



Public Hearing Summary For 3-31-15 Hearing

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.

The application proposes to rezone three parcels containing 5.02 acres, more or less, from “B-4” Planned Business District to “R-5” Planned Multi-Family Residential District. This application replaces a prior application proposed to rezone the same property to “R-4” Multiple-Family Residential District.

The property is located on the east side of 9 Highway, east of the Clark Avenue (east of Mosaic, the Global Orphan Project, Craig Marshal Dental building and the Southern Platte County Community Center / YMCA) and is specifically identified as Platte County parcel numbers: 20-7.0-26-100-003-012.001, 20-7.0-26-100-003-012.002 and 20-7.0-26-100-003-013.000. The property is also identified as Lots 1 and 2 of the Final Plat, Lake Pointe Professional Center, a part of the northeast ¼, Section 26, Township 51 North, Range 34 West, Parkville, Platte County, Missouri. The subject property is shown below and may also be viewed online using the Platte County GIS map viewer at <http://maps.co.platte.mo.us/>. Enter the parcel number in the address field or zoom to the proposed area using the general location description above.



The rezoning is proposed in conjunction with Case PZ15-03, a site plan application proposing a multi-story, 50-unit apartment building, a separate clubhouse and pool, a monument sign, parking in attached garages, carports and uncovered stalls, landscaping / screening and other proposed improvements. The subject property was previously approved for development of the

“Lake Pointe Professional Center” which included two office buildings and associated improvements. Although approved the office buildings were never developed.

A public hearing to discuss the proposed rezoning will be held on Tuesday, March 31, 2015 at 5:30 pm in the Parkville City Hall Boardroom at 8880 Clark Avenue, Parkville, MO 64152. The hearing is open to the public and all interested parties are welcome to attend and express opinions before the Planning and Zoning Commission during the hearing.

Following consideration of the proposed rezoning, the Planning and Zoning Commission will forward their recommendation to the Board of Aldermen. Unless postponed, the Board will consider the application at their regularly scheduled meeting on Tuesday, April 21, 2015 at 7:00 pm.

For additional questions please contact the Parkville Community Development Department at 816-741-7676.

Attachments:

1. Application for Zoning Map Revisions (Rezoning)
2. Area map submitted by applicant

Associated Applications:

1. Case PZ15-03 - Application for Site Plan / Development Plan

Additional resources available as a separate download at <http://parkvillemo.gov/public-hearings/>:

1. Revised Micro Stormwater Drainage Study
2. Revised Traffic Impact Study

Additional online resources:

1. Application for Public Hearing Summary for the associated Site Plan application for the Lake Pointe Lodge apartment building - <http://parkvillemo.gov/public-hearings/>
2. “R-5” Planned Multi-Family Residential District Regulations -
3. “B-4” Planned Business District Regulations - <http://ecode360.com/27901710>
4. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
5. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
6. Platte County GIS map viewer - <http://maps.co.platte.mo.us/>



Application #: PZ15-02
 Date Submitted: Jan 29, 15 REV. March 31, 2015
 Public Hearing: March 10, 15 March 31, 2015
 Date Approved: _____

CITY OF PARKVILLE • 8980 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: KBH BUILDING GROUP, LLC
 Address: 6610 ROYAL STREET
 City, State: PLEASANT VALLEY MO 64088
 Phone: 816 407-7510 Fax: 816 407-7515
 E-mail: KEVIN@KEVINGREENMAN.COM

Owner(s), if different from applicant

Name: SKG LLC
 Address: 6610 ROYAL STREET
 City, State: PLEASANT VALLEY MO 64088
 Phone: 816 407-7510 Fax: 816 407-7515
 E-mail: KUGREEN@YAHOO.COM

Engineer / surveyor(s) preparing legal desc.

Name: OLSSON & ASSOCIATES
 Address: 1251 NW BRIMCOTE TRAILWAY
 City, State: SALE 50 KANSAS CITY MO 64116
 Phone: 816-301-1171 Fax: 816-
 E-mail: _____

Contact Person

Name: DAVID EICKMAN
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: DEICKMAN@OLSSONASSOCIATES.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] Date: 1/29/2015
 Property Owner's Signature (Required) [Signature] Date: 1/29/2015

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: INTERSECTION OF CLARK & 9 HIGHWAY

Parcel ID Number: 20-7.0-26-100-003-012.001, 20-7.0-26-100-003-12.002, 20-7.0-26-100-003-13.00
 Present zoning: B-4 Proposed zoning: "R-5" Planned Multi-Family Residential District
 Present use of the property: VACANT

Length of use: 12 YEARS

NSPJ

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>RESIDENTIAL NEIGHBORHOOD + PARKLAND</u>	<u>R-1</u>
South:	<u>MIXED USE RESIDENTIAL NEIGHBORHOOD</u>	<u>B-1</u>
East:	<u>RESIDENTIAL NEIGHBORHOOD</u>	<u>R-1</u>
West:	<u>GENERAL COMMERCIAL + RESIDENTIAL NEIGHBORHOOD</u>	<u>B-4 R-1</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 / Com. Dev. Dir Revised 3-315
2-6-15
Date

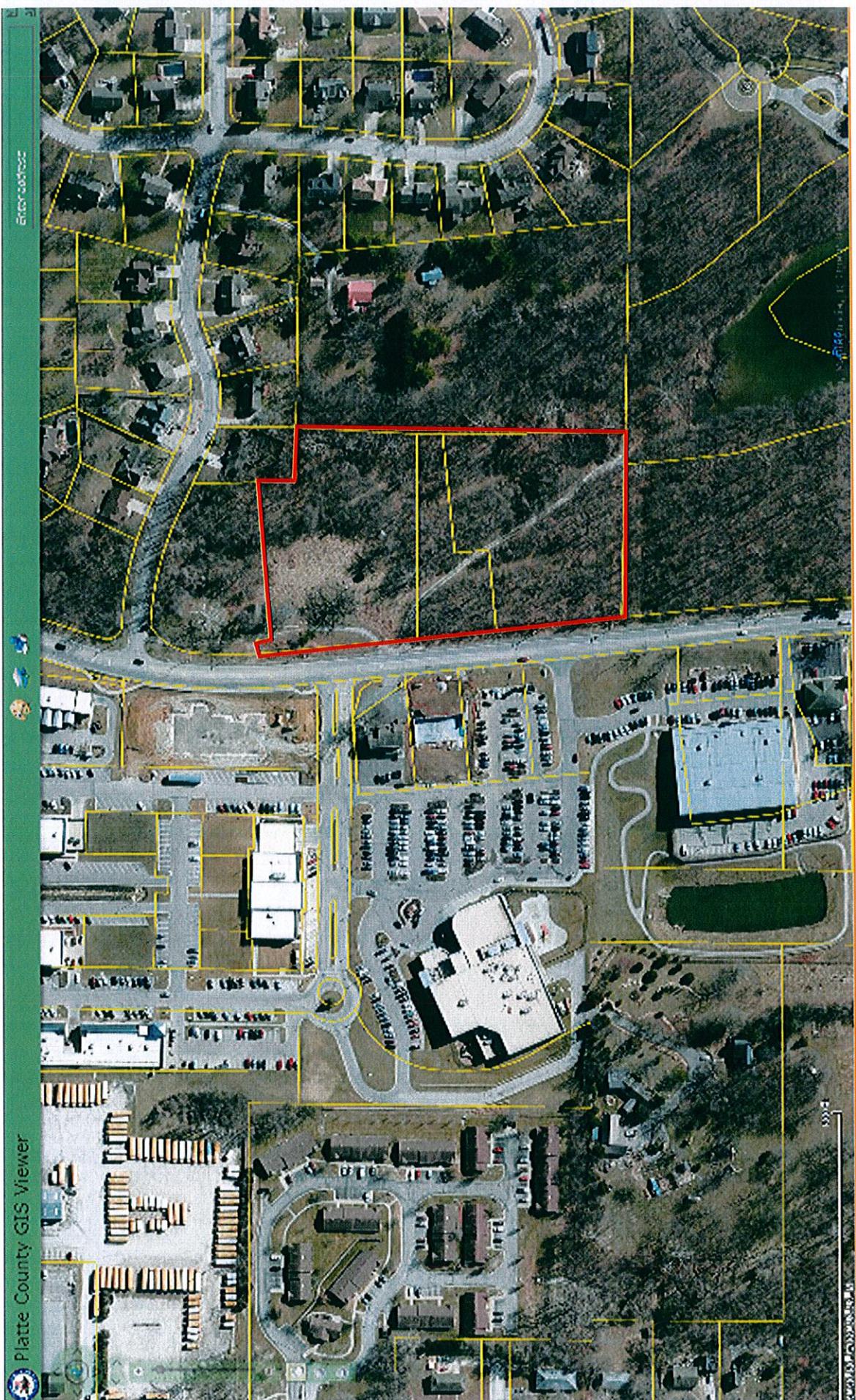
Application fee payment: Check # 27952 M.O. Cash From NSPJ ARCHITECTS \$300.00
 Final reimbursable costs paid (if applicable). Date of Action: _____

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: _____

Legal Description:

Lots 1 and 2 of the Lake Pointe Professional Centre Subdivision located in the northeast quarter of Section 26, Township 51 North, Range 34 West in Parkville, Platte County, Missouri.



AREA MAP

City of Parkville
FILE COPY
Case #: PZ 15-02