



## City of Parkville

8880 Clark Avenue  
Parkville, MO 64152  
(816) 741-9313  
(816) 741-8652 FAX

### Meeting Agenda Parkville Planning & Zoning Commission

Wednesday, February 13, 2008, 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 November 13, 2007 Commission meeting.
4. Public Hearing
  - A. Application for rezoning 1.10 acres, more or less, from "PLCD" Parkland and Conservation District to "R-4" Multiple-Family Residential District. *Case No. PZ08-01. Unless tabled, the Board of Aldermen will consider this item March 4, 2008.*
  - B. Application for rezoning four tracts: 39.7 acres, more or less, from County "AG" Agriculture to "B-2" General Business District; 2.79 acres from County "AG" to Agriculture District; 4.8 acres from County "AG" to Agriculture District; and 83.7 acres from County "AG" Agriculture to "R-4" Multifamily Residential District. *Case No. PZ08-02 and 03. Unless tabled, the Board of Aldermen will consider this item March 4, 2008.*
5. Unfinished Business
6. Regular Business
  - A. Application for the preliminary plat of the Fairways. *Case No. PZ08-04. Unless tabled, the Board of Aldermen will consider this item February 19, 2008 at 7:00 p.m.*
  - B. Application for the final plat of the Fairways. *Case No. PZ08-05. Unless tabled, the Board of Aldermen will consider this item February 19, 2008 at 7:00 p.m.*
  - C. Application for the final development plan of the Fairways, including two office buildings and accessory structures. *Case No. PZ08-06. Unless tabled, the Board of Aldermen will consider this item February 19, 2008 at 7:00 p.m.*
7. Other Business
  - A. Parkville Connection Design Charrette – February 25 through February 28
  - B. Election of 2007-2008 Vice Chairman and Secretary (if any). *Tabled from Nov. 13, 2008.*
  - C. Master Plan Update
  - D. Upcoming meetings:
    - Work session with Commission: February 13 following Commission meeting.
    - Planning Commission meeting: Tuesday, March 11, 2007 at 5:30 p.m.
    - Board of Aldermen meetings: Tuesday, February 19, 2008 and Tuesday, March 4, 2008 at 7:00 p.m. in the Boardroom
8. Adjournment



**City of Parkville**

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**Workshop Agenda**

Wednesday, February 13, 2008, 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 a development plan for the previously approve 45 Park Place preliminary development plan and the Vertical Ventures II site.
- B. ....Other discussion, if any.

Adjournment



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### Meeting Agenda Parkville Planning & Zoning Commission

Wednesday, March 11, 2008, 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, November 13, 2007, and February 13, 2007 Commission meetings.
4. Public Hearing
  - A. Application for Amendment to Title IV, Chapter 505, Subdivisions, to define and regulate lot splits, minor plats and a replatting procedure. *Case No. PZ08-11. Unless tabled, the Board of Aldermen will consider this item March 25, 2008.*
  - B. Consideration of amendments to the City of Parkville Comprehensive Plan to update future land use projections, define land use categories, update goals, objectives and guiding principals, adopt transportation network projections, and other similar amendments.
5. Unfinished Business
6. Regular Business
  - A. Application for the Replat of Lot 1, Gibbons Estates at the National and Part of the Southeast Quarter of Section 22, Township 51 North, Range 34 West. *Case No. PZ08-07. Unless tabled, the Board of Aldermen will consider this item March 25, 2008.*
  - B. Application for the Replat of Lots 53, 54, & 55 the Bluffs – Third Plat. *Case No. PZ08-08. Unless tabled, the Board of Aldermen will consider this item March 25, 2008.*
  - C. Application for a Planned District Development permit for exterior modifications to a building in the Old Town District. 8 East Street, Suite C – The Pink Chandelier. *Case No. PZ08-09. Unless tabled, the Board of Aldermen will consider this item March 25, 2008.*
7. Other Business
  - A. Upcoming meetings:
    - Planning Commission meeting: Tuesday, April 8, 2007 at 5:30 p.m.
    - Board of Aldermen meetings: Tuesday, March 25, 2008 (rescheduled from March 19) and Tuesday, April 1, 2008 at 7:00 p.m. in the Boardroom
8. Adjournment



## City of Parkville

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### Meeting Agenda Parkville Planning & Zoning Commission

Tuesday, April 8, 2008, 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 11, 2008 Commission meeting.
4. Public Hearing
  - A. Consideration of amendments to the City of Parkville Comprehensive Plan to update future land use projections, define land use categories, update goals, objectives and guiding principals, adopt transportation network projections, and other similar amendments.
  - B. Application for Amendment to Title IV, Chapter 505, Subdivisions, to define and regulate lot splits, minor plats and a replatting procedure. *Case No. PZ08-11. Tabled from the March 11, 2008 Planning Commission meeting. Staff requests that this item remain tabled.*
  - C. Application for rezoning four tracts: 39.7 acres, more or less, from County "AG" Agriculture to "B-2" General Business District; 2.79 acres from County "AG" to Agriculture District; 4.8 acres from County "AG" to Agriculture District; and 83.7 acres from County "AG" Agriculture to "R-4" Multifamily Residential District. *Case No. PZ08-02 and 03. Tabled from the February 13, 2008 meeting.*
5. Unfinished Business
6. Regular Business
7. Other Business
  - A. Upcoming meetings:
    - Planning Commission meeting: Tuesday, May 13, 2008 at 5:30 p.m.
    - Board of Aldermen meetings: Tuesday, April 15, 2008 and Tuesday, May 6, 2008 at 7:00 p.m. in the Boardroom
8. Adjournment



## City of Parkville

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### Meeting Agenda Parkville Planning & Zoning Commission

Tuesday, May 13, 2008, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Introduction of Department Assistant Tracy Sisney.
  - B. Approve Planning & Zoning Commission meeting agenda.
  - C. Approval of minutes from the April 8, 2008 Commission meeting.
  - D. Election of 2008 – 2009 Planning & Zoning Commission officers.
  - E. Recognition of outgoing commission members.
4. Public Hearing
  - A. Application for Conditional Use Permit, to allow a law office in an “R-1” Single-Family Residential District for property located at 8908 NW 45 Highway. Mark Roy applicant. Fred and Martha Pouche, owners. *Case No. PZ08-10.*
  - B. Application for amendment to the Community Unit Plan of the National Golf Course to allow for a reduced Rear-yard setback for property located at 6213 NW Heathery Way. Amy E. Klayko applicant. *Case No. PZ08-15.*
5. Unfinished Business
  - A. Application for Amendment to Title V, Chapter 505, Subdivisions, to define and regulate lot splits, minor plats and a replatting procedure. *Case No. PZ08-11. Tabled from the March 11, 2008 Planning Commission meeting.*
  - B. Consideration of amendments to the City of Parkville Comprehensive Plan to update future land use projections, define land use categories, update goals, objectives and guiding principals, adopt transportation network projections, and other similar amendments. *Tabled from the April 8, 2008 Planning Commission meeting. Staff requests that this item remain tabled.*
  - C. Agriculture to “B-2” General Business District; 2.79 acres from County “AG” to Agriculture District; “4.8 acres from County “AG” to Agriculture District; and 83.7 acres from County “AG” Agriculture to “R-4” Multifamily Residential District. *Case No. PZ08-02 and 03. Tabled from the April 8, 2008 meeting. Staff requests that this item remain tabled.*

6. Regular Business

- A. Application for the preliminary plat of the Riss Lake 12<sup>th</sup> Plat. Don Julian applicant.  
*Case No. PZ08-13.*
- B. Application for the final plat of the Riss Lake 12<sup>th</sup> Plat. Don Julian applicant.  
*Case No. PZ08-14.*
- C. Amended application for the final plat of Cider Mill Farms 1st plat. RP Golf, LLC., applicant. *Case No. PZ08-16.*

7. Other Business

A. Upcoming meetings:

- Planning Commission work session: Tuesday, May 13, 2008 following Commission meeting (approximately 7:00 p.m.)
- Planning Commission meeting: Tuesday, June 10, 2008 at 5:30 p.m.
- Board of Aldermen meetings: Tuesday, May 20, 2008 and Tuesday, June 3, 2008 at 7:00 p.m. in the Boardroom

8. Adjournment



**City of Parkville**

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**Workshop Agenda**

Tuesday, May 13, 2008, 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 a development plan for the Parkville Connections, and review of the related design manual (enclosed), illustrated standards for Traditional Neighborhood Design District, and text amendment to create a new mixed-use zoning district.
  
- B. ....Other discussion, if any.

Adjournment



## City of Parkville

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### Meeting Agenda Parkville Planning & Zoning Commission

Tuesday, June 10, 2008, 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 May 13, 2008 Commission meeting.
4. Public Hearing
  - A. Application for Amendment to Title IV, Chapter 470, Section 470.040, Conditional Uses Enumerated, to allow office uses of low traffic generation in residential districts that front and are reasonably accessible to a state highway without undue hardship on surrounding owners. Mark Roy, applicant. Fred and Martha Pouche, owners. *Case No. PZ08-12. Tabled from the May 13, 2008 Planning Commission meeting.*
  - B. Application for Conditional Use Permit, to allow a law office in an "R-1" Single-Family Residential District for property located at 8908 NW 45 Highway. Mark Roy applicant. Fred and Martha Pouche, owners. *Case No. PZ08-10. Tabled from the May 13, 2008 Planning Commission meeting.*
5. Unfinished Business
  - A. Consideration of amendments to the City of Parkville Comprehensive Plan to update future land use projections, define land use categories, update goals, objectives and guiding principals, adopt transportation network projections, and other similar amendments. *Tabled from the April 8, 2008 Planning Commission meeting. Staff requests that this item remain tabled.*
6. Regular Business
  - A. Review of text amendment to the Parkville Municipal Code, Title IV to create a new "TND" Traditional Neighborhood Design District, and related Illustrated Standards for said district.
  - B. Review of the proposed Parkville Connections design manual.
7. Other Business
  - A. Upcoming meetings:
    - Planning Commission meeting: Tuesday, July 8, 2008 at 5:30 p.m.
    - Board of Aldermen meetings: Tuesday, June 17, 2008 and Tuesday, July 1, 2008 at 7:00 p.m. in the Boardroom
8. Adjournment



**City of Parkville**

8880 Clark Avenue  
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**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***

Tuesday, June 24, 2008, 5:30 p.m.  
City Hall Boardroom

A.....Call to Order.

B.....Review and discussion of:

- proposed text amendment to the Parkville Municipal Code, Title IV to create a new “TND” Traditional Neighborhood Design District; and
- Illustrated Standards for said district.

B.....Adjournment

\* No action will be taken on the workshop agenda items.



## City of Parkville

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### Meeting Agenda Parkville Planning & Zoning Commission

Tuesday, August 12, 2008, 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 June 10, 2008 Commission meeting.
4. Public Hearing
  - A. Review of text amendment to the Parkville Municipal Code, Title IV to create a new "TND" Traditional Neighborhood Design District, and related Illustrated Standards for said district.
5. Unfinished Business
  - A. Consideration of amendments to the City of Parkville Comprehensive Plan to update future land use projections, define land use categories, update goals, objectives and guiding principals, adopt transportation network projections, and other similar amendments. *Tabled from the June 10, 2008 meeting.*
6. Regular Business
7. Other Business
  - A. Upcoming meetings:
    - August 12, immediately following the regular meeting: Planning & Zoning Commission special workshop (see separate agenda).
    - Tuesday, August 26, 2008 at 5:30 p.m.: Special Planning & Zoning Commission workshop to discuss the Master Plan.
    - Tuesday, September 9, 2008 at 5:30 p.m.: Planning & Zoning Commission meeting.
    - Tuesday, August 19, 2008, 7:00 p.m.: Board of Aldermen meeting.
    - Tuesday, September 2, 2008 at 7:00 p.m.: Board of Aldermen meeting.
8. Adjournment



**City of Parkville**

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**Agenda  
Special Workshop of the  
Parkville Planning & Zoning Commission\***

Tuesday, August 12, 2008, immediately following the conclusion of the 5:30 p.m.  
Planning & Zoning Commission meeting (no sooner than 6:00 p.m.)  
City Hall Boardroom

- A.....Call to Order.
- B. ....Preapplication discussion amendment to allow accessory dwelling units in single-family residential districts.
- C.....Preapplication presentation of concept plan for Parkville Marketplace commercial/office development.
- D.....Adjournment

\* No action will be taken on the workshop agenda items.



**City of Parkville**

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**Agenda**  
**Special Work Session of the**  
**Parkville Planning & Zoning Commission\***  
Tuesday, August 26, 2008, 5:30 p.m.  
City Hall Boardroom

- B. .... Review and discussion of draft Master Plan amendments.
- C. .... Review and discussion of potential amendment to proposed “TND” Traditional Neighborhood Design District text.
- D. .... Adjournment

\* No action will be taken on the workshop agenda items.



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**Meeting Agenda  
Parkville Planning & Zoning Commission**

Tuesday, September 9, 2008, 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 12, 2008 Commission meeting.
4. Public Hearing
  - A. Text amendment to the Parkville Municipal Code, Title IV to create a new "TND" Traditional Neighborhood Design District, and related Illustrated Standards for said district.
5. Unfinished Business
  - A. Consideration of amendments to the City of Parkville Comprehensive Plan to update future land use projections, define land use categories, update goals, objectives and guiding principals, adopt transportation network projections, and other similar amendments. *Previously tabled.*
6. Regular Business
7. Other Business
  - A. Upcoming meetings:
    - September 9, immediately following the regular meeting: Planning & Zoning Commission special workshop (see separate agenda).
    - Tuesday, September 16, 2008 at 7:00 p.m.: Board of Aldermen meeting.
    - Tuesday, September 23, 2008 at 5:30 p.m.: Special Planning & Zoning Commission meeting to discuss and consider the Master Plan.
    - Tuesday, October 7, 2008 at 7:00 p.m.: Board of Aldermen meeting.
    - Tuesday, October 14, 2008 at 5:30 p.m.: Planning & Zoning Commission meeting.
8. Adjournment



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**Agenda  
Special Workshop of the  
Parkville Planning & Zoning Commission\***

Tuesday, September 9, 2008, immediately following the conclusion of the 5:30 p.m.  
Planning & Zoning Commission meeting (no sooner than 6:00 p.m.)  
City Hall Boardroom

- A .....Preapplication discussion of concept plan for Parkville Marketplace commercial/office development.
- B .....Preapplication discussion of concept plan for Parkville Connections mixed use development and guidelines.
- C .....Preapplication discussion of proposed amendment to allow accessory dwelling units in single-family residential districts.
- D .....Preapplication discussion of a potential text amendment to allow scooter / small engine motor cycle sales, leases and rental in commercial districts.
- E .....Preapplication discussion of potential amendment to allow offsite storage, staging and assemblage of heavy equipment and materials for highway, road, public utility and infrastructure construction, fronting on or with reasonable access to a State or County highway.

\*No action will be taken on the workshop agenda items.



## City of Parkville

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### Meeting Agenda Parkville Planning & Zoning Commission

Tuesday, October 14, 2008, 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 9, 2008 Commission meeting.
4. Public Hearing
  - A. Text amendment to the Parkville Municipal Code, Title IV to create a new "TND" Traditional Neighborhood Design District, and related Illustrated Standards for said district. *Case No. PZ08-17. Staff requests this item remain tabled for further revision.*
  - B. A proposed amendment to the Parkville Municipal Code, Chapter 470, Section 470.040, to allow offsite storage, staging and assemblage of heavy equipment and materials for public utility and infrastructure construction, fronting on or with reasonable access to a State or County Highway as a conditional use permit in accordance with the requirements of Chapter 470. *Case No. PZ08-19*
  - C. A request for zoning map revision to rezone parcel 20-3.0-07-000-000-003-001 containing 35 acres, more or less, from County "CH" Highway Commercial to City "B-2" General Business District. Said property is generally located on County Highway N adjoining the NW quadrant of I-435 and Highway 152, in Section 7, Township 51, Range 34, Parkville, Platte County, Missouri. *Case No. PZ08-20*
  - D. A request for a conditional use permit (CUP) for offsite storage, staging and assemblage of heavy equipment and materials for public utility and infrastructure construction on a 15-acre portion, more or less, of parcel 20-3.0-07-000-000-003-001, generally located on County Highway N adjoining the NW quadrant of I-435 and Highway 152, in Section 7, Township 51, Range 34, Parkville, Platte County, Missouri. *Case No. PZ08-21*
  - E. A request for zoning map revision to rezone all of Tract A and all of Lots 1, 2, 3, 4, 5 and 6, Bell Road Industrial Park, a subdivision in Parkville, Platte County, Missouri, containing 5.98 acres, more or less, from "B-2" General Business District to "B-4" Planned Business District. Said property is generally located at the southwest corner of 45 Highway and Bell Road in Parkville, MO. *Case No. PZ08-22*
  - F. A request for approval of a preliminary development plan for Parkville Market Place with item (E) above. Said preliminary development plan proposes approximately 45,000 square feet of retail and restaurant, 285 parking spaces and related amenities. *Case No. PZ08-23*

G. A proposed amendment to the Parkville Municipal Code, Chapter 470, Section 470.040, to allow scooter sales in non-residential districts as a conditional use permit in accordance with the requirements of Chapter 470, and to amend existing Sections 300.010, 310.050, 340.170, 340.180, and 400.030 to amend existing regulations and definitions to allow such. *Case No. PZ08-24*

H. A proposed amendment to the Parkville Municipal Code, Chapter 400, Sections 400.030, 410.020, 410.080, 415.080, 420.080, 460.040, 470.040 to allow accessory dwelling units in single-family districts subject to specific conditions and approvals. *Case No. PZ08-25. Applicant requests that this item be tabled at this time.*

## 5. Regular Business

A. Consideration of a replat of lots 5 through 9 and 27 through 30, block 14, Parkville. *Case No. PZ08-26.*

## 6. Unfinished Business

A. Consideration of amendments to the City of Parkville Comprehensive Plan to update future land use projections, define land use categories, update goals, objectives and guiding principals, adopt transportation network projections, and other similar amendments. *Previously tabled.*

## 7. Other Business

A. Upcoming meetings:

- Tuesday, October 21, 2008 at 7:00 p.m.: Board of Aldermen meeting.
- Tuesday, November 4, 2008 at 7:00 p.m.: Board of Aldermen meeting.
- Tuesday, November, 2008 at 5:30 p.m.: Planning & Zoning Commission meeting.

## 8. Adjournment



**City of Parkville**

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**Agenda  
Special Workshop of the  
Parkville Planning & Zoning Commission\***

Tuesday, October 14, 2008, immediately following the conclusion of the 5:30 p.m.  
Planning & Zoning Commission meeting (no sooner than 6:30 p.m.)  
City Hall Boardroom

- A .....Preapplication discussion of concept plan for Scooter store at 101 Mill Street in the Old Town District.
  
- B .....Preapplication discussion of concept plan for Parkville Connections mixed use development and guidelines.

\*No action will be taken on the workshop agenda items.



## City of Parkville

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### Meeting Agenda Parkville Planning & Zoning Commission

Tuesday, November 25, 2008, 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 9, 2008 and October 14, 2008 Commission meeting.
4. Public Hearing
  - A. Text amendment to the Parkville Municipal Code, Title IV to create a new "TND" Traditional Neighborhood Design District, and related Illustrated Standards for said district. *Case No. PZ08-17. Tabled from 10-14-08 meeting.*
  - B. A proposed amendment to the Parkville Municipal Code, Chapter 400, Sections 400.030, 410.020, 410.080, 415.080, 420.080, 460.040, 470.040 to allow accessory dwelling units in single-family districts subject to specific conditions and approvals. *Case No. PZ08-25. Tabled from 10-14-08 meeting. The applicant requests this item remain tabled until the December 9 meeting.*
  - C. A proposed Conditional Use Permit to allow vehicular motor scooter sales and service at 101 Mill Street generally located southwest of the intersection of Mill and West Street. *Case No. PZ08-27.*
  - D. A proposed zoning map revision to rezone all of Tract A and all of Lots 1, 2, 3, 4, 5 and 6, Bell Road Industrial Park, a subdivision in Parkville, Platte County, Missouri, containing 5.98 acres, more or less, from "B-2" General Business District to "B-4" Planned Business District. Said property is generally located at the southwest corner of 45 Highway and Bell Road in Parkville, MO. *Case No. PZ08-22. Tabled from 10-14-08 meeting. The applicant requests this item remain tabled.*
  - E. A proposed preliminary development plan for Parkville Market Place with item (E) above. Said preliminary development plan proposes approximately 45,000 square feet of retail and restaurant, 285 parking spaces and related amenities. *Case No. PZ08-23. Tabled from 10-14-08 meeting. The applicant requests this item remain tabled.*
5. Regular Business
6. Unfinished Business
  - A. Consideration of amendments to the City of Parkville Comprehensive Plan to update future land use projections, define land use categories, update goals, objectives and guiding principals, adopt transportation network projections, and other similar amendments.

7. Other Business

A. Upcoming meetings:

- Tuesday, December 2, 2008 at 7:00 p.m.: Board of Aldermen meeting.
- Tuesday, December 9, 2008 at 5:30 p.m.: Planning & Zoning Commission meeting.

8. Adjournment