



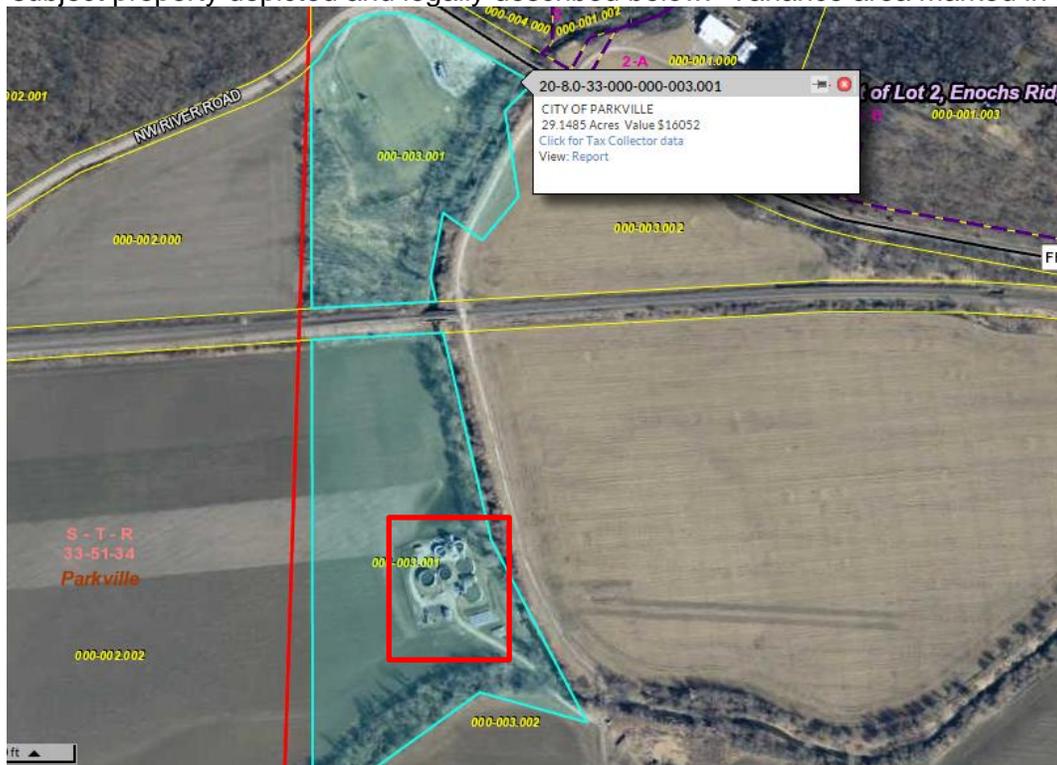
Public Hearing Summary For 4-26-16 Hearing

Application for a floodplain development variance for construction of a pole barn located at 12303 NW Highway FF, Parkville, MO 64152. Case # BZA16-03, City of Parkville, Missouri, applicant.

The public hearing that was scheduled for 3-22-16 was cancelled due to lack of quorum; the new meeting for the same application has been rescheduled for 4-26-16 at Parkville City Hall Board Room at 5:30pm.

The application proposes for a floodplain development variance for 12303 NW Highway FF, Parkville, MO 64152 for construction of a pole barn. The area requesting the variance is in the SE corner of Platte County Parcel number 20-8.0-33-000-000-003.001. This parcel number may also be viewed online using the Platte County GIS map viewer at <http://maps.co.platte.mo.us/>. Enter the parcel number in the address field or zoom to the proposed area using the general location description above.

The subject property depicted and legally described below. Variance area marked in Red.



The property is legally described as follows:

All that part of the Northeast Quarter of Section 33, Township 51, Range 34, described as follows: Beginning at the Northwest corner of the Northeast Quarter of said Section 33; thence South along the West line of said Northeast Quarter, 2517 feet to the Platte River; thence North 55 degrees East, 650 feet; thence South 80 degrees East, 220 feet to a point which is 2182 feet South and 749 feet East of the Northwest corner of the Northeast

Quarter of said Section 33; thence North 19 degrees West, 555 feet; thence North 13 degrees West, 858 feet; thence North 11 degrees East, 210 feet; thence South 55 degrees East, 152 feet; thence North 40 degrees East, 180 feet; thence North 9 degrees West, 278 feet; thence North 45 degrees East, 228 feet; thence due North, 128 feet to a point in the North line of the Northeast Quarter of said Section 33, which point is 773 feet East of the Northwest corner of said Quarter Section; thence West along the North line of said Quarter Section, 773 feet to the point of beginning, subject to railroad right of way 100 feet wide running East and West across the above described tract at about the center thereof as at present located and established. The Subject Property shall include all rights, title and interest of Seller in and to (a) all public and private streets, roads, avenues, alleys and passageways, whether open or proposed, in front of or abutting the Land, (b) any condemnation award (or proceeds of a sale in lieu of condemnation and insurance proceeds relating to or attributable to the Subject Property and accruing on or after the date of this Contract, (c) any strips or gores of land adjoining the Land and (d) all and singular the estates, rights, privileges, easements and appurtenances belonging or in any way appertaining to the Land.

Copies of the proposed floodplain development variance application, full site plan set and other supporting documents may be viewed online at www.parkvillemo.gov/public-hearings or can be viewed at Parkville City Hall (see address above).

A public hearing to discuss the proposed variance will be held on Tuesday April 26, 2016 at 5:30 pm in the Parkville City Hall Boardroom at 8880 Clark Avenue, Parkville, MO 64152. The hearing is open to the public and all interested parties are welcome to attend and express opinions before the Board of Zoning Adjustment Commission during the hearing.

In addition, you are welcome to submit written comments to be distributed to the Board of Zoning Adjustment Commission. Written comments must be received by the Community Development Department on or before 5:00 p.m. Monday April 18, 2016 to be included in the Commission's materials for consideration prior to the meeting. Comments may be mailed to 8880 Clark Avenue, Parkville, MO, 64152, faxed to 816-741-0013 or emailed to slachky@parkvillemo.gov. Comments received after that date will be handed out the night of the meeting.

For additional questions please contact the Parkville Community Development Department at 816-741-7676 ext.: 226.

Associated Applications:

1. Case BZA16-03- Application for Flood-Plain Development Variance Permit

Additional online resources:

1. Public Hearing Summary for the associated Site Plan application - <http://parkvillemo.gov/public-hearings/>
2. Flood Plain Management Regulations - <http://www.ecode360.com/27900958>
3. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
4. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
5. Platte County GIS map viewer - <http://maps.co.platte.mo.us/>