



Public Hearing Summary

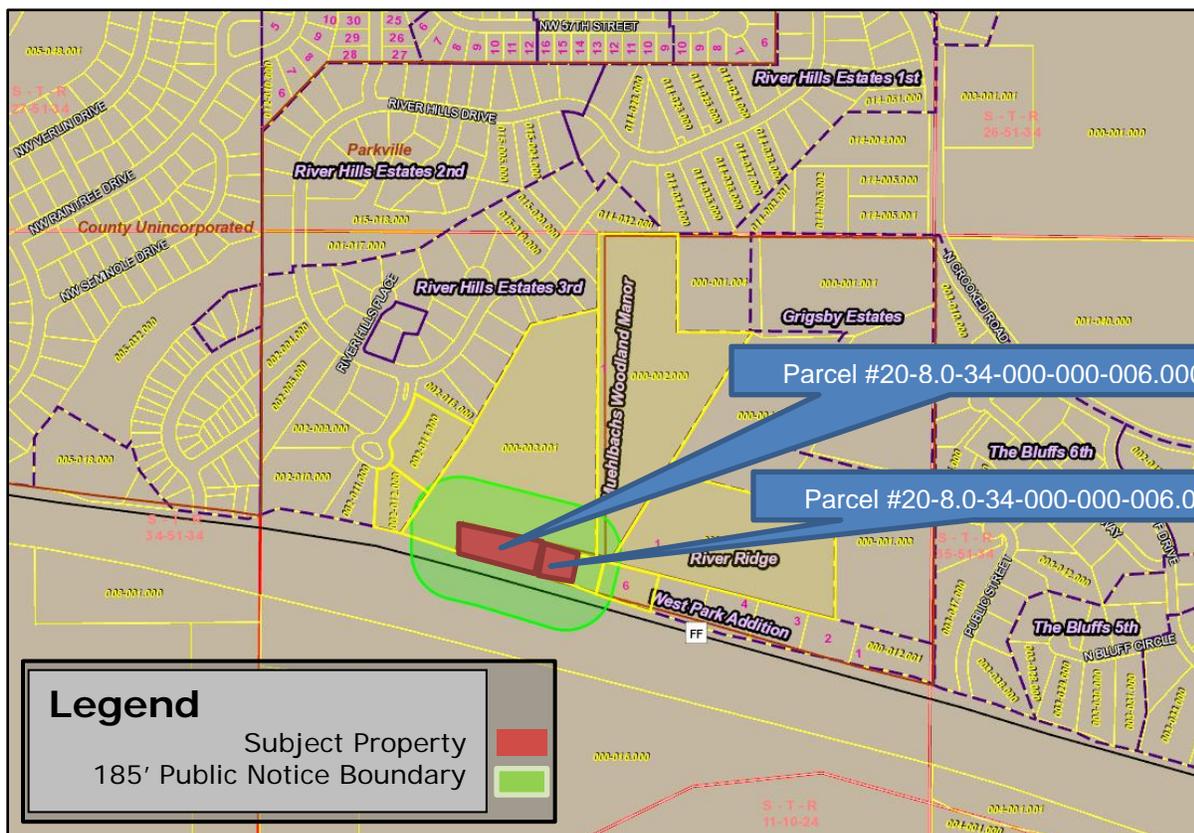
September 13, 2016 Hearing at the Parkville Planning & Zoning Commission Meeting

A request to consider an application to rezone two parcels of land — #20-8.0-34-000-000-006.000 (0.7646 acres, more or less) and parcel #20-8.0-34-000-000-006.001 (0.3255 acres, more or less) — generally located at 10530 Highway FF, from County “PI” Planned Industrial District to City “R-2” Single-Family Residential District.

Case No. PZ16-02F, Missouri American Water, applicant.

At the regular meeting of the Parkville Planning & Zoning Commission on August 9, 2016, the Planning Commission recommended approval for a Conditional Use Permit application (Case No. PZ16-02A), in conjunction with a revised Preliminary Site Plan / Development Plan application (Case No. PZ16-02D), to construct and operate a drinking water treatment plant at 10550 NW State FF Highway (River Road) within a City “R-2” Single-Family Residential District.

The revised Preliminary Site Plan / Development Plan proposes constructing the drinking water treatment plant on three parcels, including two parcels — 0.76 acres and 0.33 acres respectively — generally located at 10530 Highway FF, currently zoned County “PI” Planned Industrial District. The applicant proposes to rezone the parcels to a City district, concurrent with the existing “R-2” Single-Family Residential District zoning on the abutting parcel to the north, parcel #20-8.0-34-000-000-003.001 (10.01 acres, more or less). Note: This application for rezoning is contingent on approval of Case No. PZ16-02E, a voluntary annexation petition for the two subject parcels to be discussed at the September 6, 2016 Board of Aldermen meeting.



The parcel numbers may be viewed online using the Platte County GIS map viewer at <http://maps.co.platte.mo.us/>. Parcel numbers can be entered into the address field or located using the general location description above. Parcel #20-8.0-34-000-000-006.000 is currently undeveloped and parcel #20-8.0-34-000-000-006.001 contains an existing metal building. The application will be reviewed against the City of Parkville's Code, including the applicable "R-2" district regulations, Parkville Master Plan and its adopted Future Land Use map, and associated applications. The subject properties depicted in the areas outlined on the map above are legally described below.

Legal Descriptions

Parcel #20-8.0-34-000-000-006.000

- Brief Legal: WEST PARK ADDITION LOT 8
- *A full legal description can be obtained from the Platte County Recorder of Deeds at (816) 858-3326 or at plattemo.icounty.gov*

Parcel #20-8.0-34-000-000-006.001

- Brief Legal: WEST PARK ADDITION W 125' OF LOT 7
- *A full legal description can be obtained from the Platte County Recorder of Deeds at (816) 858-3326 or at plattemo.icounty.gov*

Copies of the original Application for Zoning Map Revision (Rezoning), associated plans and other supporting documents may be viewed online at www.parkvillemo.gov/public-hearings or can be viewed at Parkville City Hall (see address on header above). The public hearing to discuss the rezoning will be held on Tuesday, September 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 & Zoning Commission. Written comments must be received by the Community Development Department on or before 5:00 p.m. Monday, September 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. 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. PZ16-02C - Application for Final Plat
3. Case No. PZ16-02D - Application for revised Preliminary Site Plan / Development Plan
4. Case No. PZ16-02E - Application for Annexation
5. Case No. PZ16-02G - Application for Final Site Plan / Development Plan

Additional online resources:

1. Public Hearing Summary for the associated public hearing application(s) - <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/>