

MINUTES OF THE BOARD OF ALDERMEN WORK SESSION MEETING OF APRIL 20, 2021

Page 1 of 1

Mayor Nanette K. Johnston opened the work session at 6:04 p.m. on April 20, 2021, at City Hall, 8880 Clark Avenue, Parkville. In attendance were aldermen Tina Welch, Dave Rittman, Brian Whitley, Greg Plumb, Marc Sportsman, Douglas Wylie, Robert Lock and Philip Wassmer. In attendance for the Planning and Zoning Commission were Michael Wright, John Delich and Dean Katerndahl.

A quorum of the Board of Aldermen was present via videoconferencing.

The following staff was also present via videoconference:

Joe Parente, City Administrator

Kevin Chrisman, Police Chief

Alysen Abel, Public Works Director

Stephen Lachky, Community Development Director

Matthew Chapman, Finance/Human Resources Director

Chris Williams, City Attorney

1. GENERAL AGENDA

A. Receive an update and review the final draft of the Parkville 2040 Master Plan

Christopher Shires, Confluence, provided a general overview of the draft plan and introduced the staff that worked on the project; presentation attached as Exhibit A. Jane Mead, Marshall Allen and Deana Winkelman provided overviews of the various sections of the draft plan.

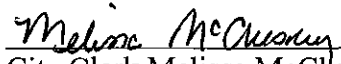
Discussion focused on affordable housing, housing stock and recreation parameters in the floodplain.

2. ADJOURN

The work session ended at 7:01 p.m.

The work session minutes for April 20, 2021, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the 4th day of May 2021.

Submitted by:


City Clerk Melissa McClesney



PARKVILLE MASTER PLAN UPDATE

Joint Work Session

April 20, 2021



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AGENDA

- Project Schedule
- Plan Chapter Review
- Next steps

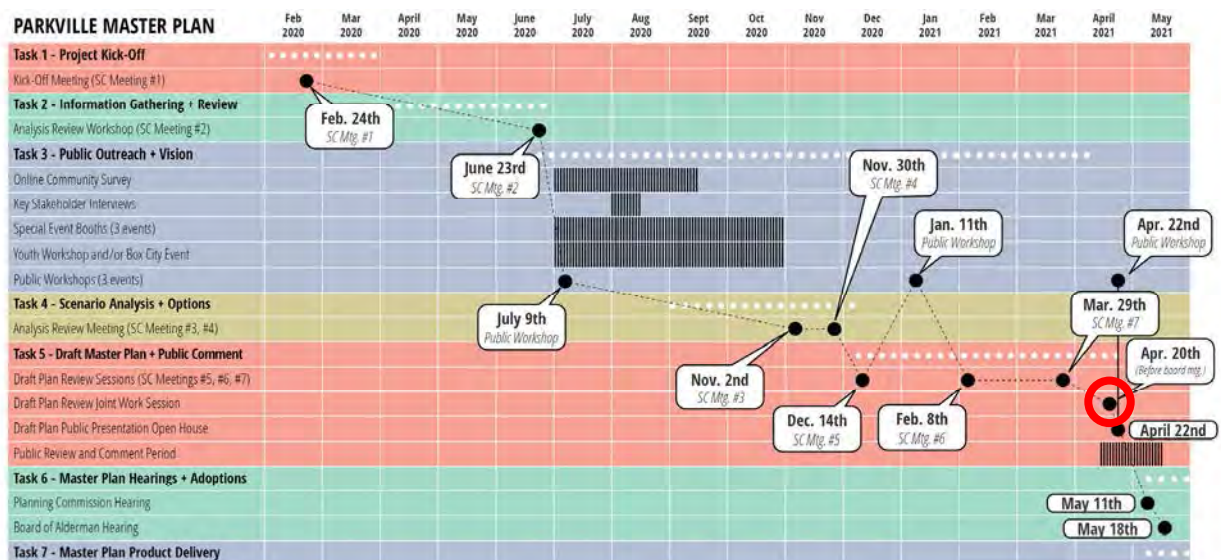
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PROJECT SCHEDULE

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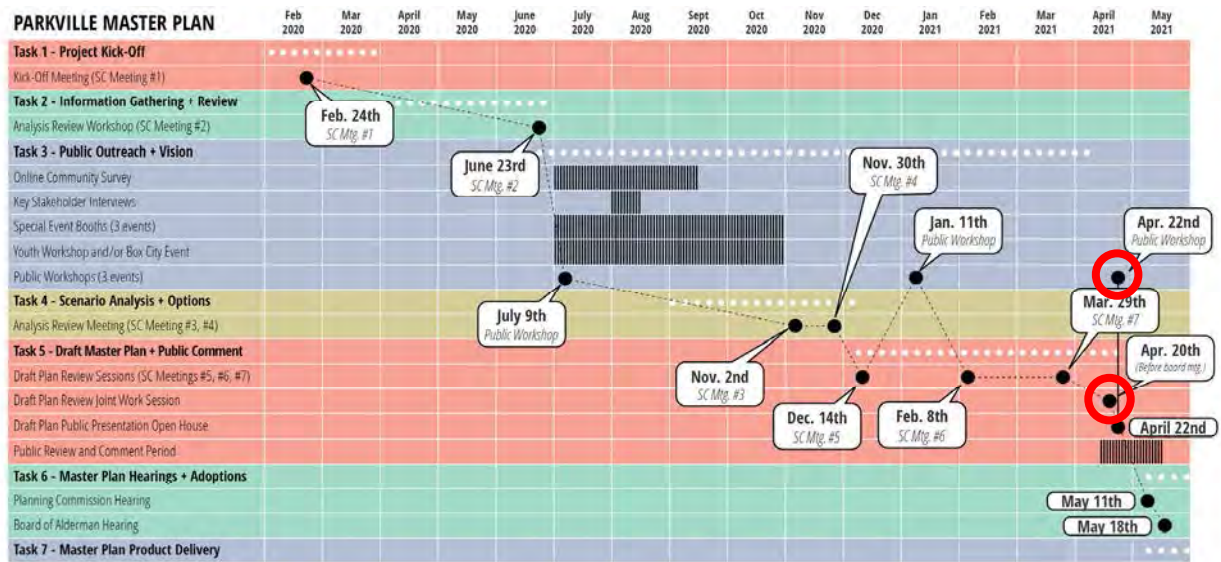
PROJECT SCHEDULE



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PROJECT SCHEDULE



5

5

PLAN CHAPTER REVIEW

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PLAN CHAPTER REVIEW

OVERALL PLAN LAYOUT

Section 1 INTRODUCTION	I. MASTER PLAN OVERVIEW..... II. GUIDING PRINCIPLES AND VISION STATEMENT..... III. EXISTING PLANS REVIEW.....	Section 4 OUR PLAN	I. OUR PLAN OVERVIEW II. FOCUS AREA 1 - COMMUNITY CHARACTER III. FOCUS AREA 2 - SUSTAINABILITY AND THE ENVIRONMENT IV. FOCUS AREA 3 - TRANSPORTATION AND INFRASTRUCTURE V. FOCUS AREA 4 - STRATEGIC DEVELOPMENT VI. GROWING WITH A PURPOSE
Section 2 PARKVILLE TODAY AND TOMORROW	I. DEMOGRAPHIC PROFILE..... II. MARKET ANALYSIS..... III. PHYSICAL PROFILE.....	Section 5 IMPLEMENTATION	
Section 3 OUR VOICE	I. PUBLIC ENGAGEMENT OVERVIEW..... II. PROCESS AND SCHEDULE..... III. KEY STAKEHOLDER INTERVIEWS..... IV. COMMUNITY SURVEY..... IV. VISUAL PREFERENCING..... IV. INTERACTIVE MAPPING - EXISTING CONDITIONS.....		

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PLAN CHAPTER REVIEW

SECTION 1 - INTRODUCTION

Section Elements

1. Master Plan Overview
2. Guiding Principles and Vision Statement
3. Existing Plans Review



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PLAN CHAPTER REVIEW

SECTION 1 - INTRODUCTION



FOCUS AREA

1

Community Character

FOCUS AREA

2

Sustainability and the Environment

FOCUS AREA

3

Transportation and Infrastructure

FOCUS AREA

4

Strategic Development

FOCUS AREA

5

Growing with a Purpose

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PLAN CHAPTER REVIEW

SECTION 1 - INTRODUCTION

PARKVILLE MASTER PLAN 2040 VISION STATEMENT

“Parkville is a **distinctive** community that successfully blends the **charm of our historic downtown** with a **vibrant mixture** of residential neighborhoods, commercial services, parks and trails, and natural landscapes.

We benefit from major assets including our downtown, Park University, and our many community parks, trails, and conservation areas. We value our connection to the Missouri River and aspire to strengthen this relationship through **thoughtful conservation** and park design. We build on our **unique history to enhance downtown's character** and provide **equitable housing choices and economic development opportunities** throughout our community.

We can accomplish this vision by maintaining a **welcoming environment** for residents and visitors, promoting **environmental stewardship**, and delivering a **balanced growth** of residential and commercial development with quality, scale and design that complements Parkville's **sense of place**. ”

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PLAN CHAPTER REVIEW

SECTION 1 - INTRODUCTION

- Parkville Connection (2008)
- Parkville Master Plan (2009)
- Citizen Survey (2009)
- Park University Master Plan (2013)
- Flood Protection Study (2013)
- Parkville Regional Multimodal Access and Livable Community Study (2013)
- Market Feasibility + Economic Impact Analysis for Sports Complex (2014)
- Vision Downtown Parkville (2014)
- Greater Kansas City Regional Bikeway Plan (2015)
- Highway 45 Corridor Plan (2016)
- Route 9 Corridor Study (2016)
- Parks Master Plan (2016)
- SmartMoves 3.0 Regional Transit Vision (2017)

EXISTING PLANS + POLICIES

Route 9 Corridor Study (2016)

Highway 9 serves as the "Main Street" of the community. As such, this plan aims to preserve the character of downtown while capitalizing on opportunities to enhance commerce, economic activity, and community interaction by providing safe access and mobility for all modes of transportation. Recommendations include:

- Construct a two-lane roadway section (left-turn lane as needed) with a multi-use path and sidewalk
- Address congestion concerns at the intersection with 1st Street/East Street via a traffic signal or roundabout
- Improve visibility and access at intersections with Main Street and 12th Street
- Enhance access to English Landing Park via an improved at-grade connection through downtown
- Maintain access to existing driveways and intersections while limiting new uncontrolled access points
- Provide stormwater infrastructure to capture, treat, and convey stormwater runoff

2016 Parks Master Plan

The 2016 Parks Master Plan looked at the entire system of parks and open spaces within Parkville and provided a long-term action plan for maintaining and improving the system and its operations. More specifically, the plan explored different options for the riverfront parks, discussed the creation of a standalone parks department, recommended establishing a dedicated funding source through a sales tax for operating costs and capital improvements, and recommended extensive programming in the riverfront parks to maintain them as vibrant spaces within the community.

2009 Citizen Survey

The Citizen Survey, conducted by ETC Institute, provided a baseline of citizen satisfaction with the delivery of major city services and priorities for the City's ongoing planning processes. Overall, this survey showed a high satisfaction with life in Parkville with respondents indicating the liked the city because of its safety, proximity to Kansas City, resale value of homes and the sense of community. The survey also indicated the desire for more sidewalks and trails, effective community planning and development and the management of traffic and congestion.

Parkville Connection

The Parkville Connection design manual was developed in 2008 and was a collaboration from five property owners whose goal was to create a common master plan for their properties located north of Downtown Parkville. Its intent was to connect the many disparate parts of the community, east to west and north to south. The plan discussed an overall concept plan for the properties that included a new network of roads and a mix of housing types, public spaces and park amenities and commercial buildings.

2014 Market Feasibility & Economic Impact Analysis for Sports Complex and/or Commercial Development

This report studied the feasibility for a new sports complex and/or commercial development at the SE corner of I-435 and 45 Highway. The study determined that a sports complex is unlikely to attract large-scale national or regional tournaments. As an alternative, 300 upscale rental units were recommended. The study found that the market would not support retail because of the lack of traffic and persons nearby.

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PLAN CHAPTER REVIEW

SECTION 2 - PARKVILLE TODAY + TOMORROW

Section Elements

1. Demographic Profile
2. Market Analysis
3. Physical Profile

Section

2

PARKVILLE TODAY
AND TOMORROW

1

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Parkville 2040 Master Plan

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PLAN CHAPTER REVIEW

SECTION 2 – PARKVILLE TODAY + TOMORROW

Demographic Profile

- Regional Context + Base Map
- Population Density
- Population Change + Projections
- Age Analysis
- Households + Families
- Race / Ethnicity
- Educational Attainment
- Housing + Housing Costs
- Household Income + Income Density

Figure 2.7 Regional Population Change 2000-2018 - 2018 by Census Tract

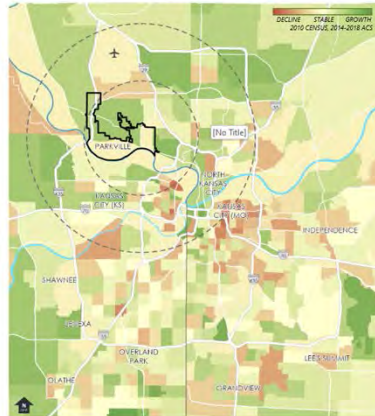


Figure 2.15 Gross Rent (2019)

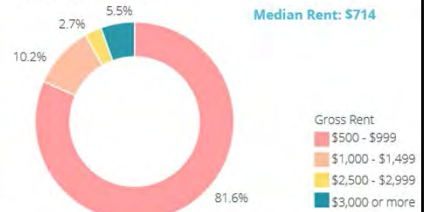
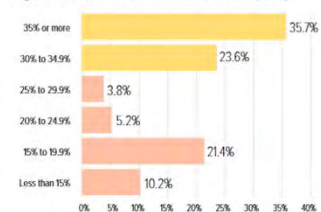


Figure 2.16 Rent as % of Household Income (2019)



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PLAN CHAPTER REVIEW

SECTION 2 – PARKVILLE TODAY + TOMORROW

Market Analysis

- Drive Times + Market Areas
- Employment Density + Job Locations
- Single-Family Housing + Sale Prices
- Commercial Land Use Overview
- Recent Development Overview by Land Use
- Future Development Overview
- Regional + Local Market Conditions by Land Use
- Market Trends Overview + by Land Use
- Regional + Local Demand Overview

Figure 2.28 Multifamily + Retail Developments



Figure 2.40 Regional Industrial New Construction Since 2000

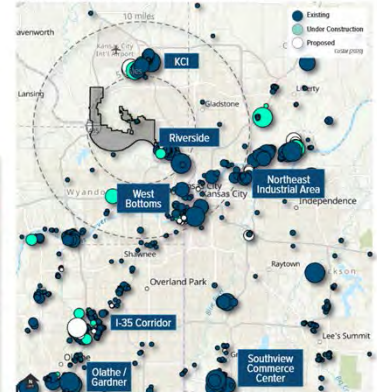
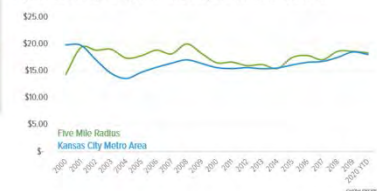


Figure 2.39 Average Asking Rent Price per Square Foot 2000 - 2020 YTD



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PLAN CHAPTER REVIEW

SECTION 2 – PARKVILLE TODAY + TOMORROW

Physical Profile

- Existing Land Use
- Existing Residential Land Use
- Floodplain
- Slopes
- Streams
- Parks + Walk Time Analysis
- Transportation Conditions

Figure 2.55 Streams Map



Figure 2.51 Existing Land Use Map



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PLAN CHAPTER REVIEW

SECTION 2 – PARKVILLE TODAY + TOMORROW

Key Takeaways

1. Parkville is growing and within a region with strong growth potential
 - A. Prepare for growth but understand limitations caused by natural environment will impact pace of growth
2. Parkville tends to lose young post-grads but attracts older adults with children (age 35+)
 - B. Housing diversity isn't there for young people starting out. They can't afford \$400k homes – need choices to stay here
3. Parkville's socioeconomic demographics are favorable (high-income, education levels, housing, income density)
 - C. Parkville is an attractive market with strong income density (spending power)
4. Parkville is conveniently located with strong potential for growth long-term along I-435
 - D. Infill development should occur within the more established parts of Parkville (closer to the downtown core) but need to strategically plan for the interstate area

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PLAN CHAPTER REVIEW

SECTION 3 – OUR VOICE

Section Elements

1. Public Engagement Overview
2. Process and Schedule
3. Key Stakeholder Interviews
4. Community Survey
5. Visual Preferencing
6. Interactive Mapping – Existing Conditions



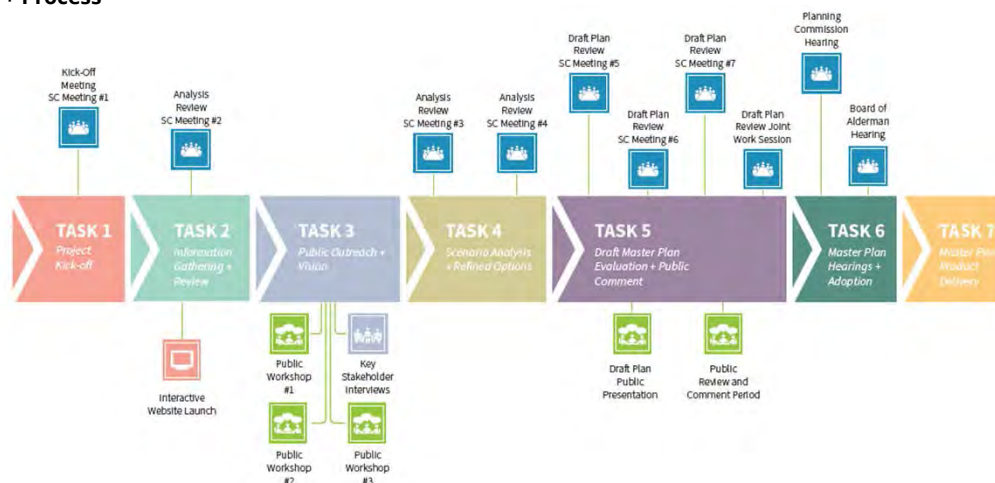
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PLAN CHAPTER REVIEW

SECTION 3 – OUR VOICE

Overview + Process



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PLAN CHAPTER REVIEW

SECTION 3 – OUR VOICE

Key Stakeholder Interviews

25 Different one-on-one conversations

Downtown Parkville



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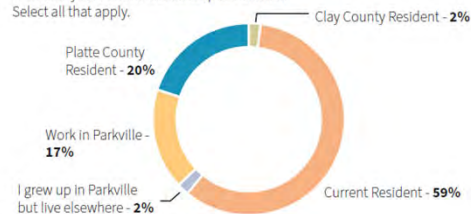
PLAN CHAPTER REVIEW

SECTION 3 – OUR VOICE

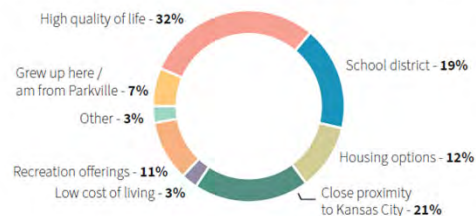
Community Survey

44 Total Survey Responses

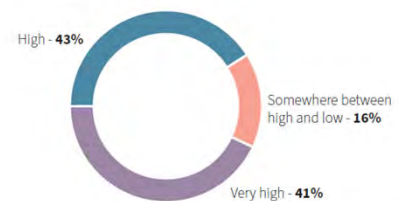
1. What is your current relationship to Parkville?
Select all that apply.



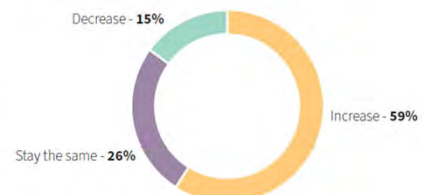
2. Which reason best describes why you live in Parkville? Select all that apply.



3. How would you rate the quality of life in Parkville?



4. Over time, you expect the quality of life in Parkville to...



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PLAN CHAPTER REVIEW

SECTION 3 – OUR VOICE

Visual Preferencing

Mixed-Use Developments



Generally speaking, the top choices for mixed-use development display a more traditional architectural character while showing a range of densities and building heights. This demonstrates the openness to more-dense buildings if accompanied by proper site design treatments and doesn't take away from the existing character of the community. The more modern or contemporary images shown above were least preferred for this type of development.

Housing



It was clear from the housing visual preferencing responses, that Parkville residents prefer single-family homes, whether they be older remodeled homes, new mid-size or large single-family homes. This is currently the predominant housing type in Parkville and in general, residents prefer it. Townhomes / rowhomes, condominiums / apartment buildings were more in the neutral range of images with garden style apartments and quadrplexes being the least preferred housing type.



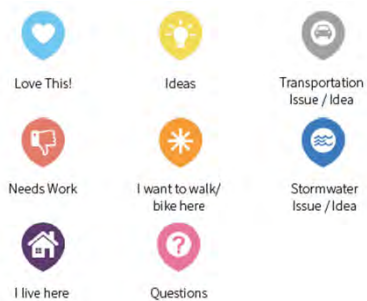
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PLAN CHAPTER REVIEW

SECTION 3 – OUR VOICE

Interactive Mapping – Existing Conditions



136 Total Map Comments

528 Total Website Visits

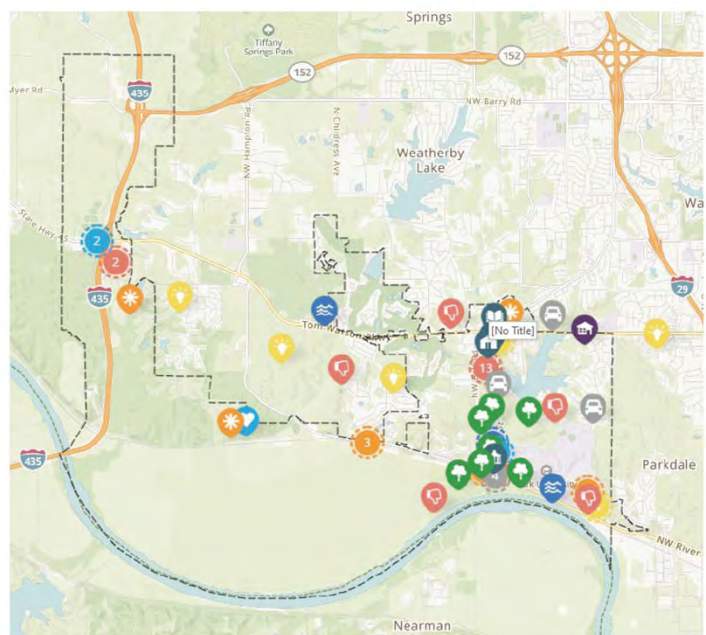


Figure X.X 2040 Parkville Master Plan logo

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PLAN CHAPTER REVIEW

SECTION 3 – OUR VOICE

Key Takeaways

WHAT WE LOVE ABOUT PARKVILLE



WHAT WE ARE CONCERNED ABOUT IN PARKVILLE



WHAT WE WOULD LIKE TO SEE IN PARKVILLE



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PLAN CHAPTER REVIEW

SECTION 4– OUR PLAN

Focus Areas

1. Community Character
2. Sustainability and the Environment
3. Transportation and Infrastructure
4. Strategic Development
5. Growing with a Purpose



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PLAN CHAPTER REVIEW

SECTION 4- APPROACH

GUIDING PRINCIPLES

PARKVILLE MASTER PLAN 2040 GOALS



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PLAN CHAPTER REVIEW

SECTION 4- APPROACH

GUIDING PRINCIPLES

GUIDING PRINCIPLES				
FOCUS AREA 1	FOCUS AREA 2	FOCUS AREA 3	FOCUS AREA 4	FOCUS AREA 5
Community Character	Sustainability and the Environment	Transportation and Infrastructure	Strategic Development	Growing with A Purpose

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PLAN CHAPTER REVIEW

SECTION 4- APPROACH

GUIDING PRINCIPLES				
FOCUS AREA 1	FOCUS AREA 2	FOCUS AREA 3	FOCUS AREA 4	FOCUS AREA 5
Community Character	Sustainability and the Environment	Transportation and Infrastructure	Strategic Development	Growing with A Purpose
Strategic Opportunity Map(s)	Strategic Opportunity Map	Strategic Opportunity Map	Strategic Opportunity Map	Land Use / Annexation Map

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PLAN CHAPTER REVIEW

SECTION 4- APPROACH

GUIDING PRINCIPLES				
FOCUS AREA 1	FOCUS AREA 2	FOCUS AREA 3	FOCUS AREA 4	FOCUS AREA 5
Community Character	Sustainability and the Environment	Transportation and Infrastructure	Strategic Development	Growing with A Purpose
Strategic Opportunity Map(s)	Strategic Opportunity Map	Strategic Opportunity Map	Strategic Opportunity Map	Land Use / Annexation Map
1.0 Strategic Opportunity				
GOAL - Action Item / Policy - Action Item / Policy - Action Item / Policy				

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PLAN CHAPTER REVIEW

SECTION 4- APPROACH

GUIDING PRINCIPLES				
FOCUS AREA 1	FOCUS AREA 2	FOCUS AREA 3	FOCUS AREA 4	FOCUS AREA 5
Community Character	Sustainability and the Environment	Transportation and Infrastructure	Strategic Development	Growing with A Purpose
Strategic Opportunity Map(s)	Strategic Opportunity Map	Strategic Opportunity Map	Strategic Opportunity Map	Land Use / Annexation Map
1.0 Strategic Opportunity				
GOAL				
• Action Item / Policy				
• Action Item / Policy				
• Action Item / Policy				
1.1 Strategic Opportunity				
GOAL				
• Action Item / Policy				
• Action Item / Policy				
• Action Item / Policy				

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PLAN CHAPTER REVIEW

SECTION 4- APPROACH

GUIDING PRINCIPLES				
FOCUS AREA 1	FOCUS AREA 2	FOCUS AREA 3	FOCUS AREA 4	FOCUS AREA 5
Community Character	Sustainability and the Environment	Transportation and Infrastructure	Strategic Development	Growing with A Purpose
Strategic Opportunity Map(s)	Strategic Opportunity Map	Strategic Opportunity Map	Strategic Opportunity Map	Land Use / Annexation Map
1.0 Strategic Opportunity	2.0 Strategic Opportunity	3.0 Strategic Opportunity	4.0 Strategic Opportunity	5.0 Strategic Opportunity
GOAL	GOAL	GOAL	GOAL	GOAL
• Action Item / Policy	• Action Item / Policy	• Action Item / Policy	• Action Item / Policy	• Action Item / Policy
• Action Item / Policy	• Action Item / Policy	• Action Item / Policy	• Action Item / Policy	• Action Item / Policy
• Action Item / Policy	• Action Item / Policy	• Action Item / Policy	• Action Item / Policy	• Action Item / Policy
1.1 Strategic Opportunity	2.1 Strategic Opportunity	3.1 Strategic Opportunity	4.1 Strategic Opportunity	5.1 Strategic Opportunity
GOAL	GOAL	GOAL	GOAL	GOAL
• Action Item / Policy	• Action Item / Policy	• Action Item / Policy	• Action Item / Policy	• Action Item / Policy
• Action Item / Policy	• Action Item / Policy	• Action Item / Policy	• Action Item / Policy	• Action Item / Policy
• Action Item / Policy	• Action Item / Policy	• Action Item / Policy	• Action Item / Policy	• Action Item / Policy

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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

FOCUS AREA 1

COMMUNITY CHARACTER

Community Character includes all those things that separate Parkville from other communities and make it distinct within the region.

A community's character incorporates the brandable image and marketing efforts that help define a community which also includes perceptions from residents, visitors and outsiders. Parkville is known for its quaint and historic downtown, rolling topography, open green spaces and important commercial centers, all within close proximity to downtown Kansas City. The Community Character focus area will identify the major opportunities and challenges facing Parkville's character and identify strategies to preserve what is loved about the community balanced with the growth and continual enhancement of the various commercial centers, residential neighborhoods, key corridors and the downtown district.



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PLAN CHAPTER REVIEW

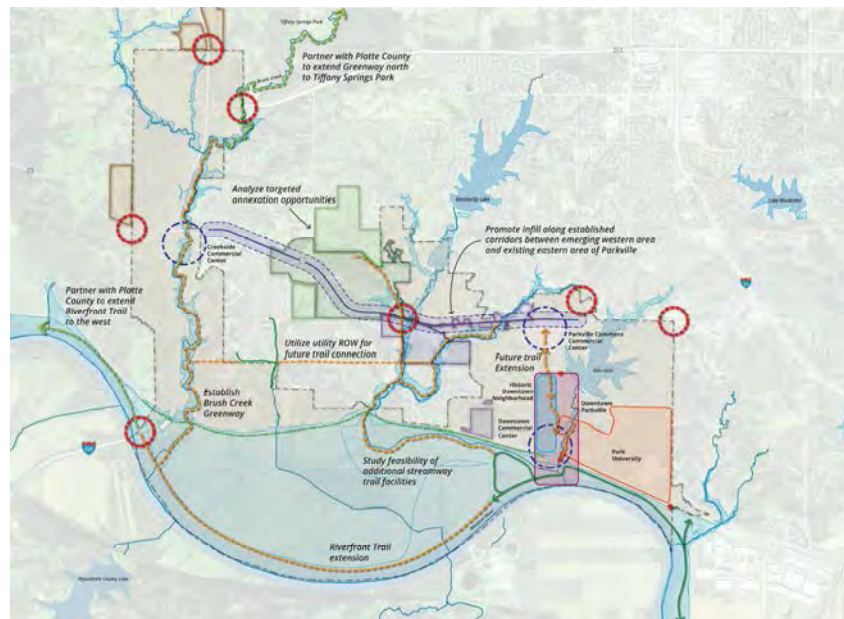
SECTION 4- OUR PLAN

STRATEGIC OPPORTUNITY

1.0

The Strategic Opportunities map and the items listed below represent the major Community Character strategic opportunities that correspond to physical and visual improvements within the city of Parkville.

- Enhance existing roadway corridors through **streetscape improvements** focusing on pedestrian and bicycle amenities and connectivity.
- Analyze **targeted annexation** opportunities to strengthen community connections along Highway 45 (see Section 5: Growing With A Purpose).
- Implement **additional trailways** to provide better connections from one side of Parkville to another, utilizing streamway and overhead utility ROW corridors for these amenities.
- Implement **Major Gateways** at major entrances into the community. Many comments received during the planning process indicated a lack of understanding of when you are actually within the city of Parkville or not. Gateway elements will assist in the overall identity and awareness of Parkville.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Community Character Downtown

STRATEGIC OPPORTUNITY

1.1

Much like the overall Community Character Strategic Opportunities Map, a similar approach was taken specific to Downtown Parkville. Based on all the feedback received from the community and city leaders, the planning team developed a Strategic Opportunities Map specific for the downtown district to consolidate the major themes that formed during the public participation and plan development process. This exercise helped the planning team think holistically about the series of individual ideas, concerns, challenges and opportunities in Downtown Parkville.

- Implement improvements identified in the Highway 9 plan to include **complete street** components along this vital corridor.
- Continue to study the feasibility of bringing a **transit** line north along Highway 9 with the possibility of one or more transit stops located at *key* intersections. Additionally, the development of a transit hub in downtown Parkville should also be explored.

- Implement **trail connection** from Highway 9 - north, to 12th Street and Parkville Nature Sanctuary.
- Enhance **trail connection** from English Landing Park to future trail extension across Highway 9, ideally creating a highly-visible and safe pedestrian / bicycle crossing.
- Study the feasibility of developing an **additional trail connection** from Platte Landing Park along existing streamway corridor to points west of downtown.
- Study the feasibility of a **historic trail** through downtown Parkville that could include wayfinding signage, informational signage and organized programming.
- Improve the Highway 9 / East Street / 1st Street intersection. Possibilities include a roundabout that could also serve as an **enhanced gateway** to downtown and a catalyst for redevelopment.
- Implement system of Downtown Markers and Neighborhoods as indicated on the downtown strategic opportunities map to add a **sense of place** and unique character to the historic downtown core.

- **Streetscape improvements** along Main Street and east/west connecting streets to Highway 9 should be implemented to enhance the pedestrian experience and should include amenities such as lighting, seating, landscaping, paving materials, wayfinding signage and public art.
- Continue to study the extension and expansion of **Bell Road** from Parkville Commons to include multi-modal capacity to provide an additional north / south connection within the community.
- Implement additional **downtown gateway signage** along Route FF and on Highway 9 (north of downtown).

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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Community Character

Cohesive & Unified Community

- Connecting the Community
 - Vehicular, bicycle and pedestrian connectivity
 - Stream corridor development
- Cohesive Look and Feel
 - Cohesive design standards + signage
 - Streetscape standards
- Community Pride + Events
 - New and existing community events to increase sense of pride and interaction between residents

STRATEGIC OPPORTUNITY

1.2

Create and maintain strong connectivity throughout Parkville

- Enhance 45 Highway corridor through streetscape improvements focusing on pedestrian and bicycle amenities and connectivity.
- Strategically annex land along 45 Highway to control the look and feel of Parkville.
- Adopt a stream buffer ordinance to secure conservation corridors that can also serve as trail connections.
- Promote infill growth along established corridors between the emerging western area of development and the existing eastern area of development within Parkville.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Community Character

Cohesive & Unified Community

- Connecting the Community
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 - Streetscape standards
- Community Pride + Events
 - New and existing community events to increase sense of pride and interaction between residents

STRATEGIC OPPORTUNITY 1.3

Maintain a cohesive look and feel in Parkville

- Continue to expand gateway and entry signage at key locations in Parkville.
- Adopt heightened design standards for new and redevelopment in Parkville to promote quality design and aesthetics.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Community Character

Cohesive & Unified Community

- Connecting the Community
 - Vehicular, bicycle and pedestrian connectivity
 - Stream corridor development
- Cohesive Look and Feel
 - Cohesive design standards + signage
 - Streetscape standards
- Community Pride + Events
 - New and existing community events to increase sense of pride and interaction between residents

STRATEGIC OPPORTUNITY 1.4

Promote community pride through existing and new community-wide events

- Continue to sponsor and promote community-wide events to increase community pride and social connection.
- Identify community events to take place in new areas of Parkville including Creekside to promote interaction between new and more established residents.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Community Character

Commercial Centers

- Parkville Commons
 - Wide variety of retail / services / civic centers
 - Internal site visibility issues – high rate of turnover
- Downtown Parkville
 - Vitally important commercial center
 - Prevalence of small locally-owned businesses
- Creekside
 - Opportunity for new residences / commercial activity
 - Concerns about scale / density

STRATEGIC OPPORTUNITY 1.5

Ensure important commercial nodes of Parkville remain resilient, active and vibrant

- Work with Parkville Commons property owner to develop strategy to increase visibility to interior retail and service tenants while maintaining walkable character of the commercial center.
- Actively work to maintain Downtown Parkville's abundance of small and locally-owned businesses that add to the character of charm of the district.
- Leverage the opportunities that the Creekside development will bring to the city of Parkville while also addressing concerns from neighbors regarding the scale and density of future developments on the west side of the city.




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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Community Character

Housing

- High quality housing stock today
- Survey results support choice
- Housing choice expansion
 - High standards for material and design of multi-family housing
 - Strategic placement of multi-family
 - Older / younger residents, college students and new-to-town residents

STRATEGIC OPPORTUNITY 1.6

Maintain a quality housing stock that provides quality choices for residents.

- Support the development of multi-family housing options in key areas of Parkville as identified on the future land use map.
- Adopt design standards for multi-family housing that require certain standards for design, placement, buffers and building materials.
- Continue to work with existing landlords to ensure multi-family housing in Parkville remains safe and quality.

Figure 2.13 Owner-Occupied Housing Values (2019)

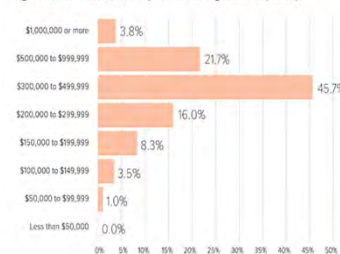


Figure 2.14 Median Home Value Comparison (2019)

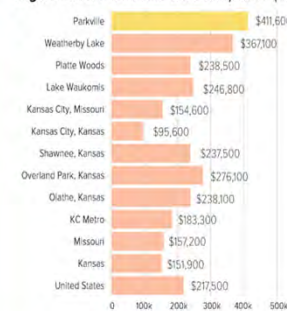
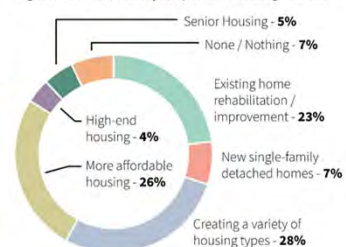


Figure 2.15 Public Survey Responses - Housing Choices



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PLAN CHAPTER REVIEW

SECTION 4– OUR PLAN

Community Character

Community For All Ages

- Recognizes communities that have taken steps to become more welcoming to residents of all ages and, in the process, more vibrant, healthy, and prosperous.
- City of Parkville currently a bronze level community
- Continue to work towards silver and gold level designation

STRATEGIC OPPORTUNITY 1.7

Strive to be a community for all ages and abilities through the Community for All Ages program

- Continue to pursue the silver level status in the Community For All Ages program by forming a community-based committee to assess the current conditions in Parkville and issue and report on the findings.
- Once the silver level has been obtained, pursue the gold level designation to improve the quality of life for Parkville residents.
- Maintain Community For All Ages designation by investing in any necessary infrastructure, services and programming identified in the Community For All Ages plan.



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PLAN CHAPTER REVIEW

SECTION 4– OUR PLAN

Community Character

Natural Features

- Plentiful nearby natural features
- Help create pace, density and type of development in Parkville
- Continue to complement the environment
 - Floodplain
 - Tree Cover
 - Slopes

STRATEGIC OPPORTUNITY 1.8

Preserve Parkville's natural features as it grows

- Continue to preserve natural features as Parkville develops by integrating them into the site design as an amenity.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Community Character

Park University

- Major presence / influence in downtown Parkville
- Importance of continued collaboration between City of Parkville, downtown and the university
- Student-oriented services in downtown

STRATEGIC OPPORTUNITY 1.9

Continue to foster a strong working relationship with Park University

- Ensure continued collaboration between Park University, downtown Parkville and the City of Parkville.
- Study the ability for student-oriented services / retail in downtown Parkville to better integrate the student population and the land uses of the downtown district.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Community Character

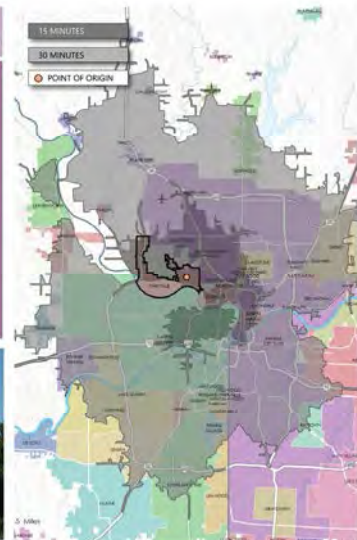
Convenient Location

- Residents and business owners
- Natural enclave with proximity to urban amenities
- Drive time convenience
 - Airport
 - Downtown Kansas City, Missouri
 - Johnson County job centers

STRATEGIC OPPORTUNITY 1.10

Promote and protect Parkville's convenient location and accessibility

- Continue to market Parkville's location and accessibility for possible residents and businessowners.
- Maintain an efficient street system that balances access and safety in and out of Parkville.
- Enhance intown roadway connectivity to reduce over reliance on major arterials.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Community Character

Celebrate History

- Parkville's unique history should be celebrated
- Explore the concept of a history trail connecting notable places
 - Banniker School
 - Missouri Riverfront
 - Main Street
- Regular events / tours
- Wayfinding signage

STRATEGIC OPPORTUNITY 1.11

Celebrate Parkville's history

- Study the feasibility of a historic trail through downtown Parkville that could include wayfinding signage, informational signage and organized programming.
- Develop program to incentivize the renovation and preservation of important historic sites in Parkville including the Banniker School.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Community Character

Neighborhood Preservation

- Growing community with older neighborhoods
- Advantages due to quality housing stock
- Neighborhood preservation efforts
 - Revolving loan fund
 - Incentives program
 - Old Town Residential Design Guidelines

STRATEGIC OPPORTUNITY 1.12

Preserve Parkville's historic neighborhoods

- Create a grant or program to help financially incentivize home improvement and modernization for older homes in Parkville.
- Continue to follow the Old Town Residential Design Guidelines to help preserve the look and feel of Parkville's older homes.
- Identify strategic efforts for streetscape improvements through the older roadways in Parkville.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Community Character

Streetscape & Signage

- Adding sufficient pedestrian / placemaking elements for pleasant and comfortable walking / biking experience
- Identifies streets in the downtown district for strategic streetscape improvements / enhancements
- Supports Highway 9 Corridor Plan
- All improvements should fit within the downtown character

STRATEGIC OPPORTUNITY 1.13

Enhance Parkville's character through its streetscape + signage

- Perform streetscape enhancements along corridors as identified in the Strategic Opportunities map.
- Expand gateway signage at key entryways into Parkville as identified on the Strategic Opportunities map.
- Identify a unique street signage that can be implemented on neighborhood streets in Parkville to enhance the unified sense of place.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

FOCUS AREA 2

SUSTAINABILITY AND THE ENVIRONMENT

Sustainability and the Environment reviews the sensitive environmental areas that should be protected, identifies ways to be more sustainable and considers the role of parks in the community.

The Sustainability and the Environment Chapter begins by identifying strategies the city and residents can put forth to become more sustainable including green infrastructure and energy efficiency issues. It then turns to the natural features present in Parkville, including floodplain, tree cover, slopes, and streams, and identifies what land use regulations can help protect life, property and the natural features themselves. It ends with an overview of the park system in Parkville and identifies some growth strategies and key considerations.



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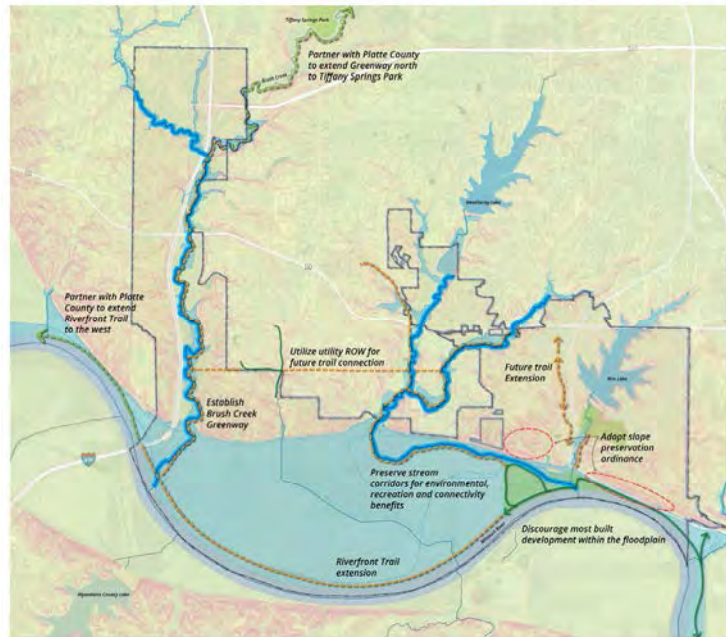
PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

STRATEGIC OPPORTUNITIES 2.0

The Strategic Opportunities map and the items listed below represent the major Sustainability and the Environment strategic opportunities that correspond to physical and visual improvements within the city of Parkville.

- Preserve stream corridors for environmental, recreation and connectivity benefits.
- Adopt slope preservation ordinance.
- Discourage most built development within the floodplain.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Sustainability and the Environment

Green Infrastructure

STRATEGIC OPPORTUNITY 2.1

Promote the use of green infrastructure solutions to stormwater management

- Actively encourage the use of green infrastructure for stormwater solutions to mitigate the effects of combined sewer overflows into natural water bodies.
- Consider adopting a residential sustainability grant to financially incentive the use of green infrastructure on residential properties.
- Evaluate and implement green infrastructure changes on city-owned property to be a model for the community.



Bioretention Facility



Rain Gardens



Rain Barrel



Vegetated 'Green' Rooftop



Permeable Pavers

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PLAN CHAPTER REVIEW

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Sustainability and the Environment

Renewable Energy + Energy Efficiency

- Solar and geothermal
- No current code or regulations for solar panels or geothermal energy
- Possible initiatives to consider
 - Streamline residential solar panel installation review process
 - Financial incentives for alternative energy or retrofitting sustainably

STRATEGIC OPPORTUNITY 2.2

Create an environment that encourages the use of renewable energy and energy efficiency

- Adopt regulations to allow for the use of residential and commercial solar or geothermal energy.
- Consider creating financial incentives to sustainably retrofit homes with high energy efficiency appliances or alternative energy panels or systems.

Solar savings estimator

Estimate how much you can save on your electric bill with rooftop solar.

Enter home address



Average home in Parkville
Based on your energy

Estimated savings: **\$6,000**

Clear 10 minutes after image purchase

Source: Project Solar



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Sustainability and the Environment

Floodplain Management

- 100 + 500-year floodplain boundaries
- Parkville current has some regulations for floodplain development
- Future development in floodplain should be avoided entirely
 - Leave floodplain as undeveloped open space with permeable surfaces
 - Reduce severity of flood events to protect life and property in Parkville
 - Preference for park and recreation land in floodplain areas

STRATEGIC OPPORTUNITY 2.3

Discourage most built development within the floodplain

- Adopt a new Floodplain ordinance that allow for only low-impact development within the floodplain with minimal impermeable surfaces.








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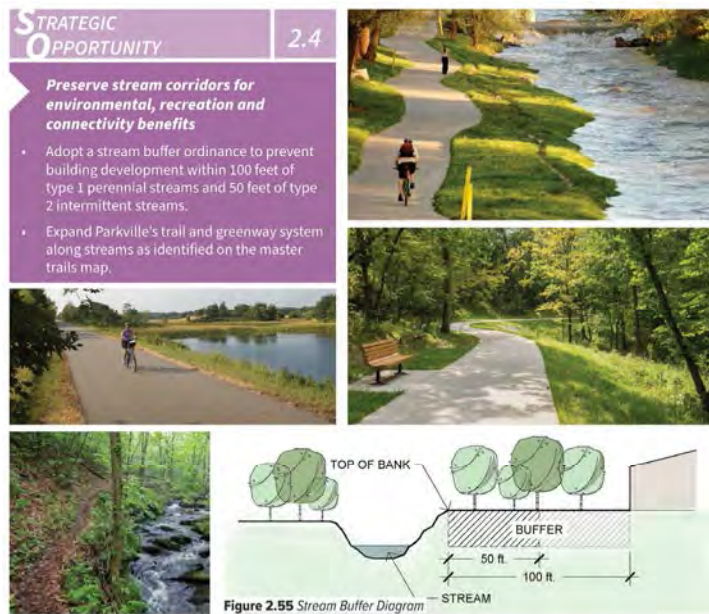
PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Sustainability and the Environment

Stream Management

- Stream by stream types mapped for Parkville
- Stream buffers help prevent property damage, reduce severity of floods, prevent stream bank erosion / water quality and protect natural habitats
- Stream Buffer Ordinance
 - Model EPA ordinance
 - 100 Foot Buffer on Type 1 – Perennial Streams
 - 50 Foot Buffer on Type 2 – Intermittent Streams



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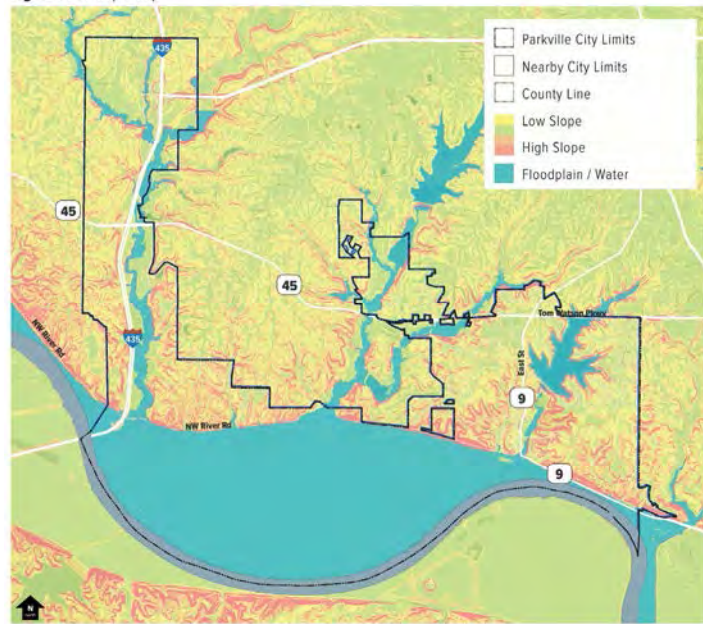
Sustainability and the Environment

Slopes

- Slope analysis mapped for Parkville
- Sensitive ecological areas (erosion, loss of habitat, loss of top soil, drainage patterns)
- Slope Preservation Ordinance



Figure 2.54 Slope Map



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Sustainability and the Environment

Tree Cover Preservation

- Trees provide wide variety of environmental, economic and societal benefits to the community
- Prevent urban heat island effect, oxygen and carbon dioxide absorption, shade, habitat for wildlife, reduce stormwater runoff, scenic, property values
- Tree Management
 - Tree diversity (pests / disease)
 - Tree preservation and conservation (MARC has tree preservation model ordinance)

STRATEGIC OPPORTUNITY 2.6

Actively preserve and replenish Parkville's tree cover

- Encourage new development and redevelopment to preserve tree cover as an amenity feature.
- Adopt the Mid-America Regional Council's model tree preservation ordinance to protect local tree cover.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Sustainability and the Environment

Reducing Waste & Recycling

- More communities taking proactive stance on waste generation and recycling efforts
- Only two / four waste haulers in Parkville offer recycling
- Best practices to consider
 - Promoting recycling and composting
 - Require trash haulers in community to offer recycling
 - Increase Ripple Glass recycling initiatives
 - Review / audit city waste generation to identify areas for improvement

STRATEGIC OPPORTUNITY 2.7

Promote recycling and waste reduction in Parkville

- Expand the Ripple Glass program to additional convenient locations throughout Parkville to encourage glass recycling.
- Consider requiring all trash haulers to provide recycling services.
- Perform an audit of the City's waste generation and recycling efforts to identify specific areas of improvement.
- Continue to promote recycling, waste reduction and composting.



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PLAN CHAPTER REVIEW

SECTION 4– OUR PLAN

Sustainability and the Environment

Parks Level of Service

- Parkville meets and will likely continue to meet strict LOS standards (> 10.5 acres / 1,000 residents)
- Neighborhood park expansion will need to continue as Parkville grows

STRATEGIC OPPORTUNITY 2.8

Maintain a high level of park service for parks and recreation in Parkville

- Continue to far exceed the overall park level of service for total park acres in Parkville.
- Expand neighborhood parks in residential areas as Parkville grows.
- Strive to have all residents live within a reasonable 5- to 15-minute walk from a park.

Table 2.16 Existing Land Use, Parkville (2020)

Park Name	Existing Acres	Needed Acres
Existing Park Acres	299.45	-
Existing LOS	44.53	0.0
Recommended LOS	10.5	-
2030 Demand Acres	97.6	0.0
2040 Demand Acres	128.9	0.0

Table 2.17 Parkville Existing + Future Population Estimates

2019 Population Estimate	6,724
Average 2030 Population Projection	9,299
Average 2040 Population Projection	12,277



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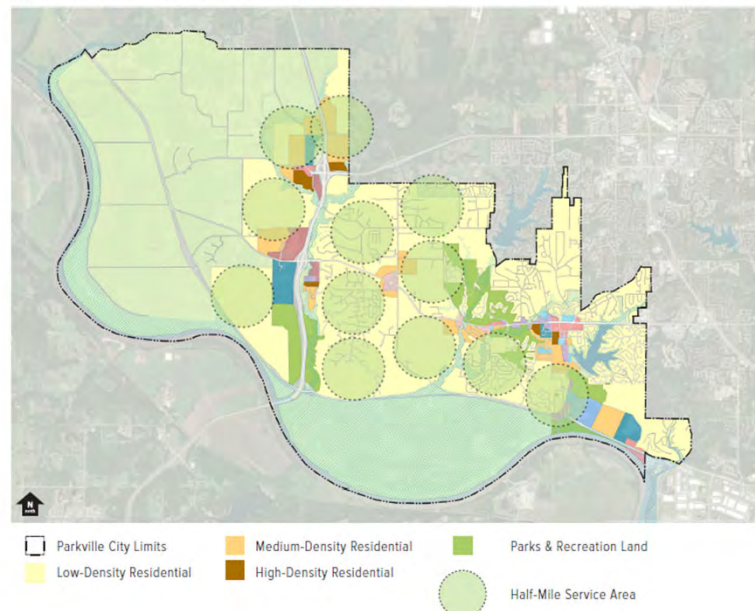
SECTION 4– OUR PLAN

Sustainability and the Environment

Parks in Parkville

- Neighborhood park expansions

Figure 2.57 Possible Future Park Service Areas, Parkville 2020-2040



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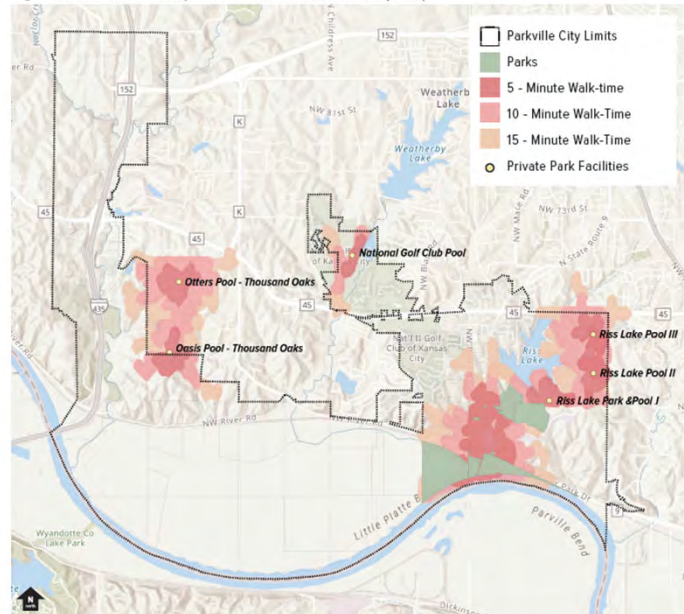
SECTION 4- OUR PLAN

Sustainability and the Environment

Parks Walk-Time Analysis

- Most residential areas live within reasonable walk time of a park (5 / 10 / 15 minutes)
- Analysis included some private facilities

Figure 2.57 Walk-Time Analysis for Parks, Parkville, Missouri (2020)



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Sustainability and the Environment

Future Park Considerations

- Park Trends
 - Inclusive playgrounds
 - Technology integration
 - Tall playgrounds (and other changes)
- Life cycle evaluation
- Trail expansion

STRATEGIC OPPORTUNITY 2.9

Keep Parkville's parks and recreation system current and responsive to residents

- Continue to regularly evaluate parks and recreation trends when facility planning.
- Regularly perform life cycle evaluations as well as community surveying to ensure programs and facilities continue to meet the desires of Parkville residents.
- Connect new and older parks with trail or sidewalk connections.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

FOCUS AREA 3

PARKVILLE
Master Plan
Housing 2018 to 2038

TRANSPORTATION AND INFRASTRUCTURE

Transportation and infrastructure is the beating heart of a community that provide the needed connections, and services to residents and businesses.

The Parkville transportation network represents infrastructure ranging from historic beginnings to growing multimodal developments. Many of the features that make the Parkville community unique and attractive – riverfront bluffs, rolling topography, and wooded vistas – also present challenges to transportation connectivity. This section summarizes existing plans and policies, transportation conditions, and multimodal goals and opportunities to improve mobility in Parkville.



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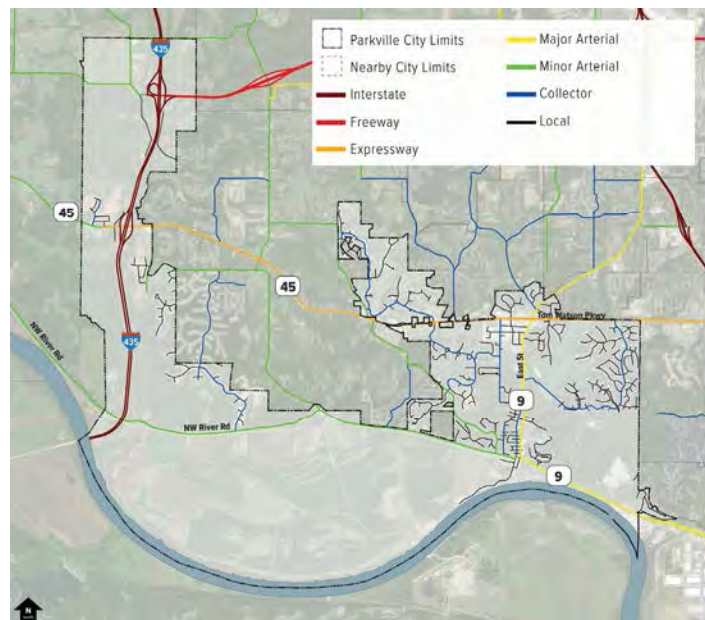
PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Transportation and Infrastructure

Existing Transportation Conditions

- Classifies existing corridors throughout the community
- Road classifications provide a strategy for enhancements that include different degrees of multi-modal opportunities



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Transportation and Infrastructure

Classification	Connectivity	Lanes	Traffic Volume	Speed	Access
Interstate	High	4+ Lanes	High	High	Low
Expressway	High	4+ Lanes	High	High	Low
Major Arterial	High	4+ Lanes	High	Moderate	Moderate
Minor Arterial	Moderate	2-3 Lanes	Moderate	Low	Moderate
Collector	Low	2-3 Lanes	Moderate	Low	Moderate
Local	Low	2 Lanes	Low	Low	High

Source: TransSystems

Table X.X Functional Classification Summary



NW Bell Road (Collector)



Tom Watson Parkway (Expressway)
looking east at 9 Highway



9 Highway (Major Arterial) looking
west in Downtown Parkville

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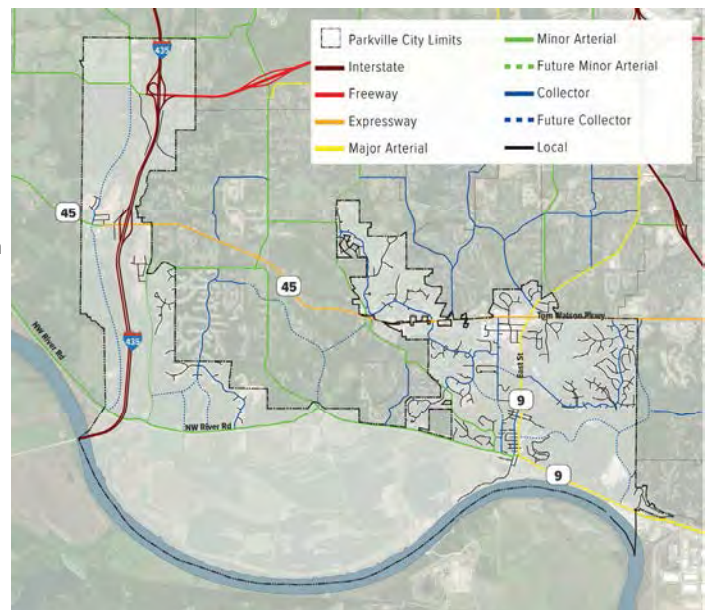
PLAN CHAPTER REVIEW

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Transportation and Infrastructure

Major Roadways Plan

- Existing and future potential roadway network
- Roadway functional classification is consistent with recommendations beyond the city limits



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PLAN CHAPTER REVIEW

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Transportation and Infrastructure

Bicycle & Pedestrians

- Existing trail system is well used and appreciated
- Recent connection between English Landing Park and Riverfront Trail extending to Riverside, MO
- Strava – provides insight to corridors commonly used for on-street biking
 - Segments of Highway 9
 - Main Street
 - Bell Road
 - River Road
 - Etc.



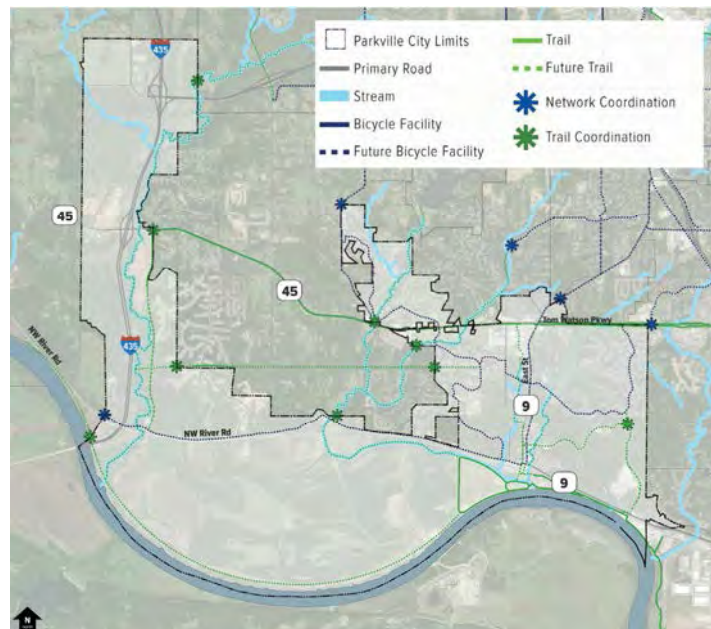
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Bicycle & Pedestrians



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Transportation and Infrastructure

Bicycle & Pedestrians

- Sidewalk map provides summary of shared-use path and sidewalk connectivity
- Sidewalks on both sides of collector or higher classification could be considered
- Map locates key sidewalk gaps to be considered

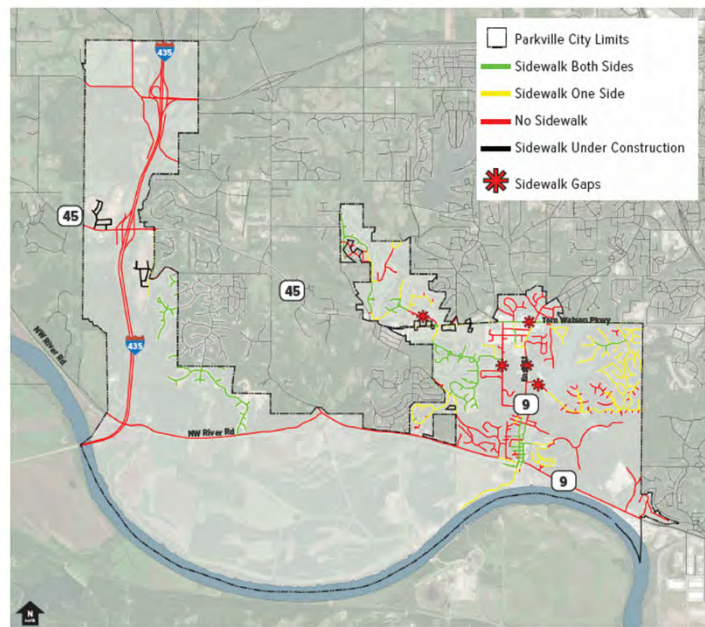


Figure X.XX Sidewalk Map

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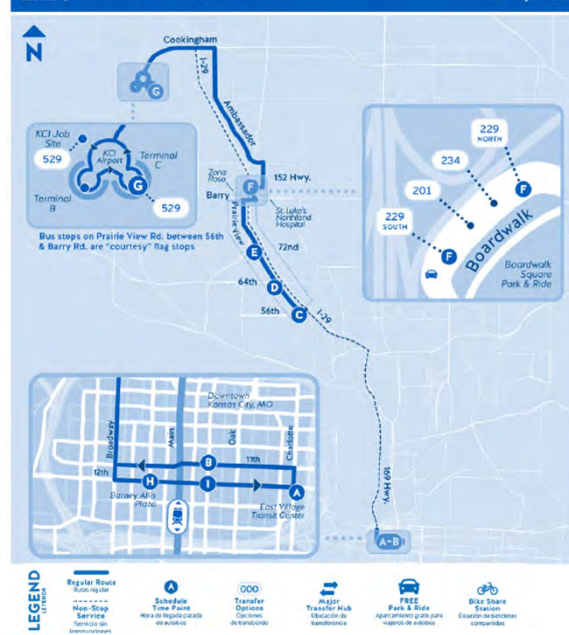
Transportation and Infrastructure

Transit

- Discusses current transit within the vicinity of Parkville – Route 229 (Destination – KCI)
- Route 9 Corridor study explored opportunities for additional transit service and recommended 4 stops from Downtown to Parkville Commons.
- SmartMoves 3.0 plan identified downtown Parkville as a long-term mobility hub – likely near 1st Street

229 Boardwalk-KCI

Effective August 2, 2020
Revised August 2, 2020



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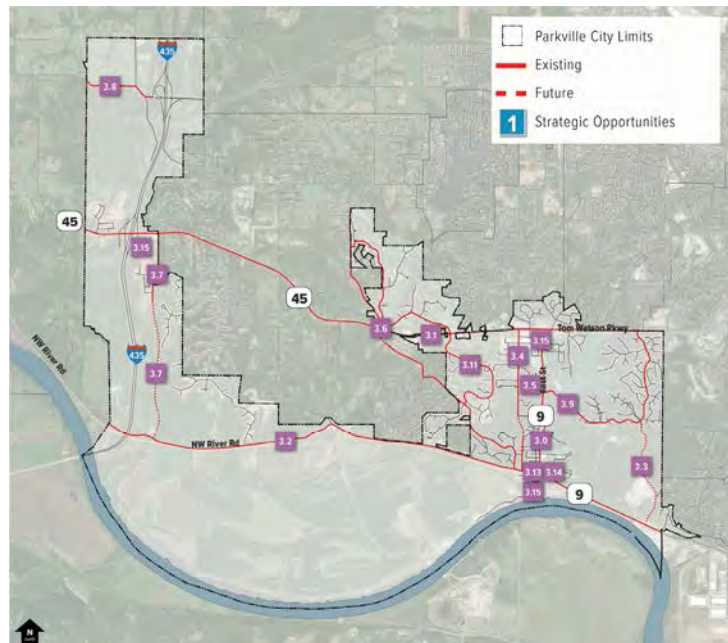
PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Transportation and Infrastructure

Strategic Opportunities

- Residents identified need to improve transportation network
 - New street connections
 - Roadway upgrades
 - Intersection improvements
 - Multi-modal accommodations



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Transportation and Infrastructure

9 Highway

STRATEGIC OPPORTUNITY	3.0
- Advance the Route 9 Corridor Study (2016) including an improved two-lane roadway section with multimodal accommodations and stormwater infrastructure from Highway 45 to East Street/1st Street. - Consider additional travel lanes from East Street/1st Street to the existing four-lane roadway section near the eastern city limits. - Coordinate with MoDOT, Mid-America Regional Council, Platte County, City of Riverside, and Park University as appropriate to implement improvements.	



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PLAN CHAPTER REVIEW

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Transportation and Infrastructure

45 Highway

STRATEGIC OPPORTUNITY

3.1

- Advance the Highway 45 Corridor Plan (2016) including beautification efforts and amenities to provide a cohesive corridor identity.
- Continue to balance the provision of efficient access, provide connections to the Southern Platte Pass Trail, preserve the natural and scenic character of the area, and encourage quality development.
- Coordinate with MoDOT, Mid-America Regional Council, and Platte County, as appropriate to implement improvements.



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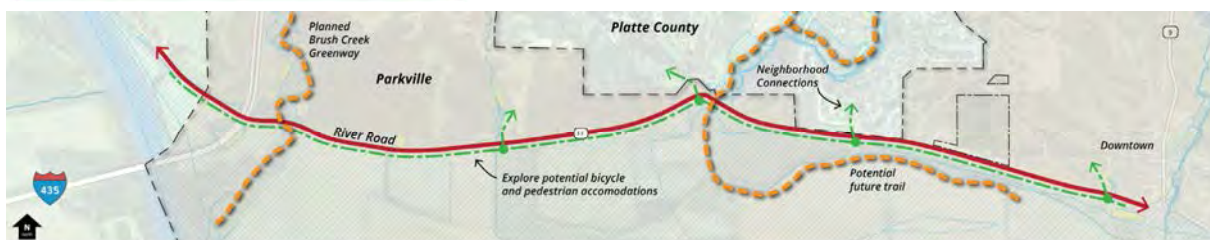
Transportation and Infrastructure

River Road (Route FF)

STRATEGIC OPPORTUNITY

3.2

- Explore the potential for safe bicycle and pedestrian accommodations on River Road while providing context-sensitive access to developing neighborhoods within Parkville and Platte County.



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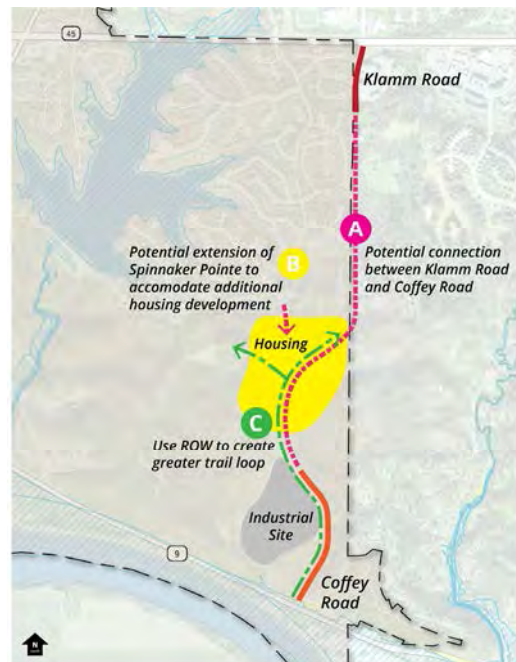
Transportation and Infrastructure

Coffey Road

STRATEGIC OPPORTUNITY

3.3

- Coordinate with Kansas City, Missouri to connect the recently improved Klammer Road, which has an existing signalized intersection at Highway 45, to Coffey Road to create a new north-south collector.
- Extend Spinnaker Pointe southward from the Riss Lake neighborhood to accommodate additional residential development without creating a direct vehicular connection to Highway 9.
- Utilize the available Coffey Road right-of-way as a trail connection to create a greater trail loop in eastern Parkville with connections to Park University, downtown Parkville, and the Missouri Riverfront.



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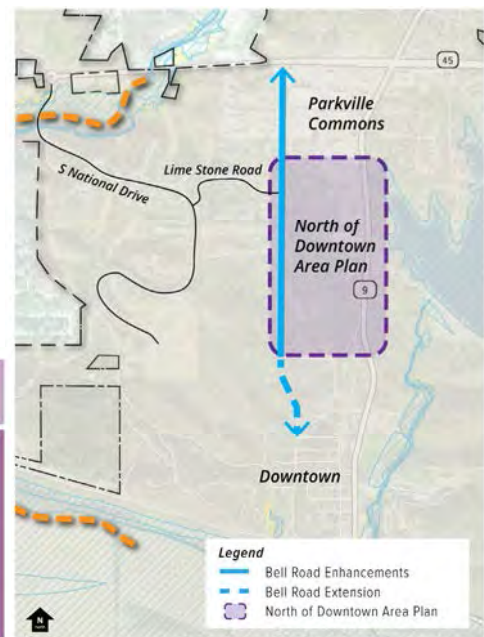
Transportation and Infrastructure

Bell Road

STRATEGIC OPPORTUNITY

3.4

- Advocate for and implement a corridor study to properly size the corridor, address sightline and stormwater issues, and include shoulders, sidewalks, and crosswalks to provide safe multimodal facilities.
- Explore the potential to extend improvements south to enhance access to downtown Parkville.



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Transportation and Infrastructure

Bell Road Connector



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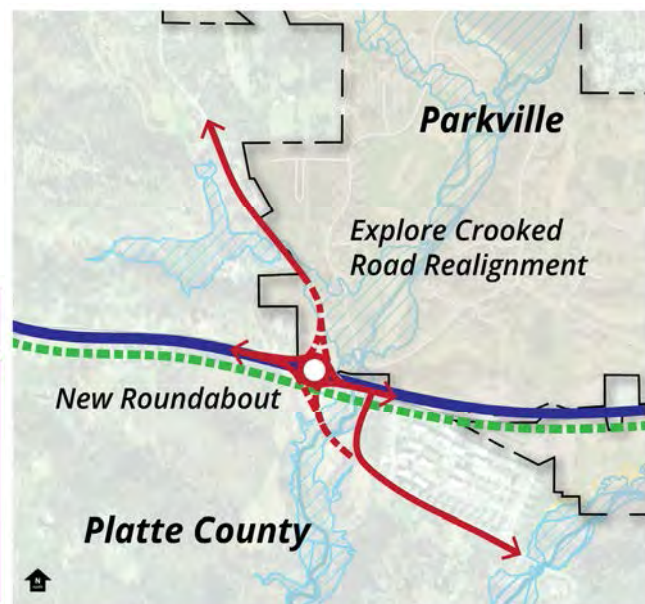
Transportation and Infrastructure

Crooked Road

STRATEGIC OPPORTUNITY

3.6

- Realign Crooked Road at Highway 45 to eliminate offset access and provide additional opportunity for economic development.
- Ensure access management, provide bicycle and pedestrian facilities, and address stormwater management as segments of Crooked Road are improved.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Transportation and Infrastructure

Brink Meyer Road

STRATEGIC OPPORTUNITY

3.7

- Continue to develop Brink Meyer Road in a manner that is consistent with the needs of surrounding land use as well as multimodal expectations of the community.
- Explore the extension of Brink Meyer Road to River Road in order to enhance north-south connectivity. Factors such as topography, right-of-way preservation, proximity to I-435, and proximity to Brush Creek will need to be considered when assessing the feasibility of extending Brink Meyer Road.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Transportation and Infrastructure

Jones Meyer Road

STRATEGIC OPPORTUNITY

3.8

- In coordination with long-term development, advocate for right-of-way preservation and improvements to Jones-Meyer Road to handle increased traffic volume and multimodal accommodations.
- Coordinate with other jurisdictions including MoDOT, KDOT, Mid-America Regional Council, Platte County, Leavenworth County, and the City of Leavenworth to remain involved with any discussions regarding a potential new bi-state Missouri River crossing that may impact corridors such as Jones-Meyer Road.



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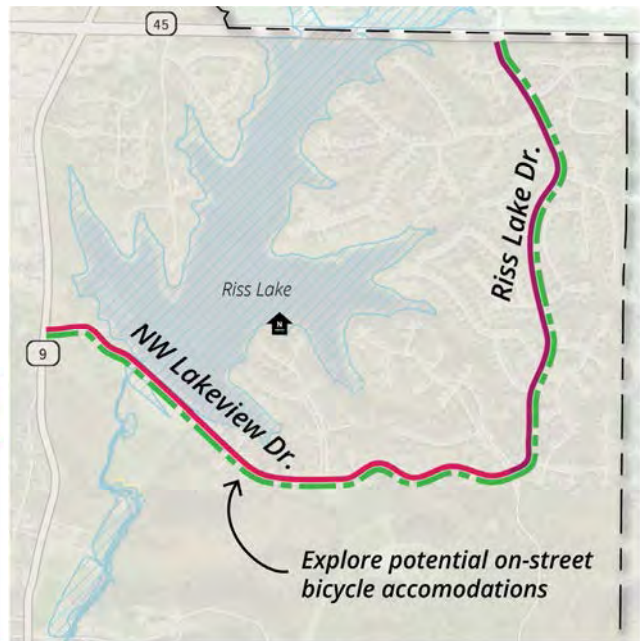
Transportation and Infrastructure

Lakeview Road and Riss Lake Drive

STRATEGIC OPPORTUNITY

3.9

- Explore the potential to integrate an appropriate bicycle facility within the existing ROW (on-street bike lanes or off-street shared use path) and recommend further study to determine best solution and priority.
- Continue to provide highly-visible, safe pedestrian crossings.



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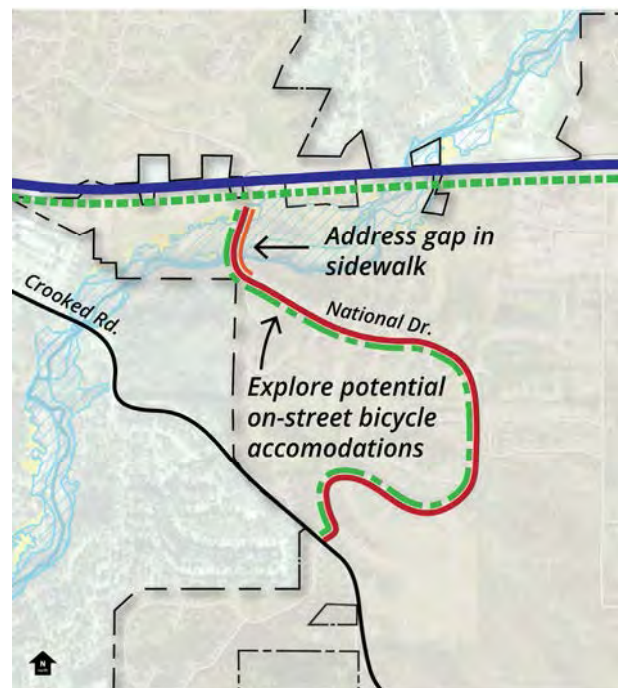
Transportation and Infrastructure

National Drive

STRATEGIC OPPORTUNITY

3.10

- Explore the potential to add on-street bicycle facilities that consider residential on-street parking needs.
- Address sidewalk gaps, particularly leading to Highway 45 and the Southern Platte Pass Trail, and continue to provide highly-visible, safe pedestrian crossings.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Transportation and Infrastructure

9 Highway / East Street / 1st Street Intersection

STRATEGIC OPPORTUNITY

3.11

- Improve the intersection to increase capacity, reduce congestion, and provide safe pedestrian crossings. Improvements could also serve as an enhanced gateway to downtown Parkville and a catalyst for redevelopment.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Transportation and Infrastructure

Railroad Crossing at Main Street / East Street

STRATEGIC OPPORTUNITY

3.12

- Continue to study the implementation of railroad crossing enhancements that could include at-grade connections through a new intersection at 1st Street and/or the implementation of a quiet zone.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Transportation and Infrastructure

Downtown Parkville Mobility Hub /

Transit-Supportive Development at Activity Centers

STRATEGIC OPPORTUNITY	3.13	STRATEGIC OPPORTUNITY	3.14
Coordinate with regional partners including the Mid-America Regional Council and KCATA to advocate for future transit service.		- Prioritize bicycle and pedestrian infrastructure within a half-mile of key activity centers to create transit-supportive nodes. - Explore other mobility strategies such as micro transit and first/last-mile connections to increase transit access.	

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SECTION 4- OUR PLAN

FOCUS AREA 4

STRATEGIC DEVELOPMENT

Strategic Development will meet the demands for housing and services in the community while also enhancing the overall character of Parkville.

As Parkville continues to grow, new developments will be proposed to fill the continuing demand for new residential, commercial and industrial land uses. Development should be intentional, harmonize with the character of Parkville and fill a demand for the services and amenities it provides. Focus Area 4 will highlight the importance of housing diversity, resilient commercial and retail area, high-quality mixed-use developments, as well as the importance of intentional public open spaces that assist in creating a high quality of life for Parkville residents. Also discussed in this chapter will be the existing land use of Parkville and infill development opportunities.



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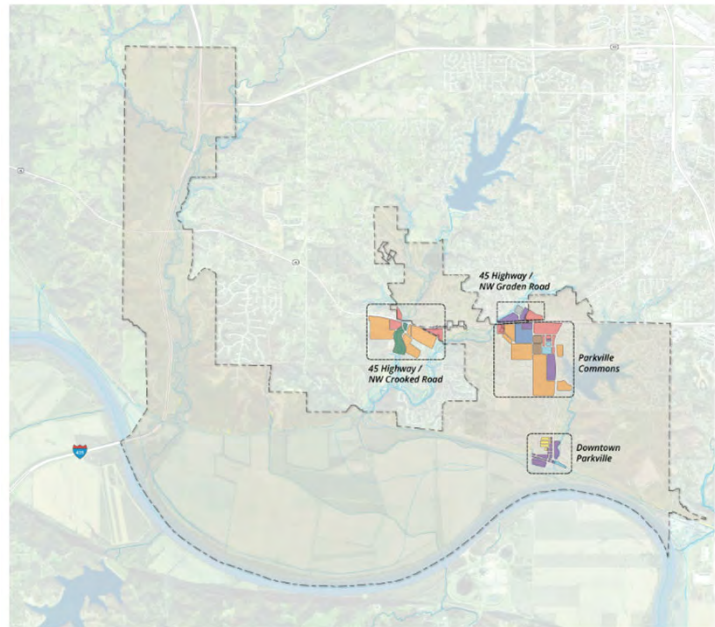
STRATEGIC OPPORTUNITIES

4.0

Specific areas throughout the city of Parkville were a focus for strategic infill development opportunities. The areas indicated on the map to the right represent existing important commercial and residential nodes within the community or areas with future development potential along key corridors. Redevelopment areas include:

- Downtown Parkville
- Parkville Commons
- 45 Highway / NW Graden Road
- 45 Highway / NW Crooked Road

For each of these identified areas, the city of Parkville should encourage and support developments that provide diverse housing options, resilient retail, mixed-use development and quality public land.



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PLAN CHAPTER REVIEW

SECTION 4- OUR PLAN

Strategic Development

STRATEGIC OPPORTUNITY

4.1

Provide a well-rounded mix of housing choices for current and future Parkville residents

- Allow for multi-family housing choice in strategically placed locations and mixed-use developments
- Review multi-family design standards to ensure high quality materials, design and durability
- Add new housing within walking distance of retail, including Downtown, Parkville Commons, and Creekside



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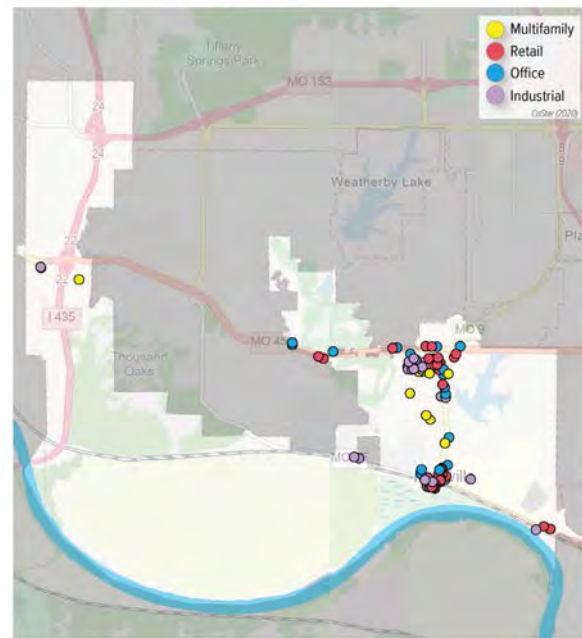
PLAN CHAPTER REVIEW

SECTION 4– OUR PLAN

Strategic Development

STRATEGIC OPPORTUNITY	4.2
Work to ensure Parkville's retail areas remain resilient and viable - Continue to be flexible with retail establishments as it relates to evolving consumer expectations. - Promote existing and add office space near Parkville restaurants. - Add housing, especially multi-family housing, within walking distance of retail.	

Figure 2.27 Commercial Building Locations



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PLAN CHAPTER REVIEW

SECTION 4– OUR PLAN

Strategic Development

Mixed-Use Development

STRATEGIC OPPORTUNITY	4.3
Promote and support the addition of mixed-use developments in Parkville - Adopt a mixed-use zoning district to allow for developments with a flexible mix of retail, office and multi-family residential uses. - Work closely with developers to navigate the more complex nature of mixed-use developments. - Require any new mixed-use developments to provide public or semi-public open space.	



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Strategic Development

Quality Public Land

STRATEGIC OPPORTUNITY	4.4
Maintain a robust stock of quality public land	
- Leverage Platte Landing Park, English Landing Park and other high quality outdoor spaces to bring in visitors and foot traffic. - Promote outdoor recreation based economic development in Parkville. - Enhance the outdoor parks and recreation land in Parkville through improved amenities.	



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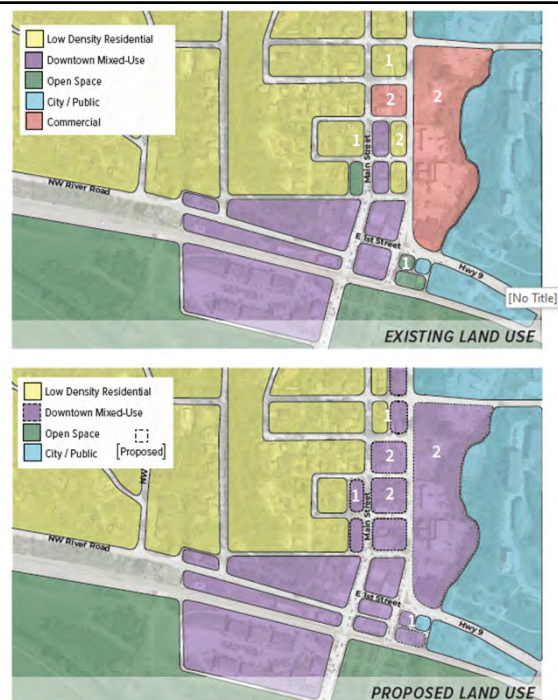
SECTION 4- OUR PLAN

Infill Development Areas

Downtown Parkville

- Protect Downtown Parkville Boundary
- Expand Downtown Mixed-Use

STRATEGIC OPPORTUNITY	4.5
Downtown - Pursue infill development and redevelopment to achieve the best land use in Parkville	
- Enhance Parkville Commons through the integration of additional higher-density residential, commercial and mixed-use developments. - Replace and/or reduce low visibility retail spaces.	



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Infill Development Areas

Parkville Commons Area

- Southeast corner of NW Bell Road and Tom Watson Parkway
- Bus Barn at NW 63rd and NW Bell Road
- North of Parkville City Hall
- Area west of East Street
- Area east of NW Bell Road and west of East Street

STRATEGIC OPPORTUNITY	4.6
Parkville Commons - Pursue infill development and redevelopment to achieve the best land use in Parkville	
• Enhance Parkville Commons through the integration of additional higher-density residential, commercial and mixed-use developments. • Replace and/or reduce low visibility retail spaces. • Create a long-term vision for the bus barn site.	



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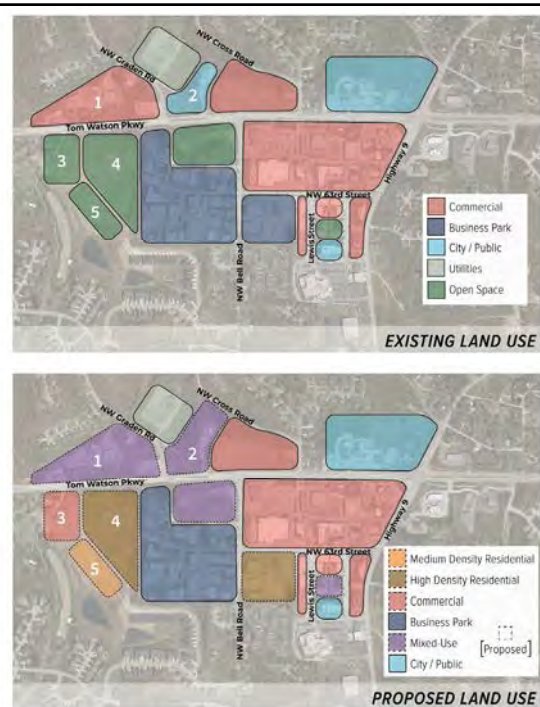
SECTION 4- OUR PLAN

Infill Development Areas

45 Highway & NW Graden Road

- Northwest corner of NW Graden Road and Tom Watson Parkway
- Northeast corner of NW Graden Road and Tom Watson Parkway
- South of Tom Watson Parkway Commercial
- South of Tom Watson Parkway High-Density residential
- South of Tom Watson Parkway Medium-Density residential

STRATEGIC OPPORTUNITY	4.7
45 Highway / NW Graden Rd - Pursue infill development and redevelopment to achieve the best land use in Parkville	
• Allow for neighborhood commercial and expanded multi-family housing choice around the planned realigned NW Crooked Road area on 45 Highway.	



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Infill Development Areas

45 Highway & NW Crooked Road

- Medium-Density residential
- Single-Family residential
- Neighborhood commercial
- Realigned NW Crooked Road

STRATEGIC OPPORTUNITY

4.8

45 Highway / NW Crooked Rd - Pursue infill development and redevelopment to achieve the best land use in Parkville

- Allow for neighborhood commercial and expanded multi-family housing choice around the planned realigned NW Crooked Road area on 45 Highway.



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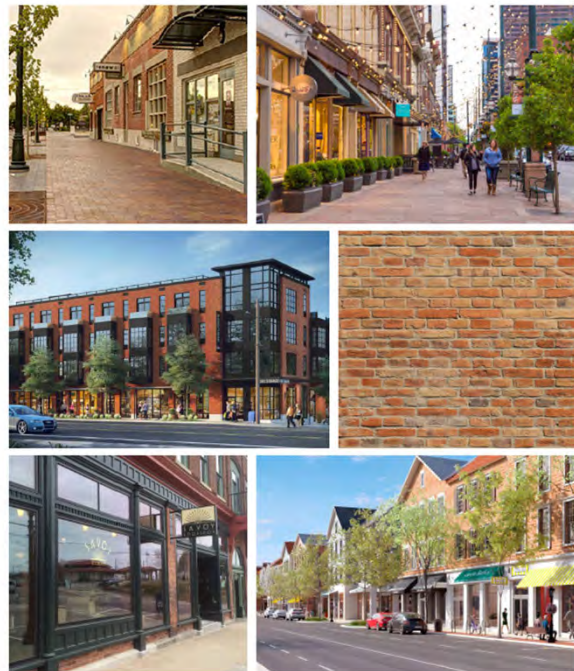
Downtown Enhancements

STRATEGIC OPPORTUNITY

4.9

Protect and enhance downtown Parkville as a destination

- Use zoning code to allow for tenants that generate more vitality, such as food and beverage outlets, apartments, and hospitality.
- Encourage a relationship between establishments and the street, for example, sidewalk dining, patio spaces, outdoor music, etc.
- Allow for new multi-family residential units in or near to downtown to help support local businesses and provide needed expanded housing options in Parkville
- Ensure that parking is easy to find, not necessarily by creating more parking, but by using signage and wayfinding to guide people to non-obvious parking locations.
- Manage pedestrian crossings along Highway 9 to ensure crossing locations are abundant, well-marked, and safe
- Strengthen the relationship between Park University and Downtown



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Strategic Development

Development Design Guidelines

- Ensure that future development is compatible with the character and charm of the community
- Can be general in scope and flexible

STRATEGIC OPPORTUNITY	4.10
<i>Preserve the distinct look and feel of downtown Parkville alongside redevelopment opportunities</i> • Develop downtown design guidelines to influence the aesthetic quality of the built environment in order to retain the character and charm of the district	



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SECTION 4- OUR PLAN

FOCUS AREA 5

GROWING WITH A PURPOSE

Growing with a Purpose covers the Future Land Use and Annexation Strategy for Parkville.

Growing with a Purpose means that Parkville has been intentional in its growth and development strategy. The two main components of this chapter are the Future Land Use Plan and a phasing strategy for future annexation. The Future Land Use Plan considers many factors including protecting Downtown Parkville, promoting infill redevelopment in key areas of the community, preserving important open space, providing for housing choice and strategically planning for the future development of the intersections along Interstate 435. The annexation strategy provides a phased approach to future annexation with Parkville.



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Strategic Development

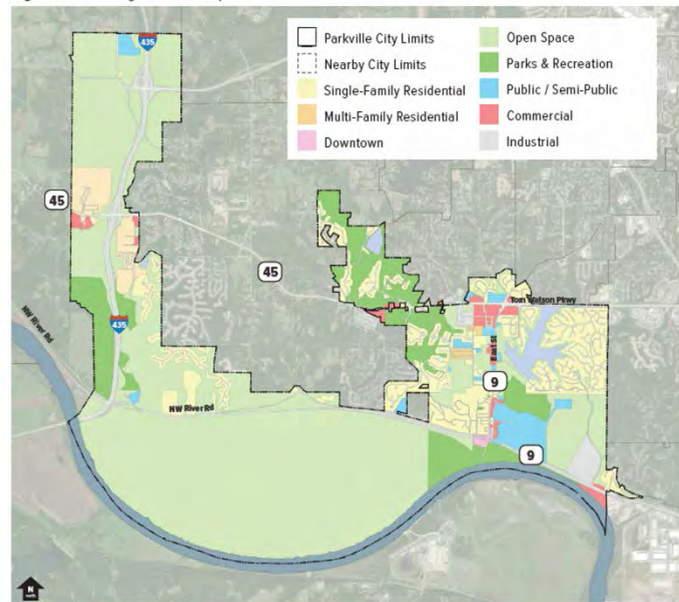
Existing Land Use

Table 2.14 *Existing Land Use, Parkville (2020)*

Land Use	Total Acres	Share
Open Space	5,658.2	65.1%
Low-Density Residential	1,204.3	13.8%
Parks & Recreation	1,048.3	12.1%
Developing	273.4	3.1%
Commercial	236.1	2.7%
Industrial	142.9	1.6%
Multi-Family Residential	96.6	1.1%
Downtown	23.7	0.3%
TOTAL	12.8	0.1%

Source: Confluence, with inputs from Parkville and Platte County

Figure 2.51 *Existing Land Use Map*



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SECTION 4– OUR PLAN

Growing with a Purpose

Purpose of a Future Land Use Plan

- Guide future development
- Used as basis for determining appropriate zoning for development, redevelopment or annexation
- Should be consulted when reviewing rezoning requests and development proposals



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Growing with a Purpose

Future Land Use Plan Considerations

- Downtown
- Infill Development
- Open Space & Natural Areas
- Housing Diversity
- Interstate Adjacent Development



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Growing with a Purpose

Future Land Use Categories

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- City
- Parks & Recreation
- Open Space / Agriculture
- Business Park
- Neighborhood Commercial
- Support Commercial
- Regional Commercial
- Mixed-Use
- Downtown Mixed-Use
- Park University Mixed-Use

FUTURE LAND USE CATEGORIES

The Parkville Future Land Use Plan is composed of colors representing different land uses. The desired uses, density ranges of each category and representative imagery of each category are below.

Low-Density Residential

Uses - single-family residential detached, single-family residential bi-attached, single-family residential +1 accessory dwelling unit, civic uses, schools, and churches.

Density - 1 to 5 dwelling units per acre with an average density of 3 dwelling units per acre.



Medium-Density Residential

Uses - single-family residential horizontally attached (townhomes / rowhouses) and single-family residential detached.

Density - 6 to 12 dwelling units / acre with an average density of 8 dwelling units per acre.



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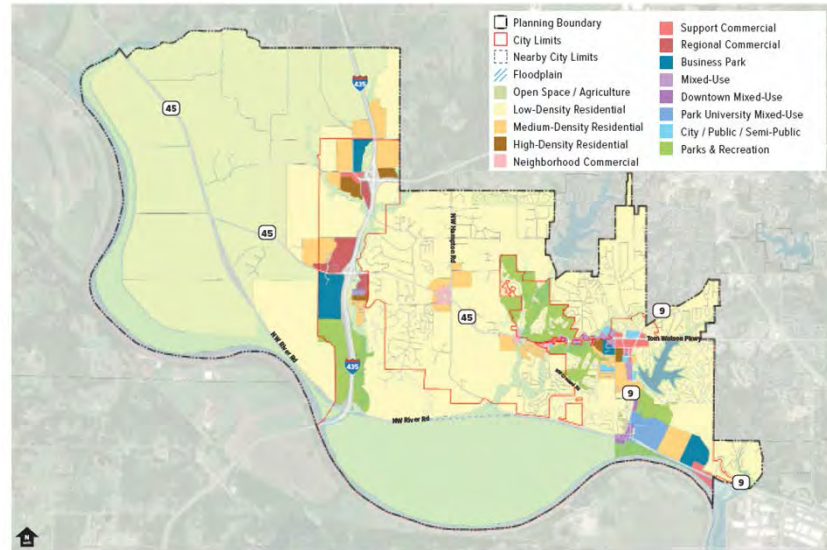
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SECTION 4– OUR PLAN

Growing with a Purpose

Future Land Use Plan

Figure X.X Future Land Use Map, Parkville, Missouri



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Growing with a Purpose

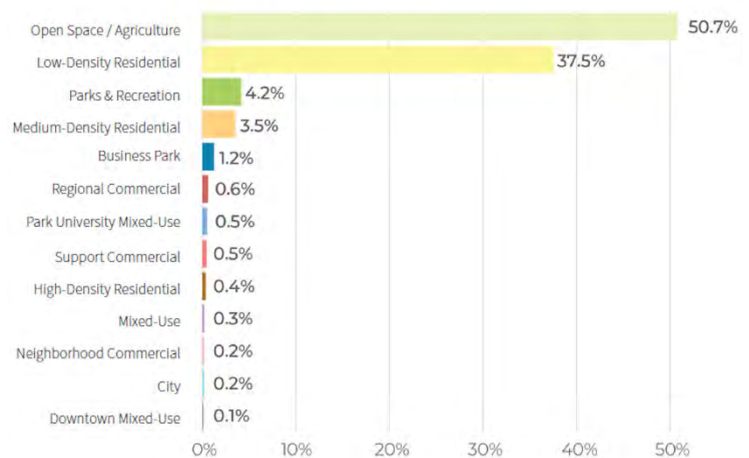
Future Land Use Plan

Table X.X Future Land Use Breakdown

Future Land Use Category	Count	Share
Open Space / Agriculture	12,636.0	50.7%
Low-Density Residential	9,348.0	37.5%
Parks & Recreation	1,043.6	4.2%
Medium-Density Residential	870.5	3.5%
Business Park	308.6	1.2%
Regional Commercial	156.4	0.6%
Park University Mixed-Use	125.1	0.5%
Support Commercial	113.2	0.5%
High-Density Residential	107.4	0.4%
Mixed-Use	65.5	0.3%
Neighborhood Commercial	52.0	0.2%
City	46.0	0.2%
Downtown Mixed-Use	26.8	0.1%
TOTAL	24,898.9	100.0%

Source: Confluence

Figure X.X Future Land Use Breakdown



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SECTION 4– OUR PLAN

Growing with a Purpose

Future Land Use

STRATEGIC OPPORTUNITIES

5.0

Reference the Future Land Use Plan when making decisions regarding land use, development and zoning Parkville

- Update the R-4 Mixed-Density Residential zoning district regulations to add standards for building design and exterior materials and considering requiring usable patios and balconies or roof-top amenity decks.
- Update the R-5 Multi-Family Residential zoning district regulations to add standards for building design and exterior materials, increase the building height limit to allow for 4-story apartment buildings, increase the density limit to allow for up to 19 to 24 dwelling units per acre, and considering requiring usable patios and balconies or roof-top amenity decks.
- Update the B-1 Neighborhood Business District zoning district regulations to add standards for building design and exterior materials and increase the building height limit to allow for 3-story buildings.
- Update the B-4 Planned Business District to allow for 4-story apartment buildings.
- Adopt an ordinance to limit construction and grading within areas with very steep topography and require a minimum setback from streams to prevent property damage from flooding and streambank erosion.
- Create an ordinance to preserve areas with significant tree cover.

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SECTION 4– OUR PLAN

Growing with a Purpose

Annexation

ANNEXATION BASICS



Annexations are regulated by State Law

There are several rules put in place by the State of Missouri in relation to annexation including, generally:

- Annexations must be contiguous and compact to existing city limits
- Determined reasonable and necessary to the property development of the city
- City must have the ability to furnish municipal services within a reasonable time



There are two main types of annexation

Voluntary Annexation is the preferred method, where property owners request (petition) to be annexed. The steps in this process include:

- Annexation petition received from property owners
- Public hearing held by city
- City adopts ordinance expanding boundaries

Forced Annexation is not preferred, rare undertaken and are typically difficult to complete as it requires court review and a special election. The steps include:

- City adopts a resolution to annex
- City holds a public hearing and adopts an ordinance for annexation
- City files an action with the circuit court requesting declaratory judgement
- Upon court authorization, a city-wide election is held (includes the area to be annexed).



Why do cities consider annexation?

- Provide services for existing residents
- Support new growth and development
- Protect an area with long-range planning, zoning, and code enforcement



Why do cities choose not to annex?

- Not requested or desired by the property owners
- Cost to provide services exceeds anticipated property tax revenue
- Area is not considered part of the long-term growth or planning boundary

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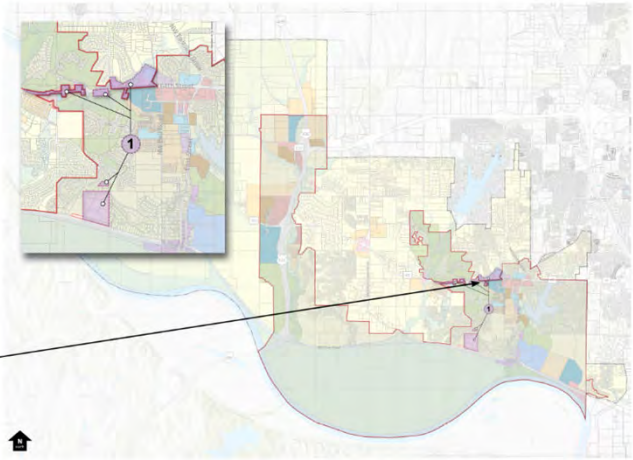
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Growing with a Purpose

Annexation

STRATEGIC OPPORTUNITY	5.1
Protect Parkville's borders and preserve its character as it grows	
Actively pursue voluntary annexation of the in-fill properties identified as Annexation Priority Area 1.	

Figure X.X Voluntary Annexation Priority Area 1



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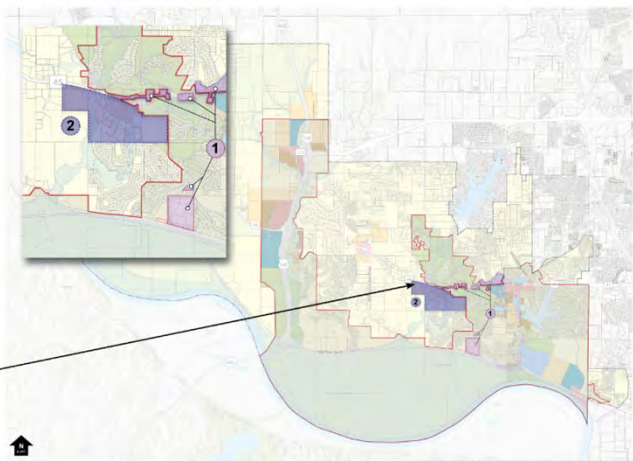
SECTION 4- OUR PLAN

Growing with a Purpose

Annexation

STRATEGIC OPPORTUNITY	5.2
Protect Parkville's borders and preserve its character as it grows	
Agree to annex any property within Annexation Priority 2 Area when requested by the property owner and work with area property owners on an annexation timing and phasing plan to ensure contiguous, voluntary annexations can occur when needed for development.	

Figure X.X Voluntary Annexation Priority Area 2



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Growing with a Purpose

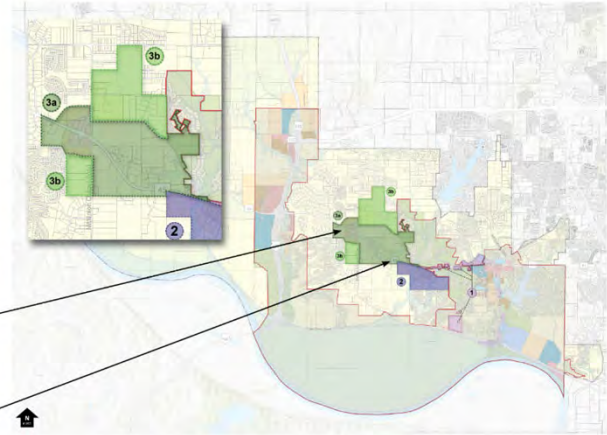
STRATEGIC OPPORTUNITY 5.3

Protect Parkville's borders and preserve its character as it grows

- Voluntary annexation of property within Priority 3A Area should be approved in order to better manage the Hwy 45 corridor and connect to higher value development property located along NW Hampton Road. Voluntary annexation of property within Priority 3B Area should be limited to those properties as may be needed to complete a contiguous annexation of higher value development land in Priority 3A.



Figure X.X Voluntary Annexation Priority Area 3



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Growing with a Purpose

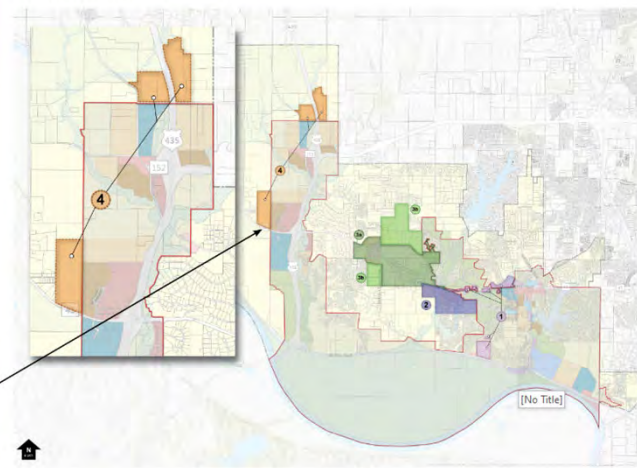
STRATEGIC OPPORTUNITY 5.4

Protect Parkville's borders and preserve its character as it grows

- Annexation of property in the Priority 4 Area should only be approved for an active development project that is of sufficient value to be of a financial benefit to the City.



Figure X.X Voluntary Annexation Priority Area 4



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Growing with a Purpose

STRATEGIC OPPORTUNITY 5.5

Protect Parkville's borders and preserve its character as it grows

- Continue to require new development to fully be served by adequate public infrastructure including paved streets, sidewalks, trails, water and sewer service.
- Discourage the development of private roads to serve new single-family subdivisions.
- Create an ordinance to preserve areas with significant tree cover.
- Support and encourage in-fill, redevelopment that is consistent with the adopted comprehensive master plan.
- Only approve rezonings and development proposals that are consistent with the adopted comprehensive master plan and future land use map.



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PLAN CHAPTER REVIEW

SECTION 5– IMPLEMENTATION



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PLAN CHAPTER REVIEW

SECTION 5- IMPLEMENTATION

Implementation

Strategic Opportunities

Action Items / Policies

IMPLEMENTATION

STRATEGIC OPPORTUNITY

The Highway 9 Plan identifies a series of recommended improvements for Highway 9 in Parkville and these recommendations should continue to be implemented over time. In particular, the complete street components referenced within the Highway 9 Plan should be added to this Parkville corridor. The picture below shows an example of what a complete street might look like.

Strategic Opportunity 1.1
Downtown Parkville

Action Item

Implement improvements identified in the Highway 9 plan to include complete street components along this vital corridor

Priority Level	
Responsible Entity	
Timeframe	



What are Complete Streets?
The US Department of Transportation defines complete streets as streets designed and operated to enable safe use and support mobility for all users.

Benefits of Complete Streets

- Promote walking and bicycling
- Provide safe places for physical activity
- Reduce motor vehicle related crashes
- Reduce pedestrian and bicycle risks
- Promotes livable environments
- Bolster property values
- Promote tourism

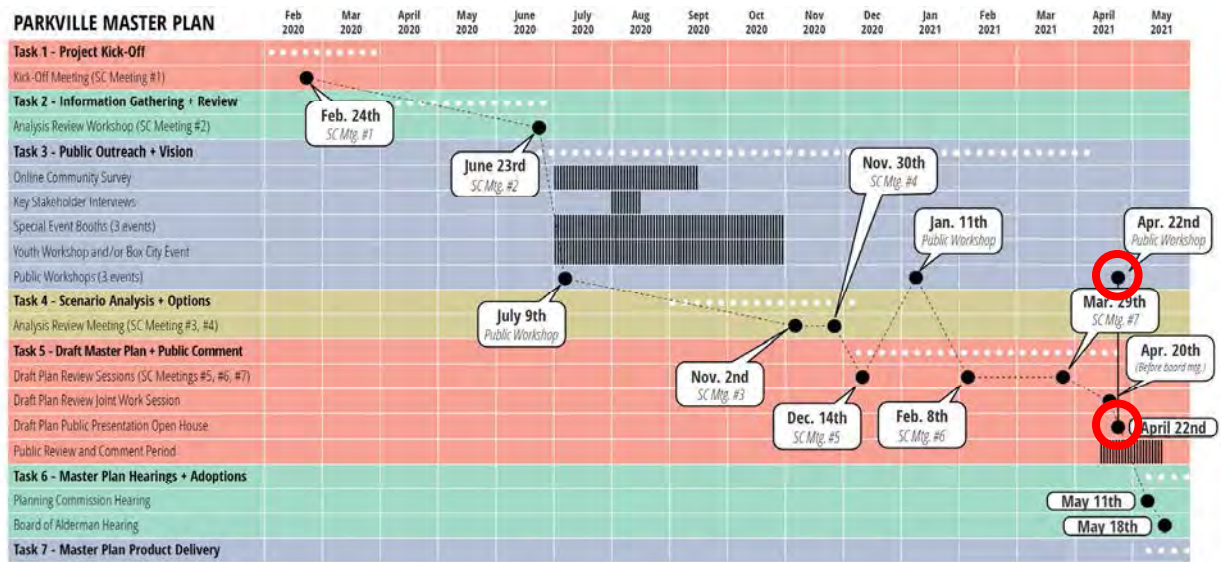
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Parkville 2040 Master Plan

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NEXT STEPS AND QUESTIONS

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NEXT STEPS...



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