



City of Parkville, Missouri
Community Development Department

1201 East Street
Parkville, MO 64152
(816) 741-9313
(816) 741-8652 FAX

Meeting Agenda
Parkville Planning & Zoning Commission

Tuesday, January 16, 2007, 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call

Dr. Harold Brown
Jim Sfetko absent with prior notice
Marvin Ferguson
Al McCormick
John Haggard
Greg Knauer
Gerry Richardson
Dean Katerndahl absent with prior notice

3. General Business
 - A. Approve Planning & Zoning Commission meeting dates & deadlines
 - B. Approval of minutes from the November 14, 2006 Planning Commission meeting.
4. Adjournment



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Meeting Agenda
Parkville Planning & Zoning Commission

Tuesday, March 13, 2007, 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve Planning & Zoning Commission meeting agenda.
 - B. Approval of minutes from the February 13, 2007 Planning Commission meeting.
4. Public Hearing
 - A. Public hearing for a request to rezone 67.50 acres located at the southwest corner of 45 Hwy and I-435 from county zoning "BP" Business Park and "AG" Agriculture Districts, to Parkville City zoning "BP" Business Park District for Vertical Ventures, III. Case No. PZ06-29. *Tabled from the February 13, 2007 meeting. Staff request that this item be tabled.*
5. Unfinished Business
6. Regular Business
 - A. Application for the National Sixteenth Plat, a final plat /final development plan for the National Golf Club Community Unit Plan (CUP). Case No. PZ07-01. *Tabled from the February 13, 2007 meeting. Staff request that this item be tabled.*
 - B. Application for a preliminary development plan for 67.50 acres located at the southwest corner of 45 Hwy and I-435 for Vertical Ventures, III developer. Case No. PZ06-51. *Tabled from the February 13, 2007 meeting. Staff request that this item be tabled.*
 - C. Application for a preliminary plat for 67.50 acres located at the southwest corner of 45 Hwy and I-435 for Vertical Ventures, III developer. Case No. PZ06-53. *Tabled from the February 13, 2007 meeting. Staff request that this item be tabled.*
7. Other Business
 - A. Discuss potential special work session date.
 - B. Work session following meeting.
 - C. Upcoming meetings:
 - Master Plan work session: TBA
 - Planning Commission meeting: Tuesday, April 10, 2007 at 5:30 p.m.
 - Board of Aldermen meetings: Tuesday, March 27 (rescheduled from March 20) and Tuesday, April 3, 2007 at 7:00 p.m.
8. Adjournment



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City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve Planning & Zoning Commission meeting agenda.
 - B. Approval of minutes from the February 13, 2007 Planning Commission meeting.
4. Public Hearing
 - A. Public hearing for a request to rezone 67.50 acres located at the southwest corner of 45 Hwy and I-435 from county zoning "BP" Business Park and "AG" Agriculture Districts, to Parkville City zoning "BP" Business Park District for Vertical Ventures, III. Case No. PZ06-29. *Tabled from the February 13, 2007 meeting. Staff request that this item be tabled.*
5. Unfinished Business
6. Regular Business
 - A. Application for the National Sixteenth Plat, a final plat /final development plan for the National Golf Club Community Unit Plan (CUP). Case No. PZ07-01. *Tabled from the February 13, 2007 meeting. Staff request that this item be tabled.*
 - B. Application for a preliminary development plan for 67.50 acres located at the southwest corner of 45 Hwy and I-435 for Vertical Ventures, III developer. Case No. PZ06-51. *Tabled from the February 13, 2007 meeting. Staff request that this item be tabled.*
 - C. Application for a preliminary plat for 67.50 acres located at the southwest corner of 45 Hwy and I-435 for Vertical Ventures, III developer. Case No. PZ06-53. *Tabled from the February 13, 2007 meeting. Staff request that this item be tabled.*
7. Other Business
 - A. Discuss potential special work session date.
 - B. Work session following meeting.
 - C. Upcoming meetings:
 - Master Plan work session: TBA
 - Planning Commission meeting: Tuesday, April 10, 2007 at 5:30 p.m.
 - Board of Aldermen meetings: Tuesday, March 27 (rescheduled from March 20) and Tuesday, April 3, 2007 at 7:00 p.m.
8. Adjournment



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Meeting Agenda
Parkville Planning & Zoning Commission

Tuesday, April 10, 2007, 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve Planning & Zoning Commission meeting agenda.
 - B. Approval of minutes from the March 13, 2007 Planning Commission meeting.
4. Public Hearing
5. Unfinished Business
6. Regular Business
 - A. Application for the preliminary development plan of the National Townhomes, generally located south of 45 Highway west of Bell Road in the National Golf Club Master Plan. *Case No. PZ07-05. Unless tabled, the Board of Aldermen will consider this item April 17, 2007.*
 - B. Application for the replat of Lots 1-20, Block 51, City of Parkville. *Case No. PZ07-04. Unless tabled, the Board of Aldermen will consider this item April 17, 2007*
7. Other Business
 - A. Discussion of 2007 Planning Commission appointments
 - B. Work sessions following meeting.
 - C. Upcoming meetings:
 - Park University Steering Committee meeting: Thursday, April 12, 2007 at 5:30 p.m.
 - Planning Commission meeting: Tuesday, May 8, 2007 at 5:30 p.m.
 - Board of Aldermen meetings: Tuesday, April 17, 2007 and Tuesday, May 1, 2007 at 7:00 p.m.
8. Adjournment



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Public Workshop Agenda

Tuesday, April 10, 2007, 6:00 p.m.
City Hall Boardroom

6:00 p.m..... Pre-application discussion of **Parkville Marketplace**
concept proposed at the SW corner of 45 Highway and
Bell Road.

6:30 p.m..... Pre-application discussion of revised **Vertical Ventures III**
concept proposed at the SW corner of 45 Highway and I-
435.

Adjournment



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Meeting Agenda Parkville Planning & Zoning Commission

Tuesday, June 12, 2007, 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve Planning & Zoning Commission meeting agenda.
 - B. Welcome to new and reappointed commission members.
 - C. Approval of minutes from the March 13 and April 10, 2007 Commission meetings.
4. Public Hearing
 - A. Public hearing for a request to rezone 67.50 acres located at the southwest corner of 45 Hwy and I-435 from county zoning "BP" Business Park and "AG" Agriculture Districts, to Parkville City zoning "BP" Business Park District for Vertical Ventures, III. Case No. PZ06-29. *Tabled from the April 10, 2007 meeting. Unless tabled, the Board of Aldermen will consider this item July 3, 2007 (subject to change due to the July 4th Holiday).*
5. Unfinished Business
 - A. Application for a preliminary site plan for 67.50 acres located at the southwest corner of 45 Hwy and I-435 for Vertical Ventures, III developer. Case No. PZ06-51. *Tabled from the April 10, 2007 meeting. Unless tabled, the Board of Aldermen will consider this item July 3, 2007 (subject to change due to the July 4th Holiday).*
 - B. Application for a preliminary plat for 67.50 acres located at the southwest corner of 45 Hwy and I-435 for Vertical Ventures, III developer. Case No. PZ06-53. *Tabled from the April 10, 2007 meeting. No subsequent action is required by the Board of Aldermen.*
6. Regular Business
 - A. Application for a revised preliminary plat of Vertical Ventures II. Case No. PZ07-06. *No subsequent action is required by the Board of Aldermen.*
 - B. Application for the preliminary development plan of C-Store. Case No. PZ07-07. *Unless appealed to the Board of Aldermen, the Planning Commission's action on this item is final.*
7. Other Business
 - A. Upcoming meetings:
 - Planning Commission meeting: Tuesday, July 10, 2007 at 5:30 p.m.
 - Board of Aldermen meetings: Tuesday, June 19, 2007 and Tuesday, July 3, 2007 (date subject to changed) at 7:00 p.m.
 - B. Upcoming Workshops:
 - Master Plan workshop: tentatively the week of July 23rd to 27th. Specific date TBA.
8. Adjournment



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Meeting Agenda Parkville Planning & Zoning Commission

Tuesday, August 14, 2007, 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve Planning & Zoning Commission meeting agenda.
 - B. Approval of Commission meeting minutes.
4. Public Hearing
 - A. Amendment to the Parkville Municipal Code, Title IV, to create and implement a new Chapter 443: "P-EC" Planned Educational Campus District. Case No. PZ07-08. *Unless tabled, the Board of Aldermen will consider this item August 21, 2007.*
 - B. A request for zoning map revision to rezone 147.08 acres, more or less, from "B-2" General Business, "B-4" Planned Business, "R-2" Single-Family, and "R-4" Multiple-Family Districts to "P-EC" Planned Educational Campus District. Case No. PZ07-09. *Unless tabled, the Board of Aldermen will consider this item August 21, 2007.*
 - C. Amendment to the Parkville Municipal Code, Title IV, Chapter 463, Section 463.160, Special Conditions For All Zones, to allow master signage plans for planned district development and large-scale development under unified control. Case No. PZ07-14. *Unless tabled, the Board of Aldermen will consider this item August 21, 2007.*
 - D. Amendment to the Parkville Municipal Code, Title IV, Chapter 478, Section 478.060, to amend the submission requirements for site plans. Case No. PZ07-15. *Staff requests this item be tabled until the September 11, 2007 meeting.*
5. Unfinished Business
 - A. Application for a revised preliminary plat of Vertical Ventures II. Case No. PZ07-06. *No subsequent action is required by the Board of Aldermen.*
 - B. Application for the final development plan of C-Store and Car Wash on Lot 1 of Vertical Ventures II. Case No. PZ07-07. *Unless appealed to the Board of Aldermen, the Planning Commission's action on this item is final.*
6. Regular Business
 - A. Application for a site plan for the Copley Residential Quad (dorms), Phase 1. Case No. PZ07-11. *Unless appealed to the Board of Aldermen, the Planning Commission's action on this item is final.*
 - B. Application for a Planned District Development permit for exterior modifications to a building in the Old Town District. 100 Main Street – Frank's Deli. Case No. PZ07-012. *Unless tabled, the Board of Aldermen will consider this item August 21, 2007*

C. Application for a Planned District Development permit for change of use in the Old Town District. 300 Main Street – Jill McDonald Design Inc. Case No. PZ07-13. Unless tabled, the Board of Aldermen will consider this item August 21, 2007.

7. Other Business

A. Upcoming meetings:

- Planning Commission meeting: Tuesday, September 11, 2007 at 5:30 p.m.
- Board of Aldermen meetings: Tuesday, Aug. 21, 2007 and Tuesday, Sept. 4, 2007 at 7:00 p.m.

8. Adjournment



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Meeting Agenda Parkville Planning & Zoning Commission

Tuesday, September 11, 2007, 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve Planning & Zoning Commission meeting agenda.
 - B. Approval of minutes from the August 14, 2007 Commission meeting.
 - C. Recognition of service – Jim Sfetko
 - D. Mayor's recognition of Parkville planning and zoning
4. Public Hearing
 - A. Amendment to the Parkville Municipal Code, Title IV, Chapter 463, Section 463.160, Special Conditions For All Zones, to allow master signage plans for planned district development and large-scale development under unified control. Case No. PZ07-14. *Tabled from the August 14, 2007 meeting. Unless tabled, the Board of Aldermen will consider this item September 18, 2007.*
 - B. Amendment to the Parkville Municipal Code, Title IV, Chapter 478, Section 478.060, to amend the submission requirements for site plans. Case No. PZ07-15. *Tabled from the August 14, 2007 meeting. Unless tabled, the Board of Aldermen will consider this item September 18, 2007.*
5. Unfinished Business
6. Regular Business
 - A. Application for a plat of Vertical Ventures II First Plat. Case No. PZ07-17. *Unless tabled, the Board of Aldermen will consider this item September 18, 2007.*
 - B. Application for the final development plan of the Townhomes at the National. Case No. PZ07-16. *Applicant request this application be tabled until October 9, 2007.*
 - C. Application for the final plat of the Townhomes at the National. Case No. PZ07-10. *Applicant request this application be tabled until October 9, 2007.*
7. Other Business
 - A. Upcoming meetings:
 - Planning Commission meeting: Tuesday, October 9, 2007 at 5:30 p.m.
 - Board of Aldermen meetings: Tuesday, Sept. 18, 2007 and Tuesday, October 2, 2007 at 7:00 p.m.
8. Adjournment



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Meeting Agenda Parkville Planning & Zoning Commission

Tuesday, October 9, 2007, 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve Planning & Zoning Commission meeting agenda.
 - B. Approval of minutes from the September 11, 2007 Commission meeting.
4. Public Hearing
5. Unfinished Business
6. Regular Business
 - A. Application for the final development plan of the Townhomes at the National. *Case No. PZ07-16. Unless tabled, the Board of Aldermen will consider this item October 16, 2007.*
 - B. Application for the final plat of the Townhomes at the National. *Case No. PZ07-10. Unless tabled, the Board of Aldermen will consider this item October 16, 2007.*
 - C. Application for the final plat of Cider Mill Farms at the National. *Case No. PZ07-10. Unless tabled, the Board of Aldermen will consider this item October 16, 2007.*
 - D. Application for a revised site plan for the Copley Residential Quad (dorms), Phase 1. *Case No. PZ07-18. Unless appealed to the Board of Aldermen, the Planning Commission's action on this item is final.*
7. Other Business
 - A. Election of 2007-2008 Planning & Zoning Commission officers.
 - B. Master Plan Update.
 - C. Upcoming meetings:
 - Planning Commission meeting: Tuesday, November 13, 2007 at 5:30 p.m.
 - Planning Commission/Board of Aldermen workshop on Master Plan: Tuesday, November 13, 2007 at 7:00 p.m.
 - Board of Aldermen meetings: Tuesday, October 16, 2007 and Tuesday, November 6, 2007 at 7:00 p.m.
8. Adjournment



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Workshop Agenda

Tuesday, October 9, 2007, 6:30 p.m.
City Hall Boardroom

- A.....Pre-application discussion of proposed modifications to **Graden Elementary School** (located at the NW corner of 45 Highway and 9 Highway).

- B.....Pre-application discussion of proposed annexation, rezoning and site plan for the proposed "**Fairways**" office project (located north of Greens of Crooked Road and west of the National Golf Course on North Crooked Road).

- C.....Pre-application discussion of proposed change in use from retail/office to residential condominium for **180 English Landing Drive, Suite 220**.

Adjournment



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Meeting Agenda Parkville Planning & Zoning Commission

Tuesday, November 13, 2007, 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve Planning & Zoning Commission meeting agenda.
 - B. Approval of minutes from the October 9, 2007 Commission meeting.
4. Public Hearing
 - A. Application for text amendment to the Parkville Municipal Code, Chapter 425, to allow condominiums as a permitted use in the "R-4" Multiple-Family Residential District. *Case No. PZ07-25. Unless tabled, the Board of Aldermen will consider this item November 20, 2007.*
 - B. Application for rezoning 2.72 acres, more or less, from "R-25" Single-Family Large Lot District to "B-4" Planned Business District. *Case No. PZ07-22. Unless tabled, the Board of Aldermen will consider this item December 4, 2007.*
5. Unfinished Business
6. Regular Business
 - A. Application for the preliminary development plan of the Fairways including two office buildings. *Case No. PZ07-21. Unless tabled, the Board of Aldermen will consider this item December 4, 2007 (in conjunction with item 4B above).*
 - B. Application for site plan to accommodate building expansion and site modification for Graden Elementary School. *Case No. PZ07-19. Unless tabled, the Board of Aldermen will consider this item November 20, 2007.*
 - C. Application for change in use the "OTD" Old Town District to accommodate an apartment. *Case No. PZ07-23. Unless tabled, the Board of Aldermen will consider this item October 16, 2007.*
7. Other Business
 - A. Election of 2007-2008 Vice Chairman and Secretary (if any). *Tabled from October 9, 2007.*
 - B. Master Plan Update.
 - C. Upcoming meetings:
 - Planning Commission meeting: Tuesday, December 11, 2007 at 5:30 p.m.
 - Master Plan Goals and Objectives Open House: Monday, November 19, 2007 from 5:00 to 9:00 p.m. in the Boardroom
 - Board of Aldermen meetings: Tuesday, November 20, 2007 and Tuesday, December 4, 2007 at 7:00 p.m. in the Boardroom
8. Adjournment



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Workshop Agenda

Tuesday, November 13, 2007, 6:30 p.m.*
City Hall Boardroom

** Workshop is following the regularly scheduled Planning Commission meeting, which starts at 5:30 p.m. The Workshop will start no sooner than 6:30 p.m.*

- A.Pre-application discussion of proposed modifications to **the National Golf Club** master development plan.

- B.Overview of November 19, 2007 Parkville Master Plan public workshop, discussion of draft materials for the open house, and summary of next steps.

Adjournment