

**Minutes of the
Planning & Zoning Commission
Regular Meeting
City of Parkville, Missouri
Tuesday, November 10, 2020 at 5:30pm
Videoconference**

1. CALL TO ORDER

Chair Katerndahl called the meeting to order at 5:33 p.m.

2. ROLL CALL

Commissioners Present:

Chairman Dean Katerndahl

John Delich (absent without prior notice)

Walt Lane

Barbara Wassmer

Doug Krtek

Kim Verhoeven (absent without prior notice)

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 November 10, 2020 regular meeting agenda.

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

Commissioner Berberich moved to approve the agenda as presented. Commissioner Krtek seconded. Motion passed: 7-0.

B. Approval of the minutes from the October 13, 2020 regular meeting of the Planning & Zoning Commission.

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

Commissioner Lee moved to approve the October 13, 2020 regular meeting minutes, Commissioner Wassmer seconded. Motion passed: 7- 0.

4. UNFINISHED BUISNESS

A. None.

5. PUBLIC HEARING

A. None.

6. **REGULAR BUSINESS**

- A. Application for Preliminary Plat for Thousand Oaks – 23rd & 24th Plats, subdivisions generally located to the east of the Thousand Oaks – 19th Plat subdivision in western Parkville, Mo. (Case No. PZ 2019-08); *David Barth, Forest Park Development Company LLC of Kansas City, Applicant*

Stephen Lachky, Community Development Director, noted that he would discuss all four items together. The plats represent the extension of Terrace Park Drive to the east. The Future Land Use Map projects the area of these subdivisions as residential neighborhoods. The proposed open space meets the intent of the suburban context in the development code. Director Lachky stated that all of the proposed lots meet the R-3 lot size standards. He noted that the maximum cul-de-sac length in the Code is 500 ft., which the proposed plat exceeds. The Code does allow for exceptions in the case of challenging topography. The applicant has added a roundabout to serve as a traffic calming measure.

The fire code requires that a subdivision have two points of access or have sprinkler systems. The applicant has chosen to equip the houses on Terrace Park Drive with sprinkler systems. Commissioner Wright asked if it would be every home in the plat or just homes beyond a certain point on Terrace Park Drive. Director Lachky responded that it would just be homes beyond a certain point, at the discretion of the Southern Platte Fire Marshall.

Director Lachky noted that staff have reviewed and found no issues with the final plat of the 23rd plat.

The applicant has submitted a subdivision waiver to reduce the front-yard setback for all lots in the 23rd and 24th plat to 20 ft. from 25 ft. Director Lachky noted this was because Thousand Oaks is not zoned as a master planned development. Staff has not encountered issues with subdivisions that have been approved with 20 ft. front-yard setbacks. Discussion ensued about where setbacks are measured from.

Commissioner Wassmer asked why the applicant was asking to reduce the front-yard setback and not the rear-yard setback and Director Lachky noted that pushing the houses closer to the roadway allows them to avoid some topographical challenges. Jason Robbins, consultant for the applicant, responded that houses closer to the road adds “wiggle room” for locating the house and helps avoid retaining walls and other costs. Discussion continued about the history and aesthetics of setback standards. Chair Katerndahl noted that he believed this issue had been discussed previously and the Commission had been in favor of similar waivers.

Commissioner Berberich inquired about setting a standard front setback for the entire Thousand Oaks development. Director Lachky noted that both the City and Platte County contain planned future phases of Thousand Oaks. Commissioner Wright noted that not every lot appeared to have topographical challenges that would necessitate a reduced front-yard setback.

Commissioner Wright asked about potentially adding a new connection to NW River Rd. Director Lachky demonstrated there is about a 100-ft elevation change that would have to be traversed.

Commissioner Lee asked for further clarification on the 25-foot vs 20-foot front-yard setback prior to final approval. Commissioner Berberich warned against establishing a

new precedent of allowing 20-foot setbacks as a policy. Chairman Katerndahl summarized that the Commission wanted clarification on which lots needed 20-foot front-yard setbacks and which don't.

Director Lachky showed that the municipal boundary for Parkville cuts through the middle of lots in the proposed plats. However, nothing currently in the Municipal Code would prohibit a boundary line from splitting a lot in two. Staff is recommending the applicant annex into the City of Parkville.

Chairman Katerndahl asked for any questions on the Preliminary Plat. Seeing none he called for a motion.

Commissioner Wright moved to approve the Application for Preliminary Plat for Thousand Oaks – 23rd & 24th Plats with staff conditions, Commissioner Lee seconded. Motion passed: 7-0.

- B. 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 2020-29); *David Barth, Forest Park Development Company LLC of Kansas City, Applicant*

Chairman Katerndahl stated that it appeared to be the Commission's desire to postpone the remaining final plats and subdivision waiver.

Commissioner Wright moved to postpone the Application for Final Plat for Thousand Oaks – 23rd Plat, Commissioner Berberich seconded. Motion passed: 7-0.

- C. 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 2020-45); *David Barth, Forest Park Development Company LLC of Kansas City, Applicant*

Commissioner Krtek moved to postpone the Application for Final Plat for Thousand Oaks – 24th Plat, Commissioner Berberich seconded. Motion passed: 7-0.

- D. Application for Subdivision Waiver to Section 404.030, Subsection 3.5 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 2020-46); *David Barth, Forest Park Development Company LLC of Kansas City, Applicant*

Commissioner Berberich moved to postpone the Application for Subdivision Waiver for Thousand Oaks – 23rd & 24th Plats, Commissioner Krtek seconded. Motion passed: 7-0.

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, November 17, 2020 and December 1, 2020 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: Tuesday, November 24, 2020 at 5:30 p.m.

- Planning & Zoning Commission Regular Meeting: Tuesday, December 8, 2020 at 5:30 p.m.

Chairman Katerndahl asked about the status of the Six at Park project. Director Lachky stated that the developer had received AutoCAD drawings of the intersection and they would be moving forward with designs.

Commissioner Lane inquired of Director Lachky regarding the VFW.

8. **ADJOURNMENT**

Chairman Katerndahl called for further discussion.

Commissioner Krtak moved to adjourn, **Commissioner Wassmer** seconded. Motion passed: 7-0. Meeting adjourned at 7:15 pm.

Submitted by:

Stephen Lachky, AICP
Community Development Director

12-8-2020
Date

Brad Stanton
Planner

12-8-2020
Date