



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, June 11, 2024 5:30 PM
City Hall Board Room

- 1. Call to Order**
- 2. Roll Call**
- 3. General Business**
 - A. Approval of the June 11, 2024, regular meeting agenda.
 - B. Approve the minutes for the May 14, 2024, regular meeting
- 4. Unfinished Business**
- 5. Public Hearing**
 - A. Application for Preliminary Development Plan for Parkville Business Park. (Case No. PZ24-14); *JDJ Commercial, Applicant.*
- 6. Regular Business**
- 7. Other Business**
 - A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, June 18 and July 2 at 7:00 p.m.
 - Board of Zoning Adjustments Meeting: Tuesday, June 25 at 5:30 p.m.
 - Planning & Zoning Commission Regular Meeting: Tuesday, July 9 at 5:30 p.m.
- 8. Adjournment**

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, May 14, 2024 5:30 PM
City Hall Board Room
City Hall Board Room**

1. Call to Order

Vice-Chair Krtek called the meeting to order at 5:31p.m.

2. Roll Call

Commissioners Present:

Barbara Wassmer

Walt Lane

Spencer Keesee

Andrew Barchers

Gareld Butler

Timothy Cahill

Jackson Kutey

R. Douglas Krtek

Absent:

Michael Wright

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director

Brad Stanton, Planner

3. General Business

A. Approval of the May 14, 2024, regular meeting agenda.

ACTION: Barbara Wassmer moved to approve, Gareld Butler seconded. Motion Passed: 8-0.

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

NOES: None

ABSTAIN: None

B. Approve the minutes for the January 9, 2024, regular meeting

ACTION: Barbara Wassmer moved to approve, Andrew Barchers seconded. Motion Passed: 8-0.

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

NOES: None

ABSTAIN: None

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.*

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, provided an overview of the project. He stated that the proposal was for a major site plan for a daycare use in the Old Town at Creekside development.

DEVELOPER'S PRESENTATION

Pamela Piekarski, 31516 W 217th St, Spring Hill, KS, Applicant, stated she had been in business for 45 years. Craig Shaw, Engineer, stated there was a ramp and handicap facilities inside the building. Miss Piekarski stated each child would have their own water bottle to be filled. Vice Chair Krtek asked about the requirement of an elevator. Mr. Shaw stated there would not be a requirement, but they are providing an elevator shaft that can be retrofitted with an elevator. Commissioner Keesee has concerns about the accessibility of the space. Commissioner Butler asked about the elevation for floodplain. Mr. Shaw stated that the playgrounds are all above the floodplain.

MOTION

ACTION: Walt Lane moved to approve subject to staff conditions, Barbara Wassmer seconded. Motion Passed: 8-0.

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

NOES: None

ABSTAIN: None

- B. Application for Major Site Plan for CODES Dispensary. (Case No. PZ24-12); *William Mullen, Highway 45 Parkville Holdings, LLC, Applicant.*

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, provided an overview of the project. He stated that the proposal was for a comprehensive marijuana dispensary located at the intersection of Hwy 45 and Ensign Drive near Capitol Electric and the Creekside Commons.

DEVELOPER'S PRESENTATION

Lucas Willcut, 257 Chesterfield Business Pkwy, Chesterfield, MO, Stock and Associate, Engineer on this project. He stated there is a parking demand study draft to support the 39 parking spaces. Regan Etheridge, 425 W Capital Ave, Little Rock, AR, with Good Day Farm, stated they generally have 10 parking spots taken up by staff.

QUESTIONS & CLARIFICATIONS

Commissioner Butler had questions regarding security. Miss Etheridge stated they follow

the State requirements for security (card readers, glass break sensors, motion detectors, vibration detectors, cameras).

MOTION

ACTION: Barbara Wassmer moved to approve subject to staff conditions, Gareld Butler seconded. Motion Passed: 7-1.

AYES: Barbara Wassmer, R. Douglas Krtek, Walt Lane, Andrew Barchers, Gareld Butler, Timothy Cahill, Jackson Kutey

NOES: Spencer Keesee

ABSTAIN: None

- 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.*

STAFF ANALYSIS & SUMMARY

Stephen Lachky, Community Development Director, stated in 2019 Brian Mertz brought forward a master sign plan for the Old Town at Creekside. Mr. Mertz is now requesting to modify one of the monument signs in the package. Mr. Lachky stated the sign code would require the changeable copy being less than 50% of the sign area as well as a stone foundation base.

DEVELOPER'S PRESENTATION

Brian Mertz, 7607 NW John Anders Rd, applicant, stated he would like to move the proposed 46' sign to where the existing gas pricer is. He stated he would like to keep the extra spaces to have more than 50% of the sign face to be changeable copy. Mr. Mertz stated prospective tenants are asking for sign space. Mr. Mertz stated he would add a stone base foundation.

MOTION

Conditions of approval:

1. Stone base foundation required
2. Variance for changeable copy granted

ACTION: Barbara Wassmer moved to approve subject to staff conditions and additional conditions above, Walt Lane seconded. Motion Passed: 8-0.

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

NOES: None

ABSTAIN: None

- 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.*

STAFF ANALYSIS & SUMMARY

Stephen Lachky provided an overview for the application. He stated that downtown has murals painted on buildings downtown. Planning Commission is the approval authority for murals, but the MSPA recommendation is required. MSPA board recommended approval of the proposed mural.

QUESTIONS & CLARIFICATIONS

Commissioner Lane asked whether the current American flag would remain, Mr. Lachky stated this new mural would replace the flag. Commissioner Keesee had concerns about the lack of representation of every branch of service. Commissioners Wassmer, Kutey, Barchers agreed. Discussion ensued on the design work of the mural.

Suggestions:

- Replace the hats with the 6 branches of service
- Make the eagle less ferocious

MOTION

Approval of mural to be painted on American Legion, with the condition of the consideration of the incorporation of the six branches

ACTION: Spencer Keesee moved to approve, Barbara Wassmer seconded. Motion Passed: 7-1.

AYES: Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keesee, Andrew Barchers, Timothy Cahill, Jackson Kutey

NOES: Gareld Butler

ABSTAIN: None

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

Vice-Chair Krtek called further discussion. Seeing none, he called for a motion to adjourn.

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton, AICP

Date

Planner

File # PZ 2024-14
Date Submitted 5/10/2024
Public Hearing 6/11/2024
Date Approved



CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741 7678 • FAX (816) 741 0013

Applicant(s)

Name JDJ Commercial
Address 209 Richardson St
City/State Smithville Mo 64089
Phone 816-215-465 Fax _____
E-mail _____

Engineer/Surveyor(s) preparing plat & legal description

Name RL Buford + Associates
Address PO Box 14069
City/State Parkville MO 64152
Phone 816 741 6152 Fax _____
E-mail rob@rbuford.com

Owner(s), if different from applicant(s)

Name _____
Address _____
City/State _____
Phone _____ Fax _____
E-mail _____

Contact Person, if different from applicant(s)

Name _____
Address _____
City/State _____
Phone _____ Fax _____
E-mail _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained herein 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 comply with the Code mentioned above 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

3/26/24

Property Owner's Signature (Required)

[Signature]

Date

3/26/24

2. Property Information

Proposed name of subdivision _____

Current use(s) of the property VACANT

Current zoning district B-2

Acreage open space TBD

Density of development TBD

Proposed zoning

B-2

Minimum lot size

2.3 acres

3. Signatures of Acknowledgement

The following signatures by authorized representatives indicate the entity had notice of the intent to subdivide and, pending detailed plan review can provide their applicable service to the proposed development. A signed letter from the entity may be submitted in place of a signature.

Water District (PWSD #1 or Missouri American Water Co.)
816.891.9141 816.741.2992

South Platte Fire Protection District Jim Cull Deputy Chief 3/28/24
South Platte Fire Protection District (SPFPD)
816.741.2900

Sanitary sewer/septic (PCRS, Parkville Public Works or Platte County Health Department)
816.858-2052 816.741.7676 816.858.2412

Streets (Parkville Public Works)
816.741.7676

Missouri Department of Transportation (for access/adjacent to a state maintained roadway)
816.622-0414

Electricity (Evergy)
816.471.5275

Natural Gas (Spire Energy dba Missouri Gas Energy)
816.758.5252

School District (Park Hill or Platte County)
816.741.1521 816.858.2822

4. Public Improvements

- ✓ All public improvements must be designed to city standards and require approval, guarantees and permits prior to installation.

Length of proposed new roadways: 600'

Proposed surface material: Asphalt Maximum grade: 12

General character of the neighborhood There is a MoDOT maintenance facility and a Fire Station, otherwise Residential

Last modified July 2023

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816.741.7676

Missouri Department of Transportation (for access/adjacent to a state maintained roadway)
816.622-0414

J. Brent Gerling 3/28/2024 J. Brent Gerling, PE
Engineering & Design Supervisor
evergy - Northland

Electricity (Evergy)
816.471.5275

Natural Gas (Spire Energy dba Missouri Gas Energy)
816.756.5252

School District (Park Hill or Platte County)
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Application #: PZ 2024-14

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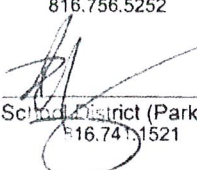
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*  4/13/2024
School District (Park Hill or Platte County)
816.741.1521 816.858.2822

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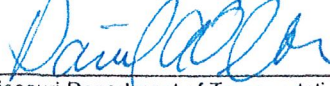
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816.858-2052 816.741.7676 816.858.2412

Streets (Parkville Public Works)
816.741.7676

 Permit required for access improvements.
3/27/2024

Missouri Department of Transportation (for access/adjacent to a state maintained roadway)
816.622-0414

Electricity (Evergy)
816.471.5275

Natural Gas (Spire Energy dba Missouri Gas Energy)
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General character of the neighborhood: There is a MoDOT maintenance

facility and a Fire Station, otherwise Residential

Are area streets and utilities sufficient to serve the property once subdivided? Yes
 (Note: a traffic study may be required in order to adequately address this question)

Explain:

Attach a stormwater management study showing facilities/improvements needed to handle stormwater adequately.

Attach a narrative addressing:

1. How the application is in accordance with the Master Plan and in particular the physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments that reflect the principles and concepts of the plan.
2. Compliance with the requirements of the Development Code, and in particular the blocks and lots proposed is capable of meeting all development and site design standards under the existing or proposed zoning.
3. Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development, including coordination with existing and potential development on adjacent property.
4. How any impacts identified by specific studies or technical reports, including a preliminary review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
5. How the application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.
6. How the design does not impede the construction of anticipated or planned future public infrastructure in the area.
7. Any other information relevant to the application.

5. Checklist of required submittals

- ☒ Completed application with authorization signatures of service providers.
- ☐ Application fee of \$300.00, plus \$5.00 per lot or tract. *This fee shall include the expense of initial engineering review, plus the expense of reviewing one re-submittal. All other expenses including, but not limited to, consulting fees, attorney fees, reproduction costs, mailing costs, and other expenses resulting from the necessary review, processing, filing, recording, and action on said applications or permits, shall be borne by the sub-divider based on actual costs.*
- ☒ Deed with owner's name and legal description of property to be platted.
- ☒ Five (5) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the preliminary plat containing the requirements outlined in Section 403.020 Subsection D. of the Development Code for initial staff and entity review. Additional large size copies may be requested following review by staff.
- ☒ Drainage plan containing the requirements outlined in Parkville Municipal Code Title IV, Section 404.030 Subsection C3.

For City Use Only

Application accepted as complete by: Stephen Lachky, Community Development Director 5/10/2024
 Name/Title Date

Application Fee (27.0000): \$ _____

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: _____



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

Parkville Business Park Project Narrative

The proposed preliminary plat for the Parkville Business Park is in accordance with the Master Plan. This use is allowed under the current zoning and city staff seem to be in favor of this development. The site is currently zoned B2-2 General Business. The minimum lot size allowed is .17 acres. This proposed plat would develop 3 lots, ranging in size from 2.31 to 2.42 acres. Lot 1 will be the new office location for the developer's business, ECS Geothermal. The other 2 lots will ideally be constructed for the office and/or warehouse locations for similar trade business. The developer is excited to bring this energy-efficient, green Business Park concept to the Parkville Area. Future Lots 4-6 will be developed upon market demands, and Lot 7 will be reserved for wastewater management until the PCRSD is able to extend the sanitary sewer to this area. This development will not deter any future development in the area and will in fact help encourage more development in the area as outlined in Parkville's Master Plan for the Northwest point entry into the city.

Recorded in Platte County, Missouri

Recording Date/Time: 05/16/2014 at 12:29:24 PM

Instr Number: 2014005081

Book: 1228 Page: 119

Type: TR WD

Pages: 5

Fee: \$36.00 S



Electronically Recorded

Gloria Boyer
Recorder of Deeds

STEWART TITLE - 01109-18539

Title of Document: Missouri Special Warranty Deed

Date of Document: May 16, 2014

Grantor(s): Clarkson Construction Company, a Missouri Corporation

Grantee(s): JDJ Commercial Properties LLC, a Missouri limited liability company

Grantee(s) Mailing Address: P. O. Box 527, Platte City, Missouri 64079

Legal Description: See Exhibit "A" page 4 and 5

COMMERCIAL - Cgm

ACKNOWLEDGMENT

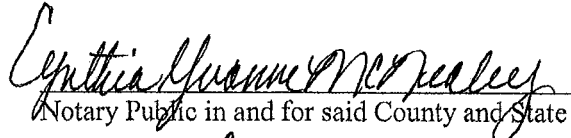
STATE OF MISSOURI)

) ss.

COUNTY OF JACKSON)

On this 16TH day of May, 2014, before me, the undersigned, a Notary Public, personally appeared Leon Eldon Eikenbary, Jr., Secretary, of Clarkson Construction Company, a Missouri Corporation known to me to be the person described in and who executed the foregoing instrument in behalf of said Corporation, and acknowledged said instrument to be the free act and deed of said Corporation and that Leon Eldon Eikenbary, Jr. executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal and affixed my official seal at the day and year last above written.


Notary Public in and for said County and State

Printed Name: Cynthia Yvonne McNealey

My Commission Expires:

9/24/2016

CYNTHIA YVONNE McNEALEY
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY APPOINTMENT EXPIRES SEPT 24, 2016
COMMISSION # 12573298

BK 1228 PG 119

Northeast Quarter of said Section 7, 706.66 feet; thence North 0 degrees 17 minutes 52 seconds West and parallel to the West line of the Northeast Quarter of said Section 7, 346.00 feet ; thence North 89 degrees 55 minutes 34 seconds West and parallel to the South line of the Northeast Quarter of said Section 7, 256.00 feet to the True Point of Beginning, subject to that part, if any, in streets, roadways, highways or other public right-of-ways.

Tract I: 20-3.0-07-000-000-010.002

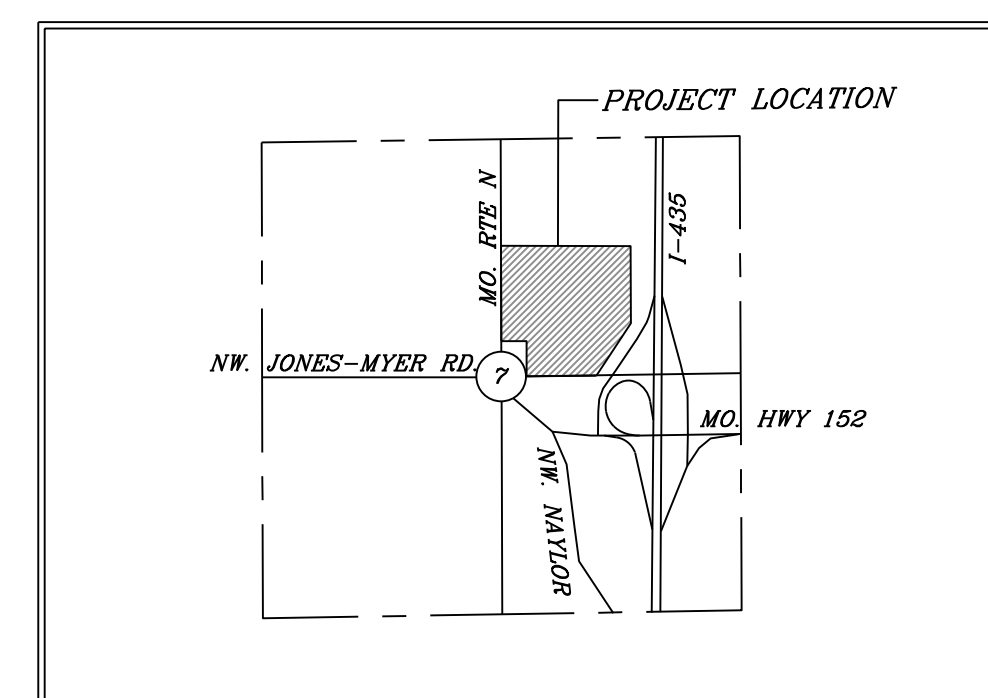
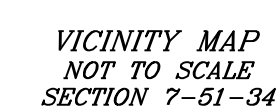
Tract III: 20-3.0-07-000-000-003.001

Tract II: 20-3.0-07-000-000-010.001

BK 1228 PG 119

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SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MIN. ROOT	MIN. SIZE	CALIPER
OVERSTORY TREES						
	18	QUERCUS PAGODA	CHERRYBARK OAK			2"
	16	QUERCUS COCCINEA	SCARLETT OAK			2"
ORNAMENTAL TREES						
	36	CERCIS CANODENSIS	EASTERN REDBUD			2"
	31	CORNUS FLORIDA	FLOWERING DOGWOOD			2"
EVERGREEN SHRUBS						
	70	BUXUS "GREEN GEM"	GREEN GEM BOXWOOD		15" HT.	



R.L. Buford & Associates, LLC
LAND SURVEYING — DEVELOPMENT CONSULTANTS



RDJ COMMERCIAL
PROPERTIES LLC

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Staff Analysis

Agenda Item: 5.A

Proposal: Application for Preliminary Development Plan for Parkville Business Park, a planned eight (8)-lot business park development on 13.53 acres, more or less, generally located between Missouri Route N and I-435 at NW Jones-Myer Rd.

Staff Recommendation: Approval (with conditions)

Case No: PZ24-14

Applicant/Owners: JDJ Commercial

Location: Generally located between Missouri Route N and I-435 at NW Jones-Myer Rd.

Zoning: Existing: "B-2" General Business District
Proposed: "B-2-P" Planned General Business District

Parcel #s: All of Platte County parcel # 20-3.0-07-000-000-003.001

Exhibits:

- A. This Staff Analysis
- B. Application for Preliminary Development Plan
- C. Subject Area Property Map
- D. Development Plan & Preliminary Plat – Parkville Business Park (dated 5/8/24, prepared by R.L. Buford & Associates)
- E. Additional exhibits as may be presented at the public hearing

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://ecode360.com/PA3395-DIV-05>)
- B. Parkville Master Plan (<http://parkvillemo.gov/government/city-plans-studies/master-plan/>)
- C. Notice of Public Hearing mailed to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Landmark newspaper
- E. Hearing notice sign posted on the subject property
- F. Hearing notice published on the Parkville City webpage (<http://parkvillemo.gov/public-hearings/>)
- G. Planning Commission Staff Analysis Report for Case No. PZ08-20

Comments

Received: Two written comments in opposition from adjacent property owners have been received by the Community Development Department as of the completion of this staff analysis on June 7, 2024.

Overview

The application proposes a preliminary development plan for a business park development consisting of eight (8)-lots on 13.53 acres, more or less, between Missouri Route N and I-435 at NW Jones-Myer Rd. The subject property is currently undeveloped.

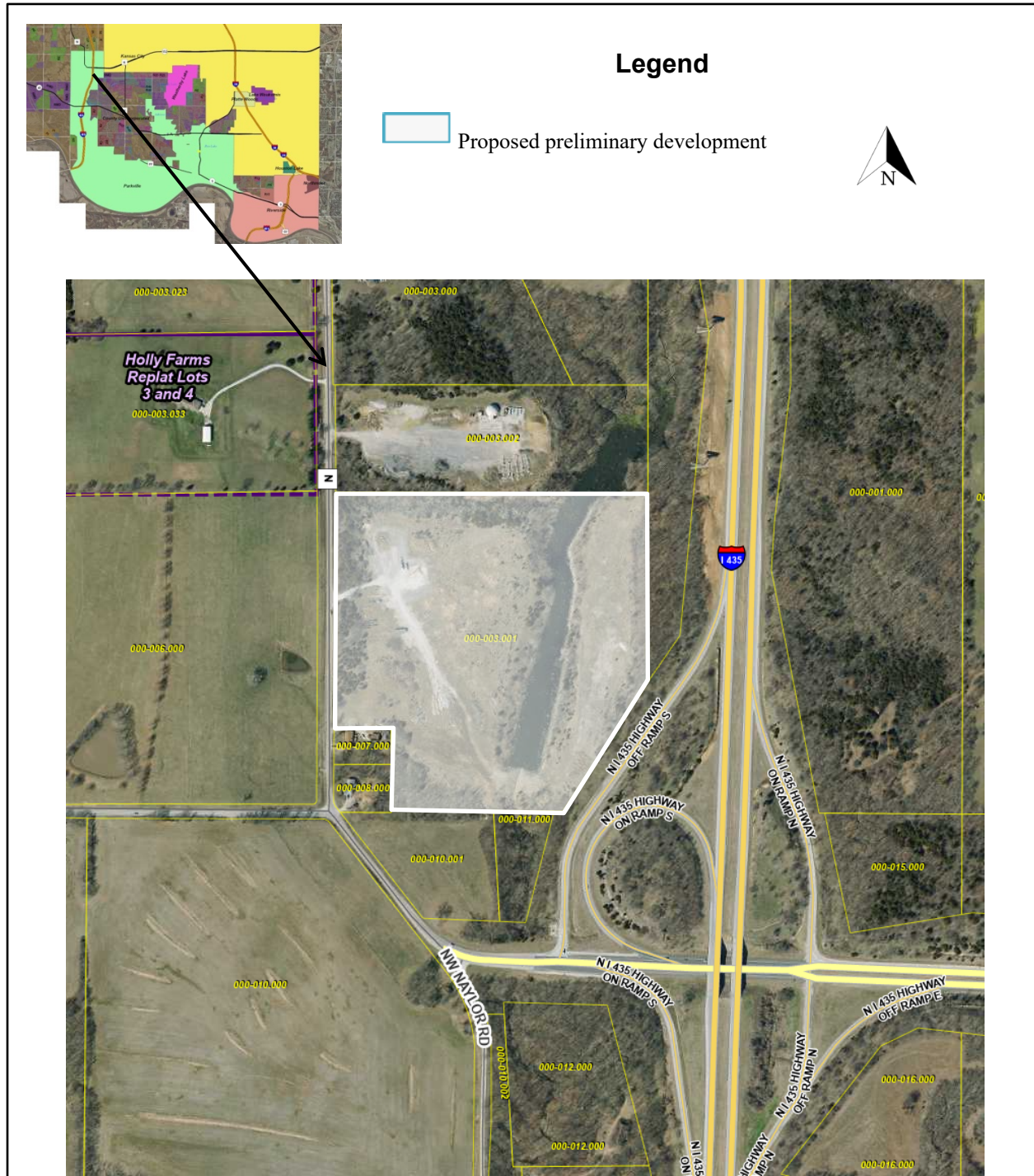


Exhibit C: Subject Area Property Map

The applicant proposes developing eight (8)-lots for office/service/retail uses in a business park setting. The development is proposed to be accessed via two new public streets proposed to be constructed off of Missouri Route N. The development is proposed to be phased in two phases. Phase One will consist of three (3) lots (Lots 1-3), one (1) public street (Geothermal Ct), and stormwater detention facilities with a proposed construction timeline of 2024-2025. Phase Two will consist of five (5) lots (Lots 4-8) and one (1) public street (Energy Efficiency Way) with a proposed construction timeline of 2029-2030. The applicant has provided an overall site plan showing the preliminary layout of buildings and site improvements on the property. A landscaping plan for the development has also been provided. No architectural details are provided and individual lots are not drawn with specificity. Staff recommends that final development plan approval authority be delegated to the Planning & Zoning Commission.

Staff received emails expressing opposition from two adjoining property owners. Staff invited both concerned parties to provide comment in-person or via prior written comment.

Background

The subject property was annexed into the corporate limits of The City of Parkville in the 2000 annexation of lands to the west. In 2008, the subject property was rezoned from Platte County "CH" Commercial Highway to City of Parkville "B-2" General Business. At the time, City Staff stated, "The proposed "B-2" zoning is the City's closest equivalent to the existing CH zoning. As such, the proposed zoning has no apparent impact beyond that of the existing zoning." A Conditional Use Permit was issued at the time for Clarkson Construction Company to stage heavy construction equipment on the site. This Conditional Use Permit was renewed yearly until 2012.

Utilities – Sanitary Sewer

The subject property resides within jurisdiction of the Platte County Regional Sewer District (PCRSB). However, as it exists today, there is currently no nearby public system to connect to; the closest being a 15-inch gravity sewer line from the West Side Pump Station (15854 NW MO-45 Hwy) approximately 1.00 miles away. As a result, the applicant is proposing an onsite treatment lagoon — labeled "non-discharge evaporation pond" on the site plans — with septic tank to service the development.

Waste stabilization lagoons are commonly used for onsite sewer treatment in areas of Missouri where public sewer system connection isn't feasible or too expensive. A lagoon system consists of two components — a septic tank and small earthen pond (typically 3 ft. depth). Wastewater and solids are broken down naturally through photosynthesis, and bacteria releases carbon dioxide which is used by algae in the pond. If properly designed, installed and maintained, lagoon systems can effectively treat wastewater for several decades.

On May 2024, City staff meet with representatives from the PCRSB and Platte County Health Department to discuss the proposed sanitary sewer service for the project. PCRSB staff agreed that their centralized Brush Creek wastewater treatment facility cannot service the development, and stated the proposed onsite treatment lagoon is an amenable solution to function and be maintained privately until PCRSB's public system is extended close enough to connect into the development (likely 20+ years in the future). Additionally, the location of the non-discharge evaporation pond + septic tank will be helpful for a future public service connection, as PCRSB will not need to excavate any underground septic tanks adjacent to any buildings on Lots 1-3. PCRSB is in favor of this solution — construction of an onsite treatment lagoon — which is governed by Missouri state regulations. Missouri Department of Natural Resources (MoDNR) staff is aware of the project, and permitting will be done through MoDNR.

Review and Analysis

The master planned development process is intended for development concepts that require a higher degree of specific planning based on the complexity of the project, the relationship of the site to the context, and the ability to meet or exceed the purpose, intent and objectives of the Development Code through more flexible application of the standards. This preliminary development plan application is the first of two steps through the process which generally looks at: *Public Realm Plan* (e.g., location, streets/circulation, and stormwater management), *Development Plan* (e.g., building types/scales, building design), *Existing Conditions* (e.g., infrastructure, utilities, and vegetation), *Public Input Summary* (e.g., previously adopted plans), *Phasing or Implementation*, and an *Illustrative Plan* (applicable renderings). Parkville Municipal Code, Section 403.040, Subsection C. provides criteria for how the Planning and Zoning Commission shall determine if a preliminary development plan is appropriate. The following are staff's findings and conclusions for the preliminary development plan (Case No. PZ24-14).

- 1. The plan represents an improvement over what could have been accomplished through strict application of otherwise applicable base zoning district standards, based on the goals of the Master Plan, and based upon generally accepted planning and design practice.**

The planned district allows for flexibility in the base zoning standards and for the surrounding area to be development in master planned manner. The planned district allows for an integration of uses in a mixed-use context.

- 2. The benefits from any flexibility in the standards proposed in the plan promote the general public health, safety and welfare of the community, and in particular of the areas immediately near or within the proposed project, and are not strictly to benefit the applicant or a single project.**

The flexibility requested by the applicant does not represent any harm to the general public health, safety, or welfare. Additionally, the flexibility requested does not harm the reasonable use of any nearby properties.

- 3. The benefits from any flexibility in the standards proposed in the plan allow the project to better meet or exceed the intent statements of the base zoning district(s) and the standards proposed to be modified when applied to the specific project or site.**

"The B-2 General Business District provides a wide range of retail, service and employment uses that are not easily integrated with neighborhoods or are at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility. This district should be used generally for commercial and service uses that cannot be easily integrated or in close proximity to neighborhoods." The proposed project will be used for commercial and service uses that cannot be easily integrated into neighborhoods. A B-2 zoning district near an interstate highway meets this intention.

- 4. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the Master Plan and any specific plans to the area.**

Parkville Master Plan

The *Parkville Master Plan* Future Land Use Plan projects Regional Commercial land use for this property. Regional Commercial future land use includes large-scale retail, office, and intensive auto oriented uses at a density of up to a floor to area ratio of 0.25. This

future land use projection is due to the proximity of the development to I-435 and Highway 152, however, less intensive uses may be allowed in a Regional Commercial future land use projection. The land to the north of the subject property is projected as Business Park land use.

5. The plan meets all of the review criteria for a zoning map amendment.

The preliminary development plan is utilizing the existing zoning district. The 2008 Staff Report for rezoning the subject property from “CH” to “B-2” concurs with this analysis.

Staff Conclusion and Recommendation

Staff concludes that with the exceptions noted above, the proposed preliminary development plans: Accomplishes goals of the *Parkville Master Plan*; promotes the general public health, safety and welfare of the community as a result of flexibility from the “B-2-P” Planned General Business District standards; is better able to meet or exceed the intent statement of the base zoning district as a result of flexibility from the “B-2-P” Planned General Business District standards; reflects generally accepted and sound planning and urban design principles with respect to applying the adopted *Parkville Master Plan*; and meets all review criteria for a zoning map amendment.

Staff recommends approval of the preliminary development plan for Parkville Business Park based on the merits of the application and the findings and conclusions in the report, subject to the following conditions:

- Approval by the Planning & Zoning Commission based on the representations of any drawings presented as part of this application does not waive any requirement or development standard contained in the Municipal Code unless modified by the Planned District.
- Prior to Final Development Plan approval, a final plat shall be approved for the subject property.
- The Planning & Zoning Commission shall serve as the final approval authority for Final Development Plan applications in the development.
- Prior to Final Development Plan approval, the applicant shall satisfy the requirements of the Public Works Department for public improvements.
- 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, public comments or any additional information which may be presented during the public hearing. 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 Preliminary Development Plan, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, 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 be forwarded to the Board of Aldermen on June 18, 2024 for final action.

End of Memorandum

A handwritten signature in black ink, appearing to read "Brad Stanton", written over a horizontal line.

Brad Stanton, AICP
Planner

06-07-2024

Date