



Application #: _____
Date Submitted: _____
Public Hearing: _____
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Application for Zoning Map Amendment
Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C

1. Applicant / Contact Information

Applicant(s)
Name: Sam Stahnke
Address: 6103 Mashie Court
City, State: Parkville, MO
Phone: (913) 827-8385 Fax: _____
E-mail: sstahnke@arco1.com

Owner(s), if different from applicant(s)
Name: Mark and Rita Hagen
Address: 12114 Ridgeview Drive
City, State: Kearney, MO
Phone: _____ Fax: _____
E-mail: _____

Engineer/Surveyor(s) preparing legal description
Name: Atlas Land Consulting/Roger Dill
Address: 14500 Parallel Road, Suite R
City, State: Basehor, KS
Phone: (913) 662-5050 Fax: _____
E-mail: roger@alconsult-llc.com

Contact Person, if different from applicant(s)
Name: Same
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that rezoning in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above- mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) Date: 11/7/24

Property Owner's Signature (Required) Date: 11/7/24

dotloop verified
10/30/24 9:21 AM CDT
RURM-6ZWS-KXZD-CSDL

2. Property Information

Legal description: Attach a separate sheet with complete writing and graphical legal description of the subject property.

Property address / general location:
NW Corner of MO N Highway and Jones-Meyer Road

Parcel ID Number: 20-3.0-07-000-000-006.000

Present zoning: County CH Proposed zoning: Parkville R3

Present use of the property:
Agricultural/Farmland

Length of use:
Over 50 years

3. Neighboring land uses and zoning

Describe the existing land use and zoning on the surrounding properties:

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
North:	Homestead (10AC)	CH
South:	Vacant Farmland	CH
East:	Proposed redevelopment	Rezoning to business with City (in process)
West:	Vacant Farmland	CH

Attach a narrative addressing:

1. How the application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan. In particular, the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.
2. The character of the neighborhood, including design of the streets, civic spaces and other open spaces; the scale, pattern and design of buildings; the zoning of property and compatibility of potential future uses; and the operation and uses of land and buildings.
3. How the application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, in particular, the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.
4. Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.
5. The ability of the City or other government agencies to provide any services, facilities or programs that might be required if the application were approved.
6. The effect of approval on the condition or value of property in the city or in the vicinity, including the likelihood of surrounding areas to be developed in accordance with the Master Plan.
7. The consistency of the application with other adopted policies of the City, including any other relevant implications of the change beyond any specific proposed project.
8. The recommendations of professional staff or other technical reviews associated with the application.

4. Checklist of required submittals

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$500.00. Applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- Complete written and graphical legal description of subject property in paper and electronic formats, an area map showing the subject property and surrounding major features including roads.
- If the proposed rezoning is for a Master Planned Development (i.e., "planned" district) such as a "B-4-P" *Planned Business District*, a complete site plan/development plan is required per Parkville Municipal Code, Title IV.
- Notarized affidavit of ownership and authorized signature of the applicant and owner of record of the property.

For City Use Only

Application accepted as complete by: _____
Name/Title _____ Date _____

Application Fee (26.0000): \$ _____ By: Check # _____ MO# _____
 Credit Card _____ Cash _____

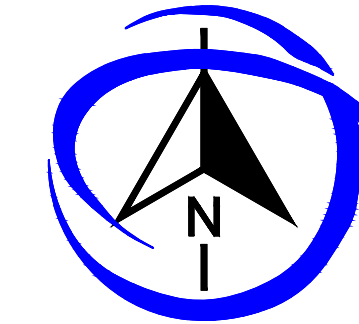
Date Paid: _____ Received by: _____

Payment by: _____

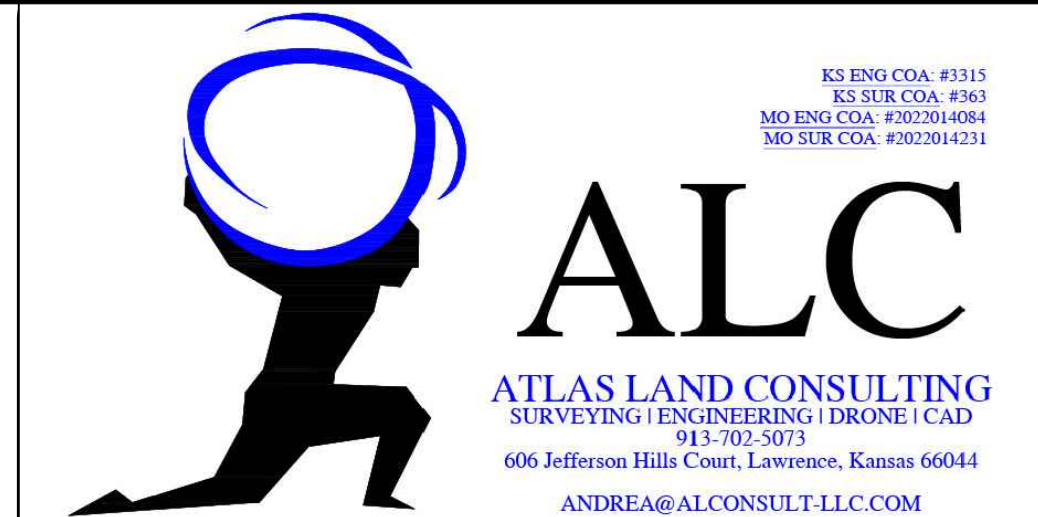
Final reimbursable costs paid (if applicable). _____ Date of Action: _____
Planning Commission Action: Approved Approved with Conditions Denied Date of Action: _____
Conditions if any: _____

Board of Aldermen Action: Approved Approved with Conditions Denied Date of Action: _____
Conditions if any: _____

ALTA/NSPS LAND TITLE SURVEY



ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 7, TOWNSHIP 51, RANGE 31
IN PLATTE COUNTY, MISSOURI.



ATLA/NSPS LAND TITLE SURVEY

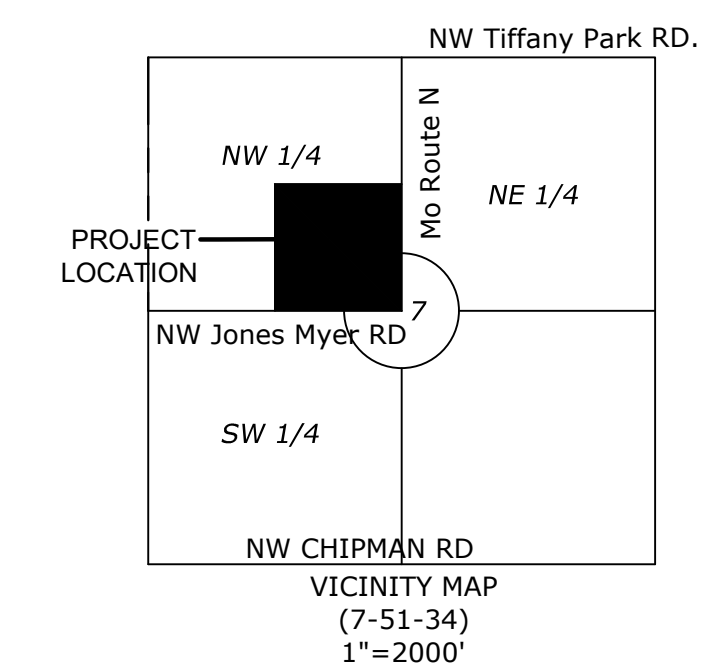
LEGEND

- DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
- DENOTES FOUND 1/2" REBAR NO CAP UNLESS NOTED OTHERWISE
- △ DENOTES FOUND SECTION CORNER
- ☐ TELEPHONE PEDESTAL
- ☐ TRANSFORMER
- ☐ LIGHT POLE
- ☐ FIRE HYDRANT
- ☐ POWER POLE
- ☐ SANITARY MANHOLE
- ☐ TRAFFIC SIGNAL
- ☐ ELECTRIC MANHOLE
- ☐ STREET SIGN
- ☐ UNDERGROUND WATER LINE
- ☐ UNDERGROUND GAS LINE
- ☐ OVERHEAD POWER LINE
- ☐ BOLLARD
- ☐ CONCRETE SURFACE
- ☐ LANDSCAPE

GENERAL NOTES

1. THE BASIS OF BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST ZONE.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. WE DID NOT OBSERVE ANY CONSTRUCTION ON THIS PROPERTY.
4. CURRENT ZONING - AG LAND
5. MISSOURI ONE CALL WAS CALLED. TICKET #242842043-242842042-242842073-242842074

VICINITY MAP



DESCRIPTION:
PROPERTY DESCRIPTION PER TITLE COMMITMENT FILE NO: 2448852
VIA STEWART TITLE GUARANTY COMPANY DATED SEPTEMBER 19, 2024 AT 8:00 AM
The Southeast Quarter of the Northwest Quarter of Section 7, Township 51, Range 34, Parkville, Platte County, Missouri, less any part used for road.

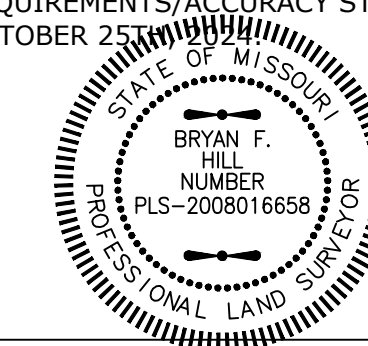
7. Right of Way granted to State of Missouri, for the use of the State Highway Commission of Missouri as more fully set forth in the instrument recorded 01/07/1949 as Document No. 1949011593 in Book 162 at Page 70. NO DOCUMENT PROVIDED BY THE TITLE COMPANY.

8. Right of Way granted to State of Missouri, for the use of the State Highway Commission of Missouri as more fully set forth in the instrument recorded 01/06/1956 as Document No. 1956027611 in Book 195 at Page 74. DOES NOT AFFECT SUBJECT PROPERTY.

9. Water Line Easement granted to Public Water Supply District No. 5 of Platte County, Missouri as more fully set forth in the instrument recorded 12/06/1965 as Document No. 1965010072 in Book 283 at Page 24. (Includes Other Property) (S 2 of NW 7-51-34 and other property) AFFECT SUBJECT PROPERTY AS SHOWN.

TO: STEWART TITLE GUARANTY COMPANY INC.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" 2021 AND INCLUDE ITEMS 1,2,4,5,7,11 AND 13 TABLE "A" THEREOF AND MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS/ACCURACY STANDARDS FOR A CATEGORY I URBAN LAND SURVEY. THE FIELD WORK WAS COMPLETED ON OCTOBER 25, 2024.



BRYAN F. HILL, PLS 2008016658

DATE

JOB NO:24-367

SCALE



SCALE IN FEET

PREPARED FOR

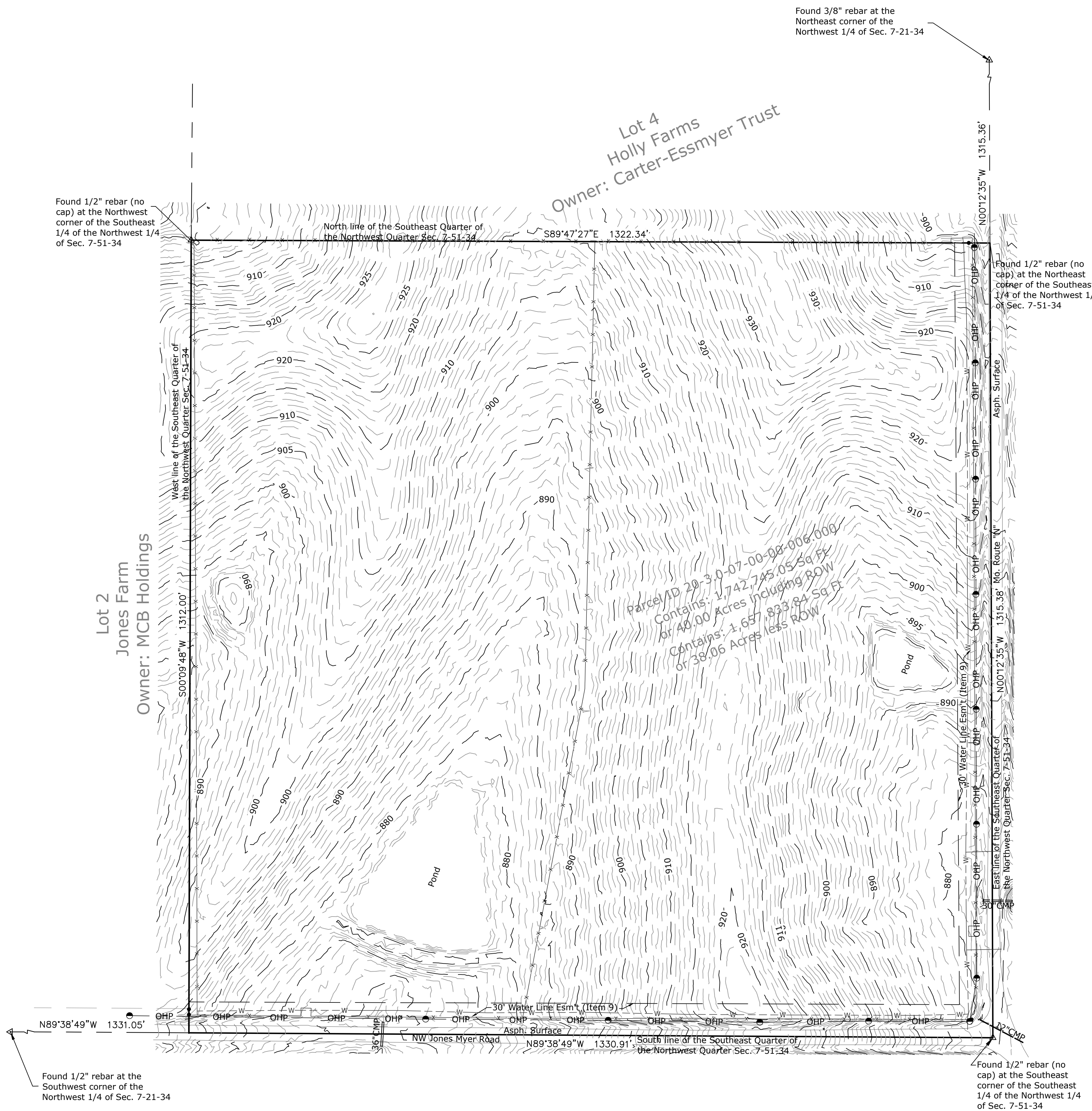
SEC-TWN-RNG

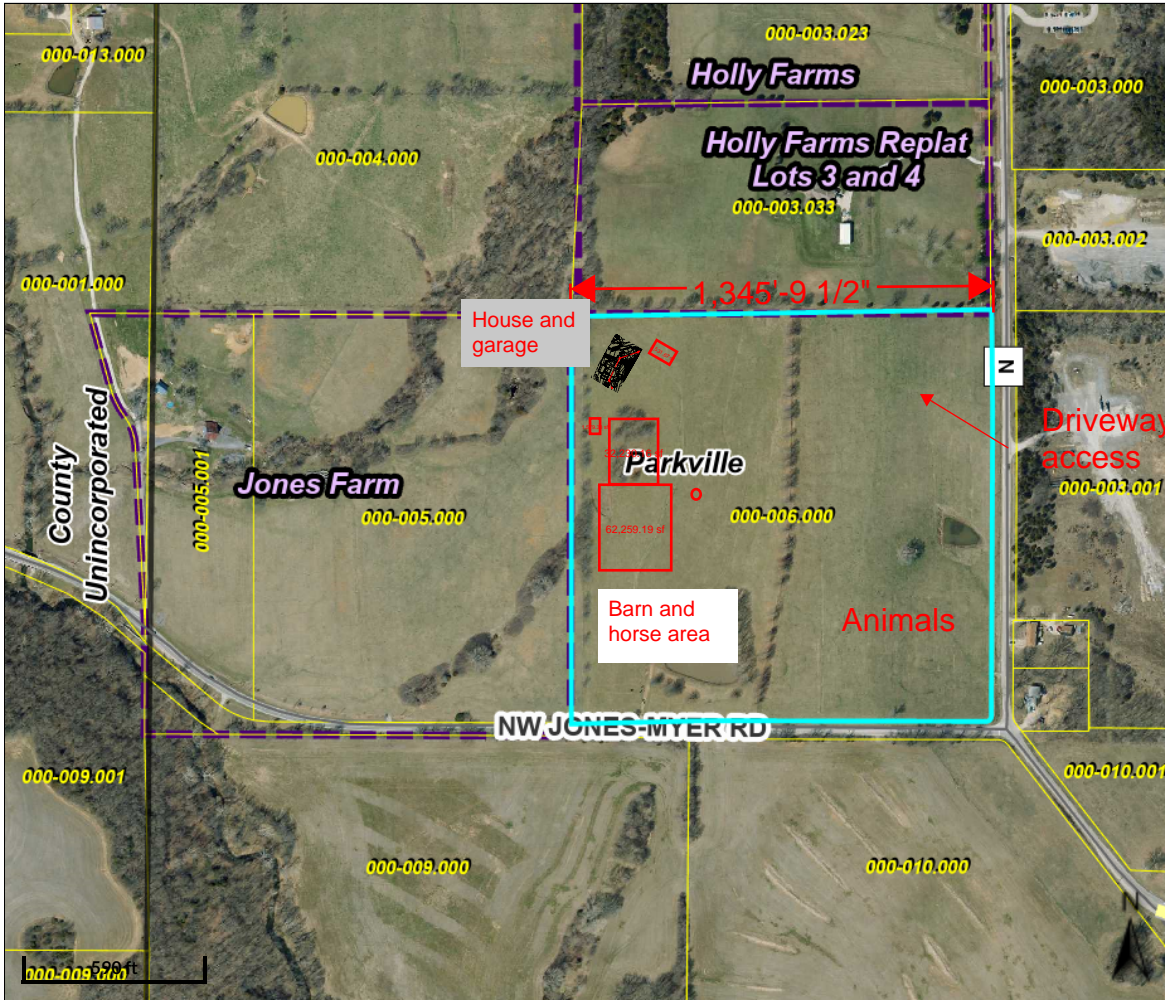
07-51N-31W

Sam Stanek

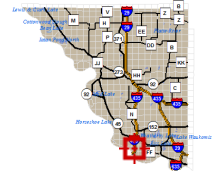
DATE

October 28, 2024





Overview



Legend

- Parcels Current
- Roads**
- 1
- 2
- 3
- 4
- 5
- 6
- 8
- 9
- 10
- <all other values>
- Subdivisions
- Lot Numbers
- Contours

Parcel ID	20-3.0-07-000-000-006.000	Alternate ID	n/a	Owner Address	HAGEN, MARK S & RITA J
Sec/Twp/Rng	7/51/34	Class	Ag Land		12114 RIDGEVIEW RD
Property Address		Acres	38.4997		KEARNEY, MO 64060-7458
District	Dist 72				
Brief Tax Description	THE SE 1/4 OF THE NW 1/4 LESS ROAD R/ (Note: Not to be used on legal documents)				

Date created: 9/22/2024
 Last Data Uploaded: 9/20/2024 10:50:00 PM