



## City of Parkville

8880 Clark Avenue  
Parkville, MO 64152  
(816) 741-7676  
(816) 741-0013 FAX

### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, February 10, 2009, 5:30 p.m., City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Introduction of new Commissioner, Al McCormick.
  - B. Recognition of retiring Commissioner Greg Knauer.
  - C. Approve Planning & Zoning Commission meeting agenda.
  - D. Approval of minutes from the December 09, 2008 Commission meeting.
4. Public Hearing
  - A. 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. The applicant requests this item remain tabled.*
  - B. A proposed preliminary development plan for Parkville Market Place with item (A) 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. The applicant requests this item remain tabled.*
5. Regular Business
  - A. Acceptance of 2009 – 2010 schedule of meeting dates and deadlines.
  - B. Election to fill Vice Chairman vacancy
6. Unfinished Business

None
7. Other Business
  - A. Upcoming meetings:
    - Planning and Zoning Commission Workshop: Tuesday, February 10, 2009 following regular meeting.
    - Board of Aldermen Meetings: Tuesday, February 17, 2009 and Tuesday, March 3, 2009 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, March 10, 2009 at 5:30 p.m.
8. Adjournment



**City of Parkville**

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**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***  
Tuesday, February 10, 2009, immediately following the conclusion of the  
5:30 p.m. Planning & Zoning Commission meeting  
City Hall Boardroom

- A .....Discussion of potential amendments to the “OTD” Old Town District sign regulations, permitted uses, and temporary uses.
- B .....Review of the uses permitted in the B-1, B-2 and B-4 Districts and discussion of potential amendments to add, remove or clarify permitted uses.
- C .....Discussion of potential creation of a planned industrial district intended to replace some or all of the existing “I-1” Light Industrial, “I-2” Light Industrial, and “I-3” Heavy Industrial districts.
- D .....Discussion of recently adopted above-ground utility regulations and Planning Commission role and responsibility.
- E .....Pre-application discussion of AT&T application for conditional use permit to allow above ground utilities in Riss Lake.
- F .....Re-familiarization with the Parkville Connections design book to be considered March 10, 2009.
- G .....Miscellaneous items from the Commission.

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



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### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, March 10, 2009, 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. Recognition of retiring Commissioner Tom Woods.
  - C. Approval of minutes from the February 10, 2009 Commission meeting.
4. Public Hearing
  - A. An application to rezone parcels 20-7.0-26-100-002-023-000, 20-7.0-26-100-002-023-002, 20-7.0-26-100-002-024-000, 20-7.0-26-100-002-026-000, 20-7.0-26-100-002-027-000, 20-7.0-26-100-002-027-001, 20-7.0-26-400-002-001-000, 20-7.0-26-400-002-002-000, 20-7.0-26-400-002-003-000, 20-7.0-26-400-002-004-000, 20-7.0-26-400-002-027-000, and 20-7.0-26-400-002-032-000 containing approximately 37 acres generally located between Bell Rd and 9 Hwy south of the Platte County Community Center and north of Lakeview Dr from "R-1" Single-Family, "R-4" Multiple-family, "B-1" Neighborhood Commercial, and "B-2" General Commercial Districts to "TND" Traditional Neighborhood Design District, and to approve a concept plan / design manual for said property. *Case No. PZ08-18.*
  - B. An application for a conditional use permit for above ground utilities proposed abutting the southeast corner of Lot 144, Riss Lake 4th Plat, abutting Coffey Road. *Case No. PZ09-01.*
  - C. A application 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. The applicant requests this item remain tabled.*
  - D. A proposed preliminary development plan for Parkville Market Place with item (A) 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. The applicant requests this item remain tabled.*
5. Regular Business
6. Unfinished Business

None

7. Other Business

A. Upcoming meetings:

- Board of Aldermen Meetings: Tuesday, March 17, 2009 and Tuesday, April 7, 2009 at 7:00 p.m.
- Planning & Zoning Commission meeting: Tuesday, April 14, 2009 at 5:30 p.m.

8. Adjournment



## City of Parkville

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### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, April 14, 2009, 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 10, 2009 Commission meeting.
4. Public Hearing
  - A. An application for a conditional use permit for above ground utilities generally located east of the southwest corner of Lot 4, Riss Lake Meadows 1<sup>st</sup> plat, east of the right-of-way of Coffey Road. *Case No. PZ09-01.*
  - B. An amendment to Chapter 442, Section 442.015 of the City Municipal Code to allow assembly and light manufacturing as an accessory use. *Case No. PZ09-04.*
  - C. An amendment to Chapter 463, Section 463.060 to revise the regulation of temporary signs. *Case No. PZ09-05.*
  - D. A application 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. The applicant requests this item remain tabled.*
  - E. A proposed preliminary development plan for Parkville Market Place with item (D) 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. The applicant requests this item remain tabled.*
  - F. An application to rezone parcels 20-7.0-26-100-002-023-000, 20-7.0-26-100-002-023-002, 20-7.0-26-100-002-024-000, 20-7.0-26-100-002-026-000, 20-7.0-26-100-002-027-000, 20-7.0-26-100-002-027-001, 20-7.0-26-400-002-001-000, 20-7.0-26-400-002-002-000, 20-7.0-26-400-002-003-000, 20-7.0-26-400-002-004-000, 20-7.0-26-400-002-027-000, and 20-7.0-26-400-002-032-000 containing approximately 37 acres generally located between Bell Rd and 9 Hwy south of the Platte County Community Center and north of Lakeview Dr from "R-1" Single-Family, "R-4" Multiple-family, "B-1" Neighborhood Commercial, and "B-2" General Commercial Districts to "TND" Traditional Neighborhood Design District, and to approve a concept plan / design manual for said property. *Case No. PZ08-18. The applicant requests this item remain tabled.*

5. Regular Business

A. Discussion of Master Plan Updates

6. Unfinished Business

None

Other Business

A. Upcoming meetings:

- Board of Aldermen Meetings: Tuesday, April 25, 2009 and Tuesday, May 5, 2009 at 7:00 p.m.
- Planning & Zoning Commission meeting: Tuesday, May 12, 2009 at 5:30 p.m.

8. Adjournment



## City of Parkville

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### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, June 9, 2009, 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 April 14, 2009 Commission meeting.
4. Public Hearing
  - A. An amendment to Chapter 463, Section 463.060 to revise the regulation of temporary signs. *Case No. PZ09-05. Staff requests that this item remain tabled from April 14, 2009 meeting*
  - B. A application 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. The applicant requests this item remain tabled.*
  - C. A proposed preliminary development plan for Parkville Market Place with item (D) 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. The applicant requests this item remain tabled.*
  - D. An application to rezone parcels 20-7.0-26-100-002-023-000, 20-7.0-26-100-002-023-002, 20-7.0-26-100-002-024-000, 20-7.0-26-100-002-026-000, 20-7.0-26-100-002-027-000, 20-7.0-26-100-002-027-001, 20-7.0-26-400-002-001-000, 20-7.0-26-400-002-002-000, 20-7.0-26-400-002-003-000, 20-7.0-26-400-002-004-000, 20-7.0-26-400-002-027-000, and 20-7.0-26-400-002-032-000 containing approximately 37 acres generally located between Bell Rd and 9 Hwy south of the Platte County Community Center and north of Lakeview Dr from "R-1" Single-Family, "R-4" Multiple-family, "B-1" Neighborhood Commercial, and "B-2" General Commercial Districts to "TND" Traditional Neighborhood Design District, and to approve a concept plan / design manual for said property. *Case No. PZ08-18. The applicant requests this item remain tabled.*
5. Regular Business
  - A. Discussion of Master Plan Updates
6. Unfinished Business

7. Other Business

A. Upcoming meetings:

- Board of Aldermen Meetings: Tuesday, June 16, 2009 and Tuesday, July 7, 2009 at 7:00 p.m.
- Planning & Zoning Commission meeting: Tuesday, July 14, 2009 at 5:30 p.m.

8. Adjournment

# ***Public Notice***

**The Parkville Planning Commission has scheduled a Master Plan Open House.**

**The Planning Commission has scheduled an Open House for a Master Plan update for Tuesday, June 30, 2009 from 4:00 p.m. to 7:00 p.m. in the Boardroom at Parkville City Hall.**

**If you have any questions please call the Community Development Department at 741-7676.**



**City of Parkville**

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**Agenda for  
Special Meeting of the  
Parkville Planning & Zoning Commission**  
Tuesday, July 7, 2009, 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 09, 2009 Commission meeting.
4. Public Hearing
  - A. To consider approval of a proposed Parkville Master Plan Update.
5. Regular Business
6. Unfinished Business
7. Other Business
  - A. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, July 7, 2009 and Tuesday, July 21, 2009 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, July 14, 2009 at 5:30 p.m.
8. Adjournment



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**Meeting Agenda for  
Parkville Planning & Zoning Commission**

Tuesday, July 14, 2009, 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 newly appointed member Keith Cary.
  - C. Recognition of outgoing member Al McCormick.
  - D. Approval of minutes from the July 07, 2009 Special Planning & Zoning Commission meeting.
4. Public Hearing (*all items have been previously tabled and will remain tabled until a motion to remove an item is passed*).
  - A. An amendment to Chapter 463, Section 463.060 to revise the regulation of temporary signs. *Case No. PZ09-05. Staff requests that this item remain tabled.*
  - B. A application 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. Staff requests that this item remain tabled.*
  - C. A proposed preliminary development plan for Parkville Market Place with item (B) 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. Staff requests that this item remain tabled.*
  - D. An application to rezone parcels 20-7.0-26-100-002-023-000, 20-7.0-26-100-002-023-002, 20-7.0-26-100-002-024-000, 20-7.0-26-100-002-026-000, 20-7.0-26-100-002-027-000, 20-7.0-26-100-002-027-001, 20-7.0-26-400-002-001-000, 20-7.0-26-400-002-002-000, 20-7.0-26-400-002-003-000, 20-7.0-26-400-002-004-000, 20-7.0-26-400-002-027-000, and 20-7.0-26-400-002-032-000 containing approximately 37 acres generally located between Bell Rd and 9 Hwy south of the Platte County Community Center and north of Lakeview Dr from "R-1" Single-Family, "R-4" Multiple-family, "B-1" Neighborhood Commercial, and "B-2" General Commercial Districts to "TND" Traditional Neighborhood Design District, and to approve a concept plan / design manual for said property. *Case No. PZ08-18. Staff requests that this item remain tabled.*

5. Regular Business

- A. Acknowledgment of a one-year extension of a Conditional Use Permit, to allow for continued 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 20-3.0-07-000-000-003-00. Clarkson Construction. *Case No. PZ08-21*
- B. Application for the consideration of revised Final Site plan for a convenience store and carwash on 2.3 acres generally located at the southwest corner of 45 Highway and Brink-Myer Road. Spector Marketing. *Case No. PZ09-09. Unless appealed to the Board of Aldermen, the Planning Commission's action on this item is final.*

6. Unfinished Business

None

7. Other Business

A. Upcoming meetings:

- Board of Aldermen Meetings: Tuesday, July 21, 2009 and Tuesday, August 4, 2009 at 7:00 p.m.
- Planning & Zoning Commission meeting: Tuesday, August 11, 2009 at 5:30 p.m.

8. Adjournment



## City of Parkville

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### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, August 11, 2009, 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 July 14, 2009 Planning & Zoning Commission meeting.
4. Public Hearing (*all items have been previously tabled and will remain tabled until a motion to remove an item is passed*).
  - A. An amendment to Chapter 463, Section 463.060 to revise the regulation of temporary signs. *Case No. PZ09-05. Staff requests that this item remain tabled.*
  - B. A application 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. Staff requests that this item remain tabled.*
  - C. A proposed preliminary development plan for Parkville Market Place with item (B) 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. Staff requests that this item remain tabled.*
  - D. An application to rezone parcels 20-7.0-26-100-002-023-000, 20-7.0-26-100-002-023-002, 20-7.0-26-100-002-024-000, 20-7.0-26-100-002-026-000, 20-7.0-26-100-002-027-000, 20-7.0-26-100-002-027-001, 20-7.0-26-400-002-001-000, 20-7.0-26-400-002-002-000, 20-7.0-26-400-002-003-000, 20-7.0-26-400-002-004-000, 20-7.0-26-400-002-027-000, and 20-7.0-26-400-002-032-000 containing approximately 37 acres generally located between Bell Rd and 9 Hwy south of the Platte County Community Center and north of Lakeview Dr from "R-1" Single-Family, "R-4" Multiple-family, "B-1" Neighborhood Commercial, and "B-2" General Commercial Districts to "TND" Traditional Neighborhood Design District, and to approve a concept plan / design manual for said property. *Case No. PZ08-18. Staff requests that this item remain tabled.*

5. Regular Business

- A. Acknowledgment of a one-year extension of a Conditional Use Permit, to allow for continued 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 20-3.0-07-000-000-003-00. Clarkson Construction. *Case No. PZ08-21*
- B. Application for the consideration of revised Final Site plan for a convenience store and carwash on 2.3 acres generally located at the southwest corner of 45 Highway and Brink-Myer Road. Spector Marketing. *Case No. PZ09-09. Unless appealed to the Board of Aldermen, the Planning Commission's action on this item is final.*

6. Unfinished Business

None

7. Other Business

A. Upcoming meetings:

- Board of Aldermen Meetings: Tuesday, August 18, 2009 and Tuesday, September 1, 2009 at 7:00 p.m.
- Planning & Zoning Commission meeting: Tuesday, September 8, 2009 at 5:30 p.m.

8. Adjournment



## City of Parkville

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### Meeting Agenda for Parkville Planning & Zoning Commission Tuesday, September 8, 2009, 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 July 14, 2009 Planning & Zoning Commission meeting.
  - C. Introduction of new members, Bob Lock and Pam Scott.
4. Public Hearing (*see comments following description*).
  - A. An amendment to Chapter 463, Section 463.060 to revise the regulation of temporary signs. *Case No. PZ09-05. Staff requests that this item remain tabled.*
  - B. A application 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. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.*
  - C. A proposed preliminary development plan for Parkville Market Place with item (B) 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. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.*
  - D. Application to rezone parcels 20-7.0-26-100-002-023-000, 20-7.0-26-100-002-023-002, 20-7.0-26-100-002-024-000, 20-7.0-26-100-002-026-000, 20-7.0-26-100-002-027-000, 20-7.0-26-100-002-027-001, 20-7.0-26-400-002-001-000, 20-7.0-26-400-002-002-000, 20-7.0-26-400-002-003-000, 20-7.0-26-400-002-004-000, 20-7.0-26-400-002-027-000, and 20-7.0-26-400-002-032-000 containing approximately 37 acres generally located between Bell Rd and 9 Hwy south of the Platte County Community Center and north of Lakeview Dr from "R-1" Single-Family, "R-4" Multiple-family, "B-1" Neighborhood Commercial, and "B-2" General Commercial Districts to "TND" Traditional Neighborhood Design District, and to approve a concept plan / design manual for said property. *Case No. PZ08-18. Previously tabled. Will require removal from the table prior to discussion. The applicant intends to present the project for the benefit of new members and to identify expansion of the project which will be considered in October.*

- E. Application to rezone four tracts as follows: 39.7 acres, 2.79 acres and 4.8 acres, all more or less, from County "AG" Agriculture District to "B-2" General Business District; and 43.9 acres from County "AG" Agriculture to "R-4" Multifamily Residential District. Said property is generally located north of River Road, west of Thousand Oaks and east of Brush Creek. *Case No. PZ09-11. No action will be taken due to an error in the published public hearing notice. This item will be rescheduled for a subsequent meeting. New notices of public hearing will be printed, posted and mailed in accordance with Section 483.030 of the Parkville Municipal Code prior to consideration.*

5. Regular Business

None

6. Unfinished Business

None

7. Other Business

- A. Discussion of need for special meeting.
- B. Discussion of joint meeting with the Board of Aldermen.
- C. Discussion of subcommittee appointments.
- D. Upcoming meetings:
- Planning & Zoning Commission Work Session: Tuesday, September 8<sup>th</sup> immediately following regular meeting.
  - Board of Aldermen Meetings: Tuesday, September 15, 2009 and Tuesday, October 6, 2009 at 7:00 p.m.
  - Planning & Zoning Commission meeting: Tuesday, October 13, 2009 at 5:30 p.m.

8. Adjournment



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**Agenda**  
**Work Session\* of the**  
**Parkville Planning & Zoning Commission**

Tuesday, September 8, 2009

Immediately following the regularly scheduled Planning and Zoning Commission meeting which starts at 5:30 pm. This work session will start no sooner than 6:15 pm.  
City Hall Boardroom

- A. ....Pre-application presentation of proposed automotive repair and maintenance use in APEX Plaza and corresponding revision to plat. *Presentation only. No action will be taken. Materials will be distributed the night of the workshop.*
  
- B. ....Adjournment

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



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### ***Revised Agenda\****

\*Revisions underlined throughout.

## **Meeting Agenda for Parkville Planning & Zoning Commission**

Tuesday, October 13, 2009, 5:30 p.m.

City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Tuesday, October 13, 2009 Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the September 8, 2009 Planning & Zoning Commission meeting.
4. Public Hearing (*see comments following description*).
  - A. An amendment to Chapter 463, Section 463.060 to revise the regulation of temporary signs. *Case No. PZ09-05. Staff requests that this item remain tabled.*
  - B. A application 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. *Parkville Market Place. Case No. PZ08-22. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.*
  - C. A proposed preliminary development plan for Parkville Market Place with item (B) above. Said preliminary development plan proposes approximately 45,000 square feet of retail and restaurant, 285 parking spaces and related amenities. *Parkville Market Place. Case No. PZ08-23. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.*
  - D. Application to rezone parcels 20-7.0-26-100-002-023-000, 20-7.0-26-100-002-023-002, 20-7.0-26-100-002-024-000, 20-7.0-26-100-002-026-000, 20-7.0-26-100-002-027-000, 20-7.0-26-100-002-027-001, 20-7.0-26-400-002-001-000, 20-7.0-26-400-002-002-000, 20-7.0-26-400-002-003-000, 20-7.0-26-400-002-004-000, 20-7.0-26-400-002-027-000, and 20-7.0-26-400-002-032-000 containing approximately 37 acres generally located between Bell Rd and 9 Hwy south of the Platte County Community Center and north of Lakeview Dr from "R-1" Single-Family, "R-4" Multiple-family, "B-1" Neighborhood Commercial, and "B-2" General Commercial Districts to "TND" Traditional Neighborhood Design District, and to approve a concept plan / design manual for said property. *Parkville Connections. Case No. PZ08-18. Applicant requests this item be removed from the table.*

- E. Application to rezone four tracts as follows: 39.7 acres, 2.79 acres and 4.8 acres, all more or less, from County "AG" Agriculture District to "B-2" General Business District; and 43.9 acres from County "AG" Agriculture to "R-4" Multifamily Residential District. Said property is generally located north of River Road, west of Thousand Oaks and east of Brush Creek. *Platte Purchase. Case No. PZ09-11. The applicant has requested that this item be tabled.*

5. Regular Business

- A. Application for a change of use and exterior modifications of 30 Mill Street located in the Old Town District. *Parkville Children's Cottage. Case No. PZ09-16.*
- B. Application for a change in a previously approved preliminary development plan in a "B-4" District. *APEX Plaza. Case No. PZ09-13A. The applicant has requested that this item be tabled.*
- C. Application for a final development plan for Christian Brothers on Lot 2A of APEX Plaza. *Christian Brothers Automotive. Case No. PZ09-13B. The applicant has requested that this item be tabled.*
- D. Application for a final plat of Lot 2A of APEX Plaza. *Christian Brothers Automotive. Case No. PZ09-14. The applicant has requested that this item be tabled.*

6. Unfinished Business

None

7. Other Business

- A. Upcoming meetings:
- Board of Aldermen Meetings: Tuesday, October 20, 2009 and Tuesday, November 3, 2009 at 7:00 p.m.
  - Planning & Zoning Commission meeting: Tuesday, November 10, 2009 at 5:30 p.m.

8. Adjournment



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(816) 741-0013 FAX

### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, November 10, 2009, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Tuesday, November 10, 2009 Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the October 13, 2009 Planning & Zoning Commission meeting.
4. Public Hearing (*see comments following description*).
  - A. An amendment to Chapter 463, Section 463.060 to revise the regulation of temporary signs. *Case No. PZ09-05. Staff requests that this item remain tabled.*
  - B. A application 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. *Parkville Market Place. Case No. PZ08-22. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.*
  - C. A proposed preliminary development plan for Parkville Market Place with item (B) above. Said preliminary development plan proposes approximately 45,000 square feet of retail and restaurant, 285 parking spaces and related amenities. *Parkville Market Place. Case No. PZ08-23. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.*
  - D. Application to rezone four tracts as follows: 39.7 acres, 2.79 acres and 4.8 acres, all more or less, from County "AG" Agriculture District to "B-2" General Business District; and 43.9 acres from County "AG" Agriculture to "R-4" Multifamily Residential District. Said property is generally located north of River Road, west of Thousand Oaks and east of Brush Creek. *Platte Purchase. Case No. PZ09-11. The applicant has requested that this item be removed from the table.*
5. Regular Business
  - A. Application for a change in a previously approved preliminary development plan in a "B-4" District. *APEX Plaza. Case No. PZ09-13A. The applicant has requested that this item be removed from the table.*
  - B. Application for a final development plan for Christian Brothers on Lot 2A of APEX Plaza. *Christian Brothers Automotive. Case No. PZ09-13B. The applicant has requested that this item be removed from the table.*

C. Application for a final plat of Lot 2A of APEX Plaza. *Christian Brothers Automotive. Case No. PZ09-14. The applicant has requested that this item be removed from the table.*

6. Unfinished Business

None

7. Other Business

A. Upcoming meetings:

- Board of Aldermen Meetings: Tuesday, November 17, 2009 and Tuesday, December 1, 2009 at 7:00 p.m.
- Planning & Zoning Commission meeting: Tuesday, December 8, 2009 at 5:30 p.m.

8. Adjournment



## City of Parkville

8880 Clark Avenue  
Parkville, MO 64152  
(816) 741-7676  
(816) 741-0013 FAX

### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, December 8, 2009, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Tuesday, December 8, 2009 Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the November 10, 2009 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. An amendment to an existing conditional use permit allowing new equipment and antenna to be added to an existing cell tower at 6200 Kelly Drive, Parkville, MO (in the Bell Road Industrial Park). *Clearwireless LLC of Overland Park, Kansas. Case PZ09-17. Unless tabled, Board of Aldermen will consider on 12-15-09.*
  - B. An amendment to Chapter 463, Section 463.060 to revise the regulation of temporary signs. *Case No. PZ09-05. Staff requests that this item remain tabled.*
  - C. A application 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. *Parkville Market Place. Case No. PZ08-22. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.*
  - D. A proposed preliminary development plan for Parkville Market Place with item (B) above. Said preliminary development plan proposes approximately 45,000 square feet of retail and restaurant, 285 parking spaces and related amenities. *Parkville Market Place. Case No. PZ08-23. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.*
5. Regular Business
  - A. Application for a final plat of Maria Ewing Addition to the Sullivan Nature Sanctuary. *City of Parkville, Bill and Claudia Brown, Bob Smalley and Marcy Smalley owners. Case No. PZ09-24. Unless tabled, Board of Aldermen will consider on 12-15-09.*
  - B. Application for a final plat of Cider Mill Farm Second Plat. *R.P. Golf, LL owners. Case No. PZ09-22. Unless tabled, Board of Aldermen will consider on 12-15-09.*
  - C. Application for a Planned District Development permit for exterior modifications to a building and change of use in the Old Town District. *Josh Brock, Parkville Coffee House. Case PZ09-27. Unless tabled, Board of Aldermen will consider on 12-15-09.*

6. Unfinished Business

None

7. Other Business

A. Upcoming meetings:

- Planning and Zoning Commission Workshop: Tuesday, December 8, 2009 - immediately following regular meeting.
- Holiday Meet and Greet: Monday, December 14th at 6:30 p.m. (at Cupini's)
- Board of Aldermen Meetings: Tuesday, December 15, 2009 and January 5, 2010 at 7:00 p.m.
- Planning & Zoning Commission meeting: Tuesday, January 12, 2009 at 5:30 p.m.

8. Adjournment



**City of Parkville**

8880 Clark Avenue  
Parkville, MO 64152  
(816) 741-7676  
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**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***  
Tuesday, December 8, 2009, immediately following the conclusion of the  
5:30 p.m. Planning & Zoning Commission meeting  
City Hall Boardroom

- A .....Discussion of POPNA proposed Old Town Residential District regulations and associated guidelines.
- B .....Discussion of sign regulations, use of LED bulbs as a lighting source, reader boards, and animated, flashing, moving or frequently changing signage.
- C .....Discussion and confirmation of current prohibition of vehicle (automobile and watercraft) sales in Parkville.
- D .....Miscellaneous items from the Commission.

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