

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:14 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on August 20, 2024, and was called to order by Mayor Dean Katerndahl. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Tina Welch
Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley
Ward 2 Alderman Bob Bennett
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Michael Lee
Ward 4 Alderman Allyson R. Berberich

Absent:

None

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator/Finance Director
Jeffery Rhodes, Assistant City Administrator
Kevin Chrisman, Police Chief
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
Chris Ashley, Parks & Recreation Project Manager
John Mautino, City Attorney

Mayor Katerndahl led the Board in the Pledge of Allegiance to the Flag of the United States of America.

2. CITIZEN INPUT

A. Presentation by Climate Action KC

Emily Randel, Climate Action KC, provided an overview of Climate Action KC; presentation attached as Exhibit A.

Scott Pondelick, 7910 N. Grandy Avenue, shared his concerns about the dog park and the Parks and Recreation Department.

John Carter, 8650 NW Highway N, thanked staff for fixing the pothole on Bell Road.

3. CONSENT AGENDA

A. Approve the minutes for the August 6, 2024, regular meeting

- B. Approve the minutes for the August 6, 2024, work session
- C. Receive and file the crime statistics for January through June 2024
- D. Approve memorandums of agreement with Park University to conduct an annual supervised deer hunt and permit hunt
- E. Approve a temporary resort with Sunday sales liquor license for Prima Facie, a new restaurant to be located at 12 E. First Street

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WASSMER TO APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTIONS, AS PRESENTED.

RESULT: MOTION PASSED 8-0.

4. ACTION AGENDA

- A. **Hold a public hearing and approve the first and second reading of Bill No. 3292, an ordinance to approve the 2024 property tax levy for fiscal year 2025**

Deputy City Administrator Bryan Kidney stated that the amount of the assessed valuation was determined by the Platte County Assessor and the tax levy was based on the valuation. A public hearing and adoption of an ordinance setting the tax levy was due annually by September 1. Kidney noted that the re-evaluation went down slightly, but the new construction had increased and, as a result, the mill levy would increase because of the new construction valuation. He added that the general temporary levy was approved by voters in 2004 for city hall and other capital improvements and it would expire at the end of 2025.

Mayor Katerndahl opened the public hearing to public comments. Hearing none, he closed the public hearing.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3292, AN ORDINANCE LEVYING A TAX OF \$0.6068 ON ALL TAXABLE PROPERTY IN THE CITY OF PARKVILLE FOR FISCAL YEAR 2025, ON FIRST READING.

RESULT: MOTION PASSED 7-1 (LEE OPPOSED).

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3292, AN ORDINANCE LEVYING A TAX OF \$0.6068 ON ALL TAXABLE PROPERTY IN THE CITY OF PARKVILLE FOR FISCAL YEAR 2025, ON SECOND READING TO BECOME ORDINANCE NO. 3225.

RESULT: MOTION PASSED 7-1.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, ALLYSON R.

BERBERICH

NOES: MICHAEL LEE

ABSTAIN: NONE

B. **Approve the first and second reading of Bill No. 3293, an ordinance to amend Parkville Municipal Code sections 700.070, 703.020, 703.040, and 703.050 related to sewer billing**

City Administrator Alexa Barton said that the proposed ordinance was discussed at the work session and noted that staff worked with the Platte County Regional Sewer District to review and merge the City and County codes and procedures.

Public comments were provided by John Carter, 8650 NW Highway N.

Discussion focused on the proposed amendment regarding sewer connections in areas that did not have sanitary sewer.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3293, AN ORDINANCE AMENDING SECTIONS 700.070, 703.020, 703.040, AND 703.050 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE, MISSOURI RELATED TO SEWER BILLING, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3293, AN ORDINANCE AMENDING SECTIONS 700.070, 703.020, 703.040, AND 703.050 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE, MISSOURI RELATED TO SEWER BILLING, ON SECOND READING TO BECOME ORDINANCE NO. 3226.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: NONE

ABSTAIN: NONE

C. **Approve the first and second reading of Bill No. 3294, an ordinance amending Ordinance No. 3213 to approve an agreement with the Platte County Regional Sewer District for utility billing services**

City Administrator Alexa Barton stated that the proposed ordinance was an amendment to the original agreement with the Platte County Regional Sewer District for operation and

maintenance of the City's sewer system to add sewer utility billing services. She added that when the agreement was originally written, sewer utility billing was referenced.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3294, AN ORDINANCE AMENDING ORDINANCE NO. 3213 APPROVING THE FIRST AMENDMENT TO THE SERVICE AGREEMENT WITH THE PLATTE COUNTY REGIONAL SEWER DISTRICT TO PROVIDE UTILITY BILLING SERVICES, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3294, AN ORDINANCE AMENDING ORDINANCE NO. 3213 APPROVING THE FIRST AMENDMENT TO THE SERVICE AGREEMENT WITH THE PLATTE COUNTY REGIONAL SEWER DISTRICT TO PROVIDE UTILITY BILLING SERVICES, ON SECOND READING TO BECOME ORDINANCE NO. 3227.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: NONE

ABSTAIN: NONE

D. **Approve the strategic plan of the Diversity and Inclusion Commission (postponed from August 6 meeting)**

Mayor Katerndahl stated that there was an interest in postponing items 4D and 4E to the Board of Aldermen meeting on October 1.

Alderman Whitley, Board liaison to the Diversity and Inclusion Commission, said that questions were raised and the Commission would discuss finalizing the strategic plan and calendar at their meeting on September 9.

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO POSTPONE THE ITEM TO OCTOBER 1.

RESULT: MOTION PASSED 8-0.

E. **Approve a calendar of inclusive holidays, celebrations, proclamations, and recognitions, as recommended by the Diversity and Inclusion Commission (postponed from August 6 meeting)**

ACTION: IT WAS MOVED BY ALDERMAN WHITLEY AND SECONDED BY ALDERMAN WYLIE TO **POSTPONE THE ITEM TO OCTOBER 1.**

RESULT: MOTION PASSED 8-0.

F. **Approve the first and second reading of Bill No. 3295, an ordinance to approve supplemental agreements with the Missouri Highways and Transportation Commission to amend the project schedule of the previously approved Surface Transportation Block Grant Program and Governor's Transportation Cost Share agreements to utilize federal funding for the Route 9 Corridor Complete Streets Improvements project**

Community Development Director Stephen Lachky stated that in 2023, the City was awarded approximately \$5 million in federal and state grants for improvements to Route 9 downtown. Agreements were approved in May 2023 with a specific schedule, but since that time the voters passed the use tax to help fund the project and the City had a verbal commitment from Platte County for additional funding. Due to a six-month delay, the consultant, George Butler Associates, recommended that the deadlines be modified in both agreements with the Missouri Department of Transportation to provide the City with more flexibility for the project.

ACTION: IT WAS MOVED BY ALDERMAN DOUGLAS AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3295, AN ORDINANCE APPROVING SUPPLEMENTAL AGREEMENTS TO AMEND THE PROJECT SCHEDULE OF THE PREVIOUSLY APPROVED MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION SURFACE TRANSPORTATION BLOCK GRANT PROGRAM AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GOVERNOR'S TRANSPORTATION COST SHARE AGREEMENTS FOR UTILIZING FEDERAL FUNDING FOR THE ROUTE 9 CORRIDOR COMPLETE STREETS IMPROVEMENTS PROJECT ON MO-9 HIGHWAY, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3295, AN ORDINANCE APPROVING SUPPLEMENTAL AGREEMENTS TO AMEND THE PROJECT SCHEDULE OF THE PREVIOUSLY APPROVED MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION SURFACE TRANSPORTATION BLOCK GRANT PROGRAM AND MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GOVERNOR'S TRANSPORTATION COST SHARE AGREEMENTS FOR UTILIZING FEDERAL FUNDING FOR THE ROUTE 9 CORRIDOR COMPLETE STREETS IMPROVEMENTS PROJECT

ON MO-9 HIGHWAY, ON SECOND READING TO BECOME ORDINANCE NO. 3228.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: NONE

ABSTAIN: NONE

G. Approve the first and second reading of Bill No. 3296, an ordinance amending Parkville Municipal Code Title IV to create Chapter 411 to establish a cohesive set of architectural design standards - Case No. PZ 2024-15

Community Development Director Stephen Lachky said that the proposed ordinance was a formal text amendment related to architectural design standards. The Board of Aldermen held a joint work session with the Planning and Zoning Commission on June 4, 2024, and since that time, staff contacted developers to discuss material selections.

Chris Shires, Confluence, provided an overview of the proposed text amendments and the changes made since the work session; presentation attached as Exhibit B.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3296, AN ORDINANCE AMENDING TITLE IV OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE, MISSOURI, CREATING CHAPTER 411 TO ESTABLISH A COHESIVE SET OF ARCHITECTURAL DESIGN STANDARDS FOR THE CITY AND CORRECTING THE NAMED POSITION IN SECTION 411.80 TO THE DIRECTOR OF COMMUNITY DEVELOPMENT, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3296, AN ORDINANCE AMENDING TITLE IV OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE, MISSOURI, CREATING CHAPTER 411 TO ESTABLISH A COHESIVE SET OF ARCHITECTURAL DESIGN STANDARDS FOR THE CITY AND CORRECTING THE NAMED POSITION IN SECTION 411.80 TO THE DIRECTOR OF COMMUNITY DEVELOPMENT, ON SECOND READING TO BECOME ORDINANCE NO. 3229.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB

BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE,
ALLYSON R. BERBERICH

NOES: NONE

ABSTAIN: NONE

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Accounts Payable

Per RSMo. 79.300, the accounts payable report outlining payments processing for payroll, contractual, commodities, equipment and all obligations of the City was included in the agenda packet.

2. City Hall Closed September 2, 2024 - Labor Day

B. Police Department

Police Chief Kevin Chrisman said the annual Back to School Program helped 14 kids from seven families.

C. Community Development

1. Development Updates

Community Development Director Stephen Lachky stated that the Planning and Zoning Commission would consider the Thousand Oaks 25th Plat and an overview of the Sign Code in September. He added that the developer of Platte 38 was finishing up on their punchlist for the infrastructure improvements.

D. Public Works

Assistant City Administrator Jeffery Rhodes provided Public Works updates, noting that Sanctuary at Riss Lake, Platte 38 and Woods at Creekside 4th Plat were nearing completion and construction was anticipated by the end of the year; Parkville, with Riverside and the Mid-America Regional Council, would host a household hazardous waste collection event in Platte Landing Park on September 7; new asphalt was laid on Lewis Street and Clark Avenue, as well as multiple areas around the city; Google was laying fiber at the Reserve at Riss Lake and would then move to Pinecrest and Spire was coming into Parkville and would do work in Riss Lake; and the water main break downtown was repaired, earlier than expected.

E. Parks & Recreation

Parks and Recreation Director Brittanie Propes said that the summer intern, Sam Brusven,

created a map of the memorial trees and benches throughout the city, which was integrated into GIS and would be helpful for historical data and identify future growth and expansion; two additional dates were confirmed for Symphony in the Park; and Ghost Stories and Pumpkin Carving event planning had begun.

To address concerns raised during Citizen Input, Propes stated that the personal items left at the dog park were considered litter and were picked up daily; the pools that were left were part of the drainage issue, which was the reason they were removed; dog drinking bowls would be installed to alleviate the drainage issue; the dog park rules were removed because they were vandalized and staff was reviewing the policies to make changes to the rules; and any reports that were submitted were addressed immediately after they were received.

6. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

Alderman Bennett said the Veterans Committee was excited to see the progress at the Veterans Memorial and a date for a ceremony would be set in the future. He also said that the Parkville Living Center scheduled a fundraiser at Riss Lake on August 22.

Alderman Welch said that the Parkville Area Chamber and EDC would have a cornhole tournament and they were looking for sponsors and participants. She added that they had the 2nd Annual Margarita-Off scheduled for September 17.

7. UPCOMING MEETINGS

8. EXECUTIVE SESSION

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO ENTER INTO EXECUTIVE SESSION TO DISCUSS ATTORNEY-CLIENT MATTERS PURSUANT TO RSMO 610.021(1).

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, ALLYSON R. BERBERICH

NOES: NONE

ABSTAIN: NONE

The Board entered the executive session at 9:28 p.m. At 10:10 p.m., the Board reconvened in open session. Mayor Katerndahl stated that no action was taken at the executive session.

9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 10:10 p.m.

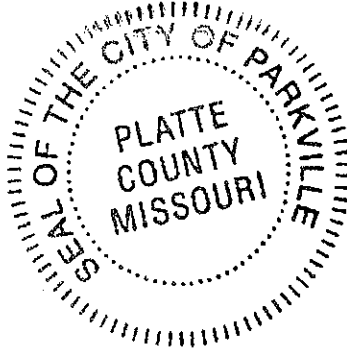
MINUTES OF THE BOARD OF ALDERMEN REGULAR MEETING OF AUGUST 20, 2024

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The minutes for August 20, 2024, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the third day of September 2024.

Submitted by:


City Clerk Melissa McChesney





Summer 2024 Updates

Presentation to Local
Government Partners



Executive Board

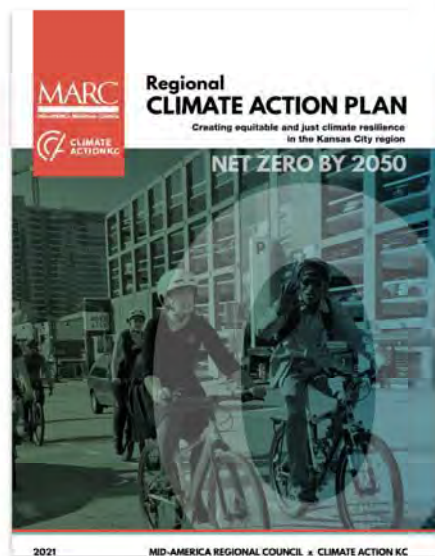


Climate Leaders





Climate Action Playbook



Johnson County
 Merriam
 Mission
 Overland Park
 Prairie Village
 Roeland Park
 Unified Government
 Westwood
 Westwood Hills
 Gladstone
 Jackson County
 Kansas City
 North Kansas City
 Riverside
 Parkville
 Smithville



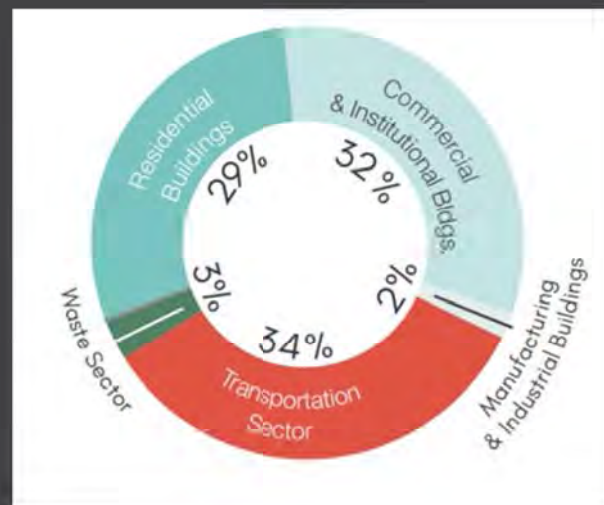
Climate Action Plan

- **2035** - Municipal Government
- **2040** - Buildings
- **2050** - Economy-wide



Net Zero Kansas City Region

63%
FROM BUILDINGS
SECTOR



Resource for Building



BUILDING TRANSFORMATION FORUM

Financing Sustainable Development in the Kansas City Region

Presented in partnership with:





Kansas City



WEDNESDAY, JUNE 26, 8:00 AM
KANSAS CITY, MISSOURI
USGBC.ORG/EVENTS





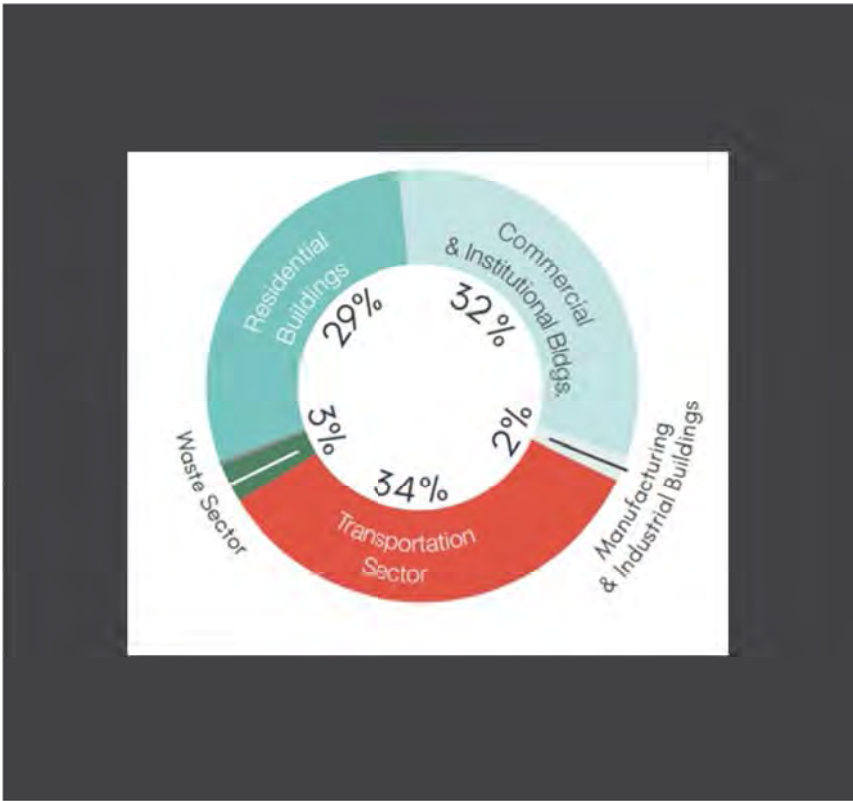


CLIMATE ACTION KC



34%

FROM
TRANSPORTATION
SECTOR



Plug-In KC



Join Us:
THURSDAY AUGUST 15
4:30PM - 6:00PM

BLACK & VEATCH
11401 Lamar Ave, Overland Park KS

Networking: 4:30pm-5:00pm
Presentation: 5:00pm-6:00pm

DID YOU KNOW?

Billions of dollars are being invested in our region for EV and EV infrastructure. This event will celebrate this historic investment and will discuss how our region can grow even further with the EV economy. Join us!



Climate Action Summit



- Summit Planning Underway
- Spring 2025
- Important touch point for our region



Local Government Peer Workshop



- Sharing ideas
- Collaboration
- Offering resources



Projects Coming Up

Climate Plans Policy Recommendations (Westwood, Mission, PV)

GHG Inventory (Roeland Park, OP)

Codes (Westwood, Mission, KCK, Parkville, PV)

E-Bikes (Mission, Roeland Park)

Methane to Energy Study (Lee's Summit)

Solar energy installs or solar feasibility (KCMO, JoCo)

Multi-Modal Transit (NKC, Westwood, KCK)

Food Waste Communications (KCMO)

Building Upgrades (PV, JoCo)

CO19 Sewer Separation (KCK)

EV Charging Stations/Fleet Assessment (RP, Mission, JoCo*, NKC)

Urban Heat Study (NKC)

Urban Forest Plan (OP)

Blue River Work (KCMO)

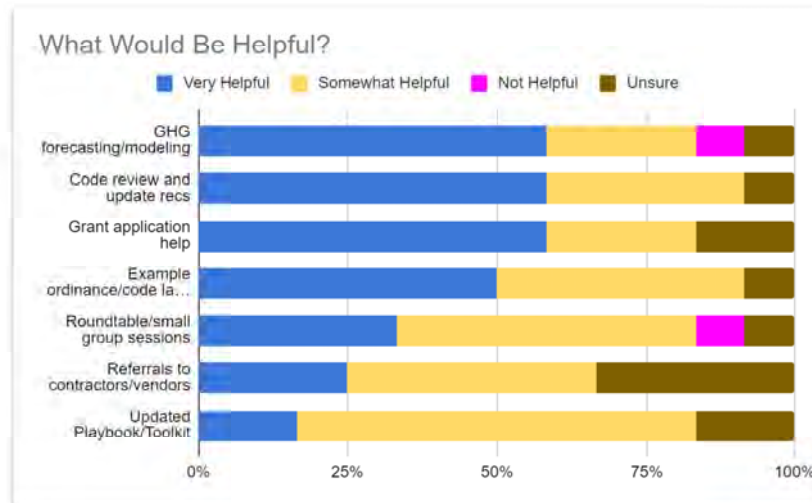
Solid Waste Study (OP)

Landscape Regulations (Merriam)

Street light transition (Merriam)



What City Staff Need and Want



Takeaways for Cities

- Upcoming events
- Refreshed resources
- Greater coordination
- Future collaboration



Thank you

Contact CAKC:

Emily Randel – emily@climateactionkc.com

Hillary Parker Thomas – hillary@climateactionkc.com

Jeremy Knoll – jeremy@climateactionkc.com





CONFLUENCE

Planning and Zoning
Commission

ARCHITECTURAL DESIGN STANDARDS

Parkville, Missouri

August 13, 2024

CONFLUENCE



Presentation Outline

- ☐ **Process Overview**
- ☐ **Draft Architectural Design Standards**
- ☐ **Questions**
- ☐ **Next Steps**

Process Overview

Major Meeting Dates

- P&Z Steering Committee Kick-Off Meeting – October 10, 2023
- Public Input Website – October 2023 thru January 2024
- Preliminary Draft Review Workshop – January 9, 2024
- Final Draft Review Workshop – May 14, 2024
- Joint Board and P&Z Workshop – June 4, 2024

Architectural Design Standards

New Chapter 411. Architectural Design Standards

- ❑ Section 411.10 Statement Of Intent
- ❑ Section 411.20 Applicability
- ❑ Section 411.30 Exceptions
- ❑ Section 411.40 Definitions
- ❑ Section 411.50 General Provisions
- ❑ Section 411.60 Building Exterior Finish Materials
- ❑ Section 411.70 Standards By Building Type
- ❑ Section 411.80 Submittal Requirements

Chapter 411. Architectural Design Standards

Major Components

- ❑ **Applicability:** new buildings and additions of 20% or more
- ❑ **Exceptions:** maintenance and repair
- ❑ **General Provisions:**
 - Building facadism prohibited
 - Application of brick and stone standards
 - Painting of brick and stone prohibited
 - EIFS not allowed within the first 10 ft and no more than 30% visible from public street
 - Thin brick and stone veneer application standards
 - Buildings to have a base, body, and top
- ❑ **Commercial Storefronts**
 - Windows and doors required for 50% of commercial storefronts
 - Roll-up security grills prohibited along the exterior of commercial storefronts
 - Garage doors and service doors should not be along commercial storefront

Chapter 411. Architectural Design Standards

Major Components

- ❑ **Other requirements**
 - Use of trim, lintels, and sills, soffits, overhangs, and cornices – except when not architecturally appropriate
 - Shutters to appear functional and in scale with window openings
 - Awnings and canopies must be functional and in scale (*exterior rated fabric may be utilized on retractable awnings and canopies*)
- ❑ **Rooftop and building mounted HVAC equipment screening required**
- ❑ **Detached Houses and Duplexes:** no specific requirements
- ❑ **Old Town District (OTD) zoning district's separate architectural regulations still apply**
- ❑ **Building Exterior Finish Materials:** new table on classification of exterior materials and table on minimum requirements

Section 411.60 - Building Exterior Finish Materials

Major Components

- Table of **Exterior Finish Materials**

4 classes of materials by categories:

- **Masonry**
- **Stone**
- Concrete Masonry Units
- Concrete
- Metal
- Glass
- Other Materials
- Roofing Materials

Material Class 1-4 Scale: Class 1 is the top-quality, very durable and Class 4 is the lower-quality, less durable materials

Table 411-1: Exterior Finish Materials					
	Class 1	Class 2	Class 3	Class 4	Definitions
Masonry					
Brick veneer, fired clay	X				Fired clay brick, full-veneer masonry wall system
Brick veneer (thin), fired clay		X			Thin veneer fired clay brick adhered to a wall surface or wall anchoring system, with the appearance of full brick
Brick paneling, fired clay		X			Prefabricated panels of thin veneer fired clay brick
Brick veneer, synthetic			X		Synthetic bricks adhered to wall surface or wall anchoring system
Brick paneling, synthetic			X		Prefabricated panels of synthetic brick adhered to a wall surface or wall anchoring system
Terracotta rainscreen panels	X				Fired clay panels with a rainscreen wall anchoring system
Stone					
Stone veneer, natural	X				Genuine stone, full-veneer masonry wall system
Stone paneling, natural		X			Prefabricated panels of genuine stone adhered to wall surface or wall anchoring system
Stone veneer, synthetic			X		Synthetic stone adhered to wall surface or wall anchoring system (also referred to as cultured stone)
Stone paneling, synthetic			X		Prefabricated panels of synthetic stone adhered to a wall surface or wall anchoring system (also referred to as cultured stone)

Section 411.60 - Building Exterior Finish Materials

Major Components

- New table of **Exterior Finish Materials Table**

4 classes of materials by categories:

- Masonry
- Stone
- **Concrete Masonry Units**
- **Concrete**
- Metal
- Glass
- Other Materials
- Roofing Materials

	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete Masonry Units					
Cast Stone	X				A highly refined architectural precast concrete masonry unit intended to simulate natural-cut stone.
Burnished/ground-faced block		X			Concrete modular blocks, smooth finish with large aggregates visible or polished finish and with mortared joints.
Patterned or shaped block			X		Concrete modular blocks, face surface has pattern or shape, not flat, and with mortared joints.
Split-faced block			X		Concrete modular blocks, rough, split-faced finish, and with mortared joints.
Plain, flat-faced block				X	Concrete modular blocks, plain, flat finish, and with mortared joints.
Concrete					
Architectural quality precast concrete panels	X				Highest finish precast concrete panels, textured or burnished, and integrally colored - not painted.
Cast-in-place concrete, board formed or decorative form liner		X			Architecturally designed cast-in-place concrete with a high-quality patterned or textured surface created by board forms or decorative concrete form liners.
Cast-in-place concrete, plain			X		Textured or smooth finish, may be painted.
Site cast and precast concrete panels				X	Site cast and precast concrete panels, plain, smooth finish, may be painted.

Section 411.60 - Building Exterior Finish Materials

Major Components

- New table of **Exterior Finish Materials Table**

4 classes of materials by categories:

- Masonry
- Stone
- Concrete Masonry Units
- Concrete
- **Metal**
- **Glass**
- Other Materials
- Roofing Materials

	Class 1	Class 2	Class 3	Class 4	Definitions
Metal					
Architectural quality, composite metal wall panel systems	X				High quality insulated metal panels for decorative surface application, such as Alucobond panel systems.
Architectural quality metal wall panel systems, concealed fastening		X			High quality metal panels for decorative surface application with concealed fasteners, such as Firestone Delta.
Architectural quality metal wall panel systems, exposed fastening			X		High quality metal panels for decorative surface application with exposed fasteners, such as Firestone Omega.
Metal (panels, siding, and trim)				X	Standard, non-insulated, metal siding and panels, galvanized, painted or coated for exterior application.
Glass					
Clear glass (windows, doors, curtain walls, paneling systems)	X				Clear glass with at least a 70% light transmittance no visible reflective coating, coloring, or other covering (not including low-e or UV coatings or treatments).
Glass blocks			X		Hollow translucent block of varying shapes and sizes made entirely from glass. Also, known as glass brick.
Mirrored glass				X	Glass with a reflective or mirrored coating or finish.
Opaque or tinted glass (including color applied)		X			Glass with a tinted or colored coating or finish or otherwise treated to produce a tint that reduces its opacity.
Spandrel Glass	X				Opaque glass panels with a fire-fused ceramic frit paint, typically used between vision areas of windows to conceal structural columns floors and shear walls.
Fritted or Frosted Glass		X			Glass fused with colored particles or ink.

Section 411.60 - Building Exterior Finish Materials

Major Components

- New table of **Exterior Finish Materials Table**

4 classes of materials by categories:

- Masonry
- Stone
- Concrete Masonry Units
- Concrete
- Metal
- Glass
- **Other Materials**
- Roofing Materials

	Class 1	Class 2	Class 3	Class 4	Definitions
Other Materials					
Architectural quality fiber cement wall panels textured to resemble stone or metal	X				The highest quality fiber cement wall panel systems textured to resemble stone or metal with concealed fasteners – such as <i>Nichiha</i>
Stucco, genuine	X				Traditional Portland cement-based stucco applied in 3 coats over a solid surface
Wood (panels and siding)				X	Authentic hardwood or exterior rated, rot-resistant wood paneling and siding
Cement fiber board (siding)		X			Cement siding reinforced with cellulose fibers, such as <i>HardiePlank</i>
Cement fiber board (panels)		X			Cement panels reinforced with cellulose fibers, such as <i>HardiePanel</i>
Exterior Insulation and Finish System (EIFS)			X		Polystyrene foam covered with a synthetic stucco, water-managed and exterior rated
Composite wood (panels, siding, and trim)			X		Composite or other synthetic wood types, such as <i>LP SmartSide</i>
Vinyl and PVC (panels, siding, and trim)				X	Exterior siding and trim that is made from a synthetic resin or plastic - minimum thickness 0.46 mm
Ceramic		X			Ceramic tile adhered to a wall surface or wall anchoring system
Translucent wall panel systems				X	Panels or blocks, typically hollow, made of translucent polycarbonate material – such as <i>Kalwall</i>
Fabric					(not permitted)

Section 411.60 - Building Exterior Finish Materials

Major Component

- New table of **Exterior Finish Materials Table**

4 classes of materials by categories:

- Masonry
- Stone
- Concrete Masonry Units
- Concrete
- Metal
- Glass
- Other Materials
- **Roofing Materials**

	Class 1	Class 2	Class 3	Class 4	Definitions
Roofing Materials					
Standing Seam Metal		X			Vertically run or horizontal-Bermuda style metal panels connected within interlocking raised seams
Metal roof panel system		X			High quality metal panels designed for roof application including metal shingles
Metal panel		X			Standard metal roof panels, designed for roof application
Slate	X				Natural stone tiles (or shingles) cut from slate, traditionally applied in an overlapping pattern
Tile	X				Fired clay, ceramic, or concrete roofing tiles applied in an overlaying pattern
Synthetic or composite slate		X			Molded plastic to mimic the appearance of slate tiles
Green roof	X				Low-slope roof covered with roof-top plants in a designed roof-top planting system
Simulated metal roofing		X			Membrane roofing system designed with the appearance of a standing seam metal roof
Membrane or ballast (not visible)		X			Typical roofing materials for low-slope roofs and is not visible from any adjacent public or private street or residential developed or zoned properties
Membrane or ballast (visible)				X	Typical roofing materials for low-slope roofs
Wood shake shingles				X	Shingle shakes constructed of rot resistance wood, such as cedar
Asphalt shingles (laminated or dimensionally)		X			Asphalt shingles constructed with a heavy base mat and multiple adhered layers to provide a thicker, dimensional appearance - also known as laminated architectural shingles
Asphalt shingles (3-tab)				X	Asphalt shingles constructed with a single layer of material and 3 cut shingle "tabs"
Glass roofing	X				A roof constructed of glass panels or glass tiles within a glass framing system - also known as a roof glazing system
Fabric			X		Exterior rated fabric designed for application in a canopy or roofing system

Section 411.70 - Standards By Building Type

Major Components

New table of **Building Design Standards by Building Type**

- **Single Family Residential**
- **Attached Residential**
- **Multi-Family Residential**
- Non-Residential Buildings in a Residential Zoning District
- Commercial/Retail Buildings
- Office and Civic Buildings
- Mixed-Use Buildings
- Downtown Buildings
- Light Industrial Buildings
- Heavy Industrial Buildings

Building Type	Facade Materials	Facade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Single Family Residential	Class 1, 2, 3, or 4 building materials.					Roofs of minimum 4:12 pitch, except as appropriate based on architectural style.
Attached Residential	Each primary facade shall have no less than 3 different Class 1 or 2 building materials.	The primary facade of each individual unit dwelling must have a change in the wall plane and/or a change in the exterior material type, texture, and/or color to differentiate it from the adjoining units.				Roofs of minimum 4:12 pitch, except as appropriate based on architectural style. Class 1, 2, or 3 roofing materials.
Multi-Family Residential	Each primary facade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 50% of the facade area. Each secondary facade shall have no less than 3 different Class 1, 2, or 3 building materials. Class 4 facade materials shall not exceed 5% of any primary or secondary facade area.	No primary facade shall exceed 80 feet in length without interruption by one or more of the following architectural features: - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements.	Elevated and open walkways and stairways are prohibited. All main building entries must be covered by a projection from facade or recessed.		If visible from a public street, overhead doors shall be recessed a minimum 4ft. from building facade line and architecturally treated with glass windows, archways, columns, canopies and overhangs.	Class 1, 2, or 3 roofing materials.

Section 411.70 - Standards By Building Type

Major Components

New table of **Building Design Standards by Building Type**

- **Single Family Residential**
- **Attached Residential**
- **Multi-Family Residential**
- **Non-Residential Buildings in a Residential Zoning District**
- Commercial/Retail Buildings
- Office and Civic Buildings
- Mixed-Use Buildings
- Downtown Buildings
- Light Industrial Buildings
- Heavy Industrial Buildings

Building Type	Facade Materials	Facade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Non-Residential Buildings in a Residential Zoning District	Each primary facade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 50% of the facade area. Each secondary facade shall have no less than 3 different Class 1, 2, or 3 building materials. Class 4 facade materials shall not exceed 5% of any primary or secondary facade area.	No primary facade shall exceed 80 feet in length without interruption by one or more of the following architectural features: - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements.	All main building entries must be covered by a projection from facade or recessed.	At least one street-facing building facade and the facade containing the main building entry, if different from the street facade, shall consist of no less than 40% clear glass fenestrations within the pedestrian view zone.	If visible from a public street, overhead doors shall be recessed a minimum 4ft. from building facade line and architecturally treated with glass windows, archways, columns, canopies and overhangs.	Class 1, 2, or 3 roofing materials.

Pedestrian View Zone: the 8-foot-tall area of a building facade that is between 2 feet and 10 feet above the adjacent sidewalk or ground level.

Section 411.70 - Standards By Building Type

Major Components

New table of **Building Design Standards by Building Type**

- Single Family Residential
- Attached Residential
- Multi-Family Residential
- Non-Residential Buildings in a Residential Zoning District
- **Commercial/Retail Buildings**
- Office and Civic Buildings
- Mixed-Use Buildings
- Downtown Buildings
- Light Industrial Buildings
- Heavy Industrial Buildings

Building Type	Façade Materials	Façade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Commercial/Retail Buildings	Each primary façade shall have no less than 3 different Class 1 or 2 building materials, together comprising at least 50% of the façade area. Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials. Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.	No building shall be less than 18 feet in height. No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features: - Projection or recess in the wall plane of at least two (2) feet in depth - Columns, piers, pilasters or other equivalent structural and/or decorative elements	All main building entries must be covered by a projection from façade or recessed.	At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 50% clear glass fenestrations within the pedestrian view zone.	If visible from a public street, overhead doors shall be recessed a minimum 4ft. from building façade line and architecturally treated with glass windows, archways, columns, canopies and overhangs.	Class 1, 2, or 3 roofing materials.

Pedestrian View Zone: the 8-foot-tall area of a building façade that is between 2 feet and 10 feet above the adjacent sidewalk or ground level.

Section 411.70 - Standards By Building Type

Major Components

New table of **Building Design Standards by Building Type**

- Single Family Residential
- Attached Residential
- Multi-Family Residential
- Non-Residential Buildings in a Residential Zoning District
- Commercial/Retail Buildings
- **Office and Civic Buildings**
- Mixed-Use Buildings
- Downtown Buildings
- Light Industrial Buildings
- Heavy Industrial Buildings

Building Type	Façade Materials	Façade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Office and Civic Buildings	Each primary façade shall have no less than 3 different Class 1 or 2 building materials, together comprising at least 50% of the façade area. Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials. Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.	No building shall be less than 18 feet in height. No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features: - Projection or recess in the wall plane of at least two (2) feet in depth - Columns, piers, pilasters or other equivalent structural and/or decorative elements	All main building entries must be covered by a projection from façade or recessed.	At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 40% clear glass fenestrations within the pedestrian view zone.	If visible from a public street, overhead doors shall be recessed a minimum 4ft. from building façade line and architecturally treated with glass windows, archways, columns, canopies and overhangs.	Class 1, 2, or 3 roofing materials.

Pedestrian View Zone: the 8-foot-tall area of a building façade that is between 2 feet and 10 feet above the adjacent sidewalk or ground level.

Section 411.70 - Standards By Building Type

Major Components

New table of **Building Design Standards by Building Type**

- Single Family Residential
- Attached Residential
- Multi-Family Residential
- Non-Residential Buildings in a Residential Zoning District
- Commercial/Retail Buildings
- Office and Civic Buildings
- **Mixed-Use Buildings**
- Downtown Buildings
- Light Industrial Buildings
- Heavy Industrial Buildings

Building Type	Façade Materials	Façade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Mixed-Use Buildings	Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 50% of the façade area. Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials. Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.	No building shall be less than 24 feet in height. No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features: - Projection or recess in the wall plane of at least two (2) feet in depth - Columns, piers, pilasters or other equivalent structural and/or decorative elements	All main building entries must be covered by a projection from façade or recessed.	At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 50% clear glass fenestrations within the pedestrian view zone.	Overhead doors shall not face a public street, except for full-glass doors designed to open into a restaurant or bar seating area or a retail or office space.	Class 1, 2, or 3 roofing materials.

Pedestrian View Zone: the 8-foot-tall area of a building façade that is between 2 feet and 10 feet above the adjacent sidewalk or ground level.

Section 411.70 - Standards By Building Type

Major Components

New table of **Building Design Standards by Building Type**

- Single Family Residential
- Attached Residential
- Multi-Family Residential
- Non-Residential Buildings in a Residential Zoning District
- Commercial/Retail Buildings
- Office and Civic Buildings
- Mixed-Use Buildings
- **Downtown Buildings**
- Light Industrial Buildings
- Heavy Industrial Buildings

Building Type	Façade Materials	Façade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Downtown Buildings	Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 75% of the façade area. Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials. Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.	No building shall be less than 24 feet in height. No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features: - Projection or recess in the wall plane of at least two (2) feet in depth - Columns, piers, pilasters or other equivalent structural and/or decorative elements	The main entry shall be in a street facing façade. The main building entries must be covered by a projection from façade or recessed. Pedestrian scale awnings or canopies are encouraged.	The street-facing building façade containing the main building entry shall consist of no less than 75% clear glass fenestrations within the pedestrian view zone.	Overhead doors shall not face a public street, except for full-glass doors designed to open into a restaurant or bar seating area or a retail or office space.	Class 1, 2, or 3 roofing materials Roofs should generally be low-slope style and not visible from a public street.

Section 411.70 - Standards By Building Type

Major Components

New table of **Building Design Standards by Building Type**

- Single Family Residential
- Attached Residential
- Multi-Family Residential
- Non-Residential Buildings in a Residential Zoning District
- Commercial/Retail Buildings
- Office and Civic Buildings
- Mixed-Use Buildings
- Downtown Buildings
- **Light Industrial Buildings**
- **Heavy Industrial Buildings**

Building Type	Facade Materials	Facade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Light Industrial Buildings	Each primary facade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 25% of the facade area. Class 4 facade materials shall not exceed 5% of any primary facade area.	No primary facade shall exceed 100 feet in length without interruption by one or more of the following architectural features: - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements.				Class 1, 2, or 3 roofing materials.
Heavy Industrial Buildings	Class 1, 2, 3, or 4 building materials.					Class 1, 2, 3, or 4 roofing materials.

Section 411.80. - Submittal Requirements

Major Components

☐ Submittal requirements for development applications

- Elevations with dimensions of all sides of existing and proposed buildings, including roof mechanical equipment, vents, chimneys, or other projecting items above the roof line.
- Color renderings for all primary building facades with detailed exterior descriptions, including type and color of all exterior building materials, awnings, exterior lighting, mechanical screening material, fencing, metal flashing and the like.
- A display board affixed with representative examples of exterior building and finish materials and color palettes (24"x36" board or similar size to accommodate samples). Each material shall be labeled corresponding with the notations on the submitted building elevations and color renderings.
- Heating, air conditioning and ventilating and electrical equipment heights, locations and screening materials and cross sections as may be necessary to prove screening of mechanical equipment.
- Detailed cut sheets of all proposed exterior light fixtures and an exterior lighting photometric plan (larger / sensitive sites).
- Elevations and dimensions of all existing or proposed solid waste and recycling enclosures / containment areas.

Draft Guidelines – Results to Date



INITIAL CONCEPT



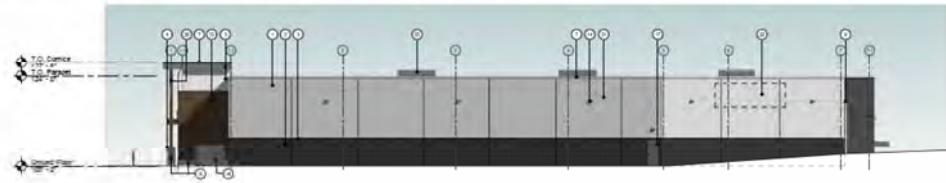
Draft Guidelines – Results to Date



REVISED CONCEPT

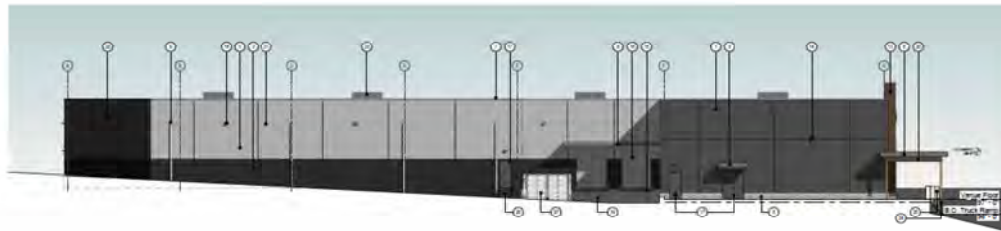


Draft Guidelines – Results to Date

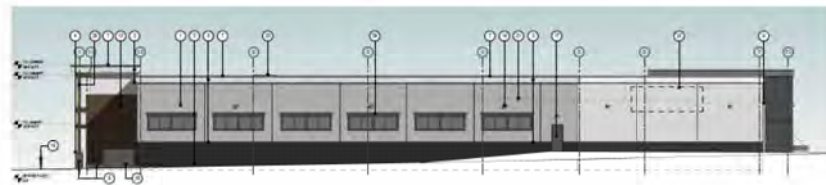


INITIAL CONCEPT

East Elevation
100' x 100'



Draft Guidelines – Results to Date



REVISED CONCEPT



Draft Guidelines – Results to Date



west elevation rendering



INITIAL CONCEPT



northwest elevation rendering



southwest elevation rendering

Draft Guidelines – Results to Date



west elevation rendering



REVISED CONCEPT



northwest elevation rendering



southwest elevation rendering

Questions and Next Steps

Next Steps

- Board of Aldermen Meeting - August 20, 2024