

**1. CALL TO ORDER**

A regular meeting of the Board of Aldermen was convened at 7:01 p.m. on May 18, 2021 and was called to order by Mayor Nanette K. Johnston. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Tina Welch  
Ward 1 Alderman Philip Wassmer  
Ward 2 Alderman Dave Rittman  
Ward 2 Alderman Brian T. Whitley  
Ward 3 Alderman Robert Lock  
Ward 3 Alderman Douglas Wylie  
Ward 4 Alderman Marc Sportsman  
Ward 4 Alderman Greg Plumb

Absent:

None

A quorum of the Board of Aldermen was present.

The following staff was also present:

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 Ashley, Public Works Project Manager (*via videoconference*)  
Jeffery Rhodes, Assistant to the City Administrator  
Chris Williams, City Attorney

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

**2. CITIZEN INPUT**

**A. Proclaim May 2021 as Older Americans Month**

Mayor Johnston presented the proclamation to Platte County Senior Fund Executive Director Debra Gwin.

**B. Proclaim May 16-22, 2021, as National Public Works Week**

Mayor Johnston presented the proclamation to Public Works Director Alysen Abel.

**C. Recognize Octavious Soriano for his Eagle Scout project at the Sullivan Nature Sanctuary**

Mayor Johnston recognized Octavious Soriano from Boy Scout Troop 261 who completed

his Eagle Scout project at the Sullivan Nature Sanctuary.

**3. CONSENT AGENDA**

- A. Approve the minutes for the May 4, 2021, regular meeting
- B. Approve the minutes for the May 4, 2021, work session
- C. Receive and file the April Municipal Court report
- D. Receive and file the financial report for the month ending April 30, 2021
- E. Receive and file the crime statistics for January through March 2021
- F. Receive and file the April sewer report
- G. Receive and file the 2020-2021 Annual Snow Report
- H. Reappoint Linda Arnold and Adam Zink to the Community Land and Recreation Board through May 2024
- I. Reappoint Michael Lee to the Planning and Zoning Commission through May 2025
- J. Reappoint Jerry Felker to the Industrial Development Authority through May 2024
- K. Appoint Corky McCaffrey to the Board of Zoning Adjustment through May 2026
- L. Appoint Matt Koch to the Tax Increment Financing Commission through May 2023
- M. Approve accounts payable from April 30 to May 13, 2021
- N. Reappoint Kathy Leibrand to the Planning and Zoning Commission through May 2025

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

**RESULT:** MOTION PASSED 8-0.

**4. NON-ACTION AGENDA**

**A. Presentation from Parkville Nature Sanctuary intern Allison Howel**

Allison Howel, Park Hill South student, provided a summary of her work at the Parkville Nature Sanctuary; presentation attached as Exhibit A.

**B. Presentation from Mid-America Regional Council of the Missouri Riverbed Degradation Study**

Public Works Director Alysén Abel introduced Tom Jacobs, Mid-America Regional

Council, who provided an overview of the results of the Missouri Riverbed Degradation Study.

## 5. ACTION AGENDA

A. **Approve the second reading of an ordinance to authorize a ballot question to impose a local use tax on out-of-state purchases (postponed from May 4, 2021 meeting)**

Mayor Johnston stated that the first reading was presented on April 20 and the second reading was postponed on May 4. City Administrator Joe Parente said that the Missouri Legislature passed Senate Bill 153; summary attached as Exhibit B. He said that the bill would reduce the cable franchise fee to 2.5 percent, which would be decreased incrementally each year beginning in 2023; did not require cities that had previously passed the use tax to go back to the voters again; and removed the reference to \$2,000 in the original language. Parente noted that if the ballot question was pushed to the November election, the ordinance would have to be submitted to the Platte County Board of Elections by August 24. Because Senate Bill 153 would become effective August 28, the City would be required to petition the Platte County Circuit Court to approve the new language as part of the ballot. City Attorney Chris Williams said that a provision in the election laws allowed cities a two week window to petition the court to provide late notice to the election authority that the ballot language needed to be changed and courts were generally to the petitions receptive.

Discussion focused on concerns that the ballot language was confusing and Parente responded that it would be explained in the educational campaign. The consensus of the Board was to include clarification in the ballot language, if possible.

**ACTION:** IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO POSTPONE BILL NO. 3121 AND DIRECT STAFF TO PREPARE AN ORDINANCE TO PLACE THE ISSUE ON THE NOVEMBER 2, 2021, ELECTION.

**RESULT:** MOTION PASSED 8-0.

B. **Approve the second reading of an ordinance to amend Parkville Municipal Code Section 142.010 and add a new Chapter 154 establishing the Diversity and Inclusion Commission**

Mayor Johnston stated the first reading was presented on May 4. No additional information was provided.

**ACTION:** IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3122, AN ORDINANCE AMENDING PARKVILLE MUNICIPAL CODE SECTION 142.010 AND ADDING A NEW CHAPTER 154 ESTABLISHING THE DIVERSITY AND INCLUSION COMMISSION, ON SECOND READING TO BECOME ORDINANCE

NO. 3070.

**RESULT:** MOTION PASSED 8-0.

**AYES:** TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

**NOES:** NONE

**ABSTAIN:** NONE

C. **Approve Resolution No. 21-005 supporting the Planning and Zoning Commission's adoption of the Parkville 2040 Master Plan as the official public policy and comprehensive plan for the City**

Community Development Director Stephen Lachky said that it was recommended that master plans be updated once every ten years. The City approved an agreement with Confluence who led the project.

Chris Cline, Confluence, provided an overview of the Parkville 2040 Master Plan; presentation attached as Exhibit C. Jane Mead and Marshall Allen provided overviews of the various sections of the plan.

**ACTION:** IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO **APPROVE RESOLUTION NO. 21-005 SUPPORTING THE PLANNING AND ZONING COMMISSION'S ADOPTION OF THE PARKVILLE 2040 MASTER PLAN AS THE OFFICIAL PUBLIC POLICY AND COMPREHENSIVE PLAN FOR THE CITY.**

**RESULT:** MOTION PASSED 8-0.

**AYES:** TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

**NOES:** NONE

**ABSTAIN:** NONE

D. **Approve the first reading of an ordinance to implement a six percent rate increase for the sewer utility**

Public Works Director Alysén Abel stated that the sewer allocation study was updated in 2021 and the second reading of the ordinance for a six percent sewer rate increase failed on April 6 by a vote of 4-5. A work session to discuss options for the sewer utility was held on May 4. Staff proposed a six percent increase and the public hearing would be held on July 6, following the required 30-day public comment period.

**ACTION:** IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3123, AN ORDINANCE **AMENDING SECTION 703.040 OF THE PARKVILLE MUNICIPAL CODE IMPLEMENTING A SIX PERCENT INCREASE TO THE SEWER BASE CHARGE, SEWER USAGE CHARGE AND SURCHARGE FOR CUSTOMERS OF THE PARKVILLE SEWER SYSTEM, ON FIRST READING AND POSTPONE THE SECOND READING TO JULY 6, 2021.**

**RESULT:** MOTION PASSED 8-0.

**6. STAFF UPDATES ON ACTIVITIES**

City Administrator Joe Parente introduced Assistant to the City Administrator Jeffery Rhodes.

**7. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS**

Alderman Whitley thanked Public Works Director Alysén Abel for her communication on sewer main breaks in Riss Lake on May 9. Abel noted that a long-term fix was being implemented.

**8. EXECUTIVE SESSION**

**A. Attorney-client matters pursuant to RSMo 610.021(1)**

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

**RESULT:** MOTION PASSED 8-0.

**AYES:** TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

**NOES:** NONE

**ABSTAIN:** NONE

The Board entered the executive session at 9:22 p.m. At 10:03 p.m., the Board reconvened in open session.

*Clerks Note: The minutes from the executive session are on file with the City Clerk.*

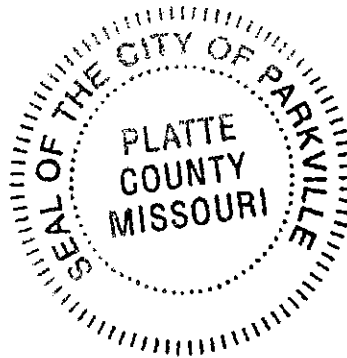
**9. ADJOURN**

Mayor Johnston declared the meeting adjourned at 10:03 p.m.

The minutes for May 18, 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 1<sup>st</sup> day of June 2021.

Submitted by:

Melissa McChesney  
City Clerk Melissa McChesney





# PARKVILLE NATURE SANCTUARY

## ABOUT ME



# PROFESSIONAL STUDIES PROGRAM



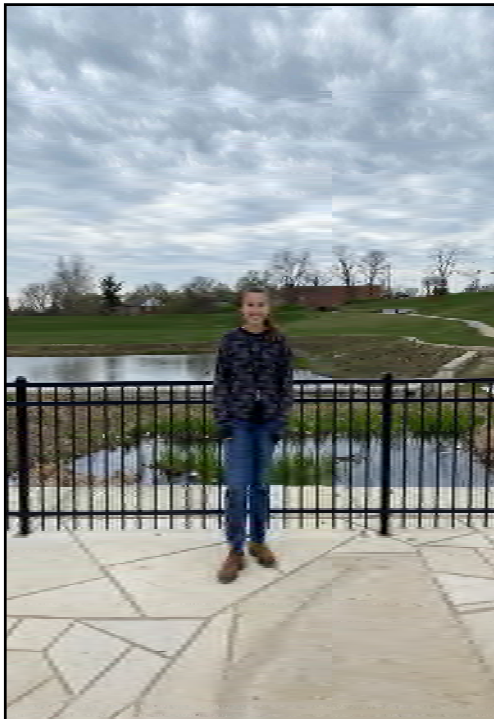
PARK HILL SCHOOL DISTRICT  
**PROFESSIONAL STUDIES**

# PARKVILLE NATURE SANCTUARY





## MY INTERNSHIP



## TAKEAWAYS

# PERSONAL GROWTH



## KEY MOMENTS

## FUTURE PLANS



THANK YOU

### Summary of SB 153

1. Includes a revenue offset: State Income Tax Rate Reduction; Cable Franchise Fee
2. No 2<sup>nd</sup> Vote Required
3. New State Ballot Language:

#### Proposition A

Shall the City of Parkville, Missouri impose a local use tax at the same rate as the total sales tax rate, ~~currently two percent (2%),~~ provided that if the local sales tax rate is reduced or raised by voter approval, the local use tax rate shall also be reduced or raised by the same action? ~~Use tax shall not be required to be paid by persons whose purchases from out-of-state vendors do not exceed in total more than two thousand dollars (\$2,000.00) in any calendar year.~~

YES ☐

NO ☐

INSTRUCTIONS TO VOTERS: If you are in favor of the question, place an X in the box opposite "YES." If you are opposed to the question, place an X in the box opposite "NO."

#### Options:

1. Place the Question on the August 3, 2021 Ballot using current Ballot Language
2. Place the Question on the November 2, 2021 Ballot using revised Ballot Language
  - a. Issue: The effective date of the ballot language change is August 28, 2021, four days after the city's August 24<sup>th</sup> deadline for adopting the ordinance for the November 2, 2021 election.
  - b. Option: After August 28, 2021, file a petition in court to have the revised Ballot Language placed on the November 2, 2021 Ballot.

# PARKVILLE MASTER PLAN UPDATE

Board of Alderman

May 18, 2021



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## PRESENTATION OUTLINE

- Project Schedule Overview
- Public Input Since Public Workshop
- Plan Chapter Review
- Next Steps / Questions

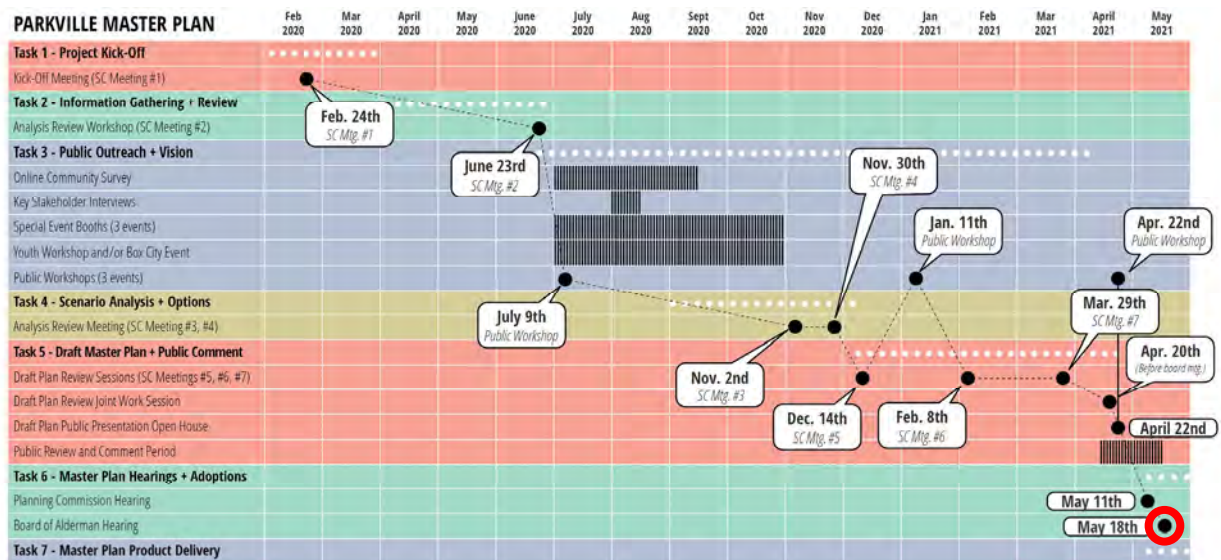
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# PROJECT SCHEDULE

3

## PROJECT SCHEDULE



4

4

# PUBLIC INPUT SINCE PUBLIC WORKSHOP

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## PUBLIC INPUT SINCE PUBLIC WORKSHOP

### Community Character

**Why should resident tax dollars support business enhancement?**

*As the other commercial areas of Parkville nearer to the interstate continue to develop, this could create momentum away from downtown Parkville's commercial district. The vibrancy and economic health of Parkville is critical to the quality of life for residents and small business owners. Programs such as facade improvement grants can help to even the playing field between larger big box and smaller businesses.*

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## STRATEGIC DEVELOPMENT

### DEVELOPMENT DESIGN GUIDELINES

The design and character of the built environment greatly impacts the overall impression of a specific area, district, or neighborhood. Zoning ordinances and planning commissions have the authority to enforce design elements. However, loopholes or ambiguity in these policies can cause the developer's or property owner's own intentions and bottom line's to arrive at a less-than-desirable outcome. The City of Parkville has the ability to impact the aesthetic and missing qualities of the built environment in a couple different ways. The city may wish to evaluate their current zoning code and building design standards to establish whether or not there is an opportunity to bolster the current regulations while also not discouraging further development in the downtown district. A set of design guidelines are a tool the City of Parkville can use to ensure that future developments have the look and feel that is compatible with the character and charm of the community. These guidelines can be general in scope and provide the necessary flexibility to achieve aesthetic results that are consistent with the community's quality expectations.

Another option is to establish overlay districts within areas such as downtown Parkville, to implement design guidelines for any new development or redevelopment. These types of districts could be an important consideration for the City of Parkville to look at in the future.

As the other commercial areas of Parkville nearer to the interstate continue to develop, this could create momentum away from downtown Parkville's commercial district. The vibrancy and economic health of Parkville is critical to the quality of life for residents and small business owners. Programs such as facade improvement grants can help to even the playing field between larger big box and smaller businesses.

### STRATEGIC OPPORTUNITY

4.10

**Preserve the distinct look and feel of downtown Parkville alongside redevelopment opportunities**

- 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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**DRAFT** 2021.05.05

Parkville 2040 Master Plan

## PUBLIC INPUT SINCE PUBLIC WORKSHOP

### Sustainability and the Environment

#### Flood Plain Development

*Only existing development is shown south of the tracks.*

*Low-impact development is the only type of development we recommend possibly including within the floodplain, which includes recreation (including ball fields).*

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

**SUSTAINABILITY AND THE ENVIRONMENT**

**NATURAL RESOURCE PROTECTION**

**Parkville's Floodplain**  
Parkville is no stranger to flood events given its proximity to the Missouri River. A large swath of the southern half of Parkville is floodplain. The area between downtown Parkville and the Missouri River is parkland (English Landing Park and Platte Landing Park), which is able to help absorb and manage flooding while also providing a community benefit.

**Floodplain Management**  
Parkville code regulates the management and development of land within the floodplain through a Floodplain Management section. Currently, the city requires land within the 100-year floodplain to meet certain criteria for residential and non-residential construction.

It is recommended that all new development be steered away from the floodplain due to the risk of life and property damage that can result from flooding events. Floodplain should be left as undeveloped open space with permeable surface that allow water to be captured, stored and filtered back into the ground during high water events.

Any development occurring within the floodplain boundaries should be very low impact and a preference is made for park and recreation land, including ball fields.

**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.

**DRAFT 2021.05.05**

Parkville 2040 Master Plan

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## PUBLIC INPUT SINCE PUBLIC WORKSHOP

### Sustainability and the Environment

#### How do we ensure the slopes and streams are being protected?

*This plan recommends **adopting slope preservation and stream buffer ordinances** (as well as several other natural resource-based ordinances) within the implementation chapter of the Master Plan. This implementation chapter should be **reviewed annually** to help ensure the vision of the master plan is being carried out. The public is encouraged to hold the community and **leadership accountable** to this vision through **civic engagement and public participation**.*

**IMPLEMENTATION**

**STRATEGIC OPPORTUNITY 2.5**  
**Protect high slope areas of Parkville to prevent environmental degradation**  
**Action Item: Slope Protection**  
Adopt a steep slope preservation ordinance to regulate development in areas with steep slopes.

|                |                           |
|----------------|---------------------------|
| Priority Level | High                      |
| Timeframe      | Short-Term (0 to 4 Years) |

**Slope Map**

Parkville's terrain is a sensitive ecological feature and helps define the sense of place in the community. The community should adopt a slope preservation ordinance to regulate the type and amount of development occurring in areas with steep slopes to protect the natural environment of Parkville.

**DRAFT 2021.05.05**

Parkville 2040 Master Plan

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## PUBLIC INPUT SINCE PUBLIC WORKSHOP

### Sustainability and the Environment

**How do we ensure the slopes and streams are being protected?**

*This plan recommends **adopting slope preservation and stream buffer ordinances** (as well as several other natural resource-based ordinances) within the implementation chapter of the Master Plan. This implementation chapter should be **reviewed annually** to help ensure the vision of the master plan is being carried out. The public is encouraged to hold the community and leadership accountable to this vision through **civic engagement and public participation**.*

## IMPLEMENTATION

### Strategic Opportunity 2.4

Preserve stream corridors for environmental, recreation and connectivity benefits.

**Action Items: Stream Buffer Protection**

Adopt a stream buffer ordinance to secure conservation corridors that could also serve as trail connections.

|                |                           |
|----------------|---------------------------|
| Priority Level | High                      |
| Timeframe      | Short-Term (0 to 4 Years) |

Expand Parkville's trail and greenway system along streams as identified on the master trails map.

|                |                       |
|----------------|-----------------------|
| Priority Level | High                  |
| Timeframe      | Long-Term (10+ Years) |

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**DRAFT** 2021.05.05

Parkville 2040 Master Plan

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## PUBLIC INPUT SINCE PUBLIC WORKSHOP

### Sustainability and the Environment Parks and Recreation Master Plan

*There is a Parks Master Plan completed by the City in 2016 that has been helping to guide decision-making surrounding parks since then. The Parkville Master Plan does have some park specific action items and policies to help enhance the system, which includes **updating the parks master plan in the mid-term (within 10 years)**.*

## IMPLEMENTATION

### Strategic Opportunity 2.8

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

**Action Items: Park Access and Maintenance**

Continue to far exceed the overall park level of service for total park acres in Parkville.

|                |                       |
|----------------|-----------------------|
| Priority Level | High                  |
| Timeframe      | Long-Term (10+ Years) |

Expand neighborhood parks in residential areas as Parkville grows.

|                |                       |
|----------------|-----------------------|
| Priority Level | Low                   |
| Timeframe      | Long-Term (10+ Years) |

Strive to have all residents live within a reasonable 5- to 15-minute walk from a park.

|                |                       |
|----------------|-----------------------|
| Priority Level | Low                   |
| Timeframe      | Long-Term (10+ Years) |

Adopt a new parks master plan within the next 10 years.

|                |                         |
|----------------|-------------------------|
| Priority Level | Low                     |
| Timeframe      | Mid-Term (5 to 9 Years) |

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**DRAFT** 2021.05.05

Parkville 2040 Master Plan

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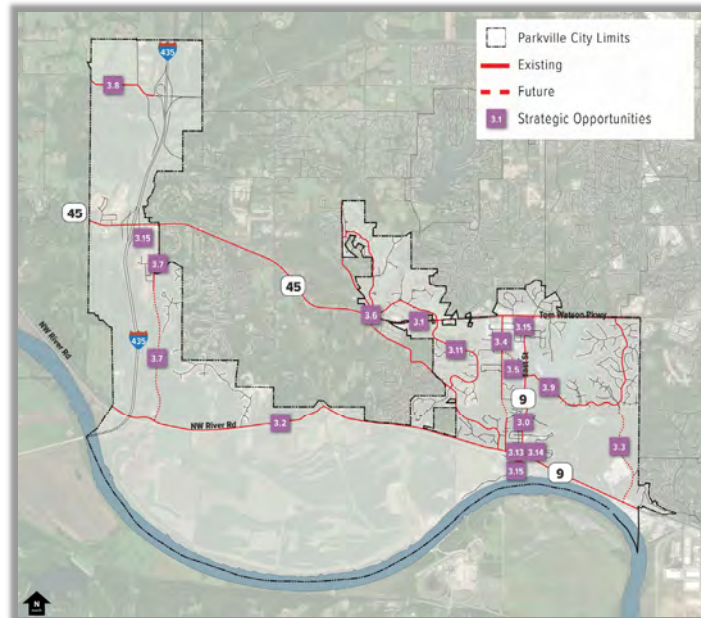
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## PUBLIC INPUT SINCE PUBLIC WORKSHOP

### Transportation and Infrastructure

**Current Infrastructure cannot support the levels of development shown in this plan**

*Infrastructure improvements including transportation improvements have been identified to help accommodate the increase development of areas throughout Parkville to help ensure new development does not cause overly disruptive changes to the traffic flow in Parkville.*



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## PUBLIC INPUT SINCE PUBLIC WORKSHOP

### Strategic Development

**Putting apartments downtown is ill advised**

*We believe expanding the housing choices available near downtown will help to strengthen the district by providing additional patrons for the various restaurants and small businesses. It is these more walkable environments where multi-family housing is best suited to be located because of convenient access to amenities. Any multi-family units in the downtown area would be restricted to the second or third story of the building to allow commercial or service uses on the first floor.*

## GROWING WITH A PURPOSE

FUTURE LAND USE

5.0

**STRATEGIC OPPORTUNITIES**

*Reference the Future Land Use Plan when making decisions regarding land use, development and zoning in 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 18 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-2 General 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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DRAFT 2021.05.05
Parkville 2040 Master Plan

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## PUBLIC INPUT

### SINCE PUBLIC WORKSHOP

#### General Comments

*"I get the impression the city is rushing through the presentation to limit public input."*

***The public meeting went through material quickly in order to cover all of the many components included within the Master Plan. The entire draft of the Master Plan was uploaded to the project website for review and comment to allow people to go more in depth into different topics of interest. The website also has recordings of previous Steering Committee meetings to learn more about the process.***

*"This plan puts up recommendations, but it is up to the city to follow through. How can we get change with just recommendations from a citizen's input standpoint?"*

***There is an entire section of the plan dedicated to Implementation. This section lays out a series of specific action items and policies for the City to accomplish or consider when making decision-making. Hopefully, continued accountability from members of the public can help lead the implementation efforts.***

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## PUBLIC INPUT

### SINCE PUBLIC WORKSHOP

#### Planning Commission Comments (5-11-2021)

**Adopted on May 5, 2021**

**Page 4 of Implementation** – Change example of "Complete Street" to something more like Parkville

**Page 11 of Implementation** – Change Bell Road extension map example

**General Comment** – Dates on drafts should be consistent



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# PLAN CHAPTER REVIEW

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## PLAN CHAPTER REVIEW

### OVERALL PLAN LAYOUT



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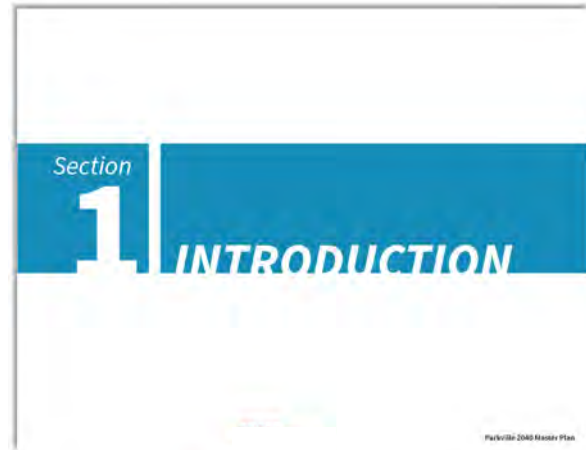
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## PLAN CHAPTER REVIEW

### 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 2 – PARKVILLE TODAY + TOMORROW

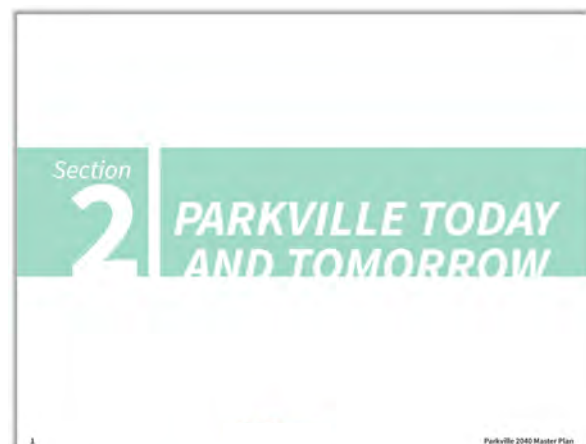
#### Section Elements

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

Figure 2.3 Regional Population Change 2000-2018 - 2018 by Census Tract



Figure 2.5 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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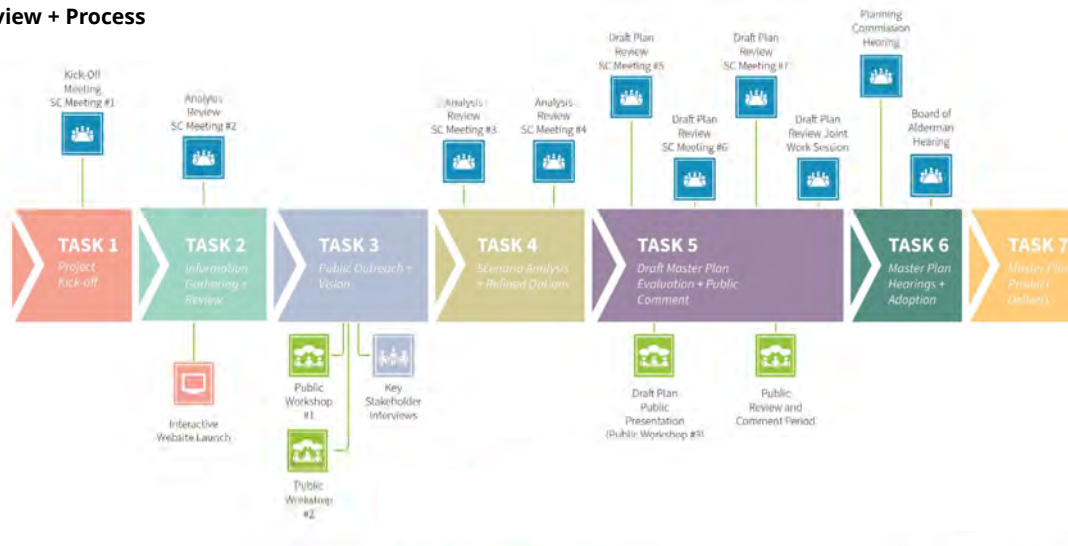
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## PLAN CHAPTER REVIEW

### 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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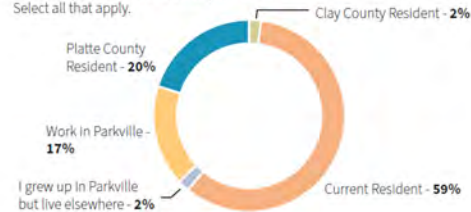
## PLAN CHAPTER REVIEW

### SECTION 3 – OUR VOICE

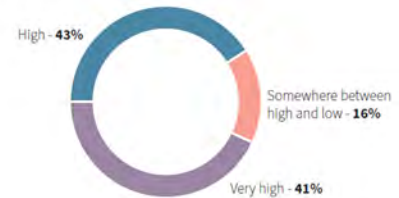
#### Community Survey

#### 44 Total Survey Responses

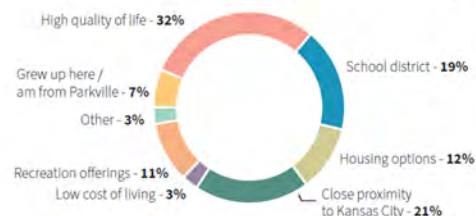
1. What is your current relationship to Parkville?  
Select all that apply.



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



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



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 quadplexes 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

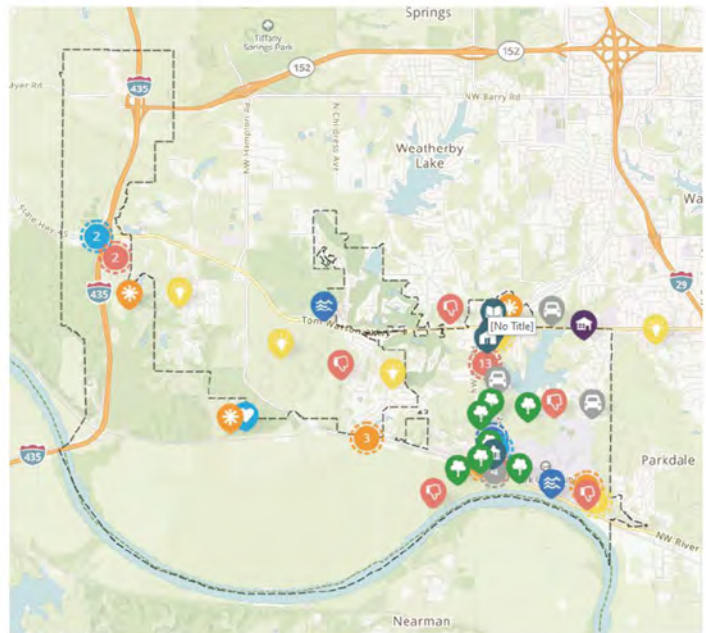


Figure X.X.2040 Parkville Master Plan logo

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## PLAN CHAPTER REVIEW

### SECTION 3 – OUR VOICE

#### Key Takeaways

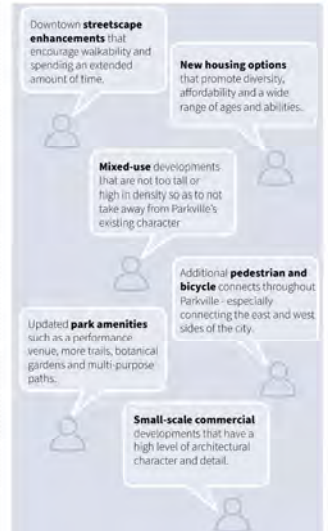
##### WHAT WE LOVE ABOUT PARKVILLE



##### WHAT WE ARE CONCERNED ABOUT IN PARKVILLE



##### WHAT WE WOULD LIKE TO SEE IN PARKVILLE



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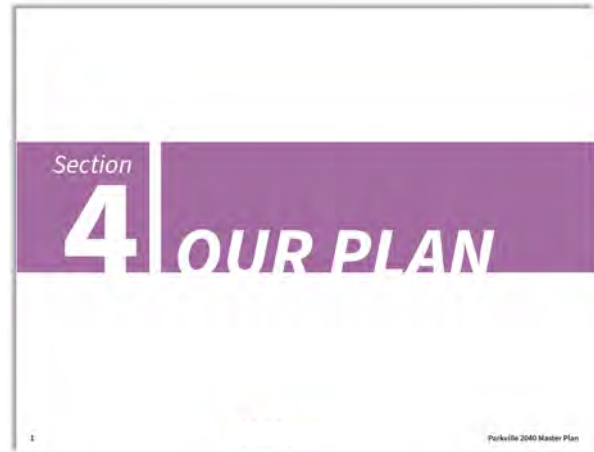
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## PLAN CHAPTER REVIEW

### 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



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## PLAN CHAPTER REVIEW

### SECTION 4- APPROACH

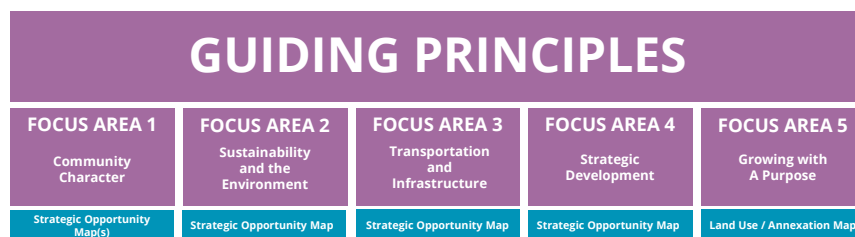


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## PLAN CHAPTER REVIEW

### SECTION 4- APPROACH



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## PLAN CHAPTER REVIEW

### SECTION 4- APPROACH

| GUIDING PRINCIPLES                                                                                                                             |                       |                                                                                                                                                |                       |                                                                                                                                                |                       |                                                                                                                                                |                       |                                                                                                                                                |                       |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| FOCUS AREA 1<br>Community Character                                                                                                            |                       | FOCUS AREA 2<br>Sustainability and the Environment                                                                                             |                       | FOCUS AREA 3<br>Transportation and Infrastructure                                                                                              |                       | FOCUS AREA 4<br>Strategic Development                                                                                                          |                       | FOCUS AREA 5<br>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 |
| <b>GOAL</b> <ul style="list-style-type: none"> <li>Action Item / Policy</li> <li>Action Item / Policy</li> <li>Action Item / Policy</li> </ul> |                       | <b>GOAL</b> <ul style="list-style-type: none"> <li>Action Item / Policy</li> <li>Action Item / Policy</li> <li>Action Item / Policy</li> </ul> |                       | <b>GOAL</b> <ul style="list-style-type: none"> <li>Action Item / Policy</li> <li>Action Item / Policy</li> <li>Action Item / Policy</li> </ul> |                       | <b>GOAL</b> <ul style="list-style-type: none"> <li>Action Item / Policy</li> <li>Action Item / Policy</li> <li>Action Item / Policy</li> </ul> |                       | <b>GOAL</b> <ul style="list-style-type: none"> <li>Action Item / Policy</li> <li>Action Item / Policy</li> <li>Action Item / Policy</li> </ul> |                       |
| 1.1                                                                                                                                            | Strategic Opportunity | 2.1                                                                                                                                            | Strategic Opportunity | 3.1                                                                                                                                            | Strategic Opportunity | 4.1                                                                                                                                            | Strategic Opportunity | 5.1                                                                                                                                            | Strategic Opportunity |
| <b>GOAL</b> <ul style="list-style-type: none"> <li>Action Item / Policy</li> <li>Action Item / Policy</li> <li>Action Item / Policy</li> </ul> |                       | <b>GOAL</b> <ul style="list-style-type: none"> <li>Action Item / Policy</li> <li>Action Item / Policy</li> <li>Action Item / Policy</li> </ul> |                       | <b>GOAL</b> <ul style="list-style-type: none"> <li>Action Item / Policy</li> <li>Action Item / Policy</li> <li>Action Item / Policy</li> </ul> |                       | <b>GOAL</b> <ul style="list-style-type: none"> <li>Action Item / Policy</li> <li>Action Item / Policy</li> <li>Action Item / Policy</li> </ul> |                       | <b>GOAL</b> <ul style="list-style-type: none"> <li>Action Item / Policy</li> <li>Action Item / Policy</li> <li>Action Item / Policy</li> </ul> |                       |

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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

#### Focus Area 1 - Community Character

- Continue to enhance **Downtown Parkville**  
*Highway 9 improvements, trail connections near downtown/riverfront, historic trail, signage/markers, streetscapes*
- Create and maintain **strong connectivity** throughout Parkville  
*Enhance 45 Highway, strategic annex along 45 Highway, stream buffer ordinance, infill along established corridors*
- Maintain a **cohesive look and feel** in Parkville  
*Adopt enhanced design standards for new and redevelopment*
- Promote **community pride** through existing and new community-wide events  
*Continue to sponsor / promote existing and new community events*
- Ensure important **commercial nodes** of Parkville remain resilient, active and vibrant  
*Parkville Commons, Downtown, and Creekside*
- Maintain a **quality housing stock** that provides quality choices for residents  
*Allow for multi-family in strategic locations, enhanced design guidelines for MFR, work with landlords*
- Strive to be a **community for all ages** and abilities through the Community for All Ages program  
*Strive for Silver status then gold level, maintain infrastructure and improvements as necessary*

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## PLAN CHAPTER REVIEW

### SECTION 4– OUR PLAN

#### Focus Area 1 - Community Character

- Preserve Parkville's **natural features** as it grows  
*Continue to preserve by integrating them into an amenity within sites*
- Continue to foster a strong working relationship with **Park University**  
*Ensure continued collaboration between Parkville and Park University, student-oriented services downtown*
- Promote and protect Parkville's **convenient location and accessibility**  
*Market Parkville's convenient location, efficient street system, enhance roadway network and connectivity to combat traffic on arterials*
- Celebrate Parkville's **history** and preserve Parkville's **historic neighborhoods**  
*Historic trail with placemaking elements, program to incentivize renovation / preservation of historic sites*
- Preserve Parkville's **historic neighborhoods**  
*Program to financially incentivize home improvements in older homes, Old Town Residential Design Guidelines, tree planting program*
- Enhance Parkville's character through its **streetscape + signage**  
*Streetscape enhancements along key corridors, expand gateway signage at key entryways, identify unique street signage in neighborhoods*

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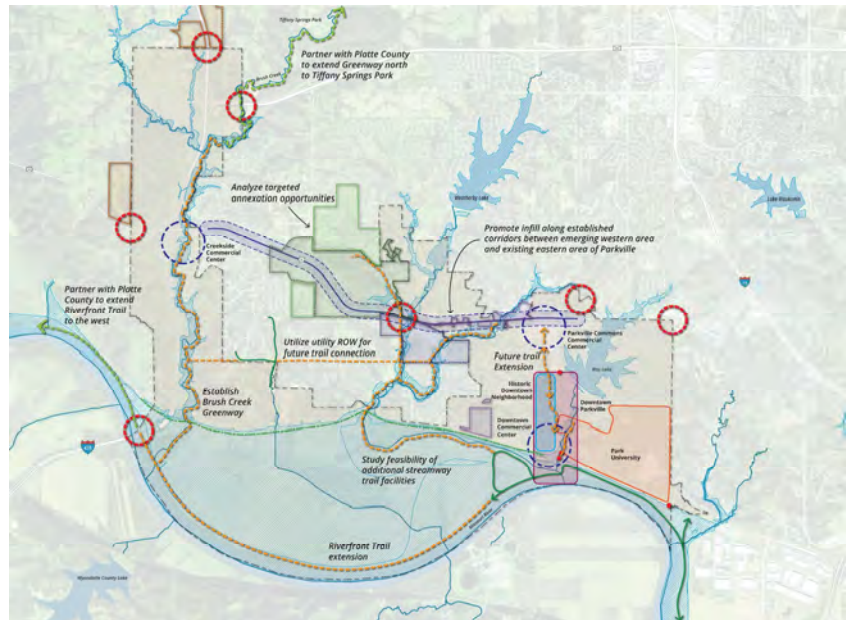
## PLAN CHAPTER REVIEW

### 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

#### 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.



Figure 4.07 Downtown Streetscape Enhancements



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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

#### Focus Area 2 – Sustainability and the Environment

- Promote the use of **green infrastructure**
- Create an environment that encourages **renewable energy + energy efficiency**  
*Adopt ordinances allowing for alternative energy usage in Parkville*
- Discourage most built development within the **floodplain**  
*Undeveloped or recreation land is preferred, which includes ballfields*
- Preserve **stream corridors** for environmental, recreation, and connectivity benefits  
*100 and/or 50 foot buffers around type 1 and 2 streams for environmental protection and trail corridors*
- Protect **high slope areas** to prevent environmental degradation
- Actively preserve and replenish Parkville's **tree cover**  
*Adopt MARC's tree protection ordinance*
- Promote **recycling and waste reduction** in Parkville
- Maintain a **high level of service** for parks and recreation and continue to be responsive to residents  
*Expand neighborhood parks as Parkville grows, maintain reasonable walk time, life cycle analysis*
- Enhance connectivity through **trail enhancements**

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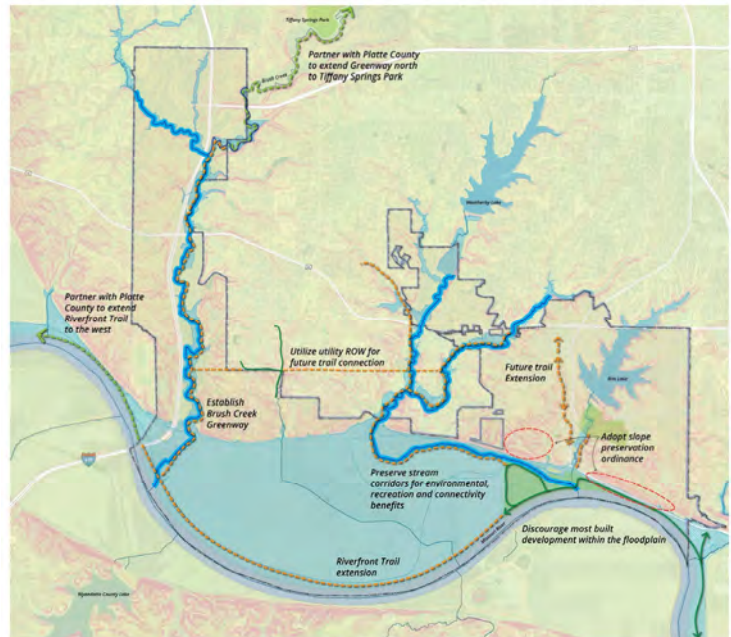
## PLAN CHAPTER REVIEW

### 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

#### FOCUS AREA 3

## 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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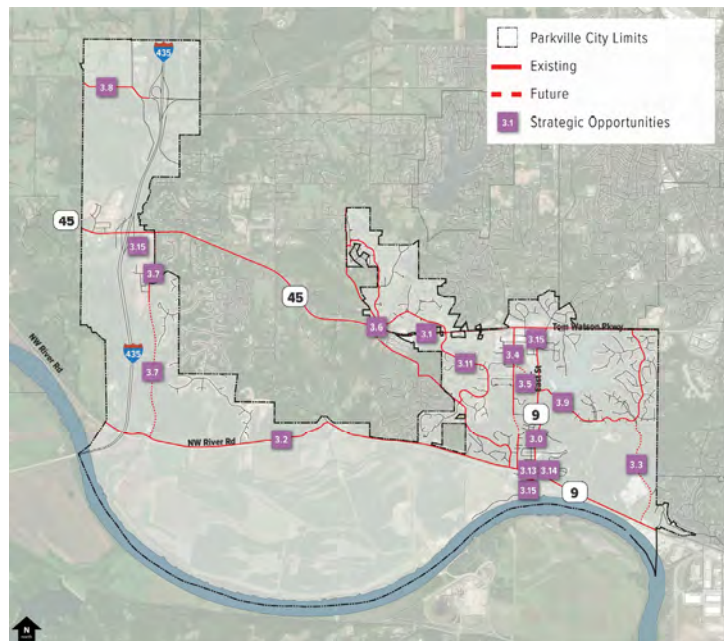
## PLAN CHAPTER REVIEW

### SECTION 4- OUR PLAN

#### Transportation and Infrastructure

##### 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

##### New Street Connections

- Coffey Road
- **Bell Road Connector**
- Brink Meyer Road

|                                                                                                                                                                                            |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>STRATEGIC OPPORTUNITY</b>                                                                                                                                                               | <b>3.5</b> |
| <ul style="list-style-type: none"> <li>• Continue to evaluate the feasibility of this new east-west connection and coordinate with future development to preserve right-of-way.</li> </ul> |            |



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## PLAN CHAPTER REVIEW

### SECTION 4- OUR PLAN

#### Transportation and Infrastructure

##### Roadway Upgrades

- **9 Highway**
- 45 Highway
- River Road (Route FF)
- Bell Road
- Jones-Meyer Road
- Lakeview Road and Riss Lake Drive
- National Drive

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>STRATEGIC OPPORTUNITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>3.0</b> |
| <ul style="list-style-type: none"> <li>• 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.</li> <li>• Consider additional travel lanes from East Street/1st Street to the existing four-lane roadway section near the eastern city limits.</li> <li>• Coordinate with MoDOT, Mid-America Regional Council, Platte County, City of Riverside, and Park University as appropriate to implement improvements.</li> </ul> |            |



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## PLAN CHAPTER REVIEW

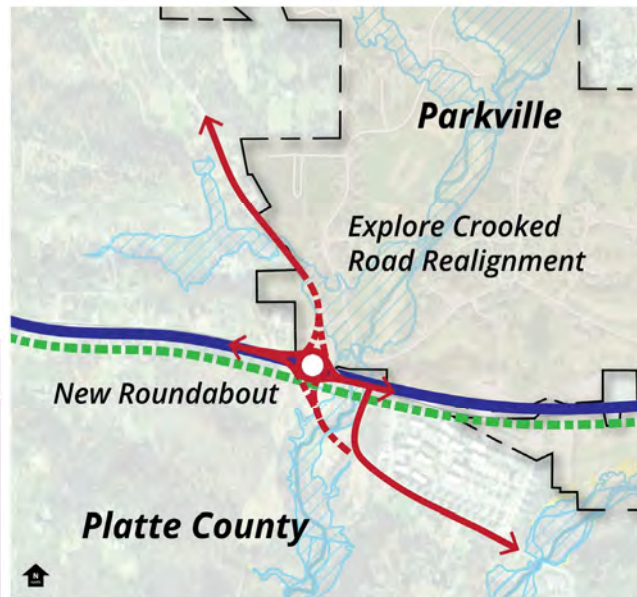
### SECTION 4- OUR PLAN

#### Transportation and Infrastructure

##### Intersection Improvements

- **Crooked Road**
- 9 Highway / East St. / 1<sup>st</sup> Street

|                                                                                                                                                                                                                                                                                                                                            |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>STRATEGIC OPPORTUNITY</b>                                                                                                                                                                                                                                                                                                               | 3.6 |
| <ul style="list-style-type: none"> <li>• Realign Crooked Road at Highway 45 to eliminate offset access and provide additional opportunity for economic development.</li> <li>• Ensure access management, provide bicycle and pedestrian facilities, and address stormwater management as segments of Crooked Road are improved.</li> </ul> |     |



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## PLAN CHAPTER REVIEW

### SECTION 4- OUR PLAN

#### Transportation and Infrastructure

##### Multi-Modal Accommodations

##### Downtown Parkville Mobility Hub

##### Transit-Supportive Development at Activity Centers

### TRANSPORTATION AND INFRASTRUCTURE

#### TRANSPORTATION AND INFRASTRUCTURE

##### Downtown Parkville Mobility Hub

Although Parkville is not currently served by transit, the regional SmartMoves 3.0 Regional Transit Vision identified downtown Parkville as a potential long-term mobility hub with a transit route connecting Boardwalk Square Metro Center (located near I-29 and Highway 152) to Parkville via Highway 9. A mobility hub is a physical location that acts as a converging point for different types of transportation and allows for easy transfer between modes. Mobility hubs can also serve as economic development catalysts by increasing access to employment, shopping, and housing. Integrate walkability and other transit-supportive development features into the downtown Parkville area to support a future mobility hub.

##### Transit-Supportive Development at Activity Centers

In addition to a future mobility hub in downtown Parkville, other activity centers such as Parkville Commons or the Creekside Development could be served by transit in the future. Traditional fixed route transit may also not always be the primary solution to providing public transportation within Parkville.



|                                                                                                                                                                                    |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>STRATEGIC OPPORTUNITY</b>                                                                                                                                                       | 3.13 |
| <ul style="list-style-type: none"> <li>• Coordinate with regional partners including the Mid-America Regional Council and KCATA to advocate for future transit service.</li> </ul> |      |

|                                                                                                                                                                                                                                                                                                                    |      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>STRATEGIC OPPORTUNITY</b>                                                                                                                                                                                                                                                                                       | 3.14 |
| <ul style="list-style-type: none"> <li>• Prioritize bicycle and pedestrian infrastructure within a half-mile of key activity centers to create transit-supportive nodes.</li> <li>• Explore other mobility strategies such as micro transit and first/last-mile connections to increase transit access.</li> </ul> |      |



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DRAFT 2021-09-05

Parkville 2040 Master Plan

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## PLAN CHAPTER REVIEW

### 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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## PLAN CHAPTER REVIEW

### SECTION 4– OUR PLAN

#### Focus Area 4 – Strategic Development

- Provide a well-rounded **mix of housing choices** for current and future Parkville residents  
*Allow for multi-family in strategic locations, review multi-family design standards and add new housing near retail areas*
- Work to ensure Parkville's **retail areas remain resilient and viable**  
*Be flexible with retailers, promote existing / new office near restaurants and add housing within walking distance of retail*
- Promote and support the addition of **mixed-use developments** in Parkville  
*Promote mixed-use developments by working closely with developers to navigate mixed-use developments, require open space*
- Maintain a robust stock of **quality public land**  
*Leverage high quality outdoor spaces for tourism, outdoor recreation based economic development, improve park amenities*
- Pursue **infill development and redevelopment** to achieve the best land use in Parkville  
*Downtown, Parkville Commons, 45 Highway & NW Graden Rd, 45 Highway & NW Crooked Rd*
- Protect and enhance **downtown Parkville as a destination**  
*Encourage relationship with between retail and the street, new MFR near downtown, easy to find parking, pedestrian improvements*
- Preserve the **distinct look and feel** of downtown Parkville **alongside redevelopment opportunities**  
*Develop downtown design guidelines to influence the aesthetic quality of built environment*

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## PLAN CHAPTER REVIEW

### SECTION 4- OUR PLAN

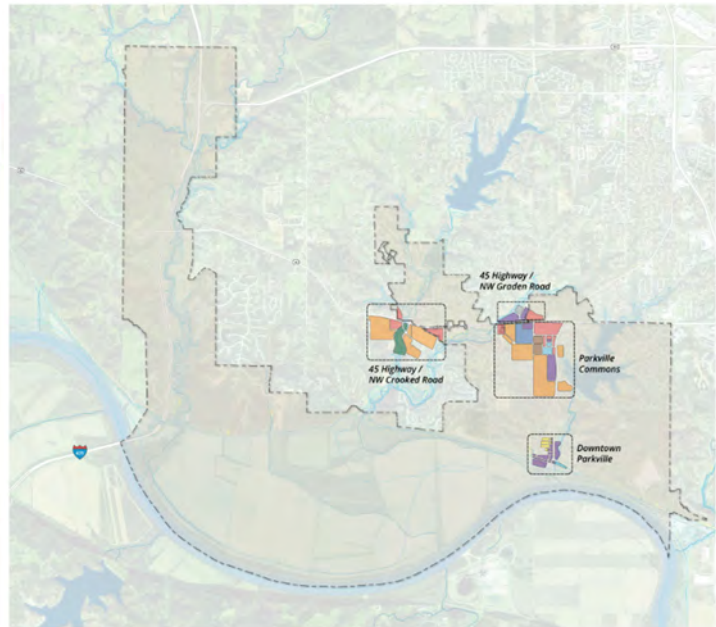
#### STRATEGIC OPPORTUNITIES

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

#### 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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## PLAN CHAPTER REVIEW

### SECTION 4- OUR PLAN

#### Strategic Development

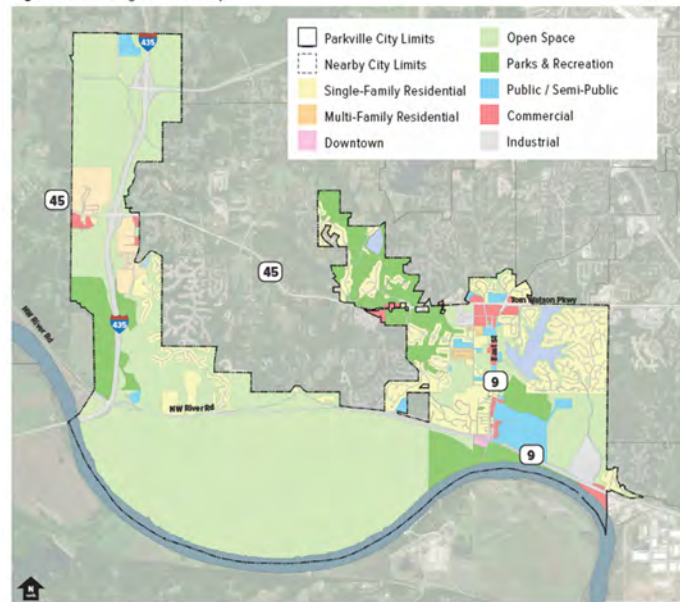
#### Existing Land Use

**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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## PLAN CHAPTER REVIEW

### SECTION 4- OUR PLAN

#### 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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## PLAN CHAPTER REVIEW

### SECTION 4– OUR PLAN

#### Growing with a Purpose Future Land Use Plan



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## PLAN CHAPTER REVIEW

### SECTION 4– OUR PLAN

#### Focus Area 5 – Growing with a Purpose

- Reference the **Future Land Use Plan** when making decisions regarding land use, development and zoning in Parkville
- Protect Parkville's **borders and preserve its character** as it grows
  - *Require new development by fully served by public infrastructure*
  - *Discourage the development of private roads to serve new SF subdivisions*
  - *Create an ordinance to preserve tree cover significant*
  - *Support / encourage infill development*
  - *Only approve re-zonings and development proposals that are consistent with the Master Plan and Future Land Use Map*

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## PLAN CHAPTER REVIEW

### 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 in 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 18 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-2 General 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.

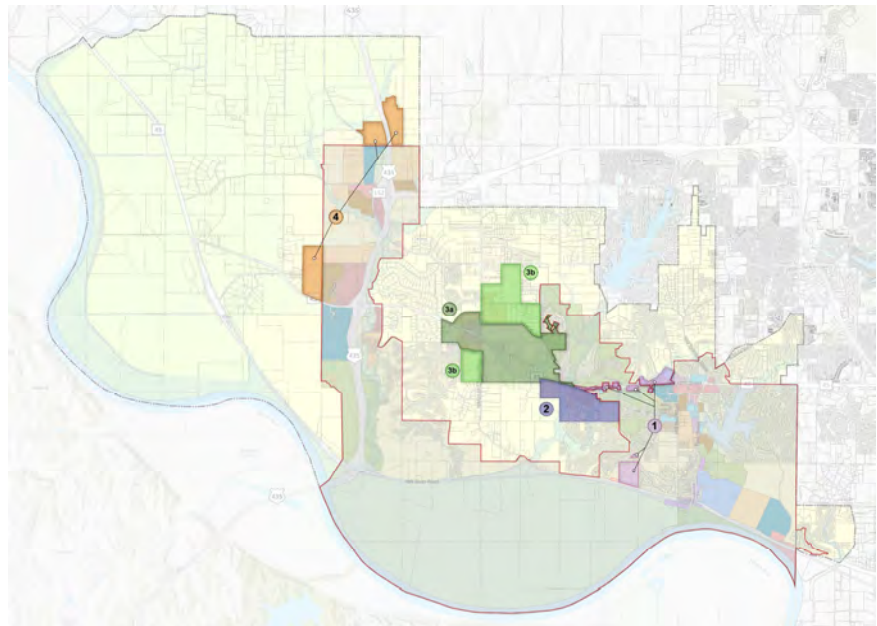
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## PLAN CHAPTER REVIEW

### SECTION 4– OUR PLAN

#### Growing with a Purpose Annexation



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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 5.5**  
 To protect Parkville's borders and preserve its character as it grows, Parkville should be intentional in its planning. Having all new development be served by adequate public infrastructure will help ensure quality and connected development. The city should discourage the use of private roads to serve new single-family subdivisions to ensure proper quality and efficiency. Tree cover should also be preserved amidst new growth wherever possible.

**Strategic Opportunity 5.5**  
 Protect Parkville's borders and preserve its character as it grows

**Action Items: Annexation**

|                                                                                                                                                               |                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Continue to require new development to fully be served by adequate public infrastructure including paved streets, sidewalks, trails, water and sewer service. |                       |
| Priority Level                                                                                                                                                | High                  |
| Timeframe                                                                                                                                                     | Long-Term (10+ Years) |

|                                                                                      |                       |
|--------------------------------------------------------------------------------------|-----------------------|
| Discourage the development of private roads to serve new single-family subdivisions. |                       |
| Priority Level                                                                       | Low                   |
| Timeframe                                                                            | Long-Term (10+ Years) |

|                                                                    |                       |
|--------------------------------------------------------------------|-----------------------|
| Create an ordinance to preserve areas with significant tree cover. |                       |
| Priority Level                                                     | High                  |
| Timeframe                                                          | Long-Term (10+ Years) |

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## NEXT STEPS / QUESTIONS

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### PLAN CHAPTER REVIEW

#### NEXT STEPS

**Questions?**

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