



**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
**City of Parkville, Missouri**  
Tuesday, January 10, 2017 @ 5:30pm  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Agenda.
  - B. Approve the minutes from the December 13, 2016 regular meeting of the Planning and Zoning Commission.
4. Public Hearing
  - A. None
5. Regular Business
  - A. None
6. Unfinished Business (Public Hearing)
  - A. Application for a Conditional Use Permit (CUP) for an emergency and general aviation helicopter landing facility at The Lodges At The National at the southeast corner of Birkdale Dr. and Allen Way. *Case #PZ16-13 National Helipad CUP; The National Golf Club of Kansas City, Applicant*
7. Other Business
  - A. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, January 17, 2017 at 7:00 p.m. and Tuesday, February 7, 2017 at 7:00 p.m.
    - Board of Zoning Adjustment Meeting: Tuesday, January 24, 2017 - Cancelled No Agenda Item
    - Planning & Zoning Commission Regular Meeting: Tuesday, February 14, 2017 at 5:30 p.m.
8. Adjournment



**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
**City of Parkville, Missouri**  
Tuesday, April 11, 2017 @ 5:30pm  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Agenda.
  - B. Approve the minutes from the January 10, 2017 regular meeting of the Planning and Zoning Commission.
4. Public Hearing
  - A. Application for Zoning Map Revision (Rezoning) for two parcels containing 0.68 acres, more or less, generally located at the northwest corner of the intersection of Hwy 45 and N Melody Lane, from "R-1" Single-Family Residential District to "B-4-P" Planned Business District. *Case #PZ17-02A; CBC Real Estate Group, Applicant*
  - B. Application for Preliminary Development Plan for CBC Real Estate APEX Plaza, a planned development for retail uses on five parcels of property (8.21 acres, more or less) at the APEX Plaza site generally located at the northwest corner of the intersection of Hwy 45 and N Melody Lane. *Case #PZ17-02B; CBC Real Estate Group, Applicant*
5. Regular Business
  - A. None
6. Unfinished Business
  - A. None
7. Other Business
  - A. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, April 18, 2017 at 7:00 p.m. and Tuesday, May 2, 2017 at 7:00 p.m.
    - Board of Zoning Adjustment Meeting: Tuesday, April 25, 2017 - Cancelled No Agenda Item
    - Planning & Zoning Commission Regular Meeting: Tuesday, May 9, 2017 at 5:30 p.m.
8. Adjournment



**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
**City of Parkville, Missouri**  
Tuesday, May 9, 2017 @ 5:30pm  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Agenda.
  - B. Approve the minutes from the April 11, 2017 regular meeting of the Planning and Zoning Commission.
  - C. Approve the minutes from the May 3, 2017 special meeting of the Planning and Zoning Commission.
4. Public Hearing
  - A. Application for Zoning Map Amendment for three parcels of land — #20-9.0-29-000-000-008.000 (19.02 acres, more or less), #20-9.0-29-000-000-010.001 (27.20 acres, more or less), and #20-9.0-29-000-000-012.000 (76.40 acres, more or less) — generally located at the southwest corner of Thousand Oaks Phase 13B from County “AG” Agricultural District to City “R-3” Single-Family Residential. *Case # PZ17-05A; Forest Park Development Company LLC of Kansas City, Applicant*
5. Regular Business
  - A. Application for Preliminary Plat for the Thousand Oaks – 22<sup>nd</sup> Plat, a subdivision generally located to the southwest of the Thousand Oaks – Phase 13B subdivision in western, Parkville, Mo. *Case # PZ17-05B; Forest Park Development Company LLC of Kansas City, Applicant*
6. Unfinished Business (Public Hearing)
  - A. Application for Preliminary Development Plan for CBC Real Estate APEX Plaza, a planned development for retail uses on five parcels of property (8.21 acres, more or less) at the APEX Plaza site generally located at the northwest corner of the intersection of Hwy 45 and N Melody Lane. *Case # PZ17-02B; CBC Real Estate Group, Applicant*
7. Public Hearing
  - A. Application for Zoning Map Amendment for three parcels containing 5.02 acres, more or less, located on the east side of Hwy 9 east of Clark Avenue, from “B-4-P” Planned Business District to “R-5” Multi-Family Residential. *Case # PZ17-03A; KGH Building Group, LLC, Applicant*

8. Regular Business

- A. Application for Major Site Plan for Lake Pointe Lodge, a 3-story, 46-unit apartment building, pool and associated improvements on 5.02 acres, more or less, located on the east side of Hwy 9 east of Clark Avenue. *Case # PZ17-03B; KGH Building Group, LLC, Applicant*

9. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, May 16, 2017 at 7:00 p.m. and Tuesday, June 6, 2017 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: Tuesday, May 23, 2017 - Cancelled No Agenda Item
- Planning & Zoning Commission Regular Meeting: Tuesday, June 13, 2017 at 5:30 p.m.

10. Adjournment



**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
**City of Parkville, Missouri**  
Tuesday, July 11, 2017 @ 5:30pm  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Agenda
  - B. Approve the minutes from the May 9, 2017 regular meeting of the Planning and Zoning Commission
4. Public Hearing
  - A. Application for Text Amendment to Parkville Municipal Code, Title IV, Section 405.050 Conditional Uses to allow for garden centers, landscape centers, nurseries, and related uses in residential districts. #PZ17-07A; *Heritage Landscape/ Danny Tinsley, Applicant*
5. Regular Business
  - A. None
6. Unfinished Business
  - A. None
7. Other Business
  - A. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, July 18, 2017 at 7:00 p.m. and Tuesday, August 1, 2017 at 7:00 p.m.
    - Board of Zoning Adjustment Meeting: Tuesday, July 25, 2017 - Cancelled No Agenda Item
    - Planning & Zoning Commission Regular Meeting: Tuesday, August 8, 2017 at 5:30 p.m.
8. Adjournment



**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
**City of Parkville, Missouri**  
Tuesday, September 12, 2017 @ 5:30pm  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Agenda
  - B. Approve the minutes from the July 11, 2017 regular meeting of the Planning and Zoning Commission
4. Public Hearing
  - A. Application for Zoning Map Amendment for parcel #20-4.0-18-000-000-036.000 (6.9 acres, more or less) — generally located at the southern termination of Naylor Rd, west of 435 and south of HW 152 and north of HW 45, from County “R-80” Rural Single Family District to “R-1” Single Family Residential. #PZ17-07B; *Heritage Landscape/ Danny Tinsley, Applicant*
  - B. Application for a Conditional Use Permit (CUP) to construct and operate a Landscape Center at 7900 Naylor Rd, Parkville, MO, in a City “R-1” Single-Family Residential District, on parcel #20-4.0-18-000-000-036.000 (6.9 acres, more or less) generally located at the southern termination of Naylor Rd, west of 435 and south of HW 152 and north of HW 45. #PZ17-07C; *Heritage Landscape/ Danny Tinsley, Applicant*
  - C. Request for text amendment to Parkville Municipal Code, Title IV, Section 405.010 Zoning Districts Established. #PZ17-15; *City of Parkville, Applicant*
  - D. Request to amend the Parkville Master Plan, Future Land Use map to reflect current zoning districts. #PZ17-16; *City of Parkville, Applicant*
5. Regular Business
  - A. Application for Subdivision – Preliminary Plat for Cider Mill Ridge – Seventh Plat, a subdivision (34.87 acres, more or less) generally located to the south of the Cider Mill Ridge – Third Plat subdivision in Parkville, Mo. #PZ17-06A; *FiveStar Lifestyles, LLC, Applicant*
  - B. Application for Subdivision – Final Plat for Cider Mill Ridge – Seventh Plat, a subdivision (34.87 acres, more or less) generally located to the south of the Cider Mill Ridge – Third Plat subdivision in Parkville, Mo. PZ17-06B; *FiveStar Lifestyles, LLC, Applicant*

6. Unfinished Business

A. None

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, October 3, 2017 at 7:00 p.m. and Tuesday, October 17, 2017 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: Tuesday, September 26, 2017 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, October 10, 2017 at 5:30 p.m.

8. Adjournment



**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
**City of Parkville, Missouri**  
Tuesday, October 10, 2017 @ 5:30pm  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Agenda
  - B. Approve the minutes from the September 12, 2017 regular meeting of the Planning and Zoning Commission
4. Unfinished Business
  - A. Application for Subdivision – Preliminary Plat for Cider Mill Ridge – Seventh Plat, a subdivision (34.87 acres, more or less) generally located to the south of the Cider Mill Ridge – Third Plat subdivision in Parkville, Mo. #PZ17-06A; *FiveStar Lifestyles, LLC, Applicant*
  - B. Application for Subdivision – Final Plat for Cider Mill Ridge – Seventh Plat, a subdivision (34.87 acres, more or less) generally located to the south of the Cider Mill Ridge – Third Plat subdivision in Parkville, Mo. PZ17-06B; *FiveStar Lifestyles, LLC, Applicant*
5. Public Hearing
  - A. Request for text amendment to Parkville Municipal Code, Title IV, Section 405.020 Districts & Uses, Table 405-2: Use Table, to allow *Recreation – Indoor, Limited* uses in the “OTD” Old Town District as a conditional use (C) subject to the discretionary review process in Section 403.050. #PZ17-18; *City of Parkville, Applicant*
  - B. Application for a Conditional Use Permit (CUP) to construct a Tylon T200 self-supporting SCADA communications tower at utility water well no. 7 in Platte Landing Park at 300 South Main St., Parkville, MO. #PZ17-20; *Missouri American Water Company, Applicant*
  - C. Application for a Conditional Use Permit (CUP) to allow offsite storage, staging and assemblage of heavy equipment & materials for public utility & infrastructure construction, fronting on or with reasonable access to a State or County highway on parcel #20-3.0-07-000-000-003.001 (34.66 acres, more or less), generally located at the northwest corner of I-435 and MO-Hwy 152, northeast of the intersection of MO-Hwy N and NW Jones-Meyer Rd in Parkville, Mo. #PZ17-19, *Jim Guffey, Applicant*
6. Regular Business



A. None

7. Other Business

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, October 17, 2017 at 7:00 p.m. and Tuesday, October 31, 2017 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: Wednesday, October 25, 2017 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, November 14, 2017 at 5:30 p.m.

8. Adjournment



**Planning & Zoning Commission**  
**Regular Meeting Agenda**  
**City of Parkville, Missouri**  
Tuesday, November 14, 2017 @ 5:30pm  
City Hall Boardroom

1. Call to Order
2. Roll Call
3. General Business
  - A. Approve the Agenda
  - B. Approve the minutes from the October 10, 2017 regular meeting of the Planning and Zoning Commission
4. Unfinished Business
  - A. None
5. Public Hearing
  - A. Application for Zoning Map Amendment for six parcels of land — #20-7.0-35-000-000-001.000 (132.88 acres, more or less), #20-7.0-35-400-006-015.000 (0.26 acres, more or less), #20-7.0-35-400-006-014.000 (5.35 acres, more or less), #20-7.0-35-400-006-016.000 (4.18 acres, more or less), #20-7.0-35-400-006-012.000 (1.15 acres, more or less), and #20-7.0-35-400-006-004.000 (2.30 acres, more or less) — generally located southwest of English Landing Center, west of English Landing Park, and north of the Missouri River from “I-1” Light Industrial District and “I-3” Heavy Industrial District to “PLCD” Parkland and Conservation District. *#PZ17-09; City of Parkville, applicant*
  - B. Request for text amendment to Parkville Municipal Code, Title IV, Section 405.030 Standards Applicable to All Districts, Table 405-3: Height, Area and Bulk Standards, to amend the front setback building standards for the “R-3” Single-Family Residential district to allow 20 ft. setbacks. *#PZ17-23; City of Parkville, applicant*
6. Regular Business
  - A. None
7. Other Business
  - A. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, November 21, 2017 at 7:00 p.m.
    - Board of Zoning Adjustment Meeting: November 28, 2017 - Canceled No Agenda Items

- Planning & Zoning Commission Regular Meeting: Tuesday, December 12, 2017 at 5:30 p.m.

8. Adjournment