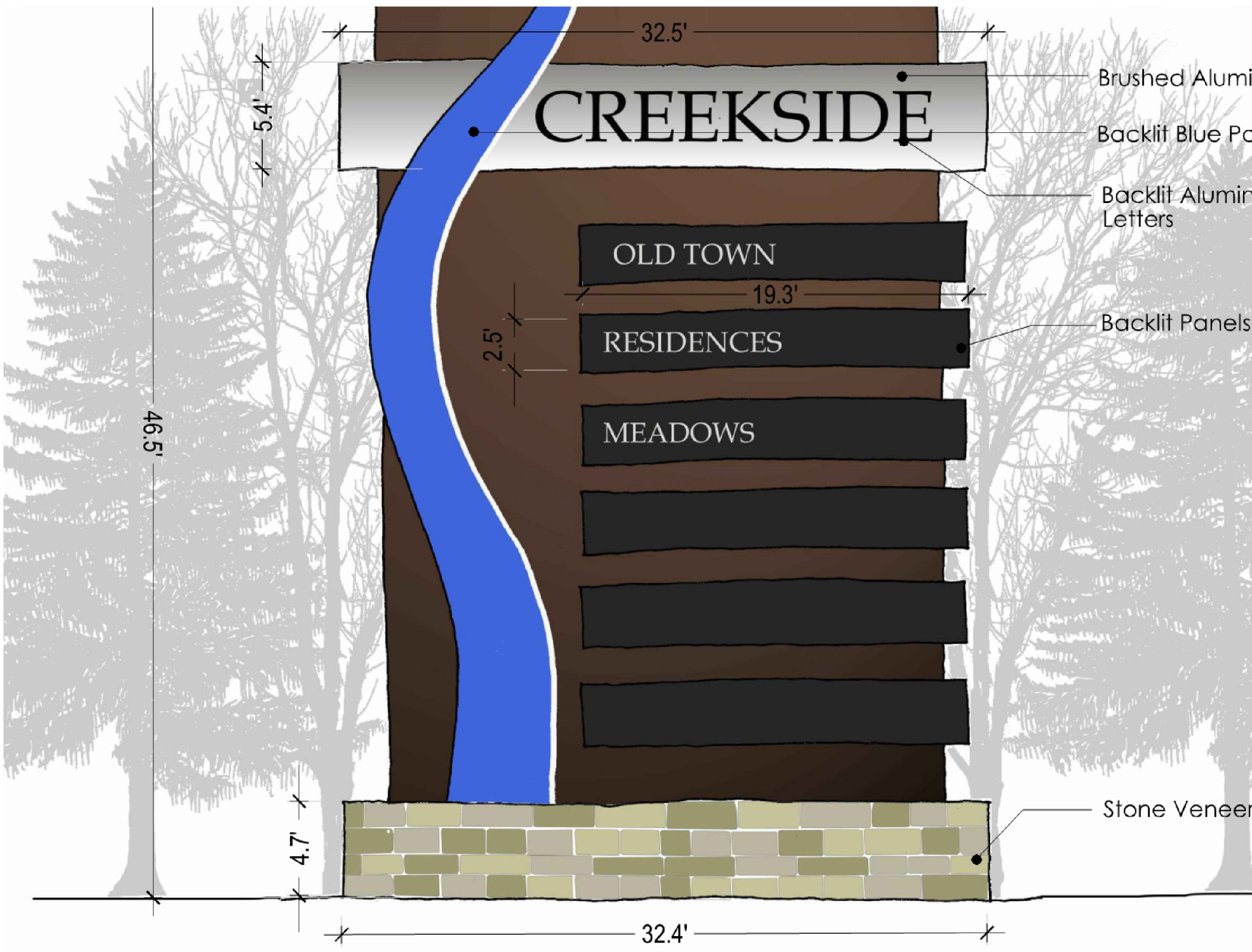
Sign Area Locations

NO.	BY	DATE	REVISION
2	JMM/SMM	12/16/19	Revised Large Foundation Sign Location
1	JMM/SMM	12/11/19	Original Submittal

Renaissance
Infrastructure
Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150
816.800.0950
WWW.RIC-CONSULT.COM

Dec 16, 2019 12:37pm
2181C Design\2018\18-0211 Creekside Commercial\Drawg\18-0211Overall Sign Locations.dwg



2 SIGN D- OPTION 3- SOUTH HIGHWAY SIGNAGE- ELEVATION VIEW
SCALE: NTS

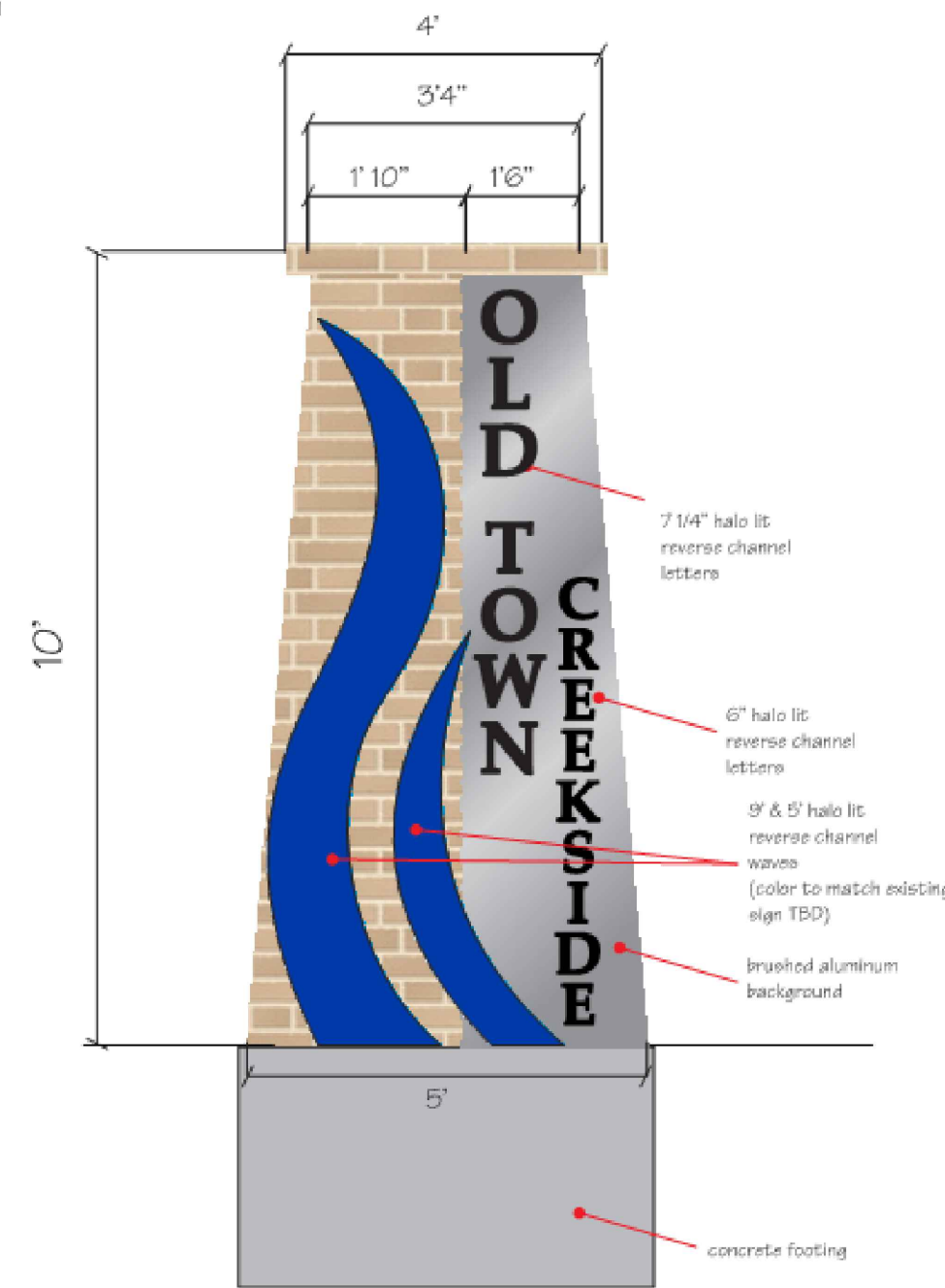
Large Foundation Sign



7555 Falcon Rd. Riley, MS 66531
www.schurlesigns.com (785)485-2885

NOTES

- *single face monument sign with stonework and brushed aluminum background
- *reverse channel letters and waves with halo illumination



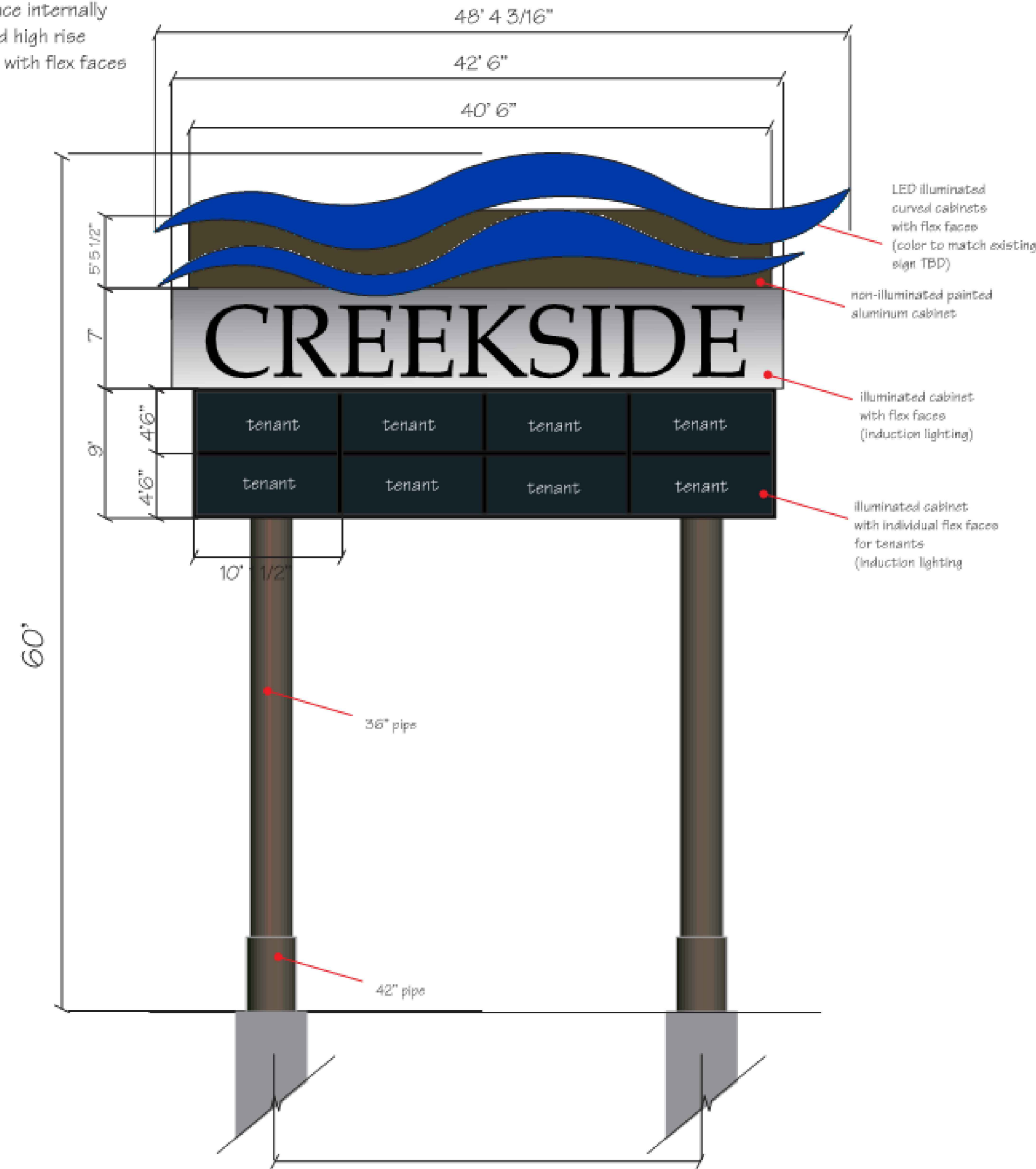
Foundation Sign



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www.schurlesigns.com (785)485-2885

NOTES

- *Double face internally illuminated high rise pylon sign with flex faces



Oversized Double Pole Sign

SIGN DESIGN NOTE:

Design and Engineering proposal for Foundation Sign A, Foundation Sign B, and Single Pole Sign provided by Schurle signs, Inc.
Designer: Erika
Salesman: RG

Design proposal for Large Entrance Foundation Sign provided by Meier Landscape Architecture.
Contact: Jason Meier

Sheet
C04

Foundation Sign Locations

18-0211
Old Town at Creekside

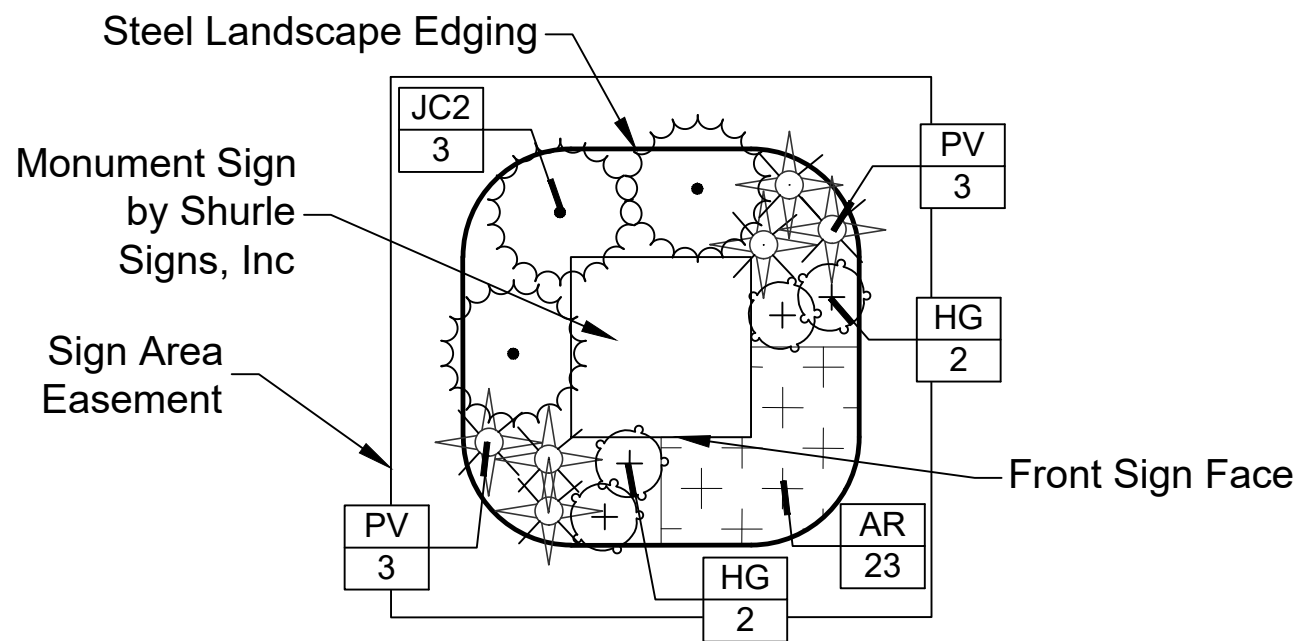
Foundation and Oversized
Pole Sign Elevations

NO.	BY	DATE	REVISION
2	JMM/SMM	12/16/19	Revised Large Foundation Sign Location
1	JMM/SMM	12/11/19	Original Submittal

Renaissance Infrastructure Consulting

5015 NW CANAL STREET, SUITE 100
RIVERSIDE, MISSOURI 64150

816.800.0950
WWW.RIC-CONSULT.COM



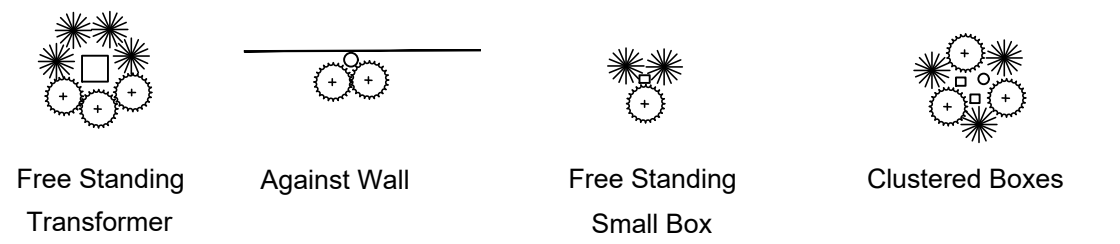
Typical Foundation Sign Landscaping

NOTES:
Plantings and sign shall be rotated to face NW Brink Myer

PLANT SCHEDULE TYPICAL FOUNDATION SIGN

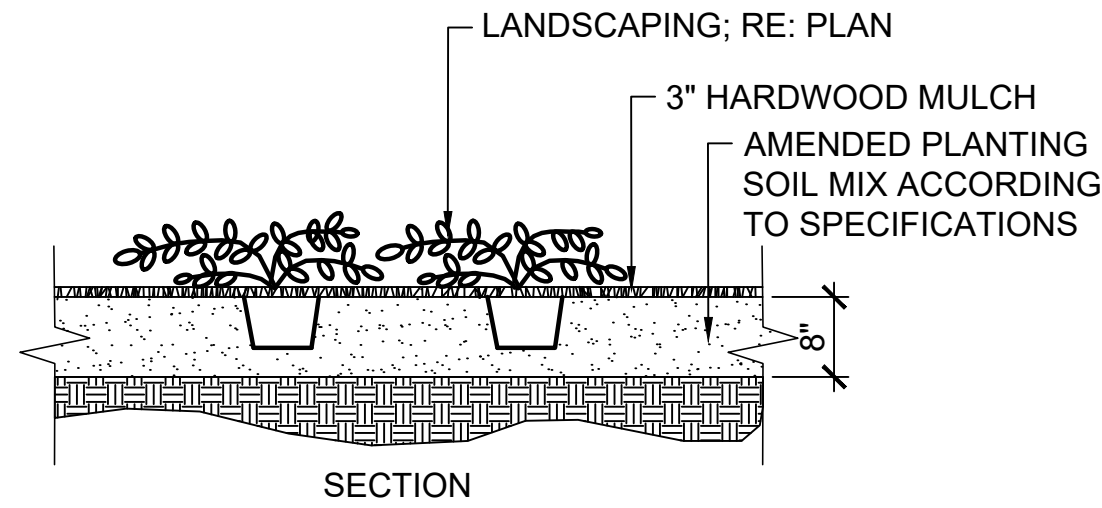
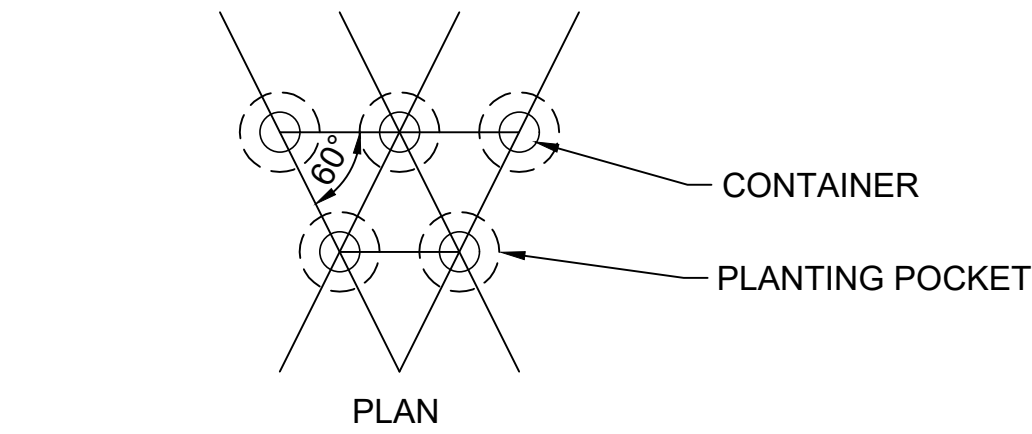
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
HG	Hypericum frondosum / Golden St. John`s Wort	B&B	4
JC2	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.	3
PV	Panicum virgatum `Haense Herms` / Haense Herms Switch Grass	5 Gal.	6

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	ANNUAL/SEASONAL Plants Per OWNER	TBD	12" o.c.	23

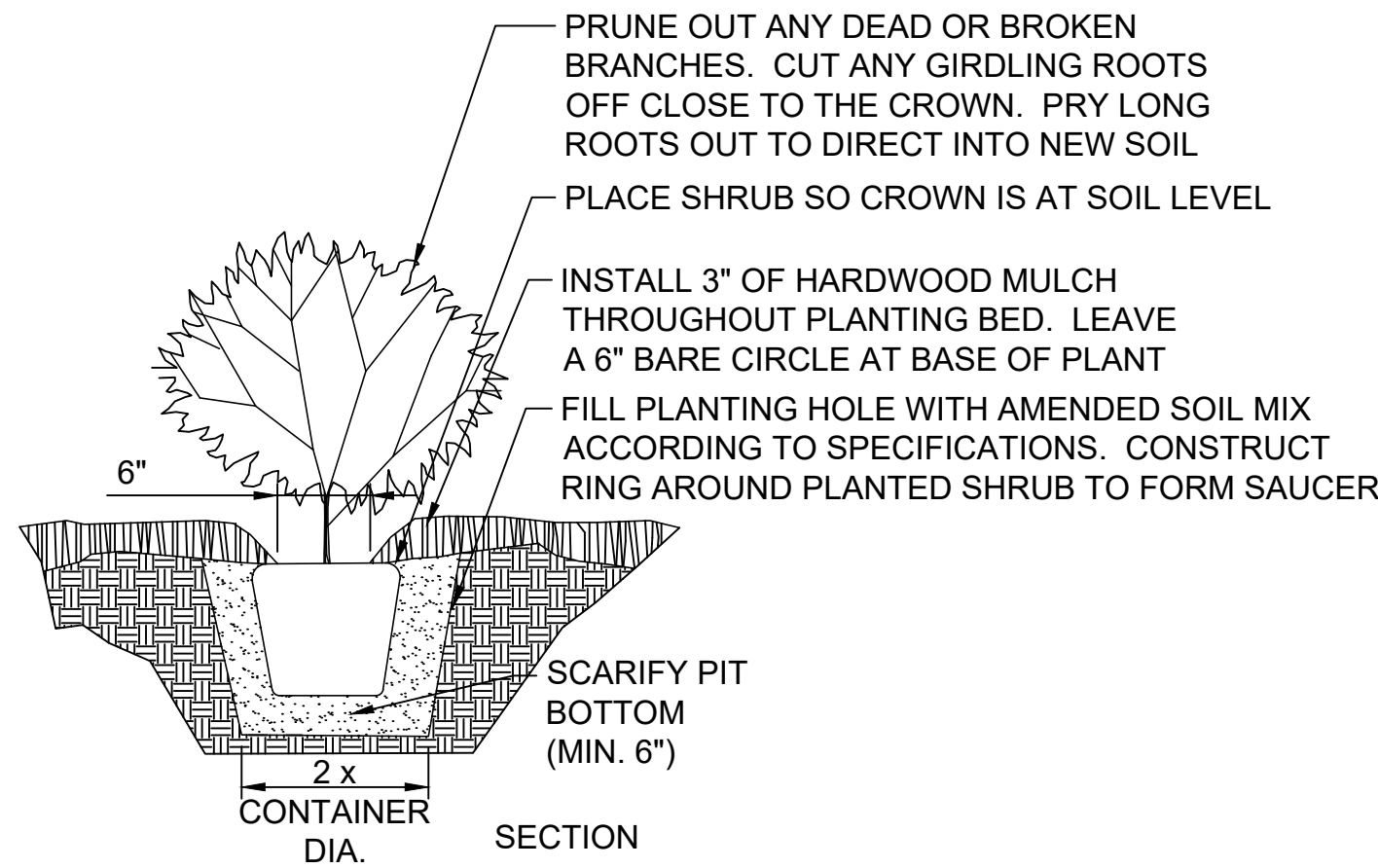


UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

TYPICAL UTILITY BOX SCREENING DETAILS - NTS

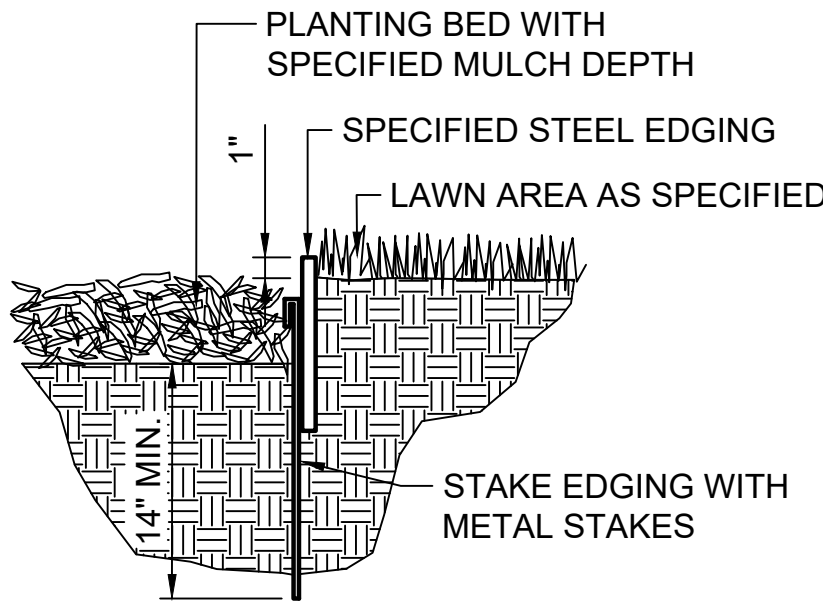


CONTAINER PLANTING DETAIL - NTS



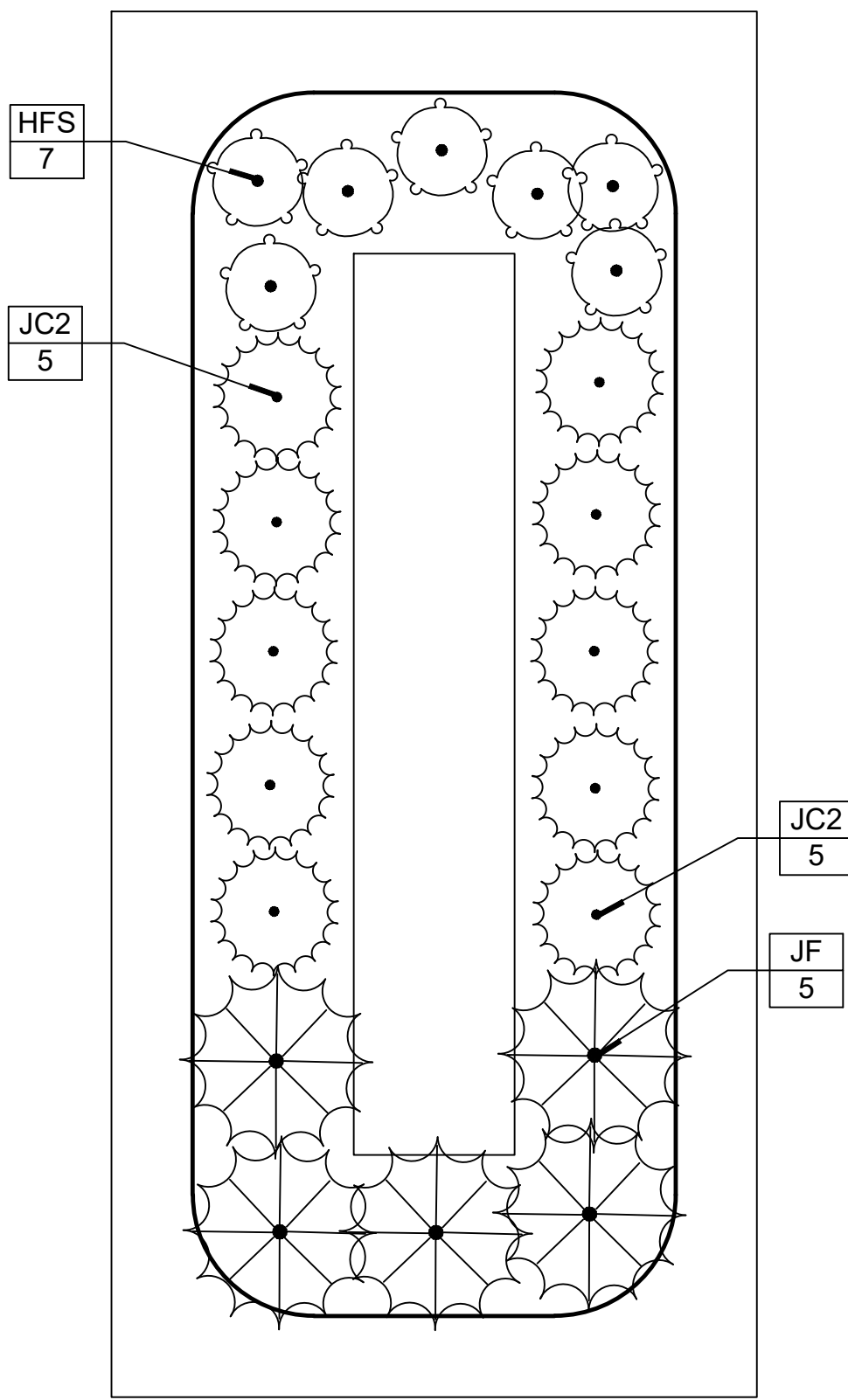
- NOTES:
- REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
 - CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
 - INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

SHRUB PLANTING DETAIL - NTS



- NOTES:
- EDGING PER SPECIFICATION L03 2.07 A. SET ALL EDGING 1" ABOVE FINISH GRADE (TURF) SURFACE AS SHOWN.
 - EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH TOP OF CONCRETE.
 - ALL JOINTS SHALL BE SECURELY STAKED.
 - FINISH SHALL BE POWDER COAT; COLOR: GREEN. CONTRACTOR SHALL SUBMIT COLOR SAMPLE TO OWNERS REPRESENTATIVE PRIOR TO PURCHASE.
 - CONTRACTOR SHALL LOCATE AND MARK ALL PLANT BED LOCATIONS PRIOR TO INSTALLATION OF STEEL FOR FINAL APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

STEEL EDGING DETAIL - NTS



PLANT SCHEDULE LARGE FOUNDATION SIGN PLANTING

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
HFS	Hypericum frondosum `Sunburst` / Sunburst Hypericum	5 Gal.	7
JC2	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.	10
JF	Juniperus chinensis `Sea Green` / Sea Green Juniper	5 Gal.	5

OVERALL FOUNDATION SIGN PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	HG	Hypericum frondosum / Golden St. John`s Wort	B&B	16
	HFS	Hypericum frondosum `Sunburst` / Sunburst Hypericum	5 Gal.	7
	JC2	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	5 Gal.	22
	JF	Juniperus chinensis `Sea Green` / Sea Green Juniper	5 Gal.	5
	PV	Panicum virgatum `Haense Herms` / Haense Herms Switch Grass	5 Gal.	24

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	AR	ANNUAL/SEASONAL Plants Per OWNER	TBD	12" o.c.	92

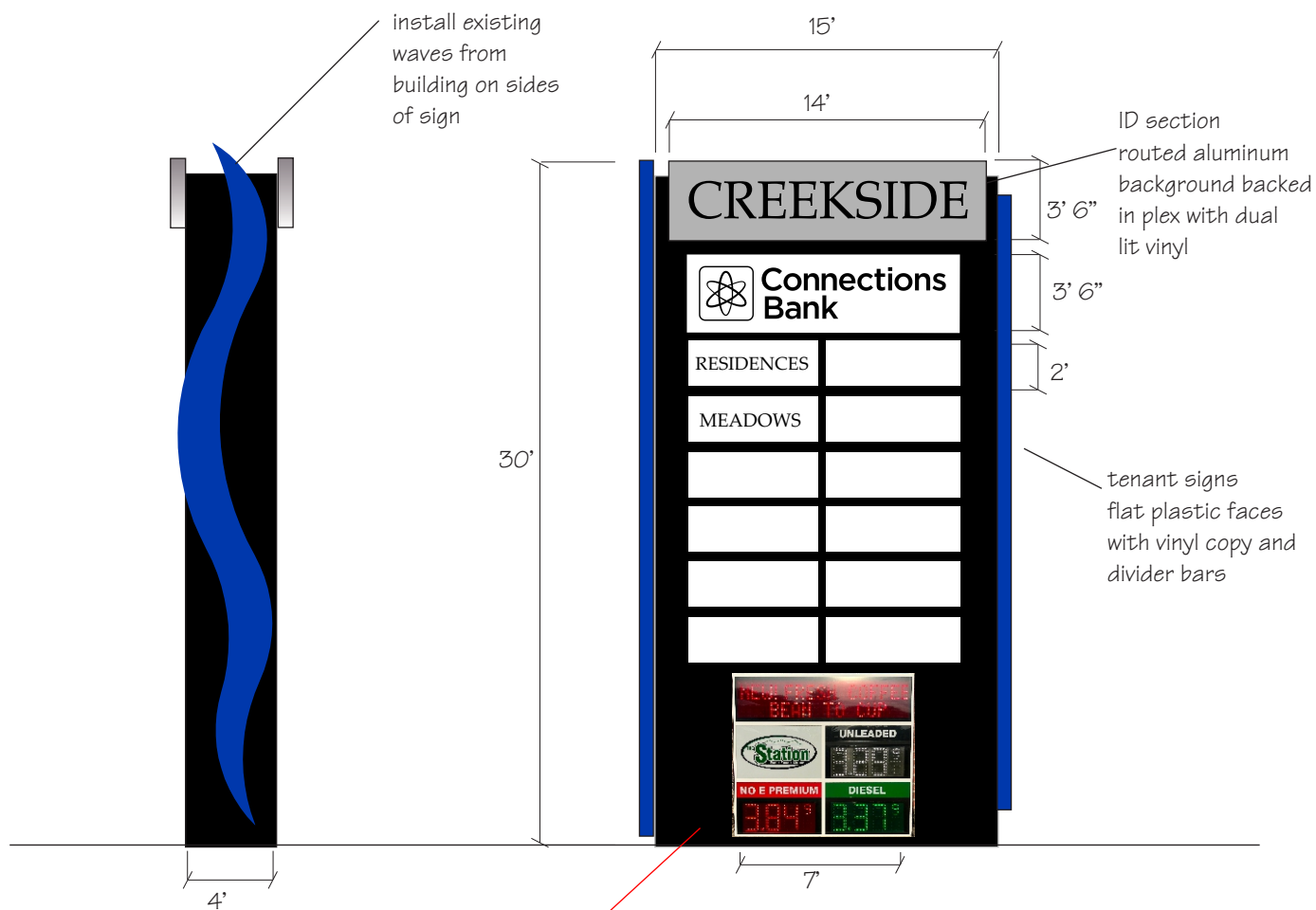
NO.	BY	QD	DATE	REVISION
2	JMM/SMM	12/16/19		Revised Large Foundation Sign Location
1	JMM/SMM	12/11/19		Original Submittal



7555 Falcon Rd. Riley, KS 66531
www.schurlesigns.com (785)485-2885

NOTES

*double face illuminated
tenant sign



JOB:

Creekside

DATE:

1.15.24

FILE:

creekside entrance

DESIGN BY: Erika

SALESMAN: RG

SCALE: 1/8"=1' MAY VARY ±1"

Customer Signature

THIS DESIGN & ENGINEERING IS SUBMITTED AS OUR PROPOSAL & IS TO REMAIN THE PROPERTY OF SCHURLE SIGNS, INC. EXCLUSIVELY UNTIL ACCEPTED & APPROVED BY PURCHASE

PLEASE PROOF ALL TEXT, DIMENSIONS & LAYOUT CAREFULLY. THE CUSTOMER IS RESPONSIBLE FOR CONTENT ACCURACY.

Staff Analysis

<u>Agenda Item:</u>	6.A
<u>Proposal:</u>	Request for mural to be painted on the wall of The American Legion Post 318 building in the downtown alleyway between Main St. and East St.
<u>Staff Recommendation:</u>	Approval
<u>Case No:</u>	PZ 2024-08
<u>Applicant:</u>	The American Legion (11 Main St.) Main Street Parkville Association (MSPA)
<u>Exhibits:</u>	A. This Staff Analysis B. Imagery of existing murals in the “OTD” Old Town District C. Imagery of proposed mural for The American Legion, 11 Main St. D. Examples of Military Murals E. Summary of Recommendation from Main Street Parkville Association (MSPA) F. Additional exhibits as may be presented during the meeting
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://parkvillemo.gov/download/Ord2884.pdf) 1. Section 402.010 Definitions 2. Section 406.010 Old Town District - OTD B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/) C. Vision Downtown Parkville (http://parkvillemo.gov/download/VisionDowntownParkville.pdf) D. Ordinance No. 2960 – Amending Municipal Code sections 402.010 and 406.010 to add provisions for murals

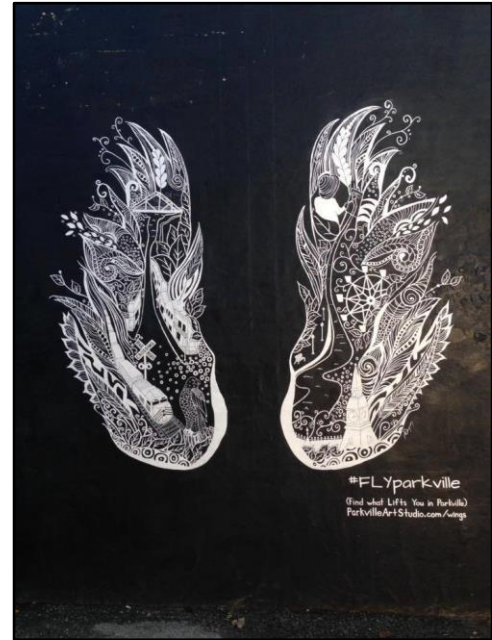
Background

It's common for murals to be painted on buildings and walls throughout the City's "OTD" Old Town District, as they're painted at the request of downtown property owners, merchants, and the Main Street Parkville Association (MSPA). Below are examples of two murals in downtown Parkville that have been painted on the sides of buildings — the American flag on the side of the American Legion building (11 Main St.), as well as the wings mural by artist Tricia Szasz on the side of Old Town Sweets & Antiques building (7 Main St.).

- **Mural** – Any painting, fresco, decoration, mosaic or similar art form intended for décor/commemoration applied to a wall, fence or structure.



View of 11 Main St.



View of side of 7 Main St.

Due to demand and strong support from MSPA, downtown merchants and property owners, the Board of Aldermen approved Ordinance No. 2960 on August 4, 2018 which amended the Parkville Municipal Code to add provisions for murals regulating their allowance and approval.

The amendment to the Development Code allows murals to be painted on walls, fences or structures within the “OTD”, provided the design is permitted by the property owner, presented to MSPA for a recommendation by their Officers (approval, denial or no recommendation) along with an explanation of said recommendation, and then approved by the Planning and Zoning Commission. The following provisions also apply:

1. *Murals deemed advertising signs, billboards or graffiti are not encouraged.*
2. *Murals shall not imitate or appear to imitate any official traffic sign or device which appears to regulate or direct the movement of traffic or which interferes with the proper operation of any traffic sign or signal, or which obstructs or physically interferes with a motor vehicle operator’s view of approaching, merging, or intersecting traffic.*
3. *Murals shall not contain vulgar, obscene or offensive material, including offensive material of a sexual nature. This includes material that when taken as a whole (1) applying contemporary community standards, its predominant appeal is to prurient interest in sex; and (2) the average person, applying contemporary community standards, would find the material depicts or describes sexual conduct in a patently offensive way; and (3) a reasonable person would find the material lacks serious literary, artistic, political or scientific value.*
4. *Murals shall be kept in good condition and preserved in the manner in which they were originally created.*

Overview

City staff recently a mural proposal from a property owner and organizations in downtown Parkville. The existing and proposed mural is included in Exhibits B and C, and a summary of a recommendation from the Main Street Parkville Association (MSPA) is included as Exhibit E.

The existing American flag mural on the side of the American Legion building is approximately 19 ft. tall by 40 ft. wide; therefore, the proposed mural would encompass the same area.

Staff Conclusion and Recommendation

Based on the proposed mural design submitted, staff does not deem them to be advertising signs, billboards or graffiti; the proposed mural does not imitate or appear to imitate any official traffic sign or device which regulates traffic; and is not vulgar, obscene or offensive, including offensive material of a sexual nature. It should be noted that the recommendation contained in this report is made without knowledge of any facts and testimony which may be presented during the regular meeting, and that the conclusions herein are subject to change as a result of any additional information that may be presented.

Necessary Action

Following consideration of the applicant's request, supporting information, associated exhibits, factors discussed above and any testimony presented during the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the request for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will serve as the final action.

End of Memorandum



03-14-24

Stephen Lachky, AICP, CPM, CFM
Community Development Director

Date

Existing murals in the “OTD” Old Town District



View of 11 Main St.



View of side of 7 Main St.



FREEDOM ISN'T FREE!

Examples of military murals



Vineland Military Mural – Vineland, New Jersey



Tribute to Veterans Mural – VFW Post, Pittsburgh, Pennsylvania.

Examples of military murals



House Brothers Tavern mural – Mattoon, Illinois



Veterans Mural – Shickley, Nebraska

Examples of military murals



American Legion Post 126 mural – Eastman, Georgia



"We Will Never Forget" mural – North Wildwood, New Jersey

From: Main Street Parkville <historicparkvillemainstreet@gmail.com>
Sent: Friday, March 8, 2024 7:30 PM
To: Stephen Lachky
Subject: [SPAM]: American Legion Mural

To whom it may concern,

Main Street Parkville Association board recommends approval of the mural submitted by the American Legion Post 318. This design is an inclusive, moving piece which represents our military service members and their sacrifices in a way befitting of our "Photo-Op Alley". We are excited to see this come to fruition.

Sincerely,
Main Street Parkville Association Board of Directors

Alisha Blackwelder | Executive Director

M: 816.808.0124

Main Street Parkville Association

104 Main Street | Parkville, MO 64152

ParkvilleMo.org