



## Public Hearing Summary For June 9, 2015 Hearing

**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.**

The Planning and Zoning Commission of Parkville, Missouri will hold a public hearing on Tuesday, June 9, 2015 at 5:30 pm in the Boardroom at Parkville City Hall, 8880 Clark Avenue, Parkville, Missouri 64152, to consider an application to rezone 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.

The property contains two parcels - Platte County parcel numbers 20-4.0-19-000-000-014.000 and 20-4.0-19-000-000-037.000. A full legal description is attached. The property is shown below and may also be viewed in more detail 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 location description above.



This property retained its County “AG” zoning designation after being annexed into Parkville and has not since been rezoned. The owners desire to construct a farm building and future single-family home on the property, requiring the property to be rezoned to a Parkville zoning district. The City’s closest equivalent to the County “AG” zoning is “R-1” Single-Family Residential District, the City’s most restrictive zoning district. This district allows farm and garden uses, single-family dwellings and other permitted uses, subject to specific requirements. See Parkville Municipal Code, Title IV, Chapter 410, “R-1” Single-Family Residential District Regulations, for additional details (online at <http://ecode360.com/27901196>).

A public hearing to discuss the proposed rezoning will be held on Tuesday, June 9, 2015 at 5:30 pm in the Parkville City Hall Boardroom at 8880 Clark Avenue, Parkville, MO 64152. The public 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 public hearings. Written comments received by the Community Development Department on or before 5:00 p.m. Wednesday, June 3, 2015 will be distributed to the Planning and Zoning Commission 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, 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, June 16, 2015 at 7:00 p.m.

For questions, please call the Parkville Community Development Department at 816-741-7676.

Attachments:

1. Application for Zoning Map Revisions (Rezoning)
2. Legal description of properties to be rezoned
3. Area map submitted by applicant

Additional online resources:

1. "R-1" Planned Single-Family Residential District Regulations - <http://ecode360.com/27901196>
2. Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
3. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
4. Platte County GIS map viewer - <http://maps.co.platte.mo.us/>