

Public Hearing Summary For June 9, 2015 Hearing

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), west of Thousand Oaks 10th and 11th Plats and north of Thousand Oaks 12th Plat, from County “AG” Agricultural District to Parkville “R-3” Single-Family Residential District. Cases PZ15-18, Forest Park Development Co. of KC, LLC, applicant.

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 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), west of Thousand Oaks 10th and 11th Plats and north of Thousand Oaks 12th Plat, from County “AG” Agricultural District to Parkville “R-3” Single-Family Residential District.

The property contains two parcels - Platte County parcel numbers 20-4.0-19-000-000-005.000 and 20-4.0-19-000-000-006.000. 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 applicant desires to subdivide the property for single-family homes, requiring the property to be rezoned to a City zoning district. The applicant proposes to rezone the property to Parkville’s “R-3” Single-Family Residential District. The proposed R-3 zoning allows single-family dwellings and other permitted uses, subject to specific requirements.

See Parkville Municipal Code, Title IV, Chapter 420, "*R-3*" *Single-Family Residential District Regulations*, for additional details (online at <http://ecode360.com/27901234>). Other single-family properties in Parkville south of the property are also zoned R-3. The R-3 zoning is the City's closest equivalent to the County "R-7" Single-Family High Density zoning – the zoning for single family homes in Thousand Oaks east of the property.

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

Additional online resources:

1. "*R-3*" *Single-Family Residential District Regulations* - <http://ecode360.com/27901234>
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/>