



**Planning & Zoning Commission  
Meeting Agenda  
City of Parkville, Missouri  
Tuesday February 10, 2015 at 5:30 p.m.  
City Hall Boardroom**

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Agenda.
  - B. Introduce newly appointed Commissioner Doug Wylie
  - C. Approve the minutes from the December 9, 2014 planning and Zoning Commission regular meeting.
4. Public Hearing
  - A. Application to amend Parkville Municipal Code Chapter 404, Floodplain Management, to amend the existing floodplain management regulations, including the adoption of new Flood Insurance Rate Maps and the corresponding Flood Insurance Study. Case PZ15-05, City of Parkville, applicant
  - B. An application to rezone a 3.259 acre site containing and existing communications tower located at 15510 Highway FF, Parkville, Missouri 64152, also known as Platte County Parcel # 20-9.0-31-000-000-002.002, from County "AG" Agriculture to City "I-2" Light Industrial or other more restrictive City district. Case PZ15-04, BMW Towers, LLC, owner
  - C. An application for a conditional use permit for modification of an existing cell tower on 3.259 acres located at 15510 Highway FF, Parkville, Missouri 64152, also known as Platte County Parcel # 20-9.0-31-000-000-002.002. Case PZ15-01, BMW Towers, LLC, owner
5. Regular Business
  - A. Consider a draft RFP for professional services to review and rewrite Parkville Municipal Code, Title IV, *Zoning Regulations* and Chapter 505, *Subdivisions* (subdivision regulations). City of Parkville, Community Development Department
6. Unfinished Business
7. Other Business
  - A. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, February 17 and Tuesday, March 3, 2015 at 7:00 pm
    - Planning & Zoning Commission Regular meeting Tuesday, March 10, 2015 at 5:30 pm
8. Adjournment



**Planning & Zoning Commission  
Meeting Agenda  
City of Parkville, Missouri  
Tuesday March 10, 2015 at 5:30 pm  
City Hall Boardroom**

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Agenda.
  - B. Approve the minutes from the February 10, 2014 planning and Zoning Commission regular meeting.
4. Public Hearing
  - A. **Application to rezone 5.02 acres, more or less, located on the east side of 9 Highway east of Clark Avenue, from “B-4” Planned Business District to “R-4” Multiple-Family Residential District.** Case PZ15-02, KGH Building Group LLC, applicant on behalf of SKG, LLC owners
5. Regular Business
  - A. **Application for site plan approval for the Lake Point Lodge - an apartment building, club house and associated improvements all on 6.25 acres, more or less.** Case PZ15-03, KGH Building Group LLC, applicant on behalf of SKG, LLC owners.
6. Unfinished Business
7. Other Business
  - A. Upcoming meetings & dates of importance:
    - Planning & Zoning Commission work session, Tuesday, March 10, 2015, immediately following the regular meeting but not sooner than 6:30 pm
    - Board of Aldermen Meetings: Tuesday, March 17 and Tuesday, April 7, 2015 at 7:00 pm
    - Planning & Zoning Commission special meeting, Tuesday, March 31, 2015 at 5:30 pm
    - Planning & Zoning Commission regular meeting Tuesday, April 14, 2015 at 5:30 pm
8. Adjournment



**Planning & Zoning Commission**  
**Meeting Agenda**  
**City of Parkville, Missouri**  
Tuesday March 31, 2015 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 February 10, 2014 planning and Zoning Commission regular meeting.
4. Public Hearing
  - A. **Application to rezone 5.02 acres, more or less, located on the east side of 9 Highway east of Clark Avenue, from “B-4” Planned Business District to “R-5” Planned Multi-Family Residential District.** Case PZ15-02, KGH Building Group LLC, applicant on behalf of SKG, LLC owners
  - B. **Application for site plan approval for the Lake Point Lodge - an apartment building, club house and associated improvements all on 6.25 acres, more or less.** Case PZ15-03, KGH Building Group LLC, applicant on behalf of SKG, LLC owners
5. Regular Business
  - A. **Application for a Planned District Development permit for exterior modifications in the Old Town District.** Case PZ15-08, Kori Jenkins, Owner, Chaos Boutique.
6. Unfinished Business
7. Other Business
  - A. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, April 7 and Tuesday, April 21, 2015 at 7:00 pm
    - Planning & Zoning Commission Regular meeting Tuesday, April 14, 2015 at 5:30 pm
8. Adjournment



**Planning & Zoning Commission  
Meeting Agenda  
City of Parkville, Missouri  
Tuesday April 14, 2015 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 March 31, 2014 Planning and Zoning Commission special meeting.
4. Public Hearing
  - A. Application to rezone 2.653 acres, more or less, located at the SE corner of 45 and 9 Highway, from "B-4" Planned Business District for a shopping center to "B-4" Planned Business District. Case PZ15-07, Quick Trip Corporation, applicant.
5. Regular Business
  - A. None
6. Unfinished Business
7. Other Business
  - A. Upcoming meetings & dates of importance:
    - Planning & Zoning Commission work session, Tuesday, April 14, 2015, immediately following the regular meeting but not sooner than 6:30 pm
    - Board of Aldermen Meetings: Tuesday, April 21 and Tuesday, May 5, 2015 at 7:00 pm
    - Planning & Zoning Commission Regular meeting Tuesday, May 12, 2015 at 5:30 pm
8. Adjournment



**Planning & Zoning Commission  
Meeting Agenda  
City of Parkville, Missouri  
Tuesday April 28, 2015 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 March 31, 2014 Planning and Zoning Commission special meeting.
4. Public Hearing
  - A. Application to rezone 2.653 acres, more or less, located at the SE corner of 45 and 9 Highway, from "B-4" Planned Business District for a shopping center to "B-4" Planned Business District. Case PZ15-07, Quick Trip Corporation, applicant.
5. Regular Business
  - A. Application for a preliminary development plan for a Quick Trip gas and convenience store on 2.653 acres zoned "B-4" Planned Business District and located at the SE corner of 45 and 9 Highway. Case PZ15-10, Quick Trip Corporation, applicant.
6. Unfinished Business
7. Other Business
  - A. Upcoming meetings & dates of importance:
    - Planning & Zoning Commission work session, Tuesday, May 12, 2015, immediately following the regular meeting but not sooner than 6:30 pm
    - Board of Aldermen Meetings: Tuesday, May 5 and Tuesday, May 19, 2015 at 7:00 pm
    - Planning & Zoning Commission Regular meeting Tuesday, May 12, 2015 at 5:30 pm
8. Adjournment



**Planning & Zoning Commission  
Meeting Agenda  
City of Parkville, Missouri  
Tuesday May 12, 2015 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 April 14, 2015 Planning and Zoning Commission Work Session and the April 28, 2015 Planning and Zoning Commission meeting.
4. Public Hearing
  - A. An application for Bella Vista at the National apartments, a preliminary development plan in an "R-5" Planned Multi-Family Residential District. Case PZ15-11, J3-Pandi, LLC, applicant
  - B. An application for Townhomes at the National 3rd, an amended final development plan in an "R-5" Planned Multi-Family Residential District. Case PZ15-13, Continental Consulting Engineers, Inc on behalf of Five Star Lifestyles, owners
5. Regular Business
  - A. An application for the Final Plat, Townhomes at the National – 3<sup>rd</sup> Plat, a Replat of Lots 6 through 12 and Tracts C and D, Townhomes at the National 1<sup>st</sup> Plat. Case PZ15-12, Continental Consulting Engineers, Inc. on behalf of Five Star Lifestyles, owners
6. Unfinished Business
7. Other Business
  - A. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, May 19 and Tuesday, June 2, 2015 at 7:00 pm
    - Planning & Zoning Commission Regular meeting Tuesday, June 9, 2015 at 5:30 pm
    - The Tuesday, July 14, 2015 meeting has been canceled. If applications are received for that meeting an alternative date will be scheduled.
8. Adjournment



**Planning & Zoning Commission  
Meeting Agenda  
City of Parkville, Missouri  
Tuesday June 09, 2015 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 May 12, 2015 Planning and Zoning Commission meeting
4. Public Hearings
  - A. An application to rezone two parcels containing 43.3 acres, more or less, located east of the southeast corner of the intersection of Brink-Myer Road (north/south alignment) with Brink-Myer Road (east/west alignment) from County "AG" Agricultural District to Parkville "R-3" Single-Family Residential District. Case PZ15-18; David Barth, Forest Park Development Company of Kansas City, LLC.
  - B. An application to rezone two parcels containing 75.08 acres, more or less, located approximately ¼ mile south of 45-Highway immediately west of and abutting I-435, from County "AG" Agricultural District to City "R-1" Single-Family Residential District. Case PZ15-17; Stephen and Karla Hall, owners.
  - C. An application to amend Parkville Municipal Code Section 442.050, *Design Guidelines*, to amend subsection 2 to clarify the regulation of architectural styles, design features, building materials and to add a new subsection 13 to clarify regulation of paint colors in in the "OTD" Old Town District. Case PZ15-19. City of Parkville Community Development Department.
5. Regular Business
  - A. An application for a preliminary plat of Thousand Oaks West, 34 single-family units on 43.29 acres. Case PZ15-14; David Barth, Forest Park Development Company of Kansas City, LLC.
  - B. An application for modification of a structure at 303 Main Street in the "OTD" Old Town District. Case PZ15-20; Joe Willhoite, owner
6. Unfinished Business

None
7. Other Business
  - A. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, June 16, 2015 and Tuesday, July 07, 2015 at 7:00 pm
    - The Tuesday, July 14, 2015 Planning & Zoning Commission meeting has been canceled. If applications are received for that meeting, an alternate date will be scheduled.
8. Adjournment



**Planning & Zoning Commission  
Meeting Agenda  
City of Parkville, Missouri  
Tuesday August 11, 2015 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 August 11, 2015 Planning and Zoning Commission meeting.
4. Public Hearing
  - A. An application to rezone all or a portion of 12398 NW Highway FF, Parkville, Missouri 64152, containing 29.1 acres, more or less, from County "PI" Planned Industrial District to "PLCD" Parkland and Conservation District. Case PZ15-25, City of Parkville, applicant.
5. Regular Business
  - A. Discussion of potential text amendment to Chapter 442, "OTD" Old Town District to restrict ground floor uses on Main Street between the railroad tracks to the south and 2<sup>nd</sup> Street to the north. Case PZ15-26.
5. Unfinished Business
6. Other Business
  - A. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, August 18, 2015 and Tuesday, September 01, 2015 at 7:00 pm.
    - Planning & Zoning Commission Regular meeting Tuesday, September 08, 2015 at 5:30 pm.
7. Adjournment



**Planning & Zoning Commission  
Meeting Agenda  
City of Parkville, Missouri  
Tuesday, September 8, 2015 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 August 11, 2015 Planning and Zoning Commission meeting.
4. Public Hearing
  - A. Application for a text amendment to Chapter 442, "OTD" Old Town District to restrict ground floor uses on Main Street between the railroad tracks to the south and 2nd Street to the north. Case PZ15-26, City of Parkville, applicant.
5. Regular Business
  - A. Application for the Preliminary Plat of Cider Mill Ridge – 6<sup>th</sup> in an "R-2" Single-Family Residential District. Case PZ15-30, FiveStar Lifestyles, applicant.
6. Unfinished Business
7. Other Business
  - A. Project updates
  - B. Applications submitted for October 13, 2015 meeting:
    - Final Plat - Cider Mill Ridge 6<sup>th</sup> Plat
    - Revised Preliminary Plat for Thousand Oaks Estates
    - Final Plat - Thousand Oaks 16<sup>th</sup> Plat
    - Final Plat - Thousand Oaks 19<sup>th</sup> Plat
  - C. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, September 15, 2015 and Tuesday, October 06, 2015 at 7:00 pm
    - Planning & Zoning Commission Regular meeting Tuesday, October 13, 2015 at 5:30 pm.
8. Adjournment



**Planning & Zoning Commission  
Special Meeting Agenda  
City of Parkville, Missouri**  
Monday, October 19, 2015 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 8, 2015 Planning and Zoning Commission meeting.
4. Public Hearing
5. Regular Business
  - A. Application for the Cider Mill Ridge – 6th Plat (final plat), including 20 single-family lots and one open space tract on 12.36 acres. Case PZ15-31, FiveStar Lifestyles, applicant.
  - B. An application for modification of a structure at 1 West 1st Street in the “OTD” Old Town District. Case PZ15-34, Evolytics, LLC, applicant.
6. Unfinished Business
7. Other Business
  - C. Discussion of potential text amendment to allow micro-breweries as a conditional use permit.
  - D. Update on code update project
  - E. Project updates
  - F. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, October 20, 2015 and Tuesday, November 3, 2015 at 7:00 pm.
    - Planning & Zoning Commission Regular meeting Tuesday, November 10, 2015 at 5:30 pm.
8. Adjournment



**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
**City of Parkville, Missouri**  
Tuesday, November 10, 2015 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 19, 2015 Special Planning and Zoning Commission meeting.
4. Public Hearing
  - A. Application for text amendments to Chapter 400 “General Provisions” and Chapter 470 “Supplementary Use Regulations–Conditional Uses” to allow microbreweries, microdistilleries, and microwineries. Case PZ15-33, City of Parkville Community Development Department, applicant.
5. Regular Business
6. Unfinished Business
7. Other Business
  - A. Update on code update project
  - B. Project updates
  - C. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, November 17, 2015 and Tuesday, December 1, 2015 at 7:00 pm.
    - Planning & Zoning Commission Regular meeting Tuesday, December 8, 2015 at 5:30 pm.
8. Adjournment



**Planning & Zoning Commission  
Special Meeting Agenda  
City of Parkville, Missouri  
Monday, November 30, 2015 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 10, 2015 Regular Planning and Zoning Commission meeting.
4. Public Hearing
5. Regular Business
  - A. Application for a final development plan for a QuikTrip gas and convenience store on 2.653 acres zoned "B-4" Planned Business District and located at the SE corner of 45 and 9 Highway. Case PZ15-35, QuikTrip Corporation, applicant.
6. Unfinished Business
7. Other Business
  - A. Update on code update project
  - B. Project updates
  - C. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, December 1, 2015 and Tuesday, December 15, 2015 at 7:00 pm.
    - Planning & Zoning Commission Regular Meeting: Tuesday, December 8, 2015 at 5:30 pm. We currently do not have a quorum, so this meeting may be cancelled. A special meeting may be scheduled only if necessary.
8. Adjournment