



## City of Parkville

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

### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, January 19, 2010, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the November 10, 2009 and December 8, 2009 Planning & Zoning Commission meetings.
4. Public Hearing
  - A. An amendment to Chapter 463, to define and regulate the use of lighting sources, including LED lights, and to define and regulate attention attracting devices and flashing, moving, animated or similar signs. *Case No. PZ10-01.*
  - 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. An 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 Vertical Ventures III, First Plat. *Vertical Ventures III, LLC owners. Case No. PZ09-23. Unless tabled, Board of Aldermen will consider on 1-19-10.*
  - B. Application to amend previously approved improvements at 30 Mill Street located in the Old Town District. *Parkville Children's Cottage. Case No. PZ09-16.*
6. Unfinished Business

None

7. Other Business

A. Upcoming meetings:

- Board of Aldermen Meetings: Tuesday, January 19, 2010 and February 2, 2010 at 7:00 p.m.
- Planning & Zoning Commission meeting: Tuesday, February 16, 2010 at 5:30 p.m.

8. Adjournment



## City of Parkville

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### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, February 9, 2010, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the January 19, 2010 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. An amendment to Chapter 463, to define and regulate the use of lighting sources, including LED lights, and to define and regulate attention attracting devices and flashing, moving, animated or similar signs. *Case No. PZ10-01.*
  - B. An 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. 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. Tabled.*
5. Regular Business  
None
6. Unfinished Business  
None
7. Other Business
  - A. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, February 16, 2010 and March 2, 2010 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, March 9, 2010 at 5:30 p.m.
8. Adjournment



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**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***  
Tuesday, February 9, 2010, 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 general fence regulations and potential text amendment options.
- C.....Miscellaneous items from the Commission.

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



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**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***  
Thursday, March 4, 2010 at 5:30 p.m.  
City Hall Administrative Conference Room

A.....Discussion of general signage regulations.

B..... Discussion of POPNA proposed Old Town Residential District regulations and associated guidelines.

C.....Miscellaneous items from the Commission.

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



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**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***  
Tuesday, March 9, 2010 following Planning & Zoning Meeting  
City Hall Boardroom

A.....Preapplication review of fuel storage facility.

B..... 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, May 11, 2010, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the March 9, 2010 Planning & Zoning Commission meeting.
  - C. Recognition of reappointment of P & Z members, Dean Katerndahl and Judy McRuer.
  - D. Election of Officers for Planning & Zoning Commission.
4. Public Hearing

None
5. Regular Business

None
6. Unfinished Business

None
7. Other Business
  - A. Upcoming meetings:
    - Work Session to follow regarding amendments to OTD sign regulations
    - Board of Aldermen Meetings: Tuesday, May 18, 2010 and June 1, 2010 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, June 8, 2010 at 5:30 p.m.
8. Adjournment



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**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***  
Tuesday, May 11, 2010 following Planning & Zoning Meeting  
City Hall Boardroom

A.....Preapplication discussion of potential amendments to OTD sign regulations.

B..... Miscellaneous items from the Commission.

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



## City of Parkville

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### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, June 8, 2010, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the May 11, 2010 Planning & Zoning Commission meeting.
4. Public Hearing

None
5. Regular Business
  - A. Application for Change in use for 307 Main Street to *The Local* restaurant.  
*Case No. PZ10-07.*
  - 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. Alan Hoambrecker, manager, Hoambrecker Properties, LLC.  
*Case No. PZ10-08.*
6. Unfinished Business

None
7. Other Business
  - A. Upcoming meetings:
    - Work Session to follow regarding amendments to OTD sign regulations, LED signs for institutional uses and OTD residential.
    - Board of Aldermen Meetings: Tuesday, June 15, 2010 and July 6, 2010 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, July 13, 2010 at 5:30 p.m.
8. Adjournment



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**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***  
Tuesday, June 8, 2010  
Immediately following Planning & Zoning Meeting  
City Hall Boardroom

- A .....Pre-application discussion of potential amendments to OTD sign regulations.
  
- B .....Pre-application discussion potential text amendment to create an “OTD-R” Old Town Residential District and associated guidelines.
  
- C .....Pre-application discussion of potential text amendment to allow LED signs for Institutional uses.
  
- D .....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, July 13, 2010, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the June 8, 2010 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. Amendments to Parkville Municipal Code, Title IV, Chapter 480, Section 480.010, to clarify the role and organization of the Board of Adjustment. *Case No. PZ10-11.*
  - B. Amendments to Parkville Municipal Code, Title IV, Chapter 498, to define the role, organization, procedures and power of the Planning and Zoning Commission. *Case No. PZ10-12.*
  - C. An amendment to Parkville Municipal code, Title IV, Chapter 463, Article I, Section 463.030 to define institutional uses, and Title IV, Chapter 463, Article IV, Section 463.160 to allow electronic message centers for institutional uses. *Case No. PZ10-13. (staff requests that this item be postponed to a later date)*
5. Regular Business

None

Unfinished Business

None
6. Other Business
  - A. Upcoming meetings:
    - Work Session to follow regarding amendments to OTD sign regulations, LED signs for institutional uses and OTD residential.
    - Board of Aldermen Meetings: Tuesday, July 20, 2010 and August 3, 2010 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, July 20, 2010 at 5:30 p.m. and Tuesday August 10, 2010 at 5:30 p.m.
7. Adjournment



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**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***  
Tuesday, July 13, 2010  
Immediately following Planning & Zoning Meeting  
City Hall Boardroom

- A .....Pre-application discussion of potential demolition of existing duplexes and construction of office building at 6112 Highway 9. Craig Marshall, owner.
- B .....Pre-application discussion of potential amendments to OTD sign regulations. Parkville Main Street Association.
- C .....Pre-application discussion potential text amendment to create an “OTD-R” Old Town Residential District and associated guidelines. Parkville Original Plat Neighborhood Association (POPNA).
- D .....Pre-application discussion of potential amendment to Park University Master Plan to include a sign master plan. Park University.
- E .....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, July 20, 2010, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the July 13, 2010 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. Amendments to Parkville Municipal Code, Title IV, Chapter 480, Section 480.010, to clarify the role and organization of the Board of Adjustment. *Case No. PZ10-11.*
  - B. Amendments to Parkville Municipal Code, Title IV, Chapter 498, to define the role, organization, procedures and power of the Planning and Zoning Commission. *Case No. PZ10-12.*
  - C. An amendment to Parkville Municipal Code, Title IV, Chapter 442, Section 442.055 to repeal and replace subsections E and F redefining permitted and prohibited signs in the "OTD" Old Town District. *Case No. PZ10-05.*
  - D. An amendment to Parkville Municipal Code, Title IV, Chapter 463, Article I, Section 63.030 to define institutional uses, and Title IV, Chapter 463, Article IV, Section 463.160 to allow electronic message centers for institutional uses. *Case No. PZ10-13. (postponed to August 10, 2010 meeting)*
5. Regular Business  
None
6. Unfinished Business  
None
7. Other Business
  - A. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, July 20, 2010 and August 3, 2010 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, August 10, 2010 at 5:30 p.m.
8. Adjournment



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### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, August 10, 2010, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the July 20, 2010 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. Approval of an application from Park University for a site plan for the Parkville Campus. *Case No. PZ-10-14.*
  - B. Amendments to Parkville Municipal Code, Title IV, Chapter 498, to define the role, organization, procedures and power of the Planning and Zoning Commission. *Case No. PZ10-12. (postponed from July 20, 2010 meeting)*
  - C. Amendments to Parkville Municipal Code, Title IV, Chapter 480, Section 480.010, to clarify the role and organization of the Board of Adjustment. *Case No. PZ10-11. (postponed from July 20, 2010 meeting)*
  - D. An amendment to Parkville Municipal Code, Title IV, Chapter 463, Article I, Section 63.030 to define institutional uses, and Title IV, Chapter 463, Article IV, Section 463.160 to allow electronic message centers for institutional uses. *Case No. PZ10-13. (staff requests that this item remain tabled)*
5. Regular Business  
None
6. Unfinished Business  
None
7. Other Business
  - A. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, August 17, 2010 and September 7, 2010 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, September 14, 2010 at 5:30 p.m.
    - Workshop Planning & Zoning following immediately after tonight's meeting.
8. Adjournment



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**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***  
Tuesday, August 10, 2010 immediately following P&Z Meeting  
City Hall Board Conference Room

- A .....Discussion of POPNA proposed Old Town Residential District regulations and associated guidelines.
  
- B .....Miscellaneous items from the Commission.

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



## City of Parkville

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### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, September 14, 2010, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the August 10, 2010 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. Application to rezone 6110-6112 Highway 9 to "B-4" Planned Business District. *Case No. PZ10-15.*
  - B. Amendments to Parkville Municipal Code, Title IV, Chapter 483, *Changes and Amendments*, to redefine the authority, procedures, hearing requirements and process, review criteria, protests, successive applications, and effective form of amendments to the Parkville Zoning Code and official zoning map/zoning district boundaries. *Case No. PZ10-16. (staff requests that this item be postponed to 10-12-10)*
  - C. Amendments to Parkville Municipal Code, Title IV, Chapter 498, to define the role, organization, procedures and power of the Planning and Zoning Commission. *Case No. PZ10-12. (staff requests that this item remain tabled)*
  - D. Amendments to Parkville Municipal Code, Title IV, Chapter 480, Section 480.010, to clarify the role and organization of the Board of Adjustment. *Case No. PZ10-11. (staff requests that this item remain tabled)*
  - E. An amendment to Parkville Municipal Code, Title IV, Chapter 463, Article I, Section 63.030 to define institutional uses, and Title IV, Chapter 463, Article IV, Section 463.160 to allow electronic message centers for institutional uses. *Case No. PZ10-13. (staff requests that this item remain tabled)*
5. Regular Business  
None
6. Unfinished Business  
None
7. Other Business
  - A. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, September 21, 2010 and October 5, 2010 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, October 12, 2010 at 5:30 p.m.
    - Workshop Planning & Zoning following immediately after tonight's meeting.
8. Adjournment



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**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***  
Tuesday, September 14, 2010 immediately following P&Z Meeting  
City Hall Board Conference Room

- A .....Presentation of POPNA proposed Old Town Residential District regulations and associated guidelines.
- B .....Discussion of tattoo parlor/piercing parlor uses.
- C .....Miscellaneous items from the Commission.

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



## City of Parkville

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### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, October 12, 2010, 5:30 p.m.

City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the September 14, 2010 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. Application to amend the Community Unit Plan (CUP) for the National Golf Club of Kansas City to allow a reduction in rear-yard setback for 6420 Bunker Hill, also known as parcel # 20-5.0-22-400-004-003-000. *Case No. PZ10-17.*
  - B. Amendments to Parkville Municipal Code, Title IV, Chapter 483, *Changes and Amendments*, to redefine the authority, procedures, hearing requirements and process, review criteria, protests, successive applications, and effective form of amendments to the Parkville Zoning Code and official zoning map/zoning district boundaries. *Case No. PZ10-16.*
  - C. Amendments to Parkville Municipal Code, Title IV, Chapter 498, to define the role, organization, procedures and power of the Planning and Zoning Commission. *Case No. PZ10-12. (staff requests that this item remain tabled)*
  - D. Amendments to Parkville Municipal Code, Title IV, Chapter 480, Section 480.010, to clarify the role and organization of the Board of Adjustment. *Case No. PZ10-11. (staff requests that this item remain tabled)*
  - E. An amendment to Parkville Municipal Code, Title IV, Chapter 463, Article I, Section 63.030 to define institutional uses, and Title IV, Chapter 463, Article IV, Section 463.160 to allow electronic message centers for institutional uses. *Case No. PZ10-13. (staff requests that this item remain tabled)*
5. Regular Business  
None
6. Unfinished Business  
None
7. Other Business
  - A. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, October 19, 2010 and November 2, 2010 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, November 9, 2010 at 5:30 p.m.
8. Adjournment



## City of Parkville

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### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, November 9, 2010, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the October 12, 2010 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. Amendment to Parkville Municipal Code Title IV, Chapter 440, "B-4" Planned Business District Regulations, Section 440.020, Use Regulations, to allow colleges and schools as permitted uses. *Case No. PZ10-19.*
  - B. Amendments to Parkville Municipal Code, Title IV, Chapter 483, *Changes and Amendments*, to redefine the authority, procedures, hearing requirements and process, review criteria, protests, successive applications, and effective form of amendments to the Parkville Zoning Code and official zoning map/zoning district boundaries. *Case No. PZ10-16. (staff requests that this item remain tabled)*
  - C. Amendments to Parkville Municipal Code, Title IV, Chapter 498, to define the role, organization, procedures and power of the Planning and Zoning Commission. *Case No. PZ10-12. (staff requests that this item remain tabled)*
  - D. Amendments to Parkville Municipal Code, Title IV, Chapter 480, Section 480.010, to clarify the role and organization of the Board of Adjustment. *Case No. PZ10-11. (staff requests that this item remain tabled)*
5. Regular Business
  - A. Project updates.
  - B. Pending application updates.
6. Unfinished Business

None
7. Other Business
  - A. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, November 16, 2010 and December 6, 2010 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, December 14, 2010 at 5:30 p.m.
8. Adjournment



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### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, December 14, 2010, 5:30 p.m.  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Planning & Zoning Commission meeting agenda.
  - B. Approve the minutes from the November 9, 2010 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. A conditional use permit to allow replacement of antenna and structural alterations to an existing cell tower at 6205 NW Kelly Drive, Parkville, MO, in the Bell Road Industrial Park. *Case PZ10-21.*
  - B. An amendment to Parkville Municipal Code, Title IV, Chapter 470, *Supplementary Use Regulations -- Conditional Uses*, Section 470.040, *Conditional Uses Enumerated*, to allow petroleum product storage and distribution facilities as a conditional use permit. *Case PZ10-22.*
  - C. A conditional use permit to allow use of an existing fuel storage facility at 6699 River Park Drive for petroleum product storage and distribution. *Case PZ10-23. Staff requests this item be tabled.*
  - D. An amendment to Parkville Municipal Code, Title IV, to create a new Chapter 427, "OTD-R" Old Town District-Residential zoning district and adopt associated design guidelines. *Case PZ09-26.*
  - E. Amendment to Parkville Municipal Code Title IV, Chapter 480, *The Board of Zoning Adjustment* to redefine and regulate: the establishment and continuation; membership, compensation, terms of office, vacancies, and removal; officers; procedures; and powers, duties and functions of the Board of Adjustment. *Case PZ10-11.*
  - F. Amendments to Parkville Municipal Code, Title IV, Chapter 498, *Planning and Zoning Commission*, to redefine and regulate: the establishment and continuation; membership, compensation, terms of office, vacancies, and removal; officers; procedures; and powers, duties and functions of the Planning and Zoning Commission. *Case PZ10-12.*
  - G. Amendments to Parkville Municipal Code, Title IV, Chapter 483, to redefine the authority, procedures, hearing requirements and process, review criteria, protests, successive applications, and effective form of amendments to the Parkville Zoning Code and official zoning map/zoning district boundaries. *Case PZ10-16. Staff requests this item be tabled.*
5. Regular Business
  - A. Project updates.
  - B. Pending application updates.

6. Unfinished Business

None

7. Other Business

A. Upcoming meetings:

- Board of Aldermen Meetings: Tuesday, December 21, 2010 and January 4, 2011 at 7:00 p.m.
- Planning & Zoning Commission meeting: Tuesday, January 11, 2011 at 5:30 p.m.

8. Adjournment