



Meeting Agenda
Planning & Zoning Commission
City of Parkville, Missouri
Tuesday, February 25, 2014 at 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 20, 2013 and December 10, 2013 Planning & Zoning Commission meetings.
4. Public Hearing
 - A. Application for conditional use permit to allow replacement of an existing brick chimney to accommodate communications antenna on the Parkville Presbyterian Church at 819 Main Street, Parkville, MO 64152. *Case PZ14-01.*
 - B. Application for zoning district change for 6.28 acres, more or less, located at 16203 Hwy 45, Parkville, from County "AG" Agricultural District to City "BP" Business Park District. *Case PZ14-04.*
5. Regular Business
 - A. Application for plan approval for a 60' training tower and associated classroom building on a portion of 6.28 acres located at 16203 Hwy 45, Parkville. *Case PZ14-05*
6. Unfinished Business
 - A. Parkville Downtown Master Plan draft
7. Other Business
 - A. Applications / project updates
 - 45 Highway Corridor Plan
 - B. Upcoming meetings:
 - Board of Aldermen Meetings: Tuesday, March 4th & Tuesday, March 18th at 7:00 pm
 - Planning & Zoning Commission meeting: Regular meeting Tuesday, March 11th at 5:30 pm
8. Adjournment



Special Meeting Agenda
Planning & Zoning Commission
City of Parkville, Missouri
Tuesday, March 18, 2014 at 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the minutes from the February 25, 2014, & December 10, 2013 Planning & Zoning Commission meetings.
4. Public Hearing
5. Regular Business
6. Unfinished Business
 - A. Review revised draft of the Parkville Downtown Master Plan
7. Other Business
 - A. 45 Highway Corridor Plan update
 - B. Upcoming meetings:
 - Planning and Zoning Workshop: Tuesday, March 18th, immediately following adjournment of the regular meeting.
 - Board of Aldermen Meetings: Tuesday, March 18th and April 1st at 7:00 pm
 - Planning & Zoning Commission meeting: Regular meeting Tuesday, April 8th, at 5:30 pm
8. Adjournment



Agenda
Special Workshop of the
Parkville Planning & Zoning Commission*
Tuesday, March 18, 2014, immediately following the regular
Planning & Zoning Commission Meeting (begins at 5:30 pm)
City Hall Board Room

1. Call to Order
2. General Business
 - A. Pre-application presentation – Potential Office / Retail development on approximately 8 acres, more or less, located on the north side of 45 Highway west of the roundabout at 45 Highway and National Drive.*
3. Adjourn

Notes:

- * This workshop is open to the public and all interested parties are welcome to attend. All agenda items are for discussion only. The Planning and Zoning Commission will not take any action on any workshop agenda item. The Mayor and Board of Aldermen have also been invited and depending on attendance a quorum may exist - however, no action will be taken by the Board of Aldermen.



Special Meeting Agenda
Planning & Zoning Commission
City of Parkville, Missouri
Tuesday, April 8, 2014 at 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the minutes from the August 20, 2013, December 10, 2013 and February 25, 2014 Planning and Zoning Commission meetings.
4. Public Hearing
 - A. Application to rezone four parcels containing 2.52 acres, more or less, from County "R-25" Single-Family Large Lot District to City "B-4" Planned Business District. *Case PZ14-02. J3-Pandi, LLC owners.*
5. Regular Business
 - A. Application for a preliminary development plan for the Village at the National - office and commercial uses on approximately 9.5 acres located west of National Drive on the north side of Highway 45. *Case PZ14-03. J3-Pandi, LLC owners.*
6. Unfinished Business
 - A. Parkville Downtown Master Plan
7. Other Business
 - A. 45 Highway Corridor Plan update
 - B. Upcoming meetings:
 - Board of Aldermen Meetings: Tuesday, April 15th and May 6th at 7:00 pm
 - Planning & Zoning Commission meeting: Regular meeting Tuesday, May 13th, at 5:30 pm
8. Adjournment



Special Meeting Agenda
Planning & Zoning Commission
City of Parkville, Missouri
Tuesday, May 13th, 2014 at 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the minutes from the April 8th Planning and Zoning Commission meeting.
4. Public Hearing
5. Regular Business
 - A. Application for a monument sign in a residential district for Parkville Presbyterian Church, 819 Main Street.
6. Unfinished Business
7. Other Business
 - A. 45 Highway Corridor Plan update
 - B. Upcoming meetings:

Planning Commission work session: Tuesday, May 13th immediately following the Planning and Zoning Commission meeting but not sooner than 6:00 pm

Board of Aldermen Meetings: Tuesday, June 3rd and May 17th at 7:00 pm

Planning & Zoning Commission meeting: Regular meeting Tuesday, June 10th, at 5:30 pm
8. Adjournment



Agenda
Special Workshop of the
Parkville Planning & Zoning Commission*
Tuesday, May 13, 2014, immediately following the 5:30 pm
Planning & Zoning Commission Meeting, but no sooner than 6:00 pm
City Hall Board Room

1. Call to Order
2. General Business
 - A. Discuss the Friends of Parkville Animal Shelter (FOPAS) desire to build a permanent facility 1356 Highway 9, city regulation of shelters and possible alternatives. *
 - B. Discuss Parkville Self-Storage and desire to build an additional facility south of the Southern Platte Fire Protection District Station #4 at 8795 NW N Highway, city regulation of self-storage facilities and possible alternatives.*
 - C. Discuss P&R Properties LLC desire to reuse existing buildings at 101 and 107 Mill Street for non-retail or office uses, city regulations and possible alternatives. *
3. Adjourn

Notes:

- * This workshop is open to the public and all interested parties are welcome to attend. All agenda items are for discussion only. The Planning and Zoning Commission will not take any action on any workshop agenda item.



Meeting Agenda
Planning & Zoning Commission
City of Parkville, Missouri
Tuesday, June 10th, 2014 at 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the minutes from the May 13, 2014 Planning and Zoning Commission meeting & the Special Work Session meeting.
4. Public Hearing
 - A. Amended National Golf Course Community Unit Plan to allow a new neighborhood swimming pool on lot #11, Cider Mill Ridge 4th Plat & part of vacant land to the south & east. Case PZ14-10. RP Golf, LLC, owner.
 - B. Application for a conditional use permit to allow additional antenna & modifications to existing cell tower at 6200 Kelly Drive. Case PZ14-11. Global Signal, applicant
 - C. Application for a conditional use permit to allow additional antenna & modifications to existing cell tower at 16205 Hwy 45. Case PZ14-12. Sprint c/o SBA Network Services, owner.
 - D. Application for a conditional use permit to allow offsite storage, staging and assemblage of heavy equipment & materials for public utility & infrastructure construction on 15 acres of parcel 20-3.0-07-000-000-003.001. Case PZ14-14. JDJ Commercial Properties, LLC, owner.
 - E. Amendment to Parkville Municipal code section 442.020 to allow accessory commercial vehicle storage in the Old Town District if fully enclosed. Case PZ14-15. Paul Doyle, applicant.
5. Regular Business
 - A. Application for Replat of Lot 11, Cider Mill Ridge, Fourth Plat. Case PZ14-13. RP Golf, LLC, owner.
6. Unfinished Business

None
7. Other Business
 - A. 45 Highway Corridor Plan update
 - B. Upcoming meetings:
 - Board of Aldermen Meetings: Tuesday, June 17th and July 1st at 7:00 pm
 - Planning & Zoning Commission meeting: Regular meeting Tuesday, July 8th, at 5:30 pm
8. Adjournment



Meeting Agenda
Planning & Zoning Commission
City of Parkville, Missouri
Tuesday, July 8th, 2014 at 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the minutes from the June 10, 2014 Planning and Zoning Commission meeting
4. Public Hearing
 - A. Adoption of revised Vision Downtown Parkville (previously referred to as the Parkville Downtown Master Plan)
 - B. Application to rezone two tracts containing 27,121 square feet, more or less, from "R-25" Single-Family Large Lot District to "B-4" Planned Business District. Case PZ14-19, J-3 Pandi, LLC, Owner.
5. Regular Business
 - A. Application for Preliminary Plat of the Village at the National.
Case PZ14-09. J-3 Pandi, LLC owner.
 - B. Application for Final Plat of Village at the National.
Case PZ14-17. J-3 Pandi, LLC, owner.
 - C. Application for the Final Development Plan of Village at the National.
Case PZ14-18. J-3 Pandi, LLC, owner
 - D. Application for the Final Plat, Townhomes at the National – 2nd Plat.
Case PZ14-21. J-3 Pandi, LLC, owner.
6. Unfinished Business

None
7. Other Business
 - A. 45 Highway Corridor Plan update
 - B. Upcoming meetings:
 - Work Session: Immediately following adjournment of the regular meeting.
 - Board of Aldermen Meetings: Tuesday, July 15th and Tuesday, August 5th at 7:00 pm
 - Planning & Zoning Commission meeting: Regular meeting Tuesday, August 12th at 5:30 pm
8. Adjournment



Agenda
Special Workshop of the
Parkville Planning & Zoning Commission*
Tuesday, July 8, 2014, immediately following the 5:30 pm
Planning & Zoning Commission Meeting, but no sooner than 6:00 pm
City Hall Board Room

1. Call to Order
2. General Business
 - A. Discuss potential modification to 16203 Hwy 45 (Pinnacle educational tower south of 45 Hwy west of Ensign Dr.) to add an additional 60' monopole / training tower and to add a berm and landscaping for screening.*
3. Adjourn

Notes:

- * This workshop is open to the public and all interested parties are welcome to attend. All agenda items are for discussion only. The Planning and Zoning Commission will not take any action on any workshop agenda item.



Meeting Agenda
Planning & Zoning Commission
City of Parkville, Missouri
Tuesday, August 12, 2014 at 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the minutes from the July 8, 2014 planning and Zoning Commission regular meeting and July 8, 2014 work session.
4. Public Hearing
 - A. Adoption of a revised Vision Downtown Parkville (previously referred to as the Parkville Downtown Master Plan)
 - B. Application for a conditional use permit to allow additional antenna & modifications to existing lattice cell tower at 6205 Kelly Drive. Case PZ14-20, SSC, Inc. on behalf of T-Mobile.
5. Regular Business
 - A. Application for a Final Development Plan for a 60' monopole training tower on a portion of 6.28 acres located at 16203 Hwy 45, Parkville. Case PZ14-24, Pinnacle Career Institute, applicant
6. Unfinished Business

None
7. Other Business
 - A. 45 Highway Corridor Plan update
 - B. Upcoming meetings:
 - Planning Commission work session: Tuesday, August 12th, immediately following adjournment of the regular meeting
 - Board of Aldermen Meetings: Tuesday, August 19th and Tuesday, September 2nd at 7:00 pm
 - Planning & Zoning Commission meeting: Regular meeting Tuesday, September 9th at 5:30 pm
8. Adjournment



Agenda
Special Workshop of the
Parkville Planning & Zoning Commission*
Tuesday, August 12, 2014, immediately following the 5:30 pm
Planning & Zoning Commission Meeting, but no sooner than 6:00 pm
City Hall Board Room

1. Call to Order
2. General Business
 - A. Discuss Final Development Plan for K-Building Specialties, an office building located at 6520 N. Crooked Rd. Case PZ14-25 James R. Marshall on behalf of K Development, LLC
 - B. Discuss 2015 Budget schedule and potential Community Development operating and project budgets.
 - C. Discuss Zoning Code and Subdivision regulation review and update.
3. Adjourn

Notes:

- * This workshop is open to the public and all interested parties are welcome to attend. All agenda items are for discussion only. The Planning and Zoning Commission will not take any action on any workshop agenda item.



Meeting Agenda
Planning & Zoning Commission
City of Parkville, Missouri
Thursday, September 11, 2014 at 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the minutes from the August 12, 2014 planning and Zoning Commission regular meeting and August 12, 2014 work session.
4. Public Hearing
 - A. Application for a conditional use permit and final development plan to allow redevelopment and additional storage units on a portion of the Parkville Self Storage site at 10875 NW 45 Hwy. Case PZ14-26 CKC Holdings, LLC Applicant
5. Regular Business
 - A. Application for a Planned District Development K-Building Specialties. Case PZ14-25, James R. Marshall on behalf of K Development, LLC
 - B. Application for a Planned District Development permit for exterior modifications in the Old Town District – 5 Main Street. Case PZ14-28, Mark Gould, Barefoot Beach Bums
 - C. Review Community Development 2015 draft budget. City of Parkville, Community Development Department
 - D. Discuss potential text amendment to regulate outdoor storage and special events. City of Parkville, Community Development Department
6. Unfinished Business

None
7. Other Business
 - A. 45 Highway Corridor Plan update
 - B. Upcoming meetings:
 - Board of Aldermen Meetings: Tuesday, September 16 and Tuesday, October 7th at 7:00 pm
 - Planning & Zoning Commission meeting: Regular meeting Tuesday, October 14th at 5:30 pm
8. Adjournment



Agenda
Special Workshop of the
Parkville Planning & Zoning Commission*
Thursday, September 11, 2014, immediately following the 5:30 pm
Planning & Zoning Commission Meeting, but no sooner than 6:00 pm
City Hall Board Room

1. Call to Order
2. General Business
 - A. Pre-application review of Community Unit Plan amendment for 10315 Magnolia Lane
 - B. Zoning Code and Subdivision regulations review
3. Adjourn

Notes:

- * ***This workshop is open to the public and all interested parties are welcome to attend. All agenda items are for discussion only. The Planning and Zoning Commission will not take any action on any workshop agenda item.***



**Planning & Zoning Commission
Special Meeting Agenda**

City of Parkville, Missouri

Thursday, September 25, 2014 at 5:30 p.m.

City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the Agenda
4. Public Hearing

None
5. Regular Business
 - A. Application for a Planned District Development permit for exterior modifications in the Old Town District – 5 Main Street. Case PZ14-28, Mark Gould, Barefoot Beach Bums. Postponed from the September 9, 2014 meeting.
 - B. Discussion of potential amendment to the Parkville Municipal Code to regulate outdoor storage and displays.
6. Unfinished Business
7. Other Business
 - A. Upcoming meetings:
 - Board of Aldermen Meetings: Tuesday, October 7th and Tuesday, October 21st at 7:00 pm
 - Planning & Zoning Commission regular meeting: Tuesday, October 14th at 5:30 pm
8. Adjournment



**Planning & Zoning Commission
Meeting Agenda
City of Parkville, Missouri
Tuesday October 14, 2014 at 5:30 p.m.
City Hall Boardroom**

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the Agenda.
 - B. Approve the minutes from the September 11, 2014 planning and Zoning Commission regular meeting and September 11, 2014 work session.
 - C. Approve the minutes from the September 25, 2014 Special Planning and Zoning Meeting.
4. Public Hearing
 - A. Application to amend the community unit plan for the National Golf Club to allow construction of a private swimming pool in a side-yard setback at 10315 Magnolia Lane. Case PZ14-29, Aqua Blue Designs on behalf of Megan McDonald, owner.
 - B. Application to re-zone 8701 River Park Drive from "I-1" Light Industrial to "OTD" Old Town District. Case PZ14-31 City of Parkville, applicant.
 - C. Application for a conditional use permit to allow additional antenna & modifications to existing lattice cell tower at 6205 Kelly Drive. Case PZ14-33, SSC, Inc. on behalf of T-Mobile.
 - D. Application to amend Parkville Municipal Code Section 400.020 to define "accessory storage," "materials," "outdoor display," and "outdoor storage" and Chapter 475 to rename the chapter "Supplementary Regulations for All Districts" and to add a new Section 475.040 titled "Outdoor Storage and Display Regulations" regulating items and materials stored or displayed outside of fully enclosed structures.**

-POSTPONED UNTIL NOVEMBER 11, 2014 PLANNING MEETING-

5. Regular Business
None
6. Unfinished Business
None
7. Other Business
 - A. 45 Highway Corridor Plan update
 - B. Upcoming meetings:
 - Board of Aldermen Meetings: Tuesday, October 21 and Tuesday, November 4th at 7:00 pm
 - Planning & Zoning Commission meeting: Regular meeting Tuesday, November 11th at 5:30 pm
8. Adjournment



**Planning & Zoning Commission
Meeting Agenda
City of Parkville, Missouri
Thursday November 13, 2014 at 5:30 p.m.
City Hall Boardroom**

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the Agenda.
 - B. Approve the minutes from the October 14, 2014 planning and Zoning Commission regular meeting.
 - C. Welcome new commissioner John Delich to the Planning & Zoning Commission.
4. Public Hearing
 - A. Application to amend Parkville Municipal Code Section 400.020 to define “accessory storage,” “materials,” “outdoor display,” and “outdoor storage” and Chapter 475 to rename the chapter “Supplementary Regulations for All Districts” and to add a new Section 475.040 titled “Outdoor Storage and Display Regulations” regulating items and materials stored or displayed outside of fully enclosed structures. Case PZ14-32, City of Parkville, applicant
5. Regular Business

None
6. Unfinished Business

None
7. Other Business
 - A. Upcoming meetings:
 - Board of Aldermen Meetings: Tuesday, November 18th and Tuesday, December 2nd at 7:00 pm
 - Planning & Zoning Commission meeting: Work session, November 13, 2014, Regular meeting Tuesday, December 9th at 5:30 pm
8. Adjournment



Agenda
Special Workshop of the
Parkville Planning & Zoning Commission*
Thursday, November 13, 2014, immediately following the 5:30 pm
Planning & Zoning Commission Meeting, but no sooner than 6:00 pm
City Hall Board Room

1. Call to Order
2. General Business
 - A. Pre-application review of "OTD" Exterior Modifications to 303 Main, Parkville.
3. Adjourn

Notes:

- * ***This workshop is open to the public and all interested parties are welcome to attend. All agenda items are for discussion only. The Planning and Zoning Commission will not take any action on any workshop agenda item.***



**Planning & Zoning Commission
Meeting Agenda
City of Parkville, Missouri
Tuesday December 9, 2014 at 5:30 p.m.
City Hall Boardroom**

1. Call to Order
2. Roll Call
3. General Business
 - A. Approve the Agenda.
 - B. Approve the minutes from the November 13, 2014 planning and Zoning Commission regular meeting.
 - C. Approve the minutes from the November 13, 2014 Special Workshop Meeting.
4. Public Hearing
 - A. Application to amend Parkville Municipal Code Chapter 475 to rename the chapter "Supplementary Regulations for All Districts" and to add a new Section 475.040 titled "Storage and Display Regulations" regulating items and materials stored or displayed outside of fully enclosed structures, and to amend Parkville Municipal Code Section 400.030 to define associated terms including accessory storage, open storage, storage, building materials, construction materials, outdoor display, outdoor display area and other related terms not previously defined. Case PZ14-32, City of Parkville, applicant
5. Regular Business

None
6. Unfinished Business

None
7. Other Business
 - A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, December 2nd and Tuesday, December 16th at 7:00 pm
 - Planning & Zoning Commission Regular meeting Tuesday, January 13, 2015 at 5:30 pm
 - Note: City Hall Closed Christmas Day December 25, 2014 and New Year's Day January 1, 2015. Other closing, if any, to be posted.
8. Adjournment