



## 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 10, 2012, 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 13, 2011 Planning & Zoning Commission meetings.
4. Public Hearing
  - A. Application for a Planned District Development permit to allow construction of a Medical Clinic on Lot K in the Parkville Commons, Parkville, MO, generally located at the northwest corner of the intersection of Highway 9 and Clark Avenue. *Case PZ11-32. NCH Enterprises, LLC., applicant.*
5. Regular Business

None
6. Unfinished Business

None
7. Other Business
  - A. Applications / project updates.
  - B. Upcoming meetings:
    - Special Workshop meeting immediately following January 10, 2012 Planning & Zoning meeting.
    - Board of Aldermen Meetings: Tuesday, January 17, 2012 and February 7, 2012 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, February 14, 2012 at 5:30 p.m.
8. Adjournment



**City of Parkville**

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Parkville, MO 64152  
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**Agenda**  
**Special Workshop of the**  
**Parkville Planning & Zoning Commission\***

Tuesday, January 10, 2012

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

- A ..... Bank of Blue Valley presentation of conceptual land use and potential development plan for property at the northwest corner of the intersection of 45 Highway and I-435 (commonly referred to as Wood River Crossings).\*
  
- B ..... Miscellaneous items from the Commission.\*

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



**Meeting Agenda for  
Parkville Planning & Zoning Commission**  
Tuesday, April 10, 2012, 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 10, 2012 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. 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 PZ12-02. Erin Lane, agent, on behalf of SBA Towers III, LLC.*
5. Regular Business
  - A. Modification to a building in a "B-4" Planned Business District to allow an addition and alterations to the back of the existing Platte Valley Bank, 8401 Tom Watson Parkway (45 Highway), Parkville, MO. *Case PZ12-03. John Kramer, Copeland Development and Construction on behalf of Platte Valley Bank.*
6. Unfinished Business

None
7. Other Business
  - A. Applications / project updates.
  - B. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, April 17, 2012 and May 1, 2012 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, May 8, 2012 at 5:30 p.m.
8. Adjournment



**Meeting Agenda for  
Parkville Planning & Zoning Commission**  
Tuesday, May 8, 2012, 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 10, 2012 Planning & Zoning Commission meeting.
4. Public Hearing

None
5. Regular Business
  - A. Application for a preliminary plat of Thousand Oaks Eighteenth Plat. *Forest Park Development of Kansas City LLC. Case No. PZ12-05. Unless tabled, Board of Aldermen will consider on 5-15-12.*
  - B. Application for a final plat of Thousand Oaks Fifteenth Plat. *Forest Park Development of Kansas City LLC. Case No. PZ12-07. Unless tabled, Board of Aldermen will consider on 5-15-12.*
6. Unfinished Business

None
7. Other Business
  - A. Applications / project updates.
  - B. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, May 15, 2012 and June 5, 2012 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, June 12, 2012 at 5:30 p.m.
8. Adjournment



**Meeting Agenda for  
Parkville Planning & Zoning Commission**  
Tuesday, July 10, 2012, 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 8, 2012 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. Application to rezone 11.48 acres from County "AG" Agricultural District to City "R-3" Single-Family District (Thousand Oaks 18<sup>th</sup> Plat). *Forest Park Development of Kansas City LLC. Case No. PZ12-08. Unless tabled, Board of Aldermen will consider on 7-17-12.*
  - B. Application to rezone 6,130 square feet from County "R-7" Single-Family High Density District to City "R-3" Single-Family District (annexed portion of Thousand Oaks 13<sup>th</sup> Plat Phase A). *Forest Park Development of Kansas City LLC. Case No. PZ12-09. Unless tabled, Board of Aldermen will consider on 7-17-12.*
5. Regular Business
  - A. Application for a final plat of Thousand Oaks Eighteenth Plat. *Forest Park Development of Kansas City LLC. Case No. PZ12-06. Unless tabled, Board of Aldermen will consider on 7-17-12.*
6. Unfinished Business

None
7. Other Business
  - A. Applications / project updates.
  - B. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, July 17, 2012 and August 7, 2012 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, August 14, 2012 at 5:30 p.m.
8. Adjournment



**Meeting Agenda for  
Parkville Planning & Zoning Commission**  
Tuesday, August 14, 2012, 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 10, 2012 Planning & Zoning Commission meeting.
  - C. Recognition of reappointment of Pam Scott and appointments of new members Walt Lane and Kelly Fricker.
  - D. Election of Officers for 2012 - 2013.
4. Public Hearing

None
5. Regular Business

None
6. Unfinished Business

None
7. Other Business
  - A. Applications / project updates.
  - B. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, August 21, 2012 and September 4, 2012 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, September 11, 2012 at 5:30 p.m.
    - Planning and Zoning Workshop immediately following this evening's P&Z meeting.
8. Adjournment



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

Tuesday, August 14, 2012

Immediately following the regular Planning & Zoning Commission Meeting (begins at 5:30 pm)  
City Hall Board Conference Room

- A.....Discuss potential changes to permitted & prohibited land uses, conditional use permits and conditions for specific uses by zoning district.\*
  
- B.....Miscellaneous items from the Commission.\*

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



**Meeting Agenda for  
Parkville Planning & Zoning Commission**  
Tuesday, September 11, 2012, 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 10, 2012 Planning & Zoning Commission meeting.
  - C. Recognition of reappointment of Pam Scott and appointments of new members Walt Lane and Kelly Fricker.
  - D. Election of Officers for 2012 - 2013.
4. Public Hearing

None
5. Regular Business

None
6. Unfinished Business

None
7. Other Business
  - A. Applications / project updates.
  - B. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, September 18, 2012 and October 2, 2012 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Tuesday, October 9, 2012 at 5:30 p.m.
    - Planning and Zoning Workshop immediately following this evening's P&Z meeting.
8. Adjournment



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

Tuesday, September 11, 2012

Immediately following the regular Planning & Zoning Commission Meeting (begins at 5:30 pm)  
City Hall Board Conference Room

- A.....Pre-application presentation of revised development plans for Lot 1, Box Acres, generally located on 2.72 acres on the west side of Crooked Road approximately 1/8 mile north of 45 Highway (previously approved as the Fairways, a planned office development in a B-4 Zoning District).\*
- B.....Discuss potential changes to permitted & prohibited land uses, conditional use permits and conditions for specific uses by zoning district.\*
- C.....Miscellaneous items from the Commission.\*

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



**Meeting Agenda for  
Parkville Planning & Zoning Commission**  
Tuesday, October 9, 2012, 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 11, 2012 Planning & Zoning Commission meeting.
4. Public Hearing

None
5. Regular Business

None
6. Unfinished Business
  - A. Application for a preliminary development plan in a B-4 District – Lot 1 Box Acres, North Crooked Road. *J-J Properties Company, LLC, owner. Case PZ12-11.*
7. Other Business
  - A. Applications / project updates.
  - B. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, October 16, 2012 and November 6, 2012 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Special meeting Tuesday, October 30, 2012 at 5:30 and regular meeting Tuesday, November 13, 2012 at 5:30 p.m.
8. Adjournment



**Meeting Agenda for  
Parkville Planning & Zoning Commission**  
Tuesday, November 13, 2012, 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 9, 2012 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. Amendments to Parkville Municipal Code, Title IV, Chapters 400: *General Provisions*, 410: *"R-1" Single-Family District Regulations*, 415: *"R-2" Single-Family Residential District Regulations*, 420: *"R-3" Single-Family District Regulations*, 425: *"R-4" Multiple-Family Residential District Regulations*, 426: *"R-5" Planned Multi-Family Residential District Regulations*, 427: *"TND" Traditional Neighborhood Design District*, 428: *"P-EC" Planned Educational Campus District*, 430: *"B-1" Neighborhood Business District Regulations*, 435: *"B-2" General Business District Regulations*, 440: *"B-4" Planned Business District Regulations*, 442: *"OTD" Old Town District*, 443: *"B-P" Business Park District Regulations*, 445: *"I-1" Light Industrial District Regulations*, 450: *"I-2" Light Industrial District Regulations*, 455: *"I-3" Heavy Industrial District Regulations*, 457: *"U-I-1" Underground Light Industrial District Regulations*, 460: *Vehicle Parking*, 463: *Sign Code*, and 470: *Supplementary Use Regulations -- Conditional Uses*; and to consider a new Chapter 472: *Regulations Governing Adult Businesses*. Said amendments are proposed to define adult business uses, identify in which zoning districts adult businesses are permitted, prohibited and conditionally permitted, and to identify parking, signage and other regulations applying to adult businesses
  - B. Amendments to Parkville Municipal Code, Title IV, Chapters 410: *"R-1" Single-Family District Regulations*, 415: *"R-2" Single-Family Residential District Regulations*, 420: *"R-3" Single-Family District Regulations*, 425: *"R-4" Multiple-Family Residential District Regulations*, 426: *"R-5" Planned Multi-Family Residential District Regulations* and 470: *Supplementary Use Regulations -- Conditional Uses* to identify permitted, prohibited and conditionally permitted uses in residential districts.
5. Regular Business
  - None
6. Unfinished Business
  - None
7. Other Business
  - A. Applications / project updates.



B. Upcoming meetings:

- Board of Aldermen Meetings: Tuesday, November 20, 2012 and December 4, 2012 at 7:00 p.m.
- Planning & Zoning Commission meeting: Regular meeting Tuesday, December 11, 2012 at 5:30 p.m.

8. Adjournment



**Meeting Agenda for  
Parkville Planning & Zoning Commission**  
Tuesday, December 11, 2012, 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 13, 2012 Planning & Zoning Commission meeting.
4. Public Hearing
  - A. Amendment to consider a conditional use permit to allow an accessory dwelling unit on Lot 11, the National 12<sup>th</sup> Plat. *PZ12-15, Double Eagle Builders (the National)*
5. Regular Business
  - A. Planned District Development permit for change of use and exterior modifications in the Old Town District, 404 East Street. *PZ12-16, French Bee Bakery*
6. Unfinished Business

None
7. Other Business
  - A. Applications / project updates.
  - B. Upcoming meetings:
    - Board of Aldermen Meetings: Tuesday, December 18, 2012 and Wednesday January 2, 2013 at 7:00 p.m.
    - Planning & Zoning Commission meeting: Regular meeting Tuesday, January 8, 2013 at 5:30 p.m.
8. Adjournment