



Public Hearing Summary For 4-28-15 Hearing

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. Cases PZ15-07, Quick Trip Corporation, applicant.

The application proposes 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. The property includes all of Platte County Parcel numbers 20-7.0-26-100-001-003.000, 20-7.0-26-100-001-004.000 and 20-7.0-26-100-001-005.000 and all but the southern 41.40 feet of parcel number 20-7.0-26-100-001-006.000. These parcel numbers 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.

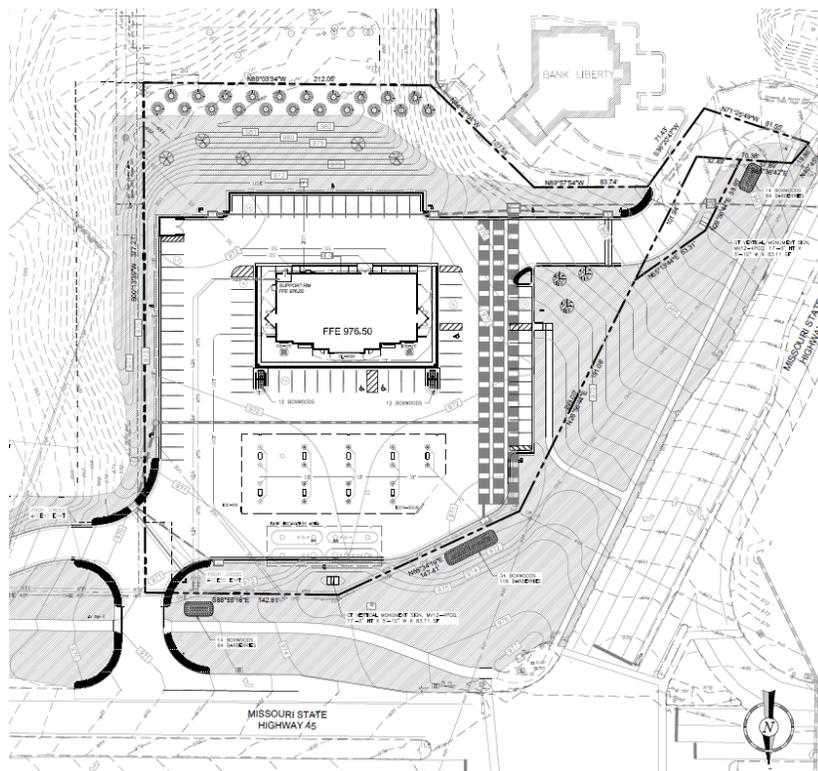
The subject property is also depicted and legally described below.



The property is legally described as follows: A tract of land in the Northeast Quarter of Section 26, Township 51, Range 34 of the 5th Principal Meridian in the City of Parkville, Platte County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 00°13'39" West, along the East line of said Northeast Quarter, 672.60 feet to the Northeast corner of Lot 1, “Pincrest - Third Plat”, a subdivision of land in said Parkville, Missouri; thence North 89°01'46" West, along the North line of said “Pincrest - Third Plat” and along the North line of “Amended Plat of Pincrest”, a subdivision of land in said Parkville, Missouri, 513.70 feet; thence North 00°13'39" East, 156.74 feet to the Point of Beginning of the tract of land to be herein described: thence North 89°03'34" West, 212.05 feet

to an angle point on the Easterly line of "Farley State Bank", a subdivision of land in said Parkville, Missouri; thence North 44°57'54" West, along the Northeasterly line of said plat, 107.58 feet; thence North 89°57'54" West, along the Northerly line of said plat, 83.74 feet; thence South 36°20'47" West, along the Northerly line of said plat, 71.43 feet; thence North 71°25'49" West, along the Northerly line of said plat, 81.55 feet to the Easterly right of way line of Missouri State Highway No. 9 as now established; thence North 40°45'38" East, along said Easterly right of way line, 19.86 feet; thence South 85°36'42" East, along said Easterly right of way line, 70.38 feet; thence North 26°56'44" East, along said Easterly right of way line, 293.00 feet; thence North 65°34'19" East, along said Easterly right of way line, 147.41 feet; thence South 88°55'16" East, along the Southerly right of way line of Missouri State Highway No. 45 as now established, 142.81 feet; thence South 00°13'39" West, 377.21 feet to the Point of Beginning. Tract contains 115,574 square feet or 2.653 acres more or less.

The application is proposed in conjunction with a Site plan for development of a single-story QT convenience store with fuel service. This application replaces a prior application for a QT and McDonalds on the site (the prior application has been repealed).



Proposed site play layout (see enclosed for additional details).

Copies of the proposed rezoning and site plan applications, full site plan set (including site plan, floor layouts, building elevations, grading and utility plan, stormwater management plan and landscaping plans) and other supporting documents may be viewed online at www.parkvillemo.gov/public-hearings or can be viewed at Parkville City Hall (see address above).

A public hearing to discuss the proposed rezoning will be held on Tuesday, April 28, 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.

In addition, you are welcome to submit written comments to be distributed to the Planning and Zoning Commission. Written comments must be received by the Community Development Department on or before 5:00 p.m. Wednesday, April 22, 2015 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. Comments received after that date will be handed out the night of the meeting.

Following consideration of the proposed rezoning and site plan applications, the Planning and Zoning Commission will recommend action to the Board of Aldermen or postpone the application for further consideration. Unless postponed or withdrawn by the applicant, the Board of Aldermen will consider final action on these applications at their regularly scheduled meeting on Tuesday, May 5, 2015 at 7:00 p.m.

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

Attachments:

1. Legal Description

Associated Applications:

1. Case PZ15-10 - Application for Planned District Development Permit

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

1. Preliminary Development Plan set (11 sheets)
2. Sign Plan drawing set (5 sheets)
3. Preliminary Stormwater Drainage Report, Quick Trip Store #0189
4. Traffic Impact Study, Quick Trip Store #0189

Additional online resources:

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