



## City of Parkville

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

### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, March 8, 2011, 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 December 14, 2010 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. Request to amend Riss Lake CUP for 5733 Spinnaker Pointe to allow reduced rear- and side-yard setbacks. *Case PZ11-01. Sarah and Jason Andrews, owners.*
  - B. 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. Parkville Original Plat Neighborhood Association (POPNA).*
  - 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 remain tabled.*
  - D. 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, March 22, 2011 (rescheduled from Tuesday, March 15<sup>th</sup>) and April 5, 2011 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, April 12, 2011 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, April 12, 2011, 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 8, 2011 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. 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. Parkville Original Plat Neighborhood Association (POPNA). Staff requests this item remain tabled.*
  - B. 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 remain tabled.*
  - C. 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. Planned District Development permit for exterior modifications to a building in the Old Town District at 101 Mill Street. *Case PZ11-04. Paul Doyle, P & R Properties LLC.*
6. Unfinished Business

None
7. Other Business
  - A. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, April 19, 2011 and May 3, 2011 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, May 10, 2011 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, May 10, 2011, 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 April 12, 2011 Planning & Zoning Commission meeting.
  - C. Recognition of reappointment of P & Z members, Bryant Lamer, Lonnie Scott and Marvin Ferguson.
  - D. Election of Officers for Planning & Zoning Commission.
4. Public Hearing
  - A. 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. Parkville Original Plat Neighborhood Association (POPNA).*
  - B. 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.*
  - C. 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. Application for a final plat of Cider Mill Ridge, First Plat. *FCLG Builders Group, LLC applicants. Case No. PZ11-05. Unless tabled, Board of Aldermen will consider on 5-17-11.*
  - B. Application for a final plat of Cider Mill Ridge, Second Plat. *FCLG Builders Group, LLC applicants. Case No. PZ11-06. Unless tabled, Board of Aldermen will consider on 5-17-11.*
  - C. Application for a final plat of Cider Mill Ridge, Third Plat. *FCLG Builders Group, LLC applicants. Case No. PZ11-07. Unless tabled, Board of Aldermen will consider on 5-17-11.*
  - D. Application for a final plat of Cider Mill Ridge, Fourth Plat. *FCLG Builders Group, LLC applicants. Case No. PZ11-08. Unless tabled, Board of Aldermen will consider on 5-17-11.*
  - E. Application for a final plat of Cider Mill Ridge, Fifth Plat. *FCLG Builders Group, LLC applicants. Case No. PZ11-09. Unless tabled, Board of Aldermen will consider on 5-17-11.*
6. Unfinished Business

None
7. Other Business
  - A. Upcoming meetings:

- Board of Aldermen Meetings: Tuesday, May 17, 2011 and June 7, 2011 at 7:00 p.m.
- Planning & Zoning Commission meeting: Tuesday, June 14, 2011 at 5:30 p.m.

8. Adjournment



**City of Parkville**

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

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

Tuesday, July 12, 2011 at 5:30 pm.  
City Hall Board Conference Room

- A ..... Presentation of revised preliminary development plan for Parkville Market Place, proposed at the SW corner of 45 Highway and Bell Road. Steve Warger on behalf of property owner Pat Kelly.
- B ..... Presentation of a draft development plan for Parkville Heights Animal Hospital, proposed at the NW corner of Washington and 63<sup>rd</sup> Street. Steve Cantrell, Steven J. Cantrell & Associates, Inc.
- C ..... Presentation of a draft development plan for Jimmy Johns, proposed to occupy the former Farley State Bank at 8807 N.W. Highway 45. Darrin Ingram and Bob Becker, Luke Draily Construction Company Incorporated on behalf of Matt Buss, Buss Enterprises, owner.
- D ..... Presentation of the Campus at Parkville Commons – three new office / commercial buildings north of Parkville City Hall. Jim Allen, River North Development LLC, owner.
- E ..... Presentation of development plans for above ground utility cabinets to be located at 6210 Highway 9 and 1308 Main Street. AT&T.
- F ..... Overview of text amendments proposed to Chapter 457, “U-I-1” Underground Light Industrial District, to redefine the district purpose, use regulations, development plan requirements and required improvements and to “P-EC” Planned Educational Campus District, to clarify the procedure for amending approved campus master plans. City staff.
- G ..... Miscellaneous items from the Commission.
- H ..... Upcoming meetings and miscellaneous items from staff.

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



## City of Parkville

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

### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, August 9, 2011, 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 10, 2011 Planning & Zoning Commission meeting.
  - C. Election of Officers for Planning & Zoning Commission.
4. Public Hearing
  - A. Amendments to the adopted Park University Master Campus Master Plan to more specifically address projected and permitted uses in the Parkville Commercial Underground and to define athletic field signage. *Case PZ11-11. Park University, applicant. The applicant has requested this item be tabled.*
  - B. Amendments to Parkville Municipal Code, Title IV, Chapter 457, "U-I-1" Underground Light Industrial District, to redefine the district purpose, use regulations, development plan requirements and required improvements. *Case PZ11-12. Park University, applicant. The applicant has requested this item be tabled.*
  - C. Amendment to Parkville Municipal Code, Title IV, Chapter 428, "P-EC" Planned Educational Campus District, to clarify the procedure for amending approved campus master plans. *Case PZ11-13. City of Parkville, applicant. The applicant has requested this item be tabled.*
  - D. Conditional Use Permit to allow new above ground utility cabinets to be located at 6210 Highway 9, generally located between the southeast corner of 8717 63<sup>rd</sup> Street (Kwik Kar Wash property) and Highway 9. *Case PZ11-14. AT&T, applicant.*
  - E. Conditional Use Permit to allow new above ground utility cabinets in a private easement at 1308 Main Street generally located on the west side of Main Street north of 13<sup>th</sup> Street. *Case PZ11-15. AT&T, applicant.*
5. Regular Business
  - A. Development Plan application in a B-4 zoning district for Parkville Heights Animal Hospital, 8830 63<sup>rd</sup> Street. *Steven J. Cantrell & Associates, Inc on behalf of S&J Rose, LLC applicants. Case No. PZ11-19. Unless tabled, Board of Aldermen will consider on 8-16-11.*
  - B. Development Plan application in a B-4 zoning district for Jimmy John's, 8807 NW 64<sup>th</sup> Street. *Luke Draily Construction Company Inc on behalf of Buss Enterprises applicants. Case No. PZ11-20. Unless tabled, Board of Aldermen will consider on 8-16-11.*
  - C. Preliminary Development Plan application in a B-4 zoning district for The Campus at Parkville Commons, Lots G-1, G-2 and K in the Parkville Commons. *River North Development. Case No. PZ11-21. Unless tabled, Board of Aldermen will consider on 8-16-11.*

D. A proposed preliminary development plan for Parkville Market Place, Tract A and all of Lots 1, 2, 3, 4, 5 and 6, Bell Road Industrial Park. *Steve Warger on behalf of Pat Kelly, owner. Case No. PZ08-23.*

6. Unfinished Business

None

7. Other Business

A. Upcoming meetings:

- Board of Aldermen Meetings: Tuesday, August 16, 2011 and September 6, 2011 at 7:00 p.m.
- Planning & Zoning Commission meeting: Tuesday, September 13, 2011 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, September 13, 2011, 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 9, 2011 Planning & Zoning Commission meeting.
  - C. Election of 2011 – 2012 officers for Planning & Zoning Commission.
4. Public Hearing
  - A. A conditional use permit to allow the installation of additional antenna and accessory equipment on an existing cell tower at 16215 45 Highway, Parkville, MO, parcel number 20-4.0-19-000-000-016-001, generally located at the southwest corner of 45 Highway and Ensign Drive. *Case PZ11-22. Laurie Hatfield of Black & Veatch on behalf of AT&T Mobility.*
  - B. A conditional use permit to allow replacement of existing antenna and installation of an additional ground-mounted utility cabinet and accessory equipment to an existing cell tower at 6205 Kelly Drive, Parkville, MO, parcel number 20-7.0-26-200-002-072-001, generally located southwest of 45 Highway and Bell Road in the Bell Road Industrial Park. *Case PZ11-23. SSC Inc. on behalf of T-Mobile.*
  - C. A conditional use permit to allow replacement of existing antenna and installation of an additional ground-mounted utility cabinet and accessory equipment to an existing cell tower at 16205 Highway 45 Highway, Parkville, MO, parcel number 20-4.0-19-000-000-024-000, generally located south of 45 Highway west of Ensign Drive. *Case PZ11-24. SSC Inc. on behalf of T-Mobile.*
  - D. Amendments to the adopted Park University Master Campus Master Plan to more specifically address projected and permitted uses in the Parkville Commercial Underground and to define athletic field signage. *Case PZ11-11. Park University, applicant.*
  - E. Amendments to Parkville Municipal Code, Title IV, Chapter 457, “U-I-1” *Underground Light Industrial District*, to redefine the district purpose, use regulations, development plan requirements and required improvements. *Case PZ11-12. City of Parkville, applicant.*
  - F. Amendment to Parkville Municipal Code, Title IV, Chapter 428, “P-EC” *Planned Educational Campus District*, to clarify the procedure for amending approved campus master plans. *Case PZ11-13. City of Parkville, applicant.*
5. Regular Business
  - A. Application for a Replat of Lots 17 – 22 and Tract D, Corrected Plat of Riverchase. *Case PZ11-17. City of Parkville owner/applicant.*
  - B. Application for a Final Plat of Platte Valley business Center, generally located on the north side of 9 Highway east of Coffee Road. *Case PZ11-25. Dorla Watkins, Park University applicant.*

6. Unfinished Business

None

7. Other Business

A. Upcoming meetings:

- Board of Aldermen Meetings: Tuesday, September 20, 2011 and October 4, 2011 at 7:00 p.m.
- Planning & Zoning Commission meeting: Tuesday, October 11, 2011 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, October 11, 2011, 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 10, 2011, August 9, 2011 and September 13, 2011 Planning & Zoning Commission meetings.
  - C. Election of 2011 – 2012 officers for Planning & Zoning Commission.
4. Public Hearing

None
5. Regular Business

None
- Unfinished Business

None
6. Other Business
  - A. Application / project updates.
  - B. Upcoming meetings:
    - Planning & Zoning Commission work session, Tuesday, October 11, 2011, immediately following the adjournment of the regular meeting.
    - Board of Aldermen Meetings: Tuesday, October 18, 2011 and November 1, 2011 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, November 8, 2011 at 5:30 p.m.
7. Adjournment



**City of Parkville**

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

**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***  
Tuesday, October 11, 2011, 5:30 p.m.  
City Hall Board Conference Room

- A .....Zoning and subdivision code review and discussion of needed revisions, clarifications and discussion of potential changes.
  
- B .....Miscellaneous items from the Commission.

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



## City of Parkville

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

### Meeting Agenda for Parkville Planning & Zoning Commission

Tuesday, November 8, 2011, 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 11, 2011 Planning & Zoning Commission meetings.
  4. Public Hearing

None
  5. Regular Business
    - A. Application for a Planned District Development permit for exterior modifications to 173 English Landing Drive in the Old Town District at. *Case PZ11-29. Tom Hutsler, applicant.*
- Unfinished Business
- None
6. Other Business
    - A. Applications / project updates.
    - B. Upcoming meetings:
      - Board of Aldermen Meetings: Tuesday, November 21, 2011 and December 6, 2011 at 7:00 p.m.
      - Holiday Party for elected and appointed officials and city staff, Thursday, December 1, 2011, 6:00 to 8:00 pm at the National Club House.
      - Planning & Zoning Commission meeting: Tuesday, December 13, 2011 at 5:30 p.m.
  7. 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 13, 2011, 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 8, 2011 Planning & Zoning Commission meetings.
4. Public Hearing
  - A. A conditional use permit to allow installation of additional antenna and base equipment on an existing cell tower at 6200 Kelly Drive, Parkville, MO, parcel number 20-7.0-26-200-002-072-000, generally located southwest of 45 Highway and Bell Road in the Bell Road Industrial Park. *Case PZ11-30. Sprint, applicant.*
  - B. An amendment to Parkville Municipal Code, Title IV, Chapter 467, Height, Area and Bulk Requirements, to establish side-yard setbacks for non-residential uses in the "R-4" Multiple-Family Residential District. *Case PZ11-31. City of Parkville, applicant.*
5. Regular Business

None
6. Unfinished Business

None
7. Other Business
  - A. Applications / project updates.
  - B. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, December 20, 2011 and January 3, 2012 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, January 10, 2012 at 5:30 p.m.
    - Special Workshop meeting immediately following December 13, 2011 Planning & Zoning meeting.
8. Adjournment



**City of Parkville**

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

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

Tuesday, December 13, 2011

Immediately following the regular Planning & Zoning Commission Meeting  
City Hall Board Conference Room

- A .....Preliminary discussion of a revised development plan for Lot K of the Parkville Commons (part of the recently approved Parkville Commons Campus plan)\*.
  
- B .....Miscellaneous items from the Commission.\*

\* All agenda items are for discussion only.  
No action will be taken on any workshop agenda item.