



Application #: PZ14-02  
 Date Submitted: 3-7-14  
 Public Hearing: 4-8-14  
 Date Approved: \_\_\_\_\_

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

**Application for Zoning Map Revision (Rezoning)**

**1. Applicant / Contact Information**

**Applicant(s)**

Name: J3-Pandi, LLC  
 Address: PO Box 14146  
 City, State: Parkville, MO 64152  
 Phone: 816-509-7762 Fax: \_\_\_\_\_  
 E-mail: tonyb@fivestarlifestyles.com

**Engineer / surveyor(s) preparing legal desc.**

Name: Sam Walton; TREKK Design Group  
 Address: 1441 East 104th Street Suite 105  
 City, State: Kansas City, Missouri 64131  
 Phone: 816-874-4655 Fax: \_\_\_\_\_  
 E-mail: swalton@trekkdesigngroup.com

**Owner(s), if different from applicant**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Contact Person**

Name: Tony Borchers  
 Address: PO Box 14146  
 City, State: Parkville, MO 64152  
 Phone: 816-509-7762 Fax: \_\_\_\_\_  
 E-mail: tonyb@fivestarlifestyles.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that rezoning in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

**Applicant's Signature (Required)** [Signature] Director of Development Date: 3/7/14  
**Property Owner's Signature (Required)** [Signature] Director of Development Date: 3/7/14

**2. Property Information**

Legal description: Attach a separate sheet with complete writing and graphical legal description of the subject property.

Property address or general description of location: Please see attached Exhibits A & B

Parcel ID Number: \_\_\_\_\_

Present zoning: County R-25 Proposed zoning: B-4; Planned Business

Present use of the property: 10316 is being used office and storage for The National.

The remaining parcels are vacant

Length of use: 10 years

**3. Neighboring land uses and zoning**

Describe the existing land use and zoning on the surrounding properties:

<u>Existing Land Use</u>	<u>Existing Zoning</u>
North: <u>Private golf course and clubhouse</u>	<u>R-2 CUP and B-4</u>
South: <u>State Highway 45 (Tom Watson Parkway)</u> <u>dental office, SPFD station and undeveloped B-4</u>	<u>B-4</u>
East: <u>Two single family residences zoned County</u> <u>R-25. Further east is North National Drive</u>	<u>R-25 &amp; B-4</u>
West: <u>Private golf course and related golf</u> <u>maintenance facility</u>	<u>R-2 CUP &amp; B-4</u>

Attach a summary of the general character of the surrounding properties, the effects of the proposed rezoning on nearby property, the suitability of the site for development under the current zoning, adequacy of area roads, public utilities and public services necessary to serve development permitted in the proposed zoning district, consistency of the proposed zoning with the City's adopted Master Plan, and any other relevant information relating to this rezoning request.

**4. Checklist of required submittals**

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$300.00. Applicant will be billed to recover costs for required publication and certified notice to adjacent property owners.
- Complete written and graphical legal description of subject property in paper and electronic formats, and 8.5" x 11" area map showing the subject property and surrounding major features including roads.
- List of names and addresses of all property owners within 185' of the property to be rezoned (certified or as obtained from the Platte County Assessors Office and verified in the Platte County Recorder's Office.
- If proposed rezoning is for a "planned" district (i.e. R-5, B-4, B-P, OTD, Community Unit Plan), a complete site plan/development plan including all features as required by Municipal Code.
- Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

**For City Use Only**

Application accepted as complete by: SEAN ACKERSON / ASSIST CITY ADMIN 3-7-14  
Name/Title Date

Application fee payment:  Check # 4550  M.O.  Cash  
 Final reimbursable costs paid (if applicable). Date of Action: 3/11/14 [Signature]

Planning Commission Action:  Approved  Approved with Conditions  Denied Date of Action: \_\_\_\_\_  
Conditions if any: \_\_\_\_\_

Board of Aldermen Action:  Approved  Approved with Conditions  Denied Date of Action: \_\_\_\_\_  
Conditions if any: \_\_\_\_\_

**EXHIBIT A**  
**Property Description**

All those portions of the following properties containing 2.52 acres more or less (combined), which have not previously been rezoned "B-4" Planned Business District. "Parcel #" when used below, shall reference the Platte County Assessor's parcel number.

Address: 10806 Highway 45  
Parcel #: 20-8.0-27-100-001-011-000  
Acres: 0.36, more or less

Address: 10804 Highway 45  
Parcel #: 20-8.0-27-100-001-012-000  
Acres: 0.67, more or less

Address: 10808 Highway 45  
Parcel #: 20-8.0-27-100-001-013-000  
Acres: 1.1, more or less

Address: 10316 Highway 45  
Parcel #: 20-8.0-27-100-001-005-000  
Acres: 0.39, more or less

**EXHIBIT B**  
**General location of subject parcels**





March 20, 2014

**RE: Notice of Public Hearing – 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**

Dear Property Owner:

The Planning and Zoning Commission of Parkville, Missouri will hold a public hearing on Tuesday, April 8, 2014 at 5:30 pm in the Boardroom at Parkville City Hall, 8880 Clark Avenue, Parkville, Missouri 64152, to consider an 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. Said property is generally located north of 45 Highway, west of the roundabout at National Drive and 45 Highway and is described as follows (see also attached map):

- 10806 Highway 45 aka Platte County Assessor’s parcel # 20-8.0-27-100-001-011-000, containing 0.36 acres, more or less; and
- 10804 Highway 45 aka Platte County Assessor’s parcel # 20-8.0-27-100-001-012-000, containing 0.67 acres, more or less; and
- 10808 Highway 45 aka Platte County Assessor’s parcel # 20-8.0-27-100-001-013-000, containing 1.1 acres, more or less; and
- 10316 Highway 45 aka Platte County Assessor’s parcel # 20-8.0-27-100-001-005-000, containing 0.39 acres, more or less.

A copy of the proposed rezoning application and supporting documents may be viewed online at [www.parkvillemo.gov/departments/community-development-department](http://www.parkvillemo.gov/departments/community-development-department) or at Parkville City Hall (see address above). A copy of the Parkville Municipal Code, including the “B-4” Planned Business District regulations may also be viewed at Parkville City Hall or online at [www.ecode360.com/PA3395](http://www.ecode360.com/PA3395).

As an owner of property within 185 feet of the subject property, you are being notified of these hearings as required by the City of Parkville Municipal Code and State statutes. The meeting is open to the public and you and all interested parties are welcome to attend and express opinions before the Planning and Zoning Commission during the public hearings. In addition, you are welcome to submit written comments to be distributed to the Planning and Zoning Commission prior to the meeting. Written comments must be received by the Community Development Department on or before 5:00 p.m. Thursday, April 3, 2014 to be included in the Commission’s materials for consideration prior to the meeting. Comments may be mailed to 8880 Clark Avenue, Parkville, MO, 64152, faxed to 816-741-0013 or emailed to [sackerson@parkvillemo.gov](mailto:sackerson@parkvillemo.gov). Comments received after that date will be handed out the night of the meeting.

Following consideration of the proposed rezoning and conditional use permit, the Planning and Zoning Commission will recommend action to the Board of Aldermen or postpone the application for further consideration. Unless postpone or withdrawn by the applicant, the Board of Aldermen will take final action on these applications at their regularly scheduled meeting on Tuesday, April 15, 2014 at 7:00 p.m.

Notice of Public Hearing  
March 18, 2014  
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For additional questions, please call the Community Development Department at 816-741-7676.

Sincerely,

**CITY OF PARKVILLE**



Sean Ackerson, AICP  
Assistant City Administrator /  
Community Development Director

Enclosure

CC: Parkville Planning and Zoning Commission  
Parkville Board of Aldermen  
Lauren Palmer, Parkville City Administrator