



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MARCH 21, 2019
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Feb 21, 2019 6:00 PM**
- 3. Agenda Items**
 - A. Application for Healing House**
 - B. Rezoning of Meadowview Subdivision**
 - C. Proposed M-1 Zoning Change**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 14th day of March, 2019.

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
FEBRUARY 21, 2019
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Chair Chris Chiodini

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Present	
Scott Milner	Harrisonville		Present	
Brian Hasek	Harrisonville	Mayor	Present	
Jim Proctor	Harrisonville		Present	
Virgil Butler	Harrisonville		Absent	
Dorothy Young	Harrisonville	Vice-Chair	Present	
Cheryl Bush	Harrisonville		Present	
Barrett Welton	Harrisonville		Present	

Also in attendance were Roger Kroh, Community Development Planner; Brad Bockelman, Board Liaison; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Jan 3, 2019 6:00 PM

Dorothy Young made a motion to amend the minutes of the January 3, 2019 meeting by referencing the discussion on how the city will handle non-conforming signs. Brian Hasek seconded the motion.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young, Vice-Chair
SECONDER:	Brian Hasek, Mayor
AYES:	Chiodini, Milner, Hasek, Proctor, Young, Bush, Welton
ABSENT:	Virgil Butler

3. Agenda Items

Minutes Acceptance: Minutes of Feb 21, 2019 6:00 PM (Approval of Minutes)

A. Rezoning the Southland Shopping Center from "C-1" Local Business Zoning District to "C-2" Service Business District and Public Hearing

Roger Kroh presented Packet Pages 4-9, application for proposed Rezoning of the Southland Shopping Center from "C-1" to "C-2". The proposed change would expand the shopping center to a broader range of uses, such as meeting rooms, restaurants that serve alcohol, alcohol sales, pet groomers, pet stores and automotive equipment sales. This would help marketing the shopping center, leading to fewer vacancies and maintaining the neighborhood. Mr. Kroh said that there are some C-2 uses that are not compatible with the neighborhood. But, he believes the chances of these uses locating at Southland are very small because the shopping center already exists and these businesses, such as boat and farm machinery sales, prefer sites with more traffic and visibility.

The Public Hearing was opened.

Kim Bartalos, agent for Harrisonville LLC, stated that this change would fix current issues with the Shopping Center. The change from "C1" to "C2" would allow her to lease spaces to a wider range of businesses including; restaurants that sell alcohol, pet groomers, pet stores and others. She said the rezoning to C-2 will also fix the situation in which Dollar General has been selling beer and wine for nearly 15 years. This is not a C-1 use. Kim Bartalos added that an existing tenant is storing Scandanavian furniture and she is not sure if this is a C-1 or C-2 use. Chris Chiodini asked staff to research whether the furniture business will be conforming or non-conforming if the C-2 zoning is approved.

Brian Hasek moved that the rezoning of the Southland Shopping Center from C-1 (Local Business Zoning District) to C-2 (Service Business District) Zoning be forwarded to the Board of Aldermen with a favorable recommendation subject to the existing uses in the center being permitted in the C-2 Zoning District. Dorothy Young seconded the motion.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Brian Hasek, Mayor
SECONDER:	Dorothy Young, Vice-Chair
AYES:	Chiodini, Milner, Hasek, Proctor, Young, Bush, Welton
ABSENT:	Virgil Butler

B. Application for Replat of "The Oaks".

Roger Kroh presented Packet Pages 10-15, request of John Coffey, owner of The Oaks Manufactured Home Park, that the City approve The Oaks Replat, a Replat of Lots 12, 13, 14 and the recreation area of The Oaks, Second Addition. The replat increases the lots from 34 to 37 and moves the .77 acre recreation area to a 1.1 acre area on the south property line of The Oaks. The City Engineer has approved the stormwater master plan.

Brian Hasek made a motion to recommend that the Board of Aldermen approve the replat subject to the applicant obtaining certificates and flood plain development permits when required by Code. Dorothy Young seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Brian Hasek, Mayor
SECONDER:	Dorothy Young, Vice-Chair
AYES:	Chiodini, Milner, Hasek, Proctor, Young, Bush, Welton
ABSENT:	Virgil Butler

4. Discussion Items

NA

5. Adjourn

n

Respectfully Submitted,

Jamie Martin, Recording Secretary



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: March 12, 2019
SUBJECT: Healing House Application and Staff

Type of Item: *Approval*

A. Action Item (ID # 3137)

Healing House Application and Staff

Attachments:

Healing House Application (PDF)

Healing House Staff Report (DOC)

healing house staff map (PDF)



003

FEE: \$150
 REC'D BY: JM 2/21/19
 (STAFF USE ONLY)

**APPLICATION
 REZONING AND
 SPECIAL USE PERMIT**

CASE NO.: SUP 19-01
 PC DATE: _____
 (STAFF USE ONLY)

PLEASE PRINT

REQUEST CHECK ONE: _____ ZONING AMENDMENT X SPECIAL USE PERMIT (SUP)

GENERAL LOCATION OR ADDRESS OF SUBJECT PROPERTY: 600 E Pearl St, Harrisonville

LEGAL DESCRIPTION: _____

ACRES/SQ. FT.: _____

CURRENT ZONING ON PROPERTY: R-2B CURRENT LAND USE: SF Residential

R-2B Near Downtown Two Family Neighborhood District

APPLICANT'S NAME(S): Kevin + Suzanne Barnett PHONE: 816 729 8969

COMPANY: K and S Barnett Properties FAX: _____

MAILING ADDRESS: 803 Halsey Cir Harrisonville MO 64701
 STREET CITY STATE ZIP

E-MAIL ADDRESS: KS Barnett@EMBARQMAIL.com

PROPERTY OWNER NAME(S): Nelson Allen PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
 STREET CITY STATE ZIP

E-MAIL ADDRESS: _____

ENGINEER/ARCHITECT'S NAME(S): N/A PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
 STREET CITY STATE ZIP

E-MAIL ADDRESS: _____

SIGNATURE OF OWNER OR AGENT: [Signature]

NOTE: IF NOT SIGNED BY OWNER, AUTHORIZATION OF AGENT MUST ACCOMPANY APPLICATION

Page 1 of 2

Parcel 13-21-41-103-000-083.000
Original Town W2 Bks 185+186

Rev. Jan. 2019

Packet Pg. 6

Attachment: Healing House Application (Healing House Application and Staff)

Letter for Barnett Special Use Permit Application

February 21, 2019

Harrisonville and Cass County has a growing need for resources to support women who have suffered abuse and need help in their recovery. They need a place to work through their past, get back on their feet and prepare for their future. A new opportunity for women is coming to Harrisonville. Healing House is a ministry designed to help women and their families recover spiritually, emotionally, relationally, educationally and vocationally from their difficult past.

Hope Haven provides a similar service, but is more focused on getting women safe, stabilized and heading in a better direction. At Healing House, we want to provide women a more focused in-home counseling experience in addition to helping with their practical needs. We want to partner and work with women on their journey back to wholeness.

Many communities around Missouri have woman's houses. These houses have been a healthy part of the community that the community has rallied around and created unity for a common cause. We have personally spoken to many of these facilities and found that they have not experienced significant issues in their neighborhoods, as may be a concern of some on the board or in the community. We hope you will join with us by allowing us to begin this important service to these women in need.

We are Kevin and Suzanne Barnett. We are long-time Harrisonville residents. Suzanne was born here and lived here until going to college. We moved back to town over 20 years ago. We have raised 5 boys, 4 of which have graduated and the 5th is a Sophomore at HHS. Suzanne is getting her master's degree in counseling to prepare for this exciting opportunity. We have been active in the community including being a leader and youth minister at Cornerstone Community Church. The Barnett's also own the Brick House Coffee shop on the square. We are committed to Harrisonville and help those around us to successfully face the future by dealing with their past.

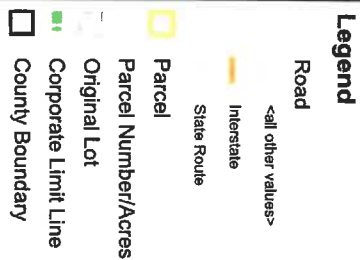


Attachment: Healing House Application (Healing House Application and Staff)

List of cities in Missouri with women's shelter homes.

- Blue Eye
- Bolivar
- Cape Girardeau
- Chillicothe
- Columbia
- Independence
- Jefferson City
- Kansas City
- Kimberling City
- Lexington
- Marshall
- Parkville
- Saint Charles
- Saint Louis
- Springfield
- St Joseph
- St. Louis
- Trenton
- Warrenton
- West Plains

Packet Pg. 9



A map of the Lake Wales area showing the locations of the 10 schools. The map includes labels for Lake Wales, Lake Wales North, Lake Wales South, Lake Wales West, Lake Wales East, Lake Wales Central, Lake Wales Middle, Lake Wales High, Lake Wales Junior High, and Lake Wales Senior High. The map also shows major roads like US Highway 1 and US Highway 92, and nearby towns like Sebring and Ft. Pierce.

Case No.: RZ-19-003

PZ Meeting: March 21, 2019

BOA Meeting: April 1, 2019

GENERAL INFORMATION

Request:	A Special Use Permit to operate Healing House, a group boarding home for women and children		
Location:	600 East Pearl Street		
Applicant	Kevin and Suzanne Barnett, K and S Barnett Properties		
Owner	Nelson Allen (Cathleen and George Allen per Cass County)		
Acres	.8 acres		
House	Living area	4,122 sq. ft.	
	Garage	<u>1,027 sq. ft.</u>	
	Total	5,149 sq. ft.	

The City is in receipt of an application for a Special Use Permit (SUP) to operate Healing House, a group boarding home at 600 East Pearl, a single-family residence commonly known as the Allen House. The applicants anticipate that the maximum number of occupants will be 6 women and children plus one-full-time staff member and one part-time staff member.

The full application from Kevin and Suzanne Barnett, the applicants, is attached. Below is an excerpt from their application.

“Harrisonville and Cass County has a growing need for resources to support women who have suffered abuse and need help in their recovery. They need a place to work through their past, get back on their feet and prepare for their future. A new opportunity for women is coming to Harrisonville. Healing House is a ministry designed to help women and their families recover spiritually, emotionally, relationally, educationally and vocationally from their difficult past. Hope Haven provides a similar service, but is more focused on getting women safe, stabilized and heading in a better direction. At Healing House, we want to provide women a more focused inhome counseling experience in addition to helping with their practical needs. We want to partner and work with women on their journey back to wholeness.

Many communities around Missouri have woman’s houses. (Note: A list of these cities is with application.) These houses have been a healthy part of the community that the community has rallied around and created unity for a common cause. We have personally spoken to many of these facilities and found that they have not experienced significant issues in their neighborhoods, as may be a concern of some on the board or in the community.”

We hope you will join us by allowing us to begin this important service to these women in need."

In addition to the property owners within 185 feet of the application receiving notice of the public hearing required by code, the Barnett's invited the same property owners to a meeting to discuss the application on March 9, 2019. We are told by Kevin that two individuals attended, and they expressed support for the project.



Attachment: Healing House Staff Report (Healing House Application and Staff)



ZONING REQUIREMENTS FOR GROUP HOMES

Section 405.525 Special Use Permits.

- A. *Purpose.* Recognizing that certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district, certain special uses listed herein, when found to be in the interest of the public health, safety, morals and general welfare of the community, may be permitted, except as otherwise specified, in any zoning district from which they are prohibited.
- B. The Board of Aldermen may, within the specifications herein provided, permit such buildings, structures or uses where requested, provided that the public health, safety, morals and general welfare will not be adversely affected, that ample off-street parking facilities will be provided and that necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values. In this regard the Board of Aldermen may impose reasonable conditions on the approval of a special use permit. Upon approval of a special use permit, the Zoning District Map shall be changed.
- C. The following special uses may be approved by the Board of Aldermen as provided in this Section:

12. Group boarding homes for minors and/or group home for adults, provided:
- The applicant shall submit, as a part of the application, the plans for the proposed facility giving the type of services to be rendered, the number of persons to be placed in the facility, the number of staff to be employed and other information that will help in determining the extent of services to be provided.
 - A letter from the Cass County Health Department Director shall be submitted by the applicant giving the status of the applicant's license to operate the proposed facility and listing all requirements yet to be met for the proposed facility to be granted authorization to begin its operation.
 - The following requirements shall be provided, and enough information provided to assure they are being met:
 - Off-street parking at a rate of one (1) space per employee plus two (2) additional spaces for guests.
 - Adequate potable water supply sufficient for both domestic and fire protection service.

REVIEW OF APPLICATION:

1. **The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property.**

Location	Existing Use	Zoning
600 East Pearl		
Existing	Single family home	R-2B Near Downtown 2-family Neighborhood District
Proposed	Proposed Group home	Special Use Permit
North	Single-family home	R-2B Near Downtown 2-family Neighborhood District
South	Single family home	R-2B Near Downtown 2-family Neighborhood District
East	Single family home	R-2B Near Downtown 2-family Neighborhood District
West	Single family home & Church	R-2B Near Downtown 2-family Neighborhood District

The proposed group home with up to 6 women and children, 1 full-time staff and 1 part-time staff will have no greater impact than if the single-family house was converted to a 2-family dwelling as allowed by the R-2B zoning district.

2. **The physical character of the area in which the property is located.**

A group home at 600 E. Pearl would be compatible with the physical character of the area in which the property is located for the following reasons:

- The 175-ft. rear yard will serve as a substantial buffer for homes north of the house.
- The church and parsonage will serve as a substantial buffer west of the house.

C. Parking is also behind the house and accessed from 2 alleys west of the house. The church and parsonage west of the house will buffer the neighborhood from traffic and parking.

3. Consistency with the goals and objectives of the Comprehensive Plan and other plans, codes and ordinances of the City.

The proposed group home for women and children is consistent with the intent of the R-2B Near Downtown 2 family Neighborhood Zoning District, which is as follows:

A. Intent. The intent of this district is to promote two-family neighborhood development in a compact and walkable pattern in close proximity to downtown. The standards of this district enable the original development patterns of the near downtown neighborhoods and encourage new development with a compatible character, scale and pattern as the original lots and structures. The standards also facilitate effective transitions between residences and businesses that maintain the neighborhood character near downtown and on significant corridors.

4. Suitability of the subject property for the uses permitted under the existing and proposed zoning districts.

The group home as proposed is suitable for the uses permitted as the house has over 5,000 sq. ft. of living and garage space and the property is .8 acres in size. As one of the largest houses and lots on the block, the property can accommodate the 6 women and children and 2 staff without creating an increase in noise, traffic and activity that is not compatible with the rest of the neighborhood.

5. The trend of development near the property, including changes that have taken place in the area since the subject property was placed in its current zoning districts.

The R-2B Near Downtown Two-family Zoning District has allowed more of a variety in the type of housing. The proposed group home would be consistent with this.

6. The extent to which the zoning amendment may detrimentally affect nearby property.

We do not anticipate that the group home will have a detrimental impact on the neighborhood for the following reasons.

- A. The house and lot are among the largest on the block which will be able to accommodate the 6 women and children and 2 staff without a noticeable increase in noise and traffic.
- B. Vehicle access and parking is on the west side of the house and buffered by the church and house itself.

7. Whether public facilities and services will be adequate to serve development allowed by the requested zoning map amendment.

The public facilities and services will be adequate to serve the group home for the following reasons.

- A. Infrastructure (streets and utilities) will not be overly taxed with only 6 women and children and 1 to 2 staff in the home.
- B. The applicant has met with the Police Department who has indicated that the group home as planned will not tax that police services and, in fact, will provide a much needed service in the community.

8. The suitability of the property for the uses to which it has been restricted under the existing zoning regulations.

Staff believes that the property is suitable as a group home as both the house and lot are one of the largest on the street and therefore will be able to accommodate the occupants and vehicles in a manner that appears compatible with the balance of the neighborhood.

9. The length of time (if any) the property has remained vacant as zoned.

Approximately 2 years.

10. Whether the proposed zoning map amendment is in the public interest and is not solely in the interest of the applicant.

A group home for a women and children will be a benefit to the community at large.

11. The gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, because of denial of the application.

We do not see that denial of the application would create a hardship on the landowner. We also do not believe that there would be a gain to the public health, safety and welfare of the city by denying the application.

STAFF RECOMMENDATION: Approve motion recommending that the Board of Aldermen approve a special use permit for a group boarding home for women and minors with the following conditions.

1. The Use – This SUP authorizes the operation of a group home for women and minors.

2. Occupancy –The maximum number of persons in the group boarding home shall not exceed six (6) individuals and two (2) resident staff members.
3. No outdoor signage – There shall be no exterior signage advertising the nature of the use.
4. Residential Appearance – The exterior appearance of the group boarding house shall be in reasonable conformance with the exterior of other existing structures in the area.
5. Off-street Parking – Off-street parking shall be provided at a rate of one (1) space per employee plus two (2) addition spaces for guests.
6. City, County and State Standards – The group home shall be operating in conformance with all pertaining city, county and state ordinances, regulations and statutes.
7. Time Limit – 10 years. Applicant may reapply for renewal of SUP.

1 in. = 159 ft

Streets shown: Wall St., Pearl St., E. Chestnut St., Walnut St., Bradley St., Pine St., S. Lake St.

Highlighted property: Healin House (located between Pearl St. and Walnut St., east of E. Chestnut St.)



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Packet Pg. 17



TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: March 12, 2019
SUBJECT: Meadowview Rezoning

Type of Item: *Approval*

B. Action Item (ID # 3138)

Meadowview Rezoning

Attachments:

Meadow View Staff Report (DOC)

meadow view map (PDF)

Case No.: RZ 19-004

PZ Meeting: March 21, 2019

BOA Meeting: April 1, 2019

GENERAL INFORMATION

Request: Technical Correction Rezoning of 51 lots from R-4 Medium Density Apartment District to R-1 Single-family Residential District

Location: Meadow View Subdivision single family lots surrounding the multi-family housing between Meghan Drive and Fieldcrest Drive

Applicant: Happy Welch, City Administrator
Roger Kroh, Community Development Planner

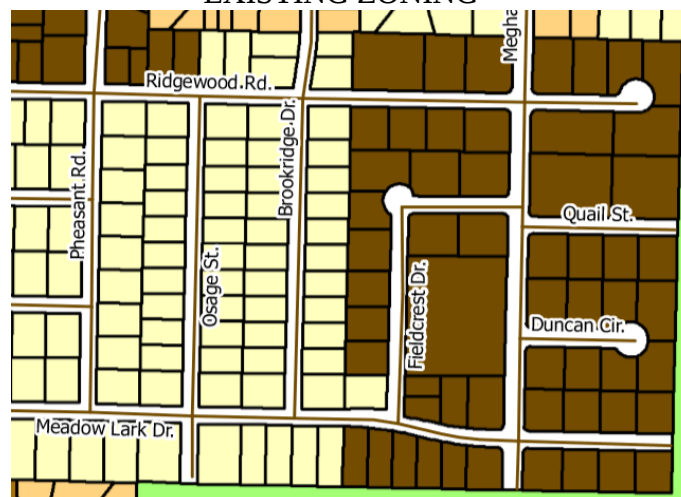
It recently came to the attention of the City staff that approximately 51 single family lots surrounding the multi-family housing between Meghan Drive and Fieldcrest Drive were zoned R-4 Apartment Residential District. We are now advised that the intent was that the lots were to be zoned R-1 Single Family Residential District. While we are not aware that this has caused any problems, City staff is recommending that the zoning be corrected to be consistent with the original intent by zoning the single-family homes and the pond as R-1 Single Family Residential District.

Attached are maps showing the existing and proposed zoning. The change in zoning will not create any non-compliance issues with your property.

LEGEND

	R-1 Single-family Residential Zoning District
	R-4 Medium Density Apartment Zoning District

EXISTING ZONING



PROPOSED RE-ZONING

	Proposed rezoning to R-1 Single-family Residential Zoning District. No change to properties without yellow dots.
---	---



Note: Change since legal notice. Staff is now proposing that the lot at the southwest corner of Meadowlark Dr. and Meghan Dr. not change from R-4 to R-1 as it was acquired to be used for a duplex.

REVIEW OF APPLICATION:

1. The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property.

Address	Lot No.	Existing Use	Existing Zoning	Proposed Rezoning
Meadowlark Drive				
2601	85	Single family	R-4	R-1
2603	86	Single family	R-4	R-1
2605	87	Single family	R-4	R-1
2607	88	Single family	R-4	R-1
2609	89	Single family	R-4	R-1
N. side Meadowlark mid block	80	Vacant	R-4	R-4
NWC Meadowlark and Meghan	81	Vacant	R-4	R-4
SWC Meadowlark and Meghan	90	Vacant	R-4	R-4
2612	82	Single family	R-4	R- 1
2613	91	Single family	R-4	R-1
2614	83	Single family	R-4	R-1
2615	92	Single family	R-4	R-1
2616	84	Single family	R-4	R-1
2617	93	Single-family	R-4	R-1
2618	95	Single-family	R-4	R-1
2619	94	Single-family	R-4	R-1
Fieldcrest Dr.				
500	73	Single-family	R-4	R-1
503-557	101	Multi-family	R-4	R-4
504	73-A	Single-family	R-4	R-1
506	74	Single-family	R-4	R-1
600	75,76	Single- family	R-4	R-1
602	77	Single-family	R-4	R-1
606	78	Single-family	R-1	R-1
607	79	Duplex	R-4	R-4
Duncan St.				
2612	100	Single family	R-4	R- 1
2613	99	Single family	R-4	R-1
2614	102	Single family	R-4	R-1
2615	98	Single family	R-4	R-1
2616	103	Single family	R-4	R-1
2617	97	Single-family	R-4	R-1
2618	104	Single-family	R-4	R-1

2619	96	Single-family	R-4	R-1
Quail St				
2600	72	Single-family	R-4	R-1
2606	71	Single family	R-4	R-1
2607	70	Single family	R-4	R-1
2610	68	Single family	R-4	R-1
2613	108	Single family	R-4	R-1
2615	107	Single-family	R-4	R-1
2617	106	Single-family	R-4	R-1
2618	109	Single-family	R-4	R-1
2619	105	Single-family	R-4	R-1
Ridgewood Rd.				
2600	61	Single-family	R-4	R-1
2605	64	Single family	R-4	R-1
2606	62	Single family	R-4	R-1
2607	65	Single family	R-4	R-1
2609	66	Single family	R-4	R-1
2610	63	Single-family	R-4	R-1
2611	67	Single-family	R-4	R-1
2612	111	Single-family	R-4	R-1
2613	110	Detention Basis	R-4	R-1
2614	112	Single-family	R-4	R-1
2616	113	Single-family	R-4	R-1
2618	114	Single-family	R-4	R-1

2. The physical character of the area in which the property is located.

The area is predominantly single-family residential surrounding the Fieldcrest fourplexes and duplexes.

3. Consistency with the goals and objectives of the Comprehensive Plan and other plans, codes and ordinances of the City.

The area under consideration was approved as a mixed use project to provide a variety of housing types.

4. Suitability of the subject property for the uses permitted under the existing and proposed zoning districts.

The mix of single and multi-family housing has been a strong and viable neighborhood since originally constructed.

5. **The trend of development near the property, including changes that have taken place in the area since the subject property was placed in its current zoning districts.**

There has been no change in the density since originally constructed. The proposed rezoning is to make the zoning consistent with housing that has been constructed.

6. **The extent to which the zoning amendment may detrimentally affect nearby property.**

The proposed rezoning of the single-family lots from R-4 to R-1 will protect the value of this portion of Meadow View as constructed.

7. **Whether public facilities and services will be adequate to serve development allowed by the requested zoning map amendment.**

The infrastructure and services have adequately served the subdivision since it was originally developed.

8. **The suitability of the property for the uses to which it has been restricted under the existing zoning regulations.**

This portion of Meadow View with its multi-family and single-family housing has proven to be a suitable use of the property as constructed.

9. **The length of time (if any) the property has remained vacant as zoned.**

Only 5 developable lots have remained vacant since the project was approved and constructed in the late 1980s. .

10. **Whether the proposed zoning map amendment is in the public interest and is not solely in the interest of the applicant.**

The proposed rezoning of the single-family homes from R-4to R-1 will protect the value of those homes

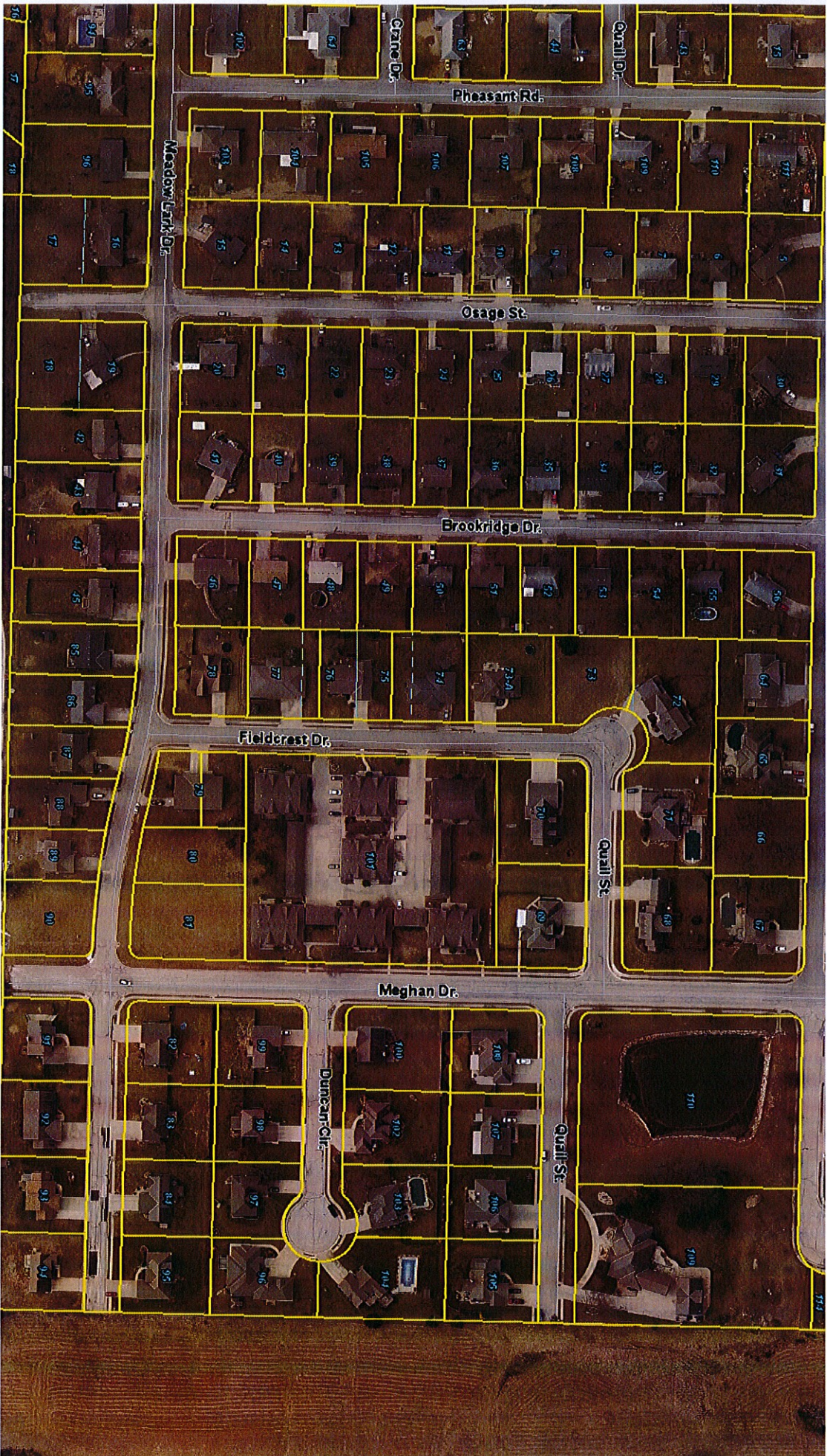
11. **The gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, because of denial of the application.**

If the re-zoning of he single-family homes from R-4 to R-1 is denied, there is a risk that a property owner in the future could split up the home into apartments.

STAFF RECOMMENDATION: Approve motion recommending that the Board of Aldermen approve an ordinance calling for an area to be rezoned from R-4 to R-1 that includes Lots 74 thru 78 and Lots 85 thru 89, Meadow View 6th Addition; Lots 61 thru 73-A and Lots 105 thru

114, Meadow View 7th Addition; Lots 82 thru 84, Lot 100, and Lots 102 thru 104, Meadow View 8th Addition, all being subdivisions of land in the City of Harrisonville, as previously platted and recorded in the Office of the Recorder of Deeds, Cass County, Missouri.

The current R-4 zoning will not be changed on Lots 79, 80, and 101, Meadow View 6th Addition; and Lot 81 and 90, Meadow View 8th Addition, both being subdivisions of land in the City of Harrisonville, as previously platted and recorded in the Office of the Recorder of Deeds, Cass County, Missouri.





TO: Planning & Zoning Commission
FROM: Jamie Martin, Assistant
DATE: March 12, 2019
SUBJECT: M1- Zoning Changes

Type of Item: *Approval*

C. Action Item (ID # 3139)

Body Shops

Attachments:

Staff Report Permit Body Shops in M-1 (DOC)

body shop map (PDF)

Case No.: CA 19-005

PZ Meeting: March 21, 2019

BOA Meeting: April 1, 2019

GENERAL INFORMATION

Request: Amend zoning ordinance to add Body Shops as a permitted use in Section 405.485, Permitted Uses in the M-1 Limited Industrial Zoning District.

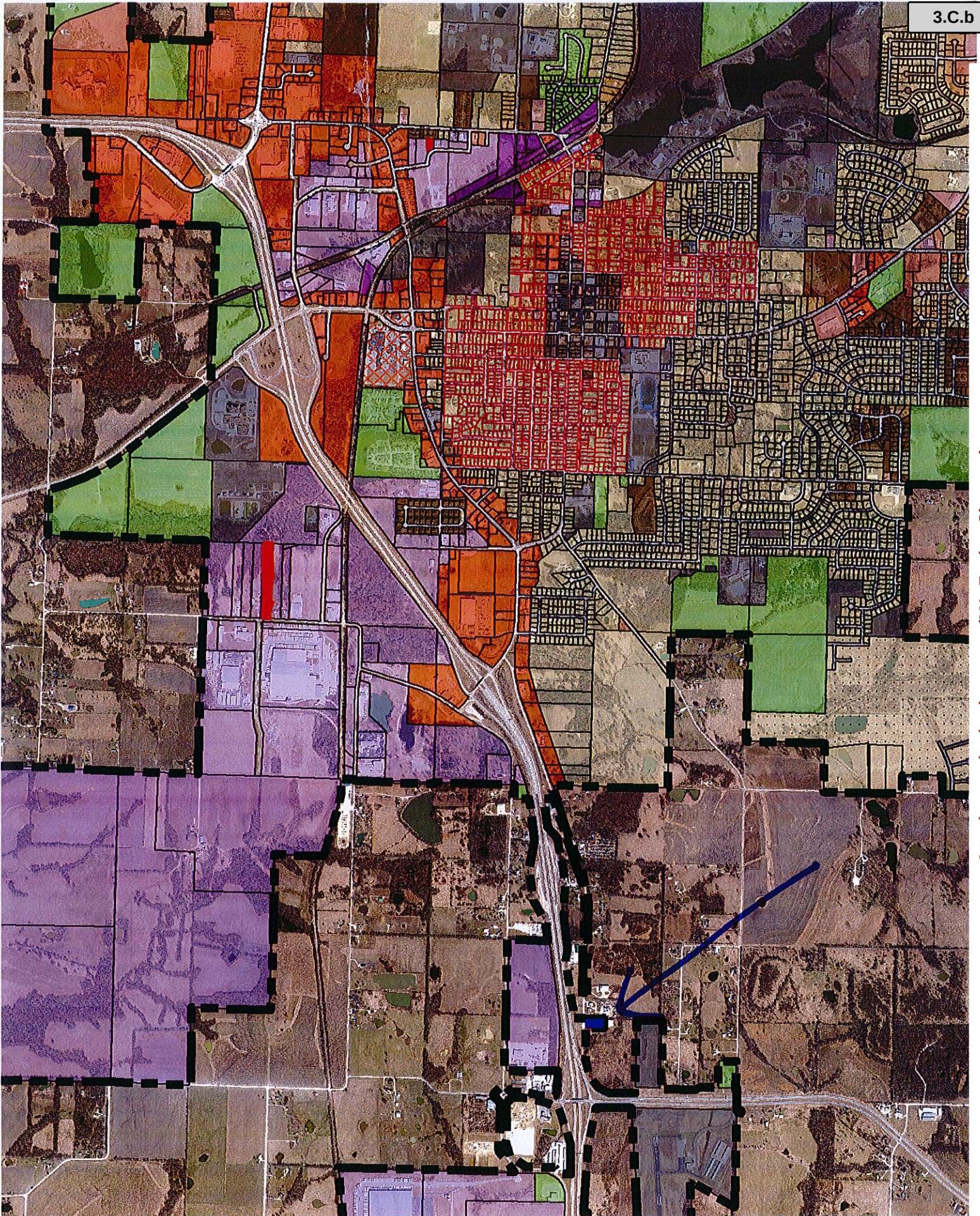
Location: 27307 South East Outer Rd and all M-1 Zoned area

Applicant Happy Welch, City Administrator
Roger Kroh, Community Development Planner

The city received a zoning inquiry from Trenton Casey who would like to acquire an industrial building at 27307 South East Outer Road in the M-1 Limited Industrial District for his body shop business that presently leases space in Belton. In researching his request we discovered that Body Shops are a permitted use in the M-2 zoning district, but not in M-1. Also, staff found that we currently have several body shops in the city in M-1 zoned areas at 1100 Industrial Boulevard and 2500 Anaconda Road. As we are not aware of any problems that have been caused by the Body Shops in the M-1 zoned areas, staff recommends that the Planning and Zoning Commission recommend that the Board of Aldermen amend Section 405.485, Permitted Uses in the M-1 zoning district to allow Body Shops as permitted uses.

STAFF RECOMMENDATION: Approval.

Attachment: Staff Report Permit Body Shops in M-1 (M1- Zoning Changes)



EXISTING M1 BODY SHOPS (RED)

PROPOSED M1 BODY SHOP (BLUE)