



Public Hearing Summary

August 9, 2016 Hearing at the Parkville Planning & Zoning Commission Meeting

A request to revise a Conditional Use Permit (CUP) as discussed at the June 14, 2016 meeting of the Parkville Planning & Zoning Commission, in conjunction with a revised site plan / development plan to construct and operate a Drinking Water Treatment Plant at 10550 NW FF Highway, Parkville, MO, in a City “R-2” Single-Family Residential District, on three parcels, containing 11.10 acres, more or less, located approximately 1 mile west of Main St. on NW State FF Hwy (River Road).

Case # PZ16-02A and # PZ16-02D, Missouri American Water, applicant.

At the regular meeting of the Parkville Planning & Zoning Commission on June 14, 2016, the Planning Commission recommended approval for a Conditional Use Permit application 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.

Since that time, the applicant has made modifications to the preliminary site plan (Case No. PZ16-02B) that was approved in conjunction with the Conditional Use Permit on June 14, 2016. Public utilities, or public service uses, buildings, structures, or appurtenances thereto are permitted in City districts via a Conditional Use Permit (CUP), “when found to be in the interest of the public health, safety, morals, and general welfare of the community.” Due to the submittal of a new preliminary development plan, a public hearing shall be held to revise the Conditional Use Permit recommended for approval on June 14, 2016.

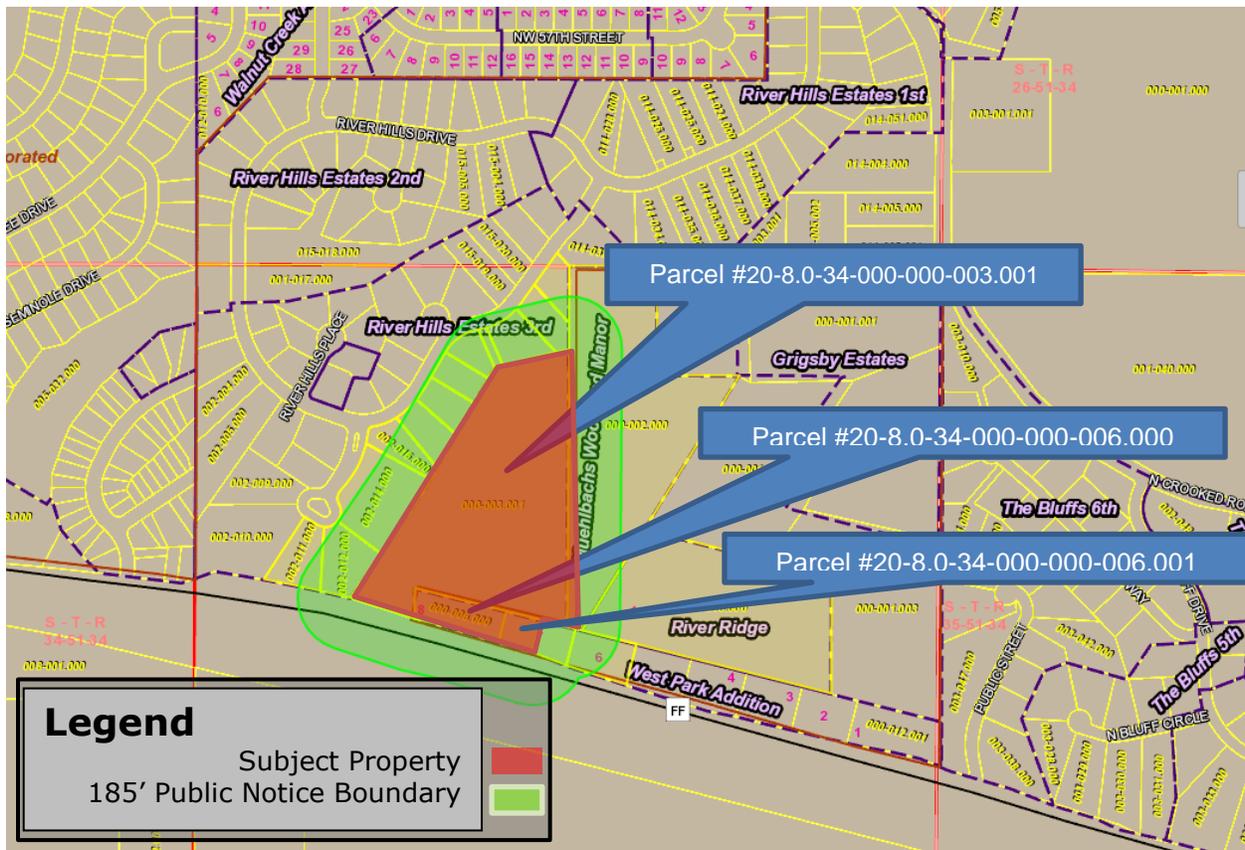
Newly submitted development plans propose a drinking water treatment plant on three parcels including the 10.01 acre parcel originally granted a CUP at 10550 NW FF Highway, and two additional parcels — 0.76 acres and 0.33 acres respectively — abutting the southern property line of 10550 NW FF Highway located in unincorporated Platte County. The property at 10550 NW FF Highway is currently undeveloped and the abutting properties to the south contain existing industrial structures. The applicant is seeking a revised CUP in conjunction with a new preliminary site plan application (Case No. PZ16-02D).

The subject property of the revised preliminary development plan contains Platte County parcel numbers 20-8.0-34-000-000-003.001, 20-8.0-34-000-000-006.000 and 20-8.0-34-000-000-006.001. The parcel numbers may 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.

Copies of the original Conditional Use Permit “CUP” 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 a revised Conditional Use Permit “CUP” will be held on Tuesday August 9, 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 & Zoning Commission during the hearing.

The subject property depicted and legally described below. Area outlined below.



Legal Descriptions

Parcel #20-8.0-34-000-000-003.001

- Brief Legal: ALL THAT LYING IN THE W 1/2 OF NE 1/4 OF SEC 34, BEG AT NW COR OF THE E 1/2 OF NE 1/4 OF SEC 34, THENCE S 509.9' TO POB
- A full legal description can be obtained from the Platte County Recorder of Deeds at (816) 858-3326 or at plattemo.icounty.gov

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

- 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

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, August 1, 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 PZ16-02A - Application for Conditional Use Permit
2. Case PZ16-02D - Application for Site Plan-Development Plan

Additional online resources:

1. Public Hearing Summary for the associated Site Plan application - <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/>