



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, January 12, 2021 5:30 PM
City Hall Board Room

In light of public health orders from the Missouri Governor and Platte County related to the COVID-19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Planning and Zoning Commission will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in on the meeting via the following telephone number and access code – (312) 626 6799, Meeting ID: 857 5739 5960, Password: 411926 rather than appear at City Hall (note: occupancy will be limited).

In addition, rather than appearing at City Hall to provide input at the meeting on action agenda items, members of the public may submit written testimony to the City Clerk in advance by noon on the day of the meeting and the testimony will be to be provided to the Planning and Zoning Commission and presented at the meeting and made part of the official record.

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the January 12, 2021, regular meeting agenda
- B. Approve the minutes for the December 8, 2020, regular meeting
- C. Election of Officers
 - 1. Chairman
 - 2. Vice Chairman
 - 3. Secretary

4. Unfinished Business

- A. Six at Park Update and Façade Improvements Presentation

5. Public Hearing

- A. Application for Conditional Use Permit for Hinkle Hardscapes to operate an office use of low traffic generation in a residential district fronting NW Bell Road on 22.8 acres, more or less, generally located west of NW Bell Road at NW 57th Street (Case No. PZ 2020-56); *Ken Gibson, Hinkle Hardscapes, Applicant*

6. Regular Business

- A. Consideration of Section 406.010 Old Town District – OTD, Design and Performance Criteria for painting on brick at 113 Main Street, Parkville, MO 64152 (Case No. PZ 2020-58); *Denise Glanzer, White Farmhouse Flowers, Applicant*

7. Other Business

- A. Upcoming meetings & dates of importance:
- Board of Aldermen Meetings: Tuesday, January 19, 2021 and February 2, 2021 at 7:00p.m.
 - Board of Zoning Adjustments Meeting: Tuesday, January 26, 2021 at 5:30p.m.
 - Planning & Zoning Commission Regular Meeting: Tuesday, February 9, 2021 at 5:30p.m.

8. Adjournment

**Minutes of the
Planning & Zoning Commission
Regular Meeting
City of Parkville, Missouri
Tuesday, December 8, 2020 at 5:30pm
Videoconference**

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present:

Chairman Dean Katerndahl

John Delich

Walt Lane

Barbara Wassmer

Doug Krtek

Michael Wright

Allyson Berberich

Michael Lee

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky/Community Development Director

Brad Stanton/Planner

Alysen Abel/Public Works Director

Chris Ashley/Public Works Project Manager

3. GENERAL BUSINESS

A. Approval of the December 8, 2020 regular meeting agenda.

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

Commissioner Krtek moved to approve the agenda as presented. Commissioner Delich seconded. Motion passed: 8-0.

B. Approval of the minutes from the November 10, 2020 regular meeting of the Planning & Zoning Commission.

Chairman Katerndahl called for additional comments or questions. No further questions or changes.

Commissioner Wright moved to approve the November 10, 2020 regular meeting minutes, Commissioner Wassmer seconded. Motion passed: 8- 0.

4. UNFINISHED BUSINESS

- A.** Application for Subdivision – Final Plat for Thousand Oaks – 23rd Plat, Final Plat, a subdivision (31.16 acres, more or less) consisting of 56 single family residential lots and 1 tract of private open space, generally located to the east of the Thousand Oaks – 19th Plat subdivision in western Parkville, Mo. (Case No. PZ 202029) ; David Barth, Forest Park Development Company LLC of Kansas City, Applicant

- B. Application for Subdivision – Final Plat for Thousand Oaks – 24th Plat, Final Plat, a subdivision (46.01 acres, more or less) consisting of 71 single family residential lots and 1 tract of private open space, generally located to the east of the Thousand Oaks – 19th Plat subdivision in western Parkville, Mo. (Case No. PZ 202045); David Barth, Forest Park Development Company LLC of Kansas City, applicant
- C. Application for Subdivision Waiver to Section 404.030, Subsection D.5 for the Thousand Oaks – 23rd Plat, Final Plat; and the Thousand Oaks – 24th Plat, Final Plat, to allow 20 ft. front yard setback building lines. (Case No. PZ 202046) ; David Barth, Forest Park Development Company LLC of Kansas City, Applicant

Director Lachky provided an update on the applications. In January 2018, the last time the Planning Commission heard a similar application, the developer noted that 20 ft. front yard setbacks are not uncommon in the Northland, the rock in the area of Thousand Oaks can make grading difficult, and a smaller front yard setback can reduce the need for retaining walls. At that meeting, the Planning Commission noted that establishing a blanket front yard setback, rather than lot-by-lot decisions and that if more than 50% of the lots of a subdivision have a slope greater than 1-to-4 the Commission should consider a setback reduction. The surveyor for the applicant provided an exhibit showing the lots with a slope greater than 1-to-4.

The Applicant, David Barth, stated he believed the lots would be buildable and similar areas in the subdivision have been successful. Mr. Barth said that he appreciates a uniform setback distance along long blocks. Mr. Barth discussed the various house plans and the effect that topography can have on home building.

Commissioners Wright and Lee inquired the number of lots that have a slope greater than 1-to-4. Commissioner Lee stated that it looked pretty evenly split between lots that do and don't have a slope greater than 1-to-4. Commissioners held discussion between approving a waiver for all lots and limiting the waiver to only lots with a slope greater than 1-to-4.

Commissioner Delich moved to approve the Application for Subdivision Waiver (Item 3C) with the condition that it only applies to lots with a slope greater than 1-to-4. Commissioner Lee seconded. Motion passed: 6-2.

Commissioner Lee moved to approve the Application for Subdivision – Final Plat for Thousand Oaks – 23rd Plat (Item 3A) subject to the Subdivision Waiver conditions. Commissioner Wright seconded. Motion passed: 8-0.

Commissioner Wassmer moved to approve the Application for Subdivision – Final Plat for Thousand Oaks – 24th Plat (Item 3B) subject to the Subdivision Waiver conditions. Commissioner Wright seconded. Motion passed: 8-0.

5. REGULAR BUSINESS

- A. Approval of Section 406.010 Old Town District – OTD, Design and Performance Criteria, for 115 N Main St. (Case No. URC 202004); Brian Mertz, Parkville Holdings LLC, Applicant

Director Lachky stated that the Applicant wanted to get the Planning Commission's opinion on the proposed renovations to 115 N Main Street. Brian Mertz, Applicant, described his renovation plans to the Commission. Director Lachky stated there was no motion required of the Commission, but the Commission's feedback would be relayed to the Downtown Parkville Redevelopment Corporation. Commissioner Wright inquired about the plans for the remainder of the building. Mr. Mertz responded he would like to add windows and potentially a balcony. Commissioners Wright and Krtek had concerns about vinyl siding. Mr. Mertz stated the timeline was Q1 2021.

6. PUBLIC HEARING

- A. Application for Text Amendment to Section 405.050 B.16 Conditional Uses regarding office uses along Bell Road. (Case No. PZ 202052); City of Parkville Staff, Applicant Director Lachky and Brad Stanton, Planner, described the proposed text amendment. Mr. Stanton stated that the amendment would add office uses of low traffic generation in residential districts along NW Bell Road as a conditional use. Commissioner Krtek had questions regarding the notice requirements for the case including discussions with surrounding properties. Director Lachky stated that the text amendment was noticed per the City's usual requirements.

Commissioner Krtek moved to approve the Application for Text Amendment. Commissioner Delich seconded. Motion passed: 8-0.

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, December 15, 2020 and January 5, 2021 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, December 22, 2020 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, January 12, 2021 at 5:30 p.m.

Director Lachky noted that Commissioner Verhoeven has stepped down from her position.

8. ADJOURNMENT

Chairman Katerndahl called for further discussion.

Commissioner Krtek moved to adjourn, Commissioner Wassmer seconded. Motion passed: 8-0. Meeting adjourned at 7:17 pm.

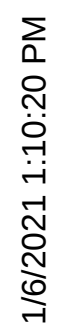
Submitted by:

Stephen Lachky, AICP
Community Development Director

1-7-21
Date

Brad Stanton
Planner

1-7-21
Date



FOUTCH
8201 NW 97th Terrace
Kansas City, Missouri 64153
(816) 746-9100
www.foutchbrothers.com



REVIEW ONLY - NOT FOR CONSTRUCTION

SIX AT PARK

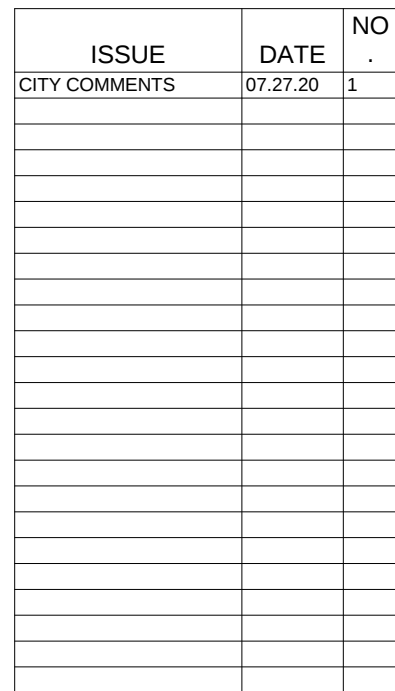
105 EAST 6TH STREET
PARKVILLE, MISSOURI 64152

[illegible]

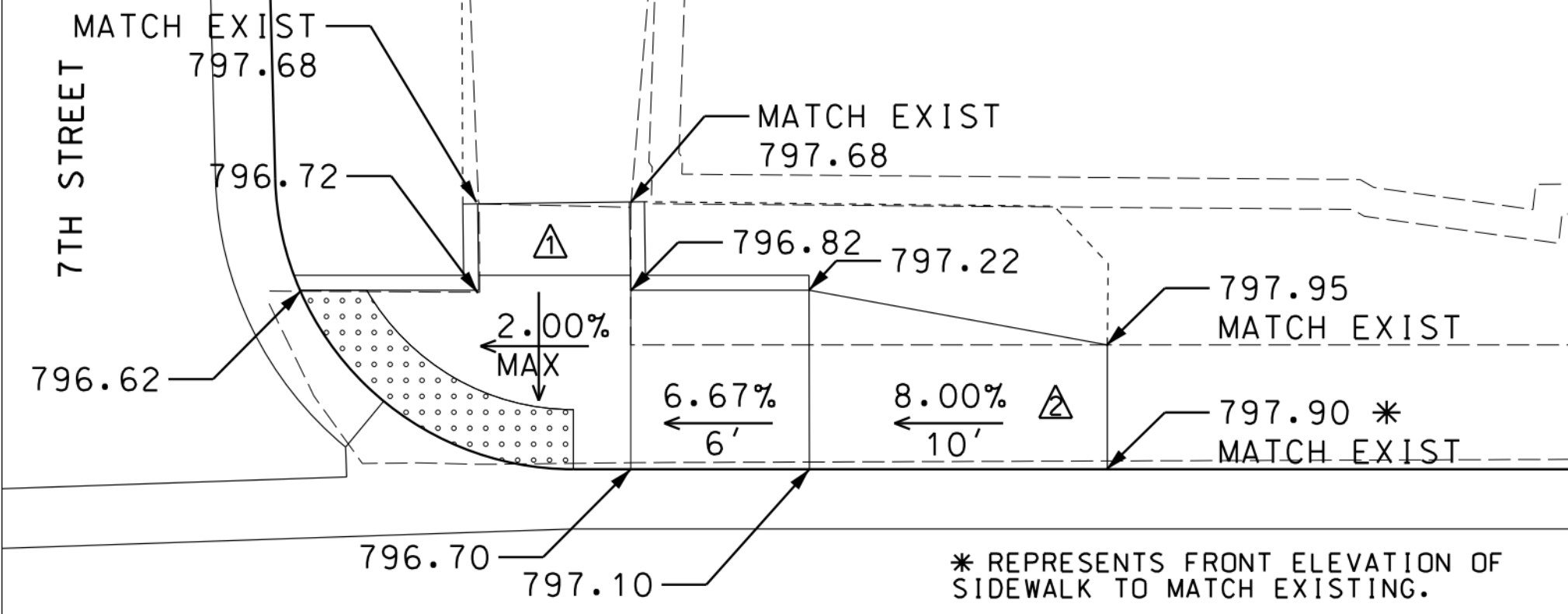
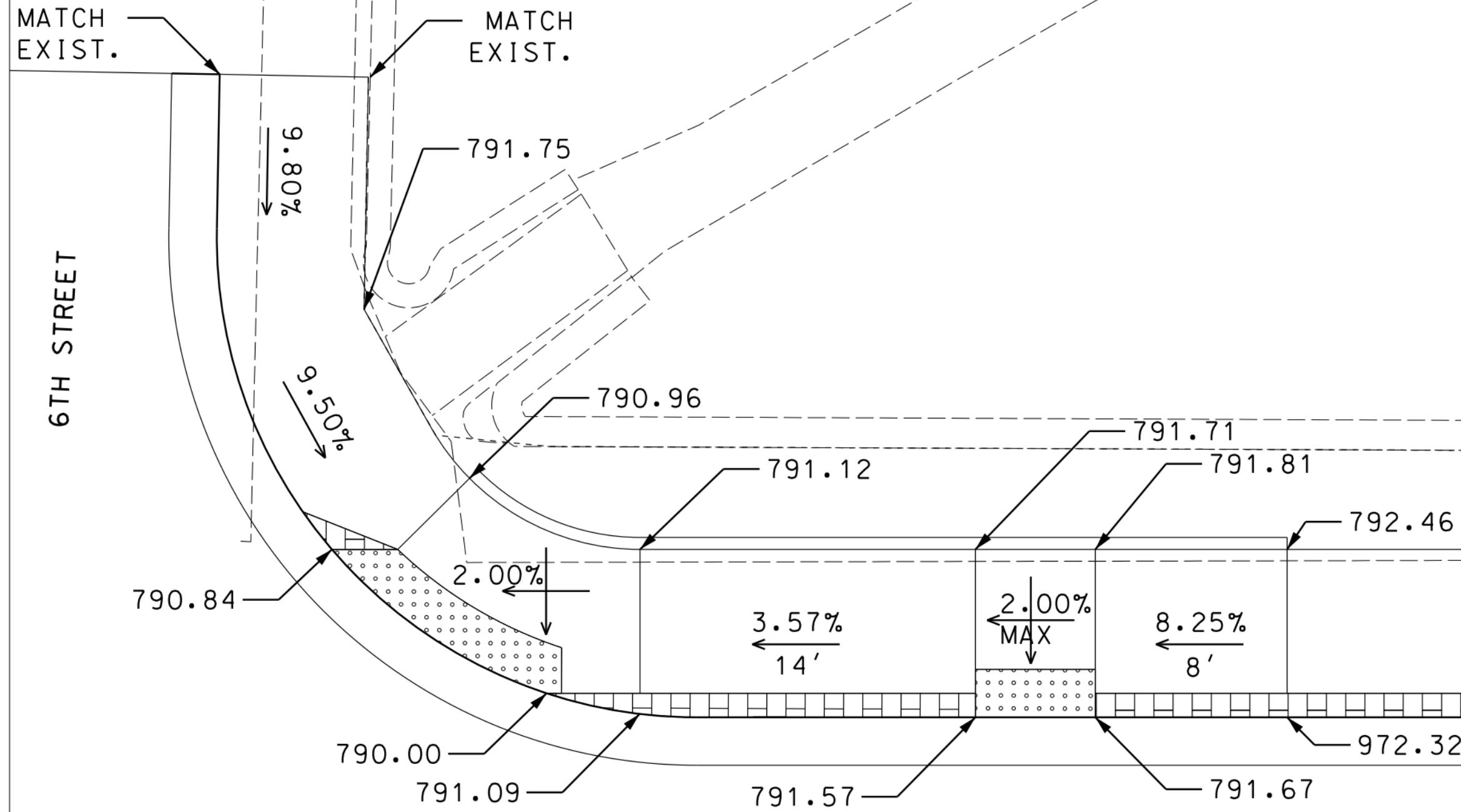
CONCEPT RENDERING

A0-00

FOUTCH
Architecture + Development + Construction



RAMP DETAILS PROVIDED DUE TO THEIR COMPLEXITY FOR THE CONVENIENCE OF THE CONTRACTOR USING THE BEST AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ADA COMPLIANCE. FIELD MODIFICATIONS MAY BE NECESSARY AT NO ADDITIONAL COST TO THE PROJECT.



△ RISER(S) REQUIRED TO TIE IN TO EXISTING STAIRCASE. STAIR RISER SHALL NOT EXCEED 7" IN HEIGHT. ALL COSTS ASSOCIATED WITH THE LABOR AND MATERIALS TO CONSTRUCT RISER SHALL BE CONSIDERED SUBSIDIARY TO SIDEWALK BID ITEM.

△ TRANSITION FROM CURB RAMP TO EXISTING SIDEWALK IS QUANTIFIED AS CURB RAMP TO ACCOUNT FOR EXTRA THICKNESS.

GBA
9801 Renner Blvd. Ste. 300
Lenexa, KS 66219
913.492.0400
gbateam.com

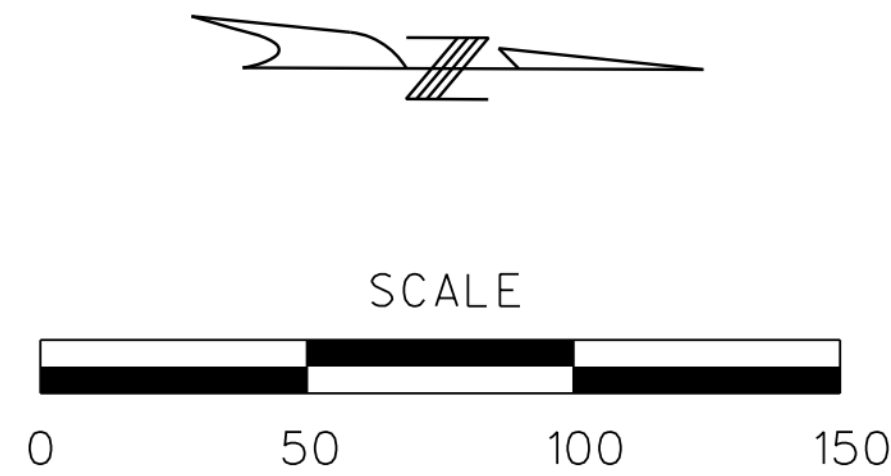
GBA DESIGN -
CORNER DETAIL

REVIEW ONLY - NOT FOR CONSTRUCTION

105 EAST 6TH STREET
PARKVILLE, MISSOURI 64152

FOUTCH
Architecture + Development + Construction

8201 NW 97th Terrace
Kansas City, Missouri 64153
(816) 746-9100
www.foutchbrothers.com



PAVEMENT MARKING SHEET

Paris, Missouri

DATE PREPARED	
12/15/2020	
ROUTE	STATE
9	MO
DISTRICT	SHEET NO.
.	30
COUNTY	
PLATTE	
FED. JOB NO.	
ACSTBG-S303(23	
CONTRACT ID.	
.	
PROJECT NO.	
J4S3476	
BRIDGE NO.	

GBA DESIGN - PAVEMENT MARKINGS

REVIEW ONLY - NOT FOR CONSTRUCTION

SIX AT PARK

105 EAST 6TH STREET
PARKVILLE, MISSOURI 64152

FOUTCH
Architecture + Development + Construction

8201 NW 97th Terrace
Kansas City, Missouri 64153
(816) 746-9100
www.foutchbrothers.com



Staff Analysis

<u>Agenda Item:</u>	5.A
<u>Proposal:</u>	An application for a Conditional Use Permit (CUP) for Hinkle Hardscapes to operate an office use of low traffic generation in a residential district fronting NW Bell Road on 22.8 acres, more or less, generally located west of NW Bell Road at NW 57 th Street.
<u>Case No:</u>	PZ20-56
<u>Applicant:</u>	Hinkle Hardscapes / Ken Gibson
<u>Owners:</u>	Hinkle Real Estate LLC / Zach Hinkle
<u>Location</u>	West of NW Bell Road at NW 57 th Street
<u>Zoning:</u>	"R-1" Single-Family Residential
<u>Parcel #:</u>	#20-7.0-26-300-001-047.002 & #20-7.0-26-300-001-047.001
<u>Exhibits:</u>	A. This Staff Analysis B. Application 1. Application for Conditional Use Permit 2. Application Narrative C. Subject Area Property Map D. Site Plan E. Public Comment Letter from James Flack F. 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 (http://parkvillemo.gov/download/ZoningCodeUpdate_FinalDraft.pdf) 1. Section 403.050 Conditional Use Permit 2. Section 405.050 Conditional Uses B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/) C. Notice of Public Hearing mailed to property owners within 185 ft. of the subject property D. Hearing notice published in The Platte County Citizen newspaper on December 23, 2020. E. Summary of Public Hearing posted on Parkville City webpage (http://parkvillemo.gov/public-hearings/) F. Hearing notice published on the Parkville City webpage (http://parkvillemo.gov/government/public-hearings/)

- G. Ordinance No. 3059 (adopted January 5, 2021) – An ordinance amending Parkville Municipal Code Section 405.050, Conditional Uses, to allow office uses of low traffic generation along Bell Road via a conditional use permit.

Comments

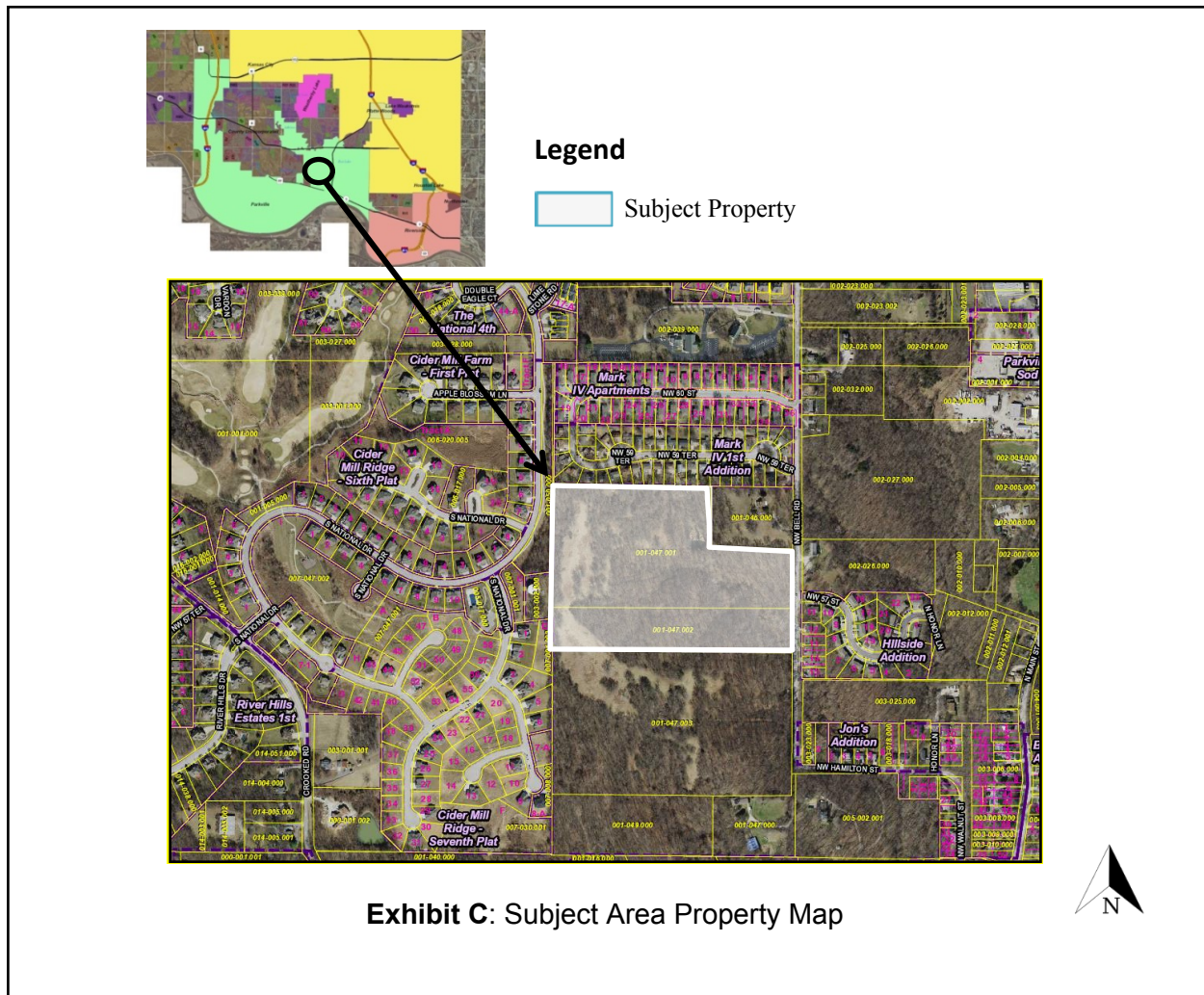
Received: The Community Development Department received one public comment letter from James Flack (see Exhibit E).

Background

Hinkle Hardscapes, a landscape and hardscape business currently based at 4124 NW Riverside Street #C in Riverside, wishes to relocate their operations to Parkville on property along NW Bell Road. Hinkle Hardscapes would like to use the property as a training center for their employees and a design showroom for their customers.

Overview

The applicant proposes to operate an office use of low traffic generation, a landscaping design and training center, in a residential district ("R-1" Single-Family Residential) along NW Bell Road. The subject property contains two parcels (#20-7.0-26-300-001-047.001 & # 20-7.0-26-300-001-047.002) containing 22.8 acres, more or less, and is located on the west side of NW Bell Road at NW 57th Street. The applicant is proposing 3-4 staff members daily to use the property. Hinkle Hardscapes would develop the entry to the property, a gravel parking lot, and infrastructure improvements along the frontage of NW Bell Road.



The applicant proposes to locate an *Office, General* use design/training center on property on NW Bell Road at NW 57th Street, and has submitted an Application for Conditional Use Permit in order to operate pursuant to Section 405.050.B “Conditional Uses” and Ordinance No. 3059. Section 405.050, Subsection B.16 allows, as a Conditional Use, “*Office uses of low traffic generation, such as real estate, accounting, law, dental, financial services, and those similar in nature in residential districts that front and have access to a State highway or Bell Road.*” As a training center that would only be accessed by a limited number of employees on a limited number of dates, Staff finds that this use qualifies as an office use of low traffic generation. This application is subject to a discretionary review as established in Parkville Municipal Code, Title IV, Section 403.050 “Conditional Use Permit.”

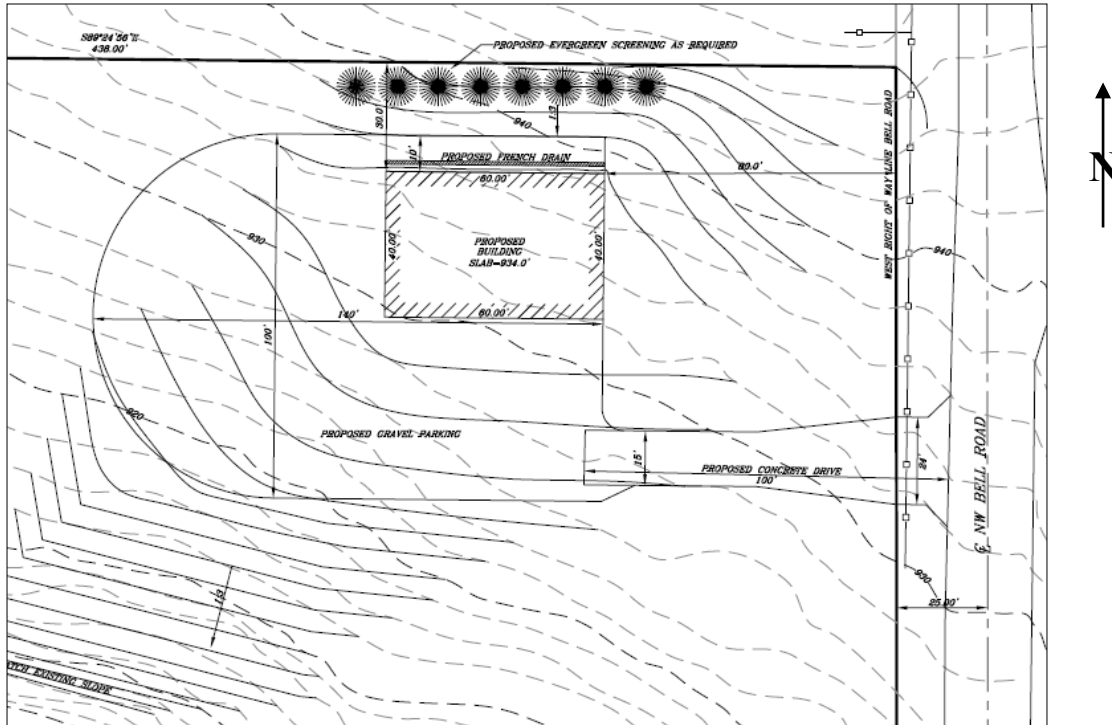


Exhibit D: Site Plan Submitted by Applicant

CUP Matters for Consideration

Per Parkville Municipal Code, Title IV, Section 403.050, a conditional use permit provides flexibility for different uses within a zoning district and allows the potential for additional uses. Further, due to the varying design and operational characteristics of the use or due to conditions in the area where the use is proposed, these uses may not be appropriate in that district, but require a case-specific review to determine the compatibility in a specific context and location. Section 405.050, Subsection B.16 allows for the proposed use as a conditional use in residential districts that front Bell Road. The subject property is zoned R-1 "Single-Family Residential."

This application has been reviewed against the City of Parkville's Development Code, including the applicable general requirements in Table 403-1, Section 403.010 and Section 403.050, Subsection B. Per these requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper on December 23, 2020; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice was provided to all property owners within 185 ft. of the subject properties. As of the date of the completion of this staff analysis report, the Community Development Department received one public comments (see Exhibit E).

General Review and Analysis

Parkville Municipal Code, Section 403.050, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a conditional use permit is appropriate. The following are staff's findings and conclusions.

- 1. The application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.**

The property is located in an R-1 "Single-Family Residential" district. This district seeks to provide residential living in a low-density neighborhood setting with access to supporting uses. Staff finds that this Application for Conditional Use Permit furthers the intent of this R-1 district. This Conditional Use Permit provides a supporting use to low-density residential that does not impact the surrounding neighborhoods. Additionally, through the Conditional Use Permit process, the property remains with a residential zoning, as compared to being rezoned to a commercial zoning district. Upon Hinkle Hardscapes relocating or the termination of the Conditional Use Permit the property would only be allowed to develop with uses allowed in the R-1 zoning district. If the property had been rezoned to a commercial zoning district to allow the Hinkle Hardscapes development, then a host of commercial land uses would be allowed on this property.

The *Parkville Master Plan* (adopted July 7, 2009) Future Land Use map labels this property as "residential neighborhood" in close proximity to "mixed use residential neighborhood." This proposed use provides a low impact commercial/office use in close proximity to established residential neighborhoods. The *Master Plan* also notes that Bell Road is a node of redevelopment opportunity. This project represents an investment in the area of Bell Road and will contribute to infrastructure improvements in the corridor.

- 2. Compliance of any proposed development with the requirements of this code.**

The proposed development appears to meet the requirements of the Municipal Code. The proposal meets the criteria to apply for a Conditional Use Permit by being an office use of low traffic generation located in a residential district that both fronts and has access to NW Bell Road. The proposed building meets the height, area, and bulk standards of the R-1 zoning district. Site and Landscape Design Standards will be reviewed in more detail by staff through the building permitting process.

- 3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of the Development Code and the intent or design objectives of any applicable subsections of the Development Code, or mitigate any other potential impacts that are specific to the proposed use.**

No site-specific conditions are necessary to meet the purposes and intent of the Development Code or mitigate any other potential impacts that are specific to the proposed use.

- 4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.**

The Applicant will be responsible for improve NW Bell Road along their frontage or providing cash in lieu until such time as NW Bell Road is improved. The Applicant has provided a narrative stating that this proposed use will be a low traffic generating use. Limited employees will be located at this training center on limited days throughout the year, minimizing the amount of trips generated.

- 5. The adequacy of drainage, utilities and other public facilities.**

The Applicant has made an effort to preserve natural stormwater drainage on the site. Additionally, a pervious surface, gravel, will be used for the majority of the parking area

which will allow for more stormwater penetration into the ground. Staff believes that sufficient utility access exists on the site. The Application for Conditional Use Permit does not appear to significantly impact the ability for the City or other governmental agencies to respond with public and emergency services; this includes police, fire, and the ability to maintain the peace.

6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.

The property is currently densely treed to screen the land from view of adjacent properties and rights-of-way. The Applicant is proposing to preserve a large portion of the existing trees to provide for a natural buffer from neighboring properties and NW Bell Road. The proposed buildings will be attractively landscaped and similar to out-buildings you would see on large estate lots. Staff believes the combination of natural vegetation screening and the proposed site and landscaping design will contribute to a development character compatible with the surrounding area.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

The Applicant's narrative notes that there will be only three to four cars at this location daily during normal business hours. On inclement weather days (approximately 40-50 per year), this could increase to seven to nine cars. Staff does not believe this represents a significant increase to traffic along NW Bell Road nor is it incompatible with the surrounding area.

8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.

The discretionary review process outlined in Section 403.050 allows a reasonable time limit be placed on approval of the conditional use permit on a case-by-case basis. This is in order to assess the intensity and potential impacts of the use against changing conditions in the area over time. While staff has not recommended a specific length of time for the duration of the Application for Conditional Use Permit, staff is open to the opinion and input from the Planning and Zoning Commission on this matter. In the past, common Conditional Use Permit time limitations have included 10 years, 15 years and 20 years. The Applicant, in their narrative provided with their application, has noted they wish the Conditional Use Permit to continue for the duration of their ownership of the property.

9. The application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

Approval of the Application for Conditional Use Permit should not prevent development and use of neighboring properties in accordance with the applicable development regulations. The proposed development will be built with sufficient setbacks and screening to mitigate any impacts on surrounding properties.

10. The long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

The *Parkville Master Plan* projects Mixed Use District future land use for the subject property and immediately adjacent properties. Mixed Use District includes a mixture of neighborhood and community-serving office and retail services, live/work, institutional, civic, and medium to higher density residential uses intermixed in a master planned development through compatible site planning and building design in accordance with the Mixed Use Design Policies and Design Expectations. Table 405-1 in the Development Code finds “OTD” Old Town District to be applicable to the Mixed Use District future land use projection. Thus, the application is consistent with the *Parkville Master Plan*.

Regardless of an Application for Conditional Use Permit for a *Recreation – Indoor, Limited (less than 10k)* use at the subject property, surrounding properties should be able to develop in the future in accordance with the *Parkville Master Plans* “Mixed Use District” future land use projection. Downtown Parkville’s development is well-established and the Conditional Use Permit should not negatively impact future plans.

11. The recommendations of professional staff or other technical reviews associated with the application.

Aside from staff’s analysis and recommendations contained within the *Parkville Master Plan*, no other recommendations of professional staff or other technical reviews associated with the application are referenced.

Staff Conclusion and Recommendation

Staff concludes that the proposed use will represent a low impact office use and, as such, should not negatively impact the current or future development of surrounding properties. Additionally, this project will provide investment in the NW Bell Road corridor and contribute to planned infrastructure investments in the area.

Following review, staff recommends approval of the Application for Conditional Use Permit 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 in the Parkville Municipal Code.
2. The Conditional Use Permit is to allow an office use of low traffic generation (a landscaping training/design center) on the property described in attached exhibits covering 22.8 +/- acres. “Phase II” of the project, i.e. the design center, shall require a separate Conditional Use Permit approval, which would involve a new public hearing with the Planning and Zoning Commission.
3. A Landscape Plan must be submitted during the building permitting process that complies with Parkville Municipal Code Chapter 407 “Site and Landscape Design Standards.”

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 Conditional Use Permit, supporting information, associated exhibits, factors discussed above, and any testimony presented during the public hearing, 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 forwarded to the Board of Aldermen on January 19, 2021 for final action.

End of Memorandum

<u>/s/ Brad Stanton</u>	<u>1-8-2021</u>
Brad Stanton	Date
Planner	



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 Conditional Use Permit

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

1. Applicant/Contact Information

Applicant(s)

Name: Ken Gibson

Address: 5520 Woodhaven Ln

City, State: Parkville, MO

Phone: (816) 728-7799 Fax: _____

E-mail: KENGIBSONGOLF@GMAIL.COM

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

Name: Robert Young

Address: PO Box 14069

City, State: Parkville, MO

Phone: (816) 741-6152 Fax: _____

E-mail: rob@rlbuford.com

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

Name: Zach Hinkle

Address: 8160 N Callaway Ave

City, State: Parkville, MO

Phone: (816) 694-0604 Fax: _____

E-mail: zach@hinklehardscapes.com

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 conditional use in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) [Signature] Date: 12/3/2020

Property Owner's Signature (Required) [Signature] Date: 12/3/2020

2. Proposed Conditional Use (see also Checklist of required submittals)

Proposed use: Design Office & Showroom Requested length of permit Until Sale of Property

Description: We'd like to move our business, Hinkle Hardscapes to Bell Road, and would like to build our new Design Office, Showroom & Training Center on the site.

Proposed days and hours of operation: M-F, 8:00am-5:00pm

3. Property Information (see also Checklist of required submittals)

Property address / general location: On the west side of Bell Road, south of the Mark IV apartments and Single-Family Homes

Parcel ID Number: Tract B, Gibson-Hinkle Estates Zoning: Residential

Present use of the property: Vacant Land

Length of use (or vacancy): Has never been developed- always vacant

4. Neighboring land uses and zoning

Describe the existing land use and zoning on the surrounding properties:

Existing Land Use

Existing Zoning

North: Single Family Residential

North: Residential

South: Vacant Land

South: Residential

East: Bell Road, Single Family &
Multi-Family on the east side of road

East: Residential

West: Ken Gibson's future personal
residence, one 10ac residential lot

West: Residential

Attach a narrative addressing:

1. How the application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.
2. Compliance of any proposed development with the requirements of this code.
3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or mitigate any other potential impacts that are specific to the proposed use.
4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.
5. The adequacy of drainage, utilities and other public facilities.
6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.
7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.
8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.
9. How the application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.
10. How the long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.
11. Any other information relevant to the application.

5. Checklist of required submittals

- ☒ Completed application, including all required details and supporting data.
- ☒ Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- ☒ Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- ☒ Three (3) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of the site plan showing property boundaries, existing and proposed topography, structures, parking utilities, landscaping, signage, facades and other site features related to the proposed CUP.
- ☒ Authorized signature of the applicant and property owner.

For Office Use Only

Application accepted as complete by: _____ Name/Title _____ Date _____

Application fee payment: Check # _____ Amount \$ _____

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: _____

Additional Narrative Questions

1. How the application furthers the intent of the proposed zoning district and does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan.

We will maintain the Residential designation for the Hinkle Hardscapes property. We are applying for a Conditional Use Permit, to allow for us to operate as a low traffic, Design Office, Showroom and Training Facility off of Bell Road, similar to The Hawthorne House (just north of us) and By The Blade (off Hwy 45).

2. Compliance of any proposed development with the requirements of this code.

Yes, we will comply with the Conditional Use Permit requirements for our Design Office, Showroom and Training Facility.

3. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or mitigate any other potential impacts that are specific to the proposed use.

No site-specific conditions are necessary to meet the purposes and intent of the code.

4. The impact on the public realm, including the design and functions of streetscapes and relationships of building and site elements to the streetscape.

We intend to set our building(s) back a minimum of 80' from Bell Road and preserve trees to mitigate views of the building(s) from the road- which will minimize any streetscape impact. If we plan to install an entry sign, we will make sure this sign complies with all city codes and will be approved by the City before installation.

5. The adequacy of drainage, utilities and other public facilities.

Yes, all building(s) and infrastructure will have adequate drainage, utilities and facilities.

6. Compatibility with the character of the area in terms of building scale, building form, landscape and site design.

Yes, the building(s) will be compatible with the character of existing building(s) along Bell Road.

7. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

Please see the "Additional Narrative" below.

8. Whether a limited time period for the permit is reasonable necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and on-going enforcement of the permit.

We'd like the Conditional Use Permit to last for the duration we own the property. We are happy to comply with periodic reporting if needed.

9. How the application will not prevent development and use of the neighboring property in accordance with the applicable development regulations.

Our development of the property will not impact or prevent any future developments of neighboring properties.

10. How the long range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

The minimal development we will have on the site will not have any negative impact on future development or existing uses in the area. We will be a locally owned, small business adding to the local charm of Parkville.

11. Any other information relevant to the application

Please see the "Additional Narrative" below. This information has been prepared to give you more details on the two phases we intend to break our development of this property into.

Additional Narrative

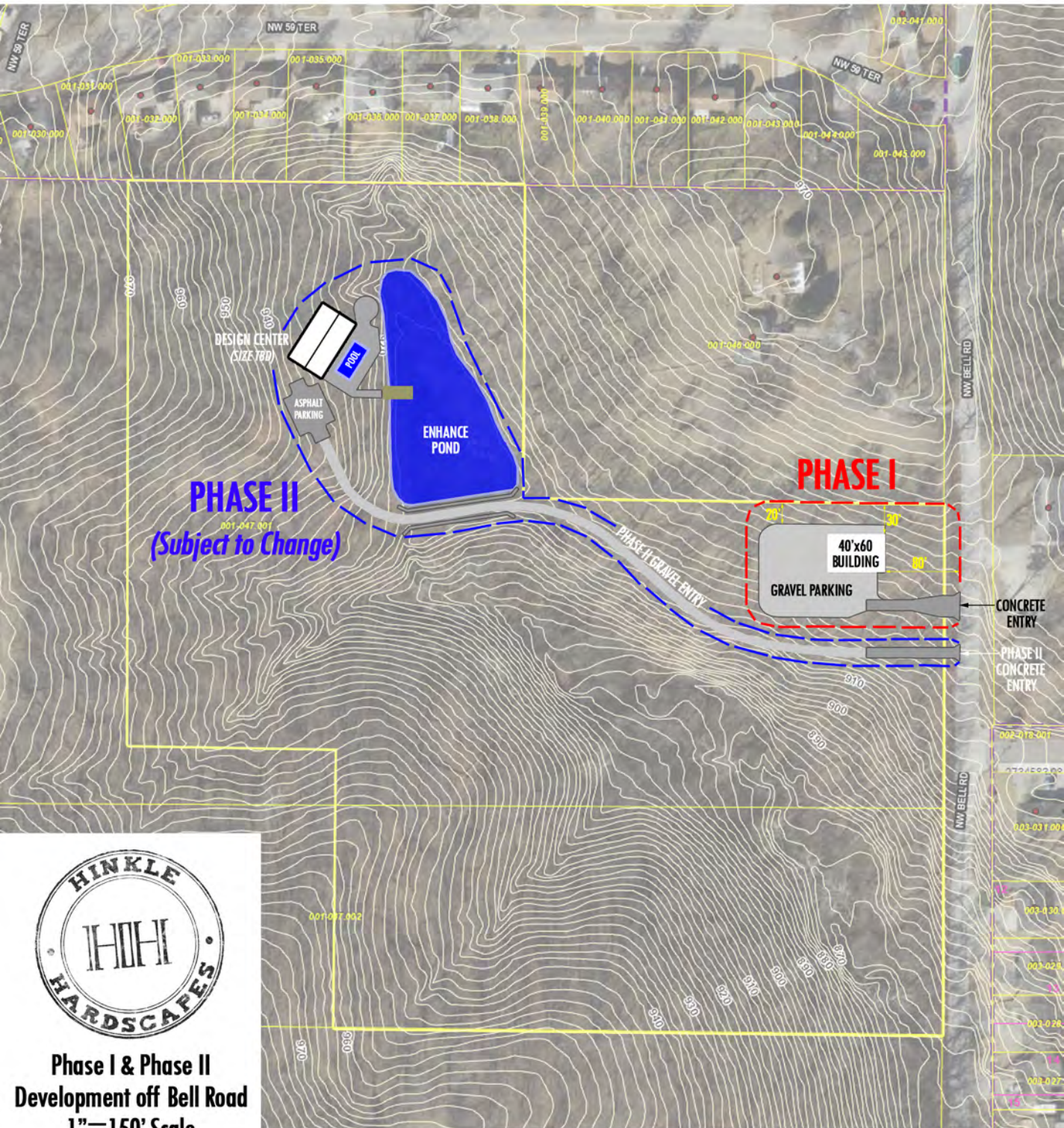
Phase I (As soon as we are granted a Conditional Use Permit from the City):

- We will install an entry off of Bell Road, the first 100' of this entry will be concrete
- We will install a gravel parking and turnaround area, with turning radius' compliant with the Fire Department and DOT
- We will install a 40'x60' concrete pad and install a 40'x60', Morten building that we will utilize for training of our new crew members, as well as a temporary office for our designers
- We will have (3) designers working from there on certain days, Ken Gibson and Zach Hinkle as well
- 3-4 parked cars on site most days
- No crews will be parking trucks at this facility, except during training days
- We plan to hold training on rainy days or inclement weather days where we cannot work on our client's projects throughout the city
- On training days, we anticipate an additional 4-5 crew trucks parked there
- Typically we have 40-50 rain or weather days per year
- occasional flat bed trucks and shipping trucks will arrive to bring supplies for training

Phase II (1-3 years):

- Install a separate entry off of Bell Road, the first 100' will be concrete
- Install a new gravel entry drive to the west portion of the property
- Install a small, asphalt parking lot
- Enhance the existing pond on site (dig it out and clean it up)
- Install a new 30'x40' (approximately-subject to change) Design & Showroom building
- Install a swimming pool at the Design Center for showcasing

- We will move the (3) designers to this new building. They will be working from there on certain days, Ken Gibson and Zach Hinkle as well
- 3-4 parked cars on site most days
- Showroom meetings with potential clients by "Appointment Only"
- We typically have 60-80 sold jobs per year, which means we anticipate 60-80 clients on site throughout the entire year- they would bring a vehicle on the day they meet at the showroom
- No delivery trucks or crew trucks will be parked at the Design Center
- Crew training will continue at the Training Center (Phase I building)



Phase I & Phase II
Development off Bell Road
1"=150' Scale

James Flack

9501 NW 59th Terrace Parkville, MO 64152

816-550-9895

Attn: Planning and Zoning Commission

RE: Conditional use permit for Hinkle Hardscapes

I have resided at my current address for 35 years and my property is adjacent to the property in question. I have several concerns that I want to address to the commission.

First and foremost is the condition of Bell Rd. I drive on Bell road every day and see the problems that already exist. The road is narrow and is very difficult to navigate with traffic. Without sidewalks pedestrians have to walk in the street, which is not wide enough in spots to even handle cars, let alone pedestrians, and is currently extremely dangerous.

Second is the noise. Are there going to be trucks or heavy equipment being used on the property in question (beeping back up alarms, loading equipment, trucks)?

Third is the dust and dirt. Are there going to be gravel or dirt surfaces that stir up dust in the air?

Fourth is the obvious reduction in my property value having a construction type of business in my back yard. I strongly oppose commercial use to the property in question.

I plan to attend the meeting January 12th and look forward to having my concerns addressed.

Thank you,

James Flack



Memorandum

To: Planning and Zoning Commission
Cc: Brad Stanton, Planner
From: Stephen Lachky, Community Development Director
Date: Friday, December 4, 2020
RE: Consideration of Section 406.010 Old Town District – OTD, Design and Performance Criteria for painting on brick at 113 Main Street, Parkville, MO 64152 (Case No. PZ 2020-58); *Denise Glanzer, White Farmhouse Flowers, Applicant*

Background

Denise Glazer with White Farmhouse Flowers has recently submitted an Application for Sign Permit (SPA 2020-14) to the City for a new awning and sign for the building at 113 Main St.



Imagery of 113 Main St. (dated May 2019, prior to exterior improvements)

While the Application for Sign Permit (SPA 2020-14) met all Development Code and “OTD” Old Town District signage requirements, the applicant was not aware they needed to receive approval from the Planning and Zoning Commission for painting on the brick façade of the building:

Section 406.010 Old Town District – OTD E. Design and Performance Criteria.

Buildings and sites shall be designed to meet the following performance standards. Any exceptions or discretionary approvals shall be judged against these design and performance standards.

1. *All buildings and sites shall promote vibrant streetscapes with active uses and attractions located in storefronts of buildings, frequent windows, and a repetitive pattern of doors which are the primary entrance.*
2. *For new construction, a building must incorporate architectural styles, design features, building materials and accents that are compatible with original materials used throughout the surrounding block. For alterations or expansions, the materials and design should be consistent with the original building elements and characteristic of the building period, and should not cover, destroy or otherwise minimize original architectural elements.*
3. *As a general rule, buildings must maintain similar base courses, cornice lines and horizontal lines of windows complementary to those used in surrounding buildings.*
4. *Buildings must not have long, monotonous, uninterrupted walls or roof planes visible from the street or other public rights-of-way. Building walls more than 15 feet in length must include elements that add architectural interest and variety such as projections, recesses, offsets, windows, painted features or blank window openings trimmed with frames, sills or lintels.*
5. *Facades visible from the public right-of-way should be architecturally emphasized through the arrangement of windows, entrance treatments and details.*
6. *Light fixtures attached to the exterior of buildings should be compatible with the style, materials, colors and details of the building and the character of the district.*
7. *Walls and fences should be architecturally compatible with the style, materials and colors of the principal building on the same lot.*
8. *With the exception of the following, paint color is considered to be a matter of choice, and has no bearing on the preservation of structures.*
 - a. *Owners are encouraged to use historically appropriate colors schemes and contrasts, including use of primary building colors with trim, doors, awnings and other accents in complimentary colors.*
 - b. *Only traditionally painted materials, such as wood, should be painted.*
 - c. *Original materials such as brick and stone that are traditionally left unpainted shall only be painted when already painted prior to the effective date of Ordinance No. 2815 (June 16, 2015), or when expressly approved by the Planning and Zoning Commission, as necessary, to unify disparate parts of a building that have been altered or expanded over time.*
 - d. *Inclusion of logos, images, or patterns, including but not limited to stripes, dots, waves, and similar patterns, used primarily to attract attention to a structure shall not be permitted unless approved as signage in accordance with Chapter 410.*



Imagery of 113 Main St. (dated December 2020, following painting on the building's exterior)

As shown above, the painting of the building's façade has been completed; nevertheless, staff wanted to follow proper protocol and present the matter before the Planning and Zoning Commission formally for consideration, despite being after the fact. Staff requests the Planning and Zoning Commission discuss the matter, and make a motion for approval, denial or postponement for the painting on brick or stone materials on the building at 113 Main St.

EXHIBITS:

1. White Farmhouse Flowers Proof of Sign Product
2. White Farmhouse Flowers Awning Dimensions

ADDITIONAL EXHIBITS BY REFERENCE:*

1. Application for Sign Permit (SPA 2020-14)



*PHOTO ALSO SHOWS OTHER
PROPOSED SIGNAGE/AWNING

BLADE SIGN LOCATION



DOUBLE SIDED BLADE SIGN - Stud mount
Panel Size: 23.5" x 16"
Hardware including panel overall size: 28.8" x 25.5"
Quantity: 1

INSTALLATION ADDRESS
113 S Main
Parkville, MO 64152
Product Number: 02
Proof Number: 01

All designs shown here are the property of Kansas City Sign Company. Colors shown here, even those of color systems such as Pantone or Sherwin-Williams, are approximate and will differ from final product due to differences in digital appearance and print processes. Customer is responsible for verifying sizes, materials, spelling, color, and general accuracy. We only accept written approvals, so please do so using the customer portal or send us an email confirming your approval. Once the proof is approved, the customer is financially responsible for any rework due to misspellings, incorrect size, incorrect layout, or color issues.

