



Public Hearing Summary

March 13, 2018 Hearing at Parkville City Hall

A request to consider an Application for Zoning Map Amendment to rezone six parcels containing 2.64 acres, more or less, generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6th Street in Parkville, Missouri from “P-EC” Planned Educational Campus District and “OTD” Old Town District to “B-2-P” General Business District, in conjunction with an Application for Preliminary Development Plan for Six At Park, a planned 52,000 square foot class-A office building, public parking lot and associated improvements. Case No. PZ18-02B and Case No. PZ18-02C, Foutch Brothers, applicant.

The application proposes to rezone six parcels of land (2.63 acres, more or less) generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6th St., from “P-EC” Planned Educational Campus District and “OTD” Old Town District to “B-2-P” General Business District. The subject parcels currently zoned “P-EC” are #20-7.0-35-100-027-002.000, 20-7.0-35-100-027-003.000, and 20-7.0-35-100-027-011.000. The subject parcels currently zoned “OTD” are #20-7.0-35-100-027-004.000, 20-7.0-35-100-027-005.000, and 20-7.0-35-100-027-005.001. The northernmost portion of the subject property area is the location of the former Shepard Apartments (demolished after August 7, 1998) and Masonic Lodge; and the southernmost portion of the subject property area is the location of the former Four Seasons Lawn & Landscape garden center.



Legend



Subject parcels proposed for Rezoning

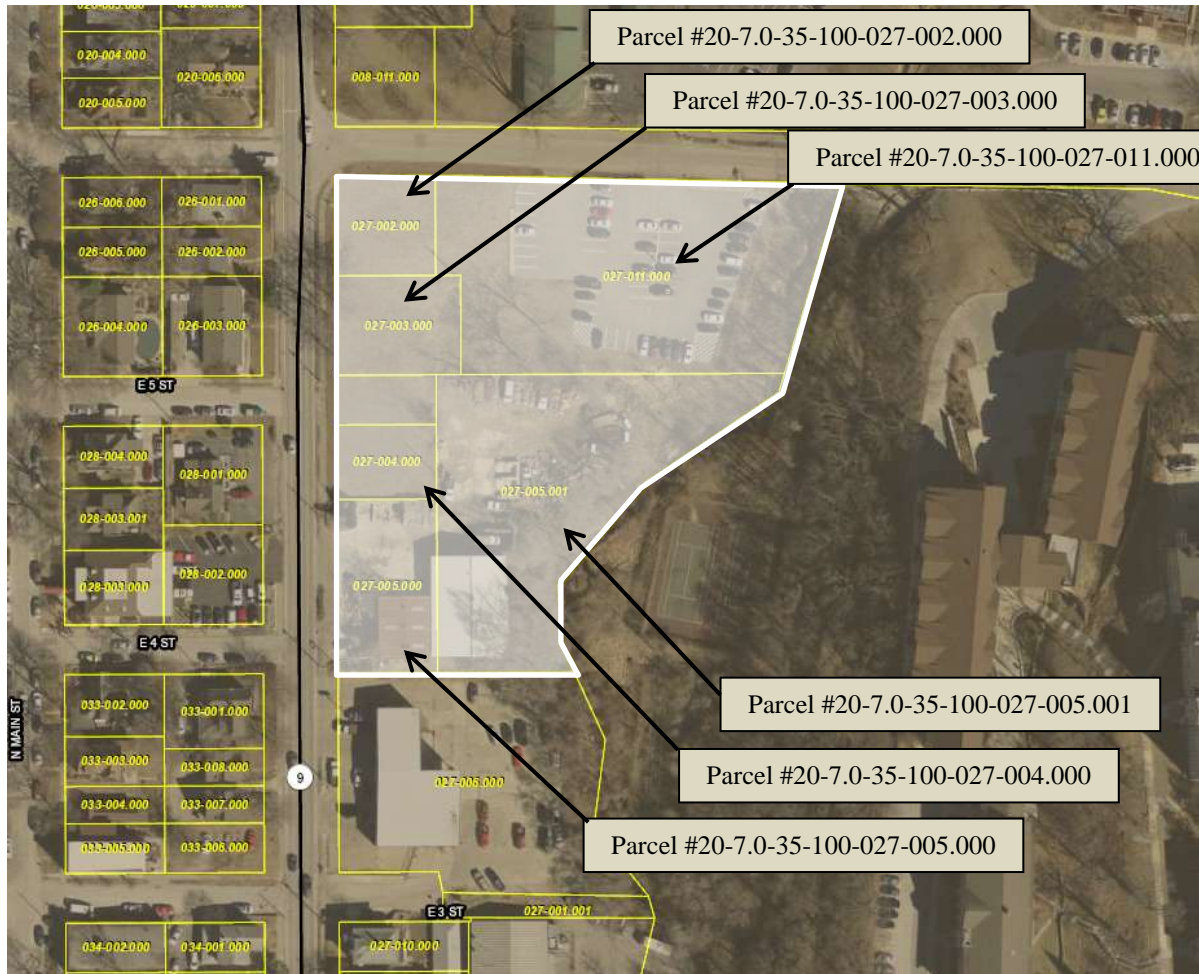


Exhibit C: Subject Area Property Map

A brief legal description is included below:

Parcel #20-7.0-35-100-027-002.000

- Brief Legal: PARKVILLE LOT 3 AND 4 BLK 20
- *A full legal description can be obtained from the Platte County Recorder of Deeds at (816) 858-3326 or at plattemo.icounty.gov*

Parcel #20-7.0-35-100-027-003.000

- Brief Legal: PARKVILLE LOTS 1 AND 2 PLUS 20 FT TO E OF LOTS 1 AND 2 BLK 20
- *A full legal description can be obtained from the Platte County Recorder of Deeds at (816) 858-3326 or at plattemo.icounty.gov*

Parcel #20-7.0-35-100-027-011.000

- Brief Legal: BEG AT NE COR OF LOT 4 BLK 11 TH E 316FT TO CENTER OF WHITE ALOE BRANCH CREEK TH SWERLY ALONG CREEK 160FT THE W 250FT TH N 80FT TH W 20FT TH N 80FT TO POB
- *A full legal description can be obtained from the Platte County Recorder of Deeds at (816) 858-3326 or at plattemo.icounty.gov*

Parcel #20-7.0-35-100-027-005.001

- Brief Legal: PARKVILLE A TR DAF: BEG SE COR OF E END VACATED 4TH TH N 240 FT TH E 290 FT (S) T
- *A full legal description can be obtained from the Platte County Recorder of Deeds at (816) 858-3326 or at plattemo.icounty.gov*

Parcel #20-7.0-35-100-027-004.000

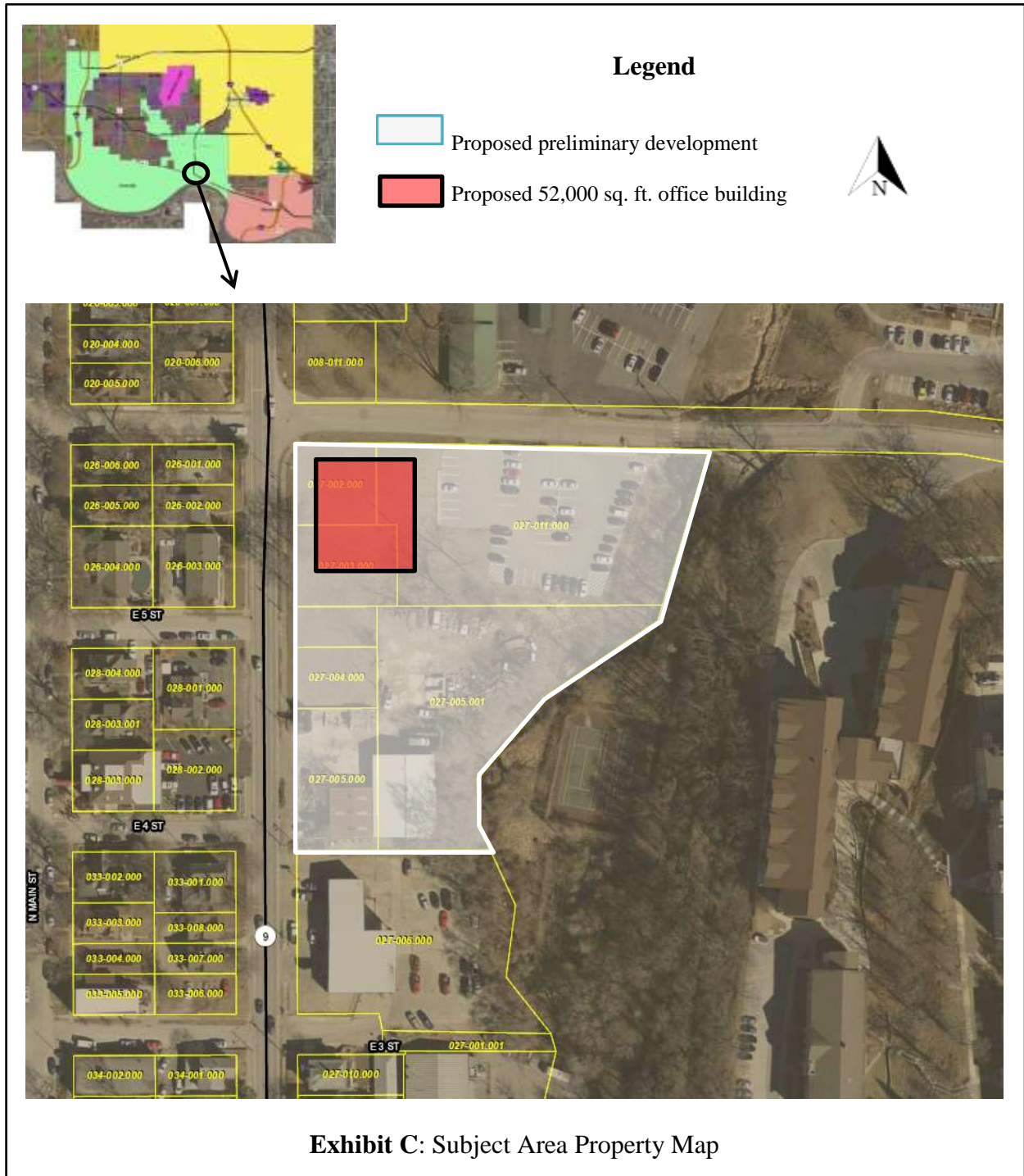
- Brief Legal: PARKVILLE N 20FT LOT 3 LOT 4 BLK 19
- *A full legal description can be obtained from the Platte County Recorder of Deeds at (816) 858-3326 or at plattemo.icounty.gov*

Parcel #20-7.0-35-100-027-005.000

- Brief Legal: PARKVILLE S 20 FT LOT 3 & LOTS 1 & 2 BLK 19
- *A full legal description can be obtained from the Platte County Recorder of Deeds at (816) 858-3326 or at plattemo.icounty.gov*

These parcels may 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 applicant proposes re-platting the the six parcels of property at the southeast corner of the intersection of MO-Hwy 9 and East 6th St. to accommodate Six At Park, a planned development consisting of a 52,000 sq. ft. class-A office building for office/service uses, and parking lot for over 120 daily users. The building will contain open lobby space, colaborative office space with an open layout, large executive offices, and conference spaces with modern technology. The development includes internal circulation, 159 parking spaces for both private and public parking, and access off of MO-Hwy 9 and East 6th St.



Copies of the Application for Zoning Map Amendment, Application for Preliminary Development Plan, associated 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 on header above).

A public hearing to discuss both applications will be held on Tuesday, March 13, 2018 at 5:30 p.m. in the Board Room at Parkville City Hall (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're 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. on Monday, March 5, 2018 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 slachky@parkvillemo.gov. Comments received after that date will be handed out with the Commission's materials at the meeting.

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