



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, October 8, 2024 5:30 PM
City Hall Board Room

- 1. Call to Order**
- 2. Roll Call**
- 3. General Business**
 - A. Approval of the October 8, 2024, regular meeting agenda.
 - B. Approve the minutes for the September 10, 2024, regular meeting.
 - C. Proclamation for National Community Planning Month
- 4. Unfinished Business**
- 5. Public Hearing**
- 6. Regular Business**
 - A. Application for Subdivision - Preliminary Plat for Thousand Oaks 26th Plat. (Case No. PZ24-24) *David Barth, Forest Park Development, Applicant.*
 - B. Request for mural to be painted on the wall of the 8 East St. building in the downtown alleyway between Main St. and East St. (Case No. PZ24-26) *Downtown Parkville Alley Design Committee, Applicant.*
- 7. Other Business**
 - A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, October 15 and November 5 at 7:00 p.m.
 - Board of Zoning Adjustments Meeting: Awaiting Application
 - Planning & Zoning Commission Regular Meeting: Tuesday, November 12 at 5:30 p.m.
- 8. Adjournment**

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, September 10, 2024 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Chair Wright called the meeting to order at 05:31 PM.

2. Roll Call

Commissioners Present:

Barbara Wassmer
R. Douglas Krtek
Spencer Keesee
Andrew Barchers
Gareld Butler
Jackson Kutey
Michael Wright

Absent:

Walt Lane
Timothy Cahill

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner
John Mautino, City Attorney

3. General Business

A. Approval of the September 10, 2024, regular meeting agenda.

ACTION: R. Douglas Krtek moved to approve, Barbara Wassmer seconded. Motion : 7-0.

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

NOES: None

ABSTAIN: None

B. Approve the minutes for the August 13, 2024, regular meeting

ACTION: Gareld Butler moved to approve, Jackson Kutey seconded. Motion : 7-0.

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

NOES: None

ABSTAIN: None

4. Unfinished Business

5. Public Hearing

6. Regular Business

- A. Application for Subdivision - Final Plat for Thousand Oaks 25th Plat. (Case No. PZ24-22) *David Barth, Forest Park Development, Applicant.*

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, presented an overview of the project. The final plat application is for Thousand Oaks 25th Plat, a 45.58-acre property. The plat proposes 73 single-family residential lots, 3 tracts of private open space, and the extension of Nevada Avenue south to intersect with River Road. The Planning & Zoning Commission and the Board of Aldermen have approved the preliminary plat and rezoning, respectively. The final plat application is recommended for approval subject to conditions, including the completion of a traffic impact study, stormwater study, and the installation of roadway public improvements and stormwater infrastructure.

DEVELOPER'S PRESENTATION

Dustin Burton, RIC, engineer for the applicant. Mr. Burton stated that there's about 90 ft of grade change and stated that the grades were lower closer to the ends of Nevada. Commissioner Butler expressed concerns over steep grades on Nevada Ave. Commissioner Butler had concerns with vehicles speeding due to the grade.

Commissioner Butler had concerns on streetlights being installed.

David Barth, 7055 NW Scenic Dr, stated the 10% grade is allowable by the City. He stated that there would be a split median on Nevada near River Rd. Mr Barth stated that he had an agreement with the City that the City can't be more restrictive than the County.

MOTION

ACTION: Spencer Keesee moved to approve, R. Douglas Krtek seconded. Motion Passed: 6-1.

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

NOES: Gareld Butler

ABSTAIN: None

7. Other Business

- A. 2025 Community Development Department Budget Request

Stephen Lachky, Director of Community Development, provided an overview of the 2025 Community Development CIP Request.

Chair Wright inquired about Bell Road. Director Lachky stated there was a study in 2021 and we received grant funding for sidewalks along Bell Road. Commissioner Butler inquired about the Highway 45 Corridor Plan. Director Lachky responded that it was an aesthetic plan that included east at Riss Lake to west at Waldron.

Chair Wright believes I-435 and 152 Corridor Plan is important.

Commissioner Krtek stated a Sign Plan Update could be a good future plan.

B. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, September 17 and October 1 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: TBA
- Planning & Zoning Commission Regular Meeting: Tuesday, October 8 at 5:30 p.m.

8. Adjournment

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 Subdivision - Preliminary Plat for Thousand Oaks, 26 th Plat, a subdivision (44.056 acres, more or less) consisting of 51 single-family residential lots and three (3) tracts of private open space, generally located to the west of Thousand Oaks 25 th Plat subdivision.
<u>Staff Recommendation:</u>	Approval (with conditions)
<u>Case No:</u>	PZ 2024-24
<u>Applicant:</u>	David Barth, Forest Park Development
<u>Owners:</u>	Forest Park Development LLC
<u>Location:</u>	Generally located to the west of Thousand Oaks 25 th Plat subdivision
<u>Existing Zoning:</u>	"R-3" Single-Family Residential District
<u>Parcel #s:</u>	Part of Platte County parcels # 20-9.0-29-000-000-010.001 and # 20-9.0-30-000-000-012.000
<u>Exhibits:</u>	A. This Staff Analysis B. Application for Preliminary Plat C. Subject Area Property Map D. Preliminary Plat, Thousand Oaks 26th Plat (prepared by RIC, dated October 26, 2024, submitted by Applicant) E. Additional exhibits as may be presented at the public hearing
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://parkvillemo.gov/download/Ord2884.pdf) 1. Section 403.030 Zoning Map Amendment 2. Section 405.010 Zoning Districts Established 3. Section 405.020 Districts & Uses 4. Section 405.030 Standards Applicable to All Districts B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/)
<u>Comments Received:</u>	No written comments have been received by the Community Development Department as of the completion of this staff analysis on October 4, 2024.

The Thousand Oaks master development runs from NW Brink-Myers Road to the north, connecting to NW River Road to the south. Several phases have been developed in this area over the past two decades and the applicant is proposing one new phase connecting to the existing Thousand Oaks 25th Plat subdivision.

Legend

Project Area

Thousand Oaks 22nd Plat

Thousand Oaks Dr

Parkville

000-012.000

000-010.001

000-010.000

000-007.000

000-003.000

000-006.000

000-005.000

000-004.000

000-001.001

Exhibit C: Subject Area Property Map

Review and Analysis

Plat applications are required to establish or alter the legal boundaries of property, and to account for public facilities, infrastructure, development patterns, public realm design or other long-range growth and development considerations prior to potential fracturing of ownership. Preliminary plats are larger divisions of land that enable new ownership and development patterns; or which impact public facilities or land, and are proposed in a preliminary or conceptual format to prepare for detailed engineering and design facilities.

Parkville Municipal Code, Section 403.020, Subsection D. provides review criteria for how the Planning and Zoning Commission shall determine if a preliminary plat is appropriate. The following are staff's findings and conclusions (Case No. PZ24-24):

- 1. 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.**
This application supports the *Parkville 2040 Master Plan's* future land use projection of low-density residential for the surrounding area. Additionally, this development is compatible and similar to the existing Thousand Oaks phases surrounding the property.
- 2. Compliance with the requirements of this Development Code, and in particular the blocks and lots proposed are capable of meeting all development and site design standards under the existing or proposed zoning.**
The proposed blocks and lots of the plat are capable of meeting the Development Code requirements of "R-3" zoned properties.
- 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.**
The Thousand Oaks master planned development has been developed over the past couple decades and have been a phased development throughout. This phase logically flows with the existing development.
- 4. Any impacts identified by specific studies or technical reports, including a preliminary review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.**
As a condition of approval, the developer must revise the existing traffic study and stormwater study. Additionally, the developer must install any required improvements from the revised infrastructure studies.
- 5. The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Master Plan.**
The application will have no effect on adjacent properties' abilities to meet the goals and policies of the Master Plan.
- 6. No lot or portions thereof are located outside of the municipal boundaries of the City.**
The bounds of the subject property lie within the municipal boundaries of the City of Parkville.

7. The design does not impede the construction of anticipated or planned future public infrastructure within the area.

The design does not impede the construction of anticipated future public infrastructure within the area.

8. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff recommends approval of the application subject to conditions.

Staff Conclusion and Recommendation

Following review, staff recommends approval of the Application for Subdivision – Preliminary Plat for the subject property based on the merits of the application and the findings and conclusions in this report, 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. Prior to approval of the public improvement plans, the developer's engineer shall submit a revised stormwater study to reflect previous plats of Thousand Oaks subdivision, including the subject plat. The study shall be reviewed and approved by the City's On-Call Engineer prior to issuance of a public improvement permit.
3. Prior to building permit issuance, the developer shall install any stormwater public and private improvements as a result of the increased stormwater runoff generated by the additional development, as reflected in the revised stormwater study. The public improvements shall be included in the public improvement plans. Any private improvements shall be reviewed and approved by the City's On-Call Engineer prior to the issuance of a public improvement permit.

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 Subdivision - Preliminary Plat, supporting information, associated exhibits, factors discussed above, and any testimony presented during the meeting, the Planning and Zoning Commission should recommend approval, approval with 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 Commission's action will be final, unless an Appeal of Decision is filed by the Board of Aldermen within 15 days of the Planning and Zoning Commission's decision per Section 403.010, Subsection H.

End of Memorandum



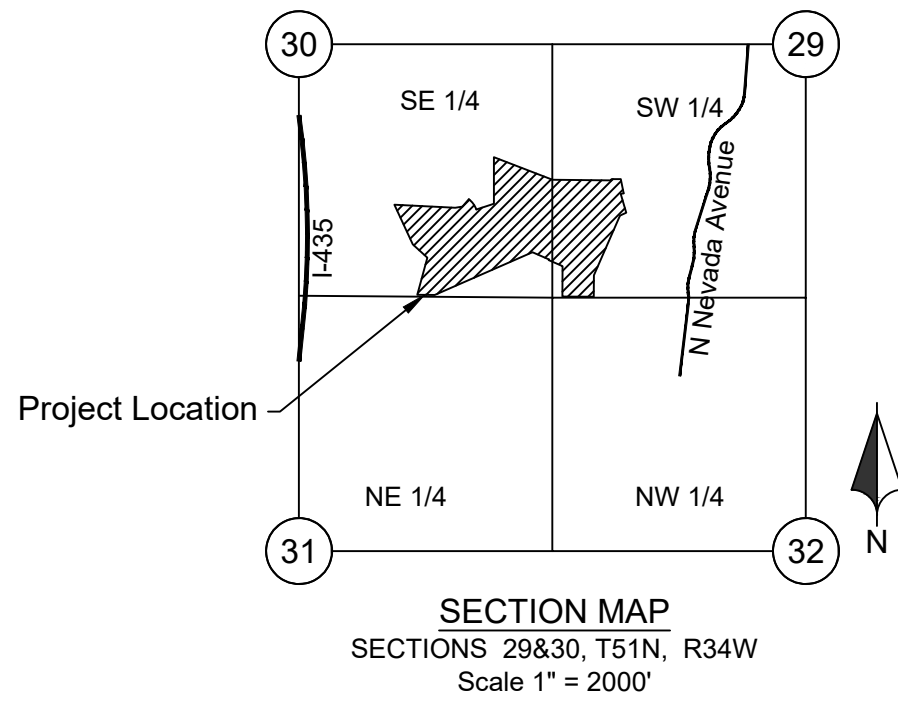
Brad Stanton, AICP
Planner

10-4-2024
Date

Thousand Oaks 26th Plat

Parkville, Platte County, Missouri
Sections 29&30, Township 51N, Range 34W

Preliminary Plat



VICINITY MAP

SHEET LIST TABLE

Sheet Number	Sheet Title
C01	Title Sheet
C02	Preliminary Plat
C03	Existing Conditions
C04	General Layout
C05	Grading Plan

OWNER/DEVELOPER

Forest Park Development Company of Kansas City, LLC
David Barth
6014 N Hwy 9, Suite B
Parkville, MO 64152
816.591.2555

ENGINEER

Renaissance Infrastructure Consulting
400 E. 17th Street
Kansas City, Missouri 64108
816.800.0950
dburton@ric-consult.com

FLOOD PLAIN NOTE

According to the Flood Insurance Rate Map of The Federal Emergency Management Agency, Panels Number 360 and 375 of 425, Community-Panel Numbers 29165C0360D and 29165C0378D, effective date: April 2, 2015, portions of the subject property lay within: OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

UTILITY CONTACTS

Parkville Special Road District	(816) 891-9044
CPWSD #6 of Platte County	(816) 741-7790
Platte County Regional Sewer District	(816) 858-2052
Spire	(816) 339-9401
Evergy	(816) 719-9725
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Spectrum	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457

UTILITIES

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 not been field verified by this company. These locations are not to be construed as accurate or exact.

LEGEND

————	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
-----	Existing Waterline	▲	Proposed Fire Hydrant
-----	Existing Gas Main	-----	Proposed Waterline
-----	Existing Sanitary Sewer	-----	Proposed Sanitary Sewer
●	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
— — —	Existing Contour Major	————	Proposed Contour Major
— — —	Existing Contour Minor	————	Proposed Contour Minor
		-----	Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

SITE DATA TABLE

Existing / Proposed Zoning: R-3 Single-Family Residential
Total Area: 44.056 Acres
Open Area: 23.614 Acres
New RW: 3.288 Acres
Lots: 51 Residential Units
Density - 1.158 Units/Acre (Dwelling Units/Total Area)

Setbacks:
Front - 25ft
Rear - 25ft
Side - 6.5ft
Side (Corner) - 20ft

Tract Description:
Tract D - Reserved for common open space

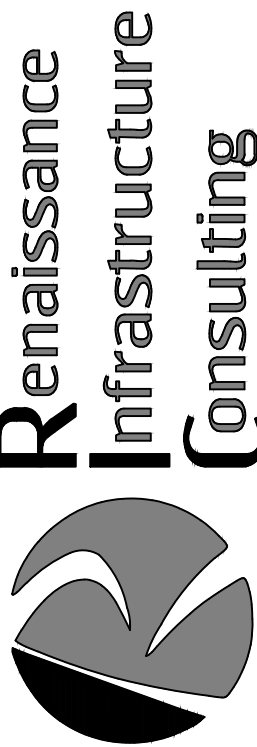
Tract E - Reserved for common open space

Tract F - Reserved for common open space

NOT FOR CONSTRUCTION
FOR CONSTRUCTION



Sheet
C01



400 E. 17th Street
Kansas City, Missouri 64108
816.800.0950
www.ric-consult.com
MO Certificate of Authority: E-2010033630

Title Sheet

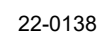
Preliminary Plat

22-0138

Thousand Oaks 26th Plat
Parkville, Platte County, Missouri



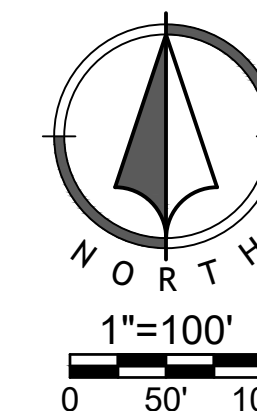
Parkville, Platte County, Missouri
Sections 29-30, Township 51N, Range 34W



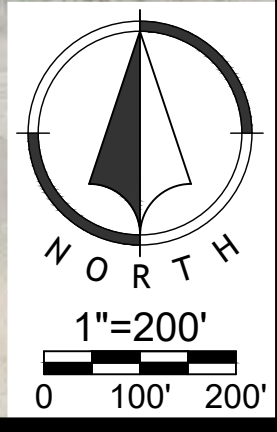
5015 NW. Canal Street, Suite 100
Riverside, Missouri 64150

816.800.0950
www.ric-consult.com

- LEGEND:**
- △ FOUND SECTION CORNER AS NOTED
 - ⊙ FOUND MONUMENT AS NOTED
 - FOUND 1/2" REBAR WITH RIC
MOCLS2011003572 KSCLSS234 CAP
 - SET 1/2" X 24" REBAR WITH RIC
MOCLS2011003572 KSCLSS234 CAP
 - B/L BUILDING SETBACK LINE
 - SS/E SANITARY SEWER EASEMENT
 - U/E UTILITY EASEMENT
 - WL/E WATERLINE EASEMENT



bgtolwold
Sep 06, 2024-12:32pm
Z:\RIC Design\2022\22-0138\DWG\Sheets\PD\26th Plat\22-0138 PDF-EX-COND-26.dwg



Preliminary Plat

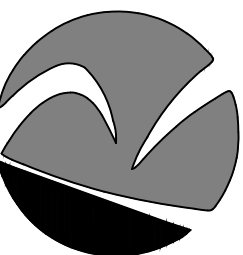
22-0138

Thousand Oaks 26th Plat

Parkville, Platte County, Missouri

Existing Conditions

1.	08/26/2024	Original Submittal
NO.	DATE	REVISION
DRAWN BY	CHECKED BY	
JRM	DJB	



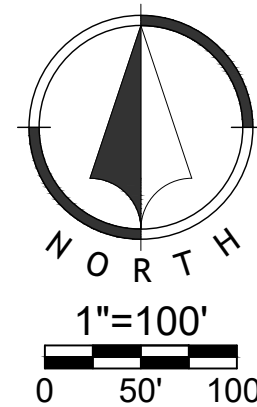
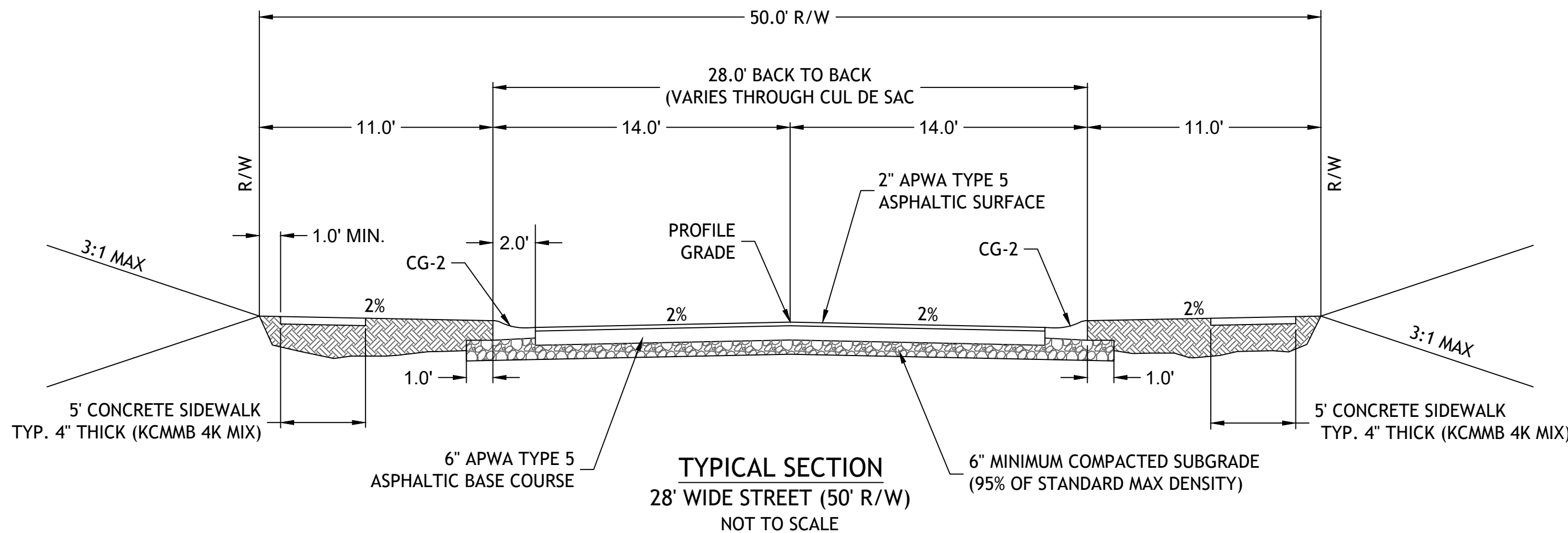
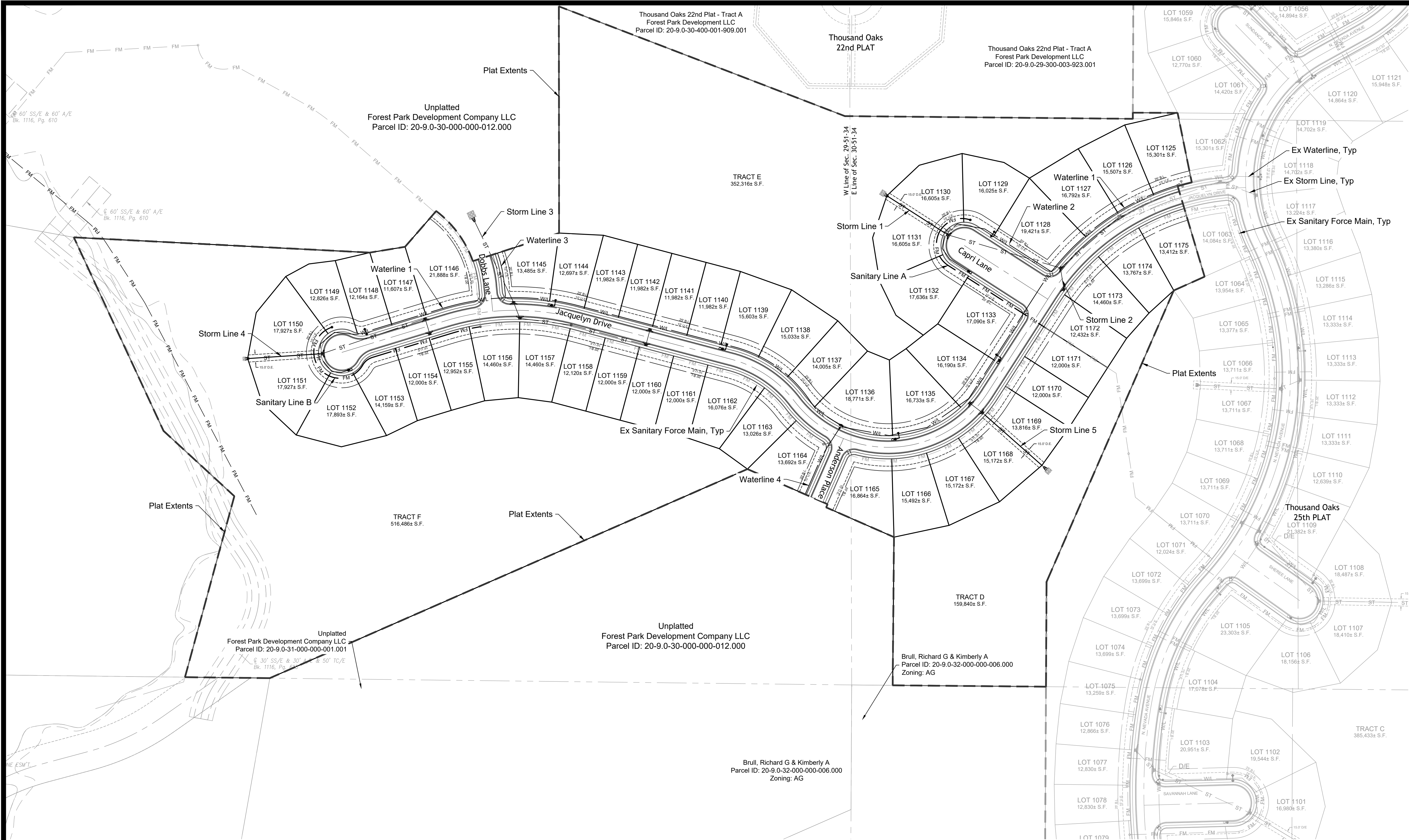
Renaissance
Infrastructure
Consulting

400 E 17th STREET
KANSAS CITY, MISSOURI 64108
www.RIC-CONSULT.COM
MO Certificate of Authority: E-2010033630

Sheet

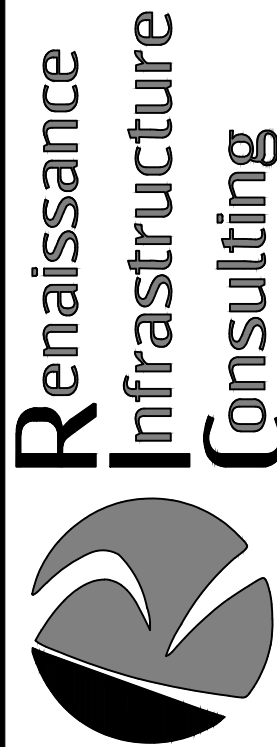
C03

bptolewold
Sep 06, 2024-12:33pm
Z:\RIC Design\2022\22-0138\DrawgSheets\PDF\26th Plat\22-0138-PDF-GEN LAY-26.dwg



1.	08/26/2024	Original Submittal
NO.	DATE	REVISION

DRAWN BY: JRM
CHECKED BY: DJB



400 E 17th STREET
KANSAS CITY, MISSOURI 64108
B16-800-0950
WWW.RIC-CONSULT.COM

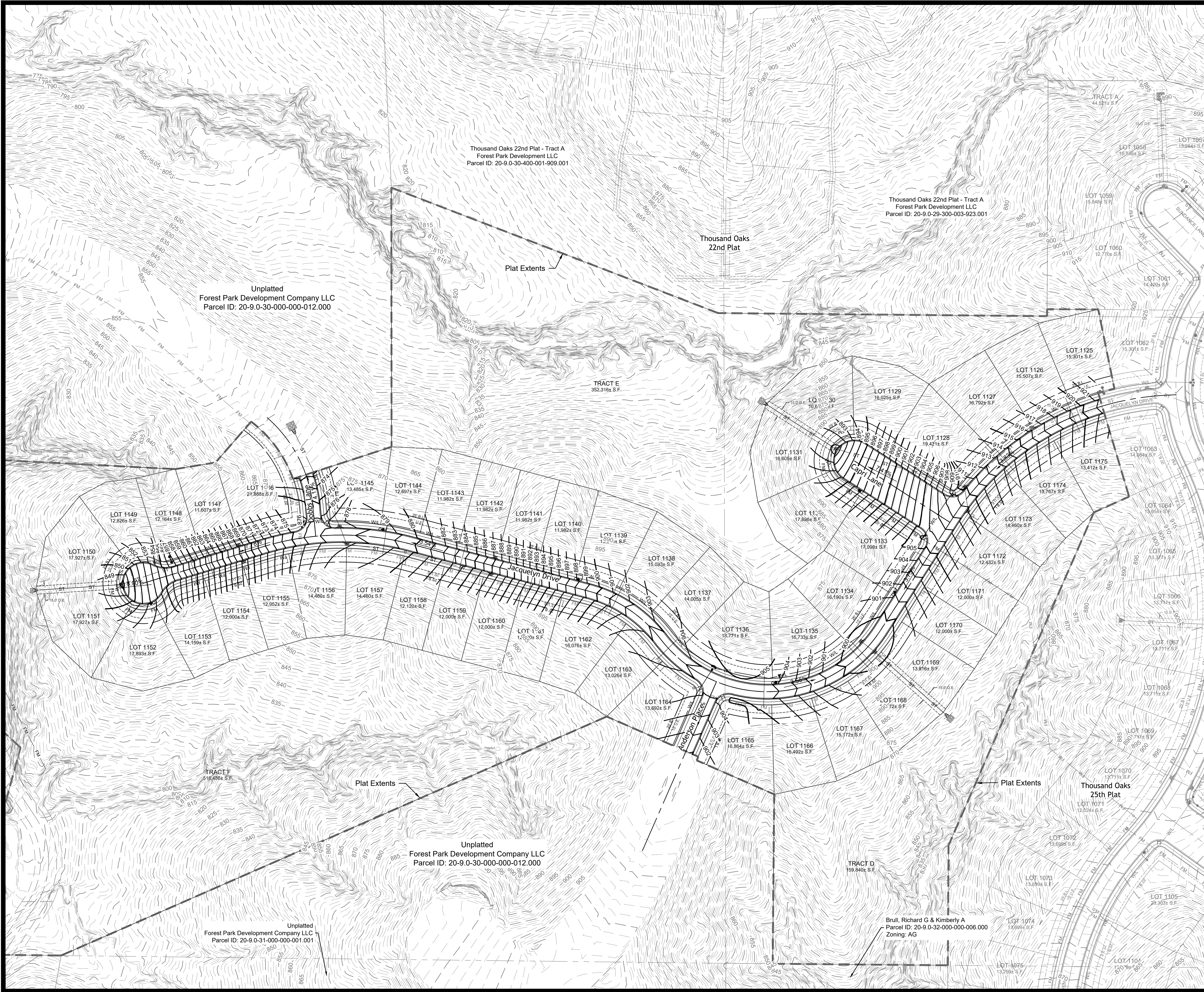
MO Certificate of Authority: E-2010033630

Sheet
C04

General Layout

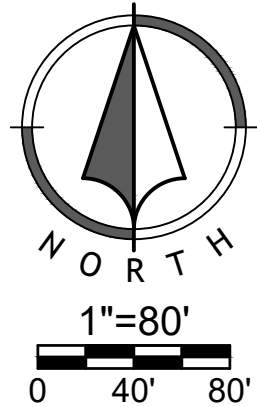
Preliminary Plat
22-0138
Thousand Oaks 26th Plat
Parkville, Platte County, Missouri

bproleworld
Sep 06, 2024-12:34pm
Z:\RIC Design\2022-0138\DWG\Sheets\PDF\26th Plat\22-0138-PDF-GRADING-26.dwg



Drainage Map Legend

- Drainage Boundary
- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour



Preliminary Plat
22-0138
Thousand Oaks 26th Plat
Parkville, Platte County, Missouri

Grading Plan

Renaissance Infrastructure Consulting
400 E 17th Street
Kansas City, Missouri 64108
B16-800-0950
www.ri-consult.com

Sheet
C05

MO Certificate of Authority: E-2010033630



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 Subdivision – Preliminary Plat

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

1. Applicant/Contact Information

Applicant(s)

Name: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Engineer/Surveyor(s) preparing plat & legal description

Name: _____
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

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 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) _____ Date: _____

Property Owner's Signature (Required) _____ Date: _____

2. Property Information

Proposed name of subdivision: _____

Current use(s) of the property: _____

Current zoning district: _____

Acreage open space: _____

Proposed zoning: _____

Density of development: _____

Minimum lot size: _____

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 (SPFPD)
816.741.2900

Sanitary sewer/septic (PCRSD, 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)
816.756.5252

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: _____

Proposed surface material: _____ Maximum grade: _____

General character of the neighborhood: _____

Application #: _____

Are area streets and utilities sufficient to serve the property once subdivided? _____
(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: _____
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: _____

6. Subdivision – Preliminary Plat checklist for staff review

1. Basic Information

- a. Name of the plat, phase and/or number if applicable
- b. Name, address, contact information of person / registered surveyor or firm that prepared the plat
- c. Date plat was prepared, including any revision dates

2. Plat Information

- a. Full property/legal description
- b. Total land area in square feet and acres of property
- c. Boundary survey notes
- d. Dedication language for property to be subdivided
- e. Easement language for easements to be granted to utility companies franchised to operate in Parkville, Mo.
- f. Open space dedication if applicable

3. Plat Drawing

- a. Graphic, engineering scale
- b. North arrow
- c. Monumentation/symbology legend
- d. Vicinity map identifying boundaries and location of property in relation to City
- e. Property lines and lot dimensions with total land area in square feet and acres
- f. Numbering of all lots (Lot 1, Lot 2, Lot 3, etc.)
- g. Lettering of all tracts (Tract A, Tract B, Tract C, etc.)
- h. Watermark designation with labeling of any previously platted lots or tracts
- i. Proposed rights-of-way, public and/or private streets with dimensions, centerlines and names
- j. Proposed easements for access or utilities
- k. Dimensions of all radii, acres, points of tangency, central angles and lengths of curves
- l. Indication of FEMA Special Flood Hazard Areas (SFHA) if applicable

4. Signature Information

- a. Signature line with date for property owner(s) and notary public
- b. Signature line with date for Mayor (with full name), City Clerk (with full name), and Community Development Director (with full name) of the City of Parkville
- c. Ordinance number with date that the ordinance was passed by the Board of Aldermen
- d. Signature line with date for surveyor's certification (to be signed & stamped on all plat copies to be recorded)

Staff Analysis

<u>Agenda Item:</u>	6.A
<u>Proposal:</u>	Request for mural to be painted on the wall of the 8 East St. building in the downtown alleyway between Main St. and East St.
<u>Staff Recommendation:</u>	Approval
<u>Case No:</u>	PZ 2024-26
<u>Applicant:</u>	Allora Holdings, LLC (8 East 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 “Welcome to Parkville”, 8 East St. D. Summary of Recommendation from Main Street Parkville Association (MSPA) 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://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

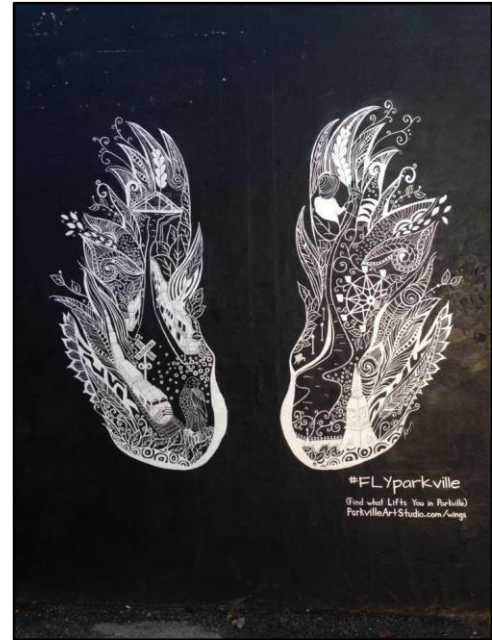
Background

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 proposed mural is included as Exhibit C, and a summary of a recommendation from the Main Street Parkville Association (MSPA) is included as Exhibit D. The mural project is

a partnership with the Downtown Alley Design Committee, various downtown property owners, and the University of Missouri Extension-Urban West Region, and contains the following details:

- Size – 11 ft. width by 33 ft. height.
- Design & Theme – Postcard style mural “WELCOME TO PARKVILLE, MISSOURI” with Parkville iconic imagery included in the letters (see imagery below).
- Location – The rear of the building at 8 East St. (Allora Holdings, LLC; property owner), which is the southeast wall of the downtown Parkville alleyway between Main St. and East St.
- Purpose – To create a photo opportunity and experience for visitors and residents, to celebrate Parkville’s identity, and to add curb appeal and beauty to the downtown alley. This will be the latest addition to the downtown alley improvement/beautification project, started in July 2022.



Imagery of proposed “Welcome to Parkville” mural at 8 East St.

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



Stephen Lachky, AICP, CPM, CFM
Community Development Director

09-30-24
Date

Existing murals in the “OTD” Old Town District



View of 11 Main St.



View of side of 7 Main St.



-----Original Message-----

From: Main Street Parkville <historicparkvillemainstreet@gmail.com>

Sent: Friday, September 27, 2024 1:17 PM

To: Stephen Lachky <SLachky@parkvillemo.gov>

Subject: Level Builders mural

Hello!

The MSPA Board of Directors would like to unanimously recommend approval of proposed "Parkville" mural for the alleyway.

Alisha