



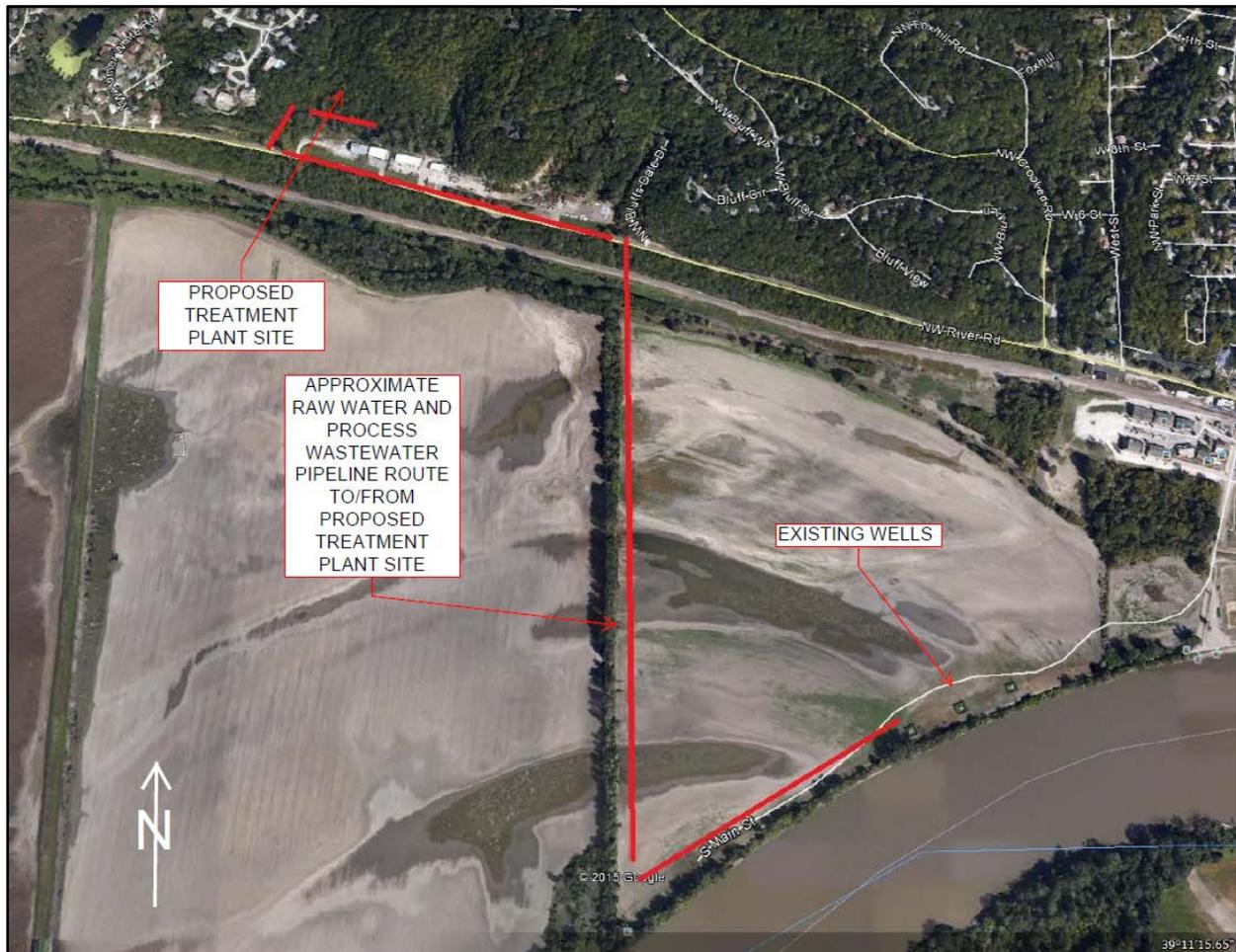
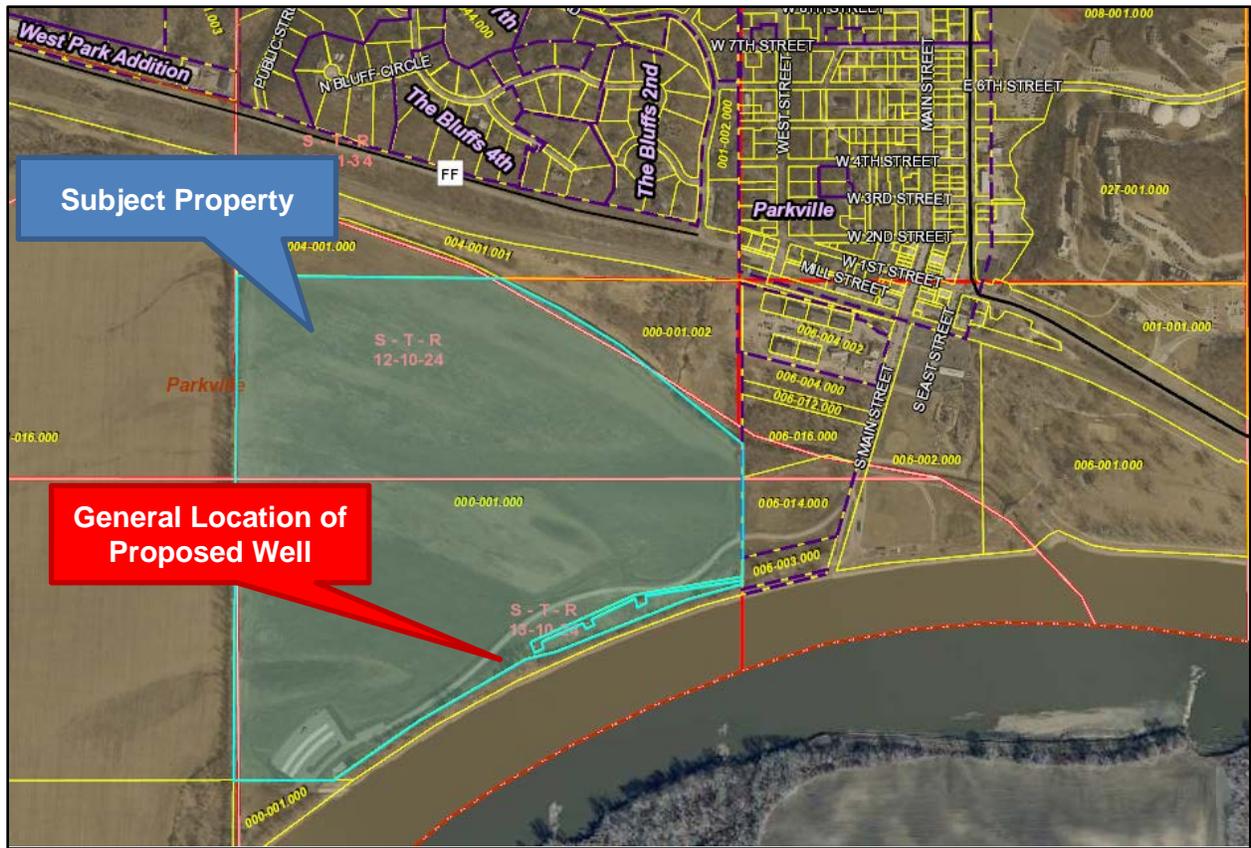
Public Hearing Summary For 10-11-2016 Hearing

An application for a Conditional Use Permit (CUP) to relocate an existing public utility well along the Missouri River, on one parcel containing 118.44 acres, more or less, generally located at Platte Landing Park, 300 South Main St., Parkville, MO. Case # PZ16-18, Missouri American Water, applicant.

The applicant is proposing to relocate an existing utility water well, generally located at Platte Landing Park, 300 South Main St., Parkville, MO, approximately 300ft. to the west of its current location. The subject property contains 118.44 acres, more or less, is located at Platte Landing Park, and is currently within a City "I-3" Heavy Industrial District.

Per Parkville Municipal Codes, Section 515.095, larger utility facilities — primarily for transmission or distribution to other locations — are authorized to be installed above ground only by a CUP in accordance with Chapter 470 of the Parkville Municipal Code. Public utilities or public service uses, buildings, structures, or appurtenances thereto are permitted in City districts via a CUP, "when found to be in the interest of the public health, safety, morals, and general welfare of the community." The applicant is seeking the CUP in conjunction with an approved drinking water treatment plant at 10550 NW FF Highway, Parkville MO (Case No. PZ16-02).

The subject property contains one parcel - Platte County parcel number 20-7.0-35-000-000-001.000. The 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 area is depicted below.



Other supporting documents may be viewed online at www.parkvillemo.gov/public-hearings and may be viewed at Parkville City Hall (see address above).

A public hearing to discuss the proposed CUP will be held on Tuesday October 11, 2016 at 5:30 p.m. in the Parkville City Hall Board Room 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 Planning and Zoning Commission during the hearing.

In addition, you are welcome to submit written comments to be distributed to the Planning and Zoning Commission. Written comments must be received by the Community Development Department on or before 5:00 p.m. Monday October 3, 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.

Associated Applications:

1. Case No. PZ16-02A - Application for Conditional Use Permit
2. Case No. PZ16-02B - Application for Preliminary Site Plan / Development Plan
3. Case No. PZ16-02C - Application for Final Plat
4. Case No. PZ16-02D - Application for Revised Preliminary Site Plan / Development Plan
5. Case No. PZ16-02E - Application for Annexation
6. Case No. PZ16-02F - Application for Zoning Map Revision (Rezoning)
7. Case No. PZ16-02G - Application for Final Site Plan / Development Plan

Additional online resources:

1. Public Hearing Summary - <http://parkvillemo.gov/public-hearings/>
2. Parkville Zoning Code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
3. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
4. Platte County GIS map viewer - <http://maps.co.platte.mo.us/>