

Public Hearing Summary For 11-10-2016 Hearing

Application for variance for the reduction of “R-3” Single-Family Residential District front-yard setbacks from 25 feet to 20 feet, for Lots 547, 548, 550, 552, 555, 596 and 597 in the Thousand Oaks 12th Plat, in order to relieve practical difficulty / practical hardship due to exceptional topographical conditions. Case BZA16-05, Forest Park Development of Kansas City, LLC, applicant.

The Parkville Board of Zoning Adjustment will hold a public hearing on Thursday, November 10, 2016 at 5:30 pm, in the City Hall Boardroom, 8880 Clark Avenue, Parkville, Missouri, 64152, to consider a uniform variance for the reduction of front-yard setbacks from 25 feet to 20 feet for lots 539, 540, 546-561, 557-580 and 595-597 in the Thousand Oaks 12th Plat, in order to relieve practical difficulty / practical hardship due to exceptional topographical conditions. The 12th Plat is generally located south of Brink-Myers Road, west of Nevada Avenue on 66th St. in the Thousand Oaks subdivision. The 12th Plat is zoned “R-3” Single-Family Residential District.

The subject properties contain seven parcels - Platte County parcel numbers 20-4.0-19-400-001-009.000 (Lot 547), 20-4.0-19-400-001-010.000 (Lot 548), 20-4.0-19-400-001-012.000 (Lot 550), 20-4.0-19-400-001-014.000 (Lot 552), 20-4.0-19-400-001-017.000 (Lot 555), 20-4.0-19-400-002-012.000 (Lot 596), and 20-4.0-19-400-002-013.000 (Lot 597). The subject properties are shown below and may also be viewed in more detail 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.



Subject Property Area Map

The Thousand Oaks 12th Plat contains rolling terrain and bluffs. The applicant is proposing a variance reduction of 5 ft. in the "R-3" Single-Family Residential District front-yard setback requirements to allow homes to be better positioned and constructed on lots in a safe manner, away from substantial elevation drop-offs in the rear yard of lots. The applicant previously applied for the same variance on April 4, 2012 (Case No. BZA12-01; motion failed by a vote of 3-3).

The public hearing is open to members of the public and all interested parties are welcome to attend and express opinions before the Board of Zoning Adjustment. In addition, you are welcome to submit written comments to be distributed to the Board prior to the meeting. Written comments received by the Community Development Department on or before 5:00 p.m. Tuesday, November 1, 2016 will be included in the Board's materials for consideration prior to the meeting. Comments received after that date will be handed out the night of the meeting. Comments may be mailed to 8880 Clark Avenue, Parkville, MO, 64152, or e-mailed to slachky@parkvillemo.gov.

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

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/>
5. Parkville Municipal Code Chapter 420: "R-3" Single-Family Residential District Regulations - <http://ecode360.com/27901234>
6. Parkville Municipal Code Chapter 467: *Height, Area, and Bulk Requirements* - <http://ecode360.com/27902586>
7. Parkville Municipal Code Chapter 480: *Board of Zoning Adjustment* - <http://ecode360.com/27902810>