



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, July 14, 2026 5:30 PM
City Hall Board Room

1. Call to Order

2. Roll Call

3. General Business

- A. Approval of the July 14, 2026, regular meeting agenda.
- B. Approve the minutes for the April 14, 2026, regular meeting
- C. Election of Officers
 1. Chairperson
 2. Vice-Chairperson
 3. Secretary

4. Unfinished Business

5. Public Hearing

- A. Application for Zoning Map Amendment for property containing 21.32 acres, more or less, generally located approximately 1,000 feet south of Highway 152 on 76th Street from "B-4-P" Planned Business District to "R-3" Single-Family Residential. (Case No. PZ26-10); *Matthew Wyrick, Applicant.*
- B. Application for Zoning Map Amendment for five (5) parcels containing 9.82 acres, more or less, and one (1) tract generally located approximately 2,500 feet west of N Highway on NW Jones-Myer Road from Platte County "R-80" Rural Single-Family District to City of Parkville "R-1" Single-Family Residential. (Case No. PZ26-13); *Monique McFarlane, Applicant.*

6. Regular Business

7. Other Business

- A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, July 21 and August 4 at 6:00 p.m.
 - Board of Zoning Adjustments Meeting: Tuesday, July 28 at 5:30 p.m.
 - Planning & Zoning Commission Regular Meeting: Tuesday, August 11 at 5:30 p.m.

8. Adjournment

Planning & Zoning Commission

Four-Year Terms

Name	Expires	Appt'd	Ward	Address	Phone 1	Phone 2	Email	Notes
Gareld Butler	2029	5/20/25	4	6400 N Whitetail Way	(314) 369-6028		gbutler01@earthlink.net	
Andrew Barchers	2029	5/20/25	2	5705 Spinnaker Pointe	728-6547		barchersa@hotmail.com	
Spencer Keesee	2026	5/3/22	1	6128 NW Pineridge Circle	529-9014		coachkeesee@hotmail.com	
Michael Wright Chair	2026	5/17/22	2	8003 Forest Park Drive	589-5382		mdubkc@gmail.com	
Barbara Wassmer	2027	5/16/23	1	18 W. Fifth Street	810-2955		mzswazz@gmail.com	
Timothy Cahill	2027	5/16/23	2	8405 N Vista Circle	516-2857		cahilltimothy2@gmail.com	
R. Douglas Krtek Vice Chair	2027	5/16/23	3	9550 Lime Stone Road	918-6524		dkrtek@krtekrealestate.com	
Walt Lane Secretary	2028	5/21/24	3	7255 N. National Drive	428-4252	805-8000	wlane@netstandard.com	
Lorraine James	2028	10/7/25	4	7333 Aaron Street	(516) 232-1248		lorraine.topaztt@gmail.com	

Notes

The Planning & Zoning Commission consists of nine citizens of Parkville, Members are appointed by the Mayor and confirmed by the Board of Aldermen, Commissioners are appointed to serve staggered, four-year terms. The Planning Commission shall have and perform all the functions of the Zoning Commission of the City of Parkville and Chapter 89 of the State Statutes (RSMo).

All appointments shall be made in accordance with provisions of Chapter 110, Section 110.040 and Chapter 142.

History of Ordinances

		9 Members, including: Mayor (if he chooses), member of Board selected by
1/4/2011	2567	Board, 7 citizen members appointed by Mayor and approved by Board.
3/3/1962	414	
5/19/1981	836R	
7/14/1981	841	
6/7/1994	1440	
1/16/1996	1563	
7/20/1999	1829	
6/18/2002	2020	

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, April 14, 2026 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Chair Wright called the meeting to order at 05:30 PM.

2. Roll Call

Commissioners Present:

Michael Wright
Barbara Wassmer
R. Douglas Krtek
Walt Lane
Spencer Keese
Gareld Butler
Lorraine James

Absent:

Andrew Barchers
Timothy Cahill

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner

3. General Business

A. Approval of the April 14, 2026, regular meeting agenda.

ACTION: R. Douglas Krtek moved to approve, Gareld Butler seconded. Motion Passed: 7-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keese, Gareld Butler, Lorraine James

NOES: None

ABSTAIN: None

B. Approve the minutes for the March 10, 2026, regular meeting

ACTION: Gareld Butler moved to approve, Barbara Wassmer seconded. Motion Passed: 7-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keese, Gareld Butler, Lorraine James

NOES: None

ABSTAIN: None

4. Unfinished Business

5. Public Hearing

6. Regular Business

- A. Approval of Section 404.010 Old Town District – OTD, Subsection E. Design and Performance Criteria for 9 E 1st St. (Case No. PZ 2026-06); *Leon Versfeld, 11 E 1st Parkville, LLC, Applicant*

STAFF ANALYSIS & SUMMARY

Stephen Lachky, Community Development Director, provided an overview of the project. Mr. Lachky stated that Mr. Leon Versfeld, Applicant, had recently purchased 9 E 1st St across 1st St from Prima Facie and wants to improve the exterior of the building. Mr. Lachky stated that painting on brick in the OTD downtown area requires Planning & Zoning Commission approval. Mr. Versfeld would like to apply the same paint colors on 9 E 1st St as the Prima Facie building.

DEVELOPER'S PRESENTATION

Leon Versfeld, applicant, was present. He stated they would be removing the existing awning and sign and painting the exterior.

BOARD DISCUSSION & ANALYSIS

Commissioner Krtek inquired whether Mainstreet Parkville commented on these applications. Mr. Lachky responded that only murals involve MSPA. Commissioner Krtek inquired about the facade that is changing. Mr. Lachky responded they are only proposing to paint, not replace windows/doors.

MOTION

ACTION: R. Douglas Krtek moved to approve, Barbara Wassmer seconded. Motion Passed: 7-0.

AYES: Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keese, Gareld Butler, Lorraine James

NOES: None

ABSTAIN: None

7. Other Business

- A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, April 21 and May 5 at 6:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, April 28 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, May 12 at 5:30 p.m.

8. Adjournment

Chairman Wright called further discussion. Seeing none, he called for a motion to adjourn.

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton, AICP
Senior Planner

Date



Staff Analysis

Agenda Item: 5.A

Proposal: Application for Zoning Map Amendment for property containing 21.32 acres, more or less, generally located approximately 1,000 feet south of Highway 152 on 76th Street from "B-4-P" Planned Business District to "R-3" Single-Family Residential

Staff

Recommendation: Approval

Case No: PZ 2026-10

Applicant & Owner: Matthew Wyrick

Location: SE Corner of I-435 and 152 Highway, generally located approximately 1,000 feet south of Highway 152 on 76th Street

Existing Zoning: "B-4-P" Planned Business District

Proposed Zoning: "R-3" Single-Family Residential

Parcel #s: Platte County parcel #20-3.0-07-000-000-017.000

Exhibits:

- A. This Staff Analysis
- B. Application
- C. Subject Area Property Map
- D. Additional exhibits as may be presented at the public hearing

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://ecode360.com/43721688>)
 - 1. Section 403.030 Zoning Map Amendment
 - 2. Section 405.010 Zoning Districts Established
 - 3. Section 405.020 Districts & Uses
 - 4. Section 405.030 Standards Applicable to All Districts
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
- C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper on June 17, 2026
- E. Hearing notice sign staked on subject property
- F. Summary of Public Hearing and hearing notice posted on Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)

Comments

Received:

No written comments have been received by the Community Development Department as of the completion of this staff analysis on July 10, 2026. Staff received a phone call from a concerned neighbor who was relieved to hear the rezoning was for only one single-family residence.

Overview

The applicant proposes a zoning map amendment to rezone one (1) parcel of land (21.32 acres, more or less) generally located approximately 1,000 feet south of Highway 152 on 76th Street from “B-4-P” Planned Business District to “R-3” Single-Family Residential.

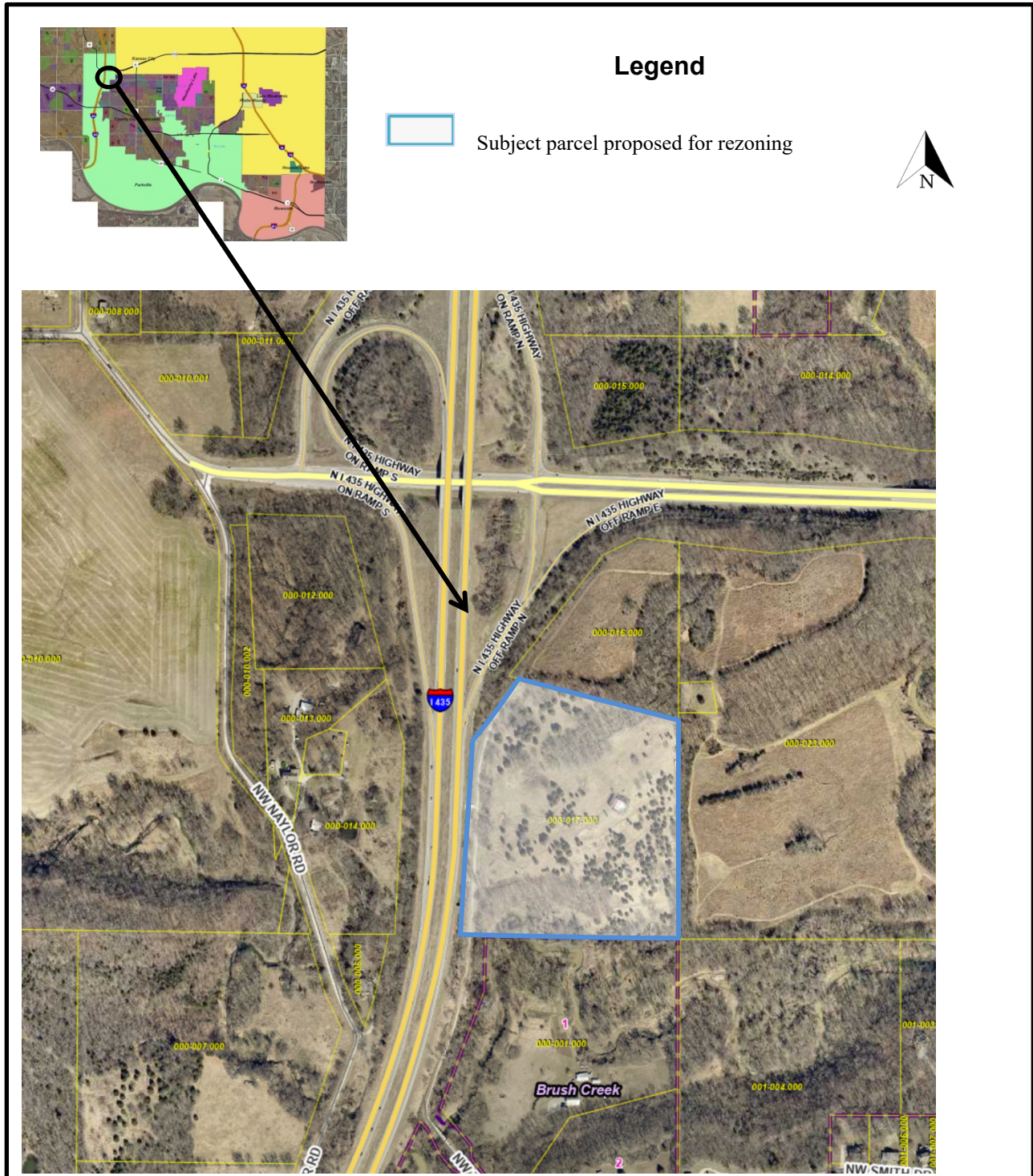


Exhibit C: Subject Area Property Map

Background

The applicant is requesting to rezone a 21.32 +/- acre parcel to Parkville “R-3” Single-Family Residential. This would allow the applicant to develop a single-family residence on the property. The subject property is currently undeveloped and used for agriculture since at least 1970, per Platte County records. On January 22, 2002, the Parkville Board of Aldermen approved Ordinance 1998 which rezoned property on the four quadrants of the I-435/152 Highway interchange to “B-4” Planned Business. Since the 2002 rezoning, over 24 years have passed, and no commercial activity has commenced. The current infrastructure in the area of 76th Street is insufficient for commercial activity.

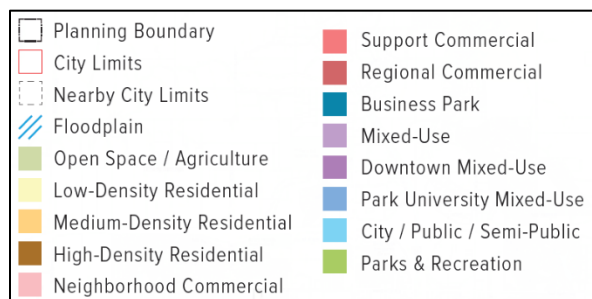
General Review and Analysis

The application has been reviewed against the Parkville Municipal Code, including the applicable “R-3” zoning district regulations, the adopted *Parkville 2040 Master Plan* and its Future Land Use map. Per Parkville Municipal Code, Title IV, Section 403.010, Subsection E requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper, on June 17, 2026; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties.

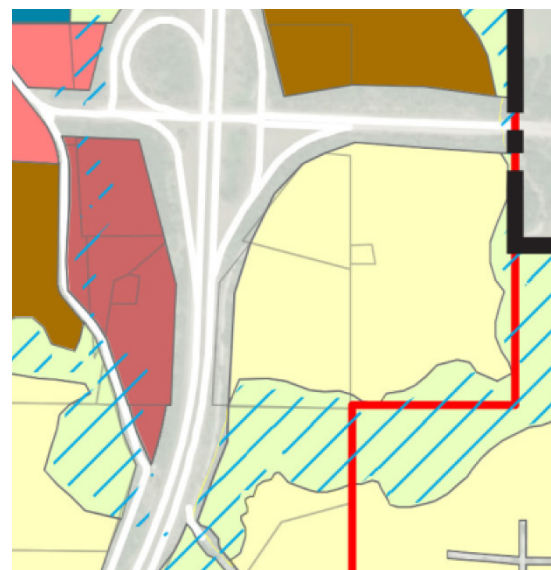
Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff’s findings and conclusions.

- 1. The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and relationship with uses existing or anticipated in surrounding districts.**

The *Parkville 2040 Master Plan* (adopted May 11, 2021) projects a Low-Density Residential future land use for the subject parcel proposed for rezoning. This future land use category is for single-family detached residential. The proposed land use is consistent with the future land use projection.



The figures above/right are excerpts from the Future Land Use Map from the adopted *Parkville 2040 Master Plan*. The subject property parcel area is outlined in black. The yellow color represents the Low-Density Residential future land use projection.



2. **The character of the neighborhood, including the design of 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.**

The subject property is on 76th Street west of the 76th Street bridge. The surrounding properties are developed as single-family detached homes and generally are large-lot residences. Staff believes this proposed rezoning to “R-3” Single-Family Residential both fits the character of the surrounding properties, as well as supporting the future land use vision of the Master Plan.

3. **The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.**

This application furthers the intent of the “R-3” Single-Family Residential zoning district which should be used generally for a variety of residential neighborhoods throughout the City. The surrounding properties are developed similarly and residential in character.

4. **Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.**

The applicant is proposing single-family residential development, as allowed by the Code.

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.**

The proposed rezoning does not represent a substantial increase in burden on City/other services. This lot will be accessed off 76th Street after the completion of the 76th Street bridge rehabilitation.

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.**

Rezoning this property to a single-family residential zoning district supports the surrounding area’s ability to develop as low-density residential as envisioned by the Future Land Use Map of the *Parkville 2040 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.**

Staff has evaluated the application against the requirements of the City Municipal Code as well as the recommendations of the *Parkville 2040 Master Plan*.

8. **The recommendations of professional staff or other technical reviews associated with the application.**

Aside from staff’s analysis and recommendations contained within the *Parkville 2040 Master Plan*, no other recommendations of professional staff or other technical reviews associated with the application are referenced.

Staff Conclusion and Recommendation

Following review, staff recommends approval of the Application for Zoning Map Amendment for the subject property parcel based on the merits of the application and the findings and conclusions in this report. It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Zoning Map Amendment, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on August 4, 2026 for final action.

End of Memorandum



Brad Stanton, AICP
Senior Planner

7/10/2026

Date



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: Matthew Wyrick
Address 13480 NW 79th Terrace
City, State Kansas City, MO 64152
Phone: (832) 370-8003  Fax: _____
E-mail wyrick.matt@gmail.com

Engineer/Surveyor(s) preparing legal description

Name: N/A deed legal description used (see Exhibit A)
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Owner(s), if different from applicant(s)

Name: Same as applicant(s)
Address: _____
City, State: _____
Phone: _____ Fax: _____
E-mail: _____

Contact Person, if different from applicant(s)

Name: _____
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:** _____

Property Owner's Signature (Required) _____ **Date:** _____

2. Property Information

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

Property address / general location:

No assigned address. Near the NW 76th Street / I-435 interchange, Parkville, MO; the parcel abuts the east right-of-way of I-435, southeast of the MO-152 / I-435 interchange.



Parcel ID Number: 20-3.0-07-000-000-017.000

Present zoning: B-4-P Planned Business District

Proposed zoning: R-3 Single-Family Residential

Present use of the property:

Agricultural (Platte County assessment classification: "Ag Land"; valued 100% agricultural). Improvements are limited to a utility building and a stable, both constructed c. 1970.



Length of use:

Agricultural since at least 1970 per Platte County Assessor records.

3. Neighboring land uses and zoning

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

Existing Land UseExisting Zoning

North: Vacant / undeveloped land at the MO-152 / I-435 interchange

North: B-4-P Planned Business District (City of Parkville)

South: Single-family residential

South: R-1 Single-Family Residential (per Platte County GIS)

East: Rural residential / agricultural

East: RMD Residential Multiple Dwelling (Platte County)

West: I-435 right-of-way / Brush Creek corridor; rural residential beyond

West: I-435 right-of-way; RMD (Platte County) beyond

Attach a narrative addressing:

- 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.
- 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.
- 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.
- Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.
- 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.
- 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.
- 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.
- 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 OnlyApplication accepted as complete by: _____
Name/Title _____ Date _____

Application Fee (26.0000): \$ _____

By: ☐ Check # _____ ☐ MO# _____

Date Paid: _____

☐ Credit Card _____ ☐ Cash _____

Payment by: _____

Received 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: _____

Narrative in Support of an Application for Zoning Map Amendment

Rezoning from “B-4-P” Planned Business District to “R-3” Single-Family Residential
Parcel ID 20-3.0-07-000-000-017.000 (±21.32 acres) — near the NW 76th Street / I-435 interchange,
Parkville, Missouri

Applicant / Owner: Matthew Wyrick — June 2026

Background

The subject property is a ±21.32-acre parcel abutting the east right-of-way of Interstate 435, southeast of the MO-152 / I-435 interchange, within the City of Parkville. The property has been in agricultural use since at least 1970 under longstanding family ownership; its only improvements are a utility building and a stable, both constructed circa 1970, and Platte County values the parcel 100% agricultural (assessment classification “Ag Land”).

On January 22, 2002, Ordinance No. 1998 (Bill No. 2013) rezoned the property, together with adjacent tracts, from Platte County “RMD” Residential Multiple Dwelling District to City of Parkville “B-4-P” Planned Business District in anticipation of commercial development at the interchange. That commercial development never materialized on this parcel in the more than two decades since. The adopted Parkville 2040 Master Plan’s Future Land Use Map now projects “Low Density Residential” land use for the property.

The applicant requests a zoning map amendment to “R-3” Single-Family Residential to permit construction of a single-family residence, consistent with the Master Plan and with the written guidance of City professional staff. No subdivision is proposed. The following addresses the eight review criteria of Parkville Municipal Code Section 403.030(B).

Criterion 1 — Consistency with the Master Plan

The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and the relationship with uses existing or anticipated in surrounding districts.

The Parkville 2040 Master Plan’s Future Land Use Map designates the subject property “Low Density Residential,” a typology the Development Code (Table 405-1) identifies as applicable to the R-1, R-2, and R-3 Single-Family Residential districts. Rezoning to R-3 directly implements the City’s adopted plan. The current B-4-P designation reflects a 2002 expectation of commercial development at the interchange that never occurred; residential is now the plan-endorsed use. The proposed single-family use also relates appropriately to surrounding zoning as shown on Platte County GIS: single-family residential (R-1) to the south, county residential designations (RMD) to the east and to the west beyond the I-435 right-of-way, and B-4-P at the interchange to the north.

Criterion 2 — Character of the Neighborhood

The character of the neighborhood, including the design of 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.

A single residence on a ±21-acre parcel is consistent with the low-density, large-lot residential and agricultural character of the area and with the residential zoning to the south and east. The existing improvements — a utility building and stable — are typical of large-lot residential acreage and will remain accessory in character. City staff have identified a directly comparable project approved last year at 8530 N Highway (NW corner of Missouri N Highway and NW Jones-Myer Road), in which the City rezoned a 38-acre parcel from Platte County “CH” Commercial Highway to Parkville “R-3” in conjunction with

construction of a 5,661 sq. ft. single-family home and three steel utility/agricultural buildings, including a horse barn/stable (Exhibit C).

Criterion 3 — Furthers the Intent of the Proposed District

The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.

The R-3 district “provides residential living in a moderate-density neighborhood setting and more community character” (Section 405.010), and the Development Code identifies it as an applicable district for the Master Plan’s Low Density Residential typology (Table 405-1). A single-family home with accessory buildings (including the existing stable) on a ±21-acre lot sits far below the density the district permits and squarely furthers its single-family intent. Replacing an unbuilt commercial entitlement with single-family zoning also supports the abutting residential zoning to the south and the county residential zoning nearby, providing an orderly residential pattern in place of potential commercial encroachment.

Criterion 4 — Compliance with the Development Code

Compliance of any proposed development with the requirements of the Development Code, and the intent or design objectives associated with any specific standards.

The proposed residence will comply with the R-3 height, area, and bulk standards of Section 405.030 (Table 405-3: 25-foot front, 10-foot side, and 25-foot rear setbacks; 35-foot maximum height), and existing and proposed accessory buildings will comply with the accessory-building standards of Section 405.030(B)(3) applicable to lots of five acres or more. At ±21.32 acres (per Platte County Assessor records), the parcel far exceeds R-3 minimum lot requirements; no variances are anticipated and no subdivision is proposed.

Criterion 5 — Ability to Provide Services

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.

The sole service concern previously identified by City staff — the condition of MoDOT’s NW 76th Street bridge over Brush Creek — is in the final stage of resolution. MoDOT Senior Construction Inspector Joel Woodward (KC–Nashua Project Office) has confirmed in writing that the bridge is approximately 75% complete, the deck pour is scheduled, completion is currently scheduled for the week of July 12, 2026, and the road will be open to traffic upon completion (Exhibit B). Under the City’s approximately three-month review cycle, the road is expected to be open well before this application reaches public hearing; the applicant respectfully requests that the hearing be scheduled after the reopening and will supplement the record with confirmation that the road is open. With access restored, the City and other agencies can provide utility, public-safety, and emergency services. A single residence on 21 acres places far less demand on services than the commercial development permitted under the existing B-4-P zoning.

Criterion 6 — Effect on Property Values and Plan-Consistent Development

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.

Replacing a dormant, 24-year-old commercial entitlement with single-family residential zoning supports the value and condition of nearby residential property and increases the likelihood that the surrounding area develops in accordance with the Master Plan’s Low Density Residential vision.

Criterion 7 — Consistency with Other Adopted Policies

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.

The amendment aligns the parcel's zoning with the City's adopted Master Plan and corrects an outdated planned-business designation whose underlying premise — interchange commercial development — never materialized. Beyond the proposed residence, the change carries no adverse policy implications; it simply conforms the zoning map to the City's own planning documents.

Criterion 8 — Recommendations of Professional Staff

The recommendations of professional staff or other technical reviews associated with the application.

Community Development Director Stephen Lachky, AICP, CPM, CFM, has confirmed in writing that the Master Plan projects Low Density Residential use for the parcel, and has indicated his initial recommendation of the R-3 district as the most flexible applicable residential classification, while deferring to the forthcoming staff report (Exhibit C). Staff also identified the directly comparable 8530 N Highway rezoning approved by the City last year. The access concern previously noted under Criterion 5 is addressed as documented in Exhibit B, and the applicant will defer to and cooperate with the recommendations of the staff report.

Exhibits

Exhibit A — Written legal description of the subject property (per recorded deed).

Exhibit A-1 — Area map (Platte County GIS) showing the subject property, I-435, NW 76th Street, and Brush Creek.

Exhibit B — MoDOT correspondence: Joel Woodward, Senior Construction Inspector, KC–Nashua Project Office (Project No. JKU0238), June 2026 — NW 76th Street bridge status and completion schedule.

Exhibit C — City of Parkville correspondence: Stephen Lachky, AICP, CPM, CFM, Community Development Director (November 2023 – June 2026) — Master Plan designation, district recommendation, and review-criteria guidance.

Exhibit A — Legal Description

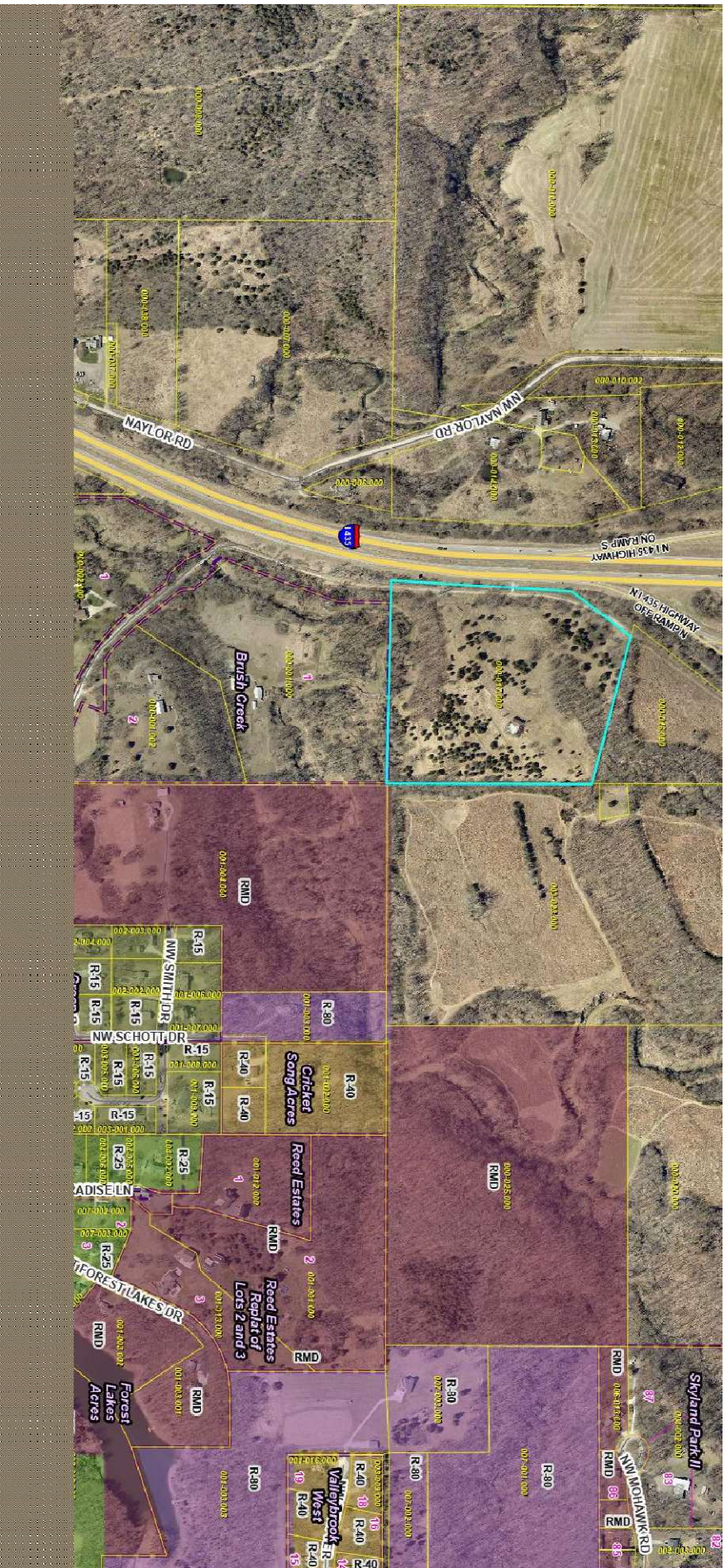
Parcel ID 20-3.0-07-000-000-017.000 — ±21.32 acres per Platte County Assessor; description per recorded deed

A tract of land in the Southeast Quarter of Section 7, Township 51, Range 34, Platte County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of the Southeast Quarter of said Section 7; thence West along the South line of said Southeast Quarter, 835.44 feet to its intersection with the Easterly right of way line of Interstate Route I-435, as now established; thence North 1 degree 53'26" East along said Easterly right of way line, 798.91 feet; thence North 28 degrees 05'21" East along said Easterly right of way line, 357.74 feet; thence South 75 degrees 52'45" East, 666.02 feet to its intersection of the East line of said Southeast Quarter; thence South 0 degrees 19'00" West along said East line, 951.60 feet to the point of beginning, except that part in roads.

A graphical depiction (Exhibit A-1, area map showing the subject property and surrounding major features, including roads) accompanies this written description.

Exhibit A-1 — Area Map

Parcel ID 20-3.0-07-000-000-017.000 (±21.32 acres per Platte County Assessor, outlined) — near the NW 76th Street / I-435 interchange, Parkville, Missouri



Source: Platte County, MO GIS (Beacon / Schneider Geospatial), accessed June 4, 2026. Subject parcel outlined; I-435, NW 76th Street, and Brush Creek shown. North is up.

Exhibit B — MoDOT Correspondence

Joel S. Woodward, Senior Construction Inspector
Missouri Department of Transportation, Kansas City – Nashua Project Office
Re: Project No. JKU0238 — NW 76th Street bridge over Brush Creek
Email dated June 4, 2026

Submitted as documentation for Review Criterion No. 5, Section 403.030(B):
bridge approximately 75% complete; completion scheduled the week of July 12, 2026;
road open to traffic upon completion.



Matt Wyrick <wyrick.matt@gmail.com>

Project No. JKU0238

Joel S. Woodward <Joel.Woodward@modot.mo.gov>
To: Matt Wyrick <wyrick.matt@gmail.com>
Cc: Heather Barrows <Heather.Barrows@modot.mo.gov>

Thu, Jun 4, 2026 at 2:30 PM

Hi Matt,

To answer your questions the bridge is about 75% complete. As long as weather holds out, we plan on pouring the bridge deck next Friday. The current schedule has the completion date at the week of July 12th. After that time, the road will be open to traffic.

Please let me know if you have any questions.

Joel Woodward

Senior Construction Inspector

Missouri Department of Transportation

Kansas City – Nashua Project Office

Work Cell: 816-927-9412

Joel.Woodward@modot.mo.gov

From: Heather Barrows <Heather.Barrows@modot.mo.gov>**Sent:** Thursday, June 4, 2026 9:27 AM**To:** Matt Wyrick <wyrick.matt@gmail.com>; Joel S. Woodward <Joel.Woodward@modot.mo.gov>**Subject:** RE: Project No. JKU0238

Hi Matt –

[Quoted text hidden]

Exhibit C — City of Parkville Correspondence

Stephen Lachky, AICP, CPM, CFM — Community Development Director
Email correspondence, November 1, 2023 – June 4, 2026 (six messages)

Submitted as documentation for Review Criterion No. 8, Section 403.030(B):
Parkville 2040 Master Plan designates the parcel Low Density Residential;
staff guidance identifying R-3 Single-Family Residential as the most flexible
applicable district; comparable rezoning approved at 8530 N Highway.



Matt Wyrick <wyrick.matt@gmail.com>

Rezoning of Parcel 20-3.0-07-000-000-017.000 (Immediate response requested)

6 messages

Matt Wyrick <wyrick.matt@gmail.com>
To: slachky@parkvillemo.gov

Wed, Nov 1, 2023 at 9:36 AM

Good morning Mr. Lachky,

I am the owner of Parel No. 20-3-07-000-000-017.000. This land is near the southeast corner of I-435 & 152 HWY. It has recently come to my attention that my land is zoned commercially as "B-4-P", potentially preventing me from building a home on my property. While I have only owned this property for a few months, I purchased it from my family who were not informed of this zoning change. I assume this was done at some point between the time Parkville annexed the property and now.

I would like to know what needs to be done to have this zoning reverted back to Ag or a variance given to allow me to build a home on my property.

Please contact me at your earliest convenience,

Thank you,

Matt Wyrick
832-370-8003

Stephen Lachky <SLachky@parkvillemo.gov>
To: Matt Wyrick <wyrick.matt@gmail.com>

Wed, Nov 1, 2023 at 1:32 PM

Mr. Wyrick,

Thank you for reaching out to the City of Parkville, Mo. Our records indicate that [property parcel no. 20-3.0-07-000-000-017.000](#) (21.32 acres, more or less) was zoned from Platte County "RMD" Residential Multiple Dwelling District to City of Parkville "B-4-P" Planned Business District on January 22, 2002 via Ordinance No. 1998 (see attached PDF and accompanying reference map).

The adopted *Parkville 2040 Master Plan's* Future Land Use Map currently projects Low-Density Residential land use typology for the subject property, which our Title IV – Development Code finds typically applicable to the "R-1" Single-Family Residential, "R-2" Single-Family Residential, and "R-3" Single-Family Residential zoning districts.

Nonetheless, the City also has to take into consideration a number of factors in determining whether amendment to our zoning map is appropriate or not, as outlined in [Section 403.030, Subsection B](#). Let me review this criteria in more detail over the next few days, and I'll get back to you with my notes on whether a rezoning of this property would be feasible or not. Thank you.

Stephen Lachky, AICP, CPM, CFM

Community Development Director | [City of Parkville](#)

8880 Clark Ave. | Parkville, MO 64152

t. 816.741.7676 | slachky@parkvillemo.gov



From: Matt Wyrick <wyrick.matt@gmail.com>

Sent: Wednesday, November 01, 2023 9:37 AM

To: Stephen Lachky <SLachky@parkvillemo.gov>

Subject: Rezoning of Parcel 20-3.0-07-000-000-017.000 (Immediate response requested)

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Matt Wyrick

832-370-8003

2 attachments



Ord 1998_MO-152 & I-435 Rezoning.pdf
34K



B-4 152 & 435 Lay- Wyrick.docx
1553K

Stephen Lachky <SLachky@parkvillemo.gov>
To: Matt Wyrick <wyrick.matt@gmail.com>

Tue, Nov 28, 2023 at 4:02 PM

Mr. Wyrick,

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3. The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.
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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.
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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.

For review criteria #5, staff evaluates whether or not a proposed rezoning would have a significant impact to utility services, as well as the ability for the City or other governmental agencies to respond with public and emergency services (including police, fire and the ability to maintain the peace). The present state/condition of MoDOT's bridge at NW 76th St. raises some concerns with myself pertaining to this review criteria, and I anticipate our Planning and Zoning Commission and Board of Aldermen will have similar concerns. That said, my recommendation would be to first have this issue addressed before formally submitting an Application for Zoning Map Amendment to the City, as I'd hate to see you waste your time and money by having your application denied. Let me know if you have any questions. Thank you.

Stephen Lachky, AICP, CPM, CFM

Community Development Director | [City of Parkville](#)

8880 Clark Ave. | Parkville, MO 64152

t. 816.741.7676 | slachky@parkvillemo.gov



From: Stephen Lachky
Sent: Wednesday, November 01, 2023 1:33 PM
To: 'Matt Wyrick' <wyrick.matt@gmail.com>
Subject: RE: Rezoning of Parcel 20-3.0-07-000-000-017.000 (Immediate response requested)

Mr. Wyrick,

Thank you for reaching out to the City of Parkville, Mo. Our records indicate that [property parcel no. 20-3.0-07-000-000-017.000](#) (21.32 acres, more or less) was zoned from Platte County “RMD” *Residential Multiple Dwelling District* to City of Parkville “B-4-P” *Planned Business District* on January 22, 2002 via Ordinance No. 1998 (see attached PDF and accompanying reference map).

The adopted *Parkville 2040 Master Plan's* Future Land Use Map currently projects Low-Density Residential land use typology for the subject property, which our Title IV – Development Code finds typically applicable to the “R-1” *Single-Family Residential*, “R-2” *Single-Family Residential*, and “R-3” *Single-Family Residential* zoning districts.

Nonetheless, the City also has to take into consideration a number of factors in determining whether amendment to our zoning map is appropriate or not, as outlined in [Section 403.030, Subsection B](#). Let me review this criteria in more detail over the next few days, and I'll get back to you with my notes on whether a rezoning of this property would be feasible or not. Thank you.

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832-370-8003

Matt Wyrick <wyrick.matt@gmail.com>
To: Stephen Lachky <SLachky@parkvillemo.gov>

Wed, Jun 3, 2026 at 2:48 PM

Mr. Lachky,

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At that time, you noted the City's adopted master plan identifies residential as the best use for the parcel, and that your one concern — under review criterion #5 — was the condition of the NW 76th Street bridge and its effect on the City's ability to provide services and emergency access.

That bridge is now nearing completion — I'm told within roughly the next 4–6 weeks. Since that was the issue you'd flagged, I'd like to get the process moving so I'm ready to file once access is restored.

A few questions as I prepare:

1. With the bridge resolved, are there any remaining concerns among the eight criteria in Section 403.030(B) you'd want me to be prepared to address?
2. Given the parcel is about 21 acres with an existing stable, which residential district would you recommend — and would it permit a single-family residence while preserving the option to keep the stable / limited livestock and, possibly, an accessory dwelling unit? I haven't decided on those, but I'd rather not select a district that forecloses them.
3. What's the application process and timeline to reach the Planning and Zoning Commission and Board of Aldermen, and what would you like included to document the restored bridge access for criterion #5?

I'd be glad to meet or to provide the deed, a survey, or anything else helpful. Thank you again for the guidance you gave before — it kept me from filing prematurely, and I appreciate it.

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13480 NW 79th Terrace
Kansas City, MO 64152
832-370-8003
wyrick.matt@gmail.com

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To: Matt Wyrick <wyrick.matt@gmail.com>
Cc: Brad Stanton <BStanton@parkvillemo.gov>

Wed, Jun 3, 2026 at 4:20 PM

Matt,

I hope all is well and thank you for reaching out to the City of Parkville. I've Cc'd Brad Stanton (Senior Planner) to this e-mail correspondence as he can help guide you through the application process when you're ready to submit the respective development application(s).

Anyway, you're correct — With the NW 76th St. bridge near completion, concerns regarding access will be addressed. Since our adopted *Parkville 2040 Master Plan* projects "Low Density Residential" land use typology for your subject property parcel, our Development Code states that either the "R-1" Single-Family Residential, "R-2" Single-Family Residential, or "R-3" Single-Family Residential zoning districts would be applicable. For your reference, they all allow single-family residences and unlimited accessory dwelling units (provided the subject property parcel is at least five [5] acres in size); however, their differences are just in the minimum lot sizes and setbacks as noted in [Parkville Municipal Code, Section 405.030](#).

The height, area, and bulk standards for the "R-1", "R-2", and "R-3" zoning districts are important to understand if you have future plans for subdividing your property into smaller lots, or desire to construct your primary dwelling unit (i.e., house) near a property line. The "front-yard" property line is considered based on the direction the front door of the house faces. For your reference, all accessory buildings — including detached garages, pool/guest houses, barns, stables, silos, etc. — must be placed at least 5 ft. from the rear-yard property line and 3 ft. from the side-yard property line. We did a similar project last year for [8530 N Highway](#) (NW corner of Missouri N Highway and NW Jones-Myer Rd), where we rezoned a 38-acre property from Platte County "CH" Commercial Highway to City of Parkville "R-3" Single-Family Residential to coincide with construction of a 5,661 sq. ft. single-family home and three steel utility/agricultural buildings (one of which being a large horse barn/stable).

I'll defer to Brad and let him chime in, but my initial instinct is to also recommend an "R-3" Single-Family Residential zoning district as it's the most flexible in terms of building regulations and wouldn't restrict/box you into your property. The process is to submit an Application for Zoning Map Amendment (see attached PDF) along with payment. Also, I've

attached our Planning & Zoning Commissions 2026 Meeting Dates and Deadlines calendar for reference, as the rezoning process takes approximately 3 months from start to finish. For review criteria no. 5, any correspondence from Platte County, the Missouri Department of Transportation (MoDOT), or the City of Parkville's Public Works Department will suffice. Let us know if you have further questions at this point. Thank you!

Stephen Lachky, AICP, CPM, CFM

Community Development Director | City of Parkville

8880 Clark Ave. | Parkville, MO 64152

t. 816.741.7676 | slachky@parkvillemo.gov



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Matt Wyrick

832-370-8003

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

2 attachments



Zoning Map Amendment.pdf
98K



2026 P&Z Mtg Dates & Deadlines.pdf
148K

Matt Wyrick <wyrick.matt@gmail.com>
To: Stephen Lachky <SLachky@parkvillemo.gov>
Cc: Brad Stanton <BStanton@parkvillemo.gov>

Thu, Jun 4, 2026 at 7:12 PM

Stephen,

Thank you for getting back to me so quickly. I'm hoping to submit my Application for Zoning Map Amendment (B-4-P to R-3) at City Hall tomorrow, ahead of the submission deadline, with the \$500 fee and the materials outlined — including the MoDOT correspondence on the NW 76th Street bridge for review criterion 5.

One procedural item: the application form notes a pre-application meeting is required under Section 403.010(C). Per subsection (C)(2), I'd ask that this requirement be considered satisfied by our correspondence over the past two years — please confirm, or let me know if you'd like to handle it differently.

Thank you both for the guidance to this point.

Matt Wyrick

832-370-8003

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Matt,

I hope all is well and thank you for reaching out to the City of Parkville. I've Cc'd Brad Stanton (Senior Planner) to this e-mail correspondence as he can help guide you through the application process when you're ready to submit the respective development application(s).

Anyway, you're correct — With the NW 76th St. bridge near completion, concerns regarding access will be addressed. Since our adopted *Parkville 2040 Master Plan* projects "Low Density Residential" land use typology for your subject property parcel, our Development Code states that either the "R-1" Single-Family Residential, "R-2" Single-Family Residential, or "R-3" Single-Family Residential zoning districts would be applicable. For your reference, they all allow single-family residences and unlimited accessory dwelling units (provided the subject property parcel is at least five [5] acres in size); however, their differences are just in the minimum lot sizes and setbacks as noted in [Parkville Municipal Code, Section 405.030](#).

The height, area, and bulk standards for the "R-1", "R-2", and "R-3" zoning districts are important to understand if you have future plans for subdividing your property into smaller lots, or desire to construct your primary dwelling unit (i.e., house) near a property line. The "front-yard" property line is considered based on the direction the front door of the house faces. For your reference, all accessory buildings — including detached garages, pool/guest houses, barns, stables, silos, etc. — must be placed at least 5 ft. from the rear-yard property line and 3 ft. from the side-yard property line. We did a similar project last year for [8530 N Highway](#) (NW corner of Missouri N Highway and NW Jones-Myer Rd), where we rezoned a 38-acre property from Platte County "CH" Commercial Highway to City of Parkville "R-3" Single-Family Residential to coincide with construction of a 5,661 sq. ft. single-family home and three steel utility/agricultural buildings (one of which being a large horse barn/stable).

I'll defer to Brad and let him chime in, but my initial instinct is to also recommend an "R-3" Single-Family Residential zoning district as it's the most flexible in terms of building regulations and wouldn't restrict/box you into your property. The process is to submit an Application for Zoning Map Amendment (see attached PDF) along with payment. Also, I've attached our Planning & Zoning Commissions 2026 Meeting Dates and Deadlines calendar for reference, as the rezoning process takes approximately 3 months from start to finish. For review criteria no. 5, any correspondence from Platte County, the Missouri Department of Transportation (MoDOT), or the City of Parkville's Public Works Department will suffice. Let us know if you have further questions at this point. Thank you!

Stephen Lachky, AICP, CPM, CFM

Community Development Director | City of Parkville

8880 Clark Ave. | Parkville, MO 64152

t. 816.741.7676 | slachky@parkvillemo.gov



From: Matt Wyrick <wyrick.matt@gmail.com>
Sent: Wednesday, June 3, 2026 2:48 PM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Subject: Re: Rezoning of Parcel 20-3.0-07-000-000-017.000 (Immediate response requested)

Mr. Lachky,

I'm following up on your email from November 28, 2023 (below) regarding rezoning my property — Parcel ID 20-3.0-07-000-000-017.000 — from commercial (B-4-P) to residential. I also appreciate you providing the 2002 rezoning ordinance (Ord. No. 1998) for background; it's been helpful to have the parcel's zoning history in hand.

At that time, you noted the City's adopted master plan identifies residential as the best use for the parcel, and that your one concern — under review criterion #5 — was the condition of the NW 76th Street bridge and its effect on the City's ability to provide services and emergency access.

That bridge is now nearing completion — I'm told within roughly the next 4–6 weeks. Since that was the issue you'd flagged, I'd like to get the process moving so I'm ready to file once access is restored.

A few questions as I prepare:

1. With the bridge resolved, are there any remaining concerns among the eight criteria in Section 403.030(B) you'd want me to be prepared to address?
2. Given the parcel is about 21 acres with an existing stable, which residential district would you recommend — and would it permit a single-family residence while preserving the option to keep the stable / limited livestock and, possibly, an accessory dwelling unit? I haven't decided on those, but I'd rather not select a district that forecloses them.
3. What's the application process and timeline to reach the Planning and Zoning Commission and Board of Aldermen, and what would you like included to document the restored bridge access for criterion #5?

I'd be glad to meet or to provide the deed, a survey, or anything else helpful. Thank you again for the guidance you gave before — it kept me from filing prematurely, and I appreciate it.

Matthew Wyrick
 13480 NW 79th Terrace
 Kansas City, MO 64152
 832-370-8003

wyrick.matt@gmail.com

On Tue, Nov 28, 2023 at 4:02 PM Stephen Lachky <SLachky@parkvillemo.gov> wrote:

Mr. Wyrick,

Per our telephone conversation earlier, I don't foresee any issues with formally changing the existing land use of your property from commercial to residential, as the City's official and adopted master plan states this would be the best use for the subject property. However, the City's recommending body (i.e., Planning and Zoning Commission) and approval authority (i.e., Board of Aldermen) has to take a number of review criteria into consideration, eight specifically, for their decision per Section 403.030, Subsection B:

Review Criteria. A Zoning Map amendment shall be reviewed according to the following criteria:

1. The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and 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 the design of 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. The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and 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.

For review criteria #5, staff evaluates whether or not a proposed rezoning would have a significant impact to utility services, as well as the ability for the City or other governmental agencies to respond with public and emergency services (including police, fire and the ability to maintain the peace). The present state/condition of MoDOT's bridge at NW 76th St. raises some concerns with myself pertaining to this review criteria, and I anticipate our Planning and Zoning Commission and Board of Aldermen will have similar concerns. That said, my recommendation would be to first have this issue addressed before formally submitting an Application for Zoning Map Amendment to the City, as I'd hate to see you waste your time and money by having your application denied. Let me know if you have any questions. Thank you.

Stephen Lachky, AICP, CPM, CFM

Community Development Director | City of Parkville

8880 Clark Ave. | Parkville, MO 64152

t. 816.741.7676 | slachky@parkvillemo.gov



From: Stephen Lachky

Sent: Wednesday, November 01, 2023 1:33 PM

To: 'Matt Wyrick' <wyrick.matt@gmail.com>

Subject: RE: Rezoning of Parcel 20-3.0-07-000-000-017.000 (Immediate response requested)

Mr. Wyrick,

Thank you for reaching out to the City of Parkville, Mo. Our records indicate that [property parcel no. 20-3.0-07-000-000-017.000](#) (21.32 acres, more or less) was zoned from Platte County "RMD" Residential Multiple Dwelling

District to City of Parkville "B-4-P" Planned Business District on January 22, 2002 via Ordinance No. 1998 (see attached PDF and accompanying reference map).

The adopted *Parkville 2040 Master Plan's* Future Land Use Map currently projects Low-Density Residential land use typology for the subject property, which our Title IV – Development Code finds typically applicable to the "R-1" Single-Family Residential, "R-2" Single-Family Residential, and "R-3" Single-Family Residential zoning districts.

Nonetheless, the City also has to take into consideration a number of factors in determining whether amendment to our zoning map is appropriate or not, as outlined in [Section 403.030, Subsection B](#). Let me review this criteria in more detail over the next few days, and I'll get back to you with my notes on whether a rezoning of this property would be feasible or not. Thank you.

Stephen Lachky, AICP, CPM, CFM

Community Development Director | City of Parkville

8880 Clark Ave. | Parkville, MO 64152

t. 816.741.7676 | slachky@parkvillemo.gov



From: Matt Wyrick <wyrick.matt@gmail.com>

Sent: Wednesday, November 01, 2023 9:37 AM

To: Stephen Lachky <SLachky@parkvillemo.gov>

Subject: Rezoning of Parcel 20-3.0-07-000-000-017.000 (Immediate response requested)

Good morning Mr. Lachky,

I am the owner of Parcel No. 20-3-07-000-000-017.000. This land is near the southeast corner of I-435 & 152 HWY. It has recently come to my attention that my land is zoned commercially as "B-4-P", potentially preventing me from building a home on my property. While I have only owned this property for a few months, I purchased it from my family who were not informed of this zoning change. I assume this was done at some point between the time Parkville annexed the property and now.

I would like to know what needs to be done to have this zoning reverted back to Ag or a variance given to allow me to build a home on my property.

Please contact me at your earliest convenience,

Thank you,

Matt Wyrick

832-370-8003

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Staff Analysis

Agenda Item: 5.B

Proposal: Application for Zoning Map Amendment for five (5) parcels containing 9.82 acres, more or less, and one (1) tract generally located approximately 2,500 feet west of N Highway on NW Jones-Myer Road from Platte County "R-80" Rural Single-Family to "R-1" Single-Family Residential

Staff

Recommendation: Approval

Case No: PZ 2026-13

Applicant: Monique McFarlane

Owners: John & Monique McFarlane, John Oster, James & Janine Wilkins

Location: Generally located 2,500 feet west of N Highway on NW Jones-Myer Road

Existing Zoning: Platte County "R-80" Rural Single-Family

Proposed Zoning: "R-1" Single-Family Residential

Parcel #s: Platte County parcels #20-3.0-07-200-001-001.000, 20-3.0-07-200-001-002.000, 20-3.0-07-200-001-003.000, 20-3.0-07-200-001-004.000, 20-3.0-07-200-001-005.000, and 20-3.0-07-000-000-018.000

Exhibits:

- A. This Staff Analysis
- B. Application
- C. Subject Area Property Map
- D. Legal Description
- E. Ownership Exhibit
- F. Replat Document
- G. Additional exhibits as may be presented at the public hearing

By Reference:

- A. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://ecode360.com/43721688>)
 - 1. Section 403.030 Zoning Map Amendment
 - 2. Section 405.010 Zoning Districts Established
 - 3. Section 405.020 Districts & Uses
 - 4. Section 405.030 Standards Applicable to All Districts
- B. Parkville Master Plan (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)

- C. Notice of Public Hearing mailed certified mail to owners within 185 ft. of the subject property
- D. Hearing notice published in The Platte County Citizen newspaper on June 24, 2026
- E. Hearing notice sign staked on subject property
- F. Summary of Public Hearing and hearing notice posted on Parkville City webpage (<http://parkvillemo.gov/government/public-hearings/>)

Comments

Received:

No written comments have been received by the Community Development Department as of the completion of this staff analysis on July 10, 2026.

Overview

The applicants propose a zoning map amendment to rezone five (5) parcels of land and one (1) tract generally located approximately 2,500 feet west of N Highway on NW Jones-Myer Road from Platte County “R-80” Rural Single-Family to “R-1” Single-Family Residential.

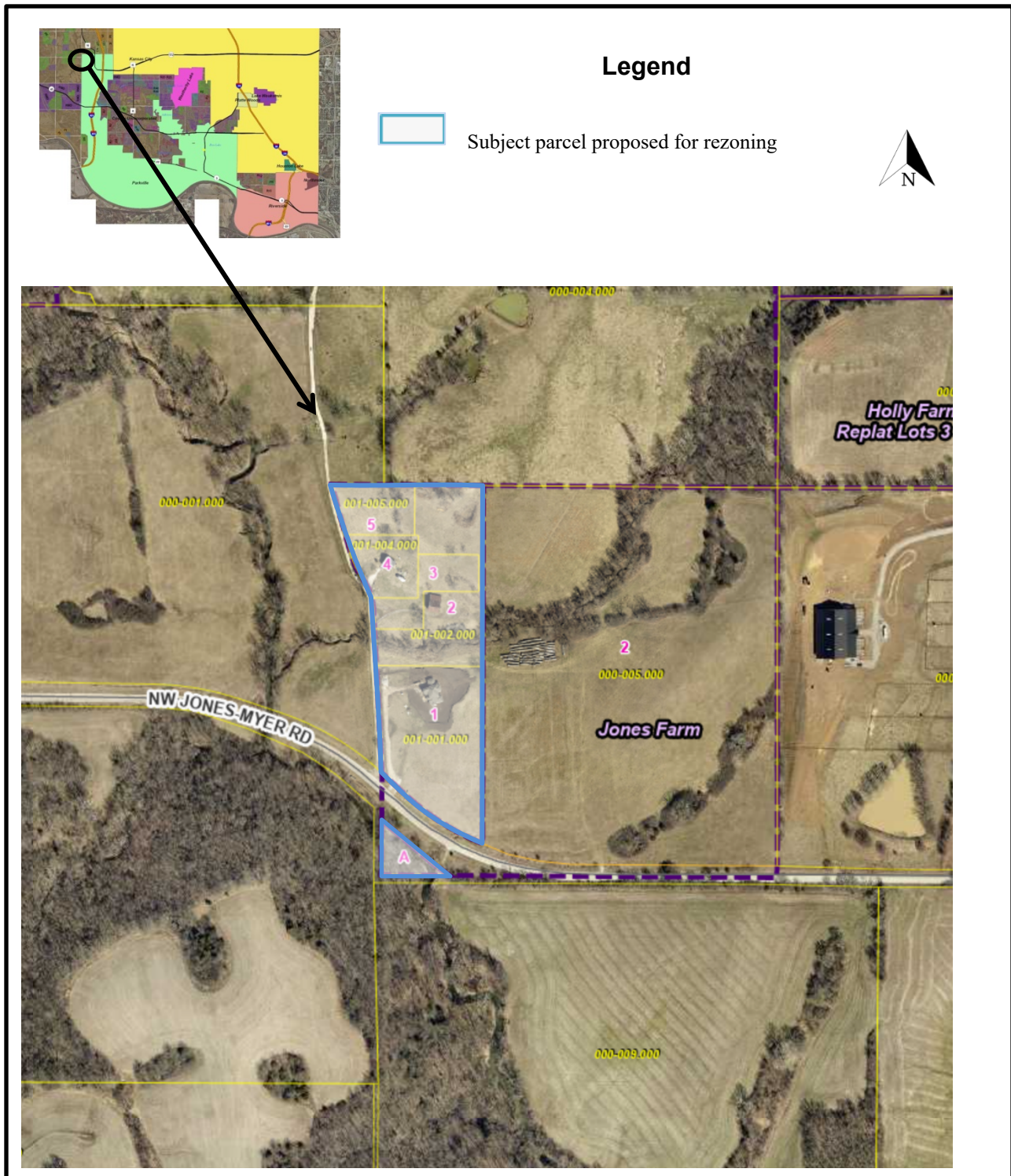


Exhibit C: Subject Area Property Map

Background

The applicant requests a rezoning of five (5) parcels to the Parkville "R-1" Single-Family Residential district to develop one (1) single-family residence per lot. The subject properties were originally annexed into the Parkville city limits in 2000 as part of a larger annexation, at which time they retained their legacy Platte County zoning designations. (Note: A western portion of the subject property was later annexed via Ordinance No. 3079 on August 3, 2021). In the accompanying policy report for the 2021 annexation, staff noted that the *Parkville 2040 Master Plan* designates this area for low-density residential future land use. Staff further stated that development would require rezoning to a City zoning district consistent with low-density residential, such as R-1, R-2, or R-3 Single-Family Residential. City policy mandates that land be rezoned to a Parkville zoning district prior to development. In March 2025, an Administrative Plat subdivided the original single parcel into the current five (5) lots. Currently, one (1) single-family home exists on-site, and a second home is under construction.

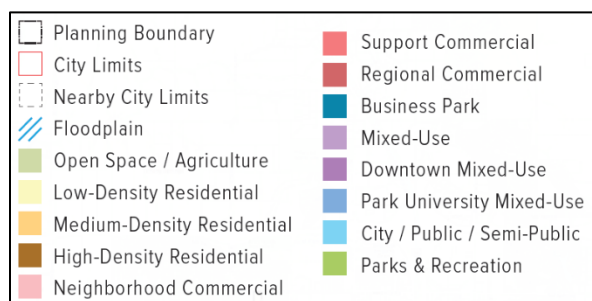
General Review and Analysis

The application has been reviewed against the Parkville Municipal Code, including the applicable "R-1" zoning district regulations, the adopted *Parkville 2040 Master Plan* and its Future Land Use map. Per Parkville Municipal Code, Title IV, Section 403.010, Subsection E requirements, notice of the public hearing has been published in a newspaper in general circulation in the City, The Platte County Citizen newspaper, on June 24, 2026; a sign announcing the time, place and nature of the public hearing was placed on the subject property within view from public right of way; and mailed notice via certified mail was provided to all property owners within 185 ft. of the subject properties.

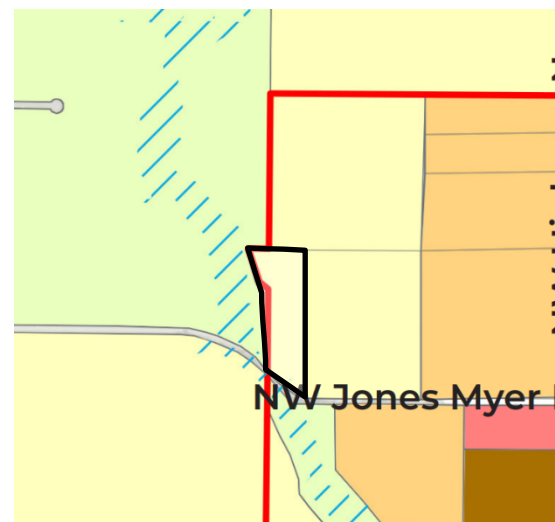
Parkville Municipal Code, Section 403.030, Subsection B. provides review criteria for how the Planning and Zoning Commission shall determine if a zoning map amendment is appropriate. The following are staff's findings and conclusions.

- 1. The application is consistent with the Master Plan and any official plan or program developed under the guidance of the Master Plan, and in particular the relationship of land uses within the proposed district and relationship with uses existing or anticipated in surrounding districts.**

The *Parkville 2040 Master Plan* (adopted May 11, 2021) projects a Low-Density Residential future land use for the subject parcel proposed for rezoning. This future land use category is for single-family detached residential. The proposed land use is consistent with the future land use projection.



The figures above/right are excerpts from the Future Land Use Map from the adopted *Parkville 2040 Master Plan*. The subject property parcel area is outlined in black. The yellow color represents the Low-Density Residential future land use projection.



2. **The character of the neighborhood, including the design of 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.**

The surrounding properties are developed as single-family detached homes and agriculture uses and generally are large-lot residences. Staff believes this proposed rezoning to “R-1” Single-Family Residential both fits the character of the surrounding properties, as well as supporting the future land use vision of the Master Plan.

3. **The application furthers the intent of the proposed zoning district and supports that of any abutting zoning districts, and in particular the building form, site design, and other development patterns and urban design aspects of the proposed project in furthering the intent.**

This application furthers the intent of the “R-1” Single-Family Residential zoning district which should be used generally for a variety of residential neighborhoods throughout the City. The surrounding properties are developed similarly and residential in character.

4. **Compliance of any proposed development with the requirements of the development code, and the intent or design objectives associated with any specific standards.**

The applicant is proposing single-family residential development, as allowed by the Code. When the properties were subdivided from one (1) parcel to five (5), they were laid out such that they fit the area and setback requirements of the R-1 zoning district.

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.**

The proposed rezoning does not represent a substantial increase in burden on City/other services. Properties will utilize septic system due to the lack of sanitary sewer infrastructure in the area. Properties will be accessed by a shared, private driveway off of NW Jones-Myer Road.

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.**

Rezoning these properties to a single-family residential zoning district supports the surrounding area’s ability to develop as low-density residential as envisioned by the Future Land Use Map of the *Parkville 2040 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.**

Staff has evaluated the application against the requirements of the City Municipal Code as well as the recommendations of the *Parkville 2040 Master Plan*.

8. **The recommendations of professional staff or other technical reviews associated with the application.**

Aside from staff's analysis and recommendations contained within the *Parkville 2040 Master Plan*, no other recommendations of professional staff or other technical reviews associated with the application are referenced.

Staff Conclusion and Recommendation

Following review, staff recommends approval of the Application for Zoning Map Amendment for the subject property parcel based on the merits of the application and the findings and conclusions in this report. It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Zoning Map Amendment, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the application for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will be forwarded to the Board of Aldermen on August 4, 2026 for final action.

End of Memorandum



Brad Stanton, AICP
Senior Planner

7/10/2026

Date



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: _____

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

Engineer/Surveyor(s) preparing legal description

Name: _____

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

Owner(s), if different from applicant(s)

Name: _____

Address: _____

City, State: _____

Phone: _____ Fax: _____

E-mail: _____

Contact Person, if different from applicant(s)

Name: _____

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:** _____

Property Owner's Signature (Required) _____ **Date:** _____

2. Property Information

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

Property address / general location:

Parcel ID Number: _____

Present zoning: _____

Proposed zoning: _____

Present use of the property:

Length of use:

3. Neighboring land uses and zoning

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

Existing Land UseExisting Zoning

North:

North:

South:

South:

East:

East:

West:

West:

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

Application Fee (26.0000): \$ _____

By: ☐ Check # _____ ☐ MO# _____

Date Paid: _____

☐ Credit Card _____ ☐ Cash _____

Payment by: _____

Received 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: _____

PROPERTY DESCRIPTION

CONTAINING 447,774 SQUARE FEET OR 10.28 ACRES

ALL OF LOT 1, JONES FARM, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 35 WEST AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 1; THENCE S89°33'12"E, ALONG THE NORTH OF SAID LOT 1, A DISTANCE OF 177.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7-51-34; THENCE S89°32'09"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 334.67 FEET TO THE NORTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE S00°09'42"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1205.82 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST JONES MYER ROAD AS DESCRIBED IN BOOK 1044 AT PAGE 776; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N67°51'01"W, A RADIUS OF 860.00 FEET, AN ARC DISTANCE OF 312.20 FEET; THENCE N47°03'02"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 105.49 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE N02°54'56"W; ALONG SAID LINE, A DISTANCE OF 557.17 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 166.72 FEET, AN ARC DISTANCE OF 97.68 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 105.26 FEET; THENCE N15°19'23"W, CONTINUING ALONG SAID LINE A DISTANCE OF 238.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH....

TRACT A, JONES FARM, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE N00°24'39"E, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 183.04 FEET TO THE NORTHERLY MOST CORNER OF SAID TRACT A, SAID

POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST JONES MYER ROAD; THENCE S49°42'05"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 224.59 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 69.99 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID TRACT A, THENCE N89°34'42"W. ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 230.26 FEET TO THE POINT OF BEGINNING.

Ownership associated with rezoning request at 16320 Jones Myer Road and properties to the north.

Lot 1, Replat of Lot 1, Jones Farm

John & Monique McFarlane

3809 NW 73rd St., KCMO 64151

Lot 2, 4, and 5, Replat of Lot 1, Jones Farm

John Oster

6507 NW Quail Run Dr., KCMO 64152

Lot 3, Replat of Lot 1, Jones Farm

James & Janine Wilkins

6607 Quail Run Dr., KCMO 64152

FINAL PLAT
REPLAT OF LOT 1, JONES FARM

A SUBDIVISION IN THE SOUTHEAST QUARTER OF
SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST,
PARKVILLE, PLATTE COUNTY, MISSOURI

PROPERTY DESCRIPTION
CONTAINING 447,774 SQUARE FEET OR 10.28 ACRES

ALL OF LOT 1, JONES FARM, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 35 WEST AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 1; THENCE S89°33'12"E, ALONG THE NORTH OF SAID LOT 1, A DISTANCE OF 177.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7-51-34; THENCE S89°32'09"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 334.67 FEET TO THE NORTHEASTERLY MOST CORNER OF SAID LOT 1; THENCE S00°09'42"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1205.82 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST JONES MYER ROAD AS DESCRIBED IN BOOK 1044 AT PAGE 776; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N67°51'01"W, A RADIUS OF 860.00 FEET, AN ARC DISTANCE OF 312.20 FEET; THENCE N47°03'02"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 105.49 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE N02°54'56"W, ALONG SAID LINE, A DISTANCE OF 557.17 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 166.72 FEET, AN ARC DISTANCE OF 97.68 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 105.26 FEET; THENCE N15°19'23"W, CONTINUING ALONG SAID LINE A DISTANCE OF 238.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH...

TRACT A, JONES FARM, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 34 WEST, PARKVILLE, PLATTE COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE N00°24'39"E, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 183.04 FEET TO THE NORTHERLY MOST CORNER OF SAID TRACT A, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST JONES MYER ROAD; THENCE S49°42'05"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 224.59 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 69.99 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID TRACT A, THENCE N89°34'42"W, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 230.26 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG, PLS-2007000089 ON JANUARY 13, 2025.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

FINAL PLAT
REPLAT OF LOT 1, JONES FARM

STREETS:

STREETS AND RIGHT-OF-WAYS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO THE CITY OF PARKVILLE FOR PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENTS:

AN EASEMENT IS HEREBY GRANTED TO PARKVILLE, MISSOURI, AND TO THE UTILITY COMPANIES FRANCHISED TO OPERATE IN PARKVILLE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED "UTILITY EASEMENT" OR "U/E". WHERE OTHER EASEMENTS ARE DESIGNED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL THE ABOVE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF PARKVILLE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENTS. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS.

ACCESS EASEMENT:

AN INGRESS/EGRESS EASEMENT (I/E) IS HEREBY GRANTED TO THE OWNERS OF LOTS 1 THROUGH 5 OVER THE AREA SHOWN HEREON AS I/E OR INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS TO SAID LOTS FROM NW JONES MYER ROAD. THE MAINTENANCE OF THE DRIVEWAY SURFACE RUNNING ACROSS THE WESTERLY SIDE OF SAID LOTS SHALL BE SHARED BY THE OWNERS OF SAID LOTS THE MAIN DRIVE SHALL BE KEPT CLEAR FOR THE UNIMPEDED ACCESS OF USERS.

SURVEY NOTES:

- THE POSITION OF EXISTING MONUMENTATION, IF NOT THE TRUE CORNER, IS NOTED BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
- THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF LOT 1, JONES FARM, RECORDED DECEMBER 22, 2000 AS DOCUMENT NO. 17633 IN PLAT BOOK 19, PAGE 216.
- THE BEARINGS SHOWN HEREON ARE BASED ON NAD83(2011) EPOCH 2010.00 ADJUSTMENT.
- NO TITLE REPORT WAS PROVIDED BY THE CLIENT FOR THIS SURVEY.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 360 OF 425, COMMUNITY-PANEL NUMBER 29165C0360D, EFFECTIVE DATE: APRIL 2, 2015, THE SUBJECT PROPERTY IS IN ZONE X AND ZONE A. ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE A: SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD; WITH NO BASE FLOOD ELEVATIONS DETERMINED.

IN WITNESS WHEREOF: JOHN MCFARLANE AND MONIQUE J. MCFARLANE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS
DAY OF _____, 20____

JOHN MCFARLANE

MONIQUE J. MCFARLANE

STATE OF MISSOURI {
COUNTY OF { JSS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED THE ABOVE NAMED OWNERS, WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN STATED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY OF PARKVILLE, MISSOURI
BOARD OF ALDERMAN

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO, REVIEWED, AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF PARKVILLE, MISSOURI ON _____

MAYOR, DEAN KATERNDAHL

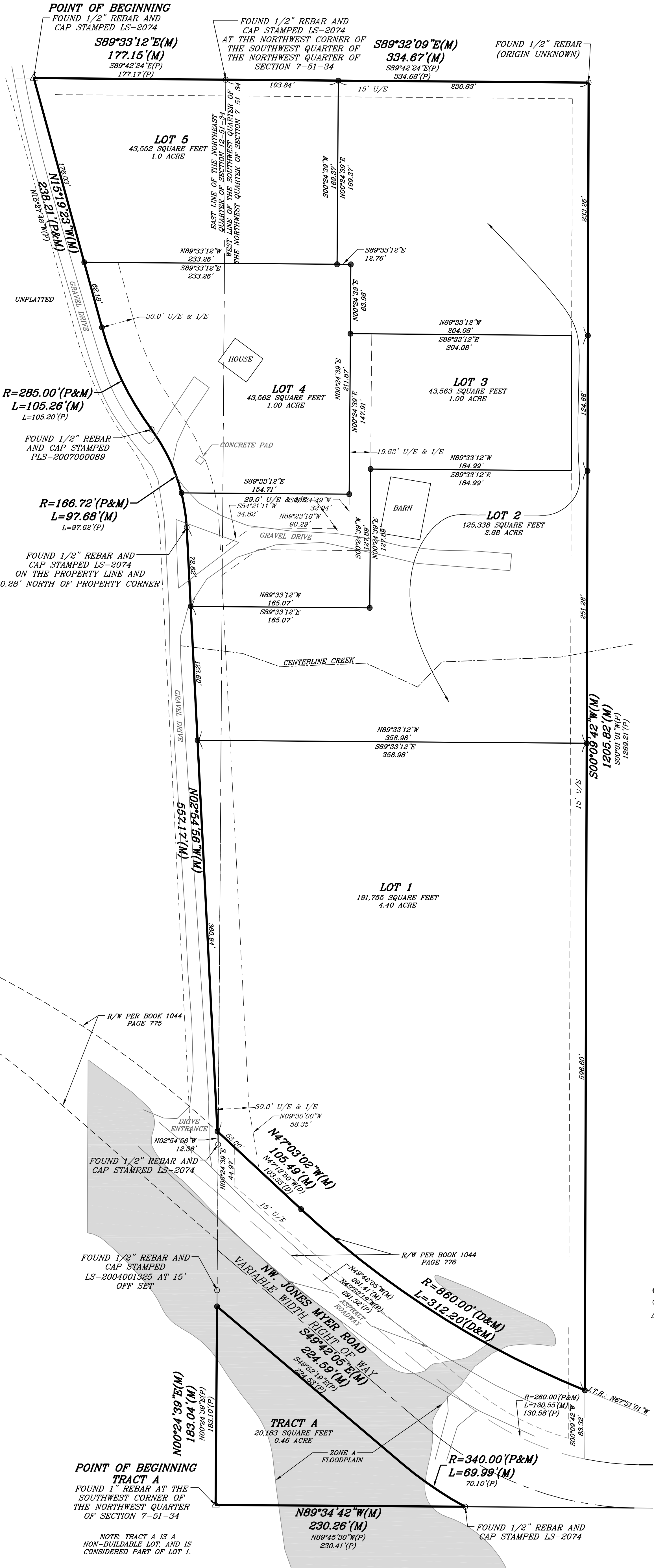
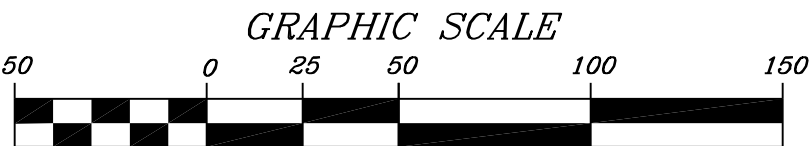
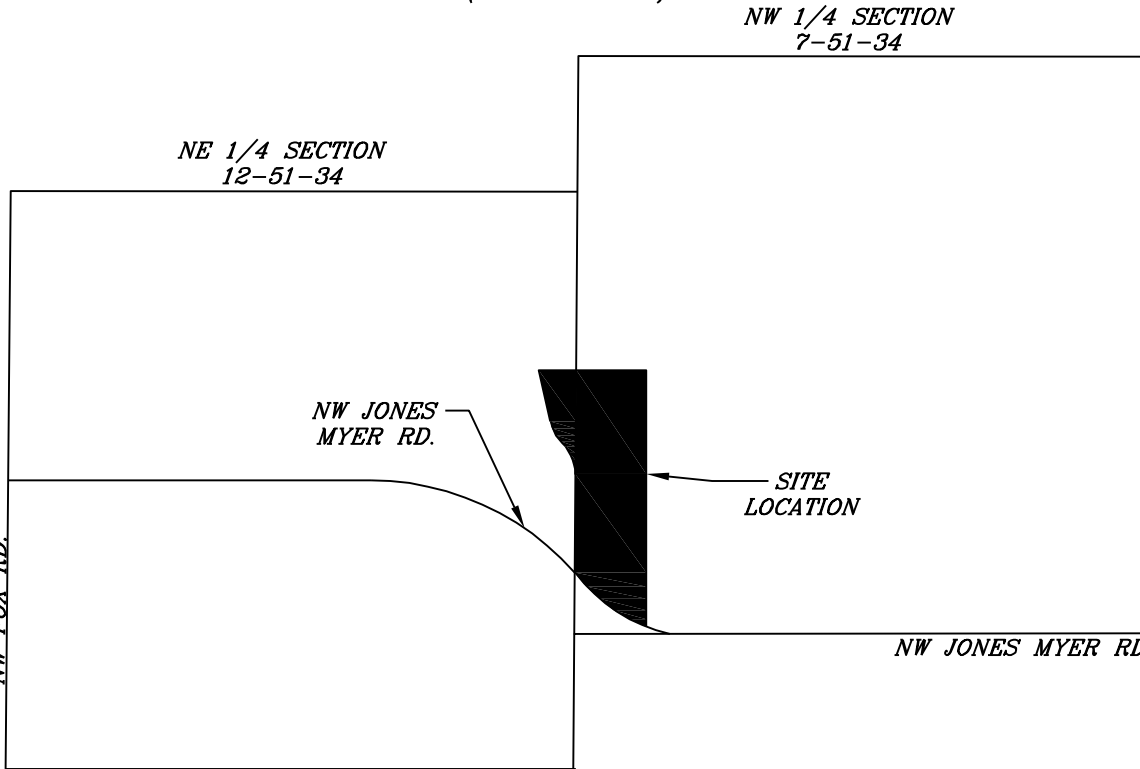
CITY CLERK, MELISSA McCHESNEY

COMMUNITY DEVELOPMENT DIRECTOR, STEPHEN LACHKY

LEGEND

- SET 1/2" REBAR 24" LONG WITH PLASTIC CAP STAMPED "PLS-2007000089"
- FOUND 1/2" MONUMENT AS NOTED
- △ FOUND MONUMENT AS NOTED

VICINITY MAP
(NOT TO SCALE)



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E:\A-PLATTE COUNTY\A-24393 MCFARLAN JONES MYERS MIN SUB\DWG\A-24393 REPLAT.DWG 4/3/2025

R.L. Buford & Associates, LLC
LAND SURVEYING, DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR **MONIQUE MCFARLANE**
16400 NW JONES MYER ROAD
KANSAS CITY, MO. 64153
MINOR SUBDIVISION REPLAT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Robert G. Young
ROBERT G. YOUNG, PLS-2007000089
DATE
REV 04/03/2025

