

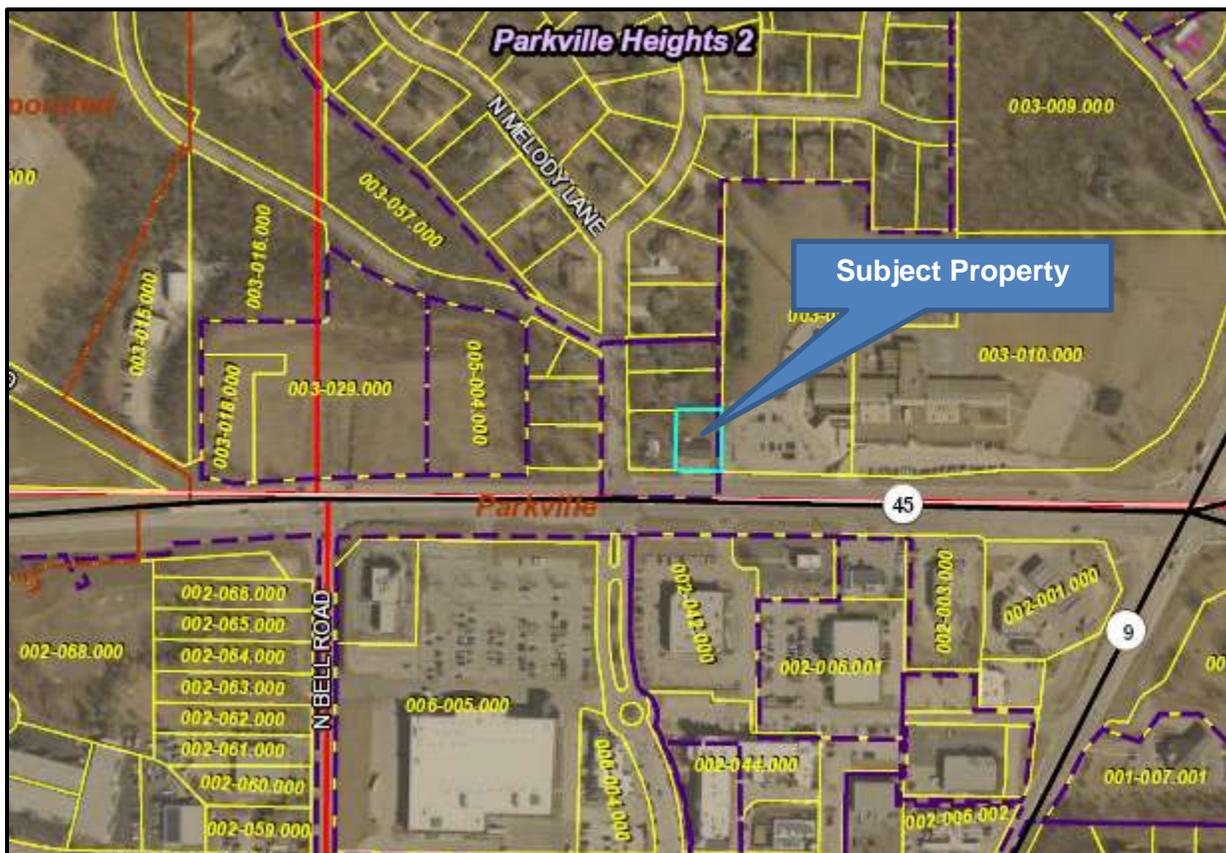


## Public Hearing Summary For 12-13-2016 Hearing

**An application for a Conditional Use Permit (CUP) to operate an office use of low traffic generation at 8904 NW Hwy 45, Parkville, MO in an “R-1” Single-Family Residential District located east of N Melody Lane and north of NW 64<sup>th</sup> Street.**  
*Case # PZ16-21, By The Blade, applicant.*

By The Blade, is a landscaping service company in Parkville, MO that provides outdoor landscape design services. The applicant is proposing to operate a business generally located east of N Melody Lane and north of NW 64<sup>th</sup> Street along Hwy 45 in Parkville at 8904 NW Highway 45, Parkville, MO. The subject property is within a City “R-1” Single-Family Residential District and contains 0.28 acres, more or less. Hours of operation would be 7:00 a.m. – 5:00 p.m. Monday – Friday.

The previous use of the property at 8904 NW Highway 45 was a real estate office, which had been operating under a CUP approved by the Board of Aldermen on October 21, 2003 via ordinance no. 2094 (Case # PZ03-34); this CUP is no longer valid due to the proposed change in use of the property.



Parkville Municipal Code, Title IV, Chapter 470: *Supplementary Use Regulations – Conditional Uses* permits the use of “Office uses of low traffic generation such as real estate, accounting, law, dental, financial services, and those similar in nature in residential districts that front and have access to a State highway, via a CUP. Preliminary plans in sufficient detail — and a

statement as to the proposed use of the buildings, structures, and premises — are required to be submitted and presented to the Planning and Zoning Commission for consideration. The Commission is required to hold a public hearing and review such plans and statements, and after a careful study thereof, submit a recommendation to the Board of Aldermen within thirty (30) days following said hearing.

The subject property contains one parcel - Platte County parcel number 20-6.0-23-400-003-013.000. 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](http://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 December 13, 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 December 5, 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](mailto: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.

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/>